



CITY COUNCIL MEETING*

June 4, 2024 – Agenda

City Hall, 920 SE Cedar Falls Way, North Bend, Washington

7:00 P.M. – CALL TO ORDER, ROLL CALL, FLAG SALUTE

CONSENT AGENDA:

			Pg.#
1) Minutes	City Council Meeting of May 21, 2024		1
2) Payroll	May 20, 2024 – 28815 through 28821 , in the amount of \$318,588.90		
3) Checks	June 4, 2024 – 75647 through 75705 , in the amount of \$944,793.46		
4) AB24-054	Resolution – Accepting FHWA Funds & Authorizing LA Agreement for McClellan Street Improvements Capital Project	Mr. Rigos	5

CITIZEN'S COMMENTS: (Please restrict comments to 3 minutes)

ANNOUNCEMENTS, PRESENTATIONS, APPOINTMENTS:

5) Proclamation	Pride Month	Mayor Miller	9
------------------------	-------------	--------------	---

INTRODUCTIONS:

6) AB24-055	Resolution – Authorizing Adoption of the Franchise Utilities Element Update for the 2024 Comprehensive Plan	Mr. McCarty	11
7) AB24-056	Resolution – Setting Public Hearing Date for State Hwy No. 2 Right-of-Way Vacation	Ms. Deming	59
8) AB24-057	Resolution – Awarding 2024 Sidewalk Gaps Capital Project to Rainier Asphalt	Mr. Rigos	67
9) AB24-058	Motion – Authorizing Amendment No. 3 to G&O Contract for WWTP HPI Phase 1 Project	Mr. DeBerg	75

MAYOR, COUNCIL & ADMINISTRATOR CONCERNS AND INITIATIVES: (Business and general information presented that may be deliberated upon by the Council. Formal action may be deferred until a subsequent meeting; immediate action may be taken upon a vote of a majority of all members of the Council.)

EXECUTIVE SESSION: To Discuss Potential Litigation, pursuant to RCW 42.30.110(1)(i)

ADJOURNMENT:



***PLEASE NOTE:** Members of the public may choose to attend the meeting in person or by teleconference. Members of the public attending the meeting in-person will have an opportunity to provide public comment and if attending the meeting by teleconference may submit written comments via in-person drop off, mail, fax, or e-mail to soppedal@northbendwa.gov. All written comments must be received by 5 p.m. on the day of the scheduled meeting. If an individual requires an accommodation because of a difficulty attending the public meeting, the City requests notice of the need for accommodation by 5 p.m. on the day of the scheduled meeting. Participants can request an accommodation to be able to provide remote public comments by contacting the City Clerk by phone (425) 888-7627 or by e-mail to soppedal@northbendwa.gov. No other remote public comment will be permitted.

Those wishing to access the meeting by teleconference will be required to have a registered Zoom account and display your full name to be admitted to the online meeting.

Zoom Meeting Information:

To Sign Up for a Zoom Account: <https://zoom.us/join>

Meeting ID: 881 2610 1456

Password: 658184

Call In Phone Number: 1-253-215-8782

NORTH BEND CITY COUNCIL MINUTES**May 21, 2024**

City Hall, 920 SE Cedar Falls Way, North Bend, Washington

CALL TO ORDER, ROLL CALL:

Mayor Miller called the regular meeting to order at 7:00 p.m.

Councilmembers Present: Elwood, Gothelf, Joselyn, Koellen, Rustik, Torguson and Tremolada.

CONSENT AGENDA:

Minutes – Council Workstudy of April 23, 2024 & City Council Meeting of May 7, 2024

Payroll – May 3, 2024 – 28808 through **28814**, in the amount of **\$390,839.39**

Checks – May 21, 2024 – 75588 through **75646**, in the amount of **\$1,299,153.50**

AB24-049 – Motion Authorizing Purchase of Variable Message Board Sign

AB24-050 – Motion Authorizing Revised ILA with Snoqualmie for Governance of Meadowbrook Farm

AB24-051 – Motion Authorizing Contract for City Phone System

Councilmember Gothelf **MOVED**, seconded by Councilmember Elwood to approve the consent agenda as presented. The motion **PASSED** 7-0.

COMMISSION AND COMMITTEE REPORTS:

Community & Economic Development Committee – Councilmember Joselyn, Chair
A report of the May 21st meeting was provided.

Finance & Administration Committee – Councilmember Elwood, Chair
A report of the May 14th meeting was provided.

Public Health & Safety Committee – Councilmember Rustik, Chair
A report of the May 7th meeting was provided.

Transportation & Public Works Committee – Councilmember Koellen, Chair
A report of the April 30th meeting was provided.

Council Workstudy – Mayor Pro Tem Gothelf
A report of the April 23rd Workstudy was provided.

Eastside Fire & Rescue Board Meeting – Councilmember Gothelf
A report of the May 9th meeting was provided.

Planning Commission

A report of the May 15th meeting was provided.

Parks Commission

A report of the April 22nd meeting was provided.

Economic Development Commission

A report of the April 23rd meeting was provided.

Sound Cities Association Board of Health – Councilmember Koellen

A report of the May 16th meeting was provided.

Snoqualmie Watershed Forum – Councilmember Joselyn

A report of the May 15th meeting was provided.

Sound Cities Association Public Issues Committee – Councilmember Tremolada

A report of the May 8th meeting was provided.

INTRODUCTIONS:

AB24-052 – Public Hearing, Resolution Adopting Six Year
Transportation Improvement Plan (TIP) 2025-2030

Audio: 16:22

Deputy Public Works Director Mohr provided the staff report.

Mayor Miller opened the Public Hearing on a Resolution Adopting the Six Year TIP 2025-2030 at 7:20 p.m.

There was no public comment and Mayor Miller announced the Public Hearing would remain open until the June 18, 2024 City Council meeting.

Councilmember Koellen **MOVED**, seconded by Councilmember Joselyn to approve AB24-052, a resolution adopting the 6-Year Transportation Improvement Plan 2025 – 2030, as a first reading, and continuing the public hearing until the June 18, 2024 City Council Meeting. The motion **PASSED** 7-0.

**AB24-053 – Motion Authorizing Contract with NW Railway Museum
for Railway Crossing Project**

Audio: 22:04

Deputy Public Works Director Mohr provided the staff report.

Councilmember Koellen **MOVED**, seconded by Councilmember Rustik to approve AB24-053, authorizing a design contract with Northwest Railway Museum for the City of North Bend Railway Crossing Project, in an amount not to exceed \$89,000. The motion **PASSED** 7-0.

MAYOR, COUNCIL, AND ADMINISTRATOR CONCERNS AND INITIATIVES:

Councilmember Elwood reported the Valley Center Stage's production of "Man of La Mancha" would be playing from May 31st through June 23rd at the Sallal Grange and encouraged all to check out the Sallal Grange's website for other community events.

Councilmember Torguson noted the Mt Si Senior Center has had to cut back on certain programs due to a decrease in federal funding and asked those interested to consider donating to the organization. Additionally, she encouraged all to reflect on those that served this country in the armed forces during this upcoming Memorial Day weekend.

Councilmember Koellen mentioned the heavy rains the area was currently having and encouraged all to drive safely and clean storm drains to prevent pooling of water.

Councilmember Tremolada mentioned Ignite Dance Studio's end of the year recital on June 2nd and the District 9 Little League 10-year-old all-star tournament starting the weekend of June 22nd at Torguson Park.

Councilmember Gothelf encouraged all to exercise caution when driving during the upcoming Memorial Day weekend.

Councilmember Rustik addressed citizen's concerns about animal and construction noise in the City during off hours. She noted the City has adopted by reference the King County Code related to animal care and control and any complaints regarding animals or construction noise in off hours can be sent to the City's Building Department.

Councilmember Joselyn thanked City staff for the excellent work they did on the Orchard Drive Sidewalk Repair Project and noted Si View Metropolitan Parks District was hosting various food trucks on Thursdays during the month of May.

City Administrator Miller reported the Snoqualmie Tribe would be providing a presentation on coexisting with wildlife during the Snoqualmie Valley Government Association dinner meeting on Wednesday, May 22nd at Rainbow Lodge.

Mayor Miller spoke regarding the following items:

- Youth Vacancy on Parks Commission
- Tenant Trailhead Park Closure on May 24th
- City Offices Closed Monday, May 27th in observance of Memorial Day
- Cancellation of July 2nd City Council Meeting

ADJOURNMENT:

Councilmember Gothelf **MOVED** to adjourn, seconded by Councilmember Elwood. The motion **PASSED** 7-0.

DRAFT

The meeting adjourned at 7:37 p.m.

ATTEST:

Mary Miller, Mayor

Susie Oppedal, City Clerk

DRAFT



City Council Agenda Bill

SUBJECT:	Agenda Date: June 4, 2024	AB24-054
Resolution Accepting Federal Highway Administration (FHWA) Rural Town Centers and Corridors (RTCC) Funds for Engineering Design Services for the McClellan Street Improvements Capital Project & Authorizing Local Match Funds	Department/Committee/Individual	
Cost Impact: \$171,945	Mayor Mary Miller	
Fund Source: TIF	City Administrator – David Miller	
Timeline: Immediate	City Attorney – Kendra Rosenberg	
	City Clerk – Susie Oppedal	
	Administrative Services – Lisa Escobar	
	Comm & Econ Development – Rebecca Deming	
	Finance – Martin Chaw	
	Public Works – Mark Rigos, P.E.	X

Attachments: Resolution

SUMMARY STATEMENT:

In November of 2023, the City of North Bend secured a Federal Highway Administration (FHWA) Rural Town Centers and Corridors (RTCC) grant for \$1,101,722 for engineering design of the McClellan Street Improvements Capital Project. As a condition of this funding, the City is required to provide a local match of \$171,945, which will be covered using Transportation Impact Fees (TIF). Additionally, City staff is actively exploring other potential external funding sources to meet the local match requirement.

The McClellan Street (alley) Improvements Project includes many upgrades. Upgrades include:

- Pavement Repair and Replacement: The project aims to repair and replace existing pavement, ensuring safer and smoother travel.
- Curb and Gutter Addition: New curbs and gutters will be installed to enhance road infrastructure.
- Sidewalk Construction: A sidewalk will be added on the backside of businesses, providing pedestrian access.
- Shared Use Trail: A trail parallel to the existing railroad tracks will accommodate both pedestrians and cyclists.
- ADA-Compliant Railroad Pedestrian Crossing: A safe crossing point will be constructed at Ballarat Ave.
- Infrastructure Upgrades: The project includes improvements to the sanitary sewer system, water system, storm drainage system, power, and communication systems.
- Lighting, Signage, and Pavement Markings: New lighting, signage, and pavement markings will enhance public safety and visibility.
- Landscaping and Tree Planting: Landscaping will be planted along the corridor, enhancing the overall experience for businesses and users.

This project is a vital component of the City's 2024-2029 Six-Year Transportation Improvement Plan (TIP), which was formally adopted by North Bend City Council at the June 20, 2023 City Council meeting.

The attached Resolution accepts the federal grant of \$1,101,722 and authorizes a local match of \$171,945, for a total engineering budget of \$1,273,667, and authorizes the Mayor to execute and administer the Local Agency Agreement, Project Prospectus, and all other documents necessary to obligate funds for this project.

City staff highly recommend that these grant funds be accepted.

APPLICABLE BRAND GUIDELINES: Consistent delivery of quality basic services including transportation and traffic management.

City Council Agenda Bill

COMMITTEE REVIEW AND RECOMMENDATION: This item was discussed at the May 28, 2024, Transportation and Public Works Committee meeting and was recommended for approval and placement on the Consent Agenda.

RECOMMENDED ACTION: **MOTION to approve AB24-054, a resolution accepting Federal Highway Administration (FHWA) (RTCC) Grant Funds for engineering services for the McClellan Street Improvement Capital Project and authorizing Local Match Funds.**

RECORD OF COUNCIL ACTION

<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
June 4, 2024		

RESOLUTION

**A RESOLUTION OF THE CITY OF NORTH BEND,
WASHINGTON, ACCEPTING FEDERAL HIGHWAY
ADMINISTRATION RURAL TOWN CENTERS AND
CORRIDORS FUNDS IN THE AMOUNT OF \$1,101,722, AND
AUTHORIZING A MATCH IN THE AMOUNT OF \$171,945
IN LOCAL FUNDS, FOR ENGINEERING DESIGN
SERVICES FOR THE MCCLELLAN STREET
IMPROVEMENTS CAPITAL PROJECT**

WHEREAS, in November of 2023, the City of North Bend applied for and was awarded Federal Highway Administration Rural Town Centers and Corridors funds in the amount of \$1,101,722 for engineering design services for the McClellan Street Improvements Capital Project (“Project”); and

WHEREAS, the grant requires a match of \$171,945 in local funds, which will be funded with transportation impact fees, for a total engineering budget of \$1,273,667; and

WHEREAS, the Project includes pavement repair and replacement; curb and gutter additions; sidewalk construction; a shared use trail for pedestrian and cyclists; an ADA-compliant railroad pedestrian crossing; infrastructure upgrades for sewers, water supply, storm drainage, power and communication systems; new lighting, signage and payment markings, and landscaping and tree planting; and

WHEREAS, the Project is listed in the City’s 2024-2029 Six-Year Transportation Improvement Plan which was adopted by the City Council on June 20, 2023; and

WHEREAS, the City Council desires to accept the grant funds and authorizes the Mayor to execute and administer the Local Agency Agreement, Project Prospectus, and all other documents necessary to proceed with obligation of the grant funds, and further authorizes the required local match in the amount of \$171,945, to be funded with City transportation impact fees;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND,
WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:**

Section 1. The City Council accepts the Federal Highway Administration Rural Town Centers and Corridors grant of \$1,101,722 and authorizes a local match of \$171,945 to be funded with City transportation impact fees, for engineering design services for the McClellan Street Improvements Capital Project.

Section 2. The Mayor is authorized to enter into the Local Agency Agreement and Project Prospectus, and any other agreements necessary to proceed with obligation of the grant funds set forth in Section 1 of this Resolution, all in a form and content acceptable to the City Attorney.

**PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND,
WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 4TH DAY OF
JUNE, 2024.**

CITY OF NORTH BEND:

Mary Miller, Mayor

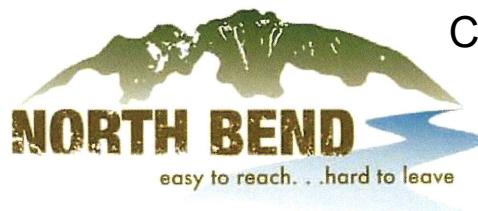
APPROVED AS TO FORM:

Kendra Rosenberg, City Attorney

ATTEST/AUTHENTICATED:

Effective:
Posted:

Susie Oppedal, City Clerk



Office of Mayor

PROCLAMATION

WHEREAS, June is celebrated as LGBTQIA+ Pride Month nationwide to commemorate the Stonewall Uprising in New York which occurred in June of 1969 and is considered the beginning of the LGBTQIA+ civil rights movement; and

WHEREAS, Pride Month in North Bend is meant to raise awareness of the prejudice and discrimination still facing members of the LGBTQIA+ community and honor their power and perseverance in fighting discrimination in all its forms; and

WHEREAS, it is essential to acknowledge that education remains vital to end discrimination, biases and prejudice. Acceptance is something we must practice and teach to future generations; and

WHEREAS, it is imperative that young people in our community, regardless of sexual orientation, gender identity, and expression, feel safe, valued, empowered and supported by their peers and community leaders; and

WHEREAS, everyone is entitled to equal rights freely granted to all Americans regardless of race, religion, gender identity or sexual orientation; and

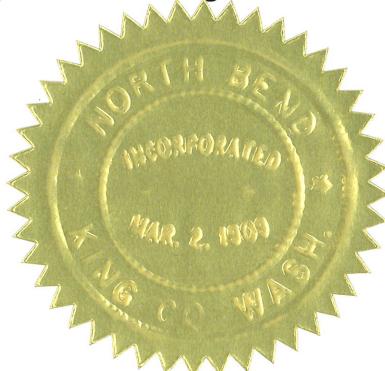
WHEREAS, North Bend, as well as so much of our Valley, cultivates a small-town sense of care and fellowship that is one-to-another, honest-to-goodness interest in the welfare of our next-door neighbors and extending beyond; and

WHEREAS, by becoming a city that embodies these beliefs it creates a safe, vibrant, diverse, and livable city;

NOW, THEREFORE, I, Mary Miller, Mayor, do hereby proclaim June 2024, as

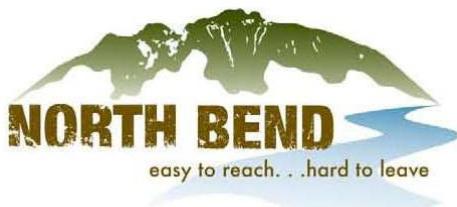
PRIDE MONTH

in North Bend and encourage all residents to celebrate and affirm their LGBTQIA+ family members, friends and neighbors.



Signed this 4th day of June, 2024

Mary Miller
Mayor



City Council Agenda Bill

SUBJECT:	Agenda Date: June 4, 2024	AB24-055
Resolution Authorizing Adoption of the Franchise Utilities Element Update for the 2024 North Bend Comprehensive Plan	Department/Committee/Individual Mayor Mary Miller City Administrator – David Miller City Attorney – Kendra Rosenberg City Clerk – Susie Oppedal Administrative Services – Lisa Escobar Comm & Econ Development – Rebecca Deming Finance – Martin Chaw Public Works – Mark Rigos, P.E. CED Principal Planner – Mike McCarty	X
Cost Impact: N/A		
Fund Source: N/A		
Timeline: Immediate		X
Attachments: Resolution, Exhibit A - Draft Element (clean version), Staff Report and Planning Commission Recommendation containing Redline Version and Comments Received		
SUMMARY STATEMENT:		
As a part of the major 2024 update to the North Bend Comprehensive Plan, staff prepared amendments to the Utilities Element, including renaming it the <i>Franchise</i> Utilities Element for better clarification of its purpose and subject. Amendments include updates to service and facility information from franchise utility providers operating within the City (including electricity, gas, solid waste and recycling, and telecommunications providers), and updates to policies addressing the provision of franchise utilities consistent with comments received from Puget Sound Energy and the Washington Department of Fish and Wildlife.		
The Planning Commission reviewed the amendments at its April 3 and April 17, 2024, meetings, including holding a public hearing on April 3, 2024. The Planning Commission provided a recommendation to approve the amendments to the Franchise Utilities Element on April 17, 2024.		
A clean version of the draft Element is attached with the Resolution. The staff report also provides a redline version (showing all amendments and comments describing changes), together with public comments received.		
City staff recommends approval of the update to the Franchise Utilities Element with the condition that SEPA environmental review will be completed together with the remainder of the 2024 Comprehensive Plan Update prior to formal adoption of the 2024 Comprehensive Plan by the City Council, which will incorporate this Element.		
APPLICABLE BRAND GUIDELINES: Sustainably managed growth, consistent delivery of quality basic services, and commitment to invest in the City and foster community engagement and pride.		
COMMITTEE REVIEW AND RECOMMENDATION: This item was discussed at the May 21, 2024, Community and Economic Development Committee meeting and was recommended for approval and placement on the Main Agenda for discussion.		
RECOMMENDED ACTION: MOTION to approve AB24-055, a resolution authorizing adoption of the update for the Franchise Utilities Element for the 2024 North Bend Comprehensive Plan.		
RECORD OF COUNCIL ACTION		
Meeting Date	Action	Vote
June 4, 2024		

RESOLUTION

A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, AUTHORIZING ADOPTION OF THE FRANCHISE UTILITIES ELEMENT UPDATE FOR THE 2024 NORTH BEND COMPREHENSIVE PLAN

WHEREAS, the City is required to prepare a Comprehensive Plan (“Plan”) under the Growth Management Act (“the GMA”) and is required by RCW 36.70A.040 to implement the Plan with development regulations that are consistent with the Plan; and

WHEREAS, RCW 36.70A.130 requires the City to review and, if needed, revise the Plan and development regulations on a periodic basis to ensure the Plan and regulations comply with the GMA and remain up-to-date; and

WHEREAS, the City has prepared proposed amendments to the Franchise Utilities Element; and

WHEREAS, a public hearing on the proposed amendments to the Franchise Utilities Element was held before the Planning Commission on April 3, 2024; and

WHEREAS, the Planning Commission provided a recommendation to approve the amendments to the Franchise Utilities Element at its April 17, 2024, meeting; and

WHEREAS, in accordance with WAC 365-196-630, a *Notification of Intention to Adopt Comprehensive Plan Amendments* was sent to the State of Washington Department of Commerce and to other State agencies on March 19, 2024, for a required 60-day review period; and

WHEREAS, environmental review will occur in conjunction with the environmental review for the 2024 Plan update in its entirety and will be scheduled accordingly; and

WHEREAS, the public process for the proposed amendments provided for early and continuous public participation opportunities including posting the draft amendments on the City of North Bend Website for public review, correspondence with multiple outside agencies for input on the amendments, and meetings before the Planning Commission, including a public hearing; and

WHEREAS, the amendments have been prepared in compliance with applicable City policy and State laws;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND,
WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:**

Section 1. Approval of Proposed Amendments: The City Council approves the proposed amendments to the Franchise Utilities Element, attached hereto as Exhibit A.

Section 2. Authorization of Comprehensive Plan Amendments: The City Council hereby directs that the amendments described in Section 1 of this Resolution and attached as Exhibit A be included as part of a future ordinance in which all the 2024 Comprehensive Plan amendments will be adopted collectively.

**PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND,
WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 4TH DAY OF
JUNE, 2024.**

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Mary Miller, Mayor

Kendra Rosenberg, City Attorney

ATTEST/AUTHENTICATED:

Effective:

Posted:

Susie Oppedal, City Clerk

CHAPTER 5: FRANCHISE UTILITIES ELEMENT

Contents

Introduction.....	2
Financing of Utilities	3
Provision of Utility Service	3
Electric System	3
Description and Inventory.....	3
Existing Service	4
Future Demand.....	5
Natural Gas	7
Description& Inventory	7
Existing Service	8
Future Demands	8
Telecommunication, Cable & Internet.....	9
Telephone.....	9
Cable Broadband, Television, and Internet.....	9
Solid Waste & Recycling.....	9
Description and Inventory.....	10
Existing Service	10
Future Demand.....	10
Goals and Policies.....	11

CHAPTER 5: FRANCHISE UTILITIES ELEMENT



INTRODUCTION

The Growth Management Act defines electricity, gas, telecommunications, and cable as utilities. It defines water and sewer systems separately as public facilities. Plans for water supply and sewer are found as separate elements of the Comprehensive Plan. Transportation and circulation-related facilities are addressed in the Transportation Element. The Franchise Utilities Element has been developed in accordance with RCW 36.70A.070 of the Growth Management Act and the King County Countywide Planning Policies. To fulfill the requirements set forth by the Washington Growth Management Act, a utilities element must include the following information:

1. Inventory the general location of existing utilities.
2. Establish the location of proposed utilities.
3. Examine the capacity of existing and proposed utilities.

The Franchise Utilities Element also includes an evaluation of solid waste management in North Bend, focusing on landfill capacity and recycling issues.

King County Countywide Planning Policies (CWPPs) provide local direction to implement the GMA mandate for consideration of utilities needs including, but not limited to electrical, communications and natural gas. Following is a paraphrased listing of the CWPP's with direct applicability to North Bend in 2024. The policy number of each referenced policy is cited. Other CWPP's may be indirectly applicable to North Bend and the CWPP's may be revised in the future. The full list of CWPP's is available on the King County Countywide Planning Policies website at [King County Countywide Planning Policies - King County, Washington](#)

Local jurisdictions are to identify the full range of urban services required as growth occurs and how they plan to provide them, while prioritizing historically underserved areas and addressing disparities, and avoiding locating urban serving facilities in the Rural Area (PF-1, PF-17). Service providers shall manage resources efficiently through regional coordination, sharing facilities and conserving resources.

Aggressive conservation shall be implemented to address the need for adequate supply of electricity (PF-15).

Unlike the Capital Facilities Element, levels of service and concurrency requirements do not apply to private utilities. They are required by state law to provide service to anyone requesting it who has the ability to pay for the extension. The Washington Utilities Transportation Commission (WUTC) requires that privately owned utilities demonstrate that existing rate payers are not subsidizing new customers. Privately owned utilities are not public facilities although they provide a public service. They are required to provide the same level of service to urban and rural customers. The WUTC regulates utility and transportation providers to ensure safe and reliable service to customers at reasonable rates. Most of Washington State's investor-owned gas, electric, water and telecommunications are regulated by the WUTC.

In addition, due to concerns such as the security of facilities and in keeping with competition practices, the specific locations and specific market needs are not identified. Instead, general locations and general capacities are included in this element.

Financing of Utilities

The principle source of revenue for utility capital financing is charges to customers for utility services provided. Such charges include utility rate charges, other customer charges, fees, and charges for the sale of water and energy to other utilities. Revenue from customer charges is used to finance capital projects on a pay-as-you go basis or through the issuance of revenue bonds. For revenue bonds, principal and interest payments are made with revenue from utility customer charges. The State of Washington statutes permit cities to issue unlimited tax (voter-approved) general obligation debt for utility purposes up to a limit of 2.5 percent of a City's assessed valuation.

Provision of Utility Service

This section discusses the provisions of utility service by the City and by private entities. Each utility section includes a discussion of the existing inventory, existing facility capacity, and an assessment of future facilities, although financial information for privately-owned entities is not included in this plan.

ELECTRIC SYSTEM

Description and Inventory

Electricity is provided to North Bend by Puget Sound Energy (PSE) and Tanner Electric Cooperative (TEC). PSE serves the majority of the electricity users within North Bend. PSE and TEC signed a boundary agreement to define their respective service territories in 2013, which are shown within North Bend on Figure 5-1. The City of North Bend and the surrounding area will continue to be served by both PSE and TEC.

Definitions, Abbreviations, and Acronyms

- kV – kiloVolt, a unit of electric potential equal to a thousand volts
- PSE – Puget Sound Energy
- TEC – Tanner Electric Cooperative
- V – Volt, The unit for electric potential

Draft update 4-17-2024 – PC Recommendation, Clean

PSE is a large investor-owned utility that provides electric service to customers in eight predominantly Western Washington counties: Island, King, Kitsap, Kittitas, Pierce, Skagit, Thurston and Whatcom. North Bend has a franchise agreement with PSE for use of City rights-of-way for PSE's installation and maintenance of electricity and natural gas lines (Ord. 1795).

Contact PSE – Municipal Liaison Manager Brandon Leyritz:
 Brandon.Leyritz@pse.com
 (425)-417-5925

TEC is a non-profit cooperative, or small utility, serving the electrical needs of its members. TEC serves members in the Ames Lake area of King County and Anderson Island in Pierce County in addition to its service in and around North Bend.

North Bend has a franchise agreement with TEC for use of City rights-of-way for TEC's installation and maintenance of electricity lines (Ord. 1757).

Contact Tanner Electric:
<https://www.tannerelectric.coop>
 (425) 888-0623

TEC operates its own power substation just west of North Bend. The North Bend substation is a 12kV system and has a capacity of 50MVA (60MVA during winter peaks). The 115 kV transmission line serving the substation is owned by the Bonneville Power Administration and connected to the Puget Sound Energy transmission system in the Snoqualmie Ridge area. The areas served by TEC inside the city limits of North Bend are almost exclusively fed by underground circuits including the outlet mall, Forster Woods, Rock Creek Apartments and the south fork area.

The North Bend / Snoqualmie electrical sub-area is located east of Preston and between the Cedar River Watershed and the Tolt River Watershed. It includes the Fall City area, but not Carnation or Duvall. Within the sub-area, there are five hydroelectric developments. The generating plants within this area include the Snoqualmie Falls (owned by PSE), Cedar Falls (owned by Seattle City Light), and Weeks Falls, Twin Falls, and Black Creek (owned by independent power producers). Four distribution substations are located in the North Bend / Snoqualmie sub-area.

Existing Service

Power plants throughout the region generate electricity that is then delivered via the electrical grid to customers through transmission and distribution power lines. Electricity can be generated from all different sources and sizes. They are all joined together to create what is called a "Fuel Mix." This mix is specific to each utility, but in Washington,

BONNEVILLE POWER

Puget Sound Energy and Tanner Electric are customers of Bonneville Power Administration (BPA). BPA is a federal nonprofit agency based in the Pacific Northwest. It is self-funded and covers its costs by selling its products and services. BPA markets wholesale electrical power from 31 federal hydro projects in the Columbia River Basin, one nonfederal nuclear plant and several other nonfederal power plants. The dams are operated by the U.S. Army Corps of Engineers and the Bureau of Reclamation. About 1/3 of the electric power used in the Northwest comes from BPA.

generally consists of large and small hydroelectric, nuclear, and renewables. High-voltage transmission lines carry large scale electricity over long distances from generating plants to local distribution substations. Distribution substations then reduce voltage through transformers from (in the case of the North Bend/Snoqualmie sub-area) 115 kV to 12 kV, which is PSE and TEC's standard distribution voltage. From the distribution substations, 12 kV feeders distribute the power to the individual customers.

On a more local level, household solar/wind and residential hydro can also provide some generation. In these cases, power not utilized by the homeowner is put back on the distribution system and utilized by neighboring users. System capacity is planned for based on existing and projected use. In residential areas, which is the predominate user in North Bend, winter outage scenarios usually determine when new distribution capacity improvements are needed.

PSE and TEC are powered by two separate substations with their own dedicated 115kV transmission lines. From these substations, each respective utility powers their individual customers via both overhead and underground distribution power lines.

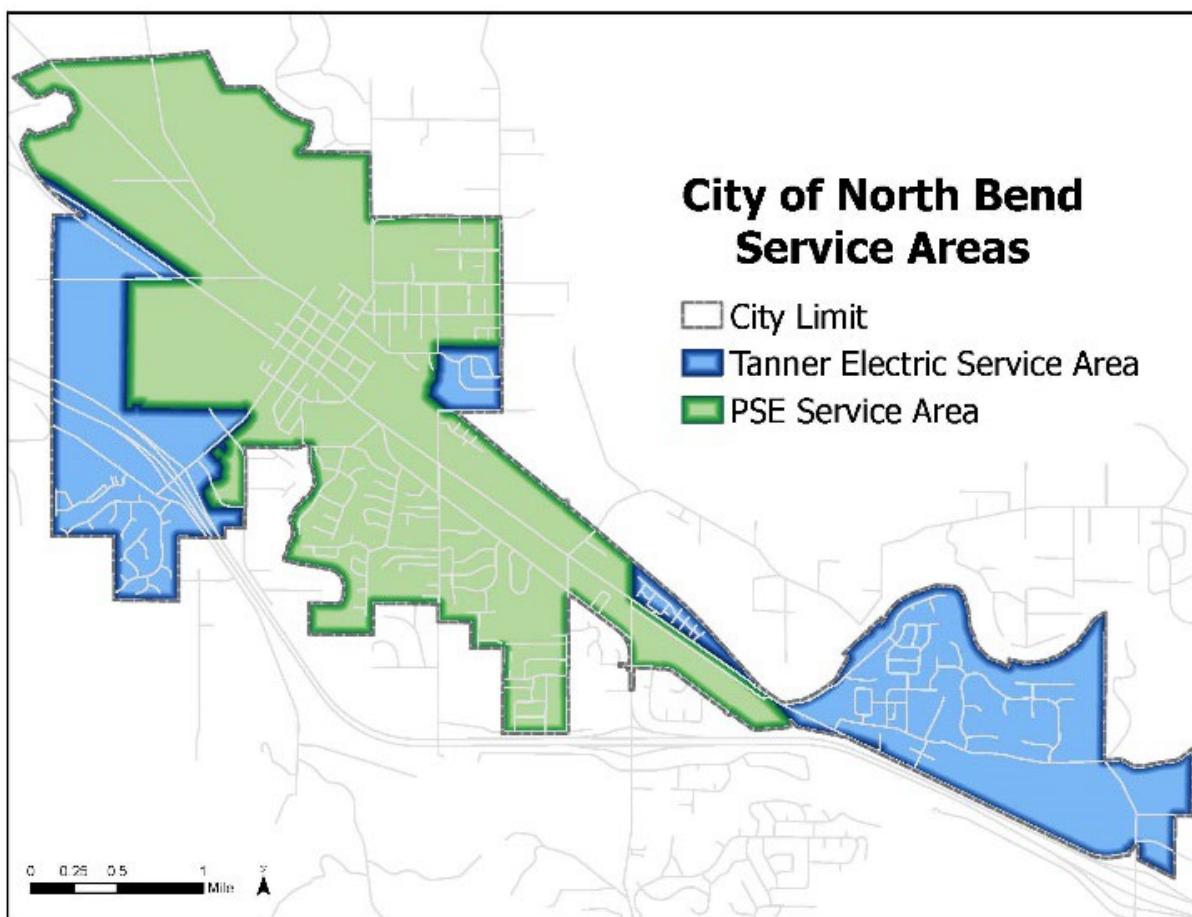


Figure 5-1

Future Demand

The forecasted load for the next 30 years will require systems improvements which are listed in this section as construction projects that are in progress, or as plans for the future. A project is considered in progress if specific site selection, preliminary engineering, permitting, or construction activities are currently underway.

New projects can be developed in the future at any time due to:

- new or replacement of existing facilities to increase capacity due to new building construction, as well as conversion of existing homes and businesses to other preferred fuel types;
- the need for replacement to facilitate improved maintenance of facilities;
- replacement or relocation of facilities due to municipal and state projects; and
- system upgrades required to accommodate third party interconnection of transmission or generation facilities.

Other system improvements may be needed within a 30 year horizon to serve forecasted load. PSE has two major substation projects planned in the 10 year horizon in the North Bend/Snoqualmie area. One near-term substation improvement project is anticipated to expand and upgrade PSE's existing North Bend substation to enable improved transmission connections. This will provide reliability improvements to customers served by the North Bend substation.

The other near-term substation improvement project is planned to expand PSE's existing Snoqualmie Switching Station to enable interconnection of a proposed small hydro project.

There are three possible long-range issues that need to be addressed in order to best serve the growth in the Snoqualmie/North Bend area:

1. Existing 115 kV transmission lines may become inadequate to serve the projected load increases in the area;
2. the lack of capacity to get power into the area when local generation may become inadequate to serve the local load; and
3. the existing substations may become insufficient to supply adequate 115-12 kV substation transformer capacity.

Construction projects in progress / Plans for the future/Recently Completed

Middle Fork Substation and 115kV Transmission Line

In 2020-2021, TEC completed the installation of a new 115kV Transmission Line through the existing utility corridor along the Snoqualmie Valley Trail. This transmission line runs to a new substation location along North Bend Way. TEC's Middle Fork Substation is to be built in 2024-2026 in order to better serve future growth on the East side of town as well as provide power supply redundancy for all TEC members.

Additional Small Hydro

There are numerous proposals for small hydroelectric generation plants in the North Bend/Snoqualmie area. Most of these are located on the North Fork of the Snoqualmie River and its tributaries, including Hancock Creek and Calligan Creek. In addition, there are possibilities for others along the Middle Fork and the South Fork of the Snoqualmie River. Puget Sound Energy may need to construct facilities to interconnect these generation plants to the electric transmission system. A possible interconnection substation to integrate new generation would be a Reinig Switching Station located near the Snoqualmie-Cedar Falls line to connect the existing system to new generation with a new 115 kV line.

Transmission Line Rebuild

The Cedar Falls-Snoqualmie 115 kV line contains low capacity wires. At some point this line will need to be rebuilt.

Rattlesnake-Lake Tradition 230 kV Line

The Rattlesnake-Lake Tradition transmission line is a planned new 230 kV line, which would connect the existing cross-Cascades transmission line near Rattlesnake Lake southeast of North Bend to the existing Lake Tradition substation near Issaquah. This line would allow power generation in Eastern Washington to be supplied to King County as well as strengthen the power system in the North Bend area and the rest of King County.

Lantern Substation and 115 kV Transmission Line

The planned Lantern substation, located south of North Bend at a site to be determined in the future, would provide electric power to customers in the Southeast North Bend area. This would provide a possible interconnection point for existing and future transmission lines to improve reliability and capacity in the North Bend area.

Future Distribution Substations

At present, the timing of future distribution substations cannot be determined due to the uncertainty of load growth in this area, an island of urban development in a rural area. It is likely that the Snoqualmie/North Bend area may need an additional substation or an additional transformer in an existing substation in the near future.

NATURAL GAS

Description & Inventory

Puget Sound Energy is an investor-owned natural gas utility that supplies natural gas to six Western Washington counties: Snohomish, King, Kittitas, Pierce, Thurston, and Lewis. Puget Sound Energy provides natural gas service to customers in six Western Washington counties: Snohomish, King, Kittitas, Pierce, Thurston, and Lewis.

Natural gas is not an essential service. However, PSE serves natural gas to many customers in North Bend that find that fuel essential for their space and water heat. The UTC requires PSE to maintain and serve natural gas as long as a demand remains. Extension of service is based on request and the results of a market analysis to determine if revenues from an extension will offset the cost of construction.

Natural gas comes from gas wells in the Rocky Mountains and in Canada and is transported through interstate pipelines by Williams Northwest Pipeline to Puget Sound Energy's gate stations.

Definitions, Abbreviations, and Acronyms

- Btu – British thermal unit, One Btu is the heat required to raise the temperature of one pound of water by one degree Fahrenheit.
- cf – Cubic feet
- Mcf – equals the volume of 1,000 cubic feet of natural gas.
- Natural Gas is a fossil fuel formed when layers of buried plants, gases, and animals are exposed to intense heat and pressure over thousands of years. The energy that the plants originally obtained from the sun is stored in the form of chemical bonds in natural gas.
- psig – pounds per square inch gauge measures a unit of pressure. Psig indicates that the pressure is relative to atmospheric pressure, opposed to psia (absolute) which is relative to a vacuum.
- PSE – Puget Sound Energy
- Therm – One therm equals 100,000 Btu, or 0.10 MMBtu.
- WUTC – Washington Utilities Transportation Commission

Supply mains then transport the gas from the gate stations to district regulators where the pressure is reduced to less than 60 psig. The supply mains are made of welded steel pipe that has been coated and is cathodically¹ protected to prevent corrosion. They range in size from 4" to 20".

Distribution mains are fed from the district regulators. They range in size from 1-1/4" to 8" and the pipe material typically is polyethylene (PE) or wrapped steel (STW).

Existing Service

According to the PSE rate department, the average house (using natural gas for both heat and hot water) consumes about 1,000 therms per year. Ten therms equals approximately one "mcf" (thousand cubic feet) of gas so 1,000 therms per house equals approximately 100,000 cubic feet of gas per household per year.

Individual residential service lines are fed by the distribution mains and are typically 5/8" or 1-1/8" in diameter. Individual commercial and industrial service lines are typically 1-1/4", 2" or 4" in diameter.

Future Demands

When planning the size of new gas mains, PSE uses a saturation model, which assumes all new households will use natural gas since 99% of new homes constructed where builders have the choice are using natural gas. PSE forecasts customer additions using a forecast analysis calculation based on PSE's revenue report which is generated by town tax codes established in our Exception Billings Department and based on historical customer counts.

Minimum pressure delivery through distribution pressure mains from a design standard is approximately 15 psig. If design pressures fall below 15 psig, there are several methods of increasing the pressure in the line, including:

1. Looping the distribution and/or supply lines to provide an alternative route for the gas to travel to an area needing additional supply. This method often involves construction of supply mains, district regulators, and distribution mains;
2. Installing mains parallel to existing mains to supplement supply of natural gas to a particular service area; and
3. Replacing/upsizing existing pipelines to increase volume.

New projects can be developed in the future at any time due to:

1. New or replacement of existing facilities due to increase capacity requirements due to new building construction and conversion from alternate fuel;
2. Main replacement to facilitate improved maintenance of facility; and
3. Replacement or relocation of facilities due to municipal and state projects.

PSE makes an effort to coordinate construction work with municipal projects in order to minimize cost and impacts to the surrounding community. Due to franchise agreements, PSE is required to relocate existing facilities when construction projects require upgrades.

¹Cathodic Protection (CP) is a technique used to control the corrosion of a metal surface by making it the cathode of an electrochemical cell.

Draft update 4-17-2024 – PC Recommendation,

TELECOMMUNICATION, CABLE & INTERNET

Telecommunication is a branch of technology that allows communication over a distance by transmission of electrical impulses, electromagnetic waves, or optical pulses, such as telephone, radio, television, or computer network. These services are provided by private firms and are often provided as packages.

Telephone

The local telephone service is provided by CenturyLink/Quantum Fiber, which currently serves North Bend, Fall City, Carnation and surrounding areas. The system consists of a network of copper and fiber optic cables, and other equipment facilities including central office and remote switches that support the fiber and copper infrastructure, which are located throughout the area.

To meet North Bend's future needs, CenturyLink/Quantum Fiber follows the policy of extending its lines to serve customer needs within its territory boundary in accordance with its tariffs as filed under the WUTC. The City has a master use permit with Century Link/Quantum Fiber for use of City rights-of-way for installation and maintenance of their lines.

Contact Quantum Fiber: quantumfiber.com, (833) 250-6306.

Cable Broadband, Television, and Internet

As telecommunication technologies have evolved, convergence of these technologies has occurred, resulting in multiple communication services migrating into consolidated networks. This typically involves the convergence of previously distinct media, such as internet, telephone, video and data communications being transmitted over fiber optic or other infrastructure. Internet and cable services are offered by multiple providers with North Bend, including Comcast/Xfinity, Century Link/Quantum Fiber, T-Mobile Home, and others. Land-line cable television service is offered through Comcast, which has a franchise agreement with the City of North Bend (Ord. 1081) for their use of City rights-of-way for maintenance and operation of their cable network.

SOLID WASTE & RECYCLING

The King County Comprehensive Solid Waste Management Plan guides solid waste disposal in King County. The current version of this plan was adopted in 2019. The Plan proposes strategies for managing the solid waste over the next six years, with consideration of the next 20 years. This is the first management plan that looks at ways to address climate change. The core mission of the KCCSWMP is to ensure the citizens of the county have access to safe, reliable, efficient, and affordable solid waste handling and disposal services.

Definitions, Abbreviations, and Acronyms

- DSL services – digital subscriber line (originally digital subscriber loop) is a family of technologies that are used to provide internet access by transmitting digital data over telephone lines.
- Optical fiber cable is a cable containing one or more optical fibers that are used to carry light. The optical fiber elements are typically individually coated with plastic layers and contained in a protective tube.
- WUTC – Washington Utilities Transportation Commission

CEDAR HILLS LANDFILL

Cedar Hills is the only landfill still operating in King County.

King County was able to extend the life of Cedar Hills from the expected closure in 2012 to

2028 (lifespan depends on a variety of factors, including tonnage received). The 2019 Solid Waste Plan recommends exploring a range of emerging technologies for future disposal other than exporting waste to a distant landfill when max capacity is reached at Cedar Hills.

Description and Inventory

North Bend, like most cities in King County, has signed an Interlocal Agreement with King County to provide solid waste planning within the City. The terms of the Solid Waste Interlocal agreement are in effect from March 19, 2013 through December 31, 2040. A number of responsibilities are designated to the County and cities in order to implement the King County Solid Waste Management Plan. The plan identifies that cities need to provide for collection of solid waste and ensure the provision of the minimum levels of collection service for recyclables and yard waste. Cities are also directed to implement requirements for new construction to accommodate recycling collection systems such as the following: a procurement policy (a policy favoring the use of recyclable products and materials), variable can rates and a monitoring program. Cities are also asked to enforce City litter control ordinances. The cities are authorized under the plan to regulate and plan for the collection of special waste, to adopt and implement the solid waste plan, and to participate in the Solid Waste Advisory Committee and Regional Policy Committee.

Existing Service

Under the Interlocal Agreement, King County is responsible for solid waste management, planning, and technical assistance to cities. North Bend is responsible for solid waste and recycling collection. Recology is under contract with North Bend for weekly solid waste and curbside recyclable collection, and for every other week, collection of yard debris/compostables for disposal/recycling, as well as for collection of public garbage and recycling from public street receptacles and at city parks and facilities and at certain City-sponsored special events.

