

Community Development Committee Meeting

June 2, 2026
4:30 PM



<http://www.bonneylake.gov/>

AGENDA

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

The public is invited to attend Community Development Committee Meetings. Options for attending are provided below.

In-Person: Bonney Lake Justice & Municipal Center at 9002 Main Street East in Bonney Lake

By phone: 1-323-792-6234 (Meeting ID: 576 517 451#)

By internet: Chrome- [TEAMS Meeting Link](#) (Meeting ID: 272 334 403 013 80)

All public online cameras and microphones will be disabled except during citizen comments. Only staff and presenters will be visible and unmuted during the entire meeting.

I. Call to Order

II. Community Development Committee Roll Call

Councilmember Fullerton, Councilmember McClimans, and Councilmember Rock.

III. Agenda Modifications

IV. Approval of Minutes

A. **Approval of Minutes:** May 05, 2026, Community Development Committee Meeting Minutes

V. Department Reports/Presentations

VI. Items for Discussion/Action

- A. A Motion Of The City Council Of The City Of Bonney Lake, Pierce County, Washington Awarding A Professional Services Contract For Traffic Signal Evaluation Services To PSOMAS To Support The West Tapps Highway And Church Lake Road Intersection Improvements.
- B. A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, To Authorize A Scope And Fee With GeoEngineers For Slope Stability and Road Repair Recommendations for Church Lake Road
- C. A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing Award Of A Professional Services Contract With BCRA For Concept Design And Cost Estimating Services For Tenant Improvements To The Justice And Municipal Center

VII. Open Committee Discussion

VIII. Public Comments

Public comments can be made in-person, by phone or virtually during this portion of the meeting. Comments are limited to 5 minutes. All who comment will be asked to state their name for the meeting record.

IX. Adjournment

Anything submitted at the Meeting will be added to the end of the packet the next day.

The City of Bonney Lake does not discriminate on the basis of disability, race, color, or national origin in its programs, services, or activities. If you need language assistance, translation, or an auxiliary aid, service, or policy modification to fully participate, please [email the City Clerk's Office](#) or call at 253-862-8062 (TTY 711) at least 5 business days before the event; later requests will be honored when feasible.

Community Development Committee Meeting

**May 5, 2026
4:30 PM**

Minutes



<http://www.bonneylake.gov/>

I. Call to Order

Councilmember Rock, called the meeting to order at 4:30 p.m.

II. Community Development Committee Roll Call

Elected officials attending were: Deputy Mayor Swatman, Councilmember Aaron Davis, and Councilmember Brittany Rock.

Staff members in attendance at the physical location were Mayor Terry Carter, Administrative Services Director Chuck McEwen, Public Services Director Jason Sullivan, City Engineer Ken Gill, Assistant City Engineer Andrew Fondanson, and Administrative Specialist II Debbie McDonald.

Staff members in virtual attendance: Development Services Manager Lauren Balisky, and Assistant to the City Administrator Leslie Harris.

III. Approval of Minutes

A. **Approval of Minutes:** April 07, 2026 Community Development Committee Meeting Minutes

Minutes from the April 07, 2026, Community Development Committee Meeting were approved.

IV. Department Reports/Presentations

None.

V. Items for Discussion/Action

A. A Motion Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing Award Of A Professional Services Agreement With Parametrix For The Source Control Inspection Program.

A. Assistant City Engineer Fonda gave an overview of the Professional Services

Agreement with Parametrix. The Committee discussed and shared their concerns, including:

- Was money in the budget.
- Cost difference between Tacoma/Pierce County Health Dept. and Parametrix.
- What staff will be trained.
- When does a decision have to be made.
- All the details must be ironed out.

The Committee agreed to allow staff to complete all the details of the project and bring it back to the Community Development Committee.

B. A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing An Award Of A Contract With Peak Drywall Service Inc Dba Peak Construction For The Senior Center Tenant Improvements.

B. City Engineer Gill gave an overview of Senior Center Tennant Improvements. The Committee discussed and shared their concerns, including:

- What happened to the company with the lowest bid.
- Will fuel prices increase the cost.

The Committee agreed to place it on Consent Agenda.

C. A Motion Of The City Council Of The City Of Bonney Lake, Pierce County, Washington Awarding A Professional Services Contract For Construction Management Services To AKANA To Support The Senior Center Tenant Improvements.

C. City Engineer Gill gave an overview of Senior Center Tennant Improvement Construction Management. The Committee had no comments.

The Committee agreed to place the item on Consent Agenda.

D. An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Relating To Stormwater Management And Stormwater Utility, Renumbering Chapter 15.13 Of The Bonney Lake Municipal Code (BLMC) “Stormwater Management” To Chapter 13.18 Of The BLMC And Renumbering Chapter 15.14 “Stormwater Utility” To Chapter 13.19 BLMC; Providing For Severability And Corrections; And Establishing An Effective Date.

D. Development Services Manager Balisky gave an overview of the Municipal Code update. The Committee discussed and shared their concerns, including:

- Fits better in Chapter 13 than Chapter 15.
- What is left in Chapter 15.

The Committee agreed to place it on the Consent Agenda after a Public Hearing is held.

VI. Open Committee Discussion

None.

VII. Public Comments

None.

VIII. Adjournment

At 5:26p.m. the Meeting was adjourned by Councilmember Brittany Rock with the common consent of the Committee.

