

**COMMUNITY DEVELOPMENT  
COMMITTEE**

**April 2, 2024  
5:00 p.m.**

**AGENDA**



[www.ci.bonney-lake.wa.us](http://www.ci.bonney-lake.wa.us)

Council Committees are primarily concerned with legislative/policy matters. They formulate and convey recommendations to the full council for action (BLMC 2.04.090).

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The public is invited to attend Community Development Committee Meetings in person or over the internet. The information for attending is provided below.

Community Development Committee Meetings attendance options:

In-Person: Bonney Lake Justice & Municipal Center, 9002 Main St E, Ste 200, Bonney Lake

By internet: Chrome – Microsoft Teams Meeting Link [Click here to join the meeting](#)

**A. CALL TO ORDER**

**B. ROLL CALL** – Deputy Mayor Dan Swatman, Councilmember Gwendolyn Fullerton, and Councilmember Kelly McClimans

**C. DISCUSSION/ACTION ITEMS:**

1. Appointment of Committee Chair

p.3 2. AB24-26, Resolution 3204 – Park, Trail, Recreation and Open Space Plan Contract Amendment #2

p.9 3. AB25-25, Resolution 3203 – Professional Services Agreement with RH2

**D. DEPARTMENT REPORTS/PRESENTATIONS: None**

p.33 **E. APPROVAL OF MINUTES: March 5, 2024**

**F. OPEN COMMITTEE DISCUSSION:**

**G. PUBLIC COMMENTS:**

*Public comments can be made in-person or virtually during this portion of the meeting. Comments are limited to 5 minutes. Those planning to comment virtually will need to sign up prior to the meeting in order to comment. When signing up, please provide your name and your screen name either by email to [siresd@cobl.us](mailto:siresd@cobl.us) or by phone at 253-447-4356. Virtual registrations need to be received by 4:00 p.m. the day of the meeting. During the meeting, your name will be called when it is your turn. Your microphone will be activated, and you will be able to comment. Those physically appearing at the Community Development Committee meeting to speak during citizen comments do not need to sign up but will be asked to state their name and address for the meeting record.*

**H. ADJOURNMENT**

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**City of Bonney Lake, Washington**  
**City Council Agenda Bill (AB)**

<b>Department/Staff Contact:</b> Public Services Department Jason Sullivan Interim Public Services Director	<b>Meeting/Workshop Date:</b> April 2, 2024	<b>Agenda Bill Number:</b> AB24-26
<b>Agenda Item Type:</b> Resolution	<b>Ordinance/Resolution Number:</b> 3204	<b>Sponsor:</b>

**Agenda Subject:** PTRO Plan Contract Amendment #2

**Full Title/Motion:** A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing The Mayor To Sign Contract Amendment Number Two With Conservation Technix Related To The Park, Trails, Recreation And Open Space Plan.

**Administrative Recommendation:** Approve

**Background Summary:** On October 11, 2022, the City Council approved a contract with Conservation Technix to prepare a new Park, Trails, Recreation and Open Space (PRTO) Plan. Over the last 17 months, Conservation Technix has worked with the City Staff to develop a PTRO Plan that reflects the needs and desires of the community. Over that time, both the City Council and community have raised concerns that there is an insufficient supply of multi-sports fields to support youth athletics. During the February 20, 2024, Community Development Committee, the members discussed one possible solution to provide additional multi-sports fields at Midtown Park by relocating some of the improvements proposed for Midtown Park to a future park that could constructed one property owned by the City near the Justice & Municipal Center. The proposed amendment would provide the funds necessary to prepare the schematic designs for this additional community park in Downtown Bonney Lake and update the schematic designs for the Midtown Park to increase the number of multi-sports fields.

**Attachments:** Resolution 3204 and PSA Amendment #2

<b>BUDGET INFORMATION</b>			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
\$69,560.00	\$58,426.66	\$24,580.00	\$33,846.66
<p><b>Budget Explanation:</b> The difference between the budget amount and the current balance is to account for the \$11,133.34 remaining on Conservation Technix contract. While these funds have not been spent and are still technically in the account, staff wanted to account for the funds that will be paid out under the current contract. This was done to demonstrate that there are sufficient funds budgeted for both the current contract amount and this contract amendment. BARS #302.000.000.594.76.41.40</p>			

<b>COMMITTEE, BOARD &amp; COMMISSION REVIEW</b>			
<b>Council Committee Review:</b>	CDC	<i>Approvals:</i>	<b>Yes No</b>
	Date: April 2, 2024	Chair/Councilmember Gwendolyn Fullerton	<input type="checkbox"/> <input type="checkbox"/>
		Councilmember Kelly McClimans	<input type="checkbox"/> <input type="checkbox"/>
		Councilmember	<input type="checkbox"/> <input type="checkbox"/>
	Forward to:	<b>Consent Agenda:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Commission/Board Review:</b>			
<b>Hearing Examiner Review:</b>			

<b>COUNCIL ACTION</b>	
Workshop Date(s):	Public Hearing Date(s):
Meeting Date(s):	Tabled to Date:

<b>APPROVALS</b>		
<b>Director:</b> <i>Jason Sullivan</i>	<b>Mayor:</b> <i>Terry Carter</i>	<b>Date Reviewed by City Attorney:</b> (if applicable):

**RESOLUTION NO. 3204**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, AUTHORIZING THE MAYOR TO SIGN CONTRACT AMENDMENT NUMBER TWO WITH CONSERVATION TECHNIX RELATED TO THE PARK, TRAILS, RECREATION AND OPEN SPACE PLAN.**

**WHEREAS**, the City has not completed a comprehensive update of the City's parks and trails planning documents since 2008; and

**WHEREAS**, the City Council authorized the Mayor to sign a contract with Conservation Technix to prepare a new Parks, Trails, and Open Space Plan pursuant to Resolution 3072 on October 11, 2022; and

**WHEREAS**, the City Council authorized the Mayor to sign contract Amendment Number 1 with Conservation Technix pursuant to Resolution 3103 on February 28, 2023

**WHEREAS**, the City Council desires to have Conservation Technix update the plans for Midtown Park to increase the number of sports fields and prepare a schematic plan for the development of a future park and community center in Downtown;

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, WASHINGTON DOES HEREBY RESOLVE AS FOLLOWS:**

**Section 1. Authorization of Amendment.** The Mayor is authorized to sign the attached contract Amendment Number 2 with Conservation Technix in the amount of \$24,580.

**PASSED** by the City Council this 16th day of April 2024.

\_\_\_\_\_  
Terry Carter, Mayor

AUTHENTICATED:

\_\_\_\_\_  
Sadie A. Schaneman, CMC, City Clerk

**SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT BETWEEN  
CITY OF BONNEY LAKE AND CONSERVATION TECHNIX, INC.**

**THIS SECOND AMENDMENT** to the Professional Services Agreement (“**Second Amendment**” or “**Amendment**”), dated as of the later of the signature dates below (the “**Effective Date**”), is by and between **CITY OF BONNEY LAKE**, a Washington municipal corporation, having its principal place of business at 9002 Main St. E., Bonney Lake, Washington 98391 (hereinafter “**City**”), and **Conservation Technix, Inc.**, a California corporation, having its principal place of business at 112 Crestview Drive, Orinda, California 94563 (“**Consultant**”) (individually a “**Party**” and collectively the “**Parties**”).

**RECITALS:**

**WHEREAS**, the Parties entered into an Professional Services Agreement on October 11, 2022 (hereinafter “**Agreement**”) for purposes of allowing Consultant to prepare a new Parks, Trails, And Open Space Plan for the City; and

**WHEREAS**, by agreement of the Parties the Agreement was previously amended on February 56, 2023, and this is the SECOND Amendment to the Agreement; and

**WHEREAS**, since that time the Parties have determined that an amendment is needed; and

**NOW THEREFORE**, in consideration of the terms and conditions set forth herein, the Parties agree that the recitals set forth above are incorporated herein as if set forth in their entirety and further agree as follows:

**AGREEMENT:**

1. The following new section is hereby added to the Agreement to read as follows:

The City Council desires to have Conservation Technix update the plans for Midtown Park to increase the number of sports fields and prepare a schematic plan for the development of a future park and community center in Downtown.

2. **Reaffirmation; Intention to be Bound.** Except as expressly amended by this Amendment, each and every term, condition and agreement contained in the Agreement shall remain in full force and effect. The Parties reaffirm that the representations and warranties made by each Party in the Agreement are true and accurate as of the Effective Date. The Parties executing this First Amendment on behalf of themselves, their assigns, and successors, hereby acknowledge and reaffirm their intention to be bound by the terms and conditions of the Agreement. Nothing in this Amendment shall be deemed to supersede or otherwise modify any other term or provision of the Agreement except as expressly stated herein.

**3. Recitals; Capitalized Terms.** The recitals set forth above are a part of this Amendment. Unless otherwise defined herein, capitalized terms used in this Amendment have the meanings assigned to them in the Agreement or as set forth in the Amendment.

**IN WITNESS WHEREOF**, the Parties have caused their properly authorized representatives to execute this First Amendment on the dates set forth below.

