



**WENATCHEE CITY COUNCIL**  
**Thursday, January 12, 2023**  
Wenatchee City Hall Council Chambers  
301 Yakima Street, 2<sup>nd</sup> 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."*

**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 check #205717 in the amount of \$28,949.26 for December 2, 2022

Payroll distribution in the amount of \$90,463.57 for December 5, 2022

Payroll distribution in the amount of \$7,174.87 for December 5, 2022

Claim checks #205718 through #205785 in the amount of \$628,758.99 for December 8, 2022

Claim checks #205786 through #205887 in the amount of \$719,201.82 for December 15, 2022

Payroll distribution in the amount of \$433,140.00 for December 20, 2022

Claim checks #205888 through #205969 in the amount of \$1,470,198.23 for December 22, 2022

Wires #1575 through #1577 in the amount of \$59,227.33 for December 27, 2022

Claim checks #205984 through #206065 in the amount of \$2,472,994.13 for December 29, 2022

Claim checks #206066 to #206067 in the amount of \$26,921.47 for December 29, 2022

Benefits/deductions in the amount of \$1,212,041.60 for December 30, 2022

Payroll distribution in the amount of \$624,036.65 for December 30, 2022

Payroll distribution in the amount of \$11,492.46 for December 30, 2022

Claim checks #206081 through #206090 in the amount of \$117,348.12 for January 3, 2023

Payroll distribution in the amount of \$54,146.06 for January 5, 2023

Claim checks #206091 through #206132 in the amount of \$445,954.70 for January 5, 2023

#### 4. Public Hearing Items

The Mayor will call the Public Hearing to order and state the ground rules, the purpose of the hearing, the action that the hearing body may take on the matter, will address the appearance of fairness doctrine, and will state the manner in which the hearing will proceed. Staff will first give a report, followed by testimony of experts and/or the applicant, followed then by public testimony. All speakers must speak into the microphone and clearly state their names and addresses. All comments should be addressed to the hearing body, should be relevant to the application, and should not be of a personal nature. Public testimony may be limited to three minutes, unless further time is granted by the Mayor. If there are a large number of speakers, a representative may be appointed to speak on behalf of the group.

**A. Confluence Parkway Project Environmental Assessment and Draft Individual Section 4(f) Evaluation**

Presented by Executive Services Director Laura Gloria

**Action Requested:** *Request for the City Council to conduct a Public Hearing to collect public comments regarding the Confluence Parkway Project Environmental Assessment and Draft Individual Section 4(f) Evaluation.*

**B. 2021 Community Development Block Grant Consolidated Annual Performance and Evaluation Report**

Presented by Planning Manager Stephen Neuenschwander

**Action Requested:** *Motion for City Council to accept the 2021 Community Development Block Grant Consolidated Annual Performance and Evaluation Report.*

#### 5. Action Items

**C. Resolution No. 2023-03, appointing a member to the Wenatchee Arts, Recreation and Parks Commission (Megan Kassebaum)**

Presented by Parks, Recreation & Cultural Services Director David Erickson

**Action Requested:** *Motion for City Council to approve Resolution No. 2023-03, appointing Megan Kassebaum to the Arts, Recreation and Parks Commission.*

**D. City Project No. 2315 Red Apple Road (Vista to Miller) - Budget Approval and Grant Authorization**

Presented by Project Engineer Ryan Harmon

**Action Requested:** *Motion for City Council to approve the project budget and authorize the Mayor to sign the Transportation Improvement Board grant agreement forms.*

**E. City Project 1916 Methow Street Improvements Project – Authorization to Award Construction Contract**

Presented by Project Engineer Zachary Horton

**Action Requested:** *Motion for City Council to award the construction contract for the Methow Street Improvements Project, City Project No. 1916, to the lowest responsive bidder and authorize the Mayor to sign the contract documents.*

- F. Historic Preservation Board Member Reappointments (Bob Culp/Jon Campbell)  
Presented by Community Development Director Glen DeVries  
**Action Requested:** *Motion for City Council to pass Resolution No. 2023-02, designating the reappointment of Bob Culp and Jon Campbell to the Historic Preservation Board to serve another three-year term ending December 31, 2025.*
- G. Planning Commission Member Reappointment (Susan Albert)  
Presented by Community Development Director Glen DeVries and Planning Manager Stephen Neuenschwander  
**Action Requested:** *Motion for City Council to pass Resolution No. 2023-01, designating the reappointment of Susan Albert to the Planning Commission to serve another four-year term ending December 31, 2026.*
- H. Purchase and Sale Agreement (3420 US Highway 97A, Wenatchee)  
Presented by City Attorney Emeritus Steve Smith  
**Action Requested:** *Motion for City Council to authorize the Mayor Pro Tempore to negotiate and sign a Purchase and Sale Agreement between the City of Wenatchee and Jimmy and Paula Properties, LLC, for the City to purchase the property located at 3420 US Highway 97A, Wenatchee, WA for the sum of \$1,200,000.*
- I. The River Academy Annexation – Ordinance 2023-01  
Presented by Senior Planner Matt Parsons  
**Action Requested:** *Motion for City Council to adopt Ordinance No. 2023-01, providing for the annexation of an unincorporated area containing one parcel located on the east side of South Miller Street between Crawford Avenue and Gehr Street, also known as The River Academy Annexation, subject to the provisions of Ordinance No. 2007-34 and all subsequent amendments thereto.*
- J. City Project 0623/1615/1919 – McKittrick Street (North Wenatchee Avenue to BNSF)  
Authorization to Award Construction Contract in the amount of \$6,377,955.25  
Budget Amendment for 0623/1615/1919  
Presented by Project Engineer Jake Lewing  
**Action Requested:** *Motion for City Council to amend the project budgets for Projects 0623/1615/1919 and award the contract for the construction of the McKittrick Street (North Wenatchee Ave to BNSF), Project 0623/1615/1919, to J&K Earthworks, in the amount of \$6,377,955.25 and authorize the Mayor to sign the construction contract documents.*

## 6. Reports

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

## **7. Announcements**

## **8. Close of Meeting**

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).



**WENATCHEE CITY COUNCIL**  
**Thursday, December 8, 2022**  
Wenatchee City Hall Council Chambers  
301 Yakima Street  
Wenatchee, WA 98801  
**MINUTES**

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

**Present:** Mayor Frank Kuntz; Councilmember Position 1 Jose Cuevas; Councilmember Top Rojanasthien; Councilmember Position 4 Travis Hornby; Councilmember Position 5 Mark Kulaas; Councilmember At-Large "A" Linda Herald; Councilmember At-Large "B" Keith Huffaker

**Staff Present:** Executive Services Director Laura Gloria; City Attorney Steve Smith; Assistant City Attorney Danielle Marchant; City Clerk Tammy Stanger; IS Support Tim McCord; IS Support Zach Steele; Police Chief Steve Crown; Operations Manager Aaron Kelly; Parks, Recreation & Cultural Services Director David Erickson; Public Works Director Rob Jammerman; Finance Director Brad Posenjak; Planning Manager Stephen Neuschwander; Senior Planner Matt Parsons; Human Resources Director Kari Page

**5:15 p.m. Regular Meeting**

**1. Call to Order, Pledge of Allegiance, and Roll Call.** Mayor Frank J. Kuntz called the special meeting to order at 5:15 p.m. The excused absence of Councilmember Mike Poirier was noted for the record.

**2. Citizen Requests/Comments.** None

**3. Consent Items**

- *Motion to approve agenda, vouchers and minutes from previous meetings.*  
Vouchers:  
Benefits/deductions in the amount of \$1,007,433.21 for November 30, 2022  
Payroll distribution in the amount of \$568,734.06 for December 5, 2022  
LEOFF Medical Claims in the amount of \$22,648.27 for November 30, 2022  
Claim checks #205638 through #205716 in the amount of \$2,496,199.61 for December 1, 2022
- *Motion to approve Resolution No. 2022-33, designating voting representatives on behalf of the City to various community boards, councils and organizations.*
- *Motion to approve Resolution No. 2022-34, appointing Jose Cuevas as Mayor Pro Tempore for 2023.*

Motion by Councilmember Mark Kulaas to approve agenda, vouchers and minutes from previous meetings, to approve Resolution No. 2022-33, designating voting representatives on behalf of the City to various community boards, councils and organizations, and to approve Resolution No. 2022-34, appointing Jose Cuevas as Mayor Pro Tempore for 2023. Councilmember Travis Hornby seconded the motion. Motion carried (6-0).

#### 4. Action Items

##### A. 2023 Management/Administrative Group Classifications and Compensation

Director of Human Resources Kari Page presented the staff report.

Motion by Councilmember Travis Hornby for City Council to approve Ordinance No. 2022-37, establishing positions for regular status employment within the City of Wenatchee Management/Administrative Group, fixing compensation to be paid for the calendar year 2023, and repealing Ordinance No. 2021-32. Councilmember Jose Cuevas seconded the motion. Motion carried (6-0).

##### B. Temporary Employee Hiring, Positions and Wages

Director of Human Resources Kari Page presented the staff report.

Motion by Councilmember Keith Huffaker for City Council to approve Ordinance No. 2022-38, establishing pay ranges for temporary employees for the calendar year 2023, and repealing Ordinance No. 2021-33. Councilmember Top Rojanasthien seconded the motion. Motion carried (6-0).

##### C. Jacoby Annexation

Senior Planner Matt Parsons presented the staff report. Council asked questions.

Motion by Councilmember Linda Herald for City Council to adopt Ordinance No. 2022-32, providing for the annexation of an unincorporated area containing one parcel located south of Maple Street between Pershing Street and Princeton Avenue also known as the Jacoby Annexation, subject to the provisions of Ordinance No. 2007-34, and all subsequent amendments thereto. Councilmember Top Rojanasthien seconded the motion. Motion carried (6-0).

##### D. Agreement with Pallet PBC

Planning Manager Stephen Neuenschwander presented the staff report. Council asked questions. Scott Johnson, Executive Director of the Wenatchee Rescue Mission, was also present and addressed the Council and answered questions.

Motion by Councilmember Linda Herald for City Council to enter into a contract with Pallet PBC for the purchase of 45 Pallet Shelters. The shelters would each be 64 square feet in area and include insulation, heating and cooling, and sleeping bunks at a total cost of \$643,460.46. Councilmember Jose Cuevas seconded the motion. Motion carried (6-0).

**E. Compost Procurement Requirements**

City Attorney Steve Smith presented the staff report.

Motion by Councilmember Mark Kulaas for City Council to approve Ordinance No. 2022-36 adopting compost procurement requirements. Councilmember Travis Hornby seconded the motion. Motion carried (6-0).

**F. Confluence Parkway, Project #2201 – Authorization to Negotiate and Execute Agreement**

Senior Project Engineer Jake Lewing presented the staff report.

Motion by Councilmember Travis Hornby for City Council to authorize the Mayor to negotiate with Jacobs for Owner Advisor Services for Confluence Parkway (Project No. 2201), and further authorize the Mayor to sign a contract on behalf of the City. Councilmember Top Rojanasthien seconded the motion. Motion carried (6-0).

**G. Department of Enterprise Services Letter of Intent to Lease**

Operations Manager Aaron Kelly presented the staff report. Council asked questions.

Motion by Councilmember Keith Huffaker for City Council to approve the Letter of Intent from the Department of Enterprise Services to lease a portion of the third floor of City Hall and authorize the Mayor to sign and negotiate the agreement. Councilmember Mark Kulaas seconded the motion. Motion carried (6-0).

**5. Public Hearing Items**

The Mayor explained the public hearing process.

**H. Interim Zoning Ordinance**

Planning Manager Stephen Neuenschwander presented the staff report. The purpose of the public hearing is to take public testimony on Ordinance 2022-26. The Mayor asked for public comment. There was no one who wished to comment.

**I. Proposed Amendments to Title 10 and Title 11 of the Wenatchee City Code, the City of Wenatchee Residential Design Guidelines, the City of Wenatchee Capital Facilities Plan, the Wenatchee Urban Area Comprehensive Plan, and the Official Zoning Map.**

Senior Planner Matt Parsons presented a Power Point presentation and staff report. Council asked questions. The Mayor asked for public comment. There was no one who wished to comment.

*Motion for City Council to Conduct a Public Hearing on all of the requested actions listed below:*

*Motion by Councilmember Keith Huffaker for the City Council to adopt Ordinance 2022-33, amending Wenatchee City Code Title 10 Zoning. Councilmember Travis Hornby seconded the motion. Motion carried (6-0).*

*Motion by Councilmember Top Rojanasthien for the City Council to adopt Ordinance 2022-34, amending Wenatchee City Code Chapter 11.20 Subdivision Design Standards. Councilmember Travis Hornby seconded the motion. Motion carried (6-0).*

*Motion by Councilmember Travis Hornby for the City Council to adopt Ordinance 2022-35, amending the official zoning map of the City of Wenatchee. Councilmember Jose Cuevas seconded the motion. Motion carried (6-0).*

*Motion by Councilmember Mark Kulaas for the City Council to pass Resolution 2022-30, amending and restating the City of Wenatchee Capital Facilities Plan. Councilmember Travis Hornby seconded the motion. Motion carried (6-0).*

*Motion by Councilmember Jose Cuevas for the City Council to pass Resolution 2022-31, amending the Wenatchee Urban Area Comprehensive Plan. Councilmember Linda Herald seconded the motion. Motion carried (6-0).*

*Motion by Councilmember Linda Herald or the City Council to pass Resolution 2022-32, amending the City of Wenatchee Residential Design Guidelines. Councilmember Keith Huffaker seconded the motion. Motion carried (6-0).*

## **6. Reports**

### **a. Mayor's Report.**

1. The Mayor announced that the City has received a TIB grant for the Red Apple Road project. He asked Public Works Director Rob Jammerman to provide the details to the Council. Also, Public Works Director Rob Jammerman will be serving on the state's Public Works Board for a 1 ½ year term. A great representation for the City of Wenatchee!
2. The Mayor then took a moment to recognize City Attorney Steve Smith and presented a plaque to him. City Attorney Steve Smith has been serving for 19 years as City Attorney and tonight was his last meeting as City Attorney. Steve said a few

words about his time as City Attorney and the great work that has been accomplished over those 19 years. His law partner, Danielle Marchant, will take over as City Attorney beginning January 1, 2023.

b. Reports/New Business of Council Committees. None

**7. Announcements.** None

**8. Close of Meeting.** With no further business, the meeting ended at 6:30 p.m.

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Frank J. Kuntz, Mayor

Attest:

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Tammy L. Stanger, City Clerk



## CITY COUNCIL AGENDA REPORT

**TO:** Frank Kuntz, Mayor  
City Council

**FROM:** Laura Gloria, Executive Services Director  
Mayor's Office

**MEETING DATE:** January 12, 2023

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**I. SUBJECT**

Public Hearing regarding Confluence Parkway Project Environmental Assessment and Draft Individual Section 4(f) Evaluation

**II. ACTION REQUESTED**

Motion requested for the City Council to conduct a Public Hearing to collect public comment regarding the Confluence Parkway Project Environmental Assessment and Draft Individual Section 4(f) Evaluation.

**III. OVERVIEW**

The City of Wenatchee is the project sponsor and co-lead agency for the purposes of the National Environmental Policy Act (NEPA) for the Confluence Parkway project. The Federal Highway Administration (FHWA) is the lead agency and Washington State Department of Transportation Local Programs serves as a co-lead agency. The City is responsible for leading public and local stakeholder outreach efforts.

On December 13<sup>th</sup>, 2022, the City released the Confluence Parkway Project Environmental Assessment and Draft Individual Section 4(f) Evaluation reports (Reports) for public comment and review through January 31<sup>st</sup>, 2023. On the same day, the City held an open house to provide the public information on the comment period, project status, and information on where to find the reports.

On December 15<sup>th</sup>, 2022 a notice was published in the Wenatchee World advertising the publishing of the reports, providing information on how to access the reports, and advertising the date and time of the January 12<sup>th</sup>, 2023 City Council Hearing.

The Public Hearing is the venue for the public to provide their comments on the Reports for the official project record. The public testimony will be recorded by a court transcriber and the comments along with the City's proposed responses to the comments will be delivered to FHWA for final review.

Additionally, the Chelan Public Utilities District #1 will also review the public comments in consideration of its final determination on the Draft Individual Section 4(f) Evaluation.

**IV. FISCAL IMPACT**

Not applicable.

**VI. REFERENCE(S)**

1. Confluence Parkway Project Environmental Assessment
2. Draft Individual Section 4(f) Evaluation

**VII. ADMINISTRATIVE ROUTING**

Rob Jammerman, Public Works Director

Tammy Stanger, City Clerk

Brad Posenjak, Finance Director

## CITY COUNCIL AGENDA REPORT

**TO:** Frank Kuntz, Mayor  
City Council

**FROM:** Stephen Neuenschwander, Planning Manager

**MEETING DATE:** January 12, 2023

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**I. SUBJECT**

Public Hearing for the 2021 Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER).

**II. ACTION REQUESTED**

Accept the 2021 CDBG CAPER

**III. OVERVIEW**

The CAPER is a review of progress made during the respective program year towards achieving the goals outlined in the City's Consolidated Plan and the activities funded in the 2021 Annual Action Plan.

Wenatchee Citizen Participation Plan requires a minimum of two public hearings during the CDBG program year to establish funding priorities and review funding allocations. This public hearing supports one of the public hearings in this requirement and the public was informed via a public notice in the Wenatchee World published on December 24, 2022 and posted to the City of Wenatchee's website.

Projects identified in the 2021 Annual Action Plan and funded in the fiscal year included the Literacy Council, Lincoln Park Improvements, and code enforcement efforts.

**IV. FISCAL IMPACT**

There are no budget impacts.

**V. PROPOSED PROJECT SCHEDULE**

January 12, 2023: City Council Public Hearing  
January 13, 2023: Transmit final CAPER to HUD via IDIS

**VI. REFERENCE(S)**

Draft 2021 CDBG CAPER

**VII. ADMINISTRATIVE ROUTING**

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

## CR-05 - Goals and Outcomes

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Wenatchee has been designated as a Community Development Block Grant (CDBG) entitlement community since 2006 under Title 1 of the Housing & Community Development Act of 1974. As a result, the City is eligible to receive CDBG funds annually from the U.S. Department of Housing & Urban Development (HUD). As of the 2018 year, the City's CDBG program year is October 1 through September 30, annually.

The *2021 Consolidated Annual Performance and Evaluation Report (CAPER)* describes the progress made by the City in achieving the goals outlined in the *City's 2020-2024 Housing & Community Development Consolidated Plan* and in the *City's 2021 CDBG Annual Action Plan*.

The *City's 2020-2024 Housing & Community Development Consolidated Plan* established the following goals as the core of its strategic plan:

- Expand Development of Housing & Public Amenities
- Enhance Economic Development
- Support Public Services

During 2014, the target areas were modified based on direction from HUD and new census data. The 2013-2019 Consolidated Plan was amended reflecting the new target area that is now identified as the South-Central Wenatchee Core. Geographical priorities identified in the Consolidated Plan were also factored into the identification of 2019 projects.

This targeted area has a greater concentration of low-income residents, exhibits greater deterioration of properties, and has a higher need for infrastructure improvements. The objectives & activities outlined above will benefit the entire city but are primarily focused on the specific neighborhood.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Enhance Economic Development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	100	0	0.00%			
Expand Development of Housing & Public Amenities	Affordable Housing Non-Housing Community Development	CDBG: \$ / Consolidated Homeless Grant: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	5000	100.00%	1000	1000	100.00%
Expand Development of Housing & Public Amenities	Affordable Housing Non-Housing Community Development	CDBG: \$ / Consolidated Homeless Grant: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	100	100	100.00%			
Expand Development of Housing & Public Amenities	Affordable Housing Non-Housing Community Development	CDBG: \$ / Consolidated Homeless Grant: \$	Rental units constructed	Household Housing Unit	10	0	0.00%			

Expand Development of Housing & Public Amenities	Affordable Housing Non-Housing Community Development	CDBG: \$ / Consolidated Homeless Grant: \$	Businesses assisted	Businesses Assisted	0	0		10	0	0.00%
Stabilization of Businesses and Homes	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	200	200	100.00%			
Stabilization of Businesses and Homes	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	40	40	100.00%			
Stabilization of Businesses and Homes	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	20	0	0.00%			

Support Public Services	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	1000	100.00%	200	0	0.00%
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**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

**Goal #1 – Expand Development of Housing and Public Amenities**

Objectives Include

- Code Enforcement: The City continued to provide support for code enforcement officers to work in the South-Central Wenatchee Core identified as the target area for CDBG projects. The fall of 2014 was the kickoff for a voluntary compliance-based code enforcement program and has continued through 2019 to provide assistance to residents in violation of City Code the opportunity to comply on a

voluntary basis.

### **Goal #2 – Enhance Economic Development**

Objectives include:

- Stabilization support for microenterprises

### **Goal #3 – Support Public Services**

Objectives Include:

- Literacy Council provided literacy/English tutoring services primarily to low-moderate income individuals in Wenatchee. In the 2021 program year, the Literacy Council served 122 individuals with in-person, online or future options for increasing literacy with English as a second language.
- Support for households to voluntarily comply with city code: City staff assisted residents in low to moderate income neighborhoods with code compliance assistance.
- Project and management support for a sleep center/low-barrier shelter: This project is funded through CDBG-CV funds and is ongoing.

**CR-10 - Racial and Ethnic composition of families assisted**

**Describe the families assisted (including the racial and ethnic status of families assisted).**

**91.520(a)**

	<b>CDBG</b>
White	112
Black or African American	0
Asian	8
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>120</b>
Hispanic	107
Not Hispanic	15

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

**Narrative**

2020 activities served low- moderate-income residents with diverse racial and ethnic backgrounds. Public service sub-recipients collected participant demographic information including client self-identification of race and ethnicity. Approximately 88% of the public service recipients self-identified their ethnicity as Hispanic. Approximately 92% self-identified their race as white; 7% Asian; 1% as multi-racial.

