CITY OF SUMNER WASHINGTON

SPECIAL CITY COUNCIL MEETING AGENDA
City Hall – 1104 Maple Street
January 26, 2026 6:00 PM

The city is conducting this public meeting using a hybrid model. The public is welcome to attend tonight's meeting in-person at City Hall (Council Chambers), or virtually by using the meeting access link below.
https://sumnerwa-gov.zoom.us/j/87471354182
Phone one-tap:
+12532050468,,87471354182# US
+12532158782,,87471354182# US (Tacoma)
Join via audio:
+1 253 205 0468 US
+1 253 215 8782 US (Tacoma)
Webinar ID: 874 7135 4182

CALL TO ORDER

Roll Call: Elfers, Evers, Hochstatter, Kenna, Reinke and Wilsey

SPECIAL MEETING NEW BUSINESS

1. CIP 24-10 Hops Alley & Heritage Park Phase 2 Change Order

ADJOURNMENT

This meeting is accessible to persons with disabilities. For individuals who may require special accommodations, please contact the City Clerk at (253) 299-5590, 24 hours in advance.

CITY COUNCIL MEETING
DATE: January 26, 2026
AGENDA BILL: 26-23

SUBJECT: CIP 24-10 Hops Alley & Heritage Park Phase 2 Change Order **CATEGORY:** Motion

BUDGET IMPACT:
Expenditure Required: $143,884.81 Within Budget Allocation: Yes

ATTACHMENTS:
1. Change Order - Neeley Construction
2. Heriatge Park - Interim Park

STAFF CONTACT: Drew McCarty, Assistant Engineering Manager

SUMMARY BACKGROUND:
The City has worked to re-imagine Reuben Knoblauch Heritage Park as a more active, useful heart of the City for special events and everyday use. The City has been working to construct phase 2 of the Hops Alley and Heritage Park project to work towards activating the adjacent alley to Heritage Park, naming it Hops Alley, to serve as a flexible event space and for a more accessible and inviting parking area for its daily use.

In 2025, City Council approved a construction contract with Neeley Construction in the amount of $2,943,884.51, which included a 10 percent construction contingency, for a total authorized contract amount of $3,238,272.96.

A change order is needed to incorporate work to improve the southern portion of Heritage Park into an interim, usable condition while Phases 3 and 4 are being planned. Considering previously approved change orders, the cost of the additional work would exceed the 10 percent contingency in Neeley Construction's contract previously approved by Council. The attached change order modifies Neeley's contract to pay for the additional work.

The current contract amount, inclusive of all previously approved change orders, is $3,238,272.96. This proposed change order increases the contract by $143,884.81, resulting in a new total contract amount of $3,382,157.84. These funds are within the previously budgeted cost of the project.

COUNCIL COMMITTEE/STUDY SESSION: **Public Safety Committee**
MEETING/STUDY SESSION DATE: 1/20/2026
COMMITTEE RECOMMENDATION: Do Pass

STAFF RECOMMENDATIONS/MOTION:
A motion approving a change order to Neeley Constructions Construction Contract for the Hops Alley Heritage Park Project (CIP 24-10), increasing the contract amount by $143,884.81 including tax to a total authorized amount not-to-exceed $3,382,157.84, and authorizing the Mayor and City Administrator to execute any and all documents necessary to effectuate the amendment, substantially in a form as approved by the City Attorney.

CITY OF SUMNER WASHINGTON

1104 MAPLE STREET, SUMNER WA 98390

CHANGE ORDER NO. 014:
LSI 025 Interim Park

NAME OF CONTRACTOR, CONSULTANT, OR VENDOR: **NEELEY CONSTRUCTION** ("Contractor")

CONTRACT NAME & PROJECT NUMBER: **CIP 24-10 Hops Alley & Heritage Park Phase 2**

ORIGINAL CONTRACT DATE: **3/12/2025**

This Change Order amends the above-referenced contract; all other provisions of the contract that are not inconsistent with this Change Order shall remain in effect. For valuable consideration and by mutual consent of the parties, the project contract is modified as follows:

1. Section I of the Agreement, is hereby modified as follows:

PCO 029 – The Contractor shall furnish and install the interim park area improvements, including three (3) donor plaques with stands, flush curb to delineate the area, seeding, irrigation, fencing, and asphalt cutting, in accordance with LSI 025 and revised Sheets C3-102 and C3-204.

This work includes all labor, materials, equipment, coordination, and incidental items necessary to complete the revisions shown on LSI 025, for a total cost of **$131,281.76.**

Bid Item Quantity Adjustment:
This Change Order includes increases in quantities for existing bid items associated with the interim park area improvements. The increased quantities are required to fully complete the work as shown on LSI 025 and revised Sheets C3-102 and C3-204. All additional quantities shall be compensated at the original contract unit prices:

BI 254 Concrete Sidewalk Type 1: +170 SF at $32 per SF for an additional total of $5,440.