Contact Recology: [North Bend – Recology King County](#)
(425) 448-6220.

Toxic and hazardous wastes are disposed of at facilities in South Seattle and Bellevue. Waste collected in North Bend that cannot be recycled is transported by Recology to King County's Factoria Transfer Station in Bellevue. King County then trucks the garbage to the Cedar Hills landfill; this facility received all of the mixed municipal solid waste (MMSW) generated in King County.

Future Demand

The City of North Bend and King County will continue offering service to existing and new residents meeting the standards found in the KCCSWMP. Refer to the most recent edition of King County Comprehensive Solid Waste Management Plan for additional information regarding County inventory and policy.

GOALS AND POLICIES

Utility - Goal 1: Provide utilities needed to accommodate growth and development according to adopted plan policies.

Policies:

- U - 1.1 Continue to serve all customers that request utility service in the service area.
- U - 1.2 Maintain the integrity of the utility infrastructure system to provide service to customers as a high priority for utility capital expenditures.
- U - 1.3 Work to ensure communication providers are capable of providing advanced communication services utilizing the most current technology.

Utility - Goal 2: Cooperate with utility suppliers in the development, siting, maintenance, and repair of utilities.

Policies:

- U - 2.1 Provide timely and effective notice to utilities of the construction, maintenance, or repair of streets or other facilities, and coordinate such work with utilities to ensure their needs are met.
- U - 2.2 Require utilities notify the City before utility work is done to discuss the best means to preserve vegetation from utility work.
- U - 2.3 Review utility permits simultaneously with development proposals requesting service.

Utility - Goal 3: Work with citizens, other jurisdictions, and utility providers to ensure cooperation in the siting of utilities and to ensure that reliable and cost effective suppliers of energy are available to meet increasing demands.

Policies:

- U - 3.1 Encourage the multiple uses of corridors for trails, wildlife habitat connectivity, transportation right-of-way and utilities.
- U - 3.2 Encourage the consolidation of utility facilities and communication facilities by prohibiting duplication of electrical substations, above ground electrical transmission lines and communication antenna structures within one mile of another similar facility.
- U - 3.3 Require installation of fiber optic conduit at locations approved by City Engineer when roads are built or substantially reconstructed to facilitate future construction of local area fiber optic communications networks.
- U - 3.4 Partner with electrical utility providers to effectively meet rapidly increasing electrical demand as the City and region work to achieve a Clean Energy Transition.

U – 3.5 Support EV charging infrastructure throughout the community in order to support the decarbonization of our transportation sector.

Utility – Goal 4: Ensure the compatibility of and minimize the environmental impacts associated with the siting, development, and operation of utility services and facilities on adjacent properties.

Policies:

U – 4.1 Work with the utilities to eliminate existing overhead power lines in the Urban Growth Area, with an emphasis on the downtown commercial zoning district.

U – 4.2 Develop regulations for siting and landscape requirements for utility meter cabinets, terminal boxes and similar above ground utility features.

U – 4.3 Where feasible, require installation of new power and communication lines to be placed underground to reduce damage from storms and wildfire ignition risks.

U – 4.4 Where feasible, ensure that franchise utility facilities and associated infrastructure projects are located and constructed to avoid or withstand flooding from changing floodplains and associated climate impacts, and avoid to the extent possible critical areas and associated priority habitat areas.

Utility - Goal 5: Promote conservation through cooperative efforts of regulations, programs, and educational literature.

Policies:

U - 5.1 Work with the County and utility suppliers to develop public education and information materials that promote conservation. Work with energy utility providers to promote and support programs designed to decrease load on the grid during times of peak use.

U - 5.2 Handle and dispose of solid waste in ways that minimize pollution and protects the public health.

U - 5.3 Work with the City's solid waste collection agencies to establish cost-effective policies and regulations designed to minimize waste generation and meet King County's adopted waste reduction goals.

U - 5.4 Encourage utility providers to convert to cost effective and environmentally compatible alternative technology and energy sources.

U - 5.5 Require the provision of recycling opportunities in new construction projects.

U - 5.6 Encourage utility providers to develop outage reduction plans, develop initiatives to lower energy costs, create clean power sources and reduce greenhouse gas emissions.

U – 5.7 Promote and support the growth and use of customer-owned distributed energy resources such as customer-connected solar, battery walls, and other technologies that operate “behind the meter.”

U – 5.8 Partner with utility providers to promote financial assistance and discounted billing programs for income qualified residents in order to ensure that the most vulnerable are not disproportionately impacted by the State’s clean energy transition.

APPENDIX A:

Definitions, Abbreviations, and Acronyms

- Btu – British thermal unit, One Btu is the heat required to raise the temperature of one pound of water by one degree Fahrenheit.
- cf – Cubic feet
- DSL services – digital subscriber line (originally digital subscriber loop) is a family of technologies that are used to provide internet access by transmitting digital data over telephone lines.
- KCCSWMP – King County Comprehensive Solid Waste Management Plan prepared by the Solid Waste Division of the Department of Natural Resources and Parks in accordance with Washington State law. It presents proposed strategies for managing King County's solid waste over the next 6 years with consideration of the next 20.
- kV – kiloVolt, a unit of electric potential equal to a thousand volts.
- Mcf – equals the volume of 1,000 cubic feet of natural gas.
- Natural Gas is a fossil fuel formed when layers of buried plants, gases, and animals are exposed to intense heat and pressure over thousands of years. The energy that the plants originally obtained from the sun is stored in the form of chemical bonds in natural gas.
- Optical fiber cable is a cable containing one or more optical fibers that are used to carry light. The optical fiber elements are typically individually coated with plastic layers and contained in a protective tube.
- PSE – Puget Sound Energy
- psig – pounds per square inch gauge measures a unit of pressure. Psig indicates that the pressure is relative to atmospheric pressure, opposed to psia (absolute) which is relative to a vacuum.
- TEC – Tanner Electric Cooperative
- Therm – One therm equals 100,000 Btu, or 0.10 MMBtu.
- V – Volt, the unit for electric potential.
- WUTC – Washington Utilities Transportation Commission



**Staff Report and Planning Commission Recommendation for
Updates to the Utilities of the Comprehensive Plan**

Meeting Date: April 17, 2024

Proponent: City of North Bend

Staff Recommendation: A Motion to recommend City Council approval of the proposed updated Utilities Element of the Comprehensive Plan for adoption with the rest of the 2024 Comprehensive Plan Update.

I. Purpose of proposed amendments:

The City of North Bend is proposing amendments to the Utilities Element of the Comprehensive Plan. Amendments are being prepared as a part of the broader 2024 periodic update to the North Bend Comprehensive Plan, as required under RCW 36.70A.

The Utilities Element has been revised to update outdated information and reflect current status of the facilities of franchise utility providers within the City, including electricity, natural gas, solid waste, recycling, and telecommunication services. Amendments to the infrastructure/facility inventory sections of the Element have been provided based on feedback and comments from franchise utility providers. Amendments to the Utilities policies address comments received from Puget Sound Energy and the Department of Fish and Wildlife.

A redline version, showing all amendments and comments describing changes, is attached as Exhibit A.

II. Impacts of Proposed Amendment

NBMC 20.08.070 and .080 requires that applications for Comprehensive Plan and municipal code amendments be evaluated for their environmental, economic, and cultural impacts, as well as impacts to surrounding properties. These impacts are evaluated below.

- 1. Environmental Impacts.** Negative environmental impacts are not anticipated from adopting the updates to the Utilities Element. The Element is principally descriptive of franchise utility infrastructure and services to North Bend residents, and does not affect permitting requirements for such facilities and infrastructure. State Environmental Policy Act review will be conducted for the Comprehensive Plan update as a whole, which will provide opportunity for further consideration of environmental impacts of the Comprehensive Plan including this Element prior to its adoption.
- 2. Economic Impacts.** The provision of franchise utility services by these providers to North Bend businesses and residents is an essential function of development and provides a positive economic impact.

3. **Cultural Impacts.** No significant cultural impacts are anticipated from the amendments. Specific future projects involving utility installation by utility providers within North Bend that are subject to City permitting requirements will be subject to cultural resource reviews as appropriate, which will plan for addressing potential cultural resource impacts. State Environmental Policy Act review will be conducted for the Comprehensive Plan which will provide opportunity for further consideration of cultural impacts of the Comprehensive Plan including this Element, prior to its adoption before the end of 2024.
4. **Impacts to Surrounding Properties.** The Elements apply City-wide and not specific to individual properties. Future projects that are located on and/or adjacent to specific properties will be subject to public notification and permitting requirements, which will include evaluation of potential impacts to such properties consistent with State Environmental Policy Act review and review against City development regulations at the time of application and review for such projects. Existing policies within the Utilities Element are provided to minimize impacts of utilities on surrounding properties, including undergrounding overhead lines, providing landscape screening, co-locating facilities, preserving vegetation, and conduit installation with roadway construction to reduce future disruptions.

III. Compatibility of Proposed Amendment with North Bend Comprehensive Plan

In accordance with NBMC 20.08.080, Comprehensive Plan and development regulation amendments must be evaluated for compliance with the Comprehensive Plan. The proposed amendments are provided consistent with Multicounty Planning Policies and requirements of the Growth Management Act to describe the general locations and capacities of franchise utilities within the City's Utilities Element of the Comprehensive Plan.

IV. Compatibility of Proposed Amendment with the North Bend Municipal Code (NBMC)

In accordance with NBMC 20.08.080, Comprehensive Plan amendments must be evaluated for compliance with the North Bend Municipal Code. The proposed amendments are compatible with the North Bend Municipal Code and are prepared consistent with the amendment procedures in NBMC 20.08.

V. Planning Commission Analysis:

Pursuant to NBMC 20.08.100, the Planning Commission shall consider the proposed amendment against the criteria in NBMC 20.08.100(B). A staff analysis is provided in italics under each criterion below.

1. Is the issue already adequately addressed in the Comprehensive Plan?
The existing Utilities Element in the Comprehensive Plan dates to 2015 and needs to be updated consistent with state law (see below).
2. If the issue is not addressed in the Comprehensive Plan, is there a need for the proposed change?
Yes. The proposed update is necessary to ensure consistency with requirements of the Growth Management Act (GMA) and Puget Sound Regional Council (PSRC), as a required component of the City's periodic major update to the Comprehensive Plan due in 2024. Consistency with the GMA and PSRC Vision 2050 is required for certification of the City's Comprehensive Plan by PSRC for eligibility for various state and federal grants, which the City may rely on to fund municipal projects.

Without such certification and use of grants, the City would need to fund a much larger share of the cost of these improvements.

3. Is the proposed change the best means for meeting the identified public need?

Yes.

4. Will the proposed change result in a net benefit to the community?

Yes. The amendments will provide current inventory information concerning franchise utilities and consistency with requirements for the Utilities Element.

VI. Summary Findings:

1. Pursuant to RCW 36.70A.106, the draft Element was provided to the Department of Commerce - Growth Management Services via the Secure Access Washington portal.
2. State Environmental Policy Act Review will occur for the 2024 Comprehensive Plan updates as a whole, including this draft Utilities Element update, at a later date. SEPA Determination will be required prior to final adoption by Council of the Comprehensive Plan.
3. A public hearing was held by the Planning Commission on April 3, 2024. A notice for this Public Hearing was published in the Valley Record on March 22, 2024. No written comments were received for the public hearing. Comments were received from the Department of Fish and Wildlife and Puget Sound Energy following the hearing, and were considered by the Planning Commission at their April 17, 2024 meeting (attached in Exhibit B).
4. The Planning Commission reviewed the draft amendments at their April 3 and April 17, 2024 meetings. Staff prepared revisions to the draft based on input from the Planning Commission at their April 3 meeting, and comments received from the Department of Fish and Wildlife and Puget Sound Energy.
5. The proposed amendments are consistent with the procedures established in NBMC 20.08, *Comprehensive Plan and Development Regulations Amendment Procedures*.
6. The proposed amendments are consistent with and effectively carry out the policies of and requirements for the Comprehensive Plan.

CONCLUSION AND STAFF RECOMMENDATION:

Based on findings above, Staff recommends approval of the proposed amendments to the Utilities Element of the Comprehensive Plan, attached as Exhibit A.

PLANNING COMMISSION RECOMMENDATION

Based on the findings above and public comments received, the North Bend Planning Commission recommends **approval** of the proposed amendments to the Utilities Element of the Comprehensive Plan, attached as Exhibit A.

Exhibit A: Draft Utilities Element (Redline Version showing edits and staff comments)

Exhibit B: Public Comments received

Draft update 4-16-2024 – Redline Version

CHAPTER 5: FRANCHISE UTILITIES ELEMENT

Contents

Introduction.....	2
Financing of Utilities	3
Provision of Utility Service.....	3
Electric System	3
Description and Inventory.....	3
Existing Service.....	5
Future Demand	6
Natural Gas	<u>88</u>
Description& Inventory.....	<u>88</u>
Existing Service.....	<u>99</u>
Future Demands.....	<u>99</u>
Telecommunication, Cable & Internet.....	<u>1010</u>
Telephone	<u>1010</u>
Cable Broadband, Television, and Internet.....	<u>1010</u>
Solid Waste & Recycling.....	<u>1111</u>
Description and Inventory.....	<u>1111</u>
Existing Service.....	<u>1111</u>
Future Demand	<u>1111</u>
Recycling	<u>1212</u>
Description and Inventory.....	<u>1212</u>
Existing Service.....	<u>1212</u>
Future Demand	<u>1212</u>
Goals and Policies.....	<u>1313</u>

Page 1 of 16

Chapter 5 – Franchise Utilities Element
Resolution 1677, Exhibit A

Draft update 4-16-2024 – Redline Version

CHAPTER 5: FRANCHISE UTILITIES ELEMENT



INTRODUCTION

The Growth Management Act defines electricity, gas, telecommunications, and cable as utilities. It defines water and sewer systems separately as public facilities. Plans for water supply and sewer are found as separate elements of the Comprehensive Plan. Transportation and circulation-related facilities are addressed in the ~~transportation~~ Transportation Element. The Franchise Utilities Element has been developed in accordance with RCW 36.70A.070 of the Growth Management Act, ~~WAC 365-195-320 (Utilities Element Requirements)~~, and the King County Countywide Planning Policies. To fulfill the requirements set forth by the Washington Growth Management Act, ~~thea~~ utilities element must include the following information:

1. Inventory the general location of existing utilities.
2. Establish the location of proposed utilities.
3. Examine the capacity of existing and proposed utilities.

The Franchise Utilities Element also includes an evaluation of solid waste management in North Bend, focusing on landfill capacity and recycling issues.

King County Countywide Planning Policies (CWPPs) provide local direction to implement the GMA mandate for consideration of utilities needs including, but not limited to electrical, communications and natural gas. Following is a paraphrased listing of the CWPP's with direct applicability to North Bend in ~~2014~~2024. The policy number of each referenced policy is cited. Other CWPP's may be indirectly applicable to North Bend and the CWPP's may be revised in the future. The full list of CWPP's is available on the King County DDES-Countywide Planning Policies website at http://www.metrokc.gov/ddes/compplan/CPP_current.pdfKing County Countywide Planning Policies - King County, Washington

Commented [MM1]: This chapter has been rescinded.

Draft update 4-16-2024 – Redline Version

Local jurisdictions are to identify the full range of urban services required as growth occurs and how they plan to provide them, while prioritizing historically underserved areas and addressing disparities (CO-1), and avoiding locating urban serving facilities in the Rural Area (PF-1, PF-17). Service providers shall manage resources efficiently through regional coordination, sharing facilities and conserving resources (CO-2 and CO-3). Aggressive conservation shall be implemented to address the need for adequate supply of electricity (PF-15CO-6).

Unlike the Capital Facilities Element, levels of service and concurrency requirements do not apply to private utilities. They are required by state law to provide service to anyone requesting it who has the ability to pay for the extension. The Washington Utilities Transportation Commission (WUTC) requires that privately owned utilities demonstrate that existing rate payers are not subsidizing new customers. Privately owned utilities are not public facilities although they provide a public service. They are required to provide the same level of service to urban and rural customers. The WUTC regulates utility and transportation providers to ensure safe and reliable service to customers at reasonable rates. Most of Washington State's investor-owned gas, electric, water and telecommunications are regulated by the WUTC.

In addition, due to concerns such as the security of facilities and in keeping with competition practices, the specific locations and specific market needs are not identified. Instead, general locations and general capacities are included in this element.

Financing of Utilities

The principle source of revenue for utility capital financing is charges to customers for utility services provided. Such charges include utility rate charges, other customer charges, fees, and charges for the sale of water and energy to other utilities. Revenue from customer charges is used to finance capital projects on a pay-as-you go basis or through the issuance of revenue bonds. For revenue bonds, principal and interest payments are made with revenue from utility customer charges. The State of Washington statutes permit cities to issue unlimited tax (voter-approved) general obligation debt for utility purposes up to a limit of 2.5 percent of a City's assessed valuation.

Definitions, Abbreviations, and Acronyms

- kV – kiloVolt, a unit of electric potential equal to a thousand volts
- PSE – Puget Sound Energy
- TEC – Tanner Electric Cooperative
- V – Volt, The unit for electric potential

Provision of Utility Service

This section discusses the provisions of utility service by the City and by private entities. Each utility section includes a discussion of the existing inventory, existing facility capacity, and an assessment of future facilities, although financial information for privately-owned entities is not included in this plan.

ELECTRIC SYSTEM

Description and Inventory

Electricity is provided to North Bend by Puget Sound Energy (PSE) and Tanner Electric Cooperative (TEC). Puget Sound Energy (PSE) serves the majority of the electricity users within North Bend, with approximately 2,200 customers. Tanner Electric Cooperative and Puget Sound Energy PSE and TEC

Page 3 of 16

Draft update 4-16-2024 – Redline Version

signed a boundary agreement to define their respective service territories in 2013, which are shown within North Bend on Figure 5-1.e.... The City of North Bend and the surrounding area will continue to be served by both PSE and Tanner Electric Cooperative TEC.

Puget Sound Energy PSE is a large investor-owned utility that provides electric service to more than 1.1 million customers in eight predominantly Western Washington counties: Island, King, Kitsap, Kittitas, Pierce, Skagit, Thurston and Whatcom. North Bend has a franchise agreement with PSE for use of City rights-of-way for PSE's installation and maintenance of electricity and natural gas lines (Ord. 1795).

Contact PSE – Municipal Liaison Manager Brandon Leyritz:
Brandon.Leyritz@pse.com
(425) 417-5925

Tanner Electric Cooperative TEC is a non-profit cooperative, or small utility, serving the electrical needs of its members. Tanner Electric TEC serves members in the Ames Lake area of King County and Anderson Island in Pierce County in addition to its service in and around North Bend. In 2014 Tanner Electric served 4,638 meters overall and 2,037 in and around North Bend. Tanner Electric was formed in 1936 to serve areas deemed not to be economically feasible by the private (for profit) power company. Over the years other areas took advantage of the cooperatives form of business and services and facilities were expanded.

The North Bend/Snoqualmie area includes several hydroelectric generating plants owned by PSE and other power producers: Snoqualmie Falls (PSE), Cedar Falls (Seattle City Light), and Weeks Falls, Twin Falls and Black Creek (owned by Independent Power Producers). North Bend has a franchise agreement with TEC for use of City rights-of-way for TEC's installation and maintenance of electricity lines (Ord. 1757).

Contact Tanner Electric:
<https://www.tannerelectric.coop>
(425) 888-0623

In 2002 Tanner Electric built TEC operates its own power substation just west of North Bend on Alm Way. The North Bend substation is a 12kV system and has a capacity of 5025MVA (6033MVA during winter peaks). The Tanner Electric load for 2014 is over 13MW. The 115 kV transmission line serving the substation is owned by the Bonneville Power Administration and connected to the Puget Sound Energy transmission system in the Snoqualmie Ridge area. The areas served by Tanner Electric TEC inside the city limits of North Bend are almost exclusively fed by underground circuits including the Factory Outlets outlet mall, Forster Woods, Rock Creek Apartments and the south fork area.

Chapter 5 – Franchise Utilities Element
Resolution 1677, Exhibit A

BONNEVILLE POWER

Puget Sound Energy and
Tanner Electric are is a
customers of Bonneville

Power Administration (BPA).

BPA is a federal nonprofit agency based in the Pacific Northwest. It is self-funded and covers its costs by selling

its products and services.

BPA markets wholesale

electrical power from 31

Commented [MM2]: Deleting extraneous information that becomes out-dated.

federal hydro projects in 1

Columbia River Basin, one nonfederal nuclear plant and several other nonfederal power plants. The dams are operated by the U.S. Army Corps of Engineers and the Bureau of Reclamation. About 1/3 of the electric power used in the Northwest comes from BPA.

Commented [MM3]: Duplicative of paragraph on NB/Snoqualmie electrical sub-area below.

Draft update 4-16-2024 – Redline Version

The North Bend / Snoqualmie electrical sub-area is located east of Preston and between the Cedar River Watershed and the Tolt River Watershed. It includes the Fall City area, but not Carnation or Duvall. Within the sub-area, there are five hydroelectric developments. The generating plants within this area include the Snoqualmie Falls (owned by PSE), Cedar Falls (owned by Seattle City Light), and Weeks Falls, Twin Falls, and Black Creek (owned by independent power producers). Four distribution substations are located in the North Bend / Snoqualmie sub-area.

Existing Service

Power plants throughout the region generate electricity that is then delivered via the electrical grid to customers through transmission and distribution power lines. Electricity can be generated from all different sources and sizes. They are all joined together to create what is called a “Fuel Mix.” This mix is specific to each utility, but in Washington, generally consists of large and small hydroelectric, nuclear, and renewables. High-voltage transmission lines carry large scale electricity over long distances from generating plants to local distribution substations. Distribution substations then reduce voltage through transformers from (in the case of the North Bend/Snoqualmie sub-area) 115 kV to 12 kV, which is Puget Sound Energy PSE and TEC’s standard distribution voltage. From the distribution substations, The 12 kV feeders distribute the power from these distribution substations to the individual customers.

Commented [MM4]: Additions to this section in yellow highlight as suggested by James Boevers.

