



WENATCHEE CITY COUNCIL

Thursday, July 14, 2022

Wenatchee City Hall Council Chambers
301 Yakima Street, 2nd Floor
Wenatchee, WA 98801

AGENDA

"To create community through responsive leadership and services for the citizens and visitors of the Apple Capital of the World."

Wenatchee City Hall is open for the public to attend Council meetings in person. The meetings are also broadcast live on the City's YouTube channel: [Wenatchee TV](#). The public may also participate in the meeting via phone by calling: (509) 888-3298, passcode 66516#.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Mayor's office at (509) 888-6204 (TTY 711). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title 1).

5:15 p.m. Regular Meeting

1. Call to Order, Pledge of Allegiance, and Roll Call

2. Citizen Requests/Comments

The "Citizen Comments" period is to provide the opportunity for members of the public to address the Council on any matter, including items on the agenda. Comments on public hearing items will be taken during the public hearing. The Mayor will ask if there are any citizens wishing to address the Council. When recognized, please step up to the microphone, give your name and mailing address, and state the matter of your interest. Citizen comments will be limited to three minutes.

3. Consent Items

- *Motion to approve agenda, vouchers, and minutes from previous meetings*

Vouchers:

Claim checks #203581 through #203676 in the amount of \$1,191,757.67 for June 16, 2022

Wires #1561 and #1562 in the amount of \$51,419.47 for June 27, 2022

Payroll distribution in the amount of \$11,351.12 for June 30, 2022

Claim checks #203677 through #203798 in the amount of \$1,726,295.46 for June 30, 2022

Claim checks #203799 through #203809 in the amount of \$26,799.79 for June 30, 2022

Benefits/deductions in the amount of \$1,104,223.36 for June 30, 2022

Payroll distribution in the amount of \$574,878.11 for July 5, 2022

Payroll distribution in the amount of \$7,561.98 for July 5, 2022

- *Motion to approve Resolution No. 2022-20, revising the regular meeting schedule for November and December 2022*

4. Presentations

- Parks and Recreation Month Proclamation
- Velocity Swimming/Pool Update
- WHS Interact Club and CDLT Recognition
- Special Olympics Volunteer Recognition

5. Action Items

- A.** Closing the Local Improvement District (LID) Guaranty Fund
Presented by Finance Director Brad Posenjak
Action Requested: *Motion for City Council to adopt Ordinance No. 2022-13, authorizing the transfer of funds from the Local Improvement District (LID) Guaranty Fund to the General Fund.*
- B.** Planning Commission Member Appointment – Anupama Vembar
Presented by Community Development Director Glen DeVries
Action Requested: *Motion for City Council to pass Resolution No. 2022-21 appointing Anupama Vembar to the Planning Commission for a term ending December 31, 2025.*
- C.** The River Academy Ten Percent (10%) Annexation Petition
Presented by Senior Planner Matt Parsons
Action Requested: *Motion for City Council to approve the annexation boundary as proposed by staff in response to the ten percent (10%) annexation petition for property located in an unincorporated area on South Miller Street between Crawford Avenue and Gehr Street, to require the adoption of the proposed zoning regulations as it is set forth in the comprehensive plan of the city as Residential Moderate, and to require the assumption of existing indebtedness of the city by the area to be annexed.*
- D.** Olds Station Stormwater Pond Trail Easement
Presented by Deputy Public Works Director-Utilities Jessica Shaw and Stormwater Technician Kelsey Grover
Action Requested: *Motion for City Council to authorize the Mayor to sign the Non-Exclusive Easement for Bicycle and Pedestrian Trail.*
- E.** Contract award for City Project No. 2112 – Pinnacles Prep Charter School Phase 1.5A
Presented by Facilities Manager Elisa Schafer
Action Requested: *Motion for City Council to approve the contract with Cascade Central Construction, LLC and authorize the Mayor’s signature for City Project No. 2112 – Pinnacles Prep Charter School, Phase 1.5A.*

F. City Project 2008 – Walla Walla Avenue Stormwater Retrofit

Authorization to Award Construction Contract

Presented by Engineering Services Manager Jacob Huylar

Action Requested: *Motion for City Council to award the construction contract for the Walla Walla Avenue Stormwater Retrofit, City Project No. 2008, to the lowest responsive bidder and authorize the Mayor to sign the contract documents, and for the City Council to approve the project budget amendment.*

6. Reports

- a. Mayor's Report
- b. Reports/New Business of Council Committees

7. Announcements

8. Close of Meeting



WENATCHEE CITY COUNCIL

Thursday, June 23, 2022

Wenatchee City Hall Council Chambers
301 Yakima Street, 2nd Floor
Wenatchee, WA 98801

DRAFT

MINUTES

Present: Mayor Frank Kuntz; Councilmember Position 1 Jose Cuevas; Councilmember Position 2 Mike Poirier; Councilmember Position 3 Top Rojanasthien; Councilmember Position 4 Travis Hornby; Councilmember At-Large "B" Keith Huffaker (via phone)

Staff Present: Executive Services Director Laura Merrill; City Attorney Steve Smith; City Clerk Tammy Stanger; IS Support Jessi Saucedo; Police Chief Steve Crown; Public Works Director Rob Jammerman; Deputy Public Works Director-Utilities Jessica Shaw; Community Development Director Glen DeVries; Finance Director Brad Posenjak

4:45 p.m. Executive Session. The Mayor called the meeting to order at 4:45 p.m. for the purpose of meeting in executive session. Councilmembers Jose Cuevas, Mike Poirier, Travis Hornby, and Top Rojanasthien were present.

Executive Session to consider the acquisition of real estate when public knowledge regarding such consideration would cause a likelihood of increased price. RCW 42.30.110(1)(b).

Motion by Councilmember Travis Hornby to convene in executive session for a time period not to exceed 5:10 p.m., with legal counsel present, to consider the acquisition of real estate when public knowledge regarding such consideration would cause a likelihood of increased price. RCW 42.30.110(1)(b). Councilmember Top Rojanasthien seconded the motion. Motion carried (4-0).

Council adjourned from executive session at 5:10 p.m.

5:15 p.m. Regular Meeting.

1. Call to Order, Pledge of Allegiance, and Roll Call. Mayor Frank J. Kuntz called the regular meeting to order at 5:15 p.m. and Councilmember Jose Cuevas led the Pledge of Allegiance. The excused absences of Councilmember Linda Herald and Councilmember Mark Kulaas were noted for the record.

2. Citizen Requests/Comments.

Mike Salmon, on behalf of the Numerica Performing Arts Center, addressed the Council about discussions between the city and the PAC for a partnership in ownership of the building to be included along with the convention center in future capital improvements. Steve Robinson was also present. Mike Salmon said he will recommend to the PAC board at their next meeting on June 28 to continue those discussions.

3. Consent Items

- *Motion to approve agenda, vouchers, and minutes from previous meetings.*
Vouchers:
Claim checks #203437 through #203506 in the amount of \$445,863.44 for June 2, 2022
Payroll distribution in the amount of \$10,863.40 for June 3, 2022
Payroll distribution in the amount of \$1,433.08 for June 6, 2022
Claim checks #203507 through #203580 in the amount of \$2,113,972.57 for June 9, 2022
Payroll distribution in the amount of \$404,475.00 for June 17, 2022
- *Motion for City Council to accept the work performed by the contractor, Rudnick & Sons, LLC on City Project No. 2005-P2 and authorize the Mayor to sign the Final Contract Voucher.*

Motion by Councilmember Top Rojanasthien to approve agenda, vouchers, and minutes from previous meetings, and for City Council to accept the work performed by the contractor, Rudnick & Sons, LLC on City Project No. 2005-P2 and authorize the Mayor to sign the Final Contract Voucher. Councilmember Travis Hornby seconded the motion. Motion carried (4-0).

4. Presentations

- National Night Out – Captain Edgar Reinfeld announced National Night Out is set for August 2 from 6:00 p.m. to 8:30 p.m. at five locations (CAFÉ, Pennsylvania Park, Washington Park, Rotary Park, and Pioneer Park) with the ice cream truck reserved. There will be a host officer and a VIP at each location to partner with councilmembers.
- Our Valley Our Future Updates – Steve Maher presented a power point presentation with the OVOF updates and thanked the City Council for their support.

5. Action Items

- A.** Professional Services Agreement with ALSC Architects for the Wenatchee Convention Center Renovation and Expansion Schematic Design

Executive Services Director Laura Gloria presented the staff report.

Motion by Councilmember Mike Poirier for City Council to approve the Professional Services Agreement with ALSC Architects in the amount of \$354,784 for the Wenatchee Convention Center Renovation and Expansion Schematic Design and authorize the Mayor's signature. Councilmember Top Rojanasthien seconded the motion. Motion carried (4-0).

[Councilmember Keith Huffaker joined the meeting via phone conference]

- B.** Code Changes to Wenatchee City Code Chapter 1.99.040(5)-(7) Community Development Building Division Fees

Public Works Director Rob Jammerman presented the staff report.

Motion by Councilmember Travis Hornby for City Council to adopt Ordinance No. 2022-12 amending Chapter 1.99 of the Wenatchee City Code. Councilmember Jose Cuevas seconded the motion. Motion carried (5-0).

- C. 2022 Pavement Preservation, City Project #2110 - Budget Amendment and Supplement #2 to Agreement with KPG

Public Works Director Rob Jammerman presented the staff report.

Motion by Councilmember Travis Hornby for City Council to approve the project budget amendment and authorize the Mayor to execute Supplement #2 with KPG for construction inspection services for the 2022 Pavement Preservation Project No. 2110. Councilmember Jose Cuevas seconded the motion. Motion carried (5-0).

- D. Gunn Road ownership transfer from Washington State Department of Transportation to City of Wenatchee

Public Works Director Rob Jammerman presented the staff report.

Motion by Councilmember Mike Poirier for City Council to approve the Quit Claim Deed transferring Gunn Road to the City of Wenatchee and authorize the Mayor to sign the document. Councilmember Top Rojanasthien seconded the motion. Motion carried (5-0).

- E. First Amendment to the Solid Waste Service Agreement

Public Works Director Rob Jammerman presented the staff report.

Motion by Councilmember Top Rojanasthien for City Council to approve the First Amendment to the Solid Waste Service Agreement and authorize the Mayor to sign the amendment. Councilmember Travis Hornby seconded the motion. Motion carried (5-0).

- F. Wastewater Treatment Plant Drying Bed Expansion, Project No. 2211 - Authorization to Award Design Contract to Gray & Osborne, Inc.

Deputy Public Works Director-Utilities Jessica Shaw presented the staff report.

Motion by Councilmember Mike Poirier for City Council to award the design contract for the Wastewater Treatment Plant Drying Bed Expansion, Project No. 2211, to Gray & Osborne, Inc. in the amount of \$214,000 and authorize the Mayor to sign the design contract on behalf of the City. Councilmember Travis Hornby seconded the motion. Motion carried (5-0).