**CR-15 - Resources and Investments 91.520(a)**

**Identify the resources made available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	782,690	227,153

**Table 3 - Resources Made Available**

**Narrative**

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Wenatchee	100	100	City-wide emphasis

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

Under the new 2020-2024 Consolidated Plan, the City elected to not use a target area and instead look at projects from an area and individual benefit basis. This allows the goals to be applied through a city-wide lens while still prioritizing the low- and moderate-income households throughout the Wenatchee community.

## **Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The City of Wenatchee has been able to leverage funding and resources related to providing public service support in the Literacy Council.

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	100	0
Number of Non-Homeless households to be provided affordable housing units	0	122
Number of Special-Needs households to be provided affordable housing units	35	0
<b>Total</b>	<b>135</b>	<b>122</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	45	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>45</b>	<b>0</b>

Table 6 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

1. Code Enforcement staff focused on the South Wenatchee area where at least XX% of the homes are characterized as being in a deteriorated condition. In the 2021 program year, XXX code violations were issued in the CDBG target area out of approximately XXX cases citywide or XX%. Of the CDBG cases, XXX resulted in voluntary compliance.
2. The Code Enforcement Referral/Debris Removal program provided assistance to homeowners in responding to code enforcement violations including free dump vouchers, free dumpster

rentals, and referrals to community service agencies. As a result of this type of assistance, the quality & safety of housing was improved in targeted low-income areas.

3. Public service activities included workforce education such as English/literacy tutoring. During the 2021 program year, 122 low- to moderate-income individuals received workforce education and training services through these programs, thereby helping participants obtain living-wage jobs.

**Discuss how these outcomes will impact future annual action plans.**

The City will continue to use CDBG funds to support activities such as code enforcement which improve the quality and safety of affordable housing.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	61	0
Low-income	18	0
Moderate-income	15	0
<b>Total</b>	<b>94</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

The City's public service activities require income information to determine participant eligibility. The Literacy Council provided English tutoring & training services. 50% of their participants were classified as at or below extremely low-income and approximately 15% were classified as very low to low-income. 11 (9%) participants were above the moderate income threshold. 17 (14%) participants did not report their income.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City of Wenatchee, until July 1, 2021, administered the Consolidated Homeless Grant, Chelan-Douglas County Homeless Funds, and Chelan County Low-Income Housing Funds on behalf of Chelan and Douglas counties. Consequently, the City does not designate specific CDBG funds to homeless projects. It has, however, aligned CDBG goals and activities with the goals, strategies, and activities of the *Chelan-Douglas Homeless Plan*, especially in regards to increasing access to education, economic opportunities, and affordable housing.

Starting July 1, 2021, the City stepped back from serving as administrator of the Chelan-Douglas Homeless Crisis Response system, and transitioned that role to Chelan County, including the administration of homeless funds.

In September 2021, the City of Wenatchee partnered with the City of East Wenatchee to serve as the lead administrative entity for homeless funds derived from local sales and use tax. These funds will be used to support services to help those experiencing homelessness rapidly secure safe, affordable, permanent housing.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City is utilizing CDBG-CV funds and local taxes dollars to fund and finance emergency shelters.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

- Promoted & funded a balanced mix of services (i.e. emergency, transitional, permanent supportive, preventative, rapid rehousing and outreach) to meet the diverse of needs of homeless individuals including children/teens; individuals with mental health and/or substance abuse issues; individuals exiting systems of care; individuals with disabilities; Veterans; the chronically homeless; & those at-risk for homelessness.
- Prioritized & funded rapid rehousing centered on providing homeless people with permanent

housing quickly and then providing progressive support services as needed.

- Prioritized a targeted prevention approach that focused on helping individuals at-risk of homelessness maintain housing through rental assistance.
- Worked with the Washington State Commerce Department to incorporate simple & effective data systems in order to better quantify services, evaluate effectiveness, and identify gaps/opportunities for improvement.
- Allocated resources for community needs and achievement of performance outcomes.
- Promoted collaboration among local social service providers by coordinating and participating in local Continuum of Care activities, including the Homeless Task Force Advisory Committee and the Chelan-Douglas Homeless Task Force.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

- Promoted & funded a balanced mix of services (i.e. emergency, transitional, permanent supportive, preventative, rapid rehousing and outreach) to meet the diverse of needs of homeless individuals including children/teens; individuals with mental health and/or substance abuse issues; individuals exiting systems of care; individuals with disabilities; Veterans; the chronically homeless; & those at-risk for homelessness.
- Prioritized & funded rapid rehousing centered on providing homeless people with permanent housing quickly and then providing progressive support services as needed.
- Prioritized a targeted prevention approach that focused on helping individuals at-risk of homelessness maintain housing through rental assistance.
- Worked with the Washington State Commerce Department to incorporate simple & effective data systems in order to better quantify services, evaluate effectiveness, and identify gaps/opportunities for improvement.
- Allocated resources for community needs and achievement of performance outcomes.
- Promoted collaboration among local social service providers by coordinating and participating in local Continuum of Care activities, including the Homeless Task Force Advisory Committee and the Chelan-Douglas Homeless Task Force.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The Housing Authority of Chelan County provides a range of services to address public housing needs including:

- Low-income housing for families, seniors, and individuals with disabilities
- Section 8 tenant-based housing vouchers
- Section 8 Family Self-Sufficiency program
- Agricultural & migrant housing

The City of Wenatchee has a long-standing and positive working relationship with the Housing Authority. While CDBG funds are inadequate to address their identified need for housing unit rehabilitation, the City will continue to seek opportunities to leverage resources aimed at the rehabilitation of existing public housing stock. Additionally, future CDBG funds allocated to infrastructure improvements (i.e. sidewalks, lighting) may be targeted to areas surrounding the Housing Authority's low-income housing properties.

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

The Housing Authority offers their clients a self-sufficiency educational program which includes information on money management, home care, and life skills. They also offer an escrow incentive program to foster home ownership.

### **Actions taken to provide assistance to troubled PHAs**

The Housing Authority is not a troubled PHA.

### **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

The City mitigates the negative effects of public policies that may serve as barriers to affordable housing by undertaking the following actions:

1. Facilitating multi-family housing and infill residential development including in commercial areas.
2. Reviewing Wenatchee city code incentives for the development of affordable housing.
3. Utilizing public infrastructure incentives to promote additional residential development.
4. Promoting awareness of population demographics and housing needs with the development/real estate community.
5. Increasing economic opportunities to improve employment and wages.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The City continuously conducts public outreach to ensure that the broader community is aware of the needs and opportunities identified in the Consolidated Plan and Annual Action Plan. In addition, the City actively works to engage potential employer and landlord partners in overcoming obstacles to employment and housing.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The City's Code Enforcement staff addresses specific lead-based paint cases as they arise. In addition, the City includes lead-based paint hazard information in community education and outreach materials.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The Consolidated Plan's focus on reducing housing cost burden and increasing literacy and employability for low-income residents helps to decrease the number of poverty-level families in the region.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The City worked with community partners to improve institutional structure by defining which services are best delivered by government and which are best delivered by the private, non-profit, and faith-based sectors.

### **Actions taken to enhance coordination between public and private housing and social service**

**agencies. 91.220(k); 91.320(j)**

Starting July 1, 2021, the City of Wenatchee and the City of East Wenatchee have partnered through an interlocal agreement to address the needs of homeless households within their boundaries utilizing funding from RCW 36.22.179, RCW 36.22.1791 and RCW 82.14.530.

The new agreement establishes a Homeless Housing Task Force with the City of Wenatchee and East Wenatchee as partners. This group is made up of local agency representatives, government officials, and community members. It meets periodically to direct the City of Wenatchee's implementation of the 5-Year Homeless Housing Strategic Plan. The Task Force reviews the goals, objectives and activities identified in the plan. These priorities guide the semi-annual funding allocation.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The *2021 Regional Assessment of Fair Housing Report* identified a number of factors impeding fair housing in Wenatchee including rising housing costs; insufficient affordable housing stock; lack of permanent supportive housing for individuals with disabilities; lack of workforce and financial management skills for disadvantaged populations; & lack of consumer understanding of fair housing rights & responsibilities. The following actions were undertaken in 2020 to alleviate these impediments:

- Rising housing costs & insufficient affordable housing stock: The City used CDBG & local homeless funding to support activities which helped develop and preserve decent, affordable housing including increasing access to affordable housing units through development, rental assistance, & landlord outreach; improving the quality of existing rental housing through code enforcement efforts; expanding homeownership opportunities through financial management education; and providing workforce education programs to improve access to living-wage jobs.
- Lack of workforce and financial management skills for disadvantaged populations: A number of activities were undertaken to help disadvantaged populations develop English language skills, job skills, and financial management skills including CDBG funds used to support English language training programs to help low-income individuals obtain higher paying jobs.

Lack of consumer understanding of fair housing rights & responsibilities: The City provided information on fair housing rights and obligations in a variety of ways including: 1.) Providing information on fair housing laws to homeless service providers and to other interested individuals or organizations; 2.) The City's Landlord/Tenant Liaison program was developed to recruit and partner with landlords willing to rent to homeless households and to provide ongoing tenant education; and 3.) The Housing Justice Project provided free legal assistance to low-income tenants facing eviction or other tenant-based legal issues. These services helped prevent evictions and also helped low-income families understand their rights as tenants.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City of Wenatchee's Department of Community Development is responsible for the overall administration of the Consolidated Plan and the monitoring and evaluation of CDBG program activities. Monitoring oversight in 2021 was focused primarily on implementation of funded activities and ensuring adequate sub recipient grant records.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

A public notice was published in the local newspaper on December 28, 2022 notifying the community of the 15-day comment period for the draft 2021 CAPER. A copy of the Draft 2021 CAPER was posted on the City website for review. A public hearing was held at a Wenatchee City Council meeting on January 12, 2023. No public comment was received.

## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**



**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

### CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

<b>Total Labor Hours</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

**Table 8 – Total Labor Hours**

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes,preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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**Table 9 – Qualitative Efforts - Number of Activities by Program**

**Narrative**



## CITY COUNCIL AGENDA REPORT

**TO:** Frank Kuntz, Mayor  
City Council

**FROM:** David Erickson, Parks, Recreation and Cultural Services Director

**MEETING DATE:** January 12, 2023

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**I. SUBJECT**

Arts, Recreation and Parks Commission Student Member Appointment

**II. ACTION REQUESTED**

Move approval of Resolution 2023-03 appointing Megan Kassebaum to the Arts, Recreation and Parks Commission.

**III. OVERVIEW**

The Arts, Recreation and Parks Commission is a seven-member citizen volunteer commission that serves in an advisory capacity to the Wenatchee City Council. The primary functions of the Commission are to:

- Review and make recommendations concerning recreation program offerings of the City.
- Oversee the City's art collection and comprehensive arts program.
- Provide recommendations regarding the acquisition, development and maintenance of park areas.
- Serve as the City Forestry Board and oversee the Urban Forestry Program.
- Review and make recommendations regarding the implementation of the City Parks, Recreation and Open Space Plan.
- Provide advice and make recommendations concerning the Wenatchee Community Center and Cemetery.
- Review art, recreation and park related proposals.
- Complete regular reviews of fees and charges for services.

One of the positions is reserved for a student member. Student members provide valuable insight and perspective to the Commission and serving on the Commission also benefits the student. A copy of Megan's application is attached. The student position has a term expiration of June 30, 2023.

Staff recommends her appointment to the Commission.

**IV. FISCAL IMPACT**

None.

**V. PROPOSED PROJECT SCHEDULE**

If City Council approves the agenda item, Megan would begin serving on the Commission next week.

**I. REFERENCE(S)**

**VII. ADMINISTRATIVE ROUTING**

Tammy Stanger, City Clerk  
Laura Merrill, Executive Services Director  
Brad Posenjak, Finance Director

## RESOLUTION NO. 2023-03

**A RESOLUTION,** appointing a member to the Wenatchee Arts, Recreation and Parks Commission.

**WHEREAS,** the Arts, Recreation and Parks Commission has a position dedicated specifically to allow a student member to serve; and

**WHEREAS,** a vacancy currently exists on the Commission for a student member; and

**WHEREAS,** Megan Kassebaum has applied for the vacancy on the Commission and completed an interview with the Department Director; and

**WHEREAS,** Megan Kassebaum has previously served on the student council and will bring unique insight to the Commission.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WENATCHEE HEREBY RESOLVES AS FOLLOWS:**

**Section 1.** Appointment. The City Council makes the following appointment to the Wenatchee Arts, Recreation and Parks Commission Student Position with a term as stated below:

**NAME & ADDRESS**  
Megan Kassebaum  
1914 Lion Place  
Wenatchee, WA 98801

**TERM EXPIRES**  
June 30, 2023

**Section 2.** Effective Date. This Resolution shall take effect upon adoption.

**PASSED BY THE CITY COUNCIL OF THE CITY OF  
WENATCHEE** at a regular meeting thereof this 12<sup>th</sup> day of January, 2023.

**CITY OF WENATCHEE,**  
a Municipal Corporation

By: \_\_\_\_\_  
FRANK KUTNZ, Mayor

ATTEST:

By: \_\_\_\_\_  
TAMMY STANGER, City Clerk

APPROVED:

By: \_\_\_\_\_  
DANIELLE R. MARCHANT, City Attorney



## CITY COUNCIL AGENDA REPORT

**TO:** Frank Kuntz, Mayor  
City Council

**FROM:** Ryan Harmon, Project Engineer  
Public Works Department

**MEETING DATE:** January 12, 2023

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**I. SUBJECT**

City Project No. 2315 – Red Apple Road (Vista to Miller)  
Budget Approval and Grant Authorization

**II. ACTION REQUESTED**

Staff recommends that the City Council approve the project budget and authorize the Mayor to sign the Transportation Improvement Board grant agreement forms.

**III. OVERVIEW**

The Washington State Transportation Improvement Board (TIB) issued a call for projects in June of 2022. The city submitted three applications under the TIB's Urban Arterial Program, which this year awarded a total of \$76.3M to local agencies throughout the state. The city was notified on December 2, 2022 that it was awarded \$1,919,228 for its proposed project on Red Apple Road between Vista Place and Miller Street.

In order to secure the grant funding, the TIB requires that the city certify full funding by signing and returning the Project Funding Status Form and Fuel Tax Agreement (required documents are attached for reference).

**IV. FISCAL IMPACT**

The grant requires a 20% local match which amounts to \$449,572 in city funds and \$30,235 from adjacent property owners (deferred frontage improvement agreements).

The proposed project budget will be presented to the Finance Committee on January 12, 2023.

**V. PROPOSED PROJECT SCHEDULE**

The project is scheduled for construction in 2025. Preliminary engineering and right-of-way acquisition will begin in 2023.

**VI. REFERENCE(S)**

1. Capital Project Budget
2. TIB Project Funding Status Form – *Requires signatures from the Mayor and Finance Director*
3. TIB Grant Agreement – *Requires the Mayor's signature*

**VII. ADMINISTRATIVE ROUTING**

Rob Jammerman, Public Works Director  
Jacob Huylar, Engineering Services Manager  
Charlotte Mitchell, Project Engineer  
Natalie Thresher, Financial Analyst  
Anna Carr, Administrative Assistant  
Tammy Stanger, City Clerk  
Laura Gloria, Executive Services Director  
Brad Posenjak, Finance Director



## Capital Project Budget

Date: January 3, 2023 Project Number: 2315

Project Name: Red Apple Road - Vista to Miller Dept/Category: Public Works - Street Project

**Project Description:**

This project will improve Red Apple Road between Vista Place and Miller Street. Improvements will include curb, gutter and sidewalk on both sides of the road; illumination; stormwater collection and conveyance; roadway overlay; as well as upgraded signing and striping.

<b>Project Lead:</b>	Charlotte Mitchell	<b>Start Year:</b>	2023
<b>Assigned Department:</b>	Public Works	<b>End Year:</b>	2025
<b>Original Project Budget:</b>	\$2,399,035	<b>Total City Funding:</b>	\$449,572
<b>Budget Amendment:</b>		<b>Other Funding:</b>	\$1,949,463

**Project Notes:**

This is a new project budget.

Project Expenditures by Category	Original Budget	Amended Budget	Prior Years Spent	ESTIMATES			Project Total
				2023	2024	2025+	
Design Engineering	247,620			123,810	123,810		247,620
Right of Way Acquisition	335,550			110,800	224,750		335,550
Construction Contract	1,650,785					1,650,785	1,650,785
Construction Engineering	165,080					165,080	165,080
Art Fund	3,300					3,300	3,300
<b>Total Project Expenditures</b>	<b>2,402,335</b>			<b>234,610</b>	<b>348,560</b>	<b>1,819,165</b>	<b>2,402,335</b>

Project Revenues by Category		Original Budget	Amended Budget	Prior Years	ESTIMATES			Project Total
					2023	2024	2025+	
Fund:	109 - Arterial Streets	376,202			34,530	57,380	287,592	379,502
Fund:	410 - Storm Drain Utility	73,370			12,380	12,380	48,610	73,370
Fund:								
Fund:								
Fund:								
GRANTS:								
Transportation Improvement Board (TIB)		1,919,228			187,700	278,800	1,452,728	1,919,228
Property Owner Improvement Agreements		30,235					30,235	30,235
<b>Total Project Revenues</b>		<b>2,399,035</b>			<b>234,610</b>	<b>348,560</b>	<b>1,819,165</b>	<b>2,402,335</b>

Approved by City Council: \_\_\_\_\_ Date \_\_\_\_\_

Agency Name **WENATCHEE**  
Project Name: **Red Apple Road  
Vista PI to Miller St**

TIB Project Number: **8-3-160(033)-1**

Verify the information below and revise if necessary.

Email to: Your TIB Engineer

**PROJECT SCHEDULE**

Target Dates		
Construction Approval	Contract Bid Award	Contract Completion

**PROJECT FUNDING PARTNERS**

List additional funding partners and amount.

Funding Partners	Amount	Revised Funding
WENATCHEE	<del>391,962</del>	449,572
WSDOT	0	0
Federal Funds	0	0
Property Owner 1061 Red Apple Rd	17,345	17,345
Property Owner 1205 Red Apple Rd	12,890	12,890
Confluence at Harvest Hills	<del>57,610</del>	0
<b>TOTAL LOCAL FUNDS</b>	<b>479,807</b>	<b>479,807</b>

Signatures are required from two different agency officials. Email a signed copy of this form to your TIB Engineer.

Mayor or Public Works Director

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed or Typed Name

\_\_\_\_\_  
Title

Financial Officer

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed or Typed Name

\_\_\_\_\_  
Title

City of Wenatchee  
8-3-160(033)-1  
Red Apple Road  
Vista PI to Miller St

STATE OF WASHINGTON  
TRANSPORTATION IMPROVEMENT BOARD  
AND  
City of Wenatchee  
AGREEMENT

THIS GRANT AGREEMENT (hereinafter "Agreement") for the Red Apple Road, Vista PI to Miller St (hereinafter "Project") is entered into by the WASHINGTON STATE TRANSPORTATION IMPROVEMENT BOARD (hereinafter "TIB") and City of Wenatchee, a political subdivision of the State of Washington (hereinafter "RECIPIENT").

1.0 PURPOSE

For the project specified above, TIB shall pay 80.0000 percent of approved eligible project costs up to the amount of \$1,919,228, pursuant to terms contained in the RECIPIENT'S Grant Application, supporting documentation, chapter 47.26 RCW, title 479 WAC, and the terms and conditions listed below.

2.0 SCOPE AND BUDGET

The Project Scope and Budget are initially described in RECIPIENT'S Grant Application and incorporated by reference into this Agreement. Scope and Budget will be further developed and refined, but not substantially altered during the Design, Bid Authorization and Construction Phases. Any material alterations to the original Project Scope or Budget as initially described in the Grant Application must be authorized by TIB in advance by written amendment.

3.0 PROJECT DOCUMENTATION

TIB requires RECIPIENT to make reasonable progress and submit timely Project documentation as applicable throughout the Project. Upon RECIPIENT'S submission of each Project document to TIB, the terms contained in the document will be incorporated by reference into the Agreement. Required documents include, but are not limited to the following:

- a) Project Funding Status Form
- b) Bid Authorization Form with plans and engineers estimate
- c) Award Updated Cost Estimate
- d) Bid Tabulations
- e) Contract Completion Updated Cost Estimate with final summary of quantities
- f) Project Accounting History

4.0 BILLING AND PAYMENT

The local agency shall submit progress billings as project costs are incurred to enable TIB to maintain accurate budgeting and fund management. Payment requests may be submitted as

often as the RECIPIENT deems necessary, but shall be submitted at least quarterly if billable amounts are greater than \$50,000. If progress billings are not submitted, large payments may be delayed or scheduled in a payment plan.

## 5.0 TERM OF AGREEMENT

This Agreement shall be effective upon execution by TIB and shall continue through closeout of the grant or until terminated as provided herein, but shall not exceed 10 years unless amended by the Parties.

## 6.0 AMENDMENTS

This Agreement may be amended by mutual agreement of the Parties. Such amendments shall not be binding unless they are in writing and signed by persons authorized to bind each of the Parties.

## 7.0 ASSIGNMENT

The RECIPIENT shall not assign or transfer its rights, benefits, or obligations under this Agreement without the prior written consent of TIB. The RECIPIENT is deemed to consent to assignment of this Agreement by TIB to a successor entity. Such consent shall not constitute a waiver of the RECIPIENT's other rights under this Agreement.

## 8.0 GOVERNANCE & VENUE

This Agreement shall be construed and interpreted in accordance with the laws of the state of Washington and venue of any action brought hereunder shall be in the Superior Court for Thurston County.