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

On a more local level, household solar/wind and residential hydro can also provide some generation. In these cases, power not utilized by the homeowner is put back on the distribution system and utilized by neighboring users. System capacity is planned for based on existing and projected use. In residential areas, which is the predominate user in North Bend, winter outage scenarios usually determine when new distribution capacity improvements are needed.

Formatted: Highlight

PSE and TEC are powered by two separate substations with their own dedicated 115kV transmission lines. From these substations, each respective utility powers their individual customers via both overhead and underground distribution power lines.

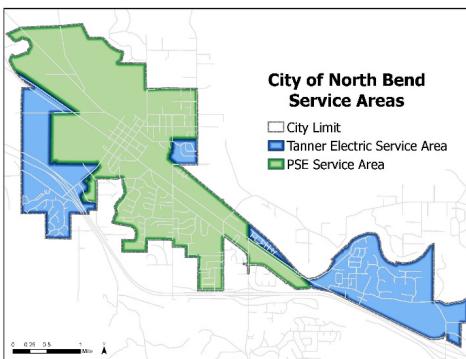


Figure 5-1

A 115 kV transmission switching station (Snoqualmie Switch substation) is located adjacent to Snoqualmie Falls. This substation is considered a hub because it integrates the Snoqualmie Falls electric generation into the power system as well as providing an interconnection point for the power system. Two existing transmission lines connect to the Snoqualmie Falls generation complex; one line extends

Page 5 of 16

Draft update 4-16-2024 – Redline Version

SNOQUALMIE FALLS HYDRO-ELECTRIC PROJECT

Puget Sound Energy's Snoqualmie Falls Hydroelectric Project is one of the oldest hydropower plants in the United States. The project contains a small diversion structure just upstream from the falls, and two powerhouses. Built in 1898-99, the first powerhouse is encased in bedrock 260 feet beneath the surface and was the world's first underground power plant. The second powerhouse was built in 1910 and is a quarter-mile downstream from the falls. The two powerhouses combined have 54 megawatts of generating capacity (enough to meet the peak electricity needs of about 25,000 households).

(<https://pse.com/inyourcommunity/Pages/Resolution1677.aspx>)
Chapter 5 – Franchise Utilities Element
Exhibit A

north to Fall City, one line extends south to North Bend continuing south to the Covington area, one line extends west to the Lake Tradition substation in Issaquah, and one line extends west to the Mount Si substation in Snoqualmie.

The Mount Si Substation was built at Snoqualmie Ridge in 2012. It provides both distribution capacity and a connection point for the three transmission lines that intersect at that location. The substation provides improved reliability for PSE's customers in Snoqualmie and North Bend as well as Tanner's North Bend customers.

There are two additional distribution substations (Snoqualmie and North Bend substations) which serve the North Bend area. From these two substations there are six distribution circuits serving the customers in the City of North Bend.

Future Demand

The forecasted load for the next 30 years will require systems improvements which are listed in this section as construction projects that are in progress, or as plans for the future. A project is considered in progress if specific site selection, preliminary engineering, permitting, or construction activities are currently underway.

New projects can be developed in the future at any time due to:

- new or replacement of existing facilities to increase capacity due to new building construction, as well as conversion of existing homes and businesses to other preferred fuel types (~~most typically from heating oil to natural gas~~);
- the need for replacement to facilitate improved maintenance of facilities;
- replacement or relocation of facilities due to municipal and state projects; and
- system upgrades required to accommodate third party interconnection of transmission or generation facilities.

Other system improvements may be needed within a 30 year horizon to serve forecasted load. PSE has two major substation projects planned in the 10 year horizon in the North Bend/Snoqualmie area. One near-term substation improvement project is anticipated to expand and upgrade PSE's existing North Bend substation to enable improved transmission connections. This will provide reliability improvements to customers served by the North Bend substation.

The other near-term substation improvement project is planned to expand PSE's existing Snoqualmie Switching Station to enable interconnection of a proposed small hydro project.

There are three possible long-range issues that need to be addressed in order to best serve the growth in the Snoqualmie/North Bend area:

1. ~~the e~~Existing Cedar Falls-Snoqualmie 115 kV transmission lines may become inadequate to serve the projected load increases in the area;
2. the lack of capacity to get power into the area when local generation may become inadequate to serve the local load; and

Commented [MM5]: Recommendation to not include this specific information on the feeds and relative importance of the specific substations for security to help prevent attacks on critical infrastructure.

Draft update 4-16-2024 – Redline Version

3. the existing substations may become insufficient to supply adequate 115-12 kV substation transformer capacity.

Construction projects in progress / Plans for the future/Recently Completed

Tanner Substation and 115kV Transmission Line

~~Tanner recently completed the construction of Tanner substation. In order to operate the substation, BPA built a transmission line tap (extension) from the existing Snoqualmie-Lake Tradition line #1 to the substation. The line is connected from the Mt. Si Substation to the Tanner substation. In the near future, the line will be extended to the new Middle Fork substation.~~

Middle Fork Substation and 115kV Transmission Line

~~In 2020-2021, TEC completed the installation of a new 115kV Transmission Line through the existing utility corridor along the Snoqualmie Valley Trail. This transmission line runs to a new substation location along North Bend Way. TEC's Middle Fork Substation is to be built in 2024-2026 in order to better serve future growth on the East side of town as well as provide power supply redundancy for all TEC members.~~

Additional Small Hydro

There are numerous proposals for small hydroelectric generation plants in the North Bend/Snoqualmie area. Most of these are located on the North Fork of the Snoqualmie River and its tributaries, including Hancock Creek and Calligan Creek. In addition, there are possibilities for others along the Middle Fork and the South Fork of the Snoqualmie River. Puget Sound Energy may need to construct facilities to interconnect these generation plants to the electric transmission system. A possible interconnection substation to integrate new generation would be a Reining Switching Station located near the Snoqualmie-Cedar Falls line to connect the existing system to new generation with a new 115 kV line.

Transmission Line Rebuild

The Cedar Falls-Snoqualmie 115 kV line contains low capacity wires. At some point this line will need to be rebuilt.

Rattlesnake-Lake Tradition 230 kV Line

The Rattlesnake-Lake Tradition transmission line is a planned new 230 kV line, which would connect the existing cross-Cascades transmission line near Rattlesnake Lake southeast of North Bend to the existing Lake Tradition substation near Issaquah. This line would allow power generation in Eastern Washington to be supplied to King County as well as strengthen the power system in the North Bend area and the rest of King County.

Lantern Substation and 115 kV Transmission Line

The planned Lantern substation, located south of North Bend at a site to be determined in the future, would provide electric power to customers in the Southeast North Bend area. This would provide a

Draft update 4-16-2024 – Redline Version

possible interconnection point for existing and future transmission lines to improve reliability and capacity in the North Bend area.

Future Distribution Substations

At present, the timing of future distribution substations cannot be determined due to the uncertainty of load growth in this area, an island of urban development in a rural area. It is likely that the Snoqualmie/North Bend area may need an additional substation or an additional transformer in an existing substation after 2020 in the near future.

NATURAL GAS***Description & Inventory***

Puget Sound Energy is an investor-owned natural gas utility that supplies natural gas to six Western Washington counties: Snohomish, King, Kittitas, Pierce, Thurston, and Lewis. Puget Sound Energy provides natural gas service to more than 750,000 customers in six Western Washington counties: Snohomish, King, Kittitas, Pierce, Thurston, and Lewis. It is estimated that PSE currently serves over 2,800 customers within the City of North Bend.

Natural gas is not an essential service.¹⁵⁻⁴ However, PSE serves natural gas to many customers in North Bend that find that fuel essential for their space and water heat. The UTC requires PSE to maintain and serve natural gas as long as a demand remains, and, therefore, is not mandated to serve. Extension of service is based on request and the results of a market analysis to determine if revenues from an extension will offset the cost of construction.

Natural gas comes from gas wells in the Rocky Mountains and in Canada and is transported through interstate pipelines by Williams Northwest Pipeline to Puget Sound Energy's gate stations.

Supply mains then transport the gas from the gate stations to district regulators where the pressure is reduced to less than 60 psig. The supply mains are made of welded steel pipe that has been coated and is cathodically¹ protected to prevent corrosion. They range in size from 4" to 20".

¹Cathodic Protection (CP) is a technique used to control the corrosion of a metal surface by making it the cathode of an electrochemical cell.

Definitions, Abbreviations, and Acronyms

- Btu – British thermal unit, One Btu is the heat required to raise the temperature of one pound of water by one degree Fahrenheit.
- cf – Cubic feet
- Mcf – equals the volume of 1,000 cubic feet of natural gas.
- Natural Gas is a fossil fuel formed when layers of buried plants, gases, and animals are exposed to intense heat and pressure over thousands of years. The energy that the plants originally obtained from the sun is stored in the form of chemical bonds in natural gas.
- psig – pounds per square inch gauge measures a unit of pressure. Psig indicates that the pressure is relative to atmospheric pressure, opposed to psia (absolute) which is relative to a vacuum.
- PSE – Puget Sound Energy
- Therm – One therm equals 100,000 Btu, or 0.10 MMBtu.
- WUTC – Washington Utilities Transportation Commission

Draft update 4-16-2024 – Redline Version

Distribution mains are fed from the district regulators. They range in size from 1-1/4" to 8" and the pipe material typically is polyethylene (PE) or wrapped steel (STW).

Existing Service

According to the PSE rate department, the average house (using natural gas for both heat and hot water) consumes about 1,000 therms per year. Ten therms equals approximately one "mcf" (thousand cubic feet) of gas so 1,000 therms per house equals approximately 100,000 cubic feet of gas per household per year.

Individual residential service lines are fed by the distribution mains and are typically 5/8" or 1-1/8" in diameter. Individual commercial and industrial service lines are typically 1-1/4", 2" or 4" in diameter.

Future Demands

When planning the size of new gas mains, PSE uses a saturation model, which assumes all new households will use natural gas since 99% of new homes constructed where builders have the choice are using natural gas. PSE forecasts customer additions using a forecast analysis calculation based on PSE's revenue report which is generated by town tax codes established in our Exception Billings Department and based on historical customer counts.

Minimum pressure delivery through distribution pressure mains from a design standard is approximately 15 psig. If design pressures fall below 15 psig, there are several methods of increasing the pressure in the line, including:

1. Looping the distribution and/or supply lines to provide an alternative route for the gas to travel to an area needing additional supply. This method often involves construction of supply mains district regulators, and distribution mains;
2. Installing mains parallel to existing mains to supplement supply of natural gas to a particular service area; and
3. Replacing/upsizing existing pipelines to increase volume.

New projects can be developed in the future at any time due to:

1. New or replacement of existing facilities due to increase capacity requirements due to new building construction and conversion from alternate fuel;
2. Main replacement to facilitate improved maintenance of facility; and
3. Replacement or relocation of facilities due to municipal and state projects.

PSE makes an effort to coordinate construction work with municipal projects in order to minimize cost and impacts to the surrounding community. Due to franchise agreements, PSE is required to relocate existing facilities when construction projects require upgrades. Due to the growing popularity of natural gas in the North Bend and surrounding areas, PSE will continually evaluate the necessity of the above projects and alternatives. Changes in project route, construction schedule and detail could occur as they are dependent on budgets and WUTC cooperation.

Draft update 4-16-2024 – Redline Version

TELECOMMUNICATION, CABLE & INTERNET

Telecommunication is a branch of technology that allows communication over a distance by transmission of electrical impulses, electromagnetic waves, or optical pulses, such as telephone, radio, television, or computer network. These services are provided by private firms and are often provided as packages.

Telephone

The local telephone service is provided by CenturyLink/[Quantum Fiber](#), which currently serves North Bend, Fall City, Carnation and surrounding areas. The system consists of a network of [copper and](#) fiber optic cables, [and](#) [copper](#) and other equipment facilities including central office and remote switches that support the fiber and copper infrastructure, which are located throughout the area.

To meet North Bend's future needs, CenturyLink/[Quantum Fiber](#) follows the policy of extending its lines to serve customer needs within its territory boundary in accordance with its tariffs as filed under the WUTC. [The City has a master use permit with Century Link/Quantum Fiber for use of City rights-of-way for installation and maintenance of their lines.](#)

[Contact Quantum Fiber: quantumfiber.com, \(833\) 250-6306.](#)

Cable Broadband, Television, and Internet

[As telecommunication technologies have evolved, convergence of these technologies has occurred, resulting in multiple communication services migrating into consolidated networks. This typically involves the convergence of previously distinct media, such as internet, telephone, video and data communications being transmitted over fiber optic or other infrastructure. Internet and cable services are offered by multiple providers with North Bend, including Comcast/Xfinity, Century Link/Quantum Fiber, T-Mobile Home, and others. Land-line cable television service is offered through Comcast, which has a franchise agreement with the City of North Bend \(Ord. 1081\) for their use of City rights-of-way for maintenance and operation of their cable network. Internet service is provided by both CenturyLink and Comcast. CenturyLink supplies DSL services and Norstar \(telephone key systems for business accounts\). Comcast is a global media and technology company as well as the nation's largest video, high-speed Internet and phone provider to residential customers. The system consists of a combination of fiber cable and coaxial cable.](#)

Commented [MM6]: Simplified language provided to reflect the convergence of many telecommunications services by multiple private providers. It is no longer just the cable company and the phone company.

[Comcast plans to expand its facilities to new residential subdivisions as they develop throughout the City. Comcast is committed to evolving advanced broadband services to meet the future needs and desires of our cable customers. These advanced services include more digital and high-definition television signals, interactive television like Video on Demand and Digital Video Recorders that allow customers to watch what they want in the timeframe that is best for their schedules, and faster Internet speeds.](#)

Page 10 of 16

Draft update 4-16-2024 – Redline Version

SOLID WASTE & RECYCLING

The 2013 King County Comprehensive Solid Waste Management Plan² guides solid waste disposal in King County. The current version of this plan was adopted in 2019. The Management Plan proposes strategies for managing the solid waste over the next six years, with consideration of the next 20 years. This is the first management plan that looks at ways to address climate change. The core mission of the KCCSWMP is to ensure the citizens of the county have access to safe, reliable, efficient, and affordable solid waste handling and disposal services.

Description and Inventory

North Bend, like most cities in King County, has signed an Interlocal Agreement with King County to provide solid waste planning within the City. The terms of the Solid Waste Interlocal agreement are in effect from March 19, 2013 through December 31, 2040. A number of responsibilities are designated to the County and cities in order to implement the King County Solid Waste Management Plan. The plan identifies that cities need to provide for collection of solid waste and ensure the provision of the minimum levels of collection service for recyclables and yard waste. Cities are also directed to implement requirements for new construction to accommodate recycling collection systems such as the following: a procurement policy (a policy favoring the use of recycles products and recyclable products and materials), variable can rates and a monitoring program. Cities are also asked to enforce City litter control ordinances. The cities are authorized under the plan to regulate and plan for the collection of special waste, to adopt and implement the solid waste plan, and to participate in the Solid Waste Advisory Committee and Regional Policy Committee.

Existing Service

Under the Interlocal Agreement, King County is responsible for solid waste management, planning, and technical assistance to cities. North Bend is responsible for solid waste and recycling collection. Republic ServicesRecology is under contract with North Bend for weekly solid waste and curbside recyclable collection, and for every other week, collection of yard debris/compostables for and disposal/recycling, as well as for collection of public garbage and recycling from public street receptacles and at city parks and facilities and at certain City-sponsored special events.

Contact Recology: North Bend – Recology King County
(425) 448-6220.

Toxic and hazardous wastes are disposed of at facilities in South Seattle and Bellevue. Waste collected in North Bend that cannot be recycled is transported by Republic ServicesRecology to King County's Factoria Transfer Station in Bellevue or to their own Transfer Station in Seattle. King County and Republic Services then trucks the garbage to the Cedar Hills landfill; this facility received all of the mixed municipal solid waste (MMSW) generated in King County.

Future Demand

The City of North Bend and King County will continue offering service to existing and new residents meeting the standards found in the KCCSWMP. Refer to the most recent edition of King County Comprehensive Solid Waste Management Plan for additional information regarding County inventory and policy.

²At the time of this publishing the 2013 King County Comprehensive Solid Waste Management Plan is in the process of being updated.

Draft update 4-16-2024 – Redline Version

CEDAR HILLS LANDFILL

Cedar Hills is the only landfill still operating in King County. King County was able to extend the life of Cedar Hills from the expected closure in 2012 to 2025-2028 (lifespan depends on a variety of factors, including tonnage received). The 2013-2019 Solid Waste Plan recommends exploring a range of emerging technologies for future disposal other than exporting waste to a distant landfill when max capacity is reached at Cedar Hills. In 2009 Cedar Hills began operating a gas-to-energy process that burns gas created by the decomposition of waste into pipeline quality gas for the energy market. Bio Energy (Washington) LLC, owner and operator of this facility, has determined that the annual reduction in environmentally harmful carbon dioxide is the equivalent to 22,000 average passenger cars. The facility was generating enough energy to heat approximately 30,000 homes and sales of gas were expected to generate more than \$1 million annually for the division. This will help fund future green disposal of waste in King County.

(2013 King County Comprehensive Solid Waste Management Plan) Chapter 5 – Franchise Utilities Element Resolution 1677, Exhibit A

RECYCLING

Description and Inventory

“King County and the entire Puget Sound region are recognized for successful efforts to collect recyclable waste. Continuing to reduce and reuse waste will require concerted and coordinated efforts well in the future. It is important to reduce the waste stream going into area landfills. This can be done by promoting recycling practices.” (2013 King County Comprehensive Solid Waste Management Plan)

North Bend is served by Republic Services for recycling needs. Republic Services is an American company that was incorporated in 1998. Through a series of mergers and acquisitions, they became one of the largest waste and recycling companies in the United States. Republic Services serves 1,595 residential customers and 389 commercial customers in the City of North Bend. In 2013 Republic Services processed 1,053 tons of recycling repurposed into new products and converted 760 tons of organic waste to compost.

In addition, in an effort to reduce wastes, Republic Services implements a variety of public education programs. These programs include distributing flyers and brochures on reducing waste as well as monitoring garbage in order to advise customers on what can be recycled.

Existing Service

Refer to Figure 1: Existing Facility Service for Republic Service’s synopsis of the year 2013 and services provided.

Future Demand

The City of North Bend and Republic Services will continue offering service to existing and new residents meeting the standards found in the KCCSWMP. Refer to Republic Services for additional information about existing and future goals and policies.

Commented [MM7]: The entire Recycling section is just duplicative of the Solid Waste and Recycling section just above this.

Formatted: Highlight

Formatted: Highlight

Draft update 4-16-2024 – Redline Version

GOALS AND POLICIES

Utility - Goal 1: Provide utilities needed to accommodate growth and development according to adopted plan policies.

Policies:

- U - 1.1 Continue to serve all customers that request utility service in the service area.
- U - 1.2 Maintain the integrity of the utility infrastructure system to provide service to customers as a high priority for utility capital expenditures.
- U - 1.3 Work to ensure communication providers are capable of providing advanced communication services utilizing the most current technology.

Utility - Goal 2: Cooperate with utility suppliers in the development, siting, maintenance, and repair of utilities.

Policies:

- U - 2.1 Provide timely and effective notice to utilities of the construction, maintenance, or repair of streets or other facilities, and coordinate such work with utilities to ensure their needs are met.
- U - 2.2 Require utilities notify the City before utility work is done to discuss the best means to preserve vegetation from utility work.
- U - 2.3 Review utility permits simultaneously with development proposals requesting service.

Utility - Goal 3: Work with citizens, other jurisdictions, and utility providers to ensure cooperation in the siting of utilities and to ensure that reliable and cost effective suppliers of energy are available to meet increasing demands.

Policies:

- U - 3.1 Encourage the multiple uses of corridors for trails, **wildlife habitat connectivity**, transportation right-of-way and utilities.
- U - 3.2 Encourage the consolidation of utility facilities and communication facilities by prohibiting duplication of electrical substations, above ground electrical transmission lines and communication antenna structures within one mile of another similar facility.
- U - 3.3 Require installation of fiber optic conduit at locations approved by City Engineer when roads are built or substantially reconstructed to facilitate future construction of local area fiber optic

Commented [MM8]: Policy 3.1 addition added consistent with WDFW comment.

Draft update 4-16-2024 – Redline Version

communications networks.

U – 3.4 Partner with electrical utility providers to effectively meet rapidly increasing electrical demand as the City and region work to achieve a Clean Energy Transition.

Commented [MM9]: Policies 3.4 and 3.5 added consistent with PSE suggested policies.

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

U – 3.5 Support EV charging infrastructure throughout the community in order to support the decarbonization of our transportation sector.

Utility – Goal 4: Ensure the compatibility of and minimize the environmental impacts associated with the siting, development, and operation of utility services and facilities on adjacent properties.

Policies:

U – 4.1 Work with the utilities to eliminate existing overhead power lines in the Urban Growth Area, with an emphasis on the downtown commercial zoning district.

U – 4.2 Develop regulations for siting and landscape requirements for utility meter cabinets, terminal boxes and similar above ground utility features.

U – 4.3 Where feasible, require installation of new power and communication lines to be placed underground to reduce damage from storms and wildfire ignition risks.

Commented [MM10]: Policy 4.3 addition based on WDFW comment.

Formatted: Highlight

Commented [MM11]: Policy 4.4 added based on WDFW comment.

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

U – 4.4 Where feasible, ensure that franchise utility facilities and associated infrastructure projects are located and constructed to avoid or withstand flooding from changing floodplains and associated climate impacts, and avoid to the extent possible critical areas and associated priority habitat areas.

Utility - Goal 5: Promote conservation through cooperative efforts of regulations, programs, and educational literature.

Policies:

U - 5.1 Work with the County and utility suppliers to develop public education and information materials that promote conservation. Work with energy utility providers to promote and support programs designed to decrease load on the grid during times of peak use.

Commented [MM12]: Added text in highlight consistent with PSE suggested policies.

Formatted: Highlight

Formatted: Highlight

U - 5.2 Handle and dispose of solid waste in ways that minimize pollution and protects the public health.

U - 5.3 Work with the City's solid waste collection agencies to establish cost-effective policies and regulations designed to minimize waste generation and meet King County's adopted waste reduction goals.

U - 5.4 Encourage utility providers to convert to cost effective and environmentally compatible alternative technology and energy sources.