**CITY:**

**BONNEY LAKE,**  
a Washington municipal corporation

**CONSULTANT:**

**CONSERVATION TECHNIX, INC.,**  
a California Corporation

By: \_\_\_\_\_

Name: Terry Carter

Title: Mayor

Date: \_\_\_\_\_

By: \_\_\_\_\_

Name: Stephen Duh

Title: President

Date: \_\_\_\_\_

Email: [steve@conservationtechnix.com](mailto:steve@conservationtechnix.com)

**ATTEST:**

\_\_\_\_\_  
Sadie Schaneman, City Clerk CMC

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Jennifer S. Robertson, City Attorney

Attachments:  
Exhibit A: Scope of Work  
Exhibit B: Budget

## **EXHIBIT A: SCOPE OF WORK**

The original Agreement is amended to include the additional work, which will be identified as follows:

### **Task 5.3: Downtown Park development schematic designs:**

At the request of the City of Bonney Lake, a scope amendment was initiated for additional staff time to provide a schematic plan for a Downtown Park. Work under this Second Amendment, would proceed in three stages:

#### **Subtask 5.3.1: Sketch Design Alternatives:**

Work to include base map preparation; site analysis; program diagramming; development of up to three sketch design alternatives; meetings with City staff (up to three) regarding existing conditions, relevant adjacent land uses, and design alternatives. Additional public outreach efforts and City presentations are not included.

#### **Subtask 5.3.2: Preferred Concept Design:**

Work to include preparation of one preferred concept design plan; support graphics including up to two sections, one perspective rendering, and landscape systems diagrams; rough order of magnitude cost opinion; PTRO report updates; meetings with City staff (up to 3). Additional public outreach efforts and City presentations are not included.

#### **Subtask 5.3.3 Midtown Park Plan Update:**

Work to include concept design plan revisions for Midtown Park to provide additional multi-sports fields and efficiently layout site with preserved trees and reduced re-grading needs; updated CAD and illustrative site plan graphics; updated rough order of magnitude cost opinion; PTRO report updates; meetings with City staff (up to 2). Additional public outreach efforts and City presentations are not included.

**EXHIBIT B:  
BUDGET**

The fee for the additional scope identified in Exhibit A is provided below:

SCOPE ALTERNATIVES		Conservation Technix	MxMLA
#1 Sketch design alternatives	\$ 8,887	\$ 496	\$ 8,391
#2 Preferred concept design	\$ 11,599	\$ 900	\$ 10,699
#3 Revised Midtonw Park concept design	\$ 4,094	\$ -	\$ 4,094
	<b>\$ 24,580</b>	<b>\$ 1,396</b>	<b>\$ 23,184</b>



City of Bonney Lake, Washington  
**City Council Agenda Bill (AB)**

<b>Department/Staff Contact:</b> PS / Ken Gill	<b>Meeting/Workshop Date:</b> 9 April 2024	<b>Agenda Bill Number:</b> AB24-25
<b>Agenda Item Type:</b> Resolution	<b>Ordinance/Resolution Number:</b> 3203	<b>Sponsor:</b>

**Agenda Subject:** Professional Service Agreement Amendment with RH2

**Full Title/Motion:** A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, To Amend An Existing Professional Services Agreement With Rh2 To Provide Design Services For A New Lakeridge 810 Zone Tank To Include The Design Of A New Lakeridge 748 Zone Tank.

**Administrative Recommendation:** Approve

**Background Summary:** The City's water system has 2 main service zones based upon elevation. Design is underway on a new water tank to serve the 810 service zone. The demand for water in the 748 zone continues to grow, and the existing 748 tank was built in 1963. The tank is at the end of its design life and in the way of construction of the proposed 810 tank. Replacing the existing 748 tank with a larger reservoir will provide additional storage and reduce reliance on Tacoma Water. The Water Comprehensive Plan and rates include a plan and funding to build a new 748 water tank at the Lakeridge water site in 2026. RH2 scope and fee is \$258,632. To fund the design of the 748 tank, \$258,632 in funding from Cedar View Water Main will need to be transferred to the amended Lakeridge 810 project contract to include the Lakeridge 748 project.

**Attachments:** Resolution 3203, PSA, Lakeridge 810 and 748 Reservoir Council Workshop Presentation.

<b>BUDGET INFORMATION</b>				
Budget Amount	Current Balance	Required Expenditure	Budget Balance	Fund Source
0	0	\$258,632	(\$258,632)	<input type="checkbox"/> General <input checked="" type="checkbox"/> Utilities <input type="checkbox"/> Other
<b>Budget Explanation:</b> The city has budgeted \$2,050,000 in 2023 and 2024 for the Cedar View Water Main Replacement Project and \$1,427,751 is available to be allocated to support the Lakeridge 810 and 748 project.				

<b>COMMITTEE, BOARD &amp; COMMISSION REVIEW</b>											
<b>Council Committee Review:</b>	Community Development Date: 2 April 2024	<i>Approvals:</i> Chair/Councilmember Gwendolyn Fullerton Councilmember J Kelly McClimans Councilmember	<table style="width: 100%; border: none;"> <tr> <td style="padding: 0 5px;">Yes</td> <td style="padding: 0 5px;">No</td> </tr> <tr> <td style="text-align: center; padding: 0 5px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 0 5px;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center; padding: 0 5px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 0 5px;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center; padding: 0 5px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 0 5px;"><input type="checkbox"/></td> </tr> </table>	Yes	No	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Forward to:		<b>Consent Agenda:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No									
<b>Commission/Board Review:</b>											
<b>Hearing Examiner Review:</b>											

<b>COUNCIL ACTION</b>	
Workshop Date(s):	Public Hearing Date(s):
Meeting Date(s): April 9, 2024	Tabled to Date:

<b>APPROVALS</b>		
<b>Director:</b> <i>Jason Sullivan</i>	<b>Mayor:</b> <i>Terry Carter</i>	<b>Date Reviewed by City Attorney:</b> (if applicable)

**RESOLUTION NO. 3203**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, TO AMEND AN EXISTING PROFESSIONAL SERVICES AGREEMENT WITH RH2 TO PROVIDE DESIGN SERVICES FOR A NEW LAKERIDGE 810 ZONE TANK TO INCLUDE THE DESIGN OF A NEW LAKERIDGE 748 ZONE TANK.**

**WHEREAS**, the 2023-2024 Biennial budget includes funding in the amount of \$7,625,000 for the construction of a new 810 zone tank on the Lakeridge reservoir parcel; and

**WHEREAS**, on June 13<sup>th</sup>, 2023, Resolution 3157 authorized the mayor to sign a contract with RH2 in the amount of \$438,500 to design a new Lakeridge 810 zone tank; and

**WHEREAS**, RH2 has started design of the Lakeridge 810 zone tank and is recommending that the design of the Lakeridge 748 zone tank and the Lakeridge 810 zone tank be performed concurrently for economy of scale in permitting and construction to reduce cost; and

**WHEREAS**, RH2 and staff presented the concurrent design concept to council workshop on March 5<sup>th</sup>, 2024 and received direction to bring a contract amendment for review and approval; and

**WHEREAS**, RH2 provided a scope and fee in the amount of \$258,632 from RH2 to provide design services to construct a new Lakeridge 748 zone tank; and

**WHEREAS**, the City has budgeted \$2,050,000 in 2023 and 2024 for the Cedar View Water Main Replacement Project and \$1,427,751 is available to be allocated to support the Lakeridge 810 and 748 project; and

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, WASHINGTON DOES HEREBY RESOLVE AS FOLLOWS:**

**Section 1. Authorization of Contract.** The Mayor is authorized to sign the attached contract amendment with RH2 in the amount of \$258,632 for a total authorization amount of \$697,132 for the design of the Lakeridge 810 and 748 zone tanks.

**Section 2. Transfer of Funds Authorized.** The Mayor is authorized to direct City staff to transfer \$258,632 from the Cedar View Water Main project to the amended Lakeridge 810 project to include the Lakeridge 748 project.

**Passed by the City Council this 9<sup>th</sup> day of April 2024.**

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Terry Carter, Mayor

AUTHENTICATED:

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Sadie A. Schaneman, CMC, City Clerk

**City of Bonney Lake**  
**Contract Amendment No. 2**  
**Lakeridge 810 Reservoir**  
**Additional Design – Lakeridge 748 Replacement**  
RH2 Project No. BON 0230115.00

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In accordance with our Professional Services Agreement for the Lakeridge 810 Reservoir, dated June 13, 2023, this is an authorization to revise the project parameters as described below. The work will be performed and invoiced using the terms and conditions listed in the original agreement, plus previous amendments.

**This Amendment incorporates the following elements of the Agreement:**

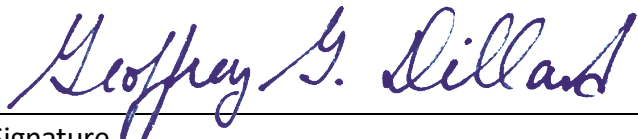
Reference attached **Exhibit A – Scope of Work**, **Exhibit B – Fee Estimate**, and **Exhibit C – Schedule of Rates and Charges**.

The engineering fee authorization will increase by \$258,632 for a total authorization amount of **\$697,132**.