## 9.0 DEFAULT AND TERMINATION

### 9.1 NON-COMPLIANCE

- a) In the event TIB determines, in its sole discretion, the RECIPIENT has failed to comply with the terms and conditions of this Agreement, TIB shall notify the RECIPIENT, in writing, of the non-compliance.
- b) In response to the notice, RECIPIENT shall provide a written response within 10 business days of receipt of TIB's notice of non-compliance, which should include either a detailed plan to correct the non-compliance, a request to amend the Project, or a denial accompanied by supporting details.
- c) TIB will provide 30 days for RECIPIENT to make reasonable progress toward compliance pursuant to its plan to correct or implement its amendment to the Project.
- d) Should RECIPIENT dispute non-compliance, TIB will investigate the dispute and may withhold further payments or prohibit the RECIPIENT from incurring additional reimbursable costs during the investigation.

### 9.2 DEFAULT

RECIPIENT may be considered in default if TIB determines, in its sole discretion, that:

- a) RECIPIENT is not making reasonable progress toward correction and compliance.
- b) TIB denies the RECIPIENT's request to amend the Project.
- c) After investigation TIB confirms RECIPIENT'S non-compliance.

TIB reserves the right to order RECIPIENT to immediately stop work on the Project and TIB may stop Project payments until the requested corrections have been made or the Agreement has been terminated.

### 9.3 TERMINATION

- a) In the event of default by the RECIPIENT as determined pursuant to Section 9.2, TIB shall serve RECIPIENT with a written notice of termination of this Agreement, which shall be served in person, by email or by certified letter. Upon service of notice of termination, the RECIPIENT shall immediately stop work and/or take such action as may be directed by TIB.
- b) In the event of default and/or termination by either PARTY, the RECIPIENT may be liable for damages as authorized by law including, but not limited to, repayment of grant funds.
- c) The rights and remedies of TIB provided in the AGREEMENT are not exclusive and are in addition to any other rights and remedies provided by law.

### 9.4 TERMINATION FOR NECESSITY

TIB may, with ten (10) days written notice, terminate this Agreement, in whole or in part, because funds are no longer available for the purpose of meeting TIB's obligations. If this Agreement is so terminated, TIB shall be liable only for payment required under this Agreement for performance rendered or costs incurred prior to the effective date of termination.

## 10.0 USE OF TIB GRANT FUNDS

TIB grant funds come from Motor Vehicle Fuel Tax revenue. Any use of these funds for anything other than highway or roadway system improvements is prohibited and shall subject the RECIPIENT to the terms, conditions and remedies set forth in Section 9. If Right of Way is purchased using TIB funds, and some or all of the Right of Way is subsequently sold, proceeds from the sale must be deposited into the RECIPIENT's motor vehicle fund and used for a motor vehicle purpose.

## 11.0 INCREASE OR DECREASE IN TIB GRANT FUNDS

At Bid Award and Contract Completion, RECIPIENT may request an increase in the maximum payable TIB funds for the specific project. Requests must be made in writing and will be considered by TIB and awarded at the sole discretion of TIB. All increase requests must be made pursuant to WAC 479-05-202 and/or WAC 479-01-060. If an increase is denied, the recipient shall be liable for all costs incurred in excess of the maximum amount payable by TIB. In the event that final costs related to the specific project are less than the initial grant award, TIB funds will be decreased and/or refunded to TIB in a manner that maintains the intended ratio between TIB funds and total project costs, as described in Section 1.0 of this Agreement.

## 12.0 INDEPENDENT CAPACITY

The RECIPIENT shall be deemed an independent contractor for all purposes and the employees of the RECIPIENT or any of its contractors, subcontractors, and employees thereof shall not in any manner be deemed employees of TIB.

## 13.0 INDEMNIFICATION AND HOLD HARMLESS

The PARTIES agree to the following:

Each of the PARTIES, shall protect, defend, indemnify, and save harmless the other PARTY, its officers, officials, employees, and agents, while acting within the scope of their employment as such, from any and all costs, claims, judgment, and/or awards of damages, arising out of, or in any way resulting from, that PARTY's own negligent acts or omissions which may arise in connection with its performance under this Agreement. No PARTY will be required to indemnify, defend, or save harmless the other PARTY if the claim, suit, or action for injuries, death, or damages is caused by the sole negligence of the other PARTY. Where such claims, suits, or actions result from the concurrent negligence of the PARTIES, the indemnity provisions provided herein shall be valid and enforceable only to the extent of a PARTY's own negligence. Each of the PARTIES agrees that its obligations under this subparagraph extend to any claim, demand and/or cause of action brought by, or on behalf of, any of its employees or agents. For this purpose, each of the PARTIES, by mutual negotiation, hereby waives, with respect to the other PARTY only, any immunity that would otherwise be available to it against such claims under the Industrial Insurance provision of Title 51 RCW. In any action to enforce the provisions of the Section, the prevailing PARTY shall be entitled to recover its reasonable attorney's fees and costs incurred from the other PARTY. The obligations of this Section shall survive termination of this Agreement.

## 14.0 DISPUTE RESOLUTION

- a) The PARTIES shall make good faith efforts to quickly and collaboratively resolve any dispute arising under or in connection with this AGREEMENT. The dispute resolution process outlined in this Section applies to disputes arising under or in connection with the terms of this AGREEMENT.
- b) Informal Resolution. The PARTIES shall use their best efforts to resolve disputes promptly and at the lowest organizational level.
- c) In the event that the PARTIES are unable to resolve the dispute, the PARTIES shall submit the matter to non-binding mediation facilitated by a mutually agreed upon mediator. The PARTIES shall share equally in the cost of the mediator.
- d) Each PARTY agrees to compromise to the fullest extent possible in resolving the dispute in order to avoid delays or additional incurred cost to the Project.
- e) The PARTIES agree that they shall have no right to seek relief in a court of law until and unless the Dispute Resolution process has been exhausted.

15.0 ENTIRE AGREEMENT

This Agreement, together with the RECIPIENT'S Grant Application, the provisions of chapter 47.26 Revised Code of Washington, the provisions of title 479 Washington Administrative Code, and TIB Policies, constitutes the entire agreement between the PARTIES and supersedes all previous written or oral agreements between the PARTIES.

16.0 RECORDS MAINTENANCE

The RECIPIENT shall maintain books, records, documents, data and other evidence relating to this Agreement and performance of the services described herein, including but not limited to accounting procedures and practices which sufficiently and properly reflect all direct and indirect costs of any nature expended in the performance of this Agreement. RECIPIENT shall retain such records for a period of six years following the date of final payment. At no additional cost, these records, including materials generated under the Agreement shall be subject at all reasonable times to inspection, review or audit by TIB personnel duly authorized by TIB, the Office of the State Auditor, and federal and state officials so authorized by law, regulation or agreement.

If any litigation, claim or audit is started before the expiration of the six (6) year period, the records shall be retained until all litigation, claims, or audit findings involving the records have been resolved.

Approved as to Form  
Attorney General

By:

Signature on file

\_\_\_\_\_  
Guy Bowman  
Assistant Attorney General

Lead Agency

Transportation Improvement Board

\_\_\_\_\_  
Chief Executive Officer                      Date

\_\_\_\_\_  
Executive Director                              Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name



## CITY COUNCIL AGENDA REPORT

**TO:** Frank Kuntz, Mayor  
City Council

**FROM:** Zachary Horton, Project Engineer *ZH*  
Public Works Department

**MEETING DATE:** January 12, 2022

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### I. SUBJECT

City Project 1916 – Methow Street Improvements Project  
Authorization to Award Construction Contract

### II. ACTION REQUESTED

Motion requested for City Council to award the construction contract for the Methow Street Improvements Project, City Project No. 1916, to the lowest responsive bidder and authorize the Mayor to sign the contract documents.

### III. OVERVIEW

The City received a Safe Routes to School (SRTS) grant and supplemental funding from the Highway Safety Improvement Program (HSIP) from the Washington State Department of Transportation (WSDOT) to increase pedestrian and bicycle safety along Methow Street near Lincoln Elementary School. The project will construct a mini-roundabout at the intersection of Crawford Avenue and Methow Street, replace out of compliance curb ramps, complete gaps between existing sidewalk, and grind/overlay Methow Street between Crawford Avenue and Lincoln Street.

In addition to the improvements noted above, the project includes the following City of Wenatchee funded work:

1. Water main replacement on Methow Street as identified in the City's *2018 Comprehensive Water System Plan* (ID: W9).
2. Sewer extension to stub 8" sewer main south from the intersection of Crawford Ave and Methow Street for future connection to avoid the need to tear up the transportation improvements being constructed in association with this project.

The project was advertised on November 10, 2022 and the city received five bids on December 8, 2022. After City review and WSDOT concurrence, Hurst Construction LLC is the lowest responsive bidder at a bid price of \$1,428,037.97, approximately 4.5% over the Engineer's Estimate of \$1,366,655.18.

### IV. FISCAL IMPACT

The costs for this project were included in the 2023 Budget.

As noted previously, the project consists of a mix of federal aid eligible work (Schedules A & C) and City of Wenatchee funded work (Schedules B & D). The funding for this project is summarized below.

Federal Funds (SRTS)	\$ 584,500.00
Federal Funds (HSIP)	\$ 436,399.00
Fund 109 – Arterial Streets	\$ 23,800.00
Fund 111 – Street Overlay	\$ 135,531.00
Fund 401 – Water	\$ 209,781.03
Fund 405 - Sewer	\$ 38,026.94

**V. PROPOSED PROJECT SCHEDULE**

The construction contract includes 80 working days. If awarded, construction is expected to begin this spring prior to school releasing for the summer and be completed at the end of summer prior to the school year beginning.

**VI. REFERENCE(S)**

1. Bid Tabulation

**VII. ADMINISTRATIVE ROUTING**

Rob Jammerman, Public Works Director  
Jessica Shaw, Deputy Public Works Director – Utilities  
Jacob Huylar, Engineering Services Manager  
Anna Carr, Administrative Assistant  
Natalie Thresher, Financial Analyst  
Tammy Stanger, City Clerk  
Laura Gloria, Executive Services Director  
Brad Posenjak, Finance Director



**Schedule A: Crawford Ave to Marr St**

Item No.	Description	Quantity	Unit	Engineer's Estimate		Hurst Construction		Selland Construction		Smith Excavation		KRCI		Pipkin Construction	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
A-1	Minor Change	1	EST	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
A-2	Roadway Surveying	1	LS	\$ 18,000.00	\$ 18,000.00	\$ 4,000.00	\$ 4,000.00	\$ 5,000.00	\$ 5,000.00	\$ 8,400.00	\$ 8,400.00	\$ 15,000.00	\$ 15,000.00	\$ 13,000.00	\$ 13,000.00
A-3	ADA Features Surveying	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 4,900.00	\$ 4,900.00	\$ 4,000.00	\$ 4,000.00	\$ 4,600.00	\$ 4,600.00	\$ 4,500.00	\$ 4,500.00	\$ 5,000.00	\$ 5,000.00
A-4	Record Drawings (Minimum Bid \$2,500.00)	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
A-5	Pedestrian Traffic Control	1	LS	\$ 8,000.00	\$ 8,000.00	\$ 13,000.00	\$ 13,000.00	\$ 15,000.00	\$ 15,000.00	\$ 22,500.00	\$ 22,500.00	\$ 10,000.00	\$ 10,000.00	\$ 15,000.00	\$ 15,000.00
A-6	Mobilization	1	LS	\$ 77,000.00	\$ 77,000.00	\$ 74,000.00	\$ 74,000.00	\$ 57,000.00	\$ 57,000.00	\$ 26,000.00	\$ 26,000.00	\$ 50,000.00	\$ 50,000.00	\$ 145,000.00	\$ 145,000.00
A-7	Project Temporary Traffic Control	1	LS	\$ 75,000.00	\$ 75,000.00	\$ 14,000.00	\$ 14,000.00	\$ 45,000.00	\$ 45,000.00	\$ 90,000.00	\$ 90,000.00	\$ 19,500.00	\$ 19,500.00	\$ 110,000.00	\$ 110,000.00
A-8	"No Parking" Signs	1	LS	\$ 2,000.00	\$ 2,000.00	\$ 2,300.00	\$ 2,300.00	\$ 2,500.00	\$ 2,500.00	\$ 2,900.00	\$ 2,900.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
A-9	Portable Changeable Message Sign	2	EA	\$ 10,000.00	\$ 20,000.00	\$ 4,000.00	\$ 8,000.00	\$ 8,000.00	\$ 16,000.00	\$ 5,200.00	\$ 10,400.00	\$ 5,000.00	\$ 10,000.00	\$ 5,000.00	\$ 10,000.00
A-10	Clearing, Grubbing, and Roadway Exc.	1	LS	\$ 700.00	\$ 700.00	\$ 33,000.00	\$ 33,000.00	\$ 65,000.00	\$ 65,000.00	\$ 52,000.00	\$ 52,000.00	\$ 9,000.00	\$ 9,000.00	\$ 25,000.00	\$ 25,000.00
A-11	Removing Cement Conc. Sidewalk	370	SY	\$ 20.00	\$ 7,400.00	\$ 32.00	\$ 11,840.00	\$ 25.00	\$ 9,250.00	\$ 11.50	\$ 4,255.00	\$ 22.00	\$ 8,140.00	\$ 37.00	\$ 13,690.00
A-12	Removing Cement Conc. Curb and Gutter	800	LF	\$ 10.00	\$ 8,000.00	\$ 8.00	\$ 6,400.00	\$ 14.00	\$ 11,200.00	\$ 14.50	\$ 11,600.00	\$ 8.00	\$ 6,400.00	\$ 7.00	\$ 5,600.00
A-13	Removing Pavement	1,000	SY	\$ 20.00	\$ 20,000.00	\$ 9.29	\$ 9,290.00	\$ 19.00	\$ 19,000.00	\$ 13.00	\$ 13,000.00	\$ 22.00	\$ 22,000.00	\$ 14.00	\$ 14,000.00
A-14	Saw Cutting Existing Pavement	2,300	LF	\$ 2.00	\$ 4,600.00	\$ 2.08	\$ 4,784.00	\$ 2.00	\$ 4,600.00	\$ 3.50	\$ 8,050.00	\$ 2.50	\$ 5,750.00	\$ 1.50	\$ 3,450.00
A-15	Removing Chain Link Fence	200	LF	\$ 15.00	\$ 3,000.00	\$ 50.00	\$ 10,000.00	\$ 5.00	\$ 1,000.00	\$ 11.00	\$ 2,200.00	\$ 6.00	\$ 1,200.00	\$ 6.00	\$ 1,200.00
A-16	Removing Existing Drainage Structures	2	EA	\$ 750.00	\$ 1,500.00	\$ 1,100.00	\$ 2,200.00	\$ 1,200.00	\$ 2,400.00	\$ 1,900.00	\$ 3,800.00	\$ 1,100.00	\$ 2,200.00	\$ 1,000.00	\$ 2,000.00
A-17	Removing Existing Pipe	80	LF	\$ 25.00	\$ 2,000.00	\$ 19.00	\$ 1,520.00	\$ 14.50	\$ 1,160.00	\$ 150.00	\$ 12,000.00	\$ 40.00	\$ 3,200.00	\$ 14.00	\$ 1,120.00
A-18	Construction Geotextile for Separation	180	SY	\$ 5.00	\$ 900.00	\$ 7.50	\$ 1,350.00	\$ 3.75	\$ 675.00	\$ 16.00	\$ 2,880.00	\$ 8.00	\$ 1,440.00	\$ 3.00	\$ 540.00
A-19	Crushed Surfacing Base Course	570	TON	\$ 75.00	\$ 42,750.00	\$ 89.00	\$ 50,730.00	\$ 60.00	\$ 34,200.00	\$ 69.00	\$ 39,330.00	\$ 39.00	\$ 22,230.00	\$ 40.00	\$ 22,800.00
A-20	Crushed Surfacing Top Course	170	TON	\$ 75.00	\$ 12,750.00	\$ 89.00	\$ 15,130.00	\$ 100.00	\$ 17,000.00	\$ 69.00	\$ 11,730.00	\$ 44.00	\$ 7,480.00	\$ 32.00	\$ 5,440.00
A-21	Quarry Spalls	50	TON	\$ 108.00	\$ 5,400.00	\$ 90.00	\$ 4,500.00	\$ 50.00	\$ 2,500.00	\$ 130.00	\$ 6,500.00	\$ 110.00	\$ 5,500.00	\$ 150.00	\$ 7,500.00
A-22	HMA for Overlay Cl. 1/2 In. PG 64H-28	850	TON	\$ 155.00	\$ 131,750.00	\$ 172.00	\$ 146,200.00	\$ 150.00	\$ 127,500.00	\$ 160.00	\$ 136,000.00	\$ 165.00	\$ 140,250.00	\$ 150.00	\$ 127,500.00
A-23	HMA Cl. 1/2 In. PG 64H-28	80	TON	\$ 240.00	\$ 19,200.00	\$ 400.00	\$ 32,000.00	\$ 350.00	\$ 28,000.00	\$ 375.00	\$ 30,000.00	\$ 600.00	\$ 48,000.00	\$ 550.00	\$ 44,000.00
A-24	Planing Bituminous Pavement	7,050	SY	\$ 5.00	\$ 35,250.00	\$ 3.22	\$ 22,701.00	\$ 5.50	\$ 38,775.00	\$ 2.00	\$ 14,100.00	\$ 7.00	\$ 49,350.00	\$ 4.00	\$ 28,200.00
A-25	Patterned Concrete	117	SY	\$ 250.00	\$ 29,250.00	\$ 335.00	\$ 39,195.00	\$ 412.00	\$ 48,204.00	\$ 410.00	\$ 47,970.00	\$ 367.00	\$ 42,939.00	\$ 430.00	\$ 50,310.00
A-26	Ductile Iron Storm Sewer Pipe 8 In. Diam.	40	LF	\$ 120.00	\$ 4,800.00	\$ 181.00	\$ 7,240.00	\$ 105.00	\$ 4,200.00	\$ 113.00	\$ 4,520.00	\$ 233.00	\$ 9,320.00	\$ 176.00	\$ 7,040.00
A-27	Solid Wall PVC Storm Sewer Pipe 8 In. Diam.	245	LF	\$ 80.00	\$ 19,600.00	\$ 78.00	\$ 19,110.00	\$ 84.00	\$ 20,580.00	\$ 70.00	\$ 17,150.00	\$ 97.00	\$ 23,765.00	\$ 70.00	\$ 17,150.00
A-28	Catch Basin Type 1	6	EA	\$ 2,500.00	\$ 15,000.00	\$ 2,275.00	\$ 13,650.00	\$ 2,000.00	\$ 12,000.00	\$ 3,600.00	\$ 21,600.00	\$ 3,900.00	\$ 23,400.00	\$ 1,800.00	\$ 10,800.00
A-29	Rectangular Frame and Grate	2	EA	\$ 500.00	\$ 1,000.00	\$ 450.00	\$ 900.00	\$ 800.00	\$ 1,600.00	\$ 1,000.00	\$ 2,000.00	\$ 1,200.00	\$ 2,400.00	\$ 600.00	\$ 1,200.00
A-30	Saddle Manhole Type 1 48 In. Diam.	1	EA	\$ 6,000.00	\$ 6,000.00	\$ 7,000.00	\$ 7,000.00	\$ 5,500.00	\$ 5,500.00	\$ 4,500.00	\$ 4,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00
A-31	Adjust Catch Basin	5	EA	\$ 650.00	\$ 3,250.00	\$ 767.00	\$ 3,835.00	\$ 475.00	\$ 2,375.00	\$ 900.00	\$ 4,500.00	\$ 1,500.00	\$ 7,500.00	\$ 500.00	\$ 2,500.00
A-32	Adjust Manhole	9	EA	\$ 650.00	\$ 5,850.00	\$ 977.00	\$ 8,793.00	\$ 475.00	\$ 4,275.00	\$ 650.00	\$ 5,850.00	\$ 1,300.00	\$ 11,700.00	\$ 1,200.00	\$ 10,800.00
A-33	Connection to Drainage Structure	6	EA	\$ 700.00	\$ 4,200.00	\$ 1,100.00	\$ 6,600.00	\$ 1,800.00	\$ 10,800.00	\$ 2,300.00	\$ 13,800.00	\$ 800.00	\$ 4,800.00	\$ 1,800.00	\$ 10,800.00
A-34	Connection to Existing Pipe	1	EA	\$ 700.00	\$ 700.00	\$ 2,400.00	\$ 2,400.00	\$ 3,000.00	\$ 3,000.00	\$ 3,500.00	\$ 3,500.00	\$ 1,200.00	\$ 1,200.00	\$ 3,000.00	\$ 3,000.00
A-35	Adjust Water Valve Box	11	EA	\$ 500.00	\$ 5,500.00	\$ 800.00	\$ 8,800.00	\$ 200.00	\$ 2,200.00	\$ 650.00	\$ 7,150.00	\$ 800.00	\$ 8,800.00	\$ 930.00	\$ 10,230.00
A-36	Adjust Water Meter Box	1	EA	\$ 750.00	\$ 750.00	\$ 800.00	\$ 800.00	\$ 500.00	\$ 500.00	\$ 650.00	\$ 650.00	\$ 1,000.00	\$ 1,000.00	\$ 800.00	\$ 800.00
A-37	Erosion/Water Pollution Control	1	EST	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00
A-38	Inlet Protection	11	EA	\$ 125.00	\$ 1,375.00	\$ 125.00	\$ 1,375.00	\$ 90.00	\$ 990.00	\$ 190.00	\$ 2,090.00	\$ 120.64	\$ 1,327.04	\$ 150.00	\$ 1,650.00
A-39	High Visibility Silt Fence	260	LF	\$ 12.00	\$ 3,120.00	\$ 8.00	\$ 2,080.00	\$ 7.00	\$ 1,820.00	\$ 5.00	\$ 1,300.00	\$ 8.00	\$ 2,080.00	\$ 15.00	\$ 3,900.00
A-40	Property Restoration	1	FA	\$ 26,000.00	\$ 26,000.00	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00
A-41	Cement Conc. Pedestrian Curb	400	LF	\$ 60.00	\$ 24,000.00	\$ 102.00	\$ 40,800.00	\$ 52.00	\$ 20,800.00	\$ 56.00	\$ 22,400.00	\$ 122.00	\$ 48,800.00	\$ 38.00	\$ 15,200.00
A-42	Cement Conc. Traffic Curb and Gutter	1,350	LF	\$ 75.00	\$ 101,250.00	\$ 41.00	\$ 55,350.00	\$ 53.00	\$ 71,550.00	\$ 56.00	\$ 75,600.00	\$ 43.00	\$ 58,050.00	\$ 54.00	\$ 72,900.00
A-43	Cement Conc. Transition Curb and Gutter	40	LF	\$ 75.00	\$ 3,000.00	\$ 102.00	\$ 4,080.00	\$ 52.00	\$ 2,080.00	\$ 56.00	\$ 2,240.00	\$ 144.00	\$ 5,760.00	\$ 143.00	\$ 5,720.00
A-44	Roundabout Truck Apron Cem. Conc. Curb and Gutter	90	LF	\$ 100.00	\$ 9,000.00	\$ 102.00	\$ 9,180.00	\$ 96.00	\$ 8,640.00	\$ 100.00	\$ 9,000.00	\$ 130.00	\$ 11,700.00	\$ 72.00	\$ 6,480.00
A-45	Roundabout Cement Concrete Curb and Gutter	270	LF	\$ 75.00	\$ 20,250.00	\$ 102.00	\$ 27,540.00	\$ 69.00	\$ 18,630.00	\$ 73.00	\$ 19,710.00	\$ 144.00	\$ 38,880.00	\$ 113.00	\$ 30,510.00
A-46	Cement Conc. Driveway Entrance Type 2	110	SY	\$ 200.00	\$ 22,000.00	\$ 178.00	\$ 19,580.00	\$ 93.00	\$ 10,230.00	\$ 105.00	\$ 11,550.00	\$ 300.00	\$ 33,000.00	\$ 120.00	\$ 13,200.00
A-47	Flexible Guide Post	11	EA	\$ 150.00	\$ 1,650.00	\$ 150.00	\$ 1,650.00	\$ 233.00	\$ 2,563.00	\$ 138.00	\$ 1,518.00	\$ 144.00	\$ 1,584.00	\$ 225.00	\$ 2,475.00
A-48	Adjust Monument Case	3	EA	\$ 350.00	\$ 1,050.00	\$ 800.00	\$ 2,400.00	\$ 650.00	\$ 1,950.00	\$ 4,700.00	\$ 14,100.00	\$ 600.00	\$ 1,800.00	\$ 1,200.00	\$ 3,600.00
A-49	Cast Iron Detectable Warning Surface	170	SF	\$ 75.00	\$ 12,750.00	\$ 71.00	\$ 12,070.00	\$ 130.00	\$ 22,100.00	\$ 150.00	\$ 25,500.00	\$ 70.00	\$ 11,900.00	\$ 144.00	\$ 24,480.00
A-50	Cement Conc. Sidewalk	330	SY	\$ 125.00	\$ 41,250.00	\$ 112.00	\$ 36,960.00	\$ 100.00	\$ 33,000.00	\$ 96.00	\$ 31,680.00	\$ 141.00	\$ 46,530.00	\$ 106.00	\$ 34,980.00
A-51	Cement Conc. Curb Ramp Type Single Direction	5	SY	\$ 200.00	\$ 1,000.00	\$ 761.00	\$ 3,805.00	\$ 512.00	\$ 2,560.00	\$ 575.00	\$ 2,875.00	\$ 3,000.00	\$ 15,000.00	\$ 400.00	\$ 2,000.00
A-52	Cement Conc. Curb Ramp Type Parallel	119	SY	\$ 200.00	\$ 23,800.00	\$ 350.00	\$ 41,650.00	\$ 375.00	\$ 44,625.00	\$ 410.00	\$ 48,790.00	\$ 600.00	\$ 71,400.00	\$ 325.00	\$ 38,675.00
A-53	Cement Conc. Curb Ramp Type Parallel Half	38	SY	\$ 200.00	\$ 7,600.00	\$ 312.00	\$ 11,856.00	\$ 370.00	\$ 14,060.00	\$ 475.00	\$ 18,050.00	\$ 520.00	\$ 19,760.00	\$ 350.00	\$ 13,300.00
A-54	Cement Conc. Curb Ramp Type Combination	43	SY	\$ 200.00	\$ 8,600.00	\$ 711.00	\$ 30,573.00	\$ 386.00	\$ 16,598.00	\$ 500.00	\$ 21,500.00	\$ 860.00	\$ 36,980.00	\$ 350.00	\$ 15,050.00
A-55	Cement Conc. Pedestrian Refuge Island	23	SY	\$ 200.00	\$ 4,600.00	\$ 925.00	\$ 21,275.00	\$ 245.00	\$ 5,635.00	\$ 450.00	\$ 10,350.00	\$ 1,100.00	\$ 25,300.00	\$ 350.00	\$ 8,050.00