Draft update 4-16-2024 – Redline Version

U - 5.5 Require the provision of recycling opportunities in new construction projects.

U - 5.6 Encourage utility providers to develop outage reduction plans, develop initiatives to lower energy costs, create clean power sources and reduce greenhouse gas emissions.

U - 5.7 Promote and support the growth and use of customer-owned distributed energy resources such as customer-connected solar, battery walls, and other technologies that operate “behind the meter.”

U - 5.8 Partner with utility providers to promote financial assistance and discounted billing programs for income qualified residents in order to ensure that the most vulnerable are not disproportionately impacted by the State’s clean energy transition.

Commented [MM13]: Policies 5.7 and 5.8 added consistent with PSE suggested policies.

Formatted: Highlight

Formatted: Highlight

Formatted: English (United States), Highlight

Formatted: Highlight

Draft update 4-16-2024 – Redline Version

APPENDIX A:

Definitions, Abbreviations, and Acronyms

- Btu – British thermal unit, One Btu is the heat required to raise the temperature of one pound of water by one degree Fahrenheit.
- cf – Cubic feet
- DSL services – digital subscriber line (originally digital subscriber loop) is a family of technologies that are used to provide internet access by transmitting digital data over telephone lines.
- KCCSWMP – King County Comprehensive Solid Waste Management Plan prepared by the Solid Waste Division of the Department of Natural Resources and Parks in accordance with Washington State law. It presents proposed strategies for managing King County's solid waste over the next 6 years with consideration of the next 20
- kV – kiloVolt, a unit of electric potential equal to a thousand volts
- Mcf – equals the volume of 1,000 cubic feet of natural gas.
- Natural Gas is a fossil fuel formed when layers of buried plants, gases, and animals are exposed to intense heat and pressure over thousands of years. The energy that the plants originally obtained from the sun is stored in the form of chemical bonds in natural gas.
- Optical fiber cable is a cable containing one or more optical fibers that are used to carry light. The optical fiber elements are typically individually coated with plastic layers and contained in a protective tube.
- PSE – Puget Sound Energy
- psig – pounds per square inch gauge measures a unit of pressure. Psig indicates that the pressure is relative to atmospheric pressure, opposed to psia (absolute) which is relative to a vacuum.
- TEC – Tanner Electric Cooperative
 - Therm – One therm equals 100,000 Btu, or 0.10 MMBtu.
 - V – Volt, The unit for electric potential
 - WUTC – Washington Utilities Transportation Commission

Page 16 of 16

Chapter 5 – Franchise Utilities Element
Resolution 1677, Exhibit A

From: [Levritz, Brandon](#)
To: [Mike McCarty](#)
Cc: [Larson, Matt](#); [Tousley, Amy](#)
Subject: North Bend Comprehensive Plan - PSE Comments - April 2024
Date: Tuesday, April 16, 2024 11:59:03 AM
Attachments: [Copy of PSE Comp Plan Language Comments April 2024.xlsx](#)

Hi Mike,

I know we responded recently with updates to your energy element, but we've recently finished a document to convey our thoughts for your consideration as part of the periodic update to the comprehensive plan and development regulations under the Revised Code of Washington (RCW), specifically Chapters 36.70A and 43.21C.

The attached spreadsheet contains suggested language as it relates to customer programs and our shared climate goals. In the attached, you will find 7 tabs grouped by category. This should give you a larger overview of our intentions as we accomplish our 2030 and 2045 goals.

At PSE, we recognize that climate change is one of the biggest existential threats facing our planet today. As one of the largest producers of renewable energy in the Pacific Northwest, PSE has been an early leader in addressing climate change and investing billions in renewable resources and energy efficiency for homes and businesses. Now, PSE is on the path to meet the current and future needs of its customers and to deliver on the requirements to decarbonize operations and serve its customers and communities equitably. This transition is unprecedented in terms of the magnitude of the change and the accelerated time frame in which it must be achieved. By working together, we can successfully drive towards our shared clean energy goals.

PSE looks forward to providing input as the comprehensive plan items are discussed in more detail. Together, we can reduce emissions and keep energy safe, reliable, and affordable.

Let me know if you have any questions.

Thank you,

Brandon Levritz
Municipal Liaison Manager
PUGET SOUND ENERGY
P.O. Box 97034
Bellevue, WA 98009-9734
425-417-5925
pse.com



PSE Program	Energy Equity Assistance Programs	Model Comp Plan Language
<p>PSE's Bill Discount Rate (BDR): Our BDR program provides income qualified customers with ongoing help on their monthly energy bill. Depending on household income and size, customers can save 5% to 45% a month on your bill.</p> <p>PSE Home Energy Lifeline Program (HELP): PSE provides qualified customers with bill-payment assistance beyond the Washington state LIHEAP program. Customers do not need to owe a balance on their PSE bill to apply.</p> <p>LIHEAP Program: This government program provides financial assistance so eligible households can maintain affordable, dependable utility services and avoid disconnection. PSE can assist with eligibility requirements and applications.</p>		
<p>The Salvation Army Warm Home Fund: Administered by the SA and funded by voluntary contributions from PSE customers, employees, and investors. The Warm Home Fund provides short-term, emergency bill payment assistance to PSE customers facing financial difficulties.</p>		<p>Partner with PSE to promote financial assistance and discounted billing programs for income qualified residents in order to ensure that the most vulnerable are not disproportionately impacted by the State's clean energy transition.</p>
<p>Payment Arrangements: PSE will work with customers to produce a manageable payment schedule with a realistic timeline for up to 18 months.</p>		
<p>Budget Payment Plan: PSE provides customers with a predictable average monthly payment to reduce bill fluctuation and avoid unplanned high bills during winter heating months.</p>		
<p>Home Weatherization Assistance: This program provides free upgrades for single-family homes, manufactured homes or eligible apartment buildings. Upgrades can include insulation, duct sealing and much more.</p> <p>Energy Efficiency Boost Rebates: PSE offers higher rebates on energy-efficient upgrades to income-qualified customers.</p>		
<p>Low-Income Eligible Community Solar: This no cost program enables bill savings of up to \$40 per month for income eligible customers.</p>		

PSE Program	Electric Vehicles	Model Comp Plan Language
PSE Up & Go EV Charging Programs		
PSE Up & Go Electric for Public: PSE helps organizations easily and affordably install public charging for all EV drivers.		
PSE Up & Go Electric for Fleet: PSE empowers businesses, municipalities and more with electrifying their fleets.		
PSE Up & Go Electric for Multifamily: PSE brings pole charging to multifamily properties to attract new residents and keep existing ones.		Support EV charging infrastructure throughout the community in order to support the decarbonization of our transportation sector.
PSE Up & Go Electric for Workplace: PSE brings charging to workplaces so employees can electrify their commutes.		
PSE Home Charging: PSE provides rebates and incentives for the installation of home EV charging stations.		

Energy Efficiency & Green Options	
PSE Program	Model Comp Plan Language
Energy Efficiency	
Home Energy Assessment: PSE offers a quick and convenient 3-step process to help customers understand and control their home's energy usage.	
Energy Efficiency Rebates:	
<ul style="list-style-type: none"> • Appliance program • Electric hybrid heat pump water heaters • Smart thermostats program • Weatherization program • Windows, water heat and space heat programs • Home weatherization assistance • Insulation 	<p>Partner with PSE to promote energy efficiency programs and initiatives.</p> <p>Expedite permitting processes related to energy efficiency upgrades.</p>
Other PSE Energy Rebates:	
<ul style="list-style-type: none"> • EV chargers • New construction 	
Clean Buildings Accelerator: PSE assists customers with complying with Washington's Clean Buildings Law (HB 1257, 2019).	
Green Options	
Green Power: PSE customers can voluntarily contribute to PSE investments in renewable energy projects in the Pacific Northwest.	
Solar Choice: PSE customers can voluntarily purchase solar energy from independent sources through PSE.	
Carbon Balance: PSE customers can voluntarily purchase carbon offsets from local forestry projects through PSE.	
Community Solar: PSE customers can voluntarily contribute to solar projects of their choice installed on such facilities as local school and community centers.	Partner with PSE to promote local investments and customer enrollment in clean energy projects and programs in order to achieve clean energy goals.
Renewable Natural Gas: PSE customers can voluntarily purchase blocks of RNG to lower than carbon usage and support the development of locally produced RNG.	
Green Direct: This program is offered to local municipalities and corporations seeking to reduce their carbon footprint by investing in large scale renewable energy projects. This program is currently full.	

Demand Response - Energy Management	
PSE Program	Model Comp Plan Language
Peak Load Shifting	
Time of Use (TOU) Program: PSE's current pilot program uses variable 24 hour pricing to incentivize customers to use less power during times of peak demand.	
Flex Rewards: This program encourages and financially incentivizes voluntary reduction in energy use during peak demand.	Partner with PSE to promote and support programs designed to decrease load on the grid during times of peak use.
Flex Smart: This program financially rewards customers for allowing PSE to make remote minor adjustments to thermostats during periods of high peak load and demand.	
Flex EV: This program incentivizes EV charging during off-peak hours.	

Grid Modernization & Infrastructure	
PSE Investments/Initiatives	Model Comp Plan Language
New Carbon Free Electrical Generation & Energy Storage Systems	
Wind and Hybrid Wind (co-located wind and battery): A variable source of power representing approximately 30% of PSE's future electric resource need by 2030.	
Solar and Hybrid Solar (co-located solar and battery): A variable source of power representing approximately 16% of PSE's future electric resource need by 2030.	
Utility-Scale Battery Energy Storage Systems (BESS): A technology that will allow energy to be stored for future use representing about 22% of PSE's future electric resource need by 2030. Types of energy storage technology include: <ul style="list-style-type: none"> • Chemical (e.g., Lithium-Ion Iron-Air) • Thermal (e.g., carbon, molten salt) • Gravity (e.g., water pumping, mechanical) Variable generation sources (wind & solar) require large scale Battery Energy Storage Systems (BESS) to be fully utilized since the sun goes down when demand increases and wind often fades when most needed; such as during extremely cold weather. Batteries maximize electrical production from variable generation sources, help meet periods of peak demand, and provide greater reliability for the grid.	Partner with PSE to effectively meet rapidly increasing electrical demand as the City and region work to achieve a Clean Energy Transition by adopting codes that support siting existing and new technologies.
New and Upgraded Transmission Lines, Substations, and Distribution Lines	
New regional transmission lines are needed to serve new utility scale clean energy resources, such as wind and solar.	
New local transmission lines are needed to meet increasing local demand due to growth, EV's, and electrification of the heating sector (e.g., Sammamish to Juanita line in Kirkland).	
Transmission upgrades are needed to meet increasing local demand (e.g., Energize Eastside line in Redmond, Bellevue, Newcastle, and Renton upgraded from 115kv to 230kv) due to growth, EVs, and electrification of the heating sector.	Expedite the local permitting and approval process in order to maintain grid capacity and reliability.
In order to assure continued capacity and reliability, new and larger substations will be needed to meet growing energy needs due to growth, EVs and electrification of the heating sector.	
Additional 12.5kv distribution lines will be needed to meet growing energy needs due to growth, EVs and electrification of the heating sector.	
Behind the Meter - Distributed Energy Resources (DER)	
Customer Connected Solar: PSE assists customers with information and resources for installing residential solar projects and how to apply for interconnection and net metering with PSE.	
Battery Walls: PSE offers installation guidelines and a process whereby customers can report battery installations.	
Host An Energy Project: Community partners can get paid to lease space to PSE to develop distributed solar and/or battery storage projects.	Promote and support the growth of customer owned distributed energy resources.
Distributed Renewables: PSE supports the development of commercial customer-owned renewable energy projects that generate between 100 kilowatts and 5 megawatts to interconnect to the PSE electrical distribution grid.	
Vegetation Management	
Many cities are pursuing aggressive urban forestry programs in order to beautify their community, reduce heat islands, and to provide carbon offsets. Such policies should be balanced with the need to protect electrical system reliability around overhead lines.	Support ongoing vegetation management in order to maintain system reliability.
Public Funding	
Recent state and federal legislation, including the IIJA and IRA, have unlocked public funding for climate and environmental benefit. PSE is aggressively pursuing all applicable funding opportunities to support lower customer bills, reduced power costs, and investments in the grid and clean energy. PSE is also supporting municipalities, tribes, and non-profits in their applications for public funding.	Pursue public-private partnership to seek funding sources to accelerate clean energy projects.

Wildfire Preparedness		Model Comp Plan Language
PSE Program	Wildfire Mitigation	
Situational Awareness: PSE evaluates the condition of the electric system, as well as the environment around it, using real-time weather data, wildfire risk modeling and pre-wildfire season inspections.		
Strengthening the electric system: PSE regularly maintains and updates the electric system to provide safe and reliable power to our customers. In areas of high wildfire risk, we identify maintenance and improvement activities that will further reduce the risk of wildfire, including vegetation management , equipment upgrades, and in some cases, moving power lines underground.		
Operational Procedures: During wildfire season, PSE may change some device settings or implement operational procedures to reduce the risk of wildfire. In the future, PSE may proactively turn off power during high wildfire risk conditions to help prevent wildfires. This is called a Public Safety Power Shutoff (PSPS) .		
Emergency Response: During an emergency, including an active wildfire, PSE will coordinate with local emergency officials and may implement emergency response procedures. This may include turning off power at the request of emergency officials for public and first responder safety.		Support PSE's wildfire mitigation efforts including electric system upgrades, year-round vegetation management, and fire weather operational procedures. Work closely with utilities and local fire departments to lessen the risk and impact of wildfires.

Gas Conservation & Decarbonization**PSE Program****Model Comp Plan Language****Gas Decarbonization****Renewable Natural Gas Production**

Utilizing wastewater facility, landfill, or similar system.

Evaluate the potential for renewable, recoverable natural gas in existing systems.



State of Washington

Department of Fish and Wildlife, Region 4

Region 4 information: 16018 Mill Creek Blvd, Mill Creek, WA 98012 | phone: (425)-775-1311

April 17, 2024

City of North Bend
 Jamie Burrell, Senior Planner
 425-888-7642
 JBurrell@NorthBendWA.GOV

RE: WDFW Draft Comments Regarding North Bend's Draft Utilities Element

Dear Ms. Burrell and Planning Team,

On behalf of the Washington State Department of Fish and Wildlife (WDFW), thank you for the opportunity to offer our comments on the most recent draft of North Bend's Comprehensive Plan's Utilities Element, as part of the current Periodic Update cycle. WDFW provides our comments and recommendations in keeping with our legislative mandate to preserve, protect, and perpetuate fish and wildlife and their habitats for the benefit of future generations – a mission we can only accomplish in partnership with local governments. Specific comments on the draft Utilities Element are provided in the following table.

Table 1. Recommended changes to the draft Utilities Element.

Policy Number	Policy Language (with WDFW Suggestions in Red)	WDFW Comment
Policy U –2.2 Page 13	Require utilities notify the City before utility work is done to discuss the best means to preserve vegetation from utility work.	WDFW appreciates this policy, as the retention of vegetation should be prioritized in all utility work. We recommend the avoidance of topping trees and to consider other options when trees grow near utility lines, pruning above power lines if possible.
Policy U - 3.1 Page 13	Encourage the multiple uses of corridors for trails, wildlife habitat connectivity , transportation right-of-way and utilities.	We suggest incorporating wildlife habitat connectivity within the multi-use capacity for utility corridors.
Policy U – 4.3	Where feasible, require installation of new power and	This policy could be implemented via development code changes that require developers to bury

Page 14	communication lines to be placed underground to reduce damage from storms and wildfire ignition risks.	power lines and associated infrastructure underground. See a FEMA case study regarding the benefits of burying power lines for further details.
Utility - Goal 4 Page 14 Suggested Policy	Plan and build facilities, utilities, and infrastructure projects to avoid or withstand flooding from changing flood plains and associated climate impacts.	Incorporating current and future flood-risk impacts into the planning and construction of public buildings will help reduce long-term social, economic, and environmental risks.
Utility - Goal 4 Page 14 Suggested Policy	Utilize WDFW's Priority Habitats and Species information in order to avoid siting facilities in areas of high ecological value and function.	We recommend all projects utilize information provided by WDFW's PHS program in order to ensure no net loss of crucial ecological values and functions.

WDFW appreciates the efforts the City of North Bend is undertaking to protect and improve habitat and ecosystem conditions throughout your jurisdiction. We look forward to continuing to work with you during the review and implementation of the city's updated Comprehensive Plan and related regulations.

If you have any questions, please call me at (425) 537-1354.

Sincerely,

Morgan Krueger
Regional Land Use Planner, WDFW Region 4

CC:

Kara Whittaker, Land Use Conservation and Policy Section Manager (Kara.Whittaker@dfw.wa.gov)
Marian Berejikian, Environmental Planner (Marian.Berejikian@dfw.wa.gov)
Timothy Stapleton, Regional Habitat Program Manager (Timothy.Stapleton@dfw.wa.gov)
Kirk Lakey, Assistant Regional Habitat Program Manager (Kirk.Lakey@dfw.wa.gov)
Kevin Lee, Habitat Biologist (Kevin.Lee@dfw.wa.gov)
Liz Voytas, Habitat Biologist 2 (R4CPlanning@dfw.wa.gov)
Ted Vanegas, WA Department of Commerce (ted.vanegas@commerce.wa.gov)



City Council Agenda Bill

SUBJECT:	Agenda Date: June 4, 2024	AB24-056
Resolution Initiating Vacation Process for a Portion of City Right-of-Way of State Highway No. 2 and Setting a Public Hearing Date	Department/Committee/Individual	
	Mayor Mary Miller	
	City Administrator – David Miller	
	City Attorney – Kendra Rosenberg	
	City Clerk – Susie Oppedal	
	Administrative Services – Lisa Escobar	
	Comm. & Economic Development – Rebecca Deming	X
	Finance – Martin Chaw	
	Public Works – Mark Rigos	
Cost Impact: N/A		
Fund Source: N/A		
Timeline: Immediate		
Attachments: Resolution, Exhibits A & B – Legal Descriptions		

SUMMARY STATEMENT:

The City wishes to initiate vacation proceedings for a segment of the public right-of-way (ROW) of State Highway No. 2 in North Bend. The land will not be used for ROW and has been zoned as Parks/Open Space or Public Facilities (POSPF). In order to create a parcel, the ROW must be vacated.

The process for street vacation is set forth in chapter 35.79 RCW. The process is as follows: the Council by resolution sets a public hearing to consider the vacation, to be heard between 20 and 60 days after adoption of this resolution. Approval of this resolution will set a Public Hearing before the Council on July 16, 2024. After the public hearing, the Council will consider an ordinance approving the vacation.

APPLICABLE BRAND GUIDELINES: Variety of recreation opportunities

COMMITTEE REVIEW AND RECOMMENDATION: The Transportation and Public Works Committee reviewed this item at their May 28, 2024, and recommended approval and placement on the consent agenda.

RECOMMENDED ACTION: MOTION to approve AB24-056, a resolution initiating vacation process for a portion of City right-of-way of State Highway No. 2 and Setting a Public Hearing date of July 16, 2024.

RECORD OF COUNCIL ACTION

Meeting Date	Action	Vote
June 4, 2024		

RESOLUTION

**A RESOLUTION OF THE CITY OF NORTH BEND,
WASHINGTON, INITIATING AND SETTING A PUBLIC
HEARING DATE TO CONSIDER THE VACATION OF A
PORTION OF THE PUBLIC RIGHT-OF-WAY OF STATE
HIGHWAY NO. 2**

WHEREAS, the City Council of the City of North Bend, Washington (“City”) wishes to initiate vacation proceedings for a segment of the public right-of-way of State Highway No. 2 in North Bend Way, North Bend, Washington, as more particularly described in Exhibit A and depicted upon Exhibit B attached to this Resolution; and

WHEREAS, pursuant to chapter 35.79 RCW, the City is required to pass a resolution to schedule a public hearing to consider the vacation of the subject right-of-way, which public hearing shall be held no sooner than 20 days nor later than 60 days from the date of passage of this Resolution;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND,
WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:**

Section 1. Request for Public Hearing. A public hearing regarding the requested vacation of a segment of the public right-of-way of State Highway No. 2 in North Bend Way, North Bend, Washington (“ROW”), as more particularly described in Exhibit A and depicted upon Exhibit B to this Resolution, shall be timely noticed and set on the City Council meeting agenda for July 16, 2024.

Section 2. City Clerk to Post and Mail Notice. As required by RCW 35.79.020, the City Clerk is hereby directed to give notice of the pendency of this Resolution and the time and place fixed for hearing of the potential vacation by a written notice posted in three of the most public places in the City, and a like notice posted in a conspicuous place on the portion of right-of-way sought to be vacated. The City Clerk is hereby further directed to give notice of the pendency of this Resolution and the time and place fixed for hearing of the potential vacation by a written notice mailed to owners or reputed owners of all lots, tracts, or parcels of land or other property abutting the portion of right-of-way, as shown on the rolls of the county treasurer, and directed to the address thereon shown.

**PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND,
WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 4TH DAY OF
JUNE, 2024.**

CITY OF NORTH BEND:

Mary Miller, Mayor

APPROVED AS TO FORM:

Kendra Rosenberg, City Attorney

Effective:

Posted:

ATTEST/AUTHENTICATED:

Susie Oppedal, City Clerk

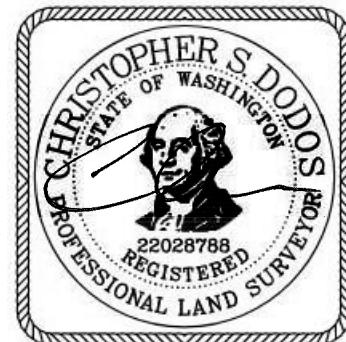
EXHIBIT "A"

PRIMARY STATE HIGHWAY NO. 2 (STATE ROUTE 90) RIGHT-OF-WAY VACATION

THAT PORTION OF THE PRIMARY STATE HIGHWAY NO. 2 RIGHT-OF-WAY LYING WEST OF THE WESTERLY RIGHT-OF WAY MARGIN OF SOUTHEAST CEDAR FALLS WAY, EAST OF THE EASTERLY RIGHT-OF-WAY MARGIN OF 419TH PLACE SOUTHEAST, AND NORTH OF THAT **PROPERTY** DESCRIBED IN QUIT CLAIM DEED DATED JUNE 24, 2020 AND RECORDED UNDER RECORDING NUMBER 20200721000298, RECORDS OF KING COUNTY.