6. Reports

- a. Mayor's Report. The Mayor reported on the following:

- (1) The Wenatchee Police Department has had a good week with the arrest of significant drug dealers and the Target arson suspect arrested.
- (2) Kudos to the facility staff who have been working at the city pool fixing the boiler, which continues to hold. A new boiler has been ordered. Insurance will be covering the boiler repair with the city paying a \$25,000 deductible.
- (3) There is a lot in the media about the Skookum sign being removed from the Office Depot building. The Mayor is hoping to connect with Blue Bird about the sign and their

long-term intention for the sign. He would like to see it in public viewership, whether it be Blue Bird, the City or maybe even the Museum.

- (4) Executive Services Director Laura Merrill announced that Link has a ribbon cutting/celebration on July 11 for some new routes, which includes Route 3 to the Saddlerock trailhead. She also mentioned that Misawa will not be visiting at all this year due to the pandemic.
- (5) The Mayor reported that he wasn't able to attend the Pride Festival, but he heard a lot of great things about it. He will try to attend next year.

b. Reports/New Business of Council Committees. None.

7. Announcements. None.

8. Close of Meeting. With no further business the meeting ended at 5:59 p.m.

Frank J. Kuntz, Mayor

Attest:

Tammy L. Stanger, City Clerk

RESOLUTION NO. 2022-20

A RESOLUTION, revising the regular meeting schedule for November and December, 2022.

WHEREAS, RCW 35A.12.110 provides that City Council shall meet regularly, at least once per month; and

WHEREAS, WCC 1.07.010 provides that regular meetings of the Council shall be held on the second and fourth Thursdays of the month, and that special meetings may be called by the Mayor or any three Council members; and

WHEREAS, the regular meeting date of November 24, 2022 is the national Thanksgiving holiday; and

WHEREAS, the Council desires to cancel the regular meetings of November 24, 2022 and December 22, 2022, to avoid conflicts with the Thanksgiving holiday and Christmas holiday; and

WHEREAS, the Council desires to schedule special meetings on November 17, 2022 and December 1, 2022 for purposes of public hearings on the 2023 budget and such other business as it may need to transact.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE as follows:

SECTION I

The meeting dates of the City Council for November and December, 2022 shall be and hereby are revised as follows:

- November 10 - Regular Meeting
- November 17 - Special Meeting (final 2023 budget adoption)
- November 24 - No Meeting/Holiday
- December 1 - Special Meeting
- December 8 - Regular Meeting
- December 15 - No Meeting
- December 22 - No Meeting

SECTION II

Notice of the revised meeting schedule shall be provided to each local newspaper of general circulation and to each local radio or television station which has on file with the Council a written request to be notified of such special meeting or of all special meetings. Such notice shall be delivered personally or by mail at least 24 hours before the time of such meeting as specified in the notice. The notice shall specify the time and place of the special meeting and the business to be transacted.

**PASSED BY THE CITY COUNCIL OF THE CITY OF
WENATCHEE**, at a regular meeting thereof, this 14th day of July, 2022.

CITY OF WENATCHEE, a Municipal
Corporation

By: _____
FRANK KUNTZ, Mayor

ATTEST:

By: _____
TAMMY L. STANGER, City Clerk

APPROVED:

By: _____
STEVE D. SMITH, City Attorney

Proclamation

Of the City of Wenatchee, Washington

- WHEREAS,** parks and recreation activities and experiences provide opportunities for people to live, grow and develop into contributing members of the community; and
- WHEREAS,** parks and recreation enrich life experiences for members of our community; and
- WHEREAS,** park and recreation agencies in the community provide outlets for physical activities, socialization and stress reducing experiences; and
- WHEREAS,** parks, playgrounds, trails, natural areas, and recreation and aquatic facilities make our City an attractive and desirable place to live, work, play and visit which contributes to our economic vitality; and
- WHEREAS,** parks and natural areas provide a welcome respite from our fast paced, high-tech lifestyles while protecting and preserving our natural environment; and
- WHEREAS,** parks and recreation agencies touch the lives of individuals, families, groups and the entire community which positively impact the social, and economic health and environmental quality of our city;

NOW, THEREFORE, I, Frank J. Kuntz, Mayor of the City of Wenatchee, do hereby proclaim July 2022 as "Parks and Recreation Month" in the City of Wenatchee and encourage all citizens to join me in participating in and supporting the many recreational programs and facilities provided by both public and private agencies.



IN WITNESS WHEREOF, I have hereunto set my hand and caused the great seal of the City of Wenatchee to be affixed on the 14th of July, 2022.

Frank J. Kuntz

Frank J. Kuntz, Mayor



CITY COUNCIL AGENDA REPORT

TO: Frank Kuntz, Mayor
City Council

FROM: Brad Posenjak, Finance Director
Finance Department

MEETING DATE: July 14, 2022

I. SUBJECT

Closing the Local Improvement District (LID) Guaranty Fund.

II. ACTION REQUESTED

Motion requested that the City Council adopt Ordinance No. 2022-13, authorizing the transfer of funds from the Local Improvement District (LID) Guaranty Fund to the General Fund.

III. OVERVIEW

In 2008, the City created a Riverside Drive LID so the City could install streetscape improvements, dry utilities, and acquire right-of-way in the City's Riverside Drive waterfront area.

In 2010, the City created the Poplar LID, so the City could install sewer improvements on Poplar Street.

These LID's required adjacent property owners to pay scheduled principal and interest payments to reimburse the City for the cost of the improvements. The City also issued debt to finance the improvements and the LID payments covered the City's debt obligations. To ensure the City had proper funds to make the debt payments, it was required to create a LID Guaranty Fund.

Earlier this year, the last LID payment was made and there is no longer a need for the LID Guaranty Fund. As per RCW, the remaining guaranty funds may be deposited into the General Fund.

IV. FISCAL IMPACT

The LID Guarantee fund has accumulated \$226,000 over the past 40+ years. Now that there are no LID's remaining, and no LID's on the horizon, the remaining balance can be transferred to the General fund. If a future LID is adopted, the City may need to supply another guarantee fund.

V. REFERENCE(S)

1. Ordinance 2022-13

VI. ADMINISTRATIVE ROUTING

Tammy Stanger, City Clerk
Laura Merrill, Executive Services Director

ORDINANCE NO. 2022-13

AN ORDINANCE, authorizing the transfer of funds from the Local Improvement District (LID) Guaranty Fund to the General Fund.

WHEREAS, the City of Wenatchee, Washington maintains a local improvement district guaranty fund pursuant to RCW 35.54.010; and

WHEREAS, the City Finance Director has certified that the guaranty fund has sufficient funds currently on hand to meet all valid outstanding obligations in the fund and all other obligations of the fund reasonably expected to be incurred in the near future; and

WHEREAS, all outstanding local improvement district obligations of the City have been fulfilled.

NOW, THEREFORE, the City Council of the City of Wenatchee, do ordain as follows:

SECTION I

Pursuant to RCW 35.54.095, the City Finance Director is hereby authorized and directed to transfer from the LID Guaranty Fund to the General Fund the total amount of \$226,406.91, which is the full and remaining balance of the LID Guaranty Fund after all obligations have been fulfilled.

SECTION II

This ordinance shall be in full force and take effect five days after its publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE at a
regular meeting thereof this 14th day of July, 2022.

CITY OF WENATCHEE, a Municipal
Corporation

By: _____
FRANK KUNTZ, Mayor

ATTEST:

By: _____
TAMMY STANGER, City Clerk

APPROVED:

By: _____
STEVE D. SMITH, City Attorney

TO: Frank Kuntz, Mayor
City Council

FROM: Glen DeVries, Director of Community Development

SUBJECT: Planning Commission Member Appointment – Anupama Vembar

DATE: July 7, 2022

MEETING DATE: July 14, 2022

I. OVERVIEW

The City of Wenatchee Planning Commission currently has one vacant position. In accordance with the City of Wenatchee Zoning Code, the Planning Commission consists of 7 members appointed by a majority of the City Council. The term of each planning commissioner shall be for a period of four years.

At their regular meeting on June 15, 2022, the Planning Commission interviewed one applicant, Anupama Vembar, for the current vacant position. Following their deliberation, the Planning Commission agreed to recommend the appointment of Anupama Vembar to the Planning Commission.

II. ACTION REQUESTED

City staff and members of the Planning Commission recommend that City Council pass Resolution No. 2022-21 appointing Anupama Vembar to the Planning Commission a term ending December 31, 2025.

III. FISCAL IMPACT Submitted to the Finance Committee: No

None, the Planning Commission is made up of volunteer members.

IV. REFERENCE(S)

1. Resolution 2022-22
2. Anupama Vembar Application

V. ADMINISTRATIVE ROUTING

Tammy Stanger, City Clerk

RESOLUTION NO. 2022-21

A RESOLUTION, appointing a voting representative to the Wenatchee Planning Commission to fill a term ending December 31, 2025.

WHEREAS, Anupama Vembar has expressed interest in being appointed to the Wenatchee Planning Commission.

WHEREAS, the Wenatchee Planning Commission interviewed and voted to recommend Anupama Vembar to fill the current vacancy on the Board.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF WENATCHEE makes the following appointment to the Planning Commission:

NAME & ADDRESS

Anupama Vembar
1220 Columbine Street
Wenatchee, WA 98801

TERM EXPIRES

December 31, 2025

PASSED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE at a regular meeting thereof this 14th day of July, 2022.

CITY OF WENATCHEE, a Municipal
Corporation

By: _____
FRANK KUNTZ, Mayor

ATTEST:

By: _____
TAMMY STANGER, City Clerk

APPROVED:

By: _____
STEVE D. SMITH, City Attorney



VOLUNTEER COMMISSION/BOARD APPLICATION

COMMISSION/BOARD INFORMATION

Board (s) I would like to be considered for: (If more than one, please rank them in order of preference)

- | | |
|--|---|
| <input type="checkbox"/> Arts, Recreation & Parks Commission | <input type="checkbox"/> Greater Wenatchee Regional Events Center PFD Board |
| <input type="checkbox"/> Cemetery Advisory Board | <input type="checkbox"/> Historic Preservation Board |
| <input type="checkbox"/> Civil Service Board | <input type="checkbox"/> Lodging Tax Advisory Committee |
| <input type="checkbox"/> Code Enforcement Board | <input type="checkbox"/> Planning Commission |
| | <input type="checkbox"/> Tourism Promotion Area Board |

APPLICANT INFORMATION

City of Wenatchee Resident Yes No

Residency Requirement: Applicants must reside within the City Limits of Wenatchee except the Historic Preservation Board, and the Arts, Recreation & Parks Commission

Last Name: _____ First Name: _____ Initial: _____

Physical Address: _____ City: _____ Zip: _____

Mailing Address: _____ City: _____ Zip: _____

Day Phone: _____ Evening Phone: _____

E-mail: _____ Years lived in Wenatchee Valley: _____

Occupation: _____ Years of Experience: _____

Work Address: _____ City: _____ Zip: _____

Education and Formal Training: _____

Have you ever been convicted of a felony or released from prison? Yes No

(A conviction record will not necessarily bar you from serving. Factors such as the nature and gravity of the crime, the length of time that has passed since the conviction and/or completion of any sentence, and the nature of the position for which you have applied will be considered.)