Item No.	Description	Quantity	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
A-56	Cement Conc. Bicycle Ramp	9	SY	\$ 200.00	\$ 1,800.00	\$ 329.00	\$ 2,961.00	\$ 324.00	\$ 2,916.00	\$ 825.00	\$ 7,425.00	\$ 390.00	\$ 3,510.00	\$ 400.00	\$ 3,600.00
A-57	Permanent Signing	1	LS	\$ 17,000.00	\$ 17,000.00	\$ 24,500.00	\$ 24,500.00	\$ 30,000.00	\$ 30,000.00	\$ 22,000.00	\$ 22,000.00	\$ 24,000.00	\$ 24,000.00	\$ 20,000.00	\$ 20,000.00
A-58	Plastic Crosshatch Marking	130	LF	\$ 10.00	\$ 1,300.00	\$ 12.00	\$ 1,560.00	\$ 4.00	\$ 520.00	\$ 11.50	\$ 1,495.00	\$ 12.00	\$ 1,560.00	\$ 4.00	\$ 520.00
A-59	Plastic Line	7,620	LF	\$ 3.00	\$ 22,860.00	\$ 5.50	\$ 41,910.00	\$ 4.00	\$ 30,480.00	\$ 5.00	\$ 38,100.00	\$ 6.00	\$ 45,720.00	\$ 4.00	\$ 30,480.00
A-60	Plastic Wide Line	60	LF	\$ 3.00	\$ 180.00	\$ 9.25	\$ 555.00	\$ 7.00	\$ 420.00	\$ 8.50	\$ 510.00	\$ 9.00	\$ 540.00	\$ 8.00	\$ 480.00
A-61	Plastic Stop Line	80	LF	\$ 18.00	\$ 1,440.00	\$ 31.00	\$ 2,480.00	\$ 25.50	\$ 2,040.00	\$ 29.00	\$ 2,320.00	\$ 30.00	\$ 2,400.00	\$ 28.00	\$ 2,240.00
A-62	Plastic Crosswalk Line	1,010	SF	\$ 12.00	\$ 12,120.00	\$ 18.50	\$ 18,685.00	\$ 18.00	\$ 18,180.00	\$ 17.00	\$ 17,170.00	\$ 18.00	\$ 18,180.00	\$ 20.00	\$ 20,200.00
A-63	Plastic Bicycle Lane Symbol	14	EA	\$ 250.00	\$ 3,500.00	\$ 431.00	\$ 6,034.00	\$ 375.00	\$ 5,250.00	\$ 400.00	\$ 5,600.00	\$ 422.00	\$ 5,908.00	\$ 415.00	\$ 5,810.00
A-64	Plastic Traffic Arrow	4	EA	\$ 250.00	\$ 1,000.00	\$ 431.00	\$ 1,724.00	\$ 375.00	\$ 1,500.00	\$ 400.00	\$ 1,600.00	\$ 422.00	\$ 1,688.00	\$ 415.00	\$ 1,660.00
A-65	Plastic Yield Line Symbol	16	EA	\$ 150.00	\$ 2,400.00	\$ 185.00	\$ 2,960.00	\$ 650.00	\$ 10,400.00	\$ 174.00	\$ 2,784.00	\$ 180.00	\$ 2,880.00	\$ 720.00	\$ 11,520.00
A-66	Notification to Residents, Businesses, Services, and Departments	1	LS	\$ 3,000.00	\$ 3,000.00	\$ 980.00	\$ 980.00	\$ 3,100.00	\$ 3,100.00	\$ 1,700.00	\$ 1,700.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
<b>Bid Schedule A Total:</b>				<b>\$ 1,008,495.00</b>	<b>\$ 1,074,241.00</b>	<b>\$ 1,062,131.00</b>	<b>\$ 1,121,892.00</b>	<b>\$ 1,183,701.04</b>	<b>\$ 1,182,850.00</b>						

**Schedule B: Water Main**

Item No.	Description	Quantity	Unit	Engineer's Estimate		Hurst Construction		Selland Construction		Smith Excavation		KRCI		Pipkin Construction	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
B-1	Minor Change	1	EST	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
B-2	Roadway Surveying	1	LS	\$ 4,000.00	\$ 4,000.00	\$ 1,626.54	\$ 1,626.54	\$ 2,800.00	\$ 2,800.00	\$ 2,350.00	\$ 2,350.00	\$ 2,500.00	\$ 2,500.00	\$ 1,500.00	\$ 1,500.00
B-3	Record Drawings (Minimum Bid \$1,000.00)	1	LS	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
B-4	Utility Potholing	2	EA	\$ 800.00	\$ 1,600.00	\$ 730.00	\$ 1,460.00	\$ 375.00	\$ 750.00	\$ 450.00	\$ 900.00	\$ 800.00	\$ 1,600.00	\$ 1,000.00	\$ 2,000.00
B-5	Mobilization	1	LS	\$ 14,000.00	\$ 14,000.00	\$ 6,000.00	\$ 6,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 4,000.00	\$ 4,000.00	\$ 16,000.00	\$ 16,000.00
B-6	Project Temporary Traffic Control	1	LS	\$ 31,000.00	\$ 31,000.00	\$ 500.00	\$ 500.00	\$ 50,000.00	\$ 50,000.00	\$ 1,100.00	\$ 1,100.00	\$ 6,000.00	\$ 6,000.00	\$ 9,000.00	\$ 9,000.00
B-7	Saw Cutting Existing Pavement	1,480	LF	\$ 2.00	\$ 2,960.00	\$ 2.20	\$ 3,256.00	\$ 2.00	\$ 2,960.00	\$ 3.50	\$ 5,180.00	\$ 2.50	\$ 3,700.00	\$ 1.50	\$ 2,220.00
B-8	Removing Cement Conc. Sidewalk	11	SY	\$ 20.00	\$ 220.00	\$ 38.00	\$ 418.00	\$ 25.00	\$ 275.00	\$ 22.75	\$ 250.25	\$ 47.00	\$ 517.00	\$ 173.00	\$ 1,903.00
B-9	Controlled Density Fill	32	CY	\$ 250.00	\$ 8,000.00	\$ 253.00	\$ 8,096.00	\$ 300.00	\$ 9,600.00	\$ 285.00	\$ 9,120.00	\$ 288.00	\$ 9,216.00	\$ 300.00	\$ 9,600.00
B-10	Removing Cement Conc. Curb and Gutter	20	LF	\$ 10.00	\$ 200.00	\$ 8.30	\$ 166.00	\$ 14.00	\$ 280.00	\$ 26.00	\$ 520.00	\$ 45.00	\$ 900.00	\$ 33.00	\$ 660.00
B-11	Shoring or Extra Excavation Cl. B	3,870	SF	\$ 1.00	\$ 3,870.00	\$ 1.00	\$ 3,870.00	\$ 1.00	\$ 3,870.00	\$ 0.50	\$ 1,935.00	\$ 1.00	\$ 3,870.00	\$ 0.50	\$ 1,935.00
B-12	Bank Run Gravel for Trench Backfill	50	TON	\$ 40.00	\$ 2,000.00	\$ 23.00	\$ 1,150.00	\$ 35.00	\$ 1,750.00	\$ 33.00	\$ 1,650.00	\$ 26.00	\$ 1,300.00	\$ 40.00	\$ 2,000.00
B-13	Connection to Existing Water System - STA 212+27	1	EA	\$ 4,000.00	\$ 4,000.00	\$ 3,300.00	\$ 3,300.00	\$ 4,000.00	\$ 4,000.00	\$ 5,400.00	\$ 5,400.00	\$ 3,600.00	\$ 3,600.00	\$ 6,500.00	\$ 6,500.00
B-14	Connection to Existing Water System - STA 215+37	1	EA	\$ 3,000.00	\$ 3,000.00	\$ 2,700.00	\$ 2,700.00	\$ 6,000.00	\$ 6,000.00	\$ 5,400.00	\$ 5,400.00	\$ 4,300.00	\$ 4,300.00	\$ 6,000.00	\$ 6,000.00
B-15	Connection to Existing Water System - STA 218+22	1	EA	\$ 4,000.00	\$ 4,000.00	\$ 3,300.00	\$ 3,300.00	\$ 4,200.00	\$ 4,200.00	\$ 4,900.00	\$ 4,900.00	\$ 2,900.00	\$ 2,900.00	\$ 6,500.00	\$ 6,500.00
B-16	Ductile Iron Pipe for Water Main, 6 In. Diam.	45	LF	\$ 105.00	\$ 4,725.00	\$ 174.00	\$ 7,830.00	\$ 90.00	\$ 4,050.00	\$ 90.00	\$ 4,050.00	\$ 167.00	\$ 7,515.00	\$ 92.00	\$ 4,140.00
B-17	Ductile Iron Pipe for Water Main, 12 In. Diam.	610	LF	\$ 145.00	\$ 88,450.00	\$ 172.00	\$ 104,920.00	\$ 125.00	\$ 76,250.00	\$ 156.00	\$ 95,160.00	\$ 148.00	\$ 90,280.00	\$ 152.00	\$ 92,720.00
B-18	Gate Valve 6 In.	2	EA	\$ 2,000.00	\$ 4,000.00	\$ 2,400.00	\$ 4,800.00	\$ 2,200.00	\$ 4,400.00	\$ 2,950.00	\$ 5,900.00	\$ 2,300.00	\$ 4,600.00	\$ 2,900.00	\$ 5,800.00
B-19	Gate Valve 12 In.	1	EA	\$ 3,000.00	\$ 3,000.00	\$ 5,000.00	\$ 5,000.00	\$ 4,700.00	\$ 4,700.00	\$ 5,900.00	\$ 5,900.00	\$ 4,400.00	\$ 4,400.00	\$ 5,000.00	\$ 5,000.00
B-20	Hydrant Assembly	1	EA	\$ 6,000.00	\$ 6,000.00	\$ 9,100.00	\$ 9,100.00	\$ 6,500.00	\$ 6,500.00	\$ 8,300.00	\$ 8,300.00	\$ 8,600.00	\$ 8,600.00	\$ 9,200.00	\$ 9,200.00
B-21	Service Connection 1-1/2 In. Diam.	1	EA	\$ 2,000.00	\$ 2,000.00	\$ 4,700.00	\$ 4,700.00	\$ 2,900.00	\$ 2,900.00	\$ 3,700.00	\$ 3,700.00	\$ 3,500.00	\$ 3,500.00	\$ 4,200.00	\$ 4,200.00
B-22	Service Connection 2 In. Diam.	2	EA	\$ 2,500.00	\$ 5,000.00	\$ 5,700.00	\$ 11,400.00	\$ 3,100.00	\$ 6,200.00	\$ 4,100.00	\$ 8,200.00	\$ 3,700.00	\$ 7,400.00	\$ 4,200.00	\$ 8,400.00
B-23	Cement Conc. Curb and Gutter	20	LF	\$ 75.00	\$ 1,500.00	\$ 111.00	\$ 2,220.00	\$ 55.00	\$ 1,100.00	\$ 105.00	\$ 2,100.00	\$ 180.00	\$ 3,600.00	\$ 100.00	\$ 2,000.00
B-24	Cement Conc. Sidewalk	11	SY	\$ 125.00	\$ 1,375.00	\$ 216.00	\$ 2,376.00	\$ 70.00	\$ 770.00	\$ 200.00	\$ 2,200.00	\$ 239.00	\$ 2,629.00	\$ 180.00	\$ 1,980.00
B-25	Notification to Residents, Businesses, Services, and Departments	1	LS	\$ 1,500.00	\$ 1,500.00	\$ 980.00	\$ 980.00	\$ 1,000.00	\$ 1,000.00	\$ 1,100.00	\$ 1,100.00	\$ 1,200.00	\$ 1,200.00	\$ 1,500.00	\$ 1,500.00
<b>Bid Schedule B Subtotal:</b>				<b>\$ 200,400.00</b>	<b>\$ 193,168.54</b>	<b>\$ 208,355.00</b>	<b>\$ 189,315.25</b>	<b>\$ 182,127.00</b>	<b>\$ 204,758.00</b>						
<b>Sales Tax (8.6%):</b>				<b>\$ 17,234.40</b>	<b>\$ 16,612.49</b>	<b>\$ 17,918.53</b>	<b>\$ 16,281.11</b>	<b>\$ 15,662.92</b>	<b>\$ 17,609.19</b>						
<b>Bid Schedule B Total:</b>				<b>\$ 217,634.40</b>	<b>\$ 209,781.03</b>	<b>\$ 226,273.53</b>	<b>\$ 205,596.36</b>	<b>\$ 197,789.92</b>	<b>\$ 222,367.19</b>						

**Schedule C: Marr St to Lincoln St**

Item No.	Description	Quantity	Unit	Engineer's Estimate		Hurst Construction		Selland Construction		Smith Excavation		KRCI		Pipkin Construction	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
C-1	Minor Change	1	EST	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
C-2	Roadway Surveying	1	LS	\$ 2,000.00	\$ 2,000.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 3,100.00	\$ 3,100.00	\$ 3,500.00	\$ 3,500.00	\$ 7,500.00	\$ 7,500.00
C-3	Mobilization	1	LS	\$ 7,000.00	\$ 7,000.00	\$ 10,000.00	\$ 10,000.00	\$ 4,000.00	\$ 4,000.00	\$ 15,000.00	\$ 15,000.00	\$ 3,000.00	\$ 3,000.00	\$ 15,000.00	\$ 15,000.00
C-4	Project Temporary Traffic Control	1	LS	\$ 28,000.00	\$ 28,000.00	\$ 3,500.00	\$ 3,500.00	\$ 10,000.00	\$ 10,000.00	\$ 8,800.00	\$ 8,800.00	\$ 7,700.00	\$ 7,700.00	\$ 9,000.00	\$ 9,000.00
C-5	Crushed Surfacing Base Course	142	TON	\$ 75.00	\$ 10,650.00	\$ 89.00	\$ 12,638.00	\$ 60.00	\$ 8,520.00	\$ 63.00	\$ 8,946.00	\$ 75.00	\$ 10,650.00	\$ 40.00	\$ 5,680.00
C-6	Crushed Surfacing Top Course	29	TON	\$ 75.00	\$ 2,175.00	\$ 89.00	\$ 2,581.00	\$ 100.00	\$ 2,900.00	\$ 63.00	\$ 1,827.00	\$ 61.00	\$ 1,769.00	\$ 32.00	\$ 928.00
C-7	HMA for Overlay Cl. 1/2 In. PG 64H-28	180	TON	\$ 110.00	\$ 19,800.00	\$ 172.00	\$ 30,960.00	\$ 150.00	\$ 27,000.00	\$ 160.00	\$ 28,800.00	\$ 168.00	\$ 30,240.00	\$ 150.00	\$ 27,000.00
C-8	HMA Cl. 1/2 In. PG 64H-28	63	TON	\$ 240.00	\$ 15,120.00	\$ 400.00	\$ 25,200.00	\$ 350.00	\$ 22,050.00	\$ 375.00	\$ 23,625.00	\$ 464.00	\$ 29,232.00	\$ 550.00	\$ 34,650.00
C-9	Planing Bituminous Pavement	1,410	SY	\$ 5.00	\$ 7,050.00	\$ 3.00	\$ 4,230.00	\$ 5.00	\$ 7,050.00	\$ 2.00	\$ 2,820.00	\$ 4.00	\$ 5,640.00	\$ 3.00	\$ 4,230.00
C-10	Adjust Catch Basin	1	EA	\$ 650.00	\$ 650.00	\$ 522.00	\$ 522.00	\$ 475.00	\$ 475.00	\$ 900.00	\$ 900.00	\$ 1,300.00	\$ 1,300.00	\$ 500.00	\$ 500.00

Item No.	Description	Quantity	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
C-11	Adjust Manhole	1	EA	\$ 650.00	\$ 650.00	\$ 918.00	\$ 918.00	\$ 475.00	\$ 475.00	\$ 650.00	\$ 650.00	\$ 1,300.00	\$ 1,300.00	\$ 1,200.00	\$ 1,200.00
C-12	Erosion/Water Pollution Control	1	EST	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
C-13	Inlet Protection	2	EA	\$ 125.00	\$ 250.00	\$ 120.00	\$ 240.00	\$ 90.00	\$ 180.00	\$ 195.00	\$ 390.00	\$ 120.00	\$ 240.00	\$ 150.00	\$ 300.00
C-14	Plastic Line	1,360	LF	\$ 3.00	\$ 4,080.00	\$ 5.50	\$ 7,480.00	\$ 4.00	\$ 5,440.00	\$ 5.00	\$ 6,800.00	\$ 5.00	\$ 6,800.00	\$ 4.00	\$ 5,440.00
C-19	Plastic Bicycle Lane Symbol	4	EA	\$ 250.00	\$ 1,000.00	\$ 430.00	\$ 1,720.00	\$ 375.00	\$ 1,500.00	\$ 400.00	\$ 1,600.00	\$ 422.00	\$ 1,688.00	\$ 415.00	\$ 1,660.00
<b>Bid Schedule C Total:</b>				<b>\$ 101,925.00</b>		<b>\$ 105,989.00</b>		<b>\$ 95,590.00</b>		<b>\$ 106,758.00</b>		<b>\$ 106,559.00</b>		<b>\$ 116,588.00</b>	