Please sign this authorization in the space provided below and return to RH2 Engineering, Inc., by mail at the address below, or by email to [Contracts@RH2.com](mailto:Contracts@RH2.com).

RH2 Engineering, Inc.

City of Bonney Lake

  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

Geoffrey G. Dillard, Director

\_\_\_\_\_  
Print Name/Title

\_\_\_\_\_  
Print Name/Title

January 23, 2024

\_\_\_\_\_  
Date

*RH2 Engineering, Inc. 22722 29<sup>th</sup> Dr. SE, Suite 210, Bothell, WA 98021*

\_\_\_\_\_  
Date

*City of Bonney Lake, 9002 Main Street E, Bonney Lake, WA 98391*

**EXHIBIT A**  
**Scope of Work**  
**Amendment No. 2**  
**City of Bonney Lake**  
**Lakeridge 810 Reservoir**  
**Additional Design – Lakeridge 748 Replacement**  
January 2024

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**Background**

The City of Bonney Lake (City) has contracted with RH2 Engineering, Inc., (RH2) for the design of the Lakeridge 810 Reservoir. The Lakeridge 810 Reservoir will be located on the same site as the existing Lakeridge 748 Reservoir and existing Lakeridge No. 1 Booster Pump Station. The Lakeridge 810 Reservoir is a Capital Improvements Project (CIP) (ST3) originally planned in the City’s Water System Plan (WSP) for construction in 2023 and on track for construction in 2025. The City also has a planned CIP to replace the existing Lakeridge 748 Reservoir (ST4) in 2027 (originally planned for 2024 in the WSP).

It was determined that significant cost savings could be realized if these two CIPs, the new Lakeridge 810 Reservoir (ST3) and replacing the Lakeridge 748 Reservoir (ST4), were constructed at the same time under one construction contract. Savings would be seen in all aspects of the project including design, permitting, construction, construction administration, and staff time.

Proceeding with design of the two reservoirs simultaneously will eliminate survey, geotechnical services, and services during bidding for the 748 Reservoir Replacement. Several planning and permitting efforts and documents will be shared, and savings realized including project management, stormwater report, Department of Health Project Report, civil permits, and construction plans and specifications.

Proceeding with construction of the two reservoirs simultaneously will improve constructability, reduce risk, and take advantage of efficiencies such as reduced overhead, increased labor efficiency, and material quantity price breaks. Larger projects also attract more contractors and will help drive competitive bid prices. The cost of Construction Contract Administration will also be reduced as the duration of construction is anticipated to be reduced by as many as 120 working days (6 months) Overall, it is anticipated that up to 20-percent could be saved between design, permitting, and construction by proceeding with both reservoirs at the same time.

Other, non-monetary advantages are associated with simultaneous construction of both reservoirs. City staff time and effort will be reduced by merging two projects that would occur over 5 years to one project that will occur over 3 years. The shorter construction duration will reduce disruption and nuisance to the neighborhood and reduce neighbor complaints. The 748 reservoir replacement is also necessary for 748 zone storage needs and 748 zone hydraulic improvements that will reduce the City’s reliance on Tacoma Wholesale Water during peak demand. Tacoma Wholesale Water use

has increased, by necessity, and moving the 748 reservoir replacement up two years will reduce wholesale water use and impact staff operation of the water system.

The City has requested that RH2 provide design services to add the Lakeridge 748 Replacement Reservoir to the Lakeridge 810 Reservoir project and prepare construction documents for the two reservoirs.

The project will be divided into three main phases as follows.

- Phase 1 – Project Management
- Phase 2 – Preliminary Design
- Phase 3 – Permitting and Final Design

## Project Assumptions

- *RH2 will perform the services outlined in this Scope of Work to the level of effort identified in the Fee Estimate. If additional effort is required or a change to the Scope of Work is required, an amendment to the contract shall be mutually determined by the City and RH2.*
- *RH2 will use as is and rely on the accuracy and completeness of data, materials, and information generated or produced by the City or others in the performance of this Scope of Work. The information provided is assumed to be provided by or with written authorization from the owner of the information.*
- *The City acknowledges that the permit review process timeline may vary and that no date is warranted or implied for agency response or approval of permits or other submittals.*
- *The City will provide timely review comments, including redline revisions, when warranted by this Scope of Work.*
- *A separate Scope of Work and Fee will be prepared for services during construction after completion of the construction documents and successful bid and award for the construction of the Lakeridge 810 Reservoir and the Lakeridge 748 Reservoir Replacement.*
- *Deliverables will be provided in electronic format (PDF) unless otherwise noted.*

## Phase 1 – Project Management

### Task 1 – Project Management Services

**Objective:** Manage RH2’s project team and maintain frequent client communications during the extended contract duration, including phone calls, emails, and progress meetings. Maintain project schedules and track compliance with state and local requirements for the plans and specifications throughout the duration of the contract. Provide quality assurance and quality control (QA/QC) reviews by the Principal in Charge (PIC) for project deliverables.

#### Approach:

- 1.1 Provide direction, coordination, and oversight to the RH2 project team. Organize, manage, and coordinate technical disciplines as described herein, and implement QA/QC processes to

execute this Scope of Work. Document information generated during the execution of the project.

- 1.2 Prepare monthly invoices and budget status summaries.
- 1.3 Prepare for and attend coordination meetings with City staff, as requested. Prepare meeting agendas and minutes. *A total of two (2) coordination meetings are assumed in the Fee Estimate, in addition to the other milestone and review meetings identified elsewhere in this Scope of Work.*
- 1.4 Provide QA/QC reviews by the PIC for project deliverables.

**RH2 Deliverables:**

- Meeting agendas and minutes.
- Invoices submitted each month.

**Phase 2 – Preliminary Design**

**Task 2 – Hydraulic Modeling, Operation Strategizing, and Design Criteria**

**Objective:** Perform hydraulic modeling to finalize the proposed 748 Reservoir overflow height and determine 748 Reservoir operation strategies. Develop design criteria and meet with the City.

**Approach:**

- 2.1 Perform hydraulic modeling. Provide recommendations for the proposed 748 Reservoir overflow height and operation strategies, including the City’s supervisory control and data acquisition system, reservoir fill and draw setpoints, and reservoir fill and draw flow rates. Run scenarios demonstrating expected system performance when the existing Lakeridge 748 Reservoir is taken offline. Present hydraulic modeling results and design recommendation in agenda format for discussion in a meeting with the City. Develop RH2 Reservoir Design Criteria.
- 2.2 Meet with the City engineering and operation staff and discuss hydraulic modeling and operation strategizing findings. Present design recommendations to the City staff. Present the RH2 Reservoir Design Criteria Checklist to the City and assist the City in selecting preferences. Document the City selections and preferences for the proposed 748 Reservoir and site design in meeting minutes and a completed Reservoir Design Criteria Checklist.

**Assumptions:**

- *RH2 is in possession of the City’s most up to date hydraulic model. The status of the water model is adequate for preliminary design purposes. No updates or calibration is required for this task.*

**RH2 Deliverables:**

- Attendance at one (1) meeting to discuss recommendations.
- Hydraulic modeling and operation recommendations in meeting agenda format.

- Final Reservoir Design Criteria Checklist.
- Meeting minutes documenting City design preferences.

### Task 3 – Preliminary Reservoir and Site Design

**Objective:** Perform preliminary 748 Reservoir foundation sizing using data from the previously developed engineering geology report and site design. Prepare preliminary proposed site plan. Evaluate reservoir location and size for constructability, including reservoir access, foundation excavation, and 748 Reservoir roof construction extents.

**Approach:**

- 3.1 Prepare preliminary 748 Reservoir design and determine the 748 Reservoir foundation size.
- 3.2 Prepare proposed site plan showing the 748 Reservoir location, foundation, and roof construction area.
- 3.3 Prepare preliminary grading plan evaluating the required grading extents.
- 3.4 Coordinate with tank contractors to assess constructability.
- 3.5 Meet with the City to discuss preliminary site and 748 Reservoir design and constructability findings.

**Assumptions:**

- *RH2 is in possession of the engineering geology report and AutoCAD files containing existing site topography from the Lakeridge 810 Reservoir Project. It is assumed that the existing engineering geology report and existing AutoCAD data is adequate to utilize in performing design and evaluating constructability of the proposed 748 Reservoir.*

**RH2 Deliverables:**

- Preliminary proposed site plan and preliminary excavation plan.
- Meeting agenda and meeting minutes.

### Task 4 – Washington State Department of Health Project Report

**Objective:** Amend the Project Report prepared under the Lakeridge 810 Reservoir contract to document the addition of the Lakeridge 748 Reservoir to the project approach to meet the requirements for approval by the Washington State Department of Health (DOH) per Washington Administrative Code 246-290-110.

**Approach:**

- 4.1 Amend the Project Report and submit to DOH. Prepare one (1) round of edits based on DOH review comments and submit the final Project Report, construction plans, and technical specifications to DOH. *Bid-ready construction plans and technical specifications will be prepared in Task 10 if this Scope of Work for this submittal.*

**Assumptions:**

- *Contents of the Project Report will be based on the requirements of the DOH Water System Design Manual (current edition at the time of notice to proceed).*
- *The draft Project Report will be submitted during Phase 2 of the project. Formal questions from DOH will be addressed, and a final Project Report, including construction plans and technical specifications, will be submitted to DOH during Phase 3 of the project at approximately the 90-percent design stage.*

**RH2 Deliverables:**

- Draft DOH Project Report.
- Submittal of draft Project Report to DOH.
- Final DOH Project Report.
- Submittal of final Project Report, construction plans, and technical specifications to DOH.