Volunteer/Community Experience:

Organization and Duties: _____ Length of Service: _____

Organization and Duties: _____ Length of Service: _____

Organization and Duties: _____ Length of Service: _____

Organization and Duties: _____ Length of Service: _____

Organization and Duties: _____ Length of Service: _____

Skills/Special Interests: _____

Experience related to the Commission/Board: _____

Why are you seeking this appointment? _____

Would any conflict of interest be created as a result of your appointment? Yes No

If yes, please explain: _____

REFERENCES

Name: _____

Address: _____ City: _____ Zip: _____

Phone: _____ Email: _____

Occupation: _____ Years known: _____

Name: _____

Address: _____ City: _____ Zip: _____

Phone: _____ Email: _____

Occupation: _____ Years known: _____

Name: _____

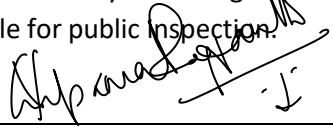
Address: _____ City: _____ Zip: _____

Phone: _____ Email: _____

Occupation: _____ Years known: _____

AFFIDAVIT OF APPLICANT

I, _____, do hereby certify that the information contained in the foregoing application is true and correct to the best of my knowledge and belief. I also understand that this completed application may be made available for public inspection.



(Signature)

Date: _____



Volunteer Board, Commission and Committee Responsibilities

To be selected and serve as a City of Wenatchee volunteer Board, Commission or Committee Member is a high honor and provides an unusual opportunity for genuine public service. Although the specific duties of each of the City's Boards vary widely with the purpose for which they are formed, there are certain responsibilities that are common to all members. As a volunteer Board, Commission or Committee representative of the City of Wenatchee, I agree to:

1. Understand my role and scope of responsibility. I will be informed of the individual group's scope of responsibility and operating procedures.
2. Represent the majority views of the group. Individual "opinions" to the public and press are discouraged, and, if given, must be identified as such.
3. Practice open and accountable government. I will be as open as possible about my decisions and actions, and also protect confidential information.
4. Represent the public interest and not special interest groups.
5. Not make decisions in order to gain financial or other benefits for myself, my family, or friends.
6. Serve as a liaison between the City and its citizens and can help reconcile contradictory viewpoints and to build a consensus around common goals and objectives. I will serve as a communication link between community, staff, and City, representing City programs and recommending and providing a channel for citizen expression.
7. Understand my role as a supportive relationship with the City Council and City staff and to follow the proper channel of communication through the designated staff person providing support for the group.
8. Do my homework and be thorough in recommendations. I will review agenda items under consideration prior to the meeting in order to be fully prepared to discuss, evaluate, and act on all matters scheduled for consideration. My conclusions will be based on careful preparation to strengthen the value of the group's recommendation.
9. Adhere to the highest standards of integrity and honesty in all endeavors and strive to safeguard the public trust. I shall announce any direct or remote conflict of interests prior to the discussion (RCW 42.36).
10. Understand that my authority is limited to decisions made by the group, and that in most cases, the decisions are advisory.
11. Understand that in my role I recommend policy while administrators and staff carry out approved policy.
12. Establish a good working relationship with fellow group members. I will respect individual viewpoints and allow other members time to present their views fully before making comments. I will be open and honest and welcome new members.
13. Not use or involve my membership in the conduct of political activities. However, I am not restricted from participating in political activities outside of my involvement in the group.

I hereby pledge to be positive in my role as a volunteer with the City and accept responsibility for my participation.

Signed: _____

Date: _____

ANUPAMA VEMBAR

1220, Columbine Street,
Wenatchee
WA - 98801

515.441.9205
anupama.vembar@gmail.com

SUMMARY OF QUALIFICATIONS

- Strong relationship building and team management abilities
- Excellent quantitative, analytical and communication skills
- Versatile, adaptable, energetic team player
- Proven ability to solve problems independently and manage multiple projects in fast changing environments
- Good knowledge of fundamentals about urban and city planning, budgeting, revenue and finance, organizational development, and ethical considerations relevant to city and local government management.

EDUCATION

Google Data Analytics Professional Certificate, Online, Feb 2022 - Present

Extensive six-month Google Career Certificate training. Hands on experience with data cleaning, data visualization, project management, interpreting and communicating data analytic findings, transforming complex data into actionable and clear insights.

MPA - Public Administration, University of North Texas, TX, USA, 2011

Emphasis on public policy and affairs, budgeting, revenue and finance, organizational development, issues related to human resources, public relations, hazard mitigation and emergency management, city and local government management.

MA - Urban Design, Planning & Architecture, The University of Nottingham, Nottingham, UK 2004

Emphasis on Urban Design and Regeneration, Land-use planning, Sustainable Urban Design and Green Issues (Public transit systems and livable communities), Planning Methods and Architectural research methods.

B.Arch - Architecture, Shivaji University, Maharashtra, India, 2001

Emphasis on architectural design, theory of structures, building sciences and services, history of architecture, building construction, landscape design, environmental design, building management and AutoCAD

PROFESSIONAL EXPERIENCE

December 2013 – April 2016

Volunteer at Prairie Rivers of Iowa – Ames, USA

- Identifying the various stakeholders as part of the long-term goal and objective for conserving the Lincoln Highway Heritage Byway
- Assist in developing and conducting a strategic plan for the Historic Lincoln Byway
- Work in collaboration with staff to develop and draft a Corridor Management Plan for the Byway to conserve the intrinsic qualities of the corridor in order to enhance its value to the community.

August 2009 – August 2011

Graduate Research Assistant – Office of Disability Accommodations, University of North Texas - Denton, USA

- Provide qualifying disabled students with alternative format textbooks and other alternative format reading materials and services
- Supervise scanning of textbooks into electronic format, enlarging documents and creating tactile graphics
- Assist students with learning disabilities (i.e., visually impaired, dyslexic) in obtaining alternative format materials through Recordings for the Blind and Dyslexic (RFBD), in Braille

- format, and in other electronic formats.
- Provide instruction and training to students on how to use their alternate formats and technology
- Maintain a catalogue system i.e., Database management for managing books in audio and electronic format
- Responded to student walk-ins and telephone inquiries and handled other relevant administrative work
- Assist in administering and coordinating student exams, monitoring, and submitting the exam materials to relevant departments
- Researched current standards and advancements in the creation of alternative formats

May 2007 – August 2009

Self-employed Freelance Architect – Margao, India

- Understand client needs and delivering designs as per requirements
- Prepared design proposals and working drawings for the client on commercial and residential projects, right from conceptual level to final stages of design.
- Assisted team members in project analysis and documentation work.

January 2005 - April 2007

City Planner - Carmarthenshire County Council - Carmarthen, UK.

- Worked in Development Control section as part of the West Team of Carmarthen County, Wales, United Kingdom
- Processed minor and major planning related applications in accordance with the current National planning policies and the policies of Carmarthenshire County Council, thereby providing the public with confidence in a consistent and equitable development control service
- Reviewed various planning application related to listed buildings, conservation, and heritage development by analyzing them in terms of the by-laws and design guidelines
- Reviewed monitoring reports and traffic impact analyses for various planning developments at the regional level as well as smaller land use developments
- Was responsible for the accurate and efficient assessment of full range of planning queries
- Provided detailed professional and technical advice and policy guidance to the public, their professional representatives and elected members to achieve a high level of customer care
- Served as a liaison with other Departments of the Council and outside bodies and all interested parties to ascertain, collate and analyze their views including Development Plan policies, Conservation and landscaping aspects and highway implications to assist in achieving an informed and reasoned recommendation on development proposals
- Provided graphic and technical support to other colleagues and contributed to the maintenance of planning records and files to ensure an efficient and professional service for customers

October 2001 - December 2002

Lecturer - Jawaharlal Nehru Technological University - Hyderabad, India.

- Worked as an Academic Assistant, having taught Undergraduate Architecture students
- Architectural Design Studios; Co-Instructor, History of Architecture, Visual Arts, Graphic Design, Building Construction and Building Materials.
- Coordinated with senior faculty members on several urban planning and design projects
- Graded papers and tests for undergraduate students in architecture classes
- Assisted senior faculty members in administrative jobs.
- Worked on design projects within the prescribed timescales and in accordance with the Local policies and processes

VOLUNTEER SERVICE

- Parent Volunteer at Northwood Pre-school Center, Ames, IA (August 2016 – June 2017)
- Parent Volunteer at Washington Elementary School, Wenatchee, WA
 - Kindergarten – (August 2017 – June 2018)
 - First Grade – (August 2018- June 2019)
 - Second Grade – (August 2019 – June 2020)

TECHNICAL SKILLS AND KNOWLEDGE

- Well versed in MapInfo, Plan web, AutoCAD, Photoshop, PowerPoint, Kurzweil 3000, Jaws (Version 9
- Thorough working knowledge of GIS, Microsoft Word, Outlook & Excel
- Extremely familiar with Internet resources

PROFESSIONAL AFFILIATIONS

Registered Member of the Royal Town Planning Institute (RTPI) - Urban Design Network Group, UK
Member of Council of Architecture (COA), India.
National Association of Schools of Public Affairs and Administration (NASPAA), USA



CITY COUNCIL AGENDA REPORT

TO: Frank Kuntz, Mayor
City Council

FROM: Matt Parsons, Senior Planner
Community Development Department

MEETING DATE: July 14, 2022

I. **SUBJECT**

The River Academy 10% Annexation Petition for review, adjustment, approval, or denial. The proposed annexation area is located on south Miller Street.

II. **ACTION REQUESTED**

The City Council to pass a motion to:

- a. Accept the annexation boundary proposed by staff;
- b. Adopt the proposed zoning regulation as defined in the Comprehensive Plan as Residential Moderate; and
- c. Assume all of the existing city indebtedness by the annexation area

Additional Detail:

RCW35A.14.120 defines the three decisions that must be made at this meeting and will be defined in the petition:

- a. Accept, reject or geographically modify the proposed annexation boundary;
- b. Adopt the proposed zoning regulation; and
- c. Assume all or any portion of existing city indebtedness by the annexation area

If the legislative body requires the adoption of a proposed zoning regulation and/or the assumption of all or any portion of indebtedness as condition to annexation, it is to record this action in its minutes.

Council acceptance is a condition precedent to circulation of the petition. There is no appeal from the council decision.