BI 158 Ped Curb Type 1 (Flush): +50LF at $70 per LF for an additional total of $3,500.

2. The contract amount and time for performance provisions of are hereby modified as follows:

Current Change Order	$**131,281.76**
Applicable WSST Tax on this Change Order	$**12,603.05**
Days Required ± for this Change Order	**20** working days

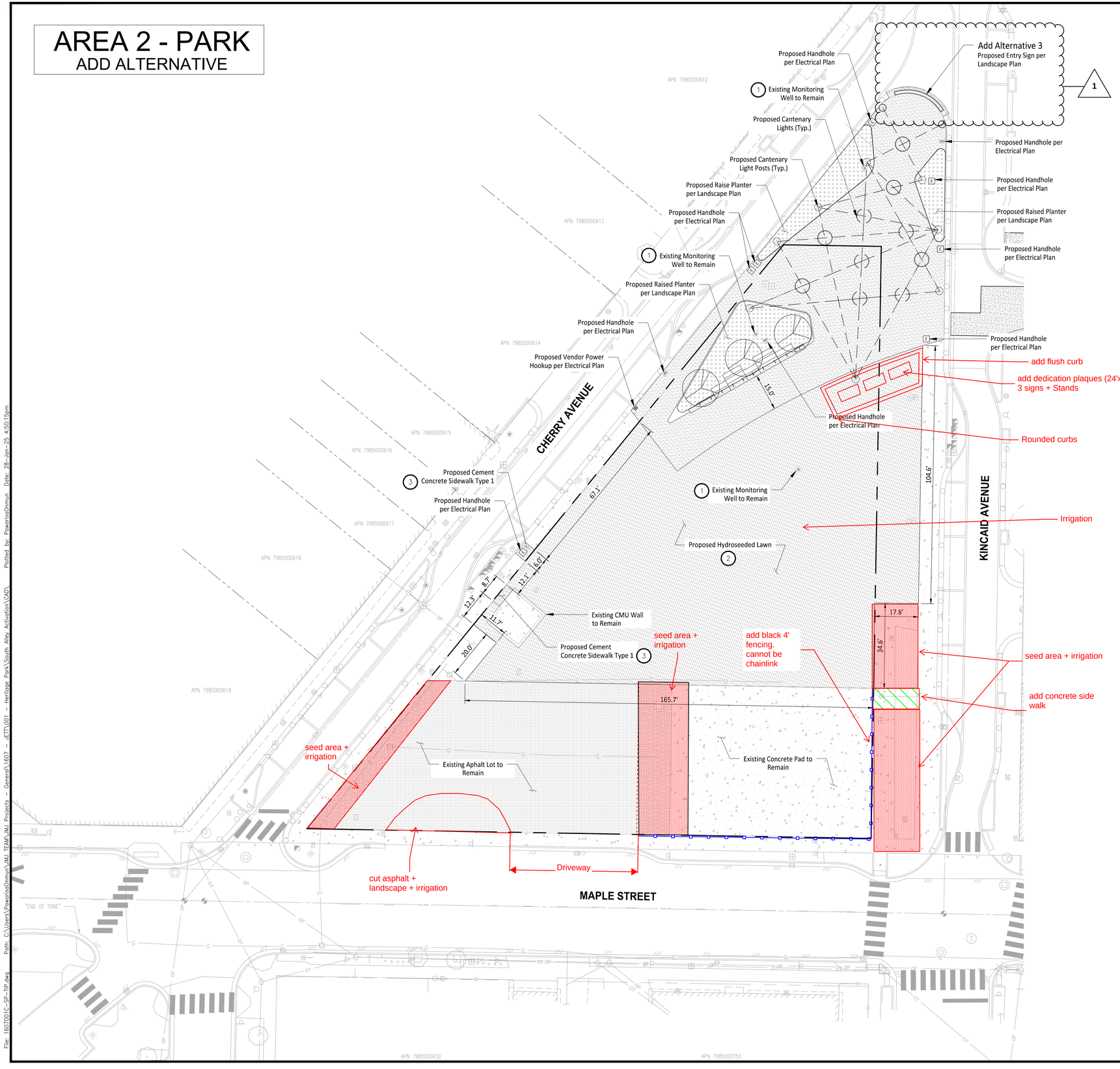
The Contractor accepts all requirements of this Change Order by signing below. Also, pursuant to the above-referenced contract, Contractor agrees to waive any protest it may have regarding this Change Order and acknowledges and accepts that this Change Order constitutes final settlement of all claims of any kind or nature arising from or connected with any work either covered or affected by this Change Order, including, without limitation, claims related to contract time, contract acceleration, onsite or home office overhead, or lost profits.
The parties whose names appear below swear under penalty of perjury that they are authorized to enter into this contract modification, which is binding on the parties of this contract.