**Phase 3 – Permitting and Design**

**Task 5 – 30-Percent Design**

**Objective:** Prepare preliminary 748 Reservoir construction plans and an Engineer’s opinion of probable construction cost (OPCC) for City review. Prepare preliminary on-site design elements, including the proposed site plan, grading, on-site utilities, 748 Reservoir, and stormwater system. Update the geotechnical assessment to support the foundation design. *Preliminary specifications will not be provided as part of this Task.*

**Approach:**

- 5.1 Prepare cover sheet, general information sheet, existing site plan, demolition plan, and temporary erosion and sediment control (TESC) plan sheets in conjunction with the same Lakeridge 810 plan sheets.
- 5.2 Prepare preliminary construction and finished grading plans sheets in conjunction with the same Lakeridge 810 plan sheets.
- 5.3 Prepare preliminary site and utility plan sheets in conjunction with the same Lakeridge 810 plan sheets.
- 5.4 Prepare preliminary design of major 748 Reservoir structural elements. Determine the general configuration of the tank walls and floor, foundation, roof shape, and support system. Prepare schematic structural drawings of the tank structure, including reservoir elevations, foundation and floor plans, and roof plan. Develop schematic structural details of the tank structure to convey the City’s preferences, including accessory/appurtenance preferences.
- 5.5 Prepare preliminary mechanical plans detailing the 748 Reservoir piping, mechanical components, and potential mixing system.



5.6 Prepare a 30-percent design-level OPCC in conjunction with the Lakeridge 810 OPCC.

**Provided by the City:**

- Review comments on 30-percent design plans.

**RH2 Deliverables:**

- 30-percent reservoir design plans and OPCC.

## **Task 6 – Permitting**

**Objective:** Verify required project permits and approvals, prepare and submit permit application packages in coordination with the City, and facilitate permit issuance.

**Approach:**

- 6.1 Update the permits prepared under the original Lakeridge 810 Reservoir contract to include the Lakeridge 748 Reservoir permitting efforts including the Civil Improvement Permit, State Environmental Policy Act (SEPA) Checklist, Design Review, Land Use, Land Clearing/Tree Removal, and Pierce County Right-of-Way (ROW) Permits.
- 6.2 Prepare a Commercial Building Permit application. Provide a draft permit application to City staff for review and finalize based on City comments. Submit the Commercial Building Permit application package via the City's Permit Portal. Respond to up to one (1) round of review comments and resubmit materials to the City for permit issuance. *The effort involved in a potential resubmittal is difficult to ascertain at this time; therefore, RH2 has included up to sixteen (16) hours of staff time. RH2 will only expend the effort needed to address City review comments and resubmit for approval. If additional effort is needed, it will be handled in a contract amendment negotiated between the City and RH2.*

**Assumptions:**

- *The City will pay all permit fees and facilitate submittal/reviews with City Departments, as needed.*
- *The Civil Improvement Permit will cover proposed site development activities (e.g., grading, stormwater drainage, TESC, landscaping, fencing, etc.).*
- *Land Clearing/Tree Removal Permit can be prepared by RH2 staff. Coordination with an arborist has not been included in this Scope of Work.*
- *No City Mechanical or Demolition Permits will be required.*
- *Content of permit applications will be prepared and provided to the City for review in Word document format. Permit applications are submitted online through fillable application forms via the City's Permit Portal website.*
- *The Commercial Building Permit will facilitate City review of improvements associated with this project, including reservoir and accessory building plans review.*

- *Preparation of structural calculations (to be attached to the Commercial Building Permit application) is included as part of the 60-percent design. Similarly, preparation of stormwater compliance documents is included in Task 7.*
- *The project site is less than one (1) acre of land and will not require a Construction Stormwater General Permit from the Washington State Department of Ecology.*
- *No critical areas are located on or near the site; therefore, no critical areas site investigations, reporting, or permitting is anticipated.*

**Provided by the City:**

- Public and neighborhood coordination, as needed.
- Payment of all permit fees.
- Review comment, and signature on permit applications, as requested.
- Submittal of County ROW permit application.

**RH2 Deliverables:**

- The following updated permit application packages: SEPA, Design Review and Land Use, Civil Improvement, Land Clearing/Tree Removal, and Commercial Building.
- One (1) hard copy of the Commercial Building permit application package.
- Electronic and one (1) hard copy of County ROW permit application package for the City's submittal.

## **Task 7 – Stormwater Engineering and Drainage Plan**

**Objective:** Conduct stormwater analyses and prepare documentation for compliance with Pierce County's 2021 *Stormwater Management and Site Development Manual* (PCSMSDM), which the City has adopted as its drainage requirements. Prepare stormwater design improvements for integrating the stormwater system with the overflow requirements for the reservoir.

**Approach:**

7.1 Add Lakeridge 748 Reservoir stormwater design and permitting efforts to the Lakeridge 810 stormwater efforts. Prepare an updated draft Stormwater Site Plan (Drainage Report and site improvement plan) and submit to the City for review. Finalize the Stormwater Site Plan based on City review comments.

**Assumptions:**

- *Stormwater runoff will be collected and treated on site with a stormwater system designed in accordance with the 2021 PCSMSDM.*
- *It is anticipated that the proposed project will exceed the thresholds identified in the PCSMSDM for triggering conformance with Minimum Requirement Nos. 1 through 9.*

- *Both stormwater and reservoir overflow water will be discharged to an on-site storm system.*

**RH2 Deliverables:**

- Preliminary and final Stormwater Site Plan.
- One (1) hard copy of the final Stormwater Site Plan for permit submittal as part of the 90-percent plans, specifications, and OPCC submittal.

**Task 8 – 60-Percent Design**

**Objective:** Prepare 60-percent 748 Reservoir construction plans and an updated OPCC for City review. Prepare 60-percent front-end and technical specifications with this submittal. The 60-percent plans will include approximately 90 percent of all construction plan sheets.

**Approach:**

- 8.1 Prepare structural calculations for the 748 Reservoir, including lateral analysis, roof, shell, and reservoir foundation. Provide QA/QC review of structural calculations. Make recommended updates and additions to calculations per in-house review comments. Prepare and format calculations, with supporting documentation, for the Commercial Building Permit application.
- 8.2 Prepare site and utility plans, in conjunction with the same Lakeridge 810 plan sheets, to show the major utility appurtenances, such as isolation valves, manholes, catch basins, and light poles. Landscaping plans will show the layout of specific plant material with a suggested plant palette for the City’s permitting process review, as well as details and notes for landscaping activities.
- 8.3 Prepare a detailed design of the 748 Reservoir foundation, shells, and roof. Develop plans showing the geometry, floor shell connection, roof columns and rafters, and reinforcing steel.
- 8.4 Prepare plans that show 748 Reservoir appurtenances, including access hatches, vents, exterior and interior ladders or stairs, exterior roof access, and roof platform.
- 8.5 Prepare details for the configuration of the reservoir piping and mechanical components, and size the piping systems for the reservoir inlet, outlet, overflow, drain, and the foundation under the drain in conjunction with the same Lakeridge 810 plan sheets. Plans will include equipment selection, pipe sizes and materials, thrust restraint, vault sizing, selection, and drainage.
- 8.6 Prepare electrical design in conjunction with the same Lakeridge 810 electrical design including the following:
  - Develop design of electrical systems for operating appurtenances at the reservoir. Includes designing the lighting system, sizing raceways and conductors, and preparing design details.
  - Prepare electrical modifications to the existing booster pump station for supplying power to the reservoir.

- Prepare an electrical site plan identifying the site conduit routing and site improvements that are required, including spare conduit for possible third-party cellular provisions on the reservoir.
- 8.7 Prepare telemetry system diagrams for the proposed telemetry system modifications in conjunction with the same Lakeridge 810 telemetry system modifications. The telemetry system diagrams will show the proposed telemetry system input and output signals and interface requirements.
- 8.8 Develop technical specifications using RH2’s standard modified Construction Specifications Institute technical specifications tailored for this project in conjunction with the Lakeridge 810 technical specifications. Prepare front-end specifications and non-technical specifications using the City’s standard legal documents. *It is assumed that the City’s standard front-end documents will be used.* Develop schedule of prices, measurement and payment descriptions, and summary of the OPCC.
- 8.9 Prepare a 60-percent design-level OPCC.

**Provided by the City:**

- Current City front-end documents and non-technical specifications.
- Review comments on 60-percent design plans and specifications.

**RH2 Deliverables:**

- Structural calculations for the Commercial Building Permit submittal.
- 60-percent construction plans, technical and front-end specifications, and OPCC.