**Schedule D: Sewer Main**

Item No.	Description	Quantity	Unit	Engineer's Estimate		Hurst Construction		Selland Construction		Smith Excavation		KRCI		Pipkin Construction	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
D-1	Minor Change	1	EST	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
D-2	Roadway Surveying	1	LS	\$ 1,000.00	\$ 1,000.00	\$ 1,500.00	\$ 1,500.00	\$ 3,500.00	\$ 3,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 1,500.00	\$ 1,500.00
D-3	Record Drawings (Minimum Bid \$500.00)	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
D-4	Utility Potholing	2	EA	\$ 800.00	\$ 1,600.00	\$ 730.00	\$ 1,460.00	\$ 200.00	\$ 400.00	\$ 450.00	\$ 900.00	\$ 900.00	\$ 1,800.00	\$ 1,000.00	\$ 2,000.00
D-5	Mobilization	1	LS	\$ 3,000.00	\$ 3,000.00	\$ 500.00	\$ 500.00	\$ 2,500.00	\$ 2,500.00	\$ 8,500.00	\$ 8,500.00	\$ 1,500.00	\$ 1,500.00	\$ 2,500.00	\$ 2,500.00
D-6	Project Temporary Traffic Control	1	LS	\$ 12,000.00	\$ 12,000.00	\$ 500.00	\$ 500.00	\$ 10,000.00	\$ 10,000.00	\$ 1,100.00	\$ 1,100.00	\$ 2,200.00	\$ 2,200.00	\$ 7,000.00	\$ 7,000.00
D-7	Saw Cutting Existing Pavement	142	LF	\$ 2.00	\$ 284.00	\$ 1.80	\$ 255.60	\$ 2.00	\$ 284.00	\$ 3.50	\$ 497.00	\$ 3.00	\$ 426.00	\$ 1.50	\$ 213.00
D-8	Shoring or Extra Excavation Cl. B	1,060	SF	\$ 1.00	\$ 1,060.00	\$ 1.00	\$ 1,060.00	\$ 1.00	\$ 1,060.00	\$ 1.50	\$ 1,590.00	\$ 1.00	\$ 1,060.00	\$ 0.50	\$ 530.00
D-9	Crushed Surfacing Base Course	20	TON	\$ 75.00	\$ 1,500.00	\$ 89.00	\$ 1,780.00	\$ 60.00	\$ 1,200.00	\$ 50.00	\$ 1,000.00	\$ 35.00	\$ 700.00	\$ 40.00	\$ 800.00
D-10	Crushed Surfacing Top Course	4	TON	\$ 75.00	\$ 300.00	\$ 89.00	\$ 356.00	\$ 100.00	\$ 400.00	\$ 50.00	\$ 200.00	\$ 35.00	\$ 140.00	\$ 32.00	\$ 128.00
D-11	HMA Cl. 1/2 In. PG 64H-28	5	TON	\$ 240.00	\$ 1,200.00	\$ 400.00	\$ 2,000.00	\$ 350.00	\$ 1,750.00	\$ 650.00	\$ 3,250.00	\$ 400.00	\$ 2,000.00	\$ 550.00	\$ 2,750.00
D-12	Connection to Existing Manhole	1	EA	\$ 700.00	\$ 700.00	\$ 5,400.00	\$ 5,400.00	\$ 2,200.00	\$ 2,200.00	\$ 5,800.00	\$ 5,800.00	\$ 4,600.00	\$ 4,600.00	\$ 5,000.00	\$ 5,000.00
D-13	Bank Run Gravel for Trench Backfill	22	TON	\$ 40.00	\$ 880.00	\$ 24.00	\$ 528.00	\$ 35.00	\$ 770.00	\$ 33.00	\$ 726.00	\$ 26.00	\$ 572.00	\$ 40.00	\$ 880.00
D-14	PVC Sanitary Sewer Pipe 8 In. Diam.	142	LF	\$ 60.00	\$ 8,520.00	\$ 128.00	\$ 18,176.00	\$ 112.00	\$ 15,904.00	\$ 150.00	\$ 21,300.00	\$ 110.00	\$ 15,620.00	\$ 111.00	\$ 15,762.00
<b>Bid Schedule D Subtotal:</b>				<b>\$ 35,544.00</b>		<b>\$ 35,015.60</b>		<b>\$ 41,468.00</b>		<b>\$ 48,863.00</b>		<b>\$ 34,618.00</b>		<b>\$ 40,563.00</b>	
<b>Sales Tax (8.6%):</b>				<b>\$ 3,056.78</b>		<b>\$ 3,011.34</b>		<b>\$ 3,566.25</b>		<b>\$ 4,202.22</b>		<b>\$ 2,977.15</b>		<b>\$ 3,488.42</b>	
<b>Bid Schedule D Total:</b>				<b>\$ 38,600.78</b>		<b>\$ 38,026.94</b>		<b>\$ 45,034.25</b>		<b>\$ 53,065.22</b>		<b>\$ 37,595.15</b>		<b>\$ 44,051.42</b>	

**TOTAL BID: \$ 1,366,655.18 \$ 1,428,037.97 \$ 1,429,028.78 \$ 1,487,311.58 \$ 1,525,645.11 \$ 1,565,856.61**

% OVER 4.49% % OVER 4.56% % OVER 8.83% % OVER 11.63% % OVER 14.58%



## CITY COUNCIL AGENDA REPORT

**TO:** Frank Kuntz, Mayor  
City Council

**FROM:** Glen DeVries, Community Development Director, Stephen Neuenschwander,  
Planning Manager  
Community Development

**MEETING DATE:** January 12, 2023

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**I. SUBJECT**

Historic Preservation Board Member Re-appointments – Bob Culp and Jon Campbell

**II. ACTION REQUESTED**

Staff and the Planning Commission recommend that City Council pass Resolution 2023-02, designating the re-appointment of Bob Culp and Jon Campbell to the Historic Preservation Board to serve another three-year term ending December 31, 2025.

**III. OVERVIEW**

In accordance with the City of Wenatchee Zoning Code, the Historic Preservation Board consists of 7 members appointed by a majority of the City Council. Both board member's terms expired on December 31, 2022. The term of each board member shall be for a period of three years.

Board member Culp started his appointment September 11, 2014 and his term expired December 31, 2022. Board member Campbell started his appointment January 27, 2011 and his term expired December 31, 2022. Culp and Campbell both expressed an interest in serving another term.

The Historic Preservation Board by-laws do not specify term limits.

**IV. FISCAL IMPACT**

Submitted to the Finance Committee: No

None, the Historic Preservation Board is made up of volunteer members.

**V. REFERENCE(S)**

1. Resolution 2023-02

**VI. ADMINISTRATIVE ROUTING**

Tammy Stanger, City Clerk



## **RESOLUTION NO. 2023-02**

**A RESOLUTION**, reappointing two voting representatives to the Wenatchee Historic Preservation Board for three-year terms.

**WHEREAS**, Bob Culp and Jon Campbell have expressed interest in being reappointed for three-year terms on the Wenatchee Historic Preservation Board.

**NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF WENATCHEE** makes the following reappointments on the Wenatchee Historic Preservation Board:

**NAME & ADDRESS**

**TERM EXPIRES**

Bob Culp  
115 S. Franklin Ave.  
Wenatchee, WA 98801

December 31, 2025

Jon Campbell  
355 Johnson Pl NE #10  
East Wenatchee, WA 98802

December 31, 2025

**PASSED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE** at a regular meeting thereof this 12<sup>th</sup> day of January, 2023.

CITY OF WENATCHEE, a Municipal  
Corporation

By: \_\_\_\_\_  
FRANK J. KUNTZ, Mayor

ATTEST:

By: \_\_\_\_\_  
TAMMY L. STANGER  
City Clerk

APPROVED:

By: \_\_\_\_\_  
STEVE D. SMITH, City Attorney



## CITY COUNCIL AGENDA REPORT

**TO:** Frank Kuntz, Mayor  
City Council

**FROM:** Glen DeVries, Community Development Director, Stephen Neuenschwander,  
Planning Manager  
Community Development

**MEETING DATE:** January 12, 2023

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**I. SUBJECT**

Planning Commission Member Re-appointment – Susan Albert

**II. ACTION REQUESTED**

Staff and the Planning Commission recommend that City Council pass Resolution 2023-01, designating the re-appointment of Susan Albert to the Planning Commission to serve another four-year term ending December 31, 2026.

**III. OVERVIEW**

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.

Commissioner Susan Albert's appointment started October 27, 2016 and the current term expired on December 31, 2022. Albert expressed an interest in serving another term.

Planning Commissioner's can serve up to three consecutive terms and no more than 14 years.

**IV. FISCAL IMPACT**

Submitted to the Finance Committee: No

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

**V. REFERENCE(S)**

1. Resolution 2023-01

**VI. ADMINISTRATIVE ROUTING**

Tammy Stanger, City Clerk

## RESOLUTION NO. 2023-01

A RESOLUTION, reappointing a voting representative to the Planning Commission.

WHEREAS, Susan Albert has expressed interest in being reappointed for a three-year term on the Planning Commission.

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

**NAME & ADDRESS**

Susan Albert  
1515 Erin Place  
Wenatchee, WA 98801

**TERM EXPIRES**

December 31, 2025

PASSED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE at a regular meeting thereof this 12<sup>th</sup> day of January, 2023.

CITY OF WENATCHEE, a Municipal Corporation

By: \_\_\_\_\_  
FRANK KUNTZ, Mayor

ATTEST:

By: \_\_\_\_\_  
TAMMY STANGER, City Clerk

APPROVED:

By: \_\_\_\_\_  
STEVE D. SMITH, City Attorney

**MEMO**

**TO: COUNCIL AND MAYOR**

**FROM: STEVE SMITH**

**RE: SAFE PARK II**

**DATE: JANUARY 3, 2023**

On October 27, 2022, the Council approved a motion to negotiate a lease agreement and purchase and sale agreement for property located at 3420 Highway 97A, Wenatchee, WA as a location for a second safe park for people living out of their vehicles. The City did enter into a lease for the property and has been successfully using the site as a safe park (Safe Park II) since that time. Safe Park II is available for vehicles and their owners from both Wenatchee and E. Wenatchee. Safe Park II is managed by the Wenatchee Rescue Mission.

Subsequent to entering into the lease, the City had the property appraised by Pacific Appraisal Associates. The property was appraised as of December 12, 2022 at \$1,206,000. The City has reached a proposed agreement with the owner, Jimmy and Paula Properties, LLC, to purchase the property for \$1,200,000. The purchase price will be paid in cash at closing. The closing date is to be not later than March 15, 2023. The City's obligation to close is contingent on receiving clear title and an environmental audit satisfactory to it. The agreement provides that the City will lease the northern one-half of the property back to the Seller for up to 24 months from the date of closing at the rate of \$3,000 per month rent. The Seller may terminate the lease at any time upon 90 days advance written notice to the City.

Upon approval of the purchase and sale agreement, City staff will order a Phase I environmental audit of the property. Provided the environmental audit is satisfactory, the City will then close the sale.

The source of funds to complete the purchase is 38% or \$456,000 from the 1590 Homeless Tax funds collected in Wenatchee and E. Wenatchee, and 62% or \$744,000 from the General Fund. The safe park will utilize 38% of the property acquired, thus the division in the source of funds. If the portion of the property unused for the homeless purpose ends up being used for other City purposes, e.g. expansion of the safe park or utilities, then those funds will reimburse the General Fund at that time.

**ACTION REQUESTED:** Motion to authorize the Mayor Pro Tem to negotiate and sign a purchase and sale agreement between the City and Jimmy and Paula Properties, LLC for the City to purchase the property located at 3420 US Highway 97A, Wenatchee, WA for the sum of \$1,200,000.

REAL ESTATE PURCHASE AND SALE AGREEMENT

Wenatchee, Washington

1. Seller. Seller is Jimmy and Paula Properties, LLC, a Washington limited liability company.
2. Purchaser. Purchaser is City of Wenatchee, a municipal corporation of the state of Washington.
3. Agreement/Property. The Seller agrees to sell and the Purchaser agrees to purchase the following described property located in the County of Chelan, commonly known as 3420 US Hwy. 97A, Wenatchee, legally described as:

That portion of Lots 5, 6, 7 and 8, Rimrock Addition, Chelan County, Washington, according to the plat thereof recorded in Volume 4 of Plats, page 115, and amended by affidavit and survey recorded April 8, 1960, in Volume 607 of Deeds, page 26 under Auditor's No.563649, lying partly in the Southwest quarter of Section 15 and partly in the Northwest quarter of Section 22, Township 23 North, Range 20, East W.M., Chelan County, Washington, more particularly described as follows: Commencing at the true Southwest corner of said Section 15; thence North 0°25'00" West along the West line of said Section 15 for 255.50 feet to a found iron rod; thence South 89°51'30" East for 99.74 feet to a found iron pipe, the True Point of Beginning for this description; thence continuing South 89°51'30" East for 720.08 feet to the westerly right of way limit of Primary State Highway No. 10; thence South 30°08'30" West for 570.59 feet to a concrete monument marking a point on a curve in said right of way limit; thence continuing southwesterly along said right of way limit on a curve right, having a radius of 6175.9 feet for 402.86 feet to an iron pipe which is South 32°01'30" West of and 402.81 feet distant from aforesaid point of curve; thence from said iron pipe North 89°51'30" West for 314.24 feet to the West line of said Section 22; thence North 0°26'00" West along the West line of said Section 22 for 280.13 feet; thence South 89°50'30" East for 100.00 feet; thence North 0°26'00" West for 300.00 feet to the common boundary of said Sections 15 and 22; thence in Section 22, North 0°21'30 West for 255.50 feet to the True Point of Beginning,

EXCEPTING THEREFROM right of way owned by the Pioneer Water Users for an irrigation ditch,

AND EXCEPT that portion thereof included in Deed to Herman Ohme and wife, recorded October 6, 1944, under Auditors No. 361301, to wit: Begin at the Southwest corner of said Section 15 and run thence one-half mile North on the section line; thence run one-quarter of a mile East; thence running a southwesterly direction to a point which is 100 feet due East of the initial Point of Beginning; thence due West to said initial point,

AND EXCEPT that portion conveyed to State of Washington for SR-97, Junction SR-2 as set forth in deed recorded February 16, 1971, under Auditor's No. 706887.

TOGETHER WITH that portion of Ohme Garden Road lying adjacent to and abutting said Lot 5 and a portion of said Lot 6, vacated by Final Order of Vacation dated June 15, 1982, and recorded June 16, 1982, under Auditor's No. 8206160032.

ALSO EXCEPT that portion thereof falling North of the following described line: Beginning at the Southwest corner of Section 15, Township 23 North, Range 20 East, W.M., Chelan County, Washington, a 3/4" iron pipe shown on that record of survey filed in Book 29 of Surveys at pages 18 and 19 under Auditor's File No. 9207230001 which bears North 89°53'45" West 1966.84 feet from a brass cap in concrete, thence South 89°53'45" East 679.93 feet to a 5/8" rebar; thence continuing South 89°53'45" East 0.44 feet to the right of way of the Chelan Highway; thence North 31°28'55" East 75.11 feet to a 5/8" rebar and a cap marked LS24228 the True Point of Beginning of said line; thence North 88°28'27" West 322.42 feet to a similar rebar and cap; thence continuing North 88°28'27" West to the West boundary of Rimrock Addition according to the Plat thereof recorded in Volume 4 of Plats at page 115 and the end of said line.

ALSO EXCEPT that portion, if any, lying within the lands conveyed to Smith Wenatchee Investment Associates, L.P., a Washington partnership, by deed recorded July 23, 1992, under Auditor's File No. 9207230054.

4. Purchase Price. The total purchase price is One Million Two Hundred Thousand Dollars (\$1,200,000).

5. Payment of Purchase Price. The purchase price shall be paid as follows:

At closing, Purchaser shall pay Seller in cash the entire purchase price, of which the earnest money receipted herein is a part.

6. Earnest Money. Purchaser hereby deposits, and receipt is hereby acknowledged, of Ten Thousand Dollars (\$10,000.00), in the form of wire transfer paid or delivered to closing agent as earnest money in part payment of the purchase price for the afore-described property.

7. Condition of Title. Unless otherwise specified in this Agreement, title to the property shall be marketable at closing. Rights, reservations, covenants, conditions, and restrictions, presently of record, easements and encroachments, not materially affecting the value of the property or unduly

interfering with Purchaser's intended use of the property, shall not cause the title to be considered unmarketable. Purchaser shall conclusively be deemed to have accepted the condition of title unless Seller receives notice of Purchaser's objections within fifteen (15) days after the preliminary commitment for title insurance is received by or made available to Purchaser. Encumbrances to be discharged by Seller shall be paid by Seller on or before closing.

8. Title Insurance. Seller authorizes closing agent, at Seller's expense, to apply for a standard form owner's policy of title insurance to be issued by CW Title Services. The title policy shall contain no exceptions other than those contained in said standard form and those not inconsistent with this Agreement. If title is not so insurable and cannot be made so insurable prior to closing, Purchaser may elect either to waive such encumbrances or defects, or to terminate this Agreement and receive a refund of the earnest money.

9. Conveyance. Seller shall convey title to the property to Purchaser by Statutory Warranty Deed free of encumbrances and defects except those included in this Agreement or otherwise acceptable to Purchaser.

10. Closing Agent. This sale shall be closed at the office of CW Title Services ("closing agent").

11. Time for Closing - Responsibilities of Parties. This sale shall be closed not later than March 15, 2023. The Purchaser and Seller shall deposit with the closing agent all instruments, documents, and monies necessary to complete the sale in accordance with this Agreement.

12. Definition of Closing. "Closing" means the date on which all documents are recorded and the sale proceeds are available for disbursement to Seller.

13. Proration. Taxes for the current year and the rent due under the current lease agreement between Purchaser and Seller shall be prorated as of the date of closing.

14. Closing Costs.

a. Seller. Seller shall pay the following escrow and closing costs: Real estate excise tax, one-half escrow closing fee, title insurance premium, and fee for preparation of Deed and Tax Affidavit.

b. Purchaser. Purchaser shall pay the following escrow and closing costs: One-half escrow closing fee, and recording fee for Deed.

15. Possession. Purchaser is currently in possession of the Property pursuant to a lease agreement.

16. Condition of Property. Purchaser acknowledges that it has inspected the property. Purchaser accepts the property "AS IS" in its current condition and acknowledges that it is not relying upon any representation or warranty concerning the condition, area or boundaries of the property made by Seller or Seller's agents, employees or representatives.



509-662-3265  
bobs@jdsalaw.com

22. Waiver. No act or omission of either party hereto shall at any time be construed to deprive such party of a right or remedy hereunder or be construed so as to at any future time estop such party from exercising its rights or remedies.

23. Governing Law and Venue. This Agreement shall be governed by and interpreted in accordance with Washington law. Any litigation arising out of or in connection with this Agreement shall be conducted in Chelan County, Washington.

24. Successors. This Agreement shall be binding upon and shall inure to the benefit of the respective successors, heirs and assigns of each of the parties.

25. FIRPTA Compliance. If Purchaser does not intend to use the property as a principal residence, or if the purchase price exceeds Three Hundred Thousand Dollars (\$300,000.00), then this sale may be subject to the withholding and reporting requirements of the Foreign Investment In Real Property Tax Act (FIRPTA), unless Seller furnishes to Purchaser an Affidavit of Non-foreign Status. Seller and Purchaser agree to comply with FIRPTA, if applicable.

26. Time for Acceptance. Seller shall have until 9:00 p.m. on January 13, 2023 to accept this offer, unless sooner withdrawn. Acceptance by Seller shall not be effective until a signed copy hereof is actually received by Purchaser. If this offer is not so accepted, it shall lapse and the earnest money shall be refunded to Purchaser.

27. Attorney's Fees. If any suit or proceeding is instituted by the Seller or the Purchaser, including, but not limited to, filing of suit or requesting an arbitration, mediation or alternative dispute resolution process (collectively "proceedings"), and appeals and collateral actions relative to such suit or proceedings, each party shall bear their own attorney's fees and costs incurred therein.

28. Representation. Robert R. Siderius, Jr. of Jeffers Danielson Sonn & Aylward, P.S. represents Seller. Steve D. Smith of Davis, Arneil Law Firm, LLP, represents Purchaser. Seller and Purchaser have each had meaningful input into the drafting of this Agreement and neither party shall be construed as the drafter hereof.

29. Counterparts/Facsimile. This Agreement may be executed separately or independently in any number of counterparts and may be delivered by manually signed counterpart, facsimile, or electronically. Each and all of these counterparts shall be deemed to have been executed simultaneously and for all purposes to be one document, binding as such on the parties.

The facsimile or electronic transmission of any signed original document, and retransmission of any signed facsimile or electronic transmission, shall be the same as delivery of an original. At the request of either party, the parties will confirm facsimile or electronically transmitted signatures by signing an original document.

30. Survival. All terms of this Agreement, which are not satisfied or waived prior to closing, shall survive closing. These terms shall include, but not be limited to, representations and warranties, attorneys fees and costs, and disclaimers.