Draft motion:

Motion to approve the annexation boundary as proposed by staff in response to the ten percent (10%) annexation petition for property located in an unincorporated area on south Miller St between Crawford Ave and Gehr St, to require the adoption of the proposed zoning regulations as it is set forth in the comprehensive plan of the city as Residential Moderate, and to require the assumption of existing indebtedness of the city by the area to be annexed.

III. **OVERVIEW**

On May 16, 2022 the city received a "10% Petition" for annexation from The River Academy for their property on south Miller St identified as Chelan County Assessor's parcel number

222015706086 (no address assigned). The property is currently being used for agricultural purposes. The applicant owns the parcel to the north and hopes to utilize both parcels to build a school. They need both properties in the same jurisdiction to apply for a conditional use permit (CUP) and need to be within city limits to connect to sewer. The signatures on the 10% petition represent 100% of the assessed value of the annexation area proposed in the petition.

The boundary proposed by staff only includes the applicant's property and the Miller St right-of-way that is adjacent to the northern portion of street frontage. The remaining right-of-way is excluded to allow the property at 1539 S Miller St to be annexed in at a later date without creating an "island". The total area of the boundary is 4.9 acres.

The proposed boundary does not include 1539 S Miller St (parcel number 222015706085), which is surrounded by the applicant's property on three sides, because a petition with that boundary would not be expected to succeed. Staff was informed through the applicant that the owner of the property at 1539 S Miller St is not interested in signing an annexation petition at this time. If 1539 S Miller St were included in the boundary, the petition would be expected to produce a value of 34.4% without factoring the value of the right-of-way and about 38-41% if Chelan County Public Works signs for the right-of-way and the value is counted in favor of the petition. The signatures on the petition must represent 60% of the assessed value in the area to be deemed sufficient pursuant to RCW35A.14.120.

The current zoning is Residential Moderate (RM). The proposed boundary has a total assessed value that is less than \$2 million and an area less than 10 acres which puts the proposal in a favorable position with regard to the Chelan County Boundary Review Board's decision of whether or not to review the proposal per RCW36.93.110.

The process and standards for the particular annexation method being utilized are defined in RCW35A.14.120-150.

IV. FISCAL IMPACT

The fiscal impact of this proposal has not been analyzed.

V. PROPOSED PROJECT SCHEDULE

A summary of the process going forward is outlined below:

- If the council chooses to allow this annexation to move forward, staff will create a petition and provide it to the applicant for circulation.
- Once staff receives the petition back from the applicant, it will be transmitted to the Chelan County Assessor's office for a determination of sufficiency.
- If the Assessor's office certifies the petition as sufficient then staff will bring a resolution to the city council setting a public hearing date and directing staff to provide appropriate notice to the public.
- A public hearing will be held and after that the council will have an opportunity to pass a resolution providing for a Notice of Intent to be submitted to the Chelan County Boundary Review Board (BRB).
- Staff transmits a Notice of Intent to the BRB soon after the passage of the resolution.
- BRB process: Due to the fact that the total assessed value of the proposed area is less than \$2 million and less than 10 acres, the BRB Chairman may choose to declare that review is not necessary and allow it to proceed without the 45-day waiting period. If the 45-day waiting period passes and review has not been waived by the Chairman

of the BRB (under RCW36.93.110) and jurisdiction has not been invoked (under RCW36.93.100) the application will be deemed approved. If jurisdiction is invoked under RCW36.93.100, a public hearing will be scheduled, noticed, and held in accordance with RCW36.93.160. The BRB would then have the option to approve the proposal, approve it in a modified form, or deny it.

- If the BRB declines to review the application, jurisdiction is not invoked, the BRB approves the proposed boundary, or the BRB approves a modified version of the same, the City Council will then have the authority to adopt an ordinance for annexation of the area approved by the BRB.
- The effective date is typically described in the ordinance as being 60 days after publication of the ordinance and notification to agencies and utility providers.

VI. REFERENCE(S)

1. 10% Petition (original, updated copy, declaration sheet)
2. Map of proposed boundary

VII. ADMINISTRATIVE ROUTING

Tammy Stanger, City Clerk
Laura Merrill, Executive Services Director
Brad Posenjak, Finance Director
Glen DeVries, Community Development Director
Rob Jammerman, Public Works Director



CITY OF WENATCHEE
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
1350 McKITTRICK STREET
PO BOX 519, WENATCHEE, WA 98807-0519
Phone: (509) 888-3256 Fax: (509) 888-3201

PETITION TO ANNEX REVIEW APPLICATION -- \$250 FEE

PAID: \$ <u>250.00</u>	PAYMENT #: <u>1002</u>	RECEIPT #: <u>PL 22-00012</u>
CITY OF WENATCHEE		
DATE STAMP: <u>MAY 16 2022</u>	FILE #: ANNEX - <u>22</u> - <u>02</u>	<u>Year Numerical Order</u>

Applicant Name (First/Last): The River Academy Date: 5-13-22

Applicant Phone: (509) 665-2415 Applicant Email: _____

Applicant Address: 650 Crawford Ave Wenatchee, WA 98801

PROPOSED ANNEXATION AREA:

Address: unassigned Wenatchee, WA 98801

Parcel Number(s): 56929

Additional Identifying Information: Geo ID 222015706086

TEN PERCENT CERTIFICATION

The undersigned, constituting not less than 10% in value according to the assessed valuation for general taxation of property described in the attached exhibit, incorporated herein by reference, hereby notify the Wenatchee City Council of the undersigned's intention to commence annexation proceedings. The undersigned requests that the City Council of the City of Wenatchee set a date for a meeting with the undersigned party(ies) to determine whether the City of Wenatchee will accept the proposed annexation and whether it will require the assumption of existing indebtedness by the area to be annexed and/or the adoption of a proposed zoning regulation.

WARNING: Every person who signs this petition with any other than their true name, or who knowingly signs more than one of these petitions, or signs a petition when they are otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

	<u>Name</u>	<u>Address</u>	<u>Signature</u>	<u>Date</u>
1.	<u>Elizabeth Ringsrud</u>	<u>650 Crawford Ave</u>	<u>[Signature]</u>	<u>5-13-22</u>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____

DECLARATION

Courtney M Mathison, under the penalty of perjury under the laws of
(Name)
the State of Washington, states and declares that he or she is the Board Member
(Official Capacity)
of The River Academy that he or she has the authority to sign deeds
(Corporate Entity)
and encumbrances on behalf of such entity, and that he or she has been duly authorized to sign the
foregoing Petition for Annexation on behalf of such entity.

Courtney M Mathison
(Signature)
Courtney Mathison
(Printed Name)
Project Legacy Manager
(Title)



Copy - Original mailed
4/2022 Wenatchee City Council
Page 29 of 49
5-13-22

CITY OF WENATCHEE
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
1350 McKITTRICK STREET
PO BOX 519, WENATCHEE, WA 98807-0519
Phone: (509) 888-3256 Fax: (509) 888-3201

PETITION TO ANNEX REVIEW APPLICATION -- \$250 FEE

PAID: \$ _____ PAYMENT #: _____ RECEIPT #: _____
DATE STAMP: _____ FILE #: ANNEX - _____ - _____
Year Numerical Order

Applicant Name (First/Last): The River Academy Date: 5-13-22

Applicant Phone: (509) 665-2415 Applicant Email: _____

Applicant Address: 650 Crawford Ave Wenatchee, WA 98801

PROPOSED ANNEXATION AREA:

Address: unassigned Wenatchee, WA 98801

Parcel Number(s): 56929

Additional Identifying Information: Geo ID 222015706086

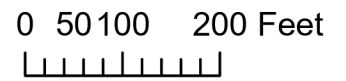
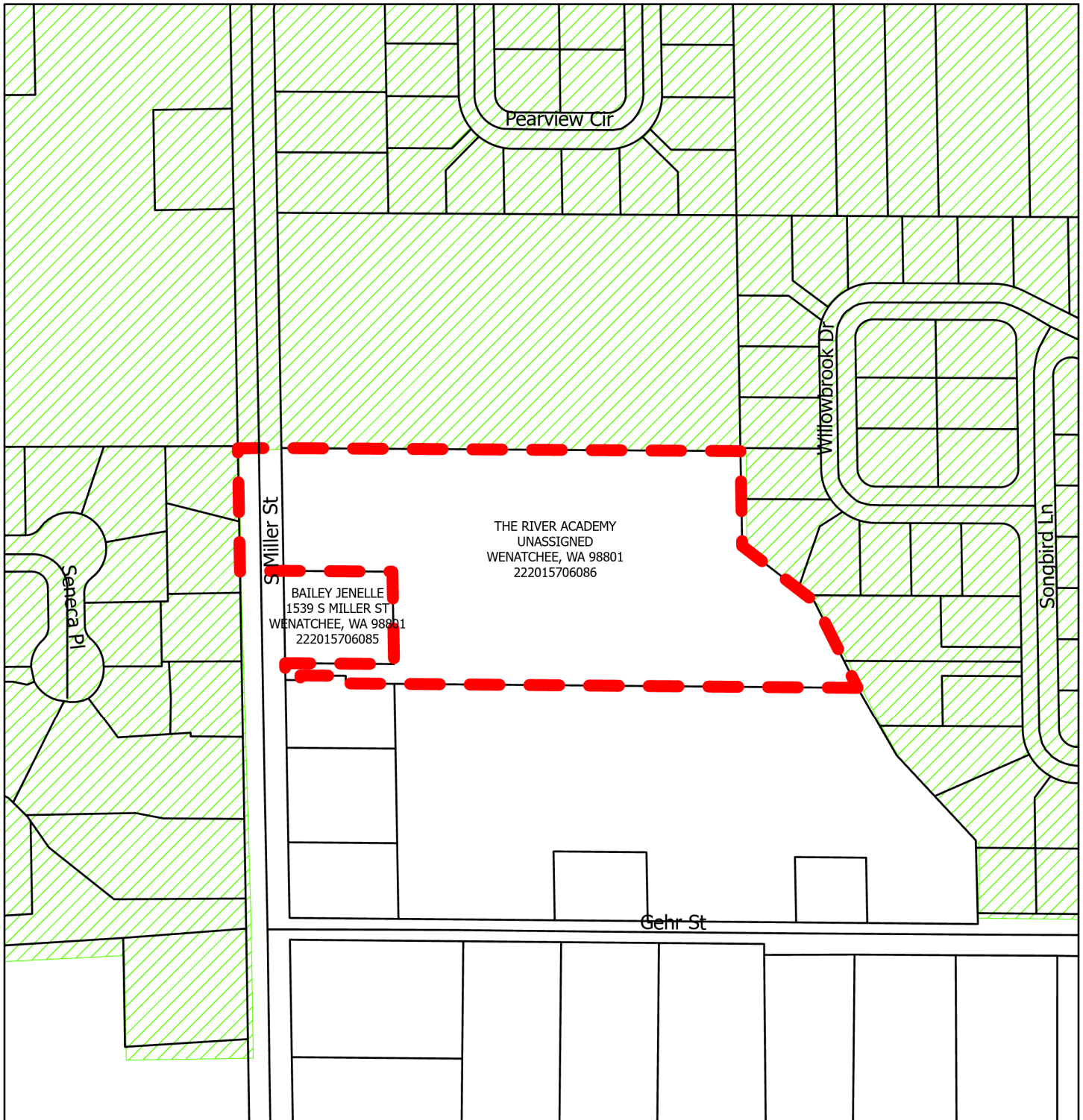
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WARNING: Every person who signs this petition with any other than their true name, or who knowingly signs more than one of these petitions, or signs a petition when they are otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

Name	Address	Signature	Date
1. Elizabeth Ringsrud	650 Crawford Ave		5-13-22
2. Courtney Mathisen			5-25-22
3.			
4.			