EXCEPT THE NORTHWESTERLY 30.00 FEET THEREOF AS MEASURED AT A RIGHT ANGLE FROM THE EASTERLY RIGHT-OF-WAY MARGIN OF 419TH PLACE SOUTHEAST.

CONTAINING 48,384 SQUARE FEET, OR 1.11 ACRES MORE OR LESS.



10/23/2023

"PROPERTY" DESCRIPTION

PER QUIT CLAIM DEED, DATED JUNE 24, 2020, RECORDING NUMBER 20200721000298:

THAT PORTION OF THAT PROPERTY ACQUIRED BY WARRANTY DEED DATED JANUARY 17, 1956, RECORDED FEBRUARY 10, 1956 UNDER RECORDING NO. 4663114 AND WARRANTY DEED DATED FEBRUARY 6, 1956, RECORDED MARCH 1, 1956 UNDER RECORDING NO. 4668528, RECORDS OF KING COUNTY, WASHINGTON, BEING IN SECTIONS 9 AND 10, TOWNSHIP 23 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT OPPOSITE HIGHWAY ENGINEER'S STATION (HEREINAFTER REFERRED TO AS HES) EX EB 142+70 ON THE EXISTING SR 90 EAST BOUND LINE SURVEY OF SR 90, ECHO LAKE TO TANNER AND 40 FEET SOUTHWESTERLY THEREFROM; THENCE NORTHWESTERLY, PARALLEL WITH SAID LINE SURVEY TO A POINT OPPOSITE HES EX EB 132+02.53 THEREON; THENCE NORTH $46^{\circ}49'38''$ WEST A DISTANCE OF 407.38 FEET TO A POINT OF NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5750 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE

LEFT A DISTANCE OF 430.15 FEET, MORE OR LESS, TO THE WESTERLY BOUNDARY OF SAID RECORDING NO. 4663114 AND THE TERMINUS OF SAID LINE DESCRIPTION.

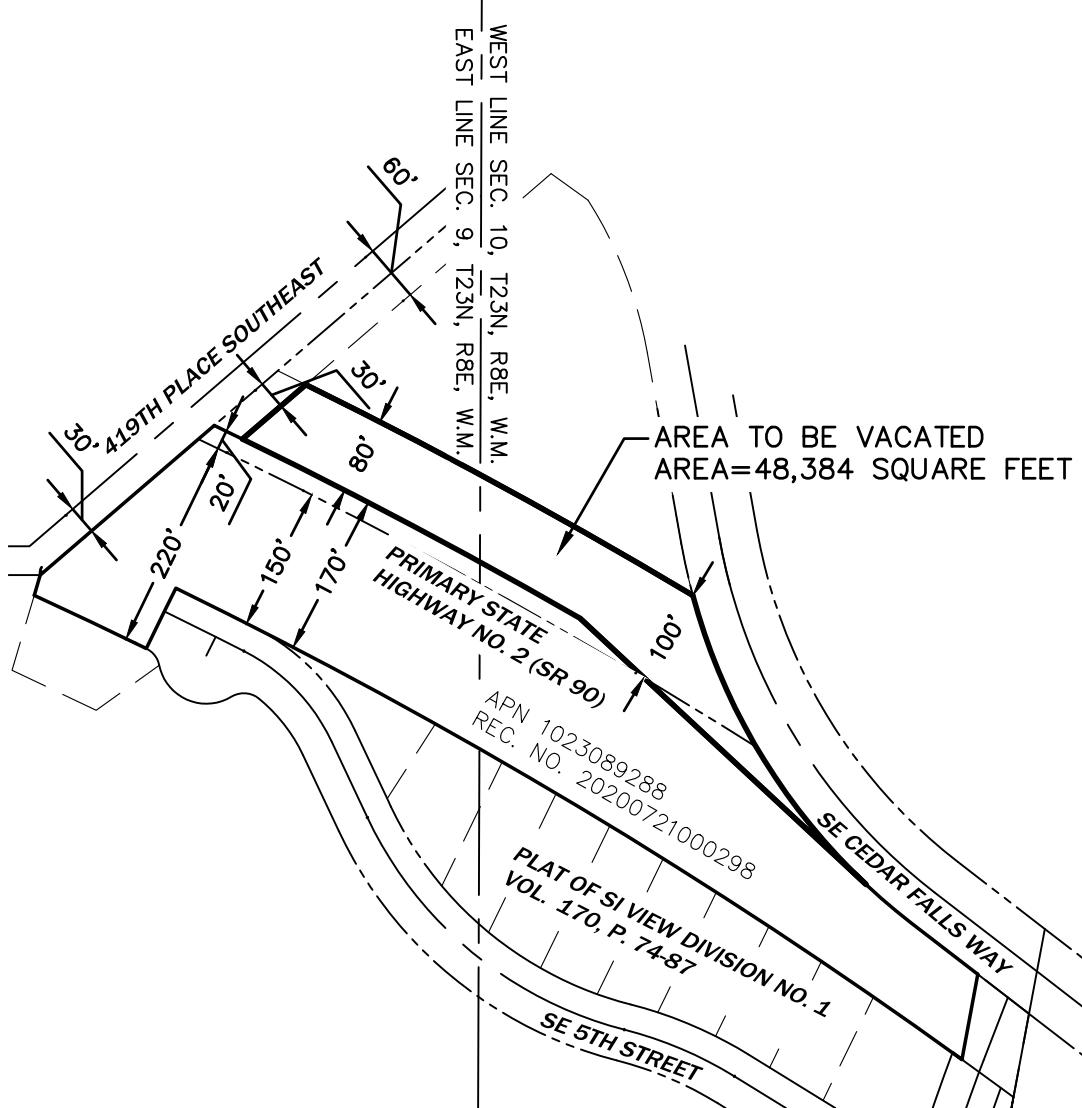
SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO SI VIEW ASSOCIATES AND MOUNTAIN VIEW ASSOCIATES, BY INSTRUMENT DATED OCTOBER 2, 1992, RECORDED OCTOBER 12, 1992 UNDER RECORDING NO. 9210121681, RECORDS OF KING COUNTY, WASHINGTON.

SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO LOZIER HOMES CORPORATION, CHATEAU DEVELOPMENT, INC., SI VIEW ASSOCIATES, MOUNTAIN VIEW ASSOCIATES, AND 424TH AVENUE ASSOCIATES, BY INSTRUMENT DATED MARCH 20, 1995, RECORDED MARCH 21, 1995 UNDER RECORDING NO. 9503210683, RECORDS OF KING COUNTY, WASHINGTON.

THE SPECIFIC DETAILS CONCERNING ALL OF WHICH MAY BE FOUND ON SHEETS 21 AND 22 OF 24 OF THAT CERTAIN PLAN ENTITLED SR 90, ECHO LAKE INTERCHANGE TO TANNER, BEARING DATE OF APPROVAL JUNE 18, 1971, REVISED OCTOBER 10, 2017 AND SHEET 7 OF 8 SHEETS OF THAT CERTAIN PLAN ENTITLED SR 90 (PRIMARY STATE HIGHWAY NO. 2), NORTH BEND TO TANNER, BEARING DATE OF APPROVAL JULY 19, 1955, REVISED OCTOBER 10, 2017, ALL OF WHICH ARE NOW OF RECORD AND ON FILE IN THE OFFICE OF THE SECRETARY OF TRANSPORTATION AT OLYMPIA, WASHINGTON.

SUBJECT TO ALL EXISTING ENCUMBERANCES, INCLUDING EASEMENTS RESTRICTIONS AND RESERVATIONS, IF ANY.

EXHIBIT "B"



1"=200'

JOB NO. 2220703.50

7/17/23

PRIMARY STATE HWY NO. 2 VACATION

LEGAL BY: CD EXHIBIT BY: CD

NE 1/4, SE 1/4, S09, T23N, R8E

NW 1/4, SW 1/4, S10, T23N, R8E

w: \sdskpro\2022\2220703\2220703-vacation.dwg

10/23/2023



THIS EXHIBIT HAS BEEN PREPARED TO ASSIST IN THE INTERPRETATION
OF THE ACCOMPANYING LEGAL DESCRIPTION. IF THERE IS A CONFLICT
BETWEEN THE WRITTEN LEGAL DESCRIPTION AND THIS SKETCH, THE
LEGAL DESCRIPTION SHALL PREVAIL.

2215 North 30th Street,

Suite 200,

Tacoma, WA 98403

253.383.2422 TEL

253.383.2572 FAX



City Council Agenda Bill

SUBJECT:	Agenda Date: June 4, 2024	AB24-057
Resolution Accepting Bids and Awarding Construction Contract for the 2024 Sidewalk Gaps Project to Rainier Asphalt Sealing, LLC	Department/Committee/Individual	
Cost Impact: \$1,313,981.00	Mayor Mary Miller	
Fund Source: TIB grant fund (\$500,000) and City capital streets project	City Administrator – David Miller	
Timeline: Immediate	City Attorney – Kendra Rosenberg	
	City Clerk – Susie Oppedal	
	Administrative Services – Lisa Escobar	
	Comm. & Economic Development – Rebecca Deming	
	Finance – Martin Chaw	
	Public Works – Mark Rigos, P.E.	X
Attachments: Resolution, Bid Tabulation		
SUMMARY STATEMENT:		
In 2023, the City Council approved an engineering contract for the following sidewalk gap projects to move forward and be designed. Specifically, the individual projects are included in the City's 6-year TIP (Transportation Improvement Plan) and were sidewalk gaps determined to be high priority. Considerations by the City included public safety improvement, quality of life enhancement, anticipated number of pedestrians, etc. The selected sidewalk projects were:		
<ul style="list-style-type: none">• East North Bend Way sidewalk from Snoqualmie Valley Trail to Tanner Road• Cedar Falls Way sidewalk from Mt. Teneriffe Drive to Mt. View Blvd.• Orchard Drive sidewalk across on opposite side of street from Si View Park• SE 140th Street sidewalk from East North Bend Way to Tanner Falls Subdivision frontage		
These four projects are known as the 2024 Sidewalk Gaps Project. Engineering design of these projects was completed in April 2024 and City staff subsequently advertised these projects for construction bids. The construction consists of, but is not limited to, concrete sidewalk, vertical concrete curb and gutter, miscellaneous surface restoration, pavement markings, sanitary sewer construction, storm drainage collection and conveyance, traffic control, joint utility trench, and illumination.		
Bids were due by 11:00 a.m., Wednesday May 16 th and four (4) bids were received. Bid results are attached and ranged from \$1,313,981.00 to \$2,090,830.00. The engineer's estimate was \$1,443,522.00. It was great news that the low bid was more than \$100k less than the engineer's estimate. The low bid came from Rainier Asphalt Sealing, LLC (Rainier) in the amount of \$1,313,981.00 including all applicable taxes.		
City staff have conducted the appropriate background checks on Rainier and recommend the award of this contract to Rainier. This project is funded through Capital Streets Project budget and a Washington State Transportation Improvement Board (TIB) grant in the amount of \$500,000.		
APPLICABLE BRAND GUIDELINES: Consistent delivery of quality basic services including transportation and traffic management.		
COMMITTEE REVIEW AND RECOMMENDATION: The Transportation and Public Works Committee reviewed this item at their May 28, 2024 meeting and recommended approval and placement on the Main Agenda for discussion.		

City Council Agenda Bill

RECOMMENDED ACTION: **MOTION to approve AB24-057, a resolution accepting bids and awarding the construction contract for the 2024 Sidewalk Gaps Project to Rainier Asphalt Sealing, LLC.**

RECORD OF COUNCIL ACTION

<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
June 4, 2024		

RESOLUTION

A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, ACCEPTING BIDS AND AWARDING CONSTRUCTION CONTRACT FOR THE 2024 SIDEWALK GAPS PROJECT

WHEREAS, City staff and the Transportation and Public Works Committee determined that the Orchard Drive, North Bend Way, Cedar Falls Way and SE 140th Street sidewalk gap projects were the highest priority sidewalk projects in 2023. These four projects are known as the 2024 Sidewalk Gaps Project; and

WHEREAS, the City Council has allocated funds in the 2024 budget for this project; and

WHEREAS, work shall include, but is not limited to concrete sidewalk, vertical concrete curb and gutter, surface restoration, pavement markings, sanitary sewer construction, storm drainage collection and conveyance, traffic control, joint utility trench, and illumination; and

WHEREAS, the project is funded by Streets Capital Project funds and a \$500,000 Transportation Improvement Board Grant; and

WHEREAS, bid documents were advertised and posted on Builders Exchange of Washington as required and the City accepted bids up until Wednesday May 16th, 2024 at 11:00 a.m.; and

WHEREAS, the City received bids from four (4) contractors with the lowest bid coming from Rainier Asphalt Sealing, LLC in the amount of \$1,313,981.00, including all applicable taxes;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND,
WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:**

Section 1. The construction bids for the 2024 Sidewalk Gaps Project are accepted.

Section 2. The construction contract for the 2024 Sidewalk Gaps Project is awarded to Rainier Asphalt Sealing, LLC, in the amount of \$1,313,981.00, including all applicable taxes, on a form to be approved by the City Attorney.

**PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND,
WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 4TH DAY OF
JUNE, 2024.**

CITY OF NORTH BEND:

Mary Miller, Mayor

APPROVED AS TO FORM:

Kendra Rosenberg, City Attorney

ATTEST/AUTHENTICATED:

Effective:

Posted:

Susie Oppedal, City Clerk

City of North Bend
2024 Sidewalk Gaps Project
Bid Opening Date: May 15, 2024 11:00 AM
PROJECT ENGINEER: Tom Mohr, PE
CONSULTING ENGINEER: PH Consulting

Prepared By:

Mike Mayen

Checked By:

Tom Mohr

Site 1: SE Orchard Drive

		Engineer's Estimate				Average of All Bids				Lloyd Enterprises				RW Scott Construction				A-1 Landscape & Construction	
		Quantity	Units	Unit Price	Contract Amount	Unit Price	Contract Amount	Unit Price	Contract Amount	Unit Price	Contract Amount	Unit Price	Contract Amount	Unit Price	Contract Amount	Unit Price	Contract Amount	Unit Price	Contract Amount
1	Minor Changes (SP 1-04.41)	1	EA	\$5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	
2	Roadway Surveying (SP 1-05.24)	1	LS	\$7,500.00	\$ 7,500.00	\$ 6,260.00	\$ 47,950.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	
3	Reorder Drawings (min \$1,000) (SP 1-06.18)	1	LS	\$1,000.00	\$ 1,000.00	\$ 2,276.00	\$ 2,276.00	\$ 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	
4	SP/OC Plan GS-1-07 (Min \$1,000) (SP 1-06.18)	1	LS	\$500.00	\$ 500.00	\$ 1,193.49	\$ 1,193.49	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	
5	Mobile Cleaning, Demolition and Demobilization (SP 1-09.7)	1	LS	\$44,700.00	\$ 44,700.00	\$ 68,822.51	\$ 68,822.51	\$ 20,000.00	\$ 20,000.00	\$ 154,820.03	\$ 154,820.03	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00	
6	Project Temporary, Land and Control (SP 1-10.53)	1	LS	\$46,000.00	\$ 46,000.00	\$ 53,885.75	\$ 53,885.75	\$ 21,297.88	\$ 21,297.88	\$ 40,000.00	\$ 40,000.00	\$ 9,871.00	\$ 9,871.00	\$ 11,720.00	\$ 11,720.00	\$ 11,720.00	\$ 11,720.00	\$ 11,720.00	
7	Cleaning and Grubbing (SP 2-01.5)	1	LS	\$4,000.00	\$ 4,000.00	\$ 26,710.75	\$ 26,710.75	\$ 15,000.00	\$ 15,000.00	\$ 2,675.00	\$ 2,675.00	\$ 1,605.00	\$ 1,605.00	\$ 5,417.50	\$ 5,417.50	\$ 5,417.50	\$ 5,417.50	\$ 5,417.50	
8	Removal of Structures and Obstructions (SP 2-02.5)	1	LF	\$3,00	\$ 3,210.00	\$ 3,62	\$ 3,62	\$ 105.00	\$ 105.00	\$ 44,310.00	\$ 44,310.00	\$ 5140	\$ 5140	\$ 1,605.00	\$ 1,605.00	\$ 1,605.00	\$ 1,605.00	\$ 1,605.00	
9	Crosscutting (SP 2-02.5)	1070	TON	\$800.00	\$ 33,776.00	\$ 75,85	\$ 75,85	\$ 32,006.59	\$ 32,006.59	\$ 166,00	\$ 166,00	\$ 41,500.00	\$ 41,500.00	\$ 80,98	\$ 80,98	\$ 34,735.56	\$ 34,735.56	\$ 34,735.56	
10	Crosscutting Surface Top Course (SS 4-04.5)	422	TON	\$180.00	\$ 45,018.00	\$ 201.00	\$ 201.00	\$ 50,250.00	\$ 50,250.00	\$ 225.00	\$ 225.00	\$ 56,250.00	\$ 56,250.00	\$ 215.00	\$ 215.00	\$ 53,750.00	\$ 53,750.00	\$ 53,750.00	
11	HAHA for Pavement Repair (SP 5-04.4)	250	TON	\$180.00	\$ 29,880.00	\$ 201.00	\$ 201.00	\$ 24,420.68	\$ 24,420.68	\$ 65,00	\$ 65,00	\$ 10,790.00	\$ 10,790.00	\$ 162,00	\$ 162,00	\$ 28,792.70	\$ 28,792.70	\$ 28,792.70	
12	Ductile Iron Storm Pipe, 12 In. Diam. (SP 7-04.5)	168	LF	\$180.00	\$ 29,880.00	\$ 147,11	\$ 147,11	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 162,00	\$ 162,00	\$ 17,650.00	\$ 17,650.00	\$ 198,00	\$ 198,00	\$ 198,00	
13	Adjust Manhole (SP 7-05.4)	1	EA	\$1,000.00	\$ 1,000.00	\$ 1,196,63	\$ 1,196,63	\$ 1,196,63	\$ 1,196,63	\$ 1,196,63	\$ 1,196,63	\$ 1,196,63	\$ 1,196,63	\$ 1,196,63	\$ 1,196,63	\$ 1,196,63	\$ 1,196,63	\$ 1,196,63	
14	Concrete Ties (SS 7-05.5)	5	EA	\$1,000.00	\$ 9,000.00	\$ 1,848.19	\$ 1,848.19	\$ 9,240.95	\$ 9,240.95	\$ 600.00	\$ 600.00	\$ 3,000.00	\$ 3,000.00	\$ 8,445.00	\$ 8,445.00	\$ 10,018.60	\$ 10,018.60	\$ 10,018.60	
15	Catch Basin Type 11 (SS-7-05.5)	1	EA	\$3,500.00	\$ 3,500.00	\$ 3,151.32	\$ 3,151.32	\$ 3,151.32	\$ 3,151.32	\$ 4,000.00	\$ 4,000.00	\$ 2,310.00	\$ 2,310.00	\$ 2,471.26	\$ 2,471.26	\$ 4,480.00	\$ 4,480.00	\$ 4,480.00	
16	Connection to Existing Drainage Structure (SS 7-05.5)	2	EA	\$7,500.00	\$ 9,000.00	\$ 1,723.63	\$ 1,723.63	\$ 3,447.26	\$ 3,447.26	\$ 2,400.00	\$ 2,400.00	\$ 2,270.00	\$ 2,270.00	\$ 4,540.00	\$ 4,540.00	\$ 984.51	\$ 984.51	\$ 984.51	
17	Manhole 48" Dia, Type 2 (SS 7-05.5)	2	EA	\$4,500.00	\$ 9,000.00	\$ 5,609.70	\$ 5,609.70	\$ 11,219.40	\$ 11,219.40	\$ 4,500.00	\$ 4,500.00	\$ 9,000.00	\$ 9,000.00	\$ 4,576.60	\$ 4,576.60	\$ 4,392.80	\$ 4,392.80	\$ 8,785.50	
18	Hydrant Assembly (SP 7-4.5)	1	EA	\$3,000.00	\$ 3,000.00	\$ 13,914.20	\$ 13,914.20	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 20,611.00	\$ 20,611.00	\$ 14,485.80	\$ 14,485.80	\$ 14,485.80	\$ 14,485.80	\$ 14,485.80	
19	PCIC Sanitary Sewer Pipe 8 in. Diam. (SP 7-4.5)	113	LF	\$150.00	\$ 16,950.00	\$ 127.97	\$ 127.97	\$ 14,460.05	\$ 14,460.05	\$ 50.00	\$ 50.00	\$ 5,650.00	\$ 5,650.00	\$ 158,00	\$ 158,00	\$ 17,650.00	\$ 17,650.00	\$ 17,650.00	
20	Side Sewer (SP 7-15.5)	5	EA	\$5,000.00	\$ 5,000.00	\$ 6,557.49	\$ 6,557.49	\$ 32,787.44	\$ 32,787.44	\$ 1,100.00	\$ 1,100.00	\$ 5,500.00	\$ 5,500.00	\$ 10,388.00	\$ 10,388.00	\$ 621.50	\$ 621.50	\$ 621.50	
21	Inlet Protection (SP 8-21.5)	8	EA	\$1,500.00	\$ 1,200.00	\$ 102.16	\$ 102.16	\$ 817.30	\$ 817.30	\$ 400.00	\$ 400.00	\$ 78.15	\$ 78.15	\$ 20,937.60	\$ 20,937.60	\$ 4,841.00	\$ 4,841.00	\$ 4,841.00	
22	Property Restoration (SP 8-22.5)	1	LS	\$6,000.00	\$ 6,000.00	\$ 8,600.00	\$ 8,600.00	\$ 6,000.00	\$ 6,000.00	\$ 4,000.00	\$ 4,000.00	\$ 2,310.00	\$ 2,310.00	\$ 18,000.00	\$ 18,000.00	\$ 6,640.00	\$ 6,640.00	\$ 6,640.00	
23	Planter Strip Bioswale (SP 8-02.5)	460	SY	\$25.00	\$ 11,500.00	\$ 31.62	\$ 31.62	\$ 14,546.35	\$ 14,546.35	\$ 40.00	\$ 40.00	\$ 8,550.00	\$ 8,550.00	\$ 51.50	\$ 51.50	\$ 9,850.00	\$ 9,850.00	\$ 18,100.00	
24	Cement Conc. Curb and Gutter (SP 8-04.5)	180	LF	\$80.00	\$ 48,000.00	\$ 48.52	\$ 48.52	\$ 9,219.28	\$ 9,219.28	\$ 45.00	\$ 45.00	\$ 36,000.00	\$ 36,000.00	\$ 54.00	\$ 54.00	\$ 43,200.00	\$ 43,200.00	\$ 38,90	
25	Cement Conc. Curb and Gutter with Curb Cuts (SP 8-04.5)	800	LF	\$80.00	\$ 48,000.00	\$ 50.98	\$ 50.98	\$ 40,780.00	\$ 40,780.00	\$ 45.00	\$ 45.00	\$ 36,000.00	\$ 36,000.00	\$ 54.00	\$ 54.00	\$ 43,200.00	\$ 43,200.00	\$ 38,90	
26	Cement Conc. Driveway Entrances (Type 3) (SS 8-06.5)	16	SY	\$1,30.00	\$ 2,080.00	\$ 11,180	\$ 11,180	\$ 1,788.72	\$ 1,788.72	\$ 120.00	\$ 120.00	\$ 1,920.00	\$ 1,920.00	\$ 135.00	\$ 135.00	\$ 2,160.00	\$ 2,160.00	\$ 82.18	
27	Wood Fence (SP 8-2.5)	48	LF	\$60.00	\$ 2,880.00	\$ 92.81	\$ 92.81	\$ 4,454.64	\$ 4,454.64	\$ 70.00	\$ 70.00	\$ 3,360.00	\$ 3,360.00	\$ 98.00	\$ 98.00	\$ 4,704.00	\$ 4,704.00	\$ 5,050.56	
28	Cement Conc. Side Walk (SP 8-14.5)	400	SY	\$5,000.00	\$ 40,000.00	\$ 86,656	\$ 86,656	\$ 34,622.00	\$ 34,622.00	\$ 105.00	\$ 105.00	\$ 42,000.00	\$ 42,000.00	\$ 105.00	\$ 105.00	\$ 22,888.00	\$ 22,888.00	\$ 68,600	
29	Cement Conc. Curb Ramp Type Perpendicular (SS 8-14.5)	6	EA	\$4,500.00	\$ 21,000.00	\$ 2,767.06	\$ 2,767.06	\$ 16,602.38	\$ 16,602.38	\$ 5,000.00	\$ 5,000.00	\$ 2,800.00	\$ 2,800.00	\$ 2,750.00	\$ 2,750.00	\$ 2,313.85	\$ 2,313.85	\$ 13,909.50	
30	Cement Conc. Curb Ramp Type Directional (SS 8-14.5)	1	EA	\$5,000.00	\$ 5,000.00	\$ 2,803.46	\$ 2,803.46	\$ 3,500.00	\$ 3,500.00	\$ 2,200.00	\$ 2,200.00	\$ 1,420.00	\$ 1,420.00	\$ 1,420.00	\$ 1,420.00	\$ 1,420.00	\$ 1,420.00	\$ 3,200.00	
31	Mailbox Support, Type 2 (SS 8-18.5)	1	EA	\$80.00	\$ 80.00	\$ 1,137.79	\$ 1,137.79	\$ 300.00	\$ 300.00	\$ 1,420.00	\$ 1,420.00	\$ 961.14	\$ 961.14	\$ 1,420.00	\$ 1,420.00	\$ 1,420.00	\$ 1,420.00	\$ 1,420.00	
32	Joint Utility French System, Complete (SP 8-20.5)	1	LS	\$13,000.00	\$ 45,000.00	\$ 1,800.00	\$ 1,800.00	\$ 62,805.25	\$ 62,805.25	\$ 25,000.00	\$ 25,000.00	\$ 3,025.00	\$ 3,025.00	\$ 3,025.00	\$ 3,025.00	\$ 3,025.00	\$ 3,025.00	\$ 65,000.00	
33	Permanent Sliding (SP 8-21.5)	1	LS	\$13,000.00	\$ 1,800.00	\$ 3,280.00	\$ 3,280.00	\$ 4,456.64	\$ 4,456.64	\$ 3,025.00	\$ 3,025.00	\$ 2,079.00	\$ 2,079.00	\$ 2,079.00	\$ 2,079.00	\$ 2,079.00	\$ 2,079.00	\$ 4,570.00	
34	Paint Line (SP 8-22.5)	820	LF	\$5.00	\$ 4,150.00	\$ 3,21	\$ 3,21	\$ 2,656.38	\$ 2,656.38	\$ 275	\$ 275	\$ 2,324.00	\$ 2,324.00	\$ 3,30	\$ 3,30	\$ 2,795.00	\$ 2,795.00	\$ 4,400	
35	Plastic Curb Walk Line (SP 8-22.4)	270	LF	\$20.00	\$ 5,400.00	\$ 3,281.25	\$ 3,281.25	\$ 16,150	\$ 16,150	\$ 4,455.00	\$ 4,455.00	\$ 7,70	\$ 7,70	\$ 4,455.00	\$ 4,455.00	\$ 7,70	\$ 7,70	\$ 3,200.00	
36	Plastic Stop Line (SP 8-22.4)	50	LF	\$20.00	\$ 1,000.00	\$ 22.00	\$ 22.00	\$ 1,100.00	\$ 1,100.00	\$ 22.00	\$ 22.00	\$ 1,100.00	\$ 1,100.00	\$ 22.00	\$ 22.00	\$ 1,100.00	\$ 1,100.00	\$ 1,100.00	
37	Painted Crosshatch Marking (SP 8-22.4)	120	LF	\$7.00	\$ 840.00	\$ 5.34	\$ 640.50	\$ 3,85	\$ 3,85	\$ 482.00	\$ 482.00	\$ 3,90	\$ 3,90	\$ 660	\$ 660	\$ 700	\$ 700	\$ 1,100.00	
	Bid Total			\$ 494,684.00	Average Bid Total	\$ 594,726.87	Bid Total	\$ 424,379.50	Bid Total	\$ 705,246.03	Bid Total	\$ 566,093.34	Bid Total	\$ 683,188.00	Bid Total	\$ 683,188.00	Bid Total	\$ 683,188.00	