31. Hazardous Materials.

31.1 Definition of “Hazardous Material.” The term “Hazardous Material” means any hazardous or toxic substance, material or waste, including, but not limited to, those substances, materials, and wastes listed in the United States Department of Transportation Hazardous Materials Table (49 C.F.R. § 172.101) or by the United States Environmental Protection Agency as hazardous substances (40 C.F.R. pt. 302 and amendments thereto) or in the Washington Hazardous Waste Management Act (Ch. 70.105D RCW) of the Model Toxics Control Act (Chs. 70.105D RCW, 82.21 RCW), petroleum products and their derivatives, and such other substances, materials and wastes as become regulated or subject to cleanup authority under any Environmental Laws.

31.2 Environmental Audit. As a condition precedent to Closing, Purchaser may conduct an environmental review and audit (the “Environmental Audit”) of the Property, indicating to the satisfaction of Purchaser that the Property does not contain, either on its surface or in its subsurface or underlying water table, any Hazardous Material. The Environmental Audit may include a historical review of the use of the Property, review of all regulatory agency permits and compliance and enforcement files and records, soil tests, the acquisition of core samples and water table samples by drilling conducted on the Property, and such other tests and studies as Purchaser may deem appropriate. All tests and studies will be conducted by agents selected by Purchaser and performed as Purchaser directs, subject to the approval of Seller, which must not be unreasonably withheld. Purchaser will pay the cost of all tests and studies undertaken. If this condition is not satisfied or waived on or before Closing, Purchaser shall have the right to terminate this Agreement, at its sole election, by giving Seller notice of termination before the Closing date, and to obtain the return of the earnest money.

31.3 Access. Seller grants to Purchaser and its agents the right to enter on the Property at any reasonable times before the Closing Date for the purpose of conducting tests or studies that Purchaser may deem necessary or appropriate in connection with its acquisition of the Property. Seller will cooperate with Purchaser in making the tests and studies. No soil tests or drilling will be undertaken without first obtaining Seller’s approval with respect to the agents retained to perform the work and the location and purpose of the tests or drilling. Purchaser will not interfere with or disturb the rights of any tenants of Seller in possession of any portion of the Property. Purchaser will protect, defend, and hold Seller harmless from any loss, liability, or damage to persons or property arising out of or related to Purchaser’s activities on the Property. Purchaser will fully compensate Seller for any physical damage to the Property or any lien, encumbrance, or charge on it attributable to Purchaser’s activities under this paragraph.

32. Brokers and Finders. Neither party has had any contact or dealings regarding the property, or any communication in connection with the subject matter of this transaction, through any licensed real estate broker or other person who can claim a right to a commission or finder's fee as a procuring cost of the purchase and sale contemplated by this agreement. If any broker or finder perfects a claim for a commission or finder's fee based upon any contract, dealings, or communication, the party through whom the broker or finder makes his or her claim will be responsible for that commission or fee and shall indemnify, defend, and hold harmless the other party from and against any liability, cost or damages (including attorney's fees and costs, arising out of that claim).

33. Property Disclosure Form. Purchaser hereby waives receipt of the Seller Disclosure Statement provided for in RCW 64.06.013. Seller hereby represents that no answer to any of the questions in the section entitled "Environmental" would be "yes."

34. Seller Leaseback. Purchaser agrees to lease back to Seller the approximate northern one-half of the Property for 24 months from date of closing. Seller shall pay \$3,000.00 per month rent. Seller may terminate the lease at any time upon 90 days advance written notice to Purchaser. The parties shall enter into a written lease agreement memorializing these terms at closing.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2023.

PURCHASER:  
CITY OF WENATCHEE

By \_\_\_\_\_  
JOSE CUEVAS,  
Mayor Pro Tem

On this \_\_\_\_ day of \_\_\_\_\_, 2023, we hereby approve and accept the offer set forth in the above Agreement and agree to carry out all the terms thereof on the part of the Seller.

SELLER:  
JIMMY AND PAULA PROPERTIES, LLC

By \_\_\_\_\_  
JAMES A. SHERRELL, Member

By \_\_\_\_\_  
PAULA R. SHERRELL, Member



## CITY COUNCIL AGENDA REPORT

**TO:** Frank Kuntz, Mayor  
City Council

**FROM:** Matt Parsons, Senior Planner  
Community Development Department

**MEETING DATE:** January 12, 2023

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**I. SUBJECT**

The River Academy Annexation – Ordinance 2023-01

**II. ACTION REQUESTED**

Motion requested for the City Council to adopt Ordinance No 2023-01.

**III. OVERVIEW**

On July 14, 2022 a ten percent (10%) annexation petition was brought before the Wenatchee City Council for the property located on the east side of S Miller Street. The approving motion set the annexation boundary, adopted the existing land use designation and required the annexation area to assume existing city indebtedness. The boundary includes 4.91 acres of land made up of 1 tax parcel and a portion of the adjacent right-of-way.

A sixty percent (60%) annexation petition was established and circulated following approval of the ten percent (10%) petition. The petition has been signed by the property owners representing an annexation area value of at least sixty percent (60%).

On October 13, 2022, the City Council passed Resolution 2022-24 setting the date of the public hearing for October 27, 2022 at 5:15PM and directing staff to provide notice of the public hearing in the newspaper and to post a notice in three public places in the proposed annexation area. The notices were provided by staff as directed in the Resolution.

On October 27, 2022, the City Council held a public hearing on the proposed annexation. Following the close of the public hearing, Resolution 2022-26 was passed by the City Council providing for a Notice of Intent to be sent to the Chelan County Boundary Review Board (BRB).

The Notice of Intent (NoI) was submitted to the BRB on December 19, 2022 and the clerk of the BRB assigned it file number NoI 2022.005.

The Chair of the BRB issued a declaration waiving the review of NoI 2022.005 on a document dated December 28, 2022. The provisions authorizing such a declaration can be found in RCW36.93.110 and subsection III.D.1 of the BRB's Rules of Practice and Procedure.

**IV. FISCAL IMPACT**

Annexation would result in additional annual property tax revenues to the City starting in Tax Year 2024 and one-time revenues from future building permits. Approximately 169 feet of adjacent right-of-way is included in the boundary so the city would be taking over the maintenance obligations for that segment of right-of-way.

**V. PROPOSED PROJECT SCHEDULE**

Approximate timeline for next steps:

- Mid-January 2023 – Ordinance published in paper and staff notifies agencies and utility providers of adopted Ordinance.
- Mid-March 2023 – Ordinance effective date (60 days after publication and notification)
- After effective date but no later than 30 days after – Compile and submit required materials to the Washington State Office of Financial Management. No census will be required because there are no housing units in the proposed boundary.

**VI. REFERENCE(S)**

1. Declaration signed by the Chair of the Chelan County Boundary Review Board
2. Ordinance 2023-01

**VII. ADMINISTRATIVE ROUTING**

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



## WASHINGTON STATE BOUNDARY REVIEW BOARD IN AND FOR THE COUNTY OF CHELAN

Dennis Johnson, Chair  
Aaron Young, Vice Chair  
Duane Goehner, Member  
Larry Cordes, Member  
Carl T. Blum, Member

Lisa de Vera, Clerk of the Board  
Care of: Chelan County Auditor, Elections Division  
350 Orondo Avenue, Level 3, Suite 306  
Wenatchee, WA 98801

December 28, 2022

RE: Declaration pursuant to RCW 36.93.110 regarding Notice of Intention No. 2022-005 filed on December 19, 2022; concerning The River Academy Annexation; parcel no. 22-20-15-706-086.

To whom it may concern:

On December 19, 2022, a Notice of Intention was filed with the Chelan County Boundary Review Board by the City of Wenatchee and assigned BRB case no. 2022-005. The notice concerned annexation of parcel no. 22-20-15-706-086.

Notice of Intention No. 2022-005 can be found at the web page for the boundary review board on the Chelan County website at: <https://www.co.chelan.wa.us/boundary-review-board>.

Pursuant to RCW 36.93.110, when the area proposed for annexation is less than ten acres and less than two million dollars in assessed valuation, the Chair may exercise his discretion and expressly declare that review by the boundary review board is not necessary for the protection of the interest of the various parties.

Now, therefore, the Chair finds and concludes as follows:

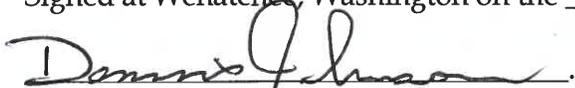
- 1.) Notice of Intention No. 2022-005 concerns annexation by the City of Wenatchee of parcel no. 22-20-15-706-086; street address unassigned but located on the east side of Miller Street in the 1500 block, Wenatchee, WA 98801.
- 2.) Per AFN 2531225, the abbreviated legal description is: Millerdale First Addition, Block 12, Lot A, and BLA 2020-107.
- 3.) The current size of the parcel is less than ten acres; approximately 4.92 acres.
- 4.) The current total assessed value of the land and improvements is less than two million dollars.
- 5.) Pursuant to RCW 36.93.110, review by the board is not necessary for the protection of the interest of the various parties.

I declare under penalty of perjury under the laws of the state of Washington that the foregoing is true and correct to the best of my knowledge.

Chair Johnson RCW 36.93.110 Declaration  
NoI No. 2022-005, The River Academy Annexation by City of Wenatchee  
December 28, 2022  
Page 2 of 2

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Signed at Wenatchee, Washington on the \_\_\_ day of December, 2022:



Dennis Johnson, Chair  
Chelan County Boundary Review Board

c:

Matt Parsons, Senior Planner  
City of Wenatchee  
Community Development Department  
P.O. Box 519  
Wenatchee, WA 98807

The River Academy  
Courtney M. Mathison  
Jay Fulbright  
Via email: [jay.fulbright@stemilt.com](mailto:jay.fulbright@stemilt.com)

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**ORDINANCE NO. 2023-01**

**AN ORDINANCE**, providing for the annexation of an unincorporated area containing one parcel located on the east side of South Miller St between Crawford Ave and Gehr St also known as The River Academy Annexation, subject to the provisions of Ordinance No. 2007-34 and all subsequent amendments thereto.

**WHEREAS**, a petition to annex the real property hereinafter described was filed with the City Council of the City of Wenatchee, signed by owners representing 60% of the assessed valuation in the area for which annexation is petitioned, and

**WHEREAS**, the applicable zoning for the annexed property will be Residential Moderate (RM) for the whole area, as designated on the pre-annexation zoning map, and

**WHEREAS**, the City Council of the City of Wenatchee considered all factors relative to the proposed annexation, and

**WHEREAS**, the City Council of the City of Wenatchee held a public hearing on October 27, 2022, and

**WHEREAS**, the City Council of the City of Wenatchee approved Resolution 2022-26 providing for the Notice of Intention, and

**WHEREAS**, a Notice of Intention was submitted to the Washington State Boundary Review Board in and for the County of Chelan with the required fee on December 19, 2022, and

**WHEREAS**, the Chair of the Washington State Boundary Review Board in and for the County of Chelan (BRB) signed a declaration dated December 28, 2022 waiving review of Notice of Intention No. 2022-005 pursuant to RCW 36.93.110.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WENATCHEE DO ORDAIN** as follows:

### **SECTION I**

That the following described real property located in Chelan County, Washington, contiguous to the City of Wenatchee, to-wit:

See Exhibit “A” as depicted in Exhibit “B”, attached hereto and incorporated herein by reference as if fully set forth;

and each and every part thereof be and the same is hereby annexed to the City of Wenatchee, State of Washington; and that the corporate limits of the City of Wenatchee be and they are hereby extended so as to include the property and territory hereinbefore fully described. That said property be assessed and taxed at the same rate and on the same basis as the property of the City of Wenatchee is assessed and taxed to pay for the now outstanding indebtedness of the City of Wenatchee contracted prior to or existing at the time of this annexation.

### **SECTION II**

That the property described in Section I hereof be and the same is hereby classified and zoned as Residential Moderate (RM) for the whole area. All such zoning and classification being subject to the provisions of Ordinance No. 2007-34, and all subsequent amendments thereto.

**SECTION III**

This Ordinance shall take effect from and after its passage on the later of sixty (60) days after publication of such Ordinance once in The Wenatchee World, the same being the official newspaper of the City of Wenatchee, and the Clerk is hereby directed to cause the same to be so publicized, or sixty (60) days from the date notice of the annexation is provided to the Chelan County Treasurer, Assessor, and light, power and gas distribution businesses.

**PASSED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE**, at a regular meeting thereof, this \_\_\_\_\_ day of January, 2023.

CITY OF WENATCHEE, a Municipal  
Corporation

By: \_\_\_\_\_  
FRANK J. KUNTZ, Mayor

ATTEST:

By: \_\_\_\_\_  
TAMMY STANGER, City Clerk

APPROVED:

By: \_\_\_\_\_  
DANIELLE R. MARCHANT, City Attorney

Ordinance No. 2023-01

**EXHIBIT A**

**Boundary Description of Real Property to be Annexed into  
the City of Wenatchee, WA  
AUGUST 24, 2022**

**- RIVER ACADEMY ANNEXATION -**

Parcel A, Boundary Line Adjustment Number 2020-107, recorded December 4, 2020, under Auditor's File Number 2531225, records of Chelan County, Washington, described as follows:

All of Lot 12 and that portion of Lot 9, First Addition to Millerdale, Chelan County, Washington, according to the plat thereof recorded in Volume 2 of plats, page 17, lying above and West of the Millerdale irrigation ditch, according to the recorded plat thereof;

EXCEPT from said Lot 12 the following described Tract: Commencing at the West quarter corner of said Section 15, an iron monument case; thence North  $0^{\circ}59'45''$  West along the West line of said Section 15 for 366.00 feet to a P.K. nail; thence South  $89^{\circ}32'30''$  East for 30.01 feet to a 2 inch iron pipe on the easterly right of way of Miller Street, the TRUE POINT OF BEGINNING for this description; thence continue South  $89^{\circ}32'30''$  East for 150.00 feet to a 2 inch iron pipe; thence North  $00^{\circ}59'45''$  West for 127.00 feet to a 2 inch iron pipe; thence North  $89^{\circ}32'30''$  West for 150.00 feet to a 2 inch iron pipe on the easterly right of way of said Miller Street; thence South  $00^{\circ}59'45''$  East along said right of way for 127.00 feet to a 2 inch iron pipe, the TRUE POINT OF BEGINNING;

TOGETHER WITH that part of Lot 9, First Addition to Millerdale, Chelan County, Washington, according to the plat thereof recorded in Volume 2 of plats, Page 17, lying southwesterly of the following described line: Beginning at the southwest corner of Lot 10, First Addition to Millerdale; thence North  $89^{\circ}31'33''$  West along the southerly line of said Lot 10, 316.09 feet; thence North  $01^{\circ}30'26''$  West 115.31 feet; thence North  $42^{\circ}59'38''$  West, 160.53 feet; thence North  $29^{\circ}49'37''$  West 107.57 feet to the southerly line of said Lot 9 and the TRUE POINT OF BEGINNING; thence North  $26^{\circ}36'06''$  West 132.69 feet; thence North  $52^{\circ}25'41''$  West, 125.61 feet to the easterly line of said Lot 9, and the end of this description;

EXCEPT that portion of Lot 12, First Addition to Millerdale, according to the plat thereof recorded in Volume 2 of plats, Page 17 records of said County more particularly described as follows:

BEGINNING at the southwest corner of said Lot 12; thence East 83.00 feet; thence North 10.5 feet; thence West 62.45 feet; thence South 6.53 feet; thence West 20.55 feet; thence South 3.97 feet to the POINT OF BEGINNING;

TOGETHER WITH that portion of right of way for South Miller Street adjoining said Parcel A, bound on the West by the West right of way line for said Miller Street, bound on the East by the West Line of said Parcel A, bound on the North by the westerly extension of the North line of said Lot 12, and bound on the South by the westerly extension of the North line of a Tract of land being more particularly described as follows:

(River Academy Annexation description continued)

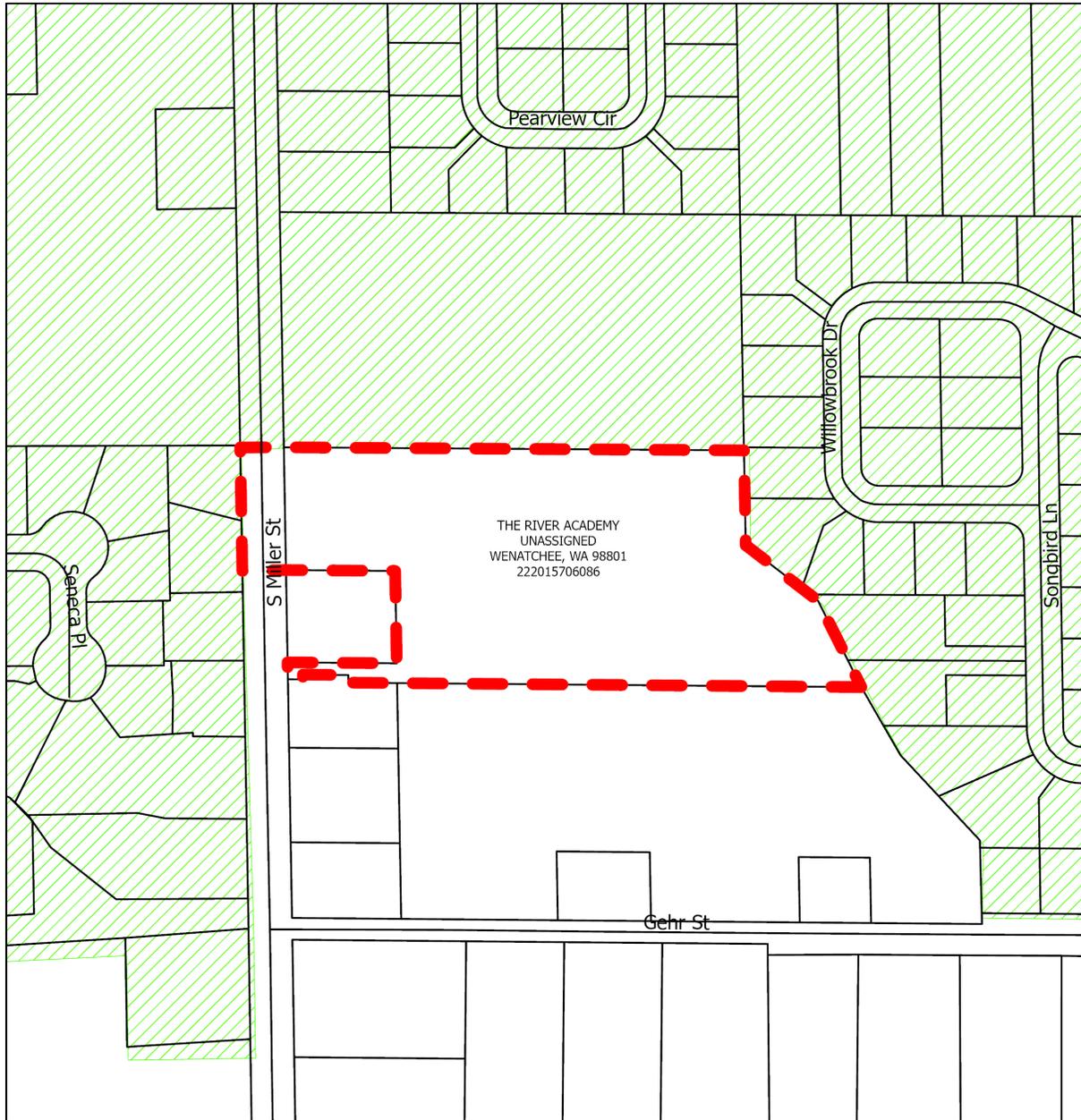
Commencing at the West quarter corner of said Section 15, an iron monument case; thence North  $0^{\circ}59'45''$  West along the West line of said Section 15 for 366.00 feet to a P.K. nail; thence South  $89^{\circ}32'30''$  East for 30.01 feet to a 2 inch iron pipe on the easterly right of way of Miller Street, the TRUE POINT OF BEGINNING for this description; thence continue South  $89^{\circ}32'30''$  East for 150.00 feet to a 2 inch iron pipe; thence North  $00^{\circ}59'45''$  West for 127.00 feet to a 2 inch iron pipe; thence North  $89^{\circ}32'30''$  West for 150.00 feet to a 2 inch iron pipe on the easterly right of way of said Miller Street; thence South  $00^{\circ}59'45''$  East along said right of way for 127.00 feet to a 2 inch iron pipe, the TRUE POINT OF BEGINNING.

Prepared By: Erik B. Gahringer, PLS  
Date: August 24, 2022



48° North  
Professional Land Surveying & Land Use Consulting  
P.O. Box 4266  
Wenatchee, WA 98807-4266  
Phone: (509) 436-1640

## Exhibit B The River Academy Annexation Proposed boundary



0 50 100 200 Feet  
|-----|-----|-----|-----|

### Legend

- Proposed Boundary
- Parcels
- City limits

- Urban Growth Area
- Streets





## CITY COUNCIL AGENDA REPORT

**TO:** Frank Kuntz, Mayor  
City Council

**FROM:** Jake Lewing, Project Engineer  
Public Works

**MEETING DATE:** January 12, 2023

---

**I. SUBJECT**

City Project 0623/1615/1919 – McKittrick Street (North Wenatchee Ave to BNSF)  
Authorization to Award Construction Contract in the amount of \$6,377,955.25  
Budget Amendment for 0623/1615/1919

**II. ACTION REQUESTED**

*Staff recommends the City Council to amend the project budgets for Projects 0623/1615/1919 and award the contract for the construction of the McKittrick Street (North Wenatchee Ave to BNSF), Project 0623/1615/1919, to J&K Earthworks, in the amount of \$6,377,955.25 and authorize the Mayor to sign the construction contract documents.*

**III. OVERVIEW**

Three separate federally funded projects (N Columbia St Improvements, McKittrick St & N Wenatchee Avenue Signal, and North Wenatchee Avenue Pedestrian and Median Improvements) have been combined for bidding and construction purposes. The combined project will construct a new traffic signal at N Wenatchee Ave and McKittrick St, extend McKittrick Street to a new intersection with N Columbia St, and construct median and sidewalk improvements along N Wenatchee Ave.