**Task 9 – 90-Percent Design**

**Objective:** Prepare 90-percent 748 Reservoir and site improvement construction plans and an updated OPCC for review by the City. The comments developed during the 60-percent review process will be addressed. It is anticipated that the 60-percent review comments will be constrained to details that were developed subsequent to the 30-percent review submittal, or that were revised or unresolved during the 30-percent review process. The 90-percent plans shall include 100 percent of the construction plan sheets.

**Approach:**

- 9.1 Incorporate the City’s 60-percent review comments into the design plans in conjunction with the same Lakeridge 810 plans. Site, structural, mechanical, and electrical plans will be revised. Preliminary details will be revised, and outstanding minor details will be developed. At this point of the design, the 90-percent design plans will be prepared for permitting submittals.
- 9.2 Prepare 90-percent front-end specifications in conjunction with the Lakeridge 810 front end specifications. Coordinate with the City regarding advertising dates and bid opening date and time.

9.3 Update the technical specifications in conjunction with the same Lakeridge 810 technical specifications to include additions and revisions per 60-percent review and comments.

9.4 Prepare 90-percent design level OPCC based on information supplied by material vendors and similar projects adjusted for anticipated bidding conditions.

**Provided by the City:**

- Review comments on 90-percent design plans and specifications.

**RH2 Deliverables:**

- 90-percent construction plans, technical and front-end specifications, and OPCC.

**Task 10 – Bid Ready Documents**

**Objective:** Incorporate the comments from the 90-percent review into the plans and specifications. It is anticipated that 90-percent review comments will be constrained to details that were developed subsequent to the 60-percent review submittal, or that were revised or unresolved during the 60-percent review process. By the end of this Task, the plans and specifications will be ready for reproduction for bidding purposes.

**Approach:**

10.1 Update structural calculations with additions or revisions requested in the Commercial Building Permit review.

10.2 Incorporate agency permit review comments and the City comments into 90-percent design plans in conjunction with the same Lakeridge 810 plans. Finalize site, structural, mechanical, and electrical plans. Finalize preliminary details and develop and finalize outstanding minor details.

10.3 Address comments on the 90-percent specifications and prepare bid-ready construction contract documents in conjunction with the Lakeridge 810 reservoir specifications. The construction contract documents and specifications will be ready to use during bid advertisement.

10.4 Prepare an OPCC, formatted for bidding, and provide a range of probable construction cost in bid documents for the purpose of establishing a bid bond value.

**Assumptions:**

- *The effort associated with Services During Bidding (SDB) for this project will be performed as part of the original Contract. No additional effort is included in this Scope of Work to incorporate the 748 Reservoir into SDB.*

**RH2 Deliverables:**

- One (1) unbound hard copy and electronic copies (PDF and Word) of the bid-ready construction contract documents and technical specifications.

- One (1) unbound full-size color hard copy and an electronic copy (PDF) of the bid-ready design plans.
- One (1) electronic copy (PDF) of the bid-ready OPCC.

### **Task 11 – Management Reserve**

**Objective:** Provide additional services as requested by the City.

**Approach:**

11.1 Provide additional services for the project as requested and authorized by the City. RH2 will submit a scope of work and budget estimate for supplemental services as they are requested by the City. No work will be performed prior to receipt of written authorization from the City.

**RH2 Deliverables:**

- Budget estimate for additional services.
- Other deliverables as requested by the City under an authorization for additional services.

**EXHIBIT B**

**Fee Estimate**

**Amendment No. 2**

**City of Bonney Lake**

**Lakeridge 810 Reservoir**

**Additional Design – Lakeridge 748 Replacement**

**Jan-24**

Description		Total Hours	Total Labor	Total Expense	Total Cost
<b>Task 1</b>	<b>Project Management Services</b>	<b>40</b>	<b>\$ 10,716</b>	<b>\$ 825</b>	<b>\$ 11,541</b>
1.1	Provide direction and oversight to RH2 project team	8	\$ 2,016	\$ 80	\$ 2,096
1.2	Prepare monthly invoices and budget status summaries	6	\$ 1,348	\$ 63	\$ 1,411
1.3	Attend coordination meetings with City staff	10	\$ 2,520	\$ 160	\$ 2,680
1.4	Provide QA/QC reviews by the PIC	16	\$ 4,832	\$ 523	\$ 5,355
<b>Task 2</b>	<b>Hydraulic Modeling, Operation Strategizing, and Design Criteria</b>	<b>40</b>	<b>\$ 10,828</b>	<b>\$ 365</b>	<b>\$ 11,193</b>
2.1	Perform hydraulic modeling	28	\$ 7,540	\$ 215	\$ 7,755
2.2	Meet with City engineering and operation staff	12	\$ 3,288	\$ 149	\$ 3,437
<b>Task 3</b>	<b>Preliminary Reservoir and Site Design</b>	<b>38</b>	<b>\$ 8,384</b>	<b>\$ 906</b>	<b>\$ 9,290</b>
3.1	Prepare preliminary reservoir design	10	\$ 2,232	\$ 248	\$ 2,480
3.2	Prepare proposed site plan	9	\$ 1,652	\$ 261	\$ 1,913
3.3	Prepare preliminary grading plan	9	\$ 1,780	\$ 236	\$ 2,016
3.4	Coordinate with tank contractors to assess constructability	2	\$ 504	\$ 39	\$ 543
3.5	Meet with the City to discuss preliminary design	8	\$ 2,216	\$ 122	\$ 2,338
<b>Task 4</b>	<b>Washington State Department of Health Project Report</b>	<b>28</b>	<b>\$ 6,338</b>	<b>\$ 213</b>	<b>\$ 6,551</b>
4.1	Amend the Project Report prepared for DOH.	28	\$ 6,338	\$ 213	\$ 6,551
<b>Task 5</b>	<b>30-Percent Design</b>	<b>148</b>	<b>\$ 30,656</b>	<b>\$ 3,362</b>	<b>\$ 34,018</b>
5.1	Prepare design plan sheets	16	\$ 3,108	\$ 407	\$ 3,515
5.2	Prepare preliminary construction and finished grading plans sheets	28	\$ 5,592	\$ 634	\$ 6,226
5.3	Prepare preliminary site and utility plan sheets	22	\$ 4,158	\$ 571	\$ 4,729
5.4	Prepare preliminary design of major 748 reservoir structural elements	52	\$ 11,664	\$ 1,088	\$ 12,752
5.5	Prepare preliminary mechanical plans	16	\$ 3,108	\$ 407	\$ 3,515
5.6	Prepare a 30-percent design-level OPCC	14	\$ 3,026	\$ 255	\$ 3,281
<b>Task 6</b>	<b>Permitting</b>	<b>60</b>	<b>\$ 11,734</b>	<b>\$ 870</b>	<b>\$ 12,604</b>
6.1	Update permits to include the proposed 748 Reservoir	48	\$ 9,130	\$ 723	\$ 9,853
6.2	Prepare a Commercial Building Permit application.	12	\$ 2,604	\$ 147	\$ 2,751
<b>Task 7</b>	<b>Stormwater Engineering and Drainage Plan</b>	<b>28</b>	<b>\$ 5,940</b>	<b>\$ 371</b>	<b>\$ 6,311</b>
7.1	Update stormwater design and permitting efforts	28	\$ 5,940	\$ 371	\$ 6,311
<b>Task 8</b>	<b>60-Percent Design</b>	<b>338</b>	<b>\$ 71,886</b>	<b>\$ 7,091</b>	<b>\$ 78,977</b>
8.1	Prepare structural calculations for the reservoir	32	\$ 7,200	\$ 649	\$ 7,849
8.2	Prepare site and utility plans	60	\$ 11,886	\$ 1,259	\$ 13,145
8.3	Prepare a detailed design of the reservoir foundation, shells, and roof	44	\$ 9,648	\$ 1,038	\$ 10,686
8.4	Prepare plans that show reservoir appurtenances	28	\$ 6,192	\$ 649	\$ 6,841
8.5	Prepare details for the configuration of the reservoir piping and mechanical components	48	\$ 9,016	\$ 1,242	\$ 10,258
8.6	Prepare electrical design	60	\$ 13,392	\$ 1,159	\$ 14,551
8.7	Prepare telemetry system diagrams	14	\$ 3,056	\$ 296	\$ 3,352
8.8	Develop technical specifications	35	\$ 7,828	\$ 445	\$ 8,273
8.9	Prepare a 60-percent design-level OPCC.	17	\$ 3,668	\$ 354	\$ 4,022
<b>Task 9</b>	<b>90-Percent Design</b>	<b>184</b>	<b>\$ 39,542</b>	<b>\$ 3,483</b>	<b>\$ 43,025</b>
9.1	Incorporate the City's 60-percent review comments	140	\$ 30,192	\$ 2,924	\$ 33,116
9.2	Prepare 90-percent front-end specifications	12	\$ 2,524	\$ 68	\$ 2,592
9.3	Update the technical specifications	18	\$ 3,760	\$ 209	\$ 3,969
9.4	Prepare 90-percent design level OPCC	14	\$ 3,066	\$ 283	\$ 3,349
<b>Task 10</b>	<b>Bid Ready Documents</b>	<b>98</b>	<b>\$ 20,902</b>	<b>\$ 1,911</b>	<b>\$ 22,813</b>
10.1	Update structural calculations	12	\$ 2,736	\$ 248	\$ 2,984
10.2	Incorporate agency permit review comments and City comments	54	\$ 11,228	\$ 1,240	\$ 12,468
10.3	Prepare bid-ready construction contract documents	19	\$ 4,052	\$ 213	\$ 4,265
10.4	Prepare an OPCC	13	\$ 2,886	\$ 210	\$ 3,096
<b>Task 11</b>	<b>Management Reserve</b>	<b>-</b>	<b>\$ -</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>
11.1	Provide additional services for the project as requested	-	\$ -	\$ 20,000	\$ 20,000
<b>Subtotal Management Reserve Tasks</b>		<b>-</b>	<b>\$ -</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>
<b>PROJECT TOTAL</b>		<b>1002</b>	<b>\$ 216,926</b>	<b>\$ 39,559</b>	<b>\$ 258,632</b>