Site 2: Cedar Falls Way		Engineer's Estimate		Average of All Bids		Rainer Asphalt		Lloyd Enterprises		RW Scott Construction		A-1 Landscape & Construction	
Item No.	SCHEDULE OF BID ITEMS	Quantity	Units	Unit Price	Contract Amount	Unit Price	Contract Amount	Unit Price	Contract Amount	Unit Price	Contract Amount	Unit Price	Contract Amount
1	Minor Changes (SP-1-4,41-41)	1	CALC	\$5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
2	Roadway Surveying (SP-1-05-4)	1	LS	\$5,000.00	\$ 4,118.88	\$ 4,118.88	\$ 4,118.88	\$ 3,448.00	\$ 3,448.00	\$ 3,448.00	\$ 3,448.00	\$ 4,578.00	\$ 4,578.00
3	Record Drawings (min 1,000) (SP-1-05-18)	1	LS	\$1,000.00	\$ 2,218.50	\$ 2,218.50	\$ 2,218.50	\$ 5,104.00	\$ 5,104.00	\$ 5,104.00	\$ 5,104.00	\$ 1,100.00	\$ 1,100.00
4	SPCC Plan (SS-1-07-15-1)	1	LS	\$500.00	\$ 1,225.49	\$ 1,225.49	\$ 1,225.49	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 554.95	\$ 554.95
5	Mobilization, Clearcut and Demobilization (SP-1-9-7)	1	LS	\$23,500.00	\$ 33,156.25	\$ 33,156.25	\$ 33,156.25	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 37,155.00	\$ 37,155.00
6	Project Temporary Traffic Control (SP-1-05-5)	1	LS	\$15,000.00	\$ 46,172.75	\$ 46,172.75	\$ 46,172.75	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 35,220.00	\$ 35,220.00
7	Cleaving and Grubbing (SP-2-01-5)	1	LS	\$10,000.00	\$ 13,873.36	\$ 13,873.36	\$ 13,873.36	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 12,597.43	\$ 12,597.43
8	Removal of Structures and Obstructions (SP-2-02-5)	1	LS	\$20,000.00	\$ 14,000.00	\$ 14,000.00	\$ 14,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 15,089.21	\$ 15,089.21
9	Sheetcutting (SP-2-02-5)	640	LF	\$3.00	\$ 3.68	\$ 3.68	\$ 3.68	\$ 1,120.00	\$ 1,120.00	\$ 1,120.00	\$ 1,120.00	\$ 3,494.40	\$ 3,494.40
10	Crushed Surfacing Top Course (SS-4-04-5)	148	TON	\$80.00	\$ 73,26	\$ 73,26	\$ 73,26	\$ 16,280.00	\$ 16,280.00	\$ 16,280.00	\$ 16,280.00	\$ 81.04	\$ 81.04
11	HMA for Pavement Repair (SP-5-04-4)	25	TON	\$250.00	\$ 6,200.00	\$ 6,200.00	\$ 6,200.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 6,250.00	\$ 6,250.00
12	Diehle Iron Stem Pipe 12in. Diam. (SP-7-04-5)	402	LF	\$180.00	\$ 18,360.00	\$ 18,360.00	\$ 18,360.00	\$ 144.73	\$ 144.73	\$ 144.73	\$ 144.73	\$ 369.00	\$ 369.00
13	Catch Basin Type 11 (SS-7-05-5)	1	EA	\$5,500.00	\$ 3,345.32	\$ 3,345.32	\$ 3,345.32	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 2,310.00	\$ 2,310.00
14	Connection to Existing Drainage Structure (SS-7-05-5)	1	EA	\$750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00	\$ 2,471.26	\$ 2,471.26
15	Inlet Protection (SP-8-01-5)	3	EA	\$150.00	\$ 450.00	\$ 450.00	\$ 450.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 4,600.00	\$ 4,600.00
16	Property Restoration (SP-8-02-5)	1	LS	\$800.00	\$ 11,635.00	\$ 11,635.00	\$ 11,635.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 18,000.00	\$ 18,000.00
17	Planter Strip Bursle (SP-8-02-5)	380	SY	\$25.00	\$ 9,500.00	\$ 9,500.00	\$ 9,500.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 17,880.00	\$ 17,880.00
18	Cement Conc. Cut and Gutter with Curb Cuts (SP-8-04-5)	160	LF	\$60.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 64.64	\$ 64.64	\$ 64.64	\$ 64.64	\$ 8,760.00	\$ 8,760.00
19	Cement Conc. Cut and Gutter with Curb Cuts (SP-8-04-5)	54	LF	\$60.00	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	\$ 53.00	\$ 53.00	\$ 53.00	\$ 53.00	\$ 8,480.00	\$ 8,480.00
20	Cement Conc. Driveway Entrance Type 3 (SS-8-08-5)	54	SY	\$30.00	\$ 7,020.00	\$ 7,020.00	\$ 7,020.00	\$ 12,50	\$ 12,50	\$ 12,50	\$ 12,50	\$ 42,900.00	\$ 42,900.00
21	Cement Conc. Sidewalk (SP-8-14-5)	420	SY	\$100.00	\$ 42,000.00	\$ 42,000.00	\$ 42,000.00	\$ 6,075.14	\$ 6,075.14	\$ 6,075.14	\$ 6,075.14	\$ 58,320.00	\$ 58,320.00
22	Cement Conc. Curb Ramo Type Perpendicular (SS-8-14-5)	2	EA	\$4,500.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 2,765.96	\$ 2,765.96	\$ 2,765.96	\$ 2,765.96	\$ 2,133.85	\$ 2,133.85
23	Query Seats (SP-8-15-5)	5	TON	\$100.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 138.38	\$ 138.38	\$ 138.38	\$ 138.38	\$ 400.00	\$ 400.00
24	Mailbox Support Type 2 (SS-8-18-5)	3	EA	\$260.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 987.28	\$ 987.28	\$ 987.28	\$ 987.28	\$ 851.13	\$ 851.13
25	Joint Utility Trench System, Complete (SP-8-20-5)	1	LS	\$31,000.00	\$ 31,000.00	\$ 31,000.00	\$ 31,000.00	\$ 36,181.25	\$ 36,181.25	\$ 36,181.25	\$ 36,181.25	\$ 54,225.00	\$ 54,225.00
26	Permanent Signage (SP-8-21-5)	1	LS	\$15,000.00	\$ 2,510.00	\$ 2,510.00	\$ 2,510.00	\$ 1,925.00	\$ 1,925.00	\$ 1,925.00	\$ 1,925.00	\$ 2,500.00	\$ 2,500.00
27	Paint Line (SP-8-22-4)	110	LF	\$5.00	\$ 5,700.00	\$ 5,700.00	\$ 5,700.00	\$ 2,68	\$ 2,68	\$ 2,68	\$ 2,68	\$ 3,135.00	\$ 3,135.00
28	Plastic Crosswalk Line (SP-8-22-4)	110	SF	\$20.00	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	\$ 17.15	\$ 17.15	\$ 17.15	\$ 17.15	\$ 1,915.00	\$ 1,915.00
29	Plastic Stop Line (SP-8-22-4)	20	LF	\$20.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 34.35	\$ 34.35	\$ 34.35	\$ 34.35	\$ 440.00	\$ 440.00
30	Painted Crosswalk Marking (SP-8-22-4)	550	LF	\$7.00	\$ 3,850.00	\$ 3,850.00	\$ 3,850.00	\$ 1,917.25	\$ 1,917.25	\$ 1,917.25	\$ 1,917.25	\$ 2,117.50	\$ 2,117.50
31	Plastic Bicycle Lane Symbol (SS-8-22-5)	1	LS	\$1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 781.25	\$ 781.25	\$ 781.25	\$ 781.25	\$ 412.50	\$ 412.50
32	Plastic Traffic Arrow (SS-8-22-5)	1	LS	\$750.00	\$ 3,260.00	\$ 3,260.00	\$ 3,260.00	\$ 220.00	\$ 220.00	\$ 220.00	\$ 220.00	\$ 1,100.00	\$ 1,100.00
33	Remove Pavement Marking (SP-8-22-5)	1	LS	\$1,250.00	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00	\$ 10,070.00	\$ 10,070.00	\$ 10,070.00	\$ 10,070.00	\$ 8,250.00	\$ 8,250.00
					\$ Bid Total	\$ 258,408.00	\$ Average Bid Total	\$ 330,262.17		\$ Bid Total	\$ 245,645.00	\$ Bid Total	\$ 327,893.67
													\$ Bid Total

Site 3: North Bend Way										A-1 Landscape & Construction					
Item No.	SCHEDULE OF BID ITEMS			Engineer's Estimate			Average of All Bids			Lloyd Enterprises			RW Scott Construction		
	Quantity	Units	Unit Price	Contract Amount	Unit Price	Contract Amount	Unit Price	Contract Amount	Unit Price	Contract Amount	Unit Price	Contract Amount	Unit Price	Contract Amount	
1. Minor Changes (SP 1-04-41)	1	CALC	\$5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00		
2. Roadway Surveying (SP 1-05-4)	1	LS	\$1,500.00	\$ 7,500.00	\$ 4,799.13	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 3,448.00	\$ 3,448.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00		
3. Record Drawings (min \$1,000) (SP 1-05-18)	1	LS	\$1,000.00	\$ 1,000.00	\$ 2,276.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 5,104.00	\$ 5,104.00	\$ 1,100.00	\$ 1,100.00	\$ 1,100.00		
4. SPCC Plan (SS-1-07-15)	1	LS	\$600.00	\$ 1,128.24	\$ 1,125.24	\$ 1,125.24	\$ 1,125.24	\$ 1,125.24	\$ 176.00	\$ 176.00	\$ 564.95	\$ 564.95	\$ 327.00		
5. Mobility, Cleanout, and Demobilization (SP 1-09-7)	1	LS	\$4,000.00	\$ 40,388.28	\$ 40,489.28	\$ 40,489.28	\$ 40,489.28	\$ 40,489.28	\$ 40,044.00	\$ 40,044.00	\$ 52,133.13	\$ 52,133.13	\$ 54,780.00		
6. Mobility, Cleanout, and Demobilization (SP 1-10-5)	1	LS	\$41,000.00	\$ 56,922.75	\$ 56,922.75	\$ 56,922.75	\$ 56,922.75	\$ 35,000.00	\$ 35,220.00	\$ 42,471.00	\$ 42,471.00	\$ 135,000.00	\$ 135,000.00		
7. Cleaning and Grubbing (SP 2-01-5)	1	LS	\$2,000.00	\$ 2,000.00	\$ 9,669.52	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 5,227.00	\$ 5,227.00	\$ 6,271.00	\$ 6,271.00	\$ 19,780.00		
8. Removal of Structures and Obstructions (SP 2-02-5)	1	LS	\$10,000.00	\$ 18,000.00	\$ 21,154.77	\$ 12,500.00	\$ 12,500.00	\$ 12,500.00	\$ 13,750.00	\$ 13,750.00	\$ 35,919.00	\$ 35,919.00	\$ 22,450.00		
9. Sawcutting (SP 2-02-5)	1420	LF	\$3.00	\$ 4,260.00	\$ 3.62	\$ 5,133.30	\$ 2.50	\$ 3,550.00	\$ 1.50	\$ 2,130.00	\$ 5.46	\$ 5.46	\$ 5.00		
10. Sawcutting, North Bend Way Concrete Panels (SP 2-02-5)	450	LF	\$7.00	\$ 3,150.00	\$ 5.62	\$ 2,226.75	\$ 5.00	\$ 2,250.00	\$ 4.00	\$ 1,890.00	\$ 5.46	\$ 5.46	\$ 5.00		
11. Crushed Surfacing, Top Course (SS 4-04-5)	239	TON	\$80.00	\$ 19,128.00	\$ 72.15	\$ 17,387.25	\$ 110.00	\$ 26,250.00	\$ 36.00	\$ 3,604.00	\$ 8.00	\$ 19,359.00	\$ 64.00		
12. Planting, Blotterized Pavement (SS 5-04-5)	2400	SY	\$10.00	\$ 24,000.00	\$ 8.33	\$ 19,980.00	\$ 3.00	\$ 7,200.00	\$ 3.30	\$ 7,920.00	\$ 8.00	\$ 19,200.00	\$ 64.00		
13. HMA for Pavement Repair (SP 5-04-4)	59	TON	\$1.80	\$ 10,638.00	\$ 296.19	\$ 17,471.21	\$ 250.00	\$ 14,750.00	\$ 230.00	\$ 13,570.00	\$ 254.76	\$ 15,030.84	\$ 480.00		
14. HMA for Pavement Overlay (SP 5-04-4)	230	TON	\$1.80	\$ 20,000.00	\$ 198.72	\$ 45,704.45	\$ 250.00	\$ 57,500.00	\$ 165.00	\$ 37,950.00	\$ 188.86	\$ 43,687.80	\$ 180.00		
15. Ductile Iron Storm Pipe, 12 In. Diam. (SP -04-5)	194	LF	\$18.00	\$ 34,920.00	\$ 147.98	\$ 28,708.61	\$ 75.00	\$ 14,550.00	\$ 174.00	\$ 33,756.00	\$ 172.93	\$ 33,488.42	\$ 170.00		
16. Adjust Manhole (SP 2-05-4)	4	EA	\$3,000.00	\$ 4,000.00	\$ 3,076.13	\$ 4,304.50	\$ 750.00	\$ 3,000.00	\$ 3,333.00	\$ 1,332.00	\$ 625.50	\$ 2,496.00	\$ 2,600.00		
17. Catch Basin (Type 1, SS 7-05-5)	1	EA	\$3,000.00	\$ 3,000.00	\$ 3,120.19	\$ 4,597.27	\$ 1,120.19	\$ 4,000.00	\$ 1,708.00	\$ 1,708.00	\$ 2,572.74	\$ 4,200.00	\$ 4,200.00		
18. Catch Basin Type 2 (48 in. Diam) (SS 7-05-5)	1	EA	\$4,500.00	\$ 6,000.00	\$ 4,500.00	\$ 4,972.78	\$ 4,972.78	\$ 4,000.00	\$ 4,064.00	\$ 4,064.00	\$ 4,137.16	\$ 7,690.00	\$ 7,690.00		
19. Catch Basin Type 2 (48 in. Diam) Drywell (SS 7-05-5)	2	EA	\$1,800.00	\$ 3,600.00	\$ 3,600.00	\$ 3,758.01	\$ 7,319.03	\$ 4,000.00	\$ 4,000.00	\$ 8,595.00	\$ 7,921.10	\$ 8,760.00	\$ 8,760.00		
20. Concrete Inlet (SS 7-05-5)	2	EA	\$75.00	\$ 75.00	\$ 1,879.00	\$ 1,694.38	\$ 600.00	\$ 1,200.00	\$ 1,906.00	\$ 3,812.00	\$ 2,210.01	\$ 4,420.02	\$ 2,800.00		
21. Connection to Existing Drainer Structure (SS 7-05-5)	1	EA	\$150.00	\$ 150.00	\$ 750.00	\$ 1,694.38	\$ 1,250.00	\$ 1,250.00	\$ 2,167.00	\$ 2,167.00	\$ 994.51	\$ 994.51	\$ 2,366.00		
22. Inlet Protection (SP 2-01-5)	2	EA	\$5,000.00	\$ 30,000.00	\$ 410.23	\$ 204,025.00	\$ 50.00	\$ 100.00	\$ 78.00	\$ 256.00	\$ 60.50	\$ 121.00	\$ 220.00		
23. Property Restoration (SP 2-02-5)	1	LS	\$5,000.00	\$ 5,000.00	\$ 11,434.50	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 3,760.00	\$ 3,760.00	\$ 18,000.00	\$ 18,000.00	\$ 16,478.00		
24. Planter Strip Bioswale (SP 8-02-5)	40	SY	\$25.00	\$ 2,000.00	\$ 40.00	\$ 40.00	\$ 1,600.00	\$ 2,000.00	\$ 23.00	\$ 920.00	\$ 45.99	\$ 31.00	\$ 1,240.00		
25. Sod Installation (SS 8-02-5)	110	SY	\$20.00	\$ 2,000.00	\$ 30.07	\$ 3,307.15	\$ 30.00	\$ 3,300.00	\$ 26.50	\$ 915.00	\$ 34.76	\$ 3,823.60	\$ 29.00		
26. Cement Conc. Curb and Gutter (SP 8-04-5)	780	LF	\$50.00	\$ 38,000.00	\$ 50.00	\$ 37,941.15	\$ 50.00	\$ 39,000.00	\$ 50.00	\$ 39,000.00	\$ 38.57	\$ 30,084.60	\$ 56.00		
27. Beam Guardrail Type 3 (SS 8-11-10)	520	LF	\$60.00	\$ 31,200.00	\$ 57.66	\$ 29,980.60	\$ 63.00	\$ 32,760.00	\$ 48.60	\$ 25,272.00	\$ 50.02	\$ 30,690.40	\$ 60.00		
28. Beam Guardrail Type 3, Burned Terminal Type 2 (SS 8-11-5)	20	LF	\$30.00	\$ 6,000.00	\$ 232.50	\$ 4,650.00	\$ 300.00	\$ 6,000.00	\$ 165.00	\$ 3,300.00	\$ 165.00	\$ 3,300.00	\$ 300.00		
29. Beam Guardrail Anchor (Type 11) (SS 8-11-5)	1	EA	\$3,000.00	\$ 3,000.00	\$ 1,768.45	\$ 1,768.45	\$ 2,000.00	\$ 2,000.00	\$ 1,637.00	\$ 1,637.00	\$ 1,636.80	\$ 1,636.80	\$ 1,800.00		
30. Removing Guardrail (SS 8-11-5)	576	LF	\$30.00	\$ 17,280.00	\$ 10.04	\$ 5,781.60	\$ 10.00	\$ 5,760.00	\$ 7,707.50	\$ 4,435.20	\$ 14.45	\$ 8,323.20	\$ 8.00		
31. Relocate Split Rail Fence (SP 8-12-5)	174	LF	\$20.00	\$ 3,480.00	\$ 42.69	\$ 7,427.19	\$ 10.00	\$ 1,740.00	\$ 31.00	\$ 5,394.00	\$ 63.74	\$ 11,090.76	\$ 66.00		
32. Cement Conc. Sidewalk (SP 2-14-5)	690	SY	\$10,000.00	\$ 69,000.00	\$ 83.36	\$ 57,654.68	\$ 110.00	\$ 75,900.00	\$ 87.00	\$ 60,030.00	\$ 72.23	\$ 49,838.70	\$ 65.00		
33. Cement Conc. Curb and Gutter Type Perpendicular (SS 8-14-5)	2	EA	\$4,500.00	\$ 9,000.00	\$ 2,765.36	\$ 5,531.93	\$ 2,800.00	\$ 5,600.00	\$ 2,750.00	\$ 5,500.00	\$ 2,313.85	\$ 4,627.70	\$ 3,200.00		
34. Beam Guardrail Type 3 (SS 8-11-10)	1	LS	\$50.00	\$ 50.00	\$ 50.00	\$ 1,406.38	\$ 962.50	\$ 963.00	\$ 963.00	\$ 2,000.00	\$ 2,000.00	\$ 1,700.00	\$ 1,700.00		
35. Beam Guardrail (SP 2-22-5)	2450	LF	\$55.00	\$ 12,250.00	\$ 2.93	\$ 7,168.25	\$ 2.15	\$ 6,731.70	\$ 2.75	\$ 5,390.00	\$ 4.00	\$ 5,390.00	\$ 4.00		
36. Plastic Crosswalk Line (SP 8-22-5)	90	LF	\$20.00	\$ 440.00	\$ 1,803.00	\$ 13.35	\$ 1,219.50	\$ 16.30	\$ 1,485.00	\$ 16.30	\$ 1,188.00	\$ 8.00	\$ 1,188.00	\$ 8.00	
37. Plastic Stop Line (SP 8-22-5)	22	LF	\$20.00	\$ 440.00	\$ 27.50	\$ 605.00	\$ 22.00	\$ 484.00	\$ 22.00	\$ 484.00	\$ 44.00	\$ 968.00	\$ 22.00		
38. Transverse Rumble Strips (SP 8-22-5)	1	EA	\$3,500.00	\$ 500.00	\$ 1,349.25	\$ 1,349.25	\$ 1,045.00	\$ 1,045.00	\$ 1,045.00	\$ 3,300.00	\$ 7,000	\$ 7,000			
39. Remove Pavement Marking (SP 8-22-5)	1	LS	\$50.00	\$ 50.00	\$ 7,950.00	\$ 8,250.00	\$ 8,250.00	\$ 8,250.00	\$ 8,250.00	\$ 8,250.00	\$ 8,800.00	\$ 8,800.00	\$ 6,500.00		
Bid Total		\$ 483,760.00		Average Bid Total		\$ 490,208.88		Bid Total		\$ 407,264.00		Bid Total			
										\$ 406,660.70		\$ 495,507.83			
												\$ 651,403.00			