The project also includes providing power and fiber utilities to the parcels along N Columbia Street. The Public Utility District No. 1 of Chelan County (PUD) notified the City of its desire to install new 600-ampere electrical and single-mode broadband (fiber) underground utility lines across North Wenatchee Avenue with the project in order to effectively serve immediate and future land development within the City's adopted North Wenatchee Master Plan (2016). The additional cost to install a 600-amp service will be funded by the PUD.

A request for bids was issued November 30, 2022 and five bids were received on December 22, 2022. J&K Earthworks is the low bidder at \$6,377,955.25 (without sales tax). The engineer's estimate was \$6,275,803.00.

**IV. FISCAL IMPACT**

The low bid including sales tax is approximately \$201,241 over the available construction funds of \$6,320,000. The construction funds consist of three federal funded projects, contributions from the Chelan County PUD, and local funding from Funds 304, 109, Sewer,

and Storm. Draft project budget amendments have been prepared to adjust the various fund amounts based on the bid results for the applicable groups.

The draft budget amendments reflect the additional federal funding requested for the federally eligible groups. They also reduce the amount of Chelan County PUD contributions based on the bid results for that portion of work. Finally, local funding was increased due to the higher construction totals in the non-eligible portions of Columbia Street and the anticipated construction engineering costs.

**V. PROPOSED PROJECT SCHEDULE**

Contract documents specify 180 working days to complete construction. Work should begin Spring 2023 and be completed by Winter 2023.

**VI. REFERENCE(S)**

1. Bid Tabulation
2. 0623 Draft Budget Amendment
3. 1615 Draft Budget Amendment
4. 1919 Draft Budget Amendment

**VII. ADMINISTRATIVE ROUTING**

Tammy Stanger, City Clerk  
Laura Gloria, Executive Services Director  
Brad Posenjak, Finance Director  
Rob Jammerman, Public Works Director  
Jacob Huylar, Engineering Services Manager

No.	Sect.	Item	Qty	Unit	Eng Estimate		J&K Earthworks		Hurst		KRCI		Selland		Active Construction	
					Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1	1-09	Mobilization	1	LS	\$ 489,000.00	\$ 489,000.00	\$ 365,000.00	\$ 365,000.00	\$ 288,000.00	\$ 288,000.00	\$ 549,000.00	\$ 549,000.00	\$ 635,000.00	\$ 635,000.00	\$ 825,000.00	\$ 825,000.00
2	2-02	Removal of Structures and Obstructions	1	LS	\$ 174,000.00	\$ 174,000.00	\$ 137,500.00	\$ 137,500.00	\$ 157,000.00	\$ 157,000.00	\$ 183,000.00	\$ 183,000.00	\$ 125,000.00	\$ 125,000.00	\$ 147,236.00	\$ 147,236.00
3	7-08	Utility Pothole	6	EA	\$ 500.00	\$ 3,000.00	\$ 750.00	\$ 4,500.00	\$ 900.00	\$ 5,400.00	\$ 700.00	\$ 4,200.00	\$ 700.00	\$ 4,200.00	\$ 660.00	\$ 3,960.00
4	2-02	Removing Billboard and Foundation	1	LS	\$ 20,000.00	\$ 20,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,920.00	\$ 3,920.00	\$ 8,000.00	\$ 8,000.00	\$ 5,000.00	\$ 5,000.00	\$ 10,500.00	\$ 10,500.00
5	2-03	Roadway Excavation Incl. Haul - Groups 1 and 2	3,112	CY	\$ 35.00	\$ 108,920.00	\$ 20.00	\$ 62,240.00	\$ 43.75	\$ 136,150.00	\$ 50.00	\$ 155,600.00	\$ 45.00	\$ 140,040.00	\$ 63.00	\$ 196,056.00
6	2-03	Roadway Excavation Incl. Haul - Groups 3 and 4	15,640	CY	\$ 25.00	\$ 391,000.00	\$ 16.00	\$ 250,240.00	\$ 22.00	\$ 344,080.00	\$ 30.00	\$ 469,200.00	\$ 23.00	\$ 359,720.00	\$ 51.00	\$ 797,640.00
7	2-03	Gravel Borrow Incl. Haul	860	CY	\$ 20.00	\$ 17,200.00	\$ 44.00	\$ 37,840.00	\$ 35.00	\$ 30,100.00	\$ 60.00	\$ 51,600.00	\$ 30.00	\$ 25,800.00	\$ 65.00	\$ 55,900.00
8	7-05	Catch Basin Type 1	5	EA	\$ 2,000.00	\$ 10,000.00	\$ 2,400.00	\$ 12,000.00	\$ 3,720.00	\$ 18,600.00	\$ 2,600.00	\$ 13,000.00	\$ 2,200.00	\$ 11,000.00	\$ 1,525.00	\$ 7,625.00
9	7-05	Catch Basin Type 2 48 In. Diam.	4	EA	\$ 3,500.00	\$ 14,000.00	\$ 5,000.00	\$ 20,000.00	\$ 5,650.00	\$ 22,600.00	\$ 5,300.00	\$ 21,200.00	\$ 3,600.00	\$ 14,400.00	\$ 4,800.00	\$ 19,200.00
10	7-05	Contech StormFilter Catch Basin 1-Cartridge, 27 In	3	EA	\$ 15,000.00	\$ 45,000.00	\$ 19,800.00	\$ 59,400.00	\$ 21,000.00	\$ 63,000.00	\$ 22,000.00	\$ 66,000.00	\$ 23,000.00	\$ 69,000.00	\$ 20,500.00	\$ 61,500.00
11	7-05	Contech StormFilter Catch Basin 2-Cartridge, 18 In	1	EA	\$ 18,000.00	\$ 18,000.00	\$ 23,000.00	\$ 23,000.00	\$ 24,500.00	\$ 24,500.00	\$ 26,000.00	\$ 26,000.00	\$ 27,000.00	\$ 27,000.00	\$ 24,000.00	\$ 24,000.00
12	7-05	Contech StormFilter Catch Basin 2-Cartridge, 27 In with Step	4	EA	\$ 25,000.00	\$ 100,000.00	\$ 29,700.00	\$ 118,800.00	\$ 32,000.00	\$ 128,000.00	\$ 33,000.00	\$ 132,000.00	\$ 35,000.00	\$ 140,000.00	\$ 30,000.00	\$ 120,000.00
13	7-04	Corrugated Polyethylene Storm Sewer Pipe 8 In. Diam	20	LF	\$ 80.00	\$ 1,600.00	\$ 110.00	\$ 2,200.00	\$ 125.00	\$ 2,500.00	\$ 90.00	\$ 1,800.00	\$ 97.00	\$ 1,940.00	\$ 104.00	\$ 2,080.00
14	7-04	Corrugated Polyethylene Storm Sewer Pipe 12 In. Diam	2,147	LF	\$ 115.00	\$ 246,905.00	\$ 68.00	\$ 145,996.00	\$ 80.00	\$ 171,760.00	\$ 100.00	\$ 214,700.00	\$ 77.00	\$ 165,319.00	\$ 92.00	\$ 197,524.00
15	7-04	Corrugated Polyethylene Storm Sewer Pipe 18 In. Diam	100	LF	\$ 150.00	\$ 15,000.00	\$ 92.00	\$ 9,200.00	\$ 113.00	\$ 11,300.00	\$ 150.00	\$ 15,000.00	\$ 112.00	\$ 11,200.00	\$ 94.00	\$ 9,400.00
16	7-04	Solid Wall PVC Storm Sewer Pipe 15 In. Diam.	41	LF	\$ 80.00	\$ 3,280.00	\$ 127.00	\$ 5,207.00	\$ 127.00	\$ 5,207.00	\$ 188.00	\$ 7,708.00	\$ 224.00	\$ 9,184.00	\$ 178.00	\$ 7,298.00
17	7-04	C900 PVC Pipe for Force Main 4 In. Diam.	338	LF	\$ 100.00	\$ 33,800.00	\$ 60.00	\$ 20,280.00	\$ 41.50	\$ 14,027.00	\$ 52.00	\$ 17,576.00	\$ 56.00	\$ 18,928.00	\$ 69.00	\$ 23,322.00
18	7-10	Stormwater Pump Station	1	LS	\$ 200,000.00	\$ 200,000.00	\$ 135,000.00	\$ 135,000.00	\$ 226,000.00	\$ 226,000.00	\$ 125,000.00	\$ 125,000.00	\$ 126,100.00	\$ 126,100.00	\$ 300,000.00	\$ 300,000.00
19	7-17	Testing Sewer Pipe	950	LF	\$ 10.00	\$ 9,500.00	\$ 3.00	\$ 2,850.00	\$ 1.20	\$ 1,140.00	\$ 3.00	\$ 2,850.00	\$ 3.00	\$ 2,850.00	\$ 5.50	\$ 5,225.00
20	7-17	PVC Sanitary Sewer Pipe 12 In. Diam.	950	LF	\$ 200.00	\$ 190,000.00	\$ 165.00	\$ 156,750.00	\$ 185.00	\$ 175,750.00	\$ 300.00	\$ 285,000.00	\$ 212.00	\$ 201,400.00	\$ 146.00	\$ 138,700.00
21	1-10	Steel Plates for Sewer and Water	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 7,000.00	\$ 7,000.00	\$ 500.00	\$ 500.00	\$ 5,000.00	\$ 5,000.00	\$ 15,000.00	\$ 15,000.00	\$ 14,000.00	\$ 14,000.00
22	7-09	Shoring or Extra Trench Excavation	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 5,000.00	\$ 5,000.00	\$ 1.00	\$ 1.00	\$ 2,500.00	\$ 2,500.00	\$ 1,500.00	\$ 1,500.00	\$ 14,000.00	\$ 14,000.00
23	7-12	Gate Valve 8 In.	1	EA	\$ 3,000.00	\$ 3,000.00	\$ 3,150.00	\$ 3,150.00	\$ 2,820.00	\$ 2,820.00	\$ 3,400.00	\$ 3,400.00	\$ 3,400.00	\$ 3,400.00	\$ 2,900.00	\$ 2,900.00
24	7-12	Gate Valve 12 In.	5	EA	\$ 4,000.00	\$ 20,000.00	\$ 4,900.00	\$ 24,500.00	\$ 5,300.00	\$ 26,500.00	\$ 5,100.00	\$ 25,500.00	\$ 5,700.00	\$ 28,500.00	\$ 4,500.00	\$ 22,500.00
25	7-12	Double Check Valve Assembly 8-In.	1	EA	\$ 5,000.00	\$ 5,000.00	\$ 15,000.00	\$ 15,000.00	\$ 17,500.00	\$ 17,500.00	\$ 19,000.00	\$ 19,000.00	\$ 18,000.00	\$ 18,000.00	\$ 13,600.00	\$ 13,600.00
26	7-12	Comb. Air Release/Air Vacuum Valve Assembly	1	EA	\$ 5,000.00	\$ 5,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,100.00	\$ 7,100.00	\$ 8,000.00	\$ 8,000.00	\$ 6,600.00	\$ 6,600.00	\$ 6,500.00	\$ 6,500.00
27	7-14	Hydrant Assembly	6	EA	\$ 9,000.00	\$ 54,000.00	\$ 7,300.00	\$ 43,800.00	\$ 8,000.00	\$ 48,000.00	\$ 9,000.00	\$ 54,000.00	\$ 9,600.00	\$ 57,600.00	\$ 9,900.00	\$ 59,400.00
28	7-15	Service Connection 5/8 In. Diam.	1	EA	\$ 1,500.00	\$ 1,500.00	\$ 4,400.00	\$ 4,400.00	\$ 4,600.00	\$ 4,600.00	\$ 3,900.00	\$ 3,900.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00
29	7-15	Service Connection 1 In. Diam.	3	EA	\$ 1,500.00	\$ 4,500.00	\$ 4,400.00	\$ 13,200.00	\$ 4,550.00	\$ 13,650.00	\$ 6,200.00	\$ 18,600.00	\$ 6,600.00	\$ 19,800.00	\$ 3,900.00	\$ 11,700.00
30	7-15	Service Connection 1-1/2 In. Diam.	1	EA	\$ 4,000.00	\$ 4,000.00	\$ 4,400.00	\$ 4,400.00	\$ 5,250.00	\$ 5,250.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 5,700.00	\$ 5,700.00
31	7-09	Ductile Iron Pipe for Water Main 6-In Dia	100	LF	\$ 100.00	\$ 10,000.00	\$ 123.00	\$ 12,300.00	\$ 135.00	\$ 13,500.00	\$ 150.00	\$ 15,000.00	\$ 138.00	\$ 13,800.00	\$ 107.00	\$ 10,700.00
32	7-09	Ductile Iron Pipe for Water Main 8-In Dia	30	LF	\$ 150.00	\$ 4,500.00	\$ 185.00	\$ 5,550.00	\$ 172.00	\$ 5,160.00	\$ 180.00	\$ 5,400.00	\$ 214.00	\$ 6,420.00	\$ 168.00	\$ 5,040.00
33	7-09	Ductile Iron Pipe for Water Main 10-In Dia	10	LF	\$ 150.00	\$ 1,500.00	\$ 520.00	\$ 5,200.00	\$ 400.00	\$ 4,000.00	\$ 200.00	\$ 2,000.00	\$ 284.00	\$ 2,840.00	\$ 196.00	\$ 1,960.00
34	7-09	Ductile Iron Pipe for Water Main 12-In Dia	1,280	LF	\$ 150.00	\$ 192,000.00	\$ 142.00	\$ 181,760.00	\$ 130.00	\$ 166,400.00	\$ 150.00	\$ 192,000.00	\$ 160.00	\$ 204,800.00	\$ 145.00	\$ 185,600.00
35	7-15	Polyethylene Service Pipe 1-1/2 In. Diam	140	LF	\$ 50.00	\$ 7,000.00	\$ 65.00	\$ 9,100.00	\$ 47.00	\$ 6,800.00	\$ 65.00	\$ 9,100.00	\$ 30.00	\$ 4,200.00	\$ 55.00	\$ 7,700.00
36	4-04	Permeable Ballast for Slope Restoration	580	TON	\$ 55.00	\$ 31,900.00	\$ 58.00	\$ 33,640.00	\$ 55.00	\$ 28,420.00	\$ 62.00	\$ 35,960.00	\$ 49.00	\$ 29,580.00	\$ 49.00	\$ 28,420.00
37	4-04	Crushed Surfacing Base Course	5,480	TON	\$ 35.00	\$ 191,800.00	\$ 28.00	\$ 153,440.00	\$ 30.00	\$ 164,400.00	\$ 38.00	\$ 208,240.00	\$ 44.00	\$ 241,120.00	\$ 32.00	\$ 175,360.00
38	4-04	Crushed Surfacing Top Course	1,220	TON	\$ 45.00	\$ 54,900.00	\$ 35.00	\$ 42,700.00	\$ 67.00	\$ 81,740.00	\$ 38.00	\$ 46,360.00	\$ 95.00	\$ 115,900.00	\$ 40.00	\$ 48,800.00
39	5-04	HMA, Cl. 1/2" PG 64-28	4,170	TON	\$ 125.00	\$ 521,250.00	\$ 155.00	\$ 646,350.00	\$ 160.00	\$ 672,000.00	\$ 170.00	\$ 708,900.00	\$ 170.00	\$ 708,900.00	\$ 165.00	\$ 688,050.00
40	5-04	Commercial HMA	330	TON	\$ 150.00	\$ 49,500.00	\$ 345.00	\$ 113,850.00	\$ 350.00	\$ 115,500.00	\$ 350.00	\$ 115,500.00	\$ 350.00	\$ 115,500.00	\$ 334.00	\$ 110,220.00
41	5-05	Cement Concrete Pavement	54	CY	\$ 450.00	\$ 24,300.00	\$ 650.00	\$ 35,100.00	\$ 780.00	\$ 42,120.00	\$ 900.00	\$ 48,600.00	\$ 945.00	\$ 51,030.00	\$ 840.00	\$ 45,360.00
42	8-03	Irrigation System	1	LS	\$ 55,000.00	\$ 55,000.00	\$ 72,000.00	\$ 72,000.00	\$ 82,000.00	\$ 82,000.00	\$ 60,000.00	\$ 60,000.00	\$ 40,000.00	\$ 40,000.00	\$ 117,000.00	\$ 117,000.00
43	8-01	Erosion/Water Pollution Control	1	LS	\$ 40,000.00	\$ 40,000.00	\$ 5,000.00	\$ 5,000.00	\$ 6,700.00	\$ 6,700.00	\$ 8,000.00	\$ 8,000.00	\$ 5,000.00	\$ 5,000.00	\$ 27,200.00	\$ 27,200.00
44	8-02	Bark or Wood Chip Mulch	10	CY	\$ 100.00	\$ 1,000.00	\$ 110.00	\$ 1,100.00	\$ 116.00	\$ 1,160.00	\$ 120.00	\$ 1,200.00	\$ 115.00	\$ 1,150.00	\$ 161.00	\$ 1,610.00
45	8-02	Rock Mulch	55	CY	\$ 100.00	\$ 5,500.00	\$ 220.00	\$ 12,100.00	\$ 220.00	\$ 12,100.00	\$ 220.00	\$ 12,100.00	\$ 150.00	\$ 8,250.00	\$ 80.00	\$ 4,400.00
46	8-02	Topsoil Type A	585	CY	\$ 75.00	\$ 43,875.00	\$ 93.00	\$ 54,405.00	\$ 100.00	\$ 58,500.00	\$ 100.00	\$ 58,500.00	\$ 88.00	\$ 51,480.00	\$ 75.00	\$ 43,875.00
47	8-02	Root Barrier	580	LF	\$ 15.00	\$ 8,700.00	\$ 18.00	\$ 10,440.00	\$ 19.00	\$ 11,020.00	\$ 20.00	\$ 11,600.00	\$ 7.50	\$ 4,350.00	\$ 21.00	\$ 12,180.00
48	8-02	Weed Barrier Fabric	4,930	SY	\$ 5.00	\$ 24,650.00	\$ 3.50	\$ 17,255.00	\$ 7.00	\$ 34,510.00	\$ 2.50	\$ 12,325.00	\$ 2.00	\$ 9,860.00	\$ 2.00	\$ 9,860.00
49	8-02	PSIPE Acer rubrum 'Armstrong/ Armstrong Maple; 2.5" Cal., 12'-14" Ht	27	EA	\$ 650.00	\$ 17,550.00	\$ 825.00	\$ 22,275.00	\$ 875.00	\$ 23,625.00	\$ 800.00	\$ 21,600.00	\$ 650.00	\$ 17,550.00	\$ 850.00	\$ 22,950.00
50	8-02	PSIPE Pyrus calleryana 'Glen's form/ Chanticleer Pear; 2.5" Cal., 12'-14" Ht.	9	EA	\$ 650.00	\$ 5,850.00	\$ 825.00	\$ 7,425.00	\$ 875.00	\$ 7,875.00	\$ 800.00	\$ 7,200.00	\$ 650.00	\$ 5,850.00	\$ 850.00	\$ 7,650.00
51	8-02	PSIPE Caryopteris x clandonensis 'MiniBleu/ Petit Bleu Bluebeard; 2 Gal. Cont.	107	EA	\$ 28.00	\$ 2,996.00	\$ 46.00	\$ 4,922.00	\$ 49.00	\$ 5,243.00	\$ 50.00	\$ 5,350.00	\$ 75.00	\$ 8,025.00	\$ 35.00	\$ 3,745.00
52	8-02	PSIPE Spiraea japonica 'Walburna/ Magic Carpet Spirea; 2 Gal. Cont.	51	EA	\$ 28.00	\$										