**EXHIBIT C**  
**RH2 ENGINEERING, INC.**  
**2024 SCHEDULE OF RATES AND CHARGES**

<b>RATE LIST</b>	<b>RATE</b>	<b>UNIT</b>
Professional I	\$175	\$/hr
Professional II	\$191	\$/hr
Professional III	\$216	\$/hr
Professional IV	\$233	\$/hr
Professional V	\$252	\$/hr
Professional VI	\$268	\$/hr
Professional VII	\$292	\$/hr
Professional VIII	\$302	\$/hr
Professional IX	\$321	\$/hr
Technician I	\$138	\$/hr
Technician II	\$150	\$/hr
Technician III	\$166	\$/hr
Technician IV	\$183	\$/hr
Technician V	\$201	\$/hr
Technician VI	\$218	\$/hr
Technician VII	\$237	\$/hr
Technician VIII	\$250	\$/hr
Administrative I	\$90	\$/hr
Administrative II	\$105	\$/hr
Administrative III	\$127	\$/hr
Administrative IV	\$150	\$/hr
Administrative V	\$170	\$/hr
CAD/GIS System	\$27.50	\$/hr
CAD Plots - Half Size	\$2.50	price per plot
CAD Plots - Full Size	\$10.00	price per plot
CAD Plots - Large	\$25.00	price per plot
Copies (bw) 8.5" X 11"	\$0.09	price per copy
Copies (bw) 8.5" X 14"	\$0.14	price per copy
Copies (bw) 11" X 17"	\$0.20	price per copy
Copies (color) 8.5" X 11"	\$0.90	price per copy
Copies (color) 8.5" X 14"	\$1.20	price per copy
Copies (color) 11" X 17"	\$2.00	price per copy
Technology Charge	2.50%	% of Direct Labor
Night Work	10.00%	% of Direct Labor
Mileage	\$0.6700	price per mile (or Current IRS Rate)
Subconsultants	15%	Cost +
Outside Services	at cost	



March 5, 2024

6:00PM

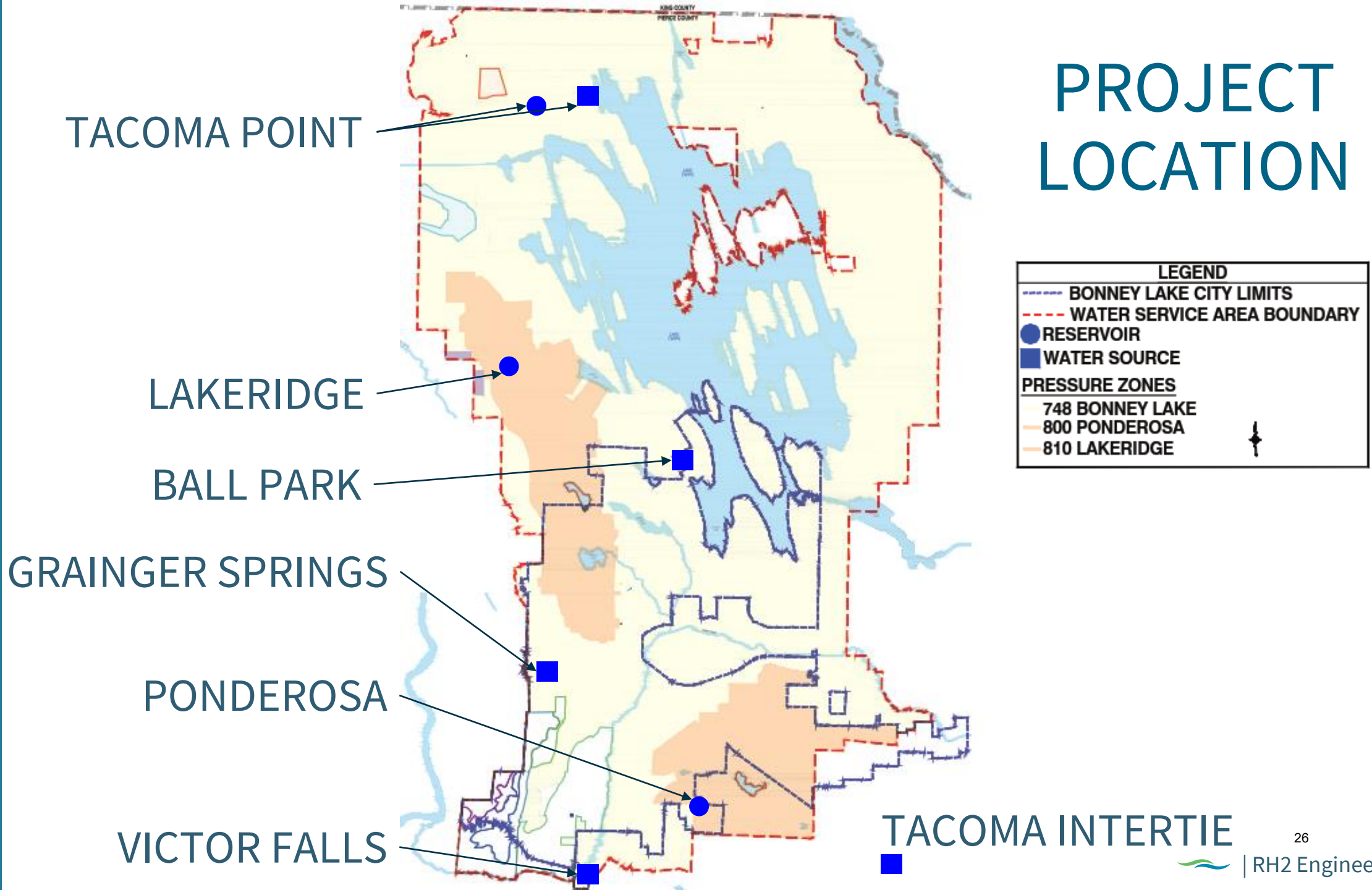
# Lakeridge 810 Reservoir and Lakeridge 748 Reservoir Council Workshop Presentation

Clayton Posey, P.E.

RH2 Engineering Inc.



# PROJECT LOCATION



# PROJECT BACKGROUND

## CIP ST3: Lakeridge 810 Zone Reservoir

**Deficiency:** The City does not currently have a storage facility in this zone.

**Improvement:** Select and obtain a property for the Lakeridge 810 Reservoir that has an optimum ground elevation and is conducive to permitting a tall water tank. Construct a new reservoir in the upper elevations of the 810 Zone to provide gravity storage for existing and future customers. The new reservoir will have an overflow elevation of approximately 810 feet. The new reservoir will be sized to provide approximately 1.3 MG of usable storage.

## Lakeridge 810 Zone Reservoir

- Water System Plan Schedule: 2023
- City 2023/2024 Budget
- Funded by Department of Health  
(Drinking Water State Revolving Fund Loan)