The River Academy Annexation Proposed boundary



Legend

- Boundary Option 1
- Parcels
- City limits

- Urban Growth Area
- Streets





CITY COUNCIL AGENDA REPORT

TO: Frank Kuntz, Mayor
City Council

FROM: Jessica Shaw, Deputy Public Works Director-Utilities
Kelsey Grover, Stormwater Technician
Public Works Department

MEETING DATE: July 14, 2022

I. **SUBJECT**

Olds Station Stormwater Pond Trail Easement

II. **ACTION REQUESTED**

Motion requested for the City Council to authorize the Mayor to sign the Non-Exclusive Easement for Bicycle and Pedestrian Trail.

III. **OVERVIEW**

Public Utility District No. 1 of Chelan County (PUD) is planning to construct a new bicycle and pedestrian trail along the north bank of the Wenatchee River from Confluence State Park to their new headquarters facility located on Olds Station Road. Access to the trail will be across the Olds Station Stormwater Pond property which is owned by the City and jointly managed with Chelan County and the Chelan-Douglas Regional Port Authority. In 2021, the County and Port provided approval for the PUD's proposed use on the condition that the trail did not impact the regional stormwater system. The trail has been designed to continue to provide City crews access to maintain and inspect the stormwater pond and does not alter the capacity of the stormwater system. Public safety and security were also considered in the design of the trail.

IV. **FISCAL IMPACT**

Construction and maintenance of the trail will be the responsibility of the PUD. The City stormwater utility, Fund 410, will continue to be responsible for the maintenance of the stormwater pond. Under the easement, the City will also be responsible for all costs associated with relocation of the trail if the proposed trail is impacted by the future development of Confluence Parkway.

V. PROPOSED PROJECT SCHEDULE

According to PUD staff, trail construction is expected to start in 2023.

VI. REFERENCE(S)

1. Non-Exclusive Easement for Bicycle and Pedestrian Trail
2. Site Plan for Trail

VII. ADMINISTRATIVE ROUTING

Tammy Stanger, City Clerk
Laura Gloria, Executive Services Director
Brad Posenjak, Finance Director
Rob Jammerman, Public Works Director
Anna Carr, Administrative Assistant

*PUD No. 1 of Chelan County
Attn: Real Estate and Permitting
PO Box 1231
Wenatchee, WA 98807-1231*

The information contained in this boxed section is for recording purposes only pursuant to RCW 36.18 and RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Grantor(s): City of Wenatchee

Grantee(s): Public Utility District No. 1 of Chelan County

Abbreviated Legal Description: Parcel B, CE 2009-006, Chelan County, Washington. Additional legal on Page 1.

Assessor's Parcel Number(s): 232028130042

NON-EXCLUSIVE EASEMENT FOR BICYCLE AND PEDESTRIAN TRAIL

THIS EASEMENT GRANT, made this ____ day of _____, 2022, between CITY OF WENATCHEE, a municipal corporation, hereinafter called "City", and PUBLIC UTILITY DISTRICT NO. 1 OF CHELAN COUNTY, WASHINGTON, a municipal corporation, hereinafter called "District".

WITNESSETH:

That City, for and in consideration of mutual benefit to be hereinafter derived, hereby bargains, sells and conveys to District, and/or its invitees, licensees, agents, contractors, and employees, a perpetual non-exclusive easement for a public-use bicycle and pedestrian trail ("Trail"), together with the right to construct, repair and maintain same, over and across the following described lands and premises situated in the County of Chelan, State of Washington, to-wit:

Parcel B of Certificate of Exemption 2009-006, recorded March 31, 2009,
under AFN 2300235, records of Chelan County, Washington.

The easement is located within said lands and premises as illustrated on Exhibit A (attached).

District, its invitees, licensees, agents, contractors, and employees, shall have the right of joint use of said Trail with the City and shall use the afore-described property for Trail purposes only. Exclusive use

of the easement premises is not hereby granted. The City and/or its invitees, licensees, agents, contractors, and employees, shall have the right to use said Trail for any municipal purpose that is not inconsistent with the purpose of the Trail; provided, however, that the City expressly reserves the right to operate and maintain its regional storm water system including the use of equipment and vehicles on the Trail as may become necessary from time to time. The City further reserves the right to relocate the easement and/or the Trail as it may become necessary, in the City's sole discretion and at the City's sole expense, to best serve the public interest including, but not limited to, impacts from the future development of Confluence Parkway, contingent that any relocation of the Trail: 1) does not diminish the function or safety of the Trail, 2) is executed to minimize any closure of the Trail, 3) and, to the extent the trail is relocated on land not owned by the City, that the District is granted an easement reasonably satisfactory to the District to operate and maintain the relocated trail.

District shall indemnify, defend and hold harmless the City, it's officers, agents and employees, from and against any and all claims, losses or liability, or any portion thereof, arising from injury or death to persons or damage to property occasioned by any negligent act, omission or failure of the District, its officers, agents, commissioners, and employees, in connection with this easement grant. The indemnification obligation of District shall not be limited in any way by the application of any workmen's compensation acts, disability benefit acts or other employee benefit acts and the District expressly waives the protection afforded by such laws. The foregoing waiver and indemnification obligations have been mutually negotiated.

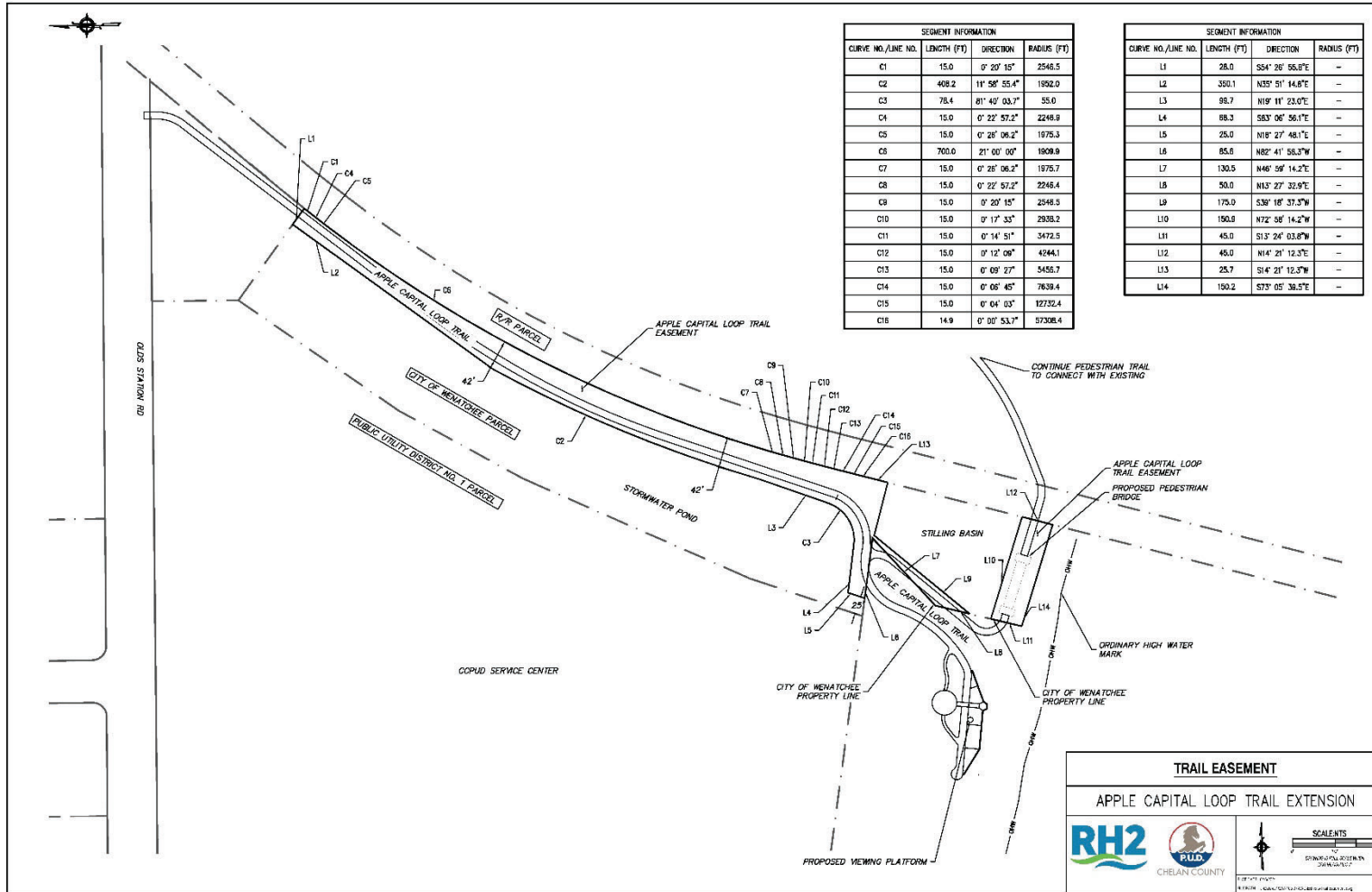
The City shall indemnify, defend and hold harmless the District, it's officers, agents, commissioners, and employees from and against any and all claims, losses or liability, or any portion thereof, arising from injury or death to persons or damage to property occasioned by any negligent act, omission or failure of the City, its officers, agents, and employees, in connection with this easement grant. The indemnification obligation of the City shall not be limited in any way by the application of any workmen's compensation acts, disability benefit acts or other employee benefit acts and the City expressly waives the protection afforded by such laws. The foregoing waiver and indemnification obligations have been mutually negotiated.

IN WITNESS WHEREOF, this instrument has been executed the day and year first above written.

CITY OF WENATCHEE

Frank J. Kuntz, Mayor

Exhibit A



NON-EXCLUSIVE EASEMENT FOR TRAIL - 4



CITY COUNCIL AGENDA REPORT

TO: Frank Kuntz, Mayor
City Council

FROM: Elisa Schafer, Facilities Manager
Public Works Department

MEETING DATE: July 14, 2022

I. SUBJECT

Contract award for City Project No. 2112 – Pinnacles Prep Charter School Phase 1.5A

II. ACTION REQUESTED

Staff recommends that the City Council approve the contract with Cascade Central Construction, LLC and authorize the Mayor's signature for City Project No. 2112 – Pinnacles Prep Charter School, Phase 1.5A.