3. The Contractor will adjust the amount of its performance bond (if any) for this project to be consistent with the revised contract sum shown in section 2, above.

IN WITNESS, the parties below have executed this Agreement, which will become effective on the last date written below.

CONTRACTOR:	**CITY OF SUMNER:**
By:_____ *(signature)* Print Name:_____ Its_____ *(Title)* DATE:_____	By:_____ *(signature)* Print Name:_____ Its_____ *(Title)* DATE:_____
	APPROVED AS TO FORM: N/A Sumner City Attorney

AREA 2 - PARK
ADD ALTERNATIVE



LEGEND

- Proposed Concrete Sidewalk as Noted
- Proposed Heavy-Duty Concrete Pavement (Type 2) per Section D on Sheet C3-401
- Proposed Landscaping per Landscape Plans
- Proposed Hydroseeded Lawn

CONSTRUCTION NOTES

1. Existing Monitoring Well to be raised to meet Finished Grade. See Detail J on Sheet C3-404.
2. Disturbed Soil to be amended per DOE BMP T5.13.
3. Install Cement Concrete Sidewalk Type 1 per City of Sumner Std. Detail R6-5.

0 20 40 FEET
1" = 20'

CALL TWO BUSINESS DAYS BEFORE YOU DIG
1-800-424-5555
UTILITIES UNDERGROUND LOCATION CENTER

Owner/Developer:
CITY OF SUMNER WASHINGTON
City of Sumner
1104 Maple Street
Sumner, WA 98390
(253) 299-5700

Landscape Architect:
JETT LANDSCAPE ARCHITECTURE + DESIGN
JETT
3445 California Ave SW
Seattle, WA 98116
(206) 909-3890

Engineer:
JMJTEAM
JMJ Team
905 Main Street, Suite #200
Sumner, WA 98390
(206) 596-2020

Project:
Heritage Park - Phase 2

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

Bid Documents

JUSTIN M. JONES
STATE OF WASHINGTON
41829
REGISTERED PROFESSIONAL ENGINEER
1-30-2025

REV	DATE	DESCRIPTION
1	1-30-2025	Addendum 1

SHEET TITLE:
Composite Site Plan - Park

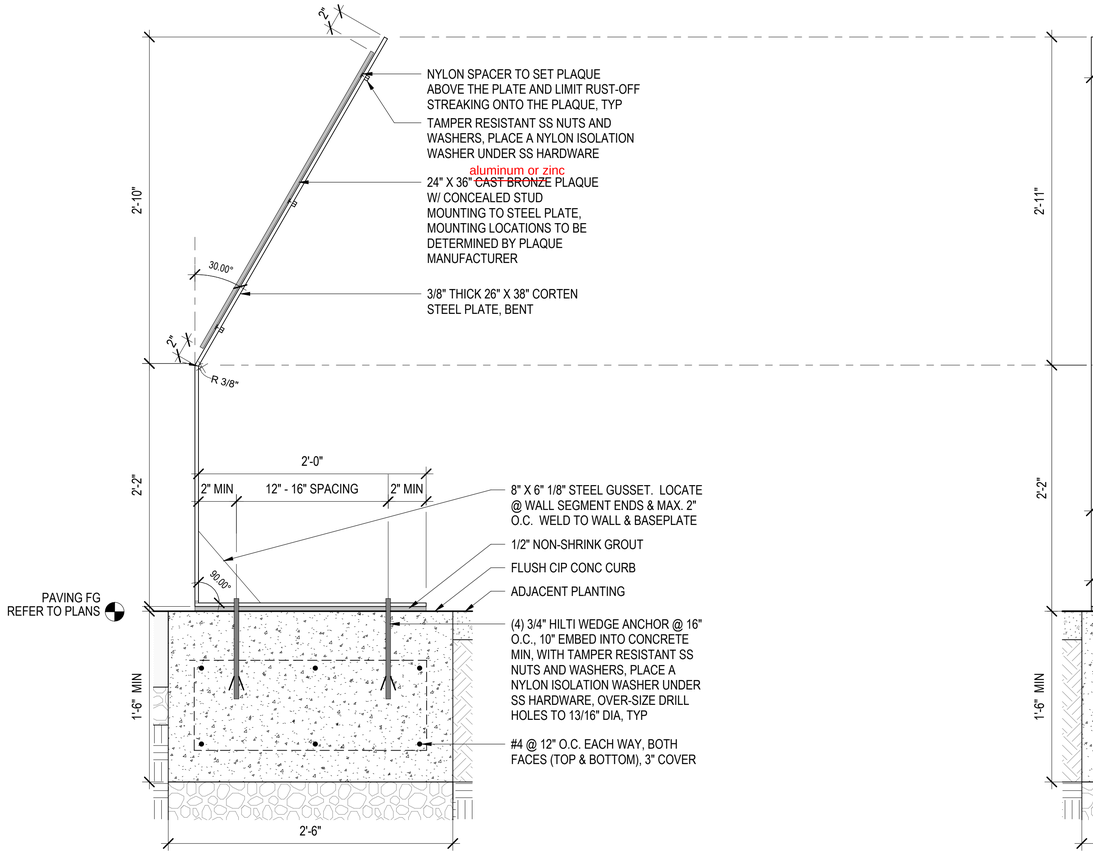
PROJ. NO: 1607-004
DATE: January 30, 2025
DRAWN BY: PO
DESIGN BY: JJ