## CIP ST4: Lakeridge 748 Zone Water Reservoir

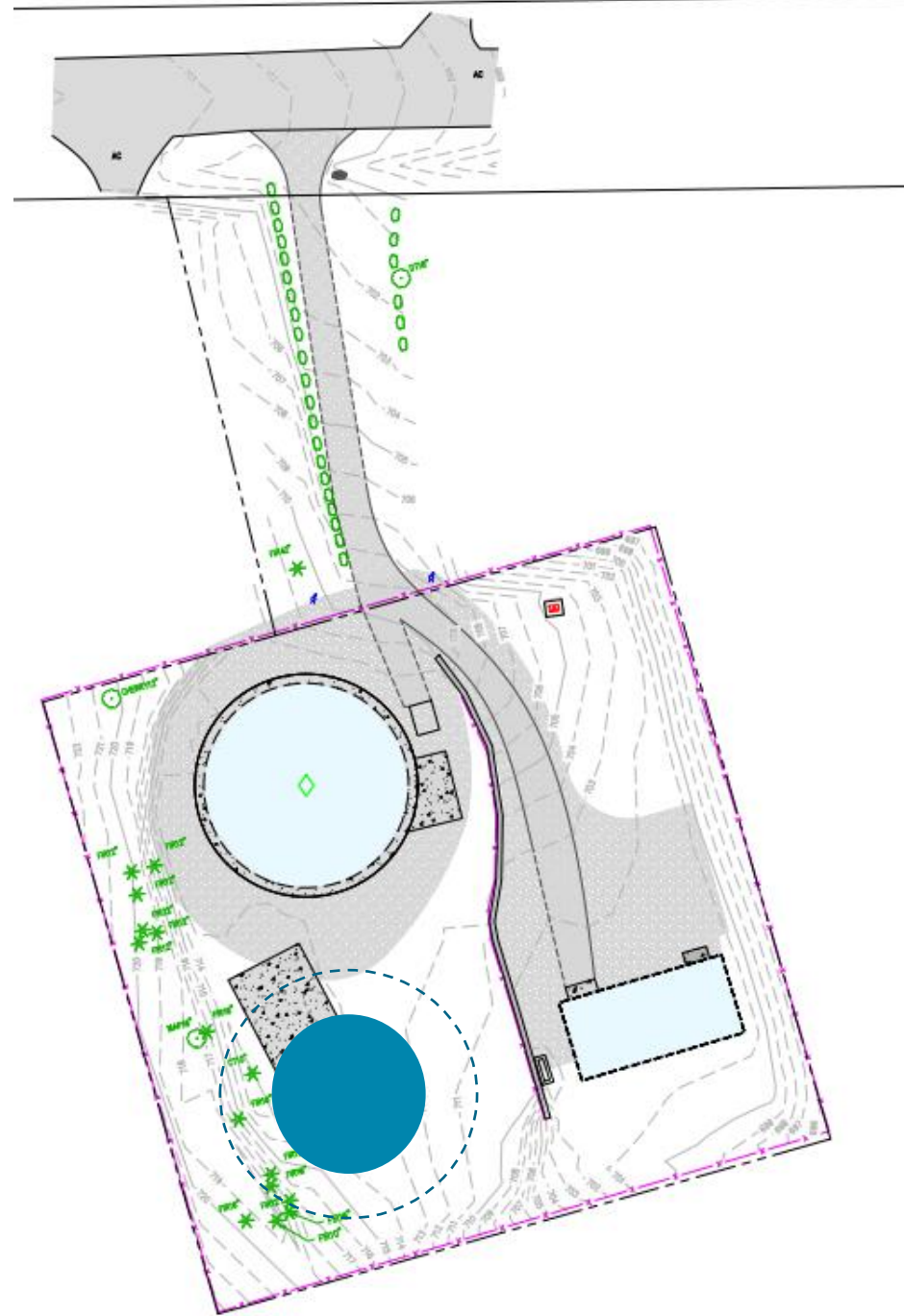
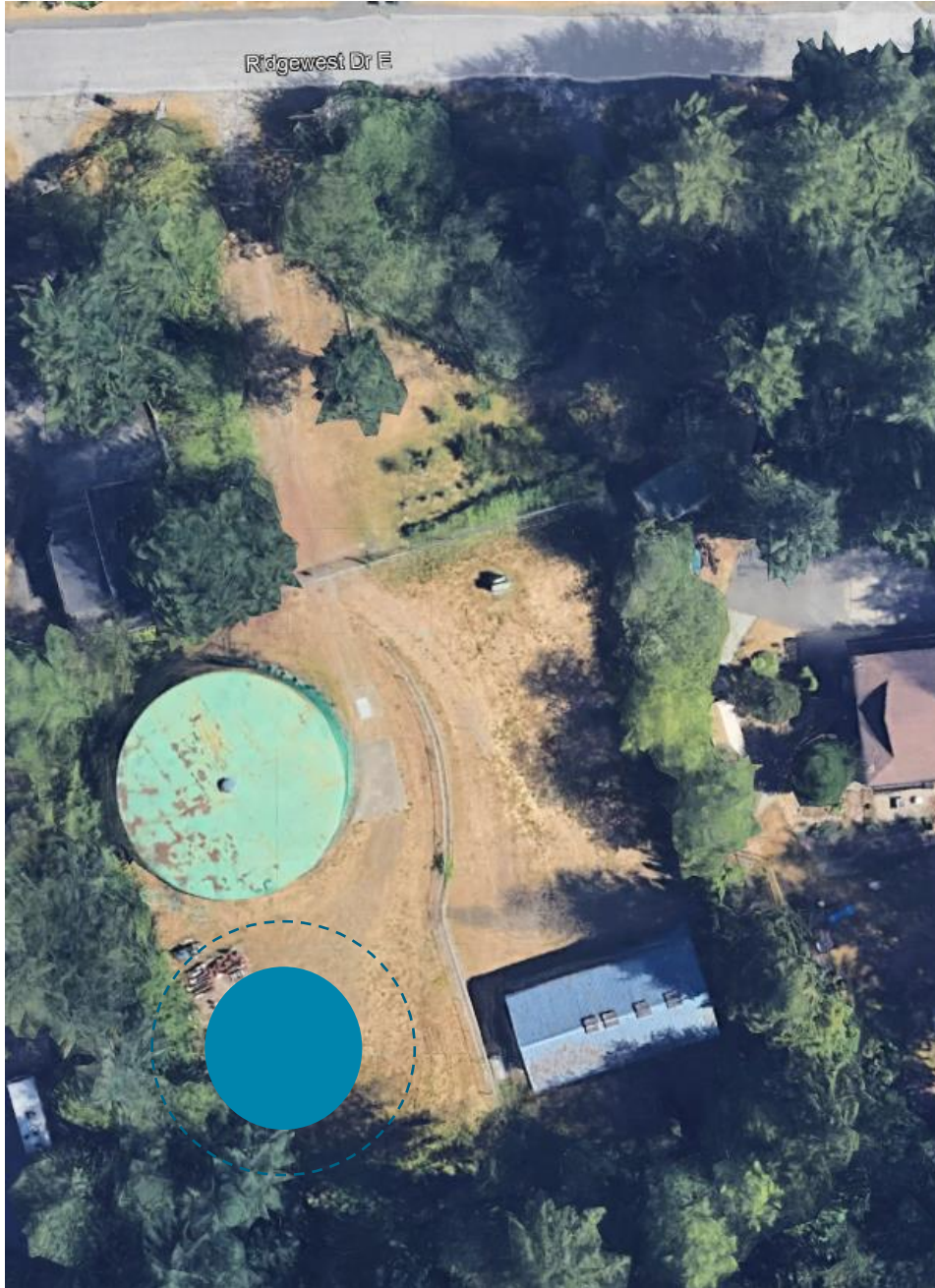
**Deficiency:** Additional storage capacity is required to accommodate growth. It is estimated that 1.9 MG of storage capacity will be required to accommodate projected growth through 2035.

**Improvement:** Construct a new reservoir in the 748 Pressure Zone to provide gravity storage to the water system. The new reservoir will have an overflow elevation of 748 feet and needs to be sized to provide approximately 1.9 MG of usable storage. The preferred location for this reservoir is in the central part of the water a system, since there are no sources of supply in this location.

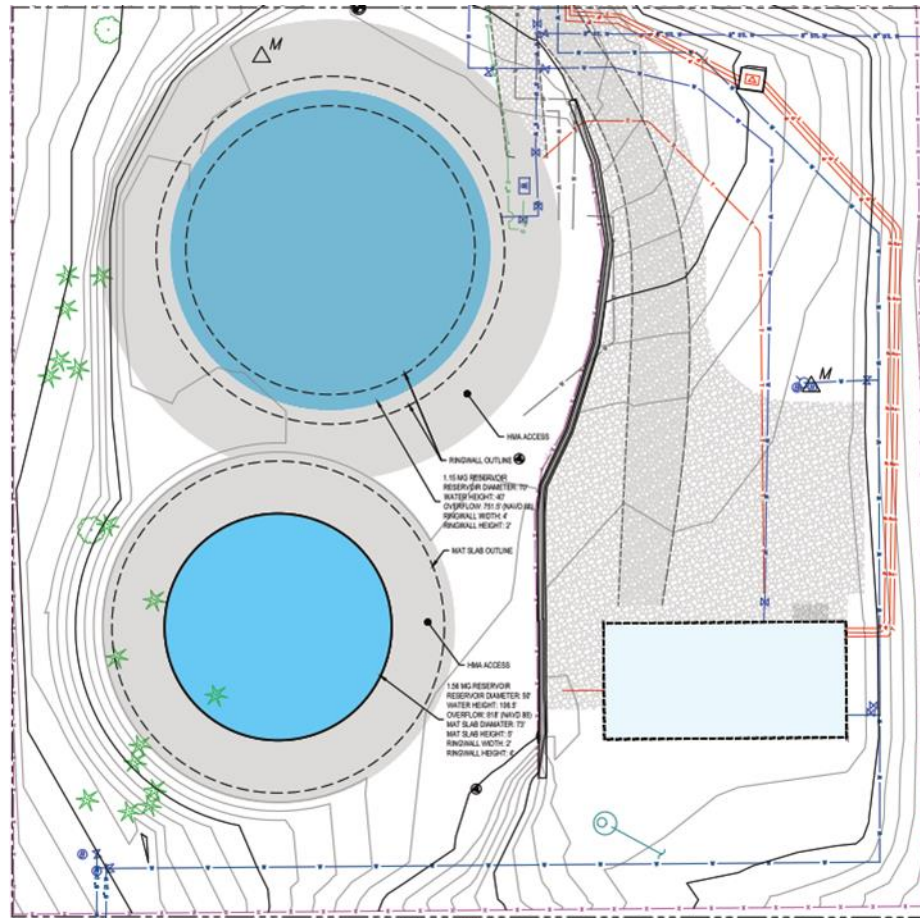
## Lakeridge 748 Zone Reservoir

- Water System Plan Schedule: 2024
- City 2025/2026 Budget
- Funded by commodity rates and system development charges