III. OVERVIEW

The Pinnacles Prep Charter School, Phase 1.5A project will provide for the construction and renovation of new instructional spaces and add a new campus entrance to the city property located at 504 S. Chelan Ave. (formerly known as the Wenatchee Community Center). This project is made possible by a \$2,450,000 grant from the Washington State Department of Commerce (DOC) and the Taxpayers of Washington State.

Due to supply chain and schedule concerns, no bids were received from the initial bid offering in April 2022. The construction schedule was revised and this project went back out to bid on June 9, 2022 where three bids were received. Cascade Central Construction, LLC was the lowest responsible bidder with a base bid price of \$2,138,334 (inclusive of WSST).

Pinnacles Prep wishes to include additive Alternate No. 1 in the amount of \$11,918.50 (including WSST) to furnish the new reception area.

IV. FISCAL IMPACT

If approved, the total construction contract amount with Cascade Central Construction, LLC would be \$2,150,252.50. The DOC grant provides the funding for this project. After design fees and soft costs are calculated, little budget remains in reserve for contingency planning. Pinnacles Prep is securing a loan from Washington Charter School Development, Inc. to account for the possibility of cost overruns. The remaining work for renovations to the Makerspace lab and cafeteria, Phase 1.5B, will be funded by Pinnacles Prep.

V. PROPOSED PROJECT SCHEDULE

Construction is scheduled to be complete by late summer 2023.

VI. REFERENCE(S)

Bid Tabulation

Letter dated June 27, 2022 from The DOH Associates

Subject: Pinnacles Prep Phase 1.5A Award Recommendation

Memo from Pinnacles Prep dated June 29, 2022 RE: Update Regarding Capital Grant

Letter of Interest dated July 1, 2022 RE: Loan for 504 S Chelan Ave, Wenatchee, WA 98801

Department of Commerce Grant No. 22-96634-022 Contract

VII. ADMINISTRATIVE ROUTING

Tammy Stanger, City Clerk

Laura Gloria, Executive Services Director

Brad Posenjak, Finance Director

Rob Jammerman, Public Works Director

Aaron Kelly, Public Works Operations Manager



**City of Wenatchee
Bid Tabulation
Pinnacles Prep, City Project No. 2112**

3

Item No.	Description	Cascade Central Const.	Halme Builders	Blew's Construction
1	Combined Work Base Bid	\$ 1,969,000.00	\$ 3,150,000.00	\$ 3,200,000.00
	Sales Tax	\$ 169,334.00	\$ 270,900.00	\$ 275,200.00
	Total	\$ 2,138,334.00	\$ 3,420,900.00	\$ 3,475,200.00
A1	Alternate 1, Reception Desk and Back Desk	\$ 10,975.00	\$ 35,000.00	\$ 9,000.00
	Sales Tax	\$ 943.85	\$ 3,010.00	\$ 774.00
	Total	\$ 11,918.50	\$ 38,010.00	\$ 9,774.00
A2	Alternate 2, Shade Sails	\$ 53,250.00	\$ 65,000.00	\$ 33,400.00
	Sales Tax	\$ 4,579.50	\$ 5,590.00	\$ 2,872.00
	Total	\$ 57,829.50	\$ 70,590.00	\$ 34,272.00
A3	Alternate 3, Ornamental Steel Fencing instead of Chain Link	\$ 70,800.00	\$ 60,000.00	\$ 85,000.00
	Sales Tax	\$ 6,088.80	\$ 5,160.00	\$ 7,310.00
	Total	\$ 76,888.80	\$ 65,160.00	\$ 92,310.00



MEMO:

DATE: June 29th, 2022

TO: Elisa Schafer

FROM: Sean Koester, Pinnacles Prep Director of Operations

RE: Update Regarding Capital Grant

In early 2022 Pinnacles Prep Charter School worked with the City of Wenatchee to secure a \$2.5 million grant from the Washington State legislature that would be used to fund capital improvements at the Wenatchee Community Center (WCC). These improvements would help create “educational opportunities for local students - both in and out-of-school, and provide wrap-around services and extracurricular programming for the entire neighborhood”. Due to unforeseen dramatic increases in construction costs related to the booming construction industry, a shortage of available construction labor, and Covid-related supply chain challenges in the months that followed the writing of the application and the receipt of the grant award, our original scope of the WCC’s planned two phase (1.5A and 1.5B) improvements have been modified.

The original tenant improvement vision for phase 1.5A will be fully realized with the acceptance of the general contractor bid from Cascade Central Construction and is slated to be completed in late summer or early fall of 2023. With this acceptance of the Cascade Central Construction bid, however, the entire \$2.5 million grant will be expended. In order to fulfill the full grant obligation which included alterations to the school’s Makerspace and Kitchen facilities in Phase 1.5B, Pinnacles Prep has decided to focus on modifying these existing spaces, rather than pursuing new construction, to meet the original intent of increasing educational opportunities for both students and members of the neighborhood, during both in school and out of school hours.

To complete the deliverables as presented in the application, Pinnacles Prep Commits to:

- Providing any additional funds needed to complete the scope of work in City Project No. 2112 (Pinnacles Prep) including contingency funding as well as any change orders;
- Furnishing a community kitchen that will be used by local entrepreneurs;
- Add additional programmatic supplies and materials and working with community partners to increase the capacity of the Makerspace to increase community use through evening, weekend, and summer programming .

Pinnacles Prep has proven success in expanding the use of the WCC in our first year of operation, including increased community use of the WCC Makerspace, Cafeteria, and Great Hall. The construction of the scope included in phase 1.5A, complemented by the capital equipment upgrades that Pinnacles Prep will pursue independently of the grant to fulfill the original vision of phase 1.5b, will allow us to continue to increase equitable access to these educational, nutritional, and vocational spaces.



June 27, 2022

City of Wenatchee
P.O. Box 519
Wenatchee, Washington 98801

Subject: COW Project #2112
DOH #2162
Pinnacles Prep Phase 1.5A
Award Recommendation

Attention: Elisa Schafer
Facilities Manager
Public Works Department

Ladies and Gentlemen,

We reviewed bids received June 9, 2022 for Pinnacles Prep Phase 1.5A Alterations and Addition. This was a re-bid of the Project. No bids were received at the end of the original bid period. City of Wenatchee's finance policy, based on RCW 35.23.352(1), allows the project to be negotiated with a contractor in the event no bids are received. However, it was believed more competitive bids would be obtained from general contractors, subcontractors and suppliers, if the project was re-bid. Three general contractors, who had been active during the original bid period, were given the opportunity to re-bid the Project. No other contractors expressed interest in the Project.

All three selected bidders submitted bids. The lowest bid was received from Cascade Central Construction, LLC.

Considering the current bidding climate and supply chain issues, we believe the low bid, even though considerably higher than our estimate, represents the best value for the project possible at this time. Pinnacles Prep needs construction of this project to proceed to accommodate its scheduled plan for growth.

Subject to confirmation of adequacy of funds, we recommend award of the Contract to Cascade Central Construction, LLC, for the Base Bid and Alternate #1:

Base Bid:	\$1,969,000.00
Alternate #1:	<u>10,975.00</u>
Contract Amount:	\$1,979,975.00
WSST	<u>170,277.85</u>
Total with WSST:	\$2,150,252.85

Please telephone if you have questions.

Sincerely,
THE DOH ASSOCIATES, PS

Gale A. Britt
Project Architect

Bruce McLean, Cascade Central Construction, LLC.

PHASE 1.5A ALTERATIONS & ADDITION**Pinnacles Prep Charter Public School**

June 29, 2022

PROJECT BUDGET UPDATE

Basic Project Qualifying for DOC Grant Funding

Construction Contract Base Bid	\$1,969,000
Alternate Bid #1	<u>10,975</u>
Construction Contract Amount:	1,979,975
Washington State Sales Tax	<u>170,278</u>
Construction Contract with WSST	\$2,150,253
A/E Fee through first Bidding Phase	119,795
A/E Additional Service, second Bidding Phase, estimated	10,800
Contract Administration A/E Fee, estimated	35,000
Building Permit and Plan Check Fee, plus Handling Fee	13,811
Electrical Plan Review Fee, plus Handling Fee	727
Special Inspection and Testing, estimated	7,500
Utility Connection Fee, estimated	10,000
Furnishings	47,356
A/E General Contingency and Reimbursable Expenses	5,000
Construction Contingency (10% Construction Contract plus WSST)	<u>215,028</u>
RECOMMENDED PROJECT BUDGET	\$2,615,270
Available DOC Grant Funding	2,450,000
Remainder to be Funded by Pinnacles Prep	\$165,270



PROPOSAL LETTER – NOT A COMMITMENT TO LEND

July 1, 2022

Pinnacles Prep Charter School
504 S Chelan Ave,
Wenatchee, WA 98801
Attn: Rick Wray

Re: Letter of Interest for Loan for 504 S Chelan Ave, Wenatchee, WA 98801

Dear Rick:

Washington Charter School Development, Inc. (“WCSD” or “Lender”) is interested in providing a loan of up to \$180,000 to support the renovation of existing buildings at the referenced project. The WCSD loan shall be unsecured and does not require any collateral in the form of lease or title. This letter is an expression of interest, and is not a commitment to lend. Such commitment is subject to Lender’s due diligence, underwriting, and formal approval of Lender’s Board of Directors. The following terms and conditions are part of the interest and are subject to change as part of the underwriting and approval processes:

Borrower:	Pinnacles Prep Charter School
Loan Amount:	Up to \$180,000.00
Purpose	Provide funding for predevelopment expenses and construction costs related to Phase 1.5A renovation and development of the existing Community Center campus with a specific focus on building out classroom capacity in the church building and remodeling the reception. (the “Project”) located at 504 S Chelan Ave, Wenatchee, WA 98801 (the “Property”) and other fees and costs incurred by the Borrower in connection with the Loan as approved by Lender. It is understood that lender financing is not sufficient to fund completion of the Project and is thus contingent on continuing progress towards approval/funding of a grant that the City of Wenatchee has been awarded from the WA State Department of Commerce.
Interest Rate:	Fixed at 3.50% p.a.
Maturity Date:	5 years from loan closing date.

Amortization: Fully amortizing over the 5 year term.

Payments: Payments shall be made on a monthly basis from Borrower's funds.

Disbursements: WCSD shall make disbursements on a monthly basis for verified project expenses.

Prepayment: Loan may be prepaid in part or whole at any time without penalty.