Site 4: SE 140th St										A-1 Landscape & Construction														
SCHEDULE OF BID ITEMS					Engineer's Estimate					Average of All Bids					Lloyd Enterprises					RW Scott Construction				
No.	Quantity	Units	Unit Price	Contract Amount	Unit Price	Contract Amount	Unit Price	Contract Amount	Unit Price	Contract Amount	Unit Price	Contract Amount	Unit Price	Contract Amount	Unit Price	Contract Amount	Unit Price	Contract Amount	Unit Price	Contract Amount				
1	Minor Changes (SP-1-04-411)	1	CALC	\$5,000.00	\$	5,000.00	\$	5,000.00	\$	5,000.00	\$	5,000.00	\$	5,000.00	\$	5,000.00	\$	5,000.00	\$	5,000.00				
2	Roadway Surveying (SP-1-05-4)	1	LS	\$2,500.00	\$	2,500.00	\$	5,522.50	\$	8,550.00	\$	8,550.00	\$	4,070.00	\$	4,070.00	\$	5,400.00	\$	5,400.00				
3	Record Drawings (min \$1,000) (SP-1-05-18)	1	LS	\$1,000.00	\$	1,000.00	\$	2,276.00	\$	1,000.00	\$	5,104.00	\$	5,104.00	\$	1,100.00	\$	1,100.00	\$	1,100.00				
4	SPCC Plan (SS-1-07-17510)	1	LS	\$500.00	\$	500.00	\$	1,107.99	\$	500.00	\$	500.00	\$	37,700.00	\$	37,700.00	\$	554.95	\$	554.95				
5	Mobilization, Clean-up, and Demobilization (SP-1-09-7)	1	LS	\$19,100.00	\$	19,100.00	\$	29,685.75	\$	12,000.00	\$	32,963.00	\$	45,000.00	\$	45,000.00	\$	32,000.00	\$	32,000.00				
6	Project Temporary Traffic Control (SP-1-10-5)	1	LS	\$18,000.00	\$	18,000.00	\$	47,672.75	\$	15,000.00	\$	35,220.00	\$	35,220.00	\$	42,471.00	\$	42,471.00	\$	28,780.00				
7	Clearing and Grubbing (SP-2-01-5)	1	LS	\$2,000.00	\$	2,000.00	\$	10,269.52	\$	17,500.00	\$	5,228.00	\$	5,228.00	\$	6,271.00	\$	6,271.00	\$	12,079.00				
8	Removal of Structures and Obstructions (SP-2-02-5)	1	LS	\$10,000.00	\$	10,000.00	\$	18,875.37	\$	10,000.00	\$	10,000.00	\$	11,088.00	\$	11,088.00	\$	38,935.47	\$	38,935.47				
9	Excavating (SP-2-02-5)	950	LF	\$3.00	\$	2,970.00	\$	3.90	\$	2.50	\$	2,475.00	\$	1,65	\$	1,633.50	\$	5,46	\$	5,46				
10	Crushed Surfacing (Top Course) (SS-4-04-5)	270	TON	\$80.00	\$	21,600.00	\$	77.50	\$	20,923.65	\$	110.00	\$	53.00	\$	14,310.00	\$	80.98	\$	21,864.66				
11	HMA for Pavement Repair (SP-5-04-4)	170	TON	\$160.00	\$	30,510.00	\$	210.00	\$	35,700.00	\$	250.00	\$	42,500.00	\$	165.00	\$	21,510.00	\$	66,600.00				
12	Ductile Iron Storm Pipe, 12 in. Diam. (SP-7-04-5)	122	LF	\$180.00	\$	21,980.00	\$	139.64	\$	17,036.08	\$	75.00	\$	9,150.00	\$	146.00	\$	17,812.00	\$	166.00				
13	Catch Basin Type 1 (SS-1-05-5)	2	EA	\$3,000.00	\$	6,000.00	\$	2,947.01	\$	5,894.02	\$	4,000.00	\$	8,000.00	\$	1,630.00	\$	2,156.04	\$	4,316.08				
14	Inlet Protection (SP-8-01-5)	2	EA	\$150.00	\$	300.00	\$	658.07	\$	1,316.13	\$	500.00	\$	100.00	\$	78.00	\$	3,260.00	\$	4,000.00				
15	Property Restoration (SP-8-02-5)	1	LS	\$3,000.00	\$	3,000.00	\$	8,700.25	\$	5,000.00	\$	2,923.00	\$	18,000.00	\$	18,000.00	\$	8,876.00	\$	8,876.00				
16	Cement Conc. Curb and Gutter (SP-8-04-5)	420	LF	\$65.00	\$	21,000.00	\$	47,739	\$	20,114.85	\$	50.00	\$	21,000.00	\$	47,739.00	\$	19,740.00	\$	36,577				
17	Cement Conc. Driveway Entrance Type 3 (SS-8-06-5)	11	SY	\$130.00	\$	1,430.00	\$	117.94	\$	1,297.34	\$	125.00	\$	1,375.00	\$	110.00	\$	1,210.00	\$	81.16				
18	Quarry Spalls (SP-8-15-5)	1	TON	\$100.00	\$	100.00	\$	222.33	\$	200.00	\$	200.00	\$	365.00	\$	365.00	\$	124.30	\$	200.00				
19	Cement Conc. Sidewalk (SP-8-14-5)	230	SY	\$100.00	\$	23,000.00	\$	86.31	\$	19,850.15	\$	110.00	\$	25,300.00	\$	101.00	\$	23,230.00	\$	72.22				
20	Cement Conc. Curb Ramp (Type Perpendicular) (SS-8-14-5)	1	EA	\$4,500.00	\$	4,500.00	\$	2,790.96	\$	2,800.00	\$	2,750.00	\$	2,750.00	\$	16,610.60	\$	62.00	\$	14,260.00				
21	Permanent Signing (SP-2-21-5)	1	LS	\$6,000.00	\$	6,400.00	\$	4,077.50	\$	5,225.00	\$	5,225.00	\$	4,000.00	\$	4,000.00	\$	1,860.00	\$	1,860.00				
22	Paint Line (SP-8-22-4)	1450	LF	\$5.00	\$	7,250.00	\$	3.43	\$	4,966.25	\$	2.35	\$	3,987.50	\$	2.275	\$	3,190.00	\$	6,000.00				
23	Plastic Stop Line (SP-8-22-4)	15	LF	\$20.00	\$	300.00	\$	30.50	\$	497.50	\$	22.00	\$	33.00	\$	22.00	\$	990.00	\$	12,00				
24	Remove Pavement Marking (SP-8-22-5)	1	LS	\$1,250.00	\$	1,250.00	\$	10,125.00	\$	10,000.00	\$	10,000.00	\$	16,500.00	\$	9,680.00	\$	4,320.00	\$	4,320.00				
	Bid Total					209,670.00		Average Bid Total		277,745.36		Bid Total		\$ 236,692.50		Bid Total		\$ 243,732.00		Bid Total				
Combined Total Construction Cost of All 4 Sites					Bid Total	\$ 1,433,522.00	Average Bid Total	\$ 1,692,943.28	Bid Total	\$ 1,313,981.00	Bid Total	\$ 1,388,421.73	Bid Total	\$ 1,698,540.38	Bid Total	\$ 1,693,512.00	Bid Total	\$ 2,093,938.00	Bid Total	\$ 2,093,938.00				



City Council Agenda Bill

SUBJECT:	Agenda Date: June 4, 2024	AB24-058
Motion Authorizing Amendment #3 to the Professional Services Contract with Gray & Osborne for Construction Management of the WWTP High Priority Improvements Project Phase 1	Department/Committee/Individual	
Cost Impact: \$100,000	Mayor Mary Miller	
Fund Source: Sewer Operating and Capital	City Administrator – David Miller	
Timeline: Immediate	City Attorney – Kendra Rosenberg	
	City Clerk – Susie Oppedal	
	Administrative Services – Lisa Escobar	
	Comm. & Economic Development – Rebecca Deming	
	Finance – Martin Chaw	
	Public Works – Mark Rigos	X

Attachments: Amendment #3, Fee Schedule

SUMMARY STATEMENT:

In March 2019, the City Council approved a professional services contract with Gray & Osborne, Inc. (G&O) to perform construction management for the WWTP (Wastewater Treatment Plant) High Priority Improvements (HPI) Phase 1 sewer capital project. G&O's original fee estimate of \$754,622 was based on a work schedule of 16 months from start of construction to completion of all work scope items, including project close-out and updating the WWTP Operations and Maintenance Manual. Construction of the HPI project commenced by the contractor McClure and Sons, Inc. (MSI) in approximately May 2019.

In late February of 2020, the HPI Phase 1 project hit a major snag. The worldwide Covid 19 pandemic created significant problems on the project. First was that the HPI project took longer to build because of MSI worker shortages, and employee safety precautions. Of course, when operating in a new pandemic environment the City was advised by Municipal Research and Services Center of Washington (MRSC) to be sympathetic to contracted worker days. The City was accommodating to MSI in allowing additional worker days, but G&O is paid on a time and material basis not a fixed fee basis like MSI. Second, outside the City's control were Covid triggered supply-chain problems that significantly increased lead-time on critical items such as steel, piping, pumps, electronics, and many other items incorporated into the project.

The contract amendment history with G&O is as follows:

Amendment #1 to the G&O contract, which was approved by the City Council on 8/4/2020, included extra time to account for working days added via change order for an amount of \$106,958.

Amendment #2, which was approved by the City Council on 4/6/2021, accounted for additional time at a cost of \$172,084. Amendment #2 anticipated project completion in May 2021.

Following May 2021, additional delays occurred as G&O was overseeing crack repairs to Clarifiers #3 and #4. This included several hundred hours of G&O coordination and oversight over MSI who was the low bid contractor for Phase 1 several years earlier. G&O was looking out for the City's best interests to ensure the project was being constructed per required specifications. The City needed assurance that the two clarifiers were water tight to the specifications. Eventually, the City accepted HPI Phase 1 project as physically complete on August 15, 2023 with a total of 731 working days added to the MSI contract via change order, compared to 300 working days originally allowed. Regarding the clarifiers, the City avoided a very expensive lawsuit with MSI, and G&O helped the City in doing so as did the former City Attorney Lisa Marshall.

Newly proposed Amendment #3 adds \$100,000 to the G&O contract.

City Council Agenda Bill

G&O tells City staff that they hold an unbilled amount of \$130,000 worth of additional time related to this contract. Additional work includes the following:

1. An additional two months of engineer time for onsite construction inspection past the date expected when Amendment #2 was developed.
2. Coordination, attendance, and preparation of meeting minutes for bi-weekly construction meetings from the expected May 2021 completion date until several months later.
3. Travel, coordination, attendance, and tracking at multiple site walk-throughs for inspection and identification of incomplete and defective work by MSI.
4. Additional troubleshooting and operational assistance for various equipment items, including the UV disinfection system, sodium hypochlorite addition system, 3W water system, mixed liquor pump station, and electrical and control systems.
5. Review of MSI provided Equipment Operations and Maintenance Manuals in December 2021, January 2022, and June 2022. Note that this document is approximately 7,700 pages and was not included in G&O's scope.
6. Review of multiple MSI-supplied record drawing markup submittals and preparation of final AutoCAD record drawings.
7. Additional testing, inspection, and submittal reviews for Clarifiers #3 and #4 deficiencies and repairs.
8. Assistance to the City with negotiation and preparation of Change Order #7 to the City's contract with MSI.
9. Assistance with project closeout negotiations and associated resolution of deficient clarifier concrete work.

Several months ago, City staff met with G&O to discuss the additional work scope and the unbilled amount of \$130,668. G&O said they are willing to take a loss of \$30,668, thus the City would owe G&O \$100,000. This would increase the total contract cost with G&O to \$1,133,664, or approximately 11% of total project costs for Phase 1, as this was an approximate \$10 million project. Construction management typically comprises 10% to 15% of total project costs. If approved, the funding would be split between Sewer Operating and Sewer Capital.

City staff recommend Amendment #3 be approved. City staff believe Amendment #3 should have been previously provided to City Council several years ago, but at that time when the clarifiers were having leaking problems, it was unknown when the clarifier problems would be resolved and how much it would cost to resolve it. Fortunately, City staff can report that the clarifier leaks were resolved and met the required specifications. In conclusion, City staff were glad to have G&O assisting the City during a difficult time period on a challenging project.

APPLICABLE BRAND GUIDELINES: Consistent delivery of quality basic services including transportation and traffic management.

COMMITTEE REVIEW AND RECOMMENDATION: The Transportation and Public Works (TPW) Committee reviewed this item on March 26, 2024 and recommended approval and placement on

City Council Agenda Bill

the Consent Agenda. It was subsequently pulled from the April 2, 2024 City Council Agenda. This item was discussed again at the May 28, 2024 TPW Committee meeting and was recommended for approval and placement on the June 4, 2024 City Council Main Agenda for discussion.

RECOMMENDED ACTION: MOTION to approve AB24-058, authorizing the Mayor to execute Amendment #3 to the professional services contract with Gray & Osborne, Inc. for construction management of the WWTP HPI Phase I Project, in a form and content acceptable to the City Attorney, in a total amount not to exceed \$100,000.

RECORD OF COUNCIL ACTION

<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
April 2, 2024	Pulled AB24-037	
June 4, 2024		

**THIRD AMENDMENT TO THE CONTRACT
BY AND BETWEEN THE CITY OF NORTH BEND AND
GRAY & OSBORNE, INC.**

THIS AMENDMENT to the Contract for Services entered into between the City of North Bend and Gray & Osborne, Inc. effective March 26, 2019, as amended by Amendment #1, effective August 11, 2020, and Amendment #2, effective April 7, 2021 (hereafter the "Agreement"), is made in consideration of the mutual benefits, terms, and conditions hereinafter specified and pursuant to Section 14 of the Agreement.

1. Section 2 of the Agreement is hereby amended to read as follows:

2. Compensation and Method of Payment. Consultant will invoice the City monthly based upon the fee schedule set forth in **Exhibit B2** attached hereto, which is incorporated by this reference as if fully set forth. **Exhibit B1** is hereby replaced in its entirety by **Exhibit B2**. Consultant shall be paid a total amount not to exceed One Million One-Hundred Thirty-Three Thousand Six Hundred Sixty-Four Dollars (\$1,133,664), without written modification of this Agreement signed by the City. The City shall pay Consultant for services rendered under this Agreement within ten (10) days after City Council voucher approval. Consultant agrees to complete and return the attached **Exhibit C** (Taxpayer Identification Number) to the City prior to or along with the first invoice.

All other terms and conditions set forth the original Agreement effective March 26, 2019, as amended by Amendment 1, effective August 11, 2020, and Amendment 2, effective April 7, 2021, shall remain in full force and effect.

DATED this _____ day of _____, 2024.

CITY OF NORTH BEND

CONSULTANT

By: _____

By: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Attest/Authenticated:

City Clerk

Approved as to form:

Kendra Rosenberg, City Attorney

EXHIBIT B-3
AMENDMENT 3

**ENGINEERING SERVICES
ESTIMATE TO COMPLETE**

City of North Bend - Wastewater Treatment Plant High-Priority Improvements
Construction Management and Engineering Services Amendment 3

Tasks	Project Manager Hours	Project Engineer Hours	Structural Engineer Hours	Electrical Engineer Hours	Wastewater Operation Specialist Hours	Environmental Technician/ Specialist Hours
1 Project Management Services						
Progress Reports and Invoices	20	20				
Coordination with City	40	24				
Coordination with City and Ecology						
2 Construction Administration Services						
Contractor Submittal Reviews	10	20				
Construction Report Summaries	10	10				
Responses to RFIs and Clarifications		10				
Coordination Meetings	10	16			40	
Change Orders	4	16				
Pay Request Review	10					
Construction Contract Closeout						
3 Construction Observation						
Construction Observation	8	16			160	
4 SCADA and PLC Programming Collaboration						
Collaboration and Review PLC Programming	4	16				
Collaboration and Review of SCADA System Development	4	16				
5 Startup and Commissioning						
Additional troubleshooting of equipment	16					
6 O&M Manual Update and Training Services						
O&M Manual Update	24	36			40	20
Training and Follow-Up Services	24	34				
7 Record Drawings and Declaration of Completion						
Record Drawings and Specifications	8	16	8	16	16	20
Declaration for Completed Construction	4					
Hour Estimate:	196	250	8	16	256	40
Estimated Fully Burdened Billing Rate:*	\$203	\$180	\$160	\$160	\$140	\$130
Fully Burdened Labor Cost:	\$39,788	\$45,000	\$1,280	\$2,560	\$35,840	\$5,200

Total Fully Burdened Labor Cost: \$ 129,668

Direct Non-Salary Cost:

Mileage & Expenses (mileage @ current IRS rate) \$ 1,000

TOTAL ESTIMATED COST: \$ 130,668

CREDIT \$ (30,668)

TOTAL ESTIMATED COST OF AMENDMENT 3: \$ 100,000

REVISED TOTAL ESTIMATED PROJECT COST: \$ 1,133,664

*

Actual labor cost will be based on each employee's actual rate. Estimated rates are for determining total estimated cost only. Fully burdened billing rates include direct salary cost, overhead, and profit.