# SITE CONSTRAINTS



# WHY COMBINE PROJECTS?



- Provides significant cost savings
- Improves constructability
- Reduces risk
- Helps control rates
- Reduces reliance on Tacoma Water
- Minimizes construction nuisance to neighbors
- Provides Economy of scale
- Allows for One time mobilization, demobilization, and overhead cost
- Reduces construction administration cost
- Provides design cost savings
  - One bid package vs two
  - Economy of scale

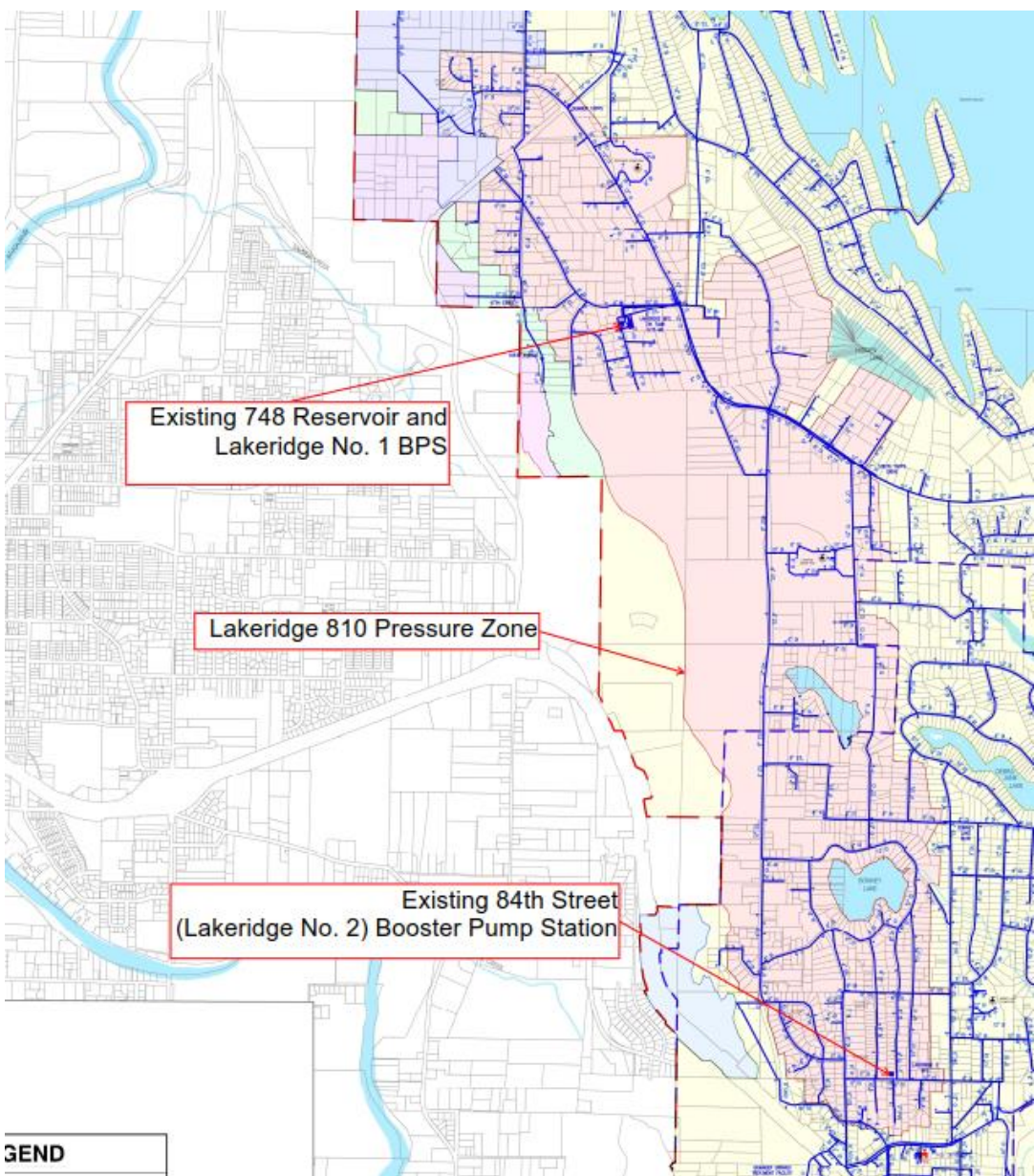
10% - 20% Cost Savings!

#### CIP ST4: Lakeridge 748 Zone Water Reservoir

**Deficiency:** Additional storage capacity is required to accommodate growth. It is estimated that 1.9 MG of storage capacity will be required to accommodate projected growth through 2035.

**Improvement:** Construct a new reservoir in the 748 Pressure Zone to provide gravity storage to the water system. The new reservoir will have an overflow elevation of 748 feet and needs to be sized to provide approximately 1.9 MG of usable storage. The preferred location for this reservoir is in the central part of the water a system, since there are no sources of supply in this location.

- A Capital Improvement Plan Identified in the Water System Plan and approved by Department of Health (DOH).
- Funded by rates and already included in 2025-2026 budget.
- Schedule for design in 2025 and construction in 2026.
- The 748 pressure zone needs additional storage to meet growth and demand.
- The existing Lakeridge 748 Reservoir was constructed in 1963, requires recoating, and is undersized and underutilized.
- Replacing the existing 748 Reservoir with a larger 748 reservoir would provide the additional 748 storage, would allow operations to utilize the reservoir, and would help reduce reliance on Tacoma Water.



### CIP ST3: Lakeridge 810 Zone Reservoir

**Deficiency:** The City does not currently have a storage facility in this zone.

**Improvement:** Select and obtain a property for the Lakeridge 810 Reservoir that has an optimum ground elevation and is conducive to permitting a tall water tank. Construct a new reservoir in the upper elevations of the 810 Zone to provide gravity storage for existing and future customers. The new reservoir will have an overflow elevation of approximately 810 feet. The new reservoir will be sized to provide approximately 1.3 MG of usable storage.

- A Capital Improvement Plan Identified in the Water System Plan and approved by Department of Health (DOH)
- Design is in process. Construction scheduled for 2025.
- Funded by DOH Drinking Water State Revolving Fund.
- Converts the Lakeridge 810 Pressure Zone from a closed zone to an open zone.
- Adding gravity storage provides reliability and redundancy for normal use and fire flow.
- Open pressure zones are more efficient and simplify operations and maintenance.

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**COMMUNITY DEVELOPMENT  
COMMITTEE**

**March 5, 2024  
5:00 P.M.**



[www.ci.bonney-lake.wa.us](http://www.ci.bonney-lake.wa.us)

**DRAFT MINUTES**

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**Location:** Justice & Municipal Center, 9002 Main Street East, Bonney Lake, Washington.

Audio starts at:  
05:00:00

**A. CALL TO ORDER** – Councilmember Dan Swatman, Chair, called the meeting to order at 5:00 p.m.

**B. ROLL CALL:** Councilmember Dan Swatman.

Councilmember attending virtually Councilmember Gwendolyn Fullerton, and Councilmember Kelly McClimans.

Staff members in attendance at the physical location were Interim Public Services Director Jason Sullivan, Assistant to the City Administrator Leslie Harris, Customer Service Manager Stephanie Tonellato, Code Enforcement Officer Brandy Lamberson, and Administrative Assistant III Debbie Sires.

Audio starts at:  
05:01:00

**C. APPROVAL OF MINUTES:**

**Minutes from the February 20, 2024. Community Development Committee Meeting were approved.**

**D. DEPARTMENT REPORTS/PRESENTATIONS:**

**E. DISCUSSION/ACTION ITEMS:**

Audio starts at:  
05:02:00

1. **Comprehensive Plan Update** – Interim Public Services Director Jason Sullivan.

Interim Public Services Director Sullivan presented Comprehensive Plan Update. Presented information about the comprehensive plan as well as taking it straight to full council workshop and not CDC going forward.

**The Committee agreed to forward to the [what] [Council Consent Agenda].**

Audio starts at:  
05:29:00

**F. OPEN COMMITTEE DISCUSSION:**

1. **Off Site Watering** – Councilmember Dan Swatman

Councilmember Swatman was asking about the water flowing from the new warehouse buildings, Interim Public Services Director Jason Sullivan explained it was following their erosion control plans that were submitted.

- G. PUBLIC COMMENTS: None.** *For efficient use of city resources, comments will be a short summary and not verbatim. Video recordings will be uploaded to the city's YouTube channel and an audio recording to the state digital archives if needing a complete review of comments.*

Audio starts at:  
05:30:00

**H. ADJOURNMENT**

**Councilmember Swatman adjourned the meeting at 05:30 PM.**

*Brandy Lamberson*

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Brandy Lamberson, Community Development  
Committee Clerk