Collateral: Unsecured

Reserves: TBD

Origination Fee: 1% of authorized maximum loan amount

Draw Fee: [OMITTED]

Other Fees & Costs: Borrower shall pay Lender's costs, including but not limited to legal, title, searches, recording, whether or not the Loan closes.

DSCR: Borrower will be required to maintain a debt service coverage ratio of 1.1x for all Project debt

Covenants: To be determined

Expiration: All terms and conditions proposed in this letter are valid for 60 days.

Note that this proposal letter does not contain all of the terms, conditions and other provisions involved in this transaction that would be more fully described in the definitive legal documents for the proposed transaction.

If you would like to move forward with WCSD on this transaction, please sign where indicated below.

Sincerely,

Scarlet Sy, CFO

Borrower:

By: 

Name: RICK WRAY

Title: Board President, Pinnacles Prep

Date: 6-29-22



CITY COUNCIL AGENDA REPORT

TO: Frank Kuntz, Mayor
City Council

FROM: Jacob Huylar, Engineering Services Manager
Public Works Department

MEETING DATE: July 14, 2022

I. SUBJECT

City Project 2008 – Walla Walla Avenue Stormwater Retrofit
Authorization to Award Construction Contract

II. ACTION REQUESTED

Motion requested for the City Council to award the construction contract for the Walla Walla Avenue Stormwater Retrofit, City Project No. 2008, to the lowest responsive bidder and authorize the Mayor to sign the contract documents. Further, motion requested for the City Council to approve the project budget amendment.

III. OVERVIEW

The city received a grant from the Washington State Department of Ecology to retrofit the existing stormwater swales on Walla Walla Avenue. The work includes removal of the swales and installation of new catch basins, infiltration trenches, and infiltration galleries. The project also includes installation of a new hydro-dynamic separator in the PUD's Linden Tree Area parking lot that will provide pretreatment of stormwater diverted to the Linden Tree pond.

In addition to the stormwater improvements, the project will grind and overlay Walla Walla Avenue and include extensive pavement repair.

The project was advertised on June 16, 2022 and the city received three bids on July 7, 2022. Pipkin Construction is the apparent low bidder at a bid price of \$2,030,636.00. The city is in the process of reviewing the bid documents and will present the lowest responsive bidder at the City Council meeting on July 14th.

IV. FISCAL IMPACT

The apparent low bid is 8.2% over the engineer's estimate of \$1,876,726.00. The bidding climate has changed significantly since the project budget was adopted in November 2021, thus a budget amendment is necessary.

As noted previously, the project consists of both stormwater improvements and pavement preservation. The stormwater work accounts for approximately \$1,326,200 of the project total while the remaining \$930,000 is attributable to pavement. The Department of Ecology

grant is for \$749,100. The remainder will need to be funded via a combination of the city's overlay fund (111) and storm drain utility (410).

The attached project budget will be presented to the Finance Committee on July 14th.

V. PROPOSED PROJECT SCHEDULE

The construction contract includes 50 working days. If awarded, construction is expected to begin this summer and be completed in the fall.

VI. REFERENCE(S)

1. Bid Tabulation
2. Capital Project Budget Amendment

VII. ADMINISTRATIVE ROUTING

Tammy Stanger, City Clerk
Laura Gloria, Executive Services Director
Brad Posenjak, Finance Director
Rob Jammerman, Public Works Director
Jessica Shaw, Deputy Public Works Director – Utilities
Gary Owen, City Engineer
Anna Carr, Administrative Assistant



City of Wenatchee
Bid Tabulation
Walla Walla Avenue Stormwater Retrofit and Paving Project, No. 2008

BASE BID

Item No.	Description	Quantity	Unit	Engineer's Estimate		Pipkin Construction		Selland Construction		Hurst Construction	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Minor Change	1	EST	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
2	ADA Features Surveying	1	LS	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 1,000.00	\$ 1,000.00	\$ 2,900.00	\$ 2,900.00
3	Roadway Surveying	1	LS	\$ 28,600.00	\$ 28,600.00	\$ 20,000.00	\$ 20,000.00	\$ 10,000.00	\$ 10,000.00	\$ 16,000.00	\$ 16,000.00
4	Record Drawings (Minimum Bid \$1,000.00)	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
5	SPCC Plan	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 1,000.00	\$ 1,000.00	\$ 500.00	\$ 500.00	\$ 250.00	\$ 250.00
6	Mobilization	1	LS	\$ 145,600.00	\$ 145,600.00	\$ 135,000.00	\$ 135,000.00	\$ 200,000.00	\$ 200,000.00	\$ 115,000.00	\$ 115,000.00
7	Project Temporary Traffic Control	1	LS	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 260,000.00	\$ 260,000.00
8	Removal of Rock Swale, Incl. Haul	5,200	LF	\$ 5.00	\$ 26,000.00	\$ 9.00	\$ 46,800.00	\$ 11.00	\$ 57,200.00	\$ 6.00	\$ 31,200.00
9	Removal of Asphalt Concrete Pavement, Incl. Haul	2,050	SY	\$ 15.00	\$ 30,750.00	\$ 16.00	\$ 32,800.00	\$ 40.00	\$ 82,000.00	\$ 34.00	\$ 69,700.00
10	Removal of Concrete Curb & Gutter, Incl. Haul	1,950	LF	\$ 10.00	\$ 19,500.00	\$ 18.00	\$ 35,100.00	\$ 20.00	\$ 39,000.00	\$ 11.50	\$ 22,425.00
11	Removal of Concrete Sidewalk, Incl. Haul	490	SY	\$ 25.00	\$ 12,250.00	\$ 20.00	\$ 9,800.00	\$ 75.00	\$ 36,750.00	\$ 23.00	\$ 11,270.00
12	Saw Cutting	6,200	LF	\$ 5.00	\$ 31,000.00	\$ 3.00	\$ 18,600.00	\$ 5.00	\$ 31,000.00	\$ 2.75	\$ 17,050.00
13	Remove Catch Basin	4	EA	\$ 500.00	\$ 2,000.00	\$ 250.00	\$ 1,000.00	\$ 500.00	\$ 2,000.00	\$ 1,000.00	\$ 4,000.00
14	Utility Potholing	6	EA	\$ 500.00	\$ 3,000.00	\$ 700.00	\$ 4,200.00	\$ 250.00	\$ 1,500.00	\$ 1,125.00	\$ 6,750.00
15	Remove 18" Storm Pipe	10	LF	\$ 65.00	\$ 650.00	\$ 43.00	\$ 430.00	\$ 50.00	\$ 500.00	\$ 100.00	\$ 1,000.00
16	Controlled Density Fill	4	CY	\$ 250.00	\$ 1,000.00	\$ 250.00	\$ 1,000.00	\$ 200.00	\$ 800.00	\$ 440.00	\$ 1,760.00
17	Geotextile for Underground Drainage	3,400	SY	\$ 5.00	\$ 17,000.00	\$ 4.00	\$ 13,600.00	\$ 5.00	\$ 17,000.00	\$ 7.00	\$ 23,800.00
18	Crushed Surfacing Base Course	1,200	TON	\$ 35.00	\$ 42,000.00	\$ 30.00	\$ 36,000.00	\$ 55.00	\$ 66,000.00	\$ 61.00	\$ 73,200.00
19	Crushed Surfacing Top Course	300	TON	\$ 40.00	\$ 12,000.00	\$ 20.00	\$ 6,000.00	\$ 130.00	\$ 39,000.00	\$ 61.00	\$ 18,300.00
20	Permeable Ballast	250	CY	\$ 45.00	\$ 11,250.00	\$ 280.00	\$ 70,000.00	\$ 240.00	\$ 60,000.00	\$ 80.00	\$ 20,000.00
21	HMA Cl. 1/2 In. PG 64H-28	2,000	TON	\$ 150.00	\$ 300,000.00	\$ 130.00	\$ 260,000.00	\$ 140.00	\$ 280,000.00	\$ 150.00	\$ 300,000.00
22	HMA for Pavement Repair Cl. 1/2 In. PG 64H-28	260	TON	\$ 200.00	\$ 52,000.00	\$ 390.00	\$ 101,400.00	\$ 375.00	\$ 97,500.00	\$ 354.00	\$ 92,040.00
23	Asphalt Cost Price Adjustment	1	CALC	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00
24	Planing Bituminous Pavement	17,250	SY	\$ 5.00	\$ 86,250.00	\$ 3.00	\$ 51,750.00	\$ 2.75	\$ 47,437.50	\$ 2.70	\$ 46,575.00
25	8-Inch CPE Drain Pipe	350	LF	\$ 25.00	\$ 8,750.00	\$ 50.00	\$ 17,500.00	\$ 30.00	\$ 10,500.00	\$ 65.00	\$ 22,750.00
26	10-Inch CPE Drain Pipe	1,000	LF	\$ 40.00	\$ 40,000.00	\$ 50.00	\$ 50,000.00	\$ 32.00	\$ 32,000.00	\$ 70.00	\$ 70,000.00
27	12-Inch CPE Drain Pipe	615	LF	\$ 50.00	\$ 30,750.00	\$ 60.00	\$ 36,900.00	\$ 40.00	\$ 24,600.00	\$ 70.00	\$ 43,050.00
28	18-Inch CPE Drain Pipe	115	LF	\$ 65.00	\$ 7,475.00	\$ 100.00	\$ 11,500.00	\$ 80.00	\$ 9,200.00	\$ 159.00	\$ 18,285.00
29	Connection to Infiltration Trench	27	EA	\$ 700.00	\$ 18,900.00	\$ 600.00	\$ 16,200.00	\$ 1,000.00	\$ 27,000.00	\$ 945.00	\$ 25,515.00
30	Connection to Infiltration Gallery	11	EA	\$ 1,000.00	\$ 11,000.00	\$ 1,500.00	\$ 16,500.00	\$ 2,000.00	\$ 22,000.00	\$ 945.00	\$ 10,395.00
31	Sand Filter	175	CY	\$ 40.00	\$ 7,000.00	\$ 60.00	\$ 10,500.00	\$ 125.00	\$ 21,875.00	\$ 125.00	\$ 21,875.00
32	Gravel Backfill for Drains	220	CY	\$ 60.00	\$ 13,200.00	\$ 70.00	\$ 15,400.00	\$ 100.00	\$ 22,000.00	\$ 75.00	\$ 16,500.00
33	8-Inch CPE Storm Pipe	3	LF	\$ 40.00	\$ 120.00	\$ 300.00	\$ 900.00	\$ 250.00	\$ 750.00	\$ 60.00	\$ 180.00
34	18-Inch CPE Storm Pipe	2	LF	\$ 100.00	\$ 200.00	\$ 600.00	\$ 1,200.00	\$ 1,500.00	\$ 3,000.00	\$ 155.00	\$ 310.00
35	Catch Basin, Type 1	27	EA	\$ 2,500.00	\$ 67,500.00	\$ 825.00	\$ 22,275.00	\$ 2,750.00	\$ 74,250.00	\$ 2,300.00	\$ 62,100.00
36	Curb Inlet, Type A	25	EA	\$ 3,000.00	\$ 75,000.00	\$ 1,500.00	\$ 37,500.00	\$ 4,000.00	\$ 100,000.00	\$ 2,200.00	\$ 55,000.00
37	Curb Inlet, Type B	10	EA	\$ 5,000.00	\$ 50,000.00	\$ 2,500.00	\$ 25,000.00	\$ 6,000.00	\$ 60,000.00	\$ 3,400.00	\$ 34,000.00
38	Curb Inlet, Type C	5	EA	\$ 3,000.00	\$ 15,000.00	\$ 2,000.00	\$ 10,000.00	\$ 5,000.00	\$ 25,000.00	\$ 2,500.00	\$ 12,500.00
39	Hydro-Dynamic Separator	1	EA	\$ 65,000.00	\$ 65,000.00	\$ 85,000.00	\$ 85,000.00	\$ 67,500.00	\$ 67,500.00	\$ 75,000.00	\$ 75,000.00
40	Adjust Catch Basin	24	EA	\$ 650.00	\$ 15,600.00	\$ 400.00	\$ 9,600.00	\$ 750.00	\$ 18,000.00	\$ 650.00	\$ 15,600.00
41	Adjust Manhole	21	EA	\$ 650.00	\$ 13,650.00	\$ 800.00	\$ 16,800.00	\$ 750.00	\$ 15,750.00	\$ 1,800.00	\$ 37,800.00
42	Solid Cover and Frame	12	EA	\$ 500.00	\$ 6,000.00	\$ 400.00	\$ 4,800.00	\$ 500.00	\$ 6,000.00	\$ 1,500.00	\$ 18,000.00
43	Manhole Ring and Cover	1	EA	\$ 750.00	\$ 750.00	\$ 400.00	\$ 400.00	\$ 500.00	\$ 500.00	\$ 1,500.00	\$ 1,500.00

