

Members Present: Councilmembers Curt Brown, Barb Bitetto (alternate)

Members Absent: Earle Stuard (chair), Charla Neumann

Staff Present: Kassandra Raymond, Doug Beagle, Andrea Marquez, Mike Dahlem, Michael Kosa, Andrew Leach, Alisa O'Haver-Ayala, Robert Wright, Drew McCarty, Kelsey White, Thi Le

The meeting convened at 4:02 PM.

The following topics were discussed:

ROW Use Agreement

City Attorney Marquez stated the City and Pacific Outdoor Advertising, L.L.C. entered into a Right of Way agreement for maintaining and operating outdoor advertising structures in March of 2019, with an option to renew the agreement. As outlined in the original agreement, the parties have chosen to exercise the renewal clause for another 5 years, commencing on January 1, 2024.

"Do-Pass Recommendation by the Committee"

902 Kincaid Lease Agreement - Sound Transit Parking Garage Construction

City Attorney Marquez stated Sound Transit is embarking on the construction of the much-anticipated parking garage at the Sumner Sounder Station. Sound Transit's design/build contractor (Harbor Pacific) approached the City with a request to utilize a portion of the 902 Kincaid building as a construction office for engineering and construction management staff, in addition to the parking lot for construction personnel vehicles. The City entered into negotiations with the contractor and settled on a fair market rental value of \$3,000/month, plus mandatory leasehold excise tax, for a total monthly rent of \$3,385.20. The initial term of the lease is one year, and the lease can continue after that month-to-month.

"Do-Pass Recommendation by the Committee"

Building Inspection and Plan Review Services - Professional Services Contract

Development Services Director Beagle stated the City published a Request for Qualifications from consulting firms with expertise in providing professional services in the areas of building and fire review and inspection services. Five Statement of Qualifications were received on July 12, 2023, with Sound Inspections, LLC selected through a qualification-based selection process. The total contract amount is not-to-exceed \$300,000.00. The contract duration is through December 31, 2024 with an opportunity to extend for additional time. *"Do-Pass Recommendation by the Committee"*

Purchase and Sale Agreement - 14211 16th Street East

Environmental & Sustainability Specialist Wright stated as part of the Pacific Pointbar phase of the White River Restoration, properties along 16th Street East have been targeted for property acquisition. The City completed an appraisal and sent an offer to DMI Drilling Construction located at 14211 16th Street East. The property is 2 parcels that equal 8 of the remaining 9 acres needed for the project. The appraised and offered value is \$13,026,200. Funding for this acquisition will be: \$1,500,000 (Floodplains by Design), \$7,989,026 (Flood Control District), \$1,289,108 (RCO), \$2,248,066 (Stormwater Utility - Budgeted).

"Do-Pass Recommendation by the Committee"

Rainier View Park Covered Court - Construction Contract Award

Associate Engineer Leach stated this construction contract award is for the renovation of Rainier View Park Covered Court. Installing, resurfacing, restriping. Four (4) bids were received on August 29, 2023 for this project. The lowest responsible bid was submitted by Andy Johnson & Company, Inc. with a base bid amount of \$1,334,805.00. There were two alternate bid items included with the requests for bids. Bid alternate number one was for adding perforated metal panels to the sides of the covered court for wind screening. Bid alternate number 2 was for installing the utility work and concrete pad for the new Portland Loo bathroom. The City has decided to move forward with the base bid and bid alternate number 2. The overall contract amount of \$1,416,163.50, includes bid alternate number 2 and sales tax. The engineer's estimate was \$1,544,330.18. *“Do-Pass Recommendation by the Committee”*

Operations Facility: Early Site Work Package – Construction Contract Award

Engineering Specialist McCarty stated this is the construction contract award for phase one, which includes demo and preloading. The Operations Facility project includes construction of a new public works facility with approximately 88,000 sf of total building space over 7 buildings on a 7.6 Acre site at 14320 29th Street East. Facility will include administration building, vehicle storage, fleet washing, material storage and decant facility. Project will include frontage improvements, landscaping, site lighting and stormwater management. This Early Site Work package includes site demolition, hazardous materials remediation, civil, and other work. Twelve (12) bids were received on September 5th, 2023 for this project. The lowest responsible bidder was submitted by Rodarte Construction, with a bid amount of \$3,404,355.00. The engineer's estimate was \$4,901,179.49. The contractor will have 70 working days after issuance of the Notice to Proceed to complete the project. *“Do-Pass Recommendation by the Committee”*

Resolution No. 1662: Carbon Credit Regional Operator Subaward Grant Acceptance

Environmental & Sustainability Specialist Wright stated the Bonneville Environmental Foundation (a nonprofit), helps local jurisdictions receive carbon credits for planting trees as part of their restoration projects. They recently received a grant and the City of Sumner will be receiving a \$25,000 subaward from that. The funds will help the City get the process going, then we can sell the credits after the project is complete. The funds from the sale of carbon credits can be used towards maintenance expenses of the project. The subaward grant will cover the City's costs associated with certifying carbon credits on the White River Restoration project. *“Do-Pass Recommendation by the Committee”*

Stewart Road Bridge Easement Agreement - 1096 Butte Ave

Engineering Specialist McCarty stated this item is for the Stewart Road Bridge Easement Agreement at 1096 Butte Ave. The Stewart Road corridor provides an important transportation link between West Valley Highway, East Valley Highway, and SR 167 from Auburn, Pacific, Bonney Lake, Pierce County, and Sumner. The existing bridge over the White River is considered “functionally obsolete” and is operating at overcapacity due to the increasing traffic volumes using this corridor. Replacing this bridge is vital to providing the transportation infrastructure for the development of the Sumner/Pacific Manufacturing Industrial Area. To complete the project, the City needs to acquire a portion of thirteen parcels. The easement agreement for 1096 Butte Ave is located at the northwest corner of the intersection (Parcel #4495400393). The project will acquire river protection, slope, temporary construction, and utility easements for transfer to PSE, to construct and permanently maintain the new bridge structure. Other property acquisitions will be forthcoming as agreements are negotiated and finalized. The cost of the easement is \$101,900. There are overhead powerlines owned by Puget Sound Energy that will need to be moved out of the way for construction. *“Do-Pass Recommendation by the Committee”*

24th St E Utility Relocation – Construction Management Services Amendment

Associate Engineer O'Haver-Ayala stated this construction management services amendment is for the 24th St E Utility Relocation project. Akana was previously selected to provide construction management consulting services for this project through a qualification-based selection process. This supplement adds \$99,203.55 for Akana to continue to support the 24th St E Utility Relocation project. The contractor for the 24th St E Utility Relocation project (Johansen Construction, Inc.) exceeded their contract days on 8/21/2023 but will not be complete with construction until the end of September, at the earliest. Akana's construction management services are still necessary for the duration of the project to continue to inspect and manage the contractor, Johansen Construction, Inc. This contract amendment adds approximately 40 days for Akana to continue to manage the Contractor. *“Do-Pass Recommendation by the Committee”*

Project Managers briefed the committee on current project updates.

Adjournment 4:50pm