SHEET NUMBER:
C3-102

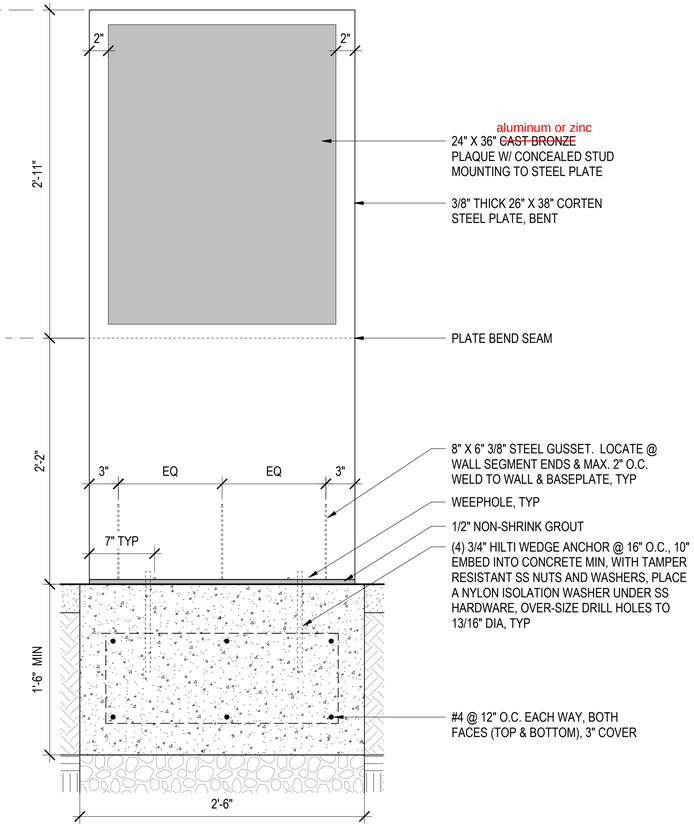
DWG. ____ OF ____

File: 1607001-SP-TIP.dwg Path: C:\Users\PowarisoDomun\JMJ TEAM\JMJ Projects - General\1607 - JETT\001 - Heritage Park South Alley Activation\CAD\ Plotted by: PowarisoDomun Date: 28-Jan-25 4:50:15pm

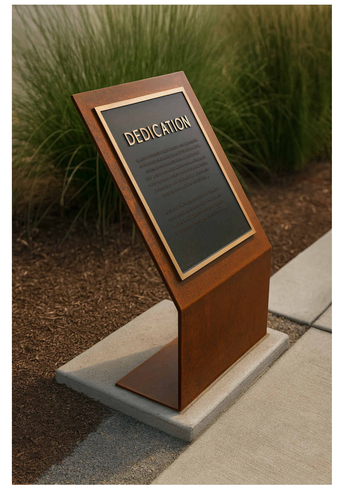
Fencing around concrete pad - Pressure Treated wood panels



SECTION



SECTION / ELEVATION



CONCEPTUAL RENDERING

1 SIGNAGE SUPPORT PLATE & FOOTING ATTACHEMENT

1 1/2" = 1'-0"

Owner/Developer:
CITY OF SUMNER WASHINGTON
City of Sumner
1104 Maple Street
Sumner, WA 98390
(253) 299-5700

Landscape Architect:
JETT LANDSCAPE ARCHITECTURE + DESIGN
JETT
3445 California Ave SW
Seattle, WA 98116
(206) 909-3890

Engineer:
JMJTEAM
JMJ Team
905 Main Street, Suite #200
Sumner, WA 98390
(206) 596-2020

Project:
Heritage Park - Phase 3 & 4

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

100% CONSTRUCTION DOCUMENTS

STATE OF WASHINGTON · TODD L. BRONK · NO. 7056 EXP. 8/22/2025 · LANDSCAPE ARCHITECT

REV	DATE	DESCRIPTION

SHEET TITLE.
INTERIM PARK - SIGN DETAIL

PROJ. NO: -
DATE: December 20, 2024
DRAWN BY: MM, AS, DT, CL, LF
DESIGN BY: TB
SHEET NUMBER.
L1.00H
DWG.
____ OF XX