Item No.	Description	Quantity	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
44	Connection to Existing Structure	2	EA	\$ 700.00	\$ 1,400.00	\$ 500.00	\$ 1,000.00	\$ 600.00	\$ 1,200.00	\$ 1,500.00	\$ 3,000.00
45	Clean Existing Drainage Structure	2	EA	\$ 2,000.00	\$ 4,000.00	\$ 300.00	\$ 600.00	\$ 500.00	\$ 1,000.00	\$ 1,000.00	\$ 2,000.00
46	Trench Safety System	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 1.00	\$ 1.00	\$ 1,500.00	\$ 1,500.00
47	Adjust Valve Box	39	EA	\$ 500.00	\$ 19,500.00	\$ 800.00	\$ 31,200.00	\$ 500.00	\$ 19,500.00	\$ 1,250.00	\$ 48,750.00
48	Relocate Gate Valve	1	EA	\$ 2,000.00	\$ 2,000.00	\$ 3,000.00	\$ 3,000.00	\$ 2,000.00	\$ 2,000.00	\$ 3,000.00	\$ 3,000.00
49	Adjust Water Meter Box	1	EA	\$ 750.00	\$ 750.00	\$ 500.00	\$ 500.00	\$ 400.00	\$ 400.00	\$ 700.00	\$ 700.00
50	Adjust Vault Lid	1	EA	\$ 1,000.00	\$ 1,000.00	\$ 1,500.00	\$ 1,500.00	\$ 400.00	\$ 400.00	\$ 700.00	\$ 700.00
51	Inlet Protection	40	EA	\$ 125.00	\$ 5,000.00	\$ 50.00	\$ 2,000.00	\$ 50.00	\$ 2,000.00	\$ 100.00	\$ 4,000.00
52	Erosion Control and Water Pollution Prevention	1	LS	\$ 22,000.00	\$ 22,000.00	\$ 6,500.00	\$ 6,500.00	\$ 1,500.00	\$ 1,500.00	\$ 3,775.00	\$ 3,775.00
53	Landscape Restoration	1	EST	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
54	Cement Conc. Traffic Curb & Gutter	1,950	LF	\$ 60.00	\$ 117,000.00	\$ 125.00	\$ 243,750.00	\$ 95.00	\$ 185,250.00	\$ 104.00	\$ 202,800.00
55	Cement Conc. Pedestrian Curb	50	LF	\$ 70.00	\$ 3,500.00	\$ 33.00	\$ 1,650.00	\$ 50.00	\$ 2,500.00	\$ 34.00	\$ 1,700.00
56	Cement Conc. Driveway Entrance Type 2	20	SY	\$ 200.00	\$ 4,000.00	\$ 167.00	\$ 3,340.00	\$ 175.00	\$ 3,500.00	\$ 140.00	\$ 2,800.00
57	Monument Case and Cover	3	EA	\$ 500.00	\$ 1,500.00	\$ 800.00	\$ 2,400.00	\$ 900.00	\$ 2,700.00	\$ 900.00	\$ 2,700.00
58	Cement Conc. Sidewalk	410	SY	\$ 70.00	\$ 28,700.00	\$ 120.00	\$ 49,200.00	\$ 100.00	\$ 41,000.00	\$ 120.00	\$ 49,200.00
59	Cement Conc. Curb Ramp Type Perpendicular	8	EA	\$ 4,000.00	\$ 32,000.00	\$ 3,000.00	\$ 24,000.00	\$ 3,750.00	\$ 30,000.00	\$ 3,300.00	\$ 26,400.00
60	Cement Conc. Curb Ramp Type Parallel	3	EA	\$ 4,000.00	\$ 12,000.00	\$ 3,700.00	\$ 11,100.00	\$ 4,250.00	\$ 12,750.00	\$ 4,000.00	\$ 12,000.00
61	Adjust Junction Box	10	EA	\$ 750.00	\$ 7,500.00	\$ 500.00	\$ 5,000.00	\$ 500.00	\$ 5,000.00	\$ 400.00	\$ 4,000.00
62	Permanent Signing	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 5,000.00	\$ 5,000.00	\$ 750.00	\$ 750.00	\$ 3,000.00	\$ 3,000.00
63	Plastic Line	14,800	LS	\$ 3.00	\$ 44,400.00	\$ 5.00	\$ 74,000.00	\$ 5.00	\$ 74,000.00	\$ 5.00	\$ 74,000.00
64	Plastic Wide Line	900	LF	\$ 3.00	\$ 2,700.00	\$ 8.00	\$ 7,200.00	\$ 8.00	\$ 7,200.00	\$ 8.40	\$ 7,560.00
65	Plastic Stop Line	180	LF	\$ 18.00	\$ 3,240.00	\$ 33.00	\$ 5,940.00	\$ 35.00	\$ 6,300.00	\$ 33.50	\$ 6,030.00
66	Plastic Crosswalk Line	670	SF	\$ 12.00	\$ 8,040.00	\$ 22.00	\$ 14,740.00	\$ 25.00	\$ 16,750.00	\$ 23.00	\$ 15,410.00
67	Plastic Traffic Arrow	26	EA	\$ 250.00	\$ 6,500.00	\$ 300.00	\$ 7,800.00	\$ 300.00	\$ 7,800.00	\$ 308.00	\$ 8,008.00
68	Painted Access Parking Space Symbol	1	EA	\$ 250.00	\$ 250.00	\$ 110.00	\$ 110.00	\$ 105.00	\$ 105.00	\$ 112.00	\$ 112.00
69	Temporary Pavement Markings	1	LS	\$ 4,500.00	\$ 4,500.00	\$ 2,500.00	\$ 2,500.00	\$ 1,000.00	\$ 1,000.00	\$ 3,100.00	\$ 3,100.00
				\$ 1,731,726.00		\$ 1,860,986.00		\$ 2,149,719.50		\$ 2,200,826.00	

ALTERNATIVE A1

Item No.	Description	Quantity	Unit	Engineer's Estimate		Pipkin Construction		Selland Construction		Hurst Construction	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
A1-1	Permeable Pavers	1,450	SY	\$ 100.00	\$ 145,000.00	\$ 117.00	\$ 169,650.00	\$ 135.00	\$ 195,750.00	\$ 248.00	\$ 359,600.00
				\$ 145,000.00		\$ 169,650.00		\$ 195,750.00		\$ 359,600.00	

ALTERNATIVE A2

Item No.	Description	Quantity	Unit	Engineer's Estimate		Pipkin Construction		Selland Construction		Hurst Construction	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
A2-1	Pervious Concrete Pavement - Sidewalk	1,450	SY	\$ 145.00	\$ 210,250.00	\$ 330.00	\$ 478,500.00				
				\$ 210,250.00		\$ 478,500.00		NO BID		NO BID	

TOTAL BID: \$1,876,726.00 \$2,030,636.00 \$2,345,469.50 \$2,560,426.00

TOTAL BID = Base Bid + (Lesser of Alternative A1 and Alternative A2)



Capital Project Budget

Date: July 7, 2022

Project Number: 2008

Project Name: Walla Walla Stormwater Retrofit

Dept/Category: Public Works - Stormwater Project

Project Description:

This project will improve water quality in the Columbia River through installation of BMPs including curb cuts, catch basins with sumps, infiltration trenches, and hydrodynamic separators along Walla Walla Ave.

Project Lead:	Zach Horton	Start Year:	2019
Assigned Department:	Public Works	End Year:	2022
Original Project Budget:	\$1,552,900	Total City Funding:	\$1,507,100
Budget Amendment:	\$703,300	Other Funding:	\$749,100

Project Notes:

The "Original Budget" is based on the adopted 2022 City Budget. In addition to the stormwater retrofit, this project will overlay Walla Walla Avenue and Ninth Street between Walla Walla and Piere. The amended budget proposes to supplement the project with additional city stormwater and overlay funding.

Project Expenditures by Category	Original Budget	Amended Budget	Prior Years Spent	ESTIMATES			Project Total
				2022	2023	2024+	
Design Engineering	55,000	13,800	15,800	53,000			68,800
Right of Way Acquisition							
Construction Contract	1,361,500	669,500		2,031,000			2,031,000
Construction Engineering	130,000	(30,000)		100,000			100,000
Supplies - Signal Detection Equipment		43,400		43,400			43,400
Art Fund	6,400	6,600		13,000			13,000
Total Project Expenditures	1,552,900	703,300	15,800	2,240,400			2,256,200

Project Revenues by Category		Original Budget	Amended Budget	Prior Years	ESTIMATES			Project Total
					2022	2023	2024+	
Fund:	410 - Storm Drain Utility	303,800	273,300	4,000	573,100			577,100
Fund:	111 - Street Overlay	500,000	430,000		930,000			930,000
Fund:								
Fund:								
Fund:								
GRANTS:								
	Department of Ecology	749,100		11,800	737,300			749,100
Total Project Revenues		1,552,900	703,300	15,800	2,240,400			2,256,200

Approved by City Council: _____
Date