No.	Sect.	Item	Qty	Unit	Eng Estimate		J&K Earthworks		Hurst		KRCI		Selland		Active Construction	
					Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
79	8-20	Illumination System - McKittrick Signal and North Wenatchee Avenue	1	LS	\$ 153,000.00	\$ 153,000.00	\$ 275,000.00	\$ 275,000.00	\$ 307,000.00	\$ 307,000.00	\$ 315,000.00	\$ 315,000.00	\$ 420,000.00	\$ 420,000.00	\$ 400,000.00	\$ 400,000.00
80	8-20	Traffic Signal System	1	LS	\$ 365,000.00	\$ 365,000.00	\$ 650,000.00	\$ 650,000.00	\$ 688,000.00	\$ 688,000.00	\$ 650,000.00	\$ 650,000.00	\$ 700,000.00	\$ 700,000.00	\$ 662,000.00	\$ 662,000.00
81	1-10	Project Temporary Traffic Control	1	LS	\$ 190,000.00	\$ 190,000.00	\$ 175,000.00	\$ 175,000.00	\$ 169,000.00	\$ 169,000.00	\$ 160,000.00	\$ 160,000.00	\$ 500,000.00	\$ 500,000.00	\$ 284,000.00	\$ 284,000.00
82	8-10	Tubular Marker	6	EA	\$ 50.00	\$ 300.00	\$ 200.00	\$ 1,200.00	\$ 300.00	\$ 1,800.00	\$ 200.00	\$ 1,200.00	\$ 185.00	\$ 1,110.00	\$ 199.00	\$ 1,194.00
83	1-08	Type B Progress Schedule (Minimum Bid \$5,000)	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 7,000.00	\$ 7,000.00	\$ 5,100.00	\$ 5,100.00	\$ 5,000.00	\$ 5,000.00
84	1-05	Record Drawings (Minimum Bid \$5,000)	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,100.00	\$ 5,100.00	\$ 5,000.00	\$ 5,000.00
85	7-08	Structural Shoring	2,900	SF	\$ 75.00	\$ 217,500.00	\$ 29.00	\$ 84,100.00	\$ 4.00	\$ 11,600.00	\$ 10.00	\$ 29,000.00	\$ 20.00	\$ 58,000.00	\$ 1.00	\$ 2,900.00
86	7-08	Shoring or Extra Excavation Class B	1	LS	\$ 35,000.00	\$ 35,000.00	\$ 10,000.00	\$ 10,000.00	\$ 7,000.00	\$ 7,000.00	\$ 3,500.00	\$ 3,500.00	\$ 1,500.00	\$ 1,500.00	\$ 13,000.00	\$ 13,000.00
87	2-05	Contaminated Soil Excavation and Disposal Incl. Haul	6,990	TN	\$ 67.00	\$ 468,330.00	\$ 63.00	\$ 440,370.00	\$ 60.00	\$ 419,400.00	\$ 73.00	\$ 510,270.00	\$ 70.00	\$ 489,300.00	\$ 63.25	\$ 442,117.50
88	2-09	Controlled Density Fill	19	CY	\$ 200.00	\$ 3,800.00	\$ 270.00	\$ 5,130.00	\$ 242.00	\$ 4,598.00	\$ 180.00	\$ 3,420.00	\$ 250.00	\$ 4,750.00	\$ 303.00	\$ 5,757.00
89	1-05	Roadway Surveying	1	LS	\$ 60,000.00	\$ 60,000.00	\$ 70,000.00	\$ 70,000.00	\$ 75,000.00	\$ 75,000.00	\$ 70,000.00	\$ 70,000.00	\$ 25,000.00	\$ 25,000.00	\$ 69,450.00	\$ 69,450.00
90	1-05	ADA Features Surveying	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 6,500.00	\$ 6,500.00	\$ 4,500.00	\$ 4,500.00	\$ 4,000.00	\$ 4,000.00	\$ 3,500.00	\$ 3,500.00	\$ 4,000.00	\$ 4,000.00
91	8-13	Monument, Monument Case and Cover	2	EA	\$ 2,000.00	\$ 4,000.00	\$ 1,000.00	\$ 2,000.00	\$ 2,100.00	\$ 4,200.00	\$ 2,000.00	\$ 4,000.00	\$ 500.00	\$ 1,000.00	\$ 2,750.00	\$ 5,500.00
92	8-14	Cement Conc. Sidewalk	60	SY	\$ 50.00	\$ 3,000.00	\$ 115.00	\$ 6,900.00	\$ 120.00	\$ 7,200.00	\$ 100.00	\$ 6,000.00	\$ 120.00	\$ 7,200.00	\$ 89.00	\$ 5,340.00
93	8-14	Scored Cement Conc. Sidewalk	1,642	SY	\$ 80.00	\$ 131,360.00	\$ 158.00	\$ 259,436.00	\$ 165.00	\$ 270,930.00	\$ 160.00	\$ 262,720.00	\$ 185.00	\$ 303,770.00	\$ 169.00	\$ 277,498.00
94	8-14	Stamped Cement Conc. Sidewalk	147	SY	\$ 260.00	\$ 38,220.00	\$ 290.00	\$ 42,630.00	\$ 316.00	\$ 46,452.00	\$ 300.00	\$ 44,100.00	\$ 275.00	\$ 40,425.00	\$ 273.00	\$ 40,131.00
95	5-05	Stamped Cement Conc. Median Treatment	140	SY	\$ 200.00	\$ 28,000.00	\$ 140.00	\$ 19,600.00	\$ 135.00	\$ 18,900.00	\$ 194.00	\$ 27,160.00	\$ 325.00	\$ 45,500.00	\$ 263.00	\$ 36,820.00
96	8-14	Concrete Band	24	LF	\$ 40.00	\$ 960.00	\$ 140.00	\$ 3,360.00	\$ 97.00	\$ 2,328.00	\$ 60.00	\$ 1,440.00	\$ 60.00	\$ 1,440.00	\$ 155.00	\$ 3,720.00
97	8-06	Cement Conc. Driveway Entrance Type 1	40	SY	\$ 100.00	\$ 4,000.00	\$ 225.00	\$ 9,000.00	\$ 212.00	\$ 8,480.00	\$ 215.00	\$ 8,600.00	\$ 114.00	\$ 4,560.00	\$ 202.00	\$ 8,080.00
98	8-06	Cement Conc. Driveway Entrance Type 2	40	SY	\$ 100.00	\$ 4,000.00	\$ 225.00	\$ 9,000.00	\$ 212.00	\$ 8,480.00	\$ 215.00	\$ 8,600.00	\$ 114.00	\$ 4,560.00	\$ 202.00	\$ 8,080.00
99	8-06	Cement Conc. Driveway Entrance Type 3	100	SY	\$ 100.00	\$ 10,000.00	\$ 225.00	\$ 22,500.00	\$ 212.00	\$ 21,200.00	\$ 215.00	\$ 21,500.00	\$ 114.00	\$ 11,400.00	\$ 203.00	\$ 20,300.00
100	8-06	Cement Conc. Driveway Entrance Type 4	95	SY	\$ 140.00	\$ 13,300.00	\$ 225.00	\$ 21,375.00	\$ 212.00	\$ 20,140.00	\$ 215.00	\$ 20,425.00	\$ 114.00	\$ 10,830.00	\$ 206.00	\$ 19,570.00
101	8-06	Finish for Cement Conc. Driveway Entrance	98	SY	\$ 20.00	\$ 1,960.00	\$ 60.00	\$ 5,880.00	\$ 53.00	\$ 5,194.00	\$ 200.00	\$ 19,600.00	\$ 240.00	\$ 23,520.00	\$ 150.00	\$ 14,700.00
102	8-14	Cement Conc. Curb Ramp, Type Perpendicular A	7	EA	\$ 4,000.00	\$ 28,000.00	\$ 3,100.00	\$ 21,700.00	\$ 2,950.00	\$ 20,650.00	\$ 3,500.00	\$ 24,500.00	\$ 3,500.00	\$ 24,500.00	\$ 4,800.00	\$ 33,600.00
103	8-14	Cement Conc. Curb Ramp, Type Parallel A	3	EA	\$ 3,500.00	\$ 10,500.00	\$ 3,750.00	\$ 11,250.00	\$ 3,800.00	\$ 11,400.00	\$ 3,500.00	\$ 10,500.00	\$ 3,900.00	\$ 11,700.00	\$ 4,800.00	\$ 14,400.00
104	8-12	Chain Link Fence Type 3	280	LF	\$ 50.00	\$ 14,000.00	\$ 77.00	\$ 21,560.00	\$ 76.00	\$ 21,280.00	\$ 65.00	\$ 18,200.00	\$ 45.00	\$ 12,600.00	\$ 75.00	\$ 21,000.00
105	8-12	Double 20 Ft. Chain Link Gate	1	EA	\$ 3,000.00	\$ 3,000.00	\$ 3,300.00	\$ 3,300.00	\$ 940.00	\$ 940.00	\$ 4,000.00	\$ 4,000.00	\$ 10,000.00	\$ 10,000.00	\$ 3,200.00	\$ 3,200.00
106	7-05	Connection to Drainage Structure	2	EA	\$ 2,500.00	\$ 5,000.00	\$ 2,000.00	\$ 4,000.00	\$ 17,700.00	\$ 35,400.00	\$ 3,000.00	\$ 6,000.00	\$ 2,500.00	\$ 5,000.00	\$ 1,050.00	\$ 2,100.00
107	7-05	Adjust Manhole	9	EA	\$ 500.00	\$ 4,500.00	\$ 500.00	\$ 4,500.00	\$ 800.00	\$ 7,200.00	\$ 700.00	\$ 6,300.00	\$ 700.00	\$ 6,300.00	\$ 670.00	\$ 6,030.00
108	7-05	Lower Manhole	1	EA	\$ 3,000.00	\$ 3,000.00	\$ 385.00	\$ 385.00	\$ 265.00	\$ 265.00	\$ 800.00	\$ 800.00	\$ 600.00	\$ 600.00	\$ 1,300.00	\$ 1,300.00
109	7-05	Manhole 48 In. Diam. Type 1	5	EA	\$ 6,000.00	\$ 30,000.00	\$ 6,100.00	\$ 30,500.00	\$ 5,760.00	\$ 28,800.00	\$ 8,000.00	\$ 40,000.00	\$ 5,500.00	\$ 27,500.00	\$ 7,200.00	\$ 36,000.00
110	7-05	Manhole Additional Height 48 In. Diam. Type 1	14	LF	\$ 350.00	\$ 4,900.00	\$ 300.00	\$ 4,200.00	\$ 633.00	\$ 8,862.00	\$ 100.00	\$ 1,400.00	\$ 25.00	\$ 350.00	\$ 800.00	\$ 11,200.00
111	7-05	Manhole 48 In. Diam. Type 3	7	EA	\$ 6,000.00	\$ 42,000.00	\$ 5,600.00	\$ 39,200.00	\$ 5,400.00	\$ 37,800.00	\$ 7,000.00	\$ 49,000.00	\$ 5,000.00	\$ 35,000.00	\$ 5,500.00	\$ 38,500.00
112	7-05	Manhole 48 In. Diam. Type 3 for Water Main Double Check Valve	1	EA	\$ 6,500.00	\$ 6,500.00	\$ 5,100.00	\$ 5,100.00	\$ 3,700.00	\$ 3,700.00	\$ 6,000.00	\$ 6,000.00	\$ 5,500.00	\$ 5,500.00	\$ 8,600.00	\$ 8,600.00
113	7-12	Adjust Valve Box	4	EA	\$ 350.00	\$ 1,400.00	\$ 500.00	\$ 2,000.00	\$ 700.00	\$ 2,800.00	\$ 600.00	\$ 2,400.00	\$ 350.00	\$ 1,400.00	\$ 460.00	\$ 1,840.00
114	8-20	Adjust Junction Box	1	EA	\$ 400.00	\$ 400.00	\$ 650.00	\$ 650.00	\$ 700.00	\$ 700.00	\$ 600.00	\$ 600.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00
115	7-15	Adjust Water Service	1	EA	\$ 400.00	\$ 400.00	\$ 650.00	\$ 650.00	\$ 700.00	\$ 700.00	\$ 600.00	\$ 600.00	\$ 500.00	\$ 500.00	\$ 370.00	\$ 370.00
116	7-15	Abandon Water Service	2	EA	\$ 2,500.00	\$ 5,000.00	\$ 650.00	\$ 1,300.00	\$ 330.00	\$ 660.00	\$ 1,000.00	\$ 2,000.00	\$ 1,200.00	\$ 2,400.00	\$ 875.00	\$ 1,750.00
117	2-01	Roadside Cleanup	1	EST	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
118	1-04	Minor Change	1	CALC	\$ 7.00	\$ 7.00	\$ 7.00	\$ 7.00	\$ 7.00	\$ 7.00	\$ 7.00	\$ 7.00	\$ 7.00	\$ 7.00	\$ 7.00	\$ 7.00
119	7-08	Unknown Utility Repair	1	EST	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
120	8-18	Relocate Mailbox	1	EA	\$ 2,000.00	\$ 2,000.00	\$ 850.00	\$ 850.00	\$ 2,400.00	\$ 2,400.00	\$ 2,800.00	\$ 2,800.00	\$ 350.00	\$ 350.00	\$ 600.00	\$ 600.00
121	1-07	SPCC Plan	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 1,000.00	\$ 1,000.00	\$ 350.00	\$ 350.00	\$ 600.00	\$ 600.00	\$ 250.00	\$ 250.00	\$ 150.00	\$ 150.00
122	2-12	Construction Geotextile for Separation	70	SY	\$ 5.00	\$ 350.00	\$ 20.00	\$ 1,400.00	\$ 6.62	\$ 463.40	\$ 11.00	\$ 770.00	\$ 5.00	\$ 350.00	\$ 7.00	\$ 490.00
123	8-26	Transit Shelter	1	LS	\$ 20,000.00	\$ 20,000.00	\$ 25,000.00	\$ 25,000.00	\$ 20,000.00	\$ 20,000.00	\$ 25,000.00	\$ 25,000.00	\$ 20,000.00	\$ 20,000.00	\$ 26,000.00	\$ 26,000.00
124	8-42	Franchise Utility Coordination	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 1,000.00	\$ 1,000.00	\$ 2,300.00	\$ 2,300.00	\$ 2,500.00	\$ 2,500.00	\$ 150.00	\$ 150.00
125	8-42	Shoring or Extra Excavation Class B, for Joint Utility Trench	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 1,500.00	\$ 1,500.00	\$ 2,000.00	\$ 2,000.00	\$ 0.01	\$ 0.01	\$ 70,000.00	\$ 70,000.00
126	8-42	Controlled Density Fill for Joint Utility Trench	189	CY	\$ 200.00	\$ 37,800.00	\$ 250.00	\$ 47,250.00	\$ 240.00	\$ 45,360.00	\$ 220.00	\$ 41,580.00	\$ 260.00	\$ 49,140.00	\$ 235.00	\$ 44,415.00
127	1-10	Steel plates for Joint Utility Trench	1	LS	\$ 15,000.00	\$ 15,000.00	\$ 7,000.00	\$ 7,000.00	\$ 500.00	\$ 500.00	\$ 22,000.00	\$ 22,000.00	\$ 10,000.00	\$ 10,000.00	\$ 4,300.00	\$ 4,300.00
128	8-42	Furnish and Install 2 In. Diam. Conduit - Chelan County PUD	3,073	LF	\$ 15.00	\$ 46,095.00	\$ 17.00	\$ 52,241.00	\$ 12.75	\$ 39,180.75	\$ 13.00	\$ 39,949.00	\$ 22.00	\$ 67,606.00	\$ 12.00	\$ 36,876.00
129	8-42	Furnish and Install 3 In. Diam. Conduit - Chelan County PUD	3,980	LF	\$ 20.00	\$ 79,600.00	\$ 20.00	\$ 79,600.00	\$ 16.00	\$ 63,680.00	\$ 17.00	\$ 67,660.00	\$ 24.00	\$ 95,520.00	\$ 16.00	\$ 63,680.00
130	8-42	Install 2 In. Diam. Conduit - Chelan County PUD	2,723	LF	\$ 10.00	\$ 27,230.00	\$ 11.00	\$ 29,953.00	\$ 5.30	\$ 14,431.90	\$ 5.00	\$ 13,615.00	\$ 5.50	\$ 14,976.50	\$ 5.00	\$ 13,615.00
131	8-42	Install Fiber Handhole - Chelan County PUD	4	EA	\$ 2,000.00	\$ 8,										



# Capital Project Budget

Date: January 12, 2023

Project Number: 0623

Project Name: McKittrick and Wenatchee Avenue Signal

Dept/Category: Public Works - Street Project

**Project Description:**

The project will install a new traffic signal with controllers, pre-emption, detection and radio control equipment. The project will also install ADA compliant curb returns with increased turning radii and new roadway striping.

<b>Project Lead:</b>	Gary Owen	<b>Start Year:</b>	2006
<b>Assigned Department:</b>	Public Works	<b>End Year:</b>	2023
<b>Original Project Budget:</b>	\$3,433,900	<b>Total City Funding:</b>	\$620,223
<b>Budget Amendment:</b>	\$452,512	<b>Other Funding:</b>	\$3,266,189

**Project Notes:**

The "Original Budget" is based on the adopted 2023 City Budget. Budget amendment to increase construction and construction engineering totals per bid results. Federal funds were increased to cover additional construction costs, and additional city funding included to cover expected increased construction engineering expenditures.

Project Expenditures by Category	Original Budget	Amended Budget	Prior Years Spent	ESTIMATES			Project Total
				2023	2024	2025+	
Design Engineering	406,000		406,000	-			406,000
Right of Way Acquisition	1,427,900		1,427,900	-			1,427,900
Construction Contract	1,400,000	377,512		1,777,512			1,777,512
Construction Engineering	200,000	75,000		275,000			275,000
Art Fund				-			
<b>Total Project Expenditures</b>	<b>3,433,900</b>	<b>452,512</b>	<b>1,833,900</b>	<b>2,052,512</b>			<b>3,886,412</b>

Project Revenues by Category		Original Budget	Amended Budget	Prior Years	ESTIMATES			Project Total
					2023	2024	2025+	
Fund:	109 - Arterial Streets	573,522	46,701	556,900	63,323			620,223
Fund:								
Fund:								
Fund:								
Fund:								
GRANTS:								
	Federal - STP/STBG	2,860,378	405,811	1,277,000	1,989,189			3,266,189
<b>Total Project Revenues</b>		<b>3,433,900</b>	<b>452,512</b>	<b>1,833,900</b>	<b>2,052,512</b>			<b>3,886,412</b>

Approved by City Council: \_\_\_\_\_ Date \_\_\_\_\_



# Capital Project Budget

**Date:** January 12, 2023 **Project Number:** 1615  
**Project Name:** N. Wenatchee Ave. Pedestrian & Median Improvements **Dept/Category:** Public Works - Street Project

**Project Description:** Pedestrian and median improvements on North Wenatchee Avenue in the vicinity of the McKittrick Signal project. Includes highway corridor upgrade and wider sidewalks, landscaping, lighting, streetscape improvements, access consolidation, medians, and frontage roads. Construction will be combined with the McKittrick Signal project to save costs and reduce severity of traffic impacts.

<b>Project Lead:</b>	Gary Owen	<b>Start Year:</b>	2016
<b>Assigned Department:</b>	Public Works	<b>End Year:</b>	2023
<b>Original Project Budget:</b>	\$1,048,000	<b>Total City Funding:</b>	\$66,204
<b>Budget Amendment:</b>	\$285,306	<b>Other Funding:</b>	\$1,267,102

**Project Notes:**  
 The "Original Budget" is based on the adopted 2023 City Budget. Budget amendment to increase construction and construction engineering totals per bid results. Federal funds were increased to cover additional construction costs, and additional city funding included to cover expected increased construction engineering expenditures.

Project Expenditures by Category	Original Budget	Amended Budget	Prior Years Spent	ESTIMATES			Project Total
				2023	2024	2025+	
Design Engineering	118,000		118,000				118,000
Right of Way Acquisition							
Construction Contract	820,000	234,506		1,054,506			1,054,506
Construction Engineering	110,000	50,800		160,800			160,800
Art Fund							
<b>Total Project Expenditures</b>	<b>1,048,000</b>	<b>285,306</b>	<b>118,000</b>	<b>1,215,306</b>			<b>1,333,306</b>

Project Revenues by Category	Original Budget	Amended Budget	Prior Years	ESTIMATES			Project Total
				2023	2024	2025+	
Fund: 109 - Arterial Streets	29,252	36,952	20,403	45,801			66,204
Fund:							
Fund:							
Fund:							
Fund:							
<b>GRANTS:</b>							
Federal - STP/STBG	1,018,748	248,354	97,597	1,169,505			1,267,102
<b>Total Project Revenues</b>	<b>1,048,000</b>	<b>285,306</b>	<b>118,000</b>	<b>1,215,306</b>			<b>1,333,306</b>

Approved by City Council: \_\_\_\_\_ Date \_\_\_\_\_



# Capital Project Budget

**Date:** January 12, 2023 **Project Number:** 1919  
**Project Name:** Columbia Street **Dept/Category:** Public Works - Street Project

**Project Description:** This project will extend McKittrick Street east from Wenatchee Avenue and construct a new segment of Columbia Street. The McKittrick Street extension will be graded to allow for a future underpass of the BNSF Railway which will result in significant excavation and utility infrastructure. This project was combined with Projects 1615 & 0623 for bidding and construction purposes.

<b>Project Lead:</b>	Jake Lewing	<b>Start Year:</b>	2020
<b>Assigned Department:</b>	Public Works	<b>End Year:</b>	2023
<b>Original Project Budget:</b>	\$5,474,000	<b>Total City Funding:</b>	\$3,508,800
<b>Budget Amendment:</b>		<b>Other Funding:</b>	\$1,965,200

**Project Notes:**  
 Original Budget reflects total amounts as amended in 2023 Capital Projects Budget. Budget amendment to increase city funding per bid results in federally ineligible portions of the project. Construction costs were also lower in PUP funded portions of project.

Project Expenditures by Category	Original Budget	Amended Budget	Prior Years Spent	ESTIMATES			Project Total
				2023	2024	2025+	
Design Engineering	655,000		655,000				655,000
Right of Way Acquisition	94,000		94,000				94,000
Construction Contract	4,100,000			4,100,000			4,100,000
Construction Engineering	600,000			600,000			600,000
Miscellaneous							
Art Fund	25,000			25,000			25,000
<b>Total Project Expenditures</b>	<b>5,474,000</b>		<b>749,000</b>	<b>4,725,000</b>			<b>5,474,000</b>

Project Revenues by Category	Original Budget	Amended Budget	Prior Years	ESTIMATES			Project Total
				2023	2024	2025+	
Fund: 304 - Economic Development	2,258,800	225,000	879,000	1,604,800			2,483,800
Fund: 405 - Sewer Utility	625,000			625,000			625,000
Fund: 410 - Storm Drain Utility	400,000			400,000			400,000
Fund:							
<b>GRANTS:</b>							
Federal - STP/STBG	1,715,200			1,715,200			1,715,200
Chelan County PUD	475,000	(225,000)		250,000			250,000
<b>Total Project Revenues</b>	<b>5,474,000</b>		<b>879,000</b>	<b>4,595,000</b>			<b>5,474,000</b>

Approved by City Council: \_\_\_\_\_ Date \_\_\_\_\_