Debbie McDonald, Administrative
Specialist II

Councilmember Brittany Rock

City of Bonney Lake, Washington
Community Development Committee Agenda Bill (AB)

Agenda Bill Number:

Agenda Item Type: Motion

Presenter: Ken Gill, City Engineer, Andrew Fonda,
Assistant City Engineer

City Strategic Goal Category: Growth Vision

Department/Division Submitting: Public Services Staff

Impacted Departments That Received Notification: Public Services

Full Title/Motion: A Motion Of The City Council Of The City Of Bonney Lake, Pierce County, Washington Awarding A Professional Services Contract For Traffic Signal Evaluation Services To PSOMAS To Support The West Tapps Highway And Church Lake Road Intersection Improvements.

Short Background Summary:

In May 2024 SCJ prepared the attached Intersection Control Evaluation ICE. A traffic signal was the preferred alternative and shown on Figure 8 titled Church Lake Road East at W Tapps Highway-Traffic Signal Alternative. The signal does not need any ROW or environmental permitting.

A preliminary cost estimate was \$707,300 and the signal purchase (\$300K) is the highest item in the estimate. The cost estimate is shown in Appendix C-Church Lake RD-W Tapps HWY E Signal. The signal is expected to be warranted in 2031 based on the conclusions in the SCJ ICE.

The Sumner Bonney Lake School District is removing our signal as shown on attached Sheet TS.1 as part of the construction of the new roundabout to serve Bonney Lake High School and Mountain View Middle School. Staff have requested that PSOMAS evaluate how much of the existing signal could be reused at West Tapps and Church Lake Road. The attached scope and fee has additional details.

Budget Explanation:

The attached 2025/2026 budget included \$500,000 for design of West Tapps Hwy & Church Lk Rd as part of the West Tapps Corridor Improvement Project. The attached \$12K scope and fee would be taken from this funding.

Committee, Board, Commission, & Hearing Examiner Review

Name Of Committee/Commission/Examiner Meeting: Community Development Committee

Date of Committee/Commission/Examiner Meeting: 6/2/2026

Date of Committee/Commission Public Hearing:

Committee/Commission/Examiner Meeting Decision:

Council Action

Date of Council Workshop

Date of Council Meeting

Date of Council Public Hearing

6/9/2026

Exhibit A

City of Bonney Lake Existing Signal Reuse Assessment Task Order #1

Psomas
Scope of Work
May 14, 2026

INTRODUCTION

The Sumner-Bonney Lake School District has submitted proposed improvements to the City at the intersection of 196th Ave Ct E and the entrances to both Bonney Lake High School and Mountain View Middle School. Currently, there is a four-legged intersection that is signal controlled at this intersection. Future improvements consist of removal of the signal and installation of a roundabout. Additionally, the City of Bonney Lake has identified that the intersection of Church Lake Road E and West Tapps Highway within City Limits would require a signal installation by 2031, per a study completed by SCJ Alliance.

This on-call task order outlines the work required to identify what, if any, existing signal equipment could be reused or salvaged from the intersection at 196th Ave Ct E and repurposed for use at Church Lake Road E and West Tapps Highway. The product of this on-call task order is a meeting between Psomas and City of Bonney Lake engineering staff with a follow up email identifying the following:

- Signal equipment and appurtenances that can be repurposed
- Signal equipment and appurtenances that cannot be repurposed and would require new
- Signal equipment that may need to be modified prior to being repurposed
- Signal equipment that should be stored in the interim until further improvements are constructed at Church Lake Road

Additionally, the City has requested that Psomas develop a funding level fee estimate for plans, specifications and estimate for bid of the signal utilizing repurposed equipment where available and new equipment where necessary for funding requests.

Assumptions

- The project is locally funded; there are no federal funds associated with this project.
- The signal is not to be designed under this scope of work; the scope of work only includes developing a funding level fee estimate for PS&E for signal plans.
- A City representative that is familiar with the existing signal and operations will be available for the site visit to open the signal cabinet.
- The City utilizes Pierce County staff for signal technician services, the City will coordinate with Pierce County to arrange for the signal technician to be onsite during the site visit, in lieu of the signal technician being onsite, City will provide Psomas with contact information for the signal technician for any questions that may arise from the field visit.

INFORMATION PROVIDED BY THE CITY

City of Bonney Lake has provided the following to assist with this on-call:

- Church Lake and West Tapps Highway Intersection Control Evaluation
- Cover page and signal removal plans for school project
- Preliminary layout and estimate of proposed signal configuration at Church Lake & West Tapps Hwy
- Existing signal plans for review prior to the field visit, in pdf format if available

SCOPE OF WORK

Task 1 – Project Management

This task covers the effort required to manage the contract and to assure that the project meets the City's expectations for schedule, budget, and quality of product. Effort included under this task is as follows:

- 1.1 Psomas will provide continuous project coordination and internal management for the project duration (estimate 2 months).
- 1.2 Psomas will prepare monthly progress reports identifying work in progress, upcoming work elements, and reporting of any delays, problems, or additional information needs.

Products:

- Monthly progress reports.
- Project meeting minutes.
- Miscellaneous project coordination documentation.

Task 2 – Signal Reuse Site Visit

This task covers the effort required for Psomas staff to visit the existing signal site and proposed signal site and develop recommendations for signal reuse:

- 2.1 Psomas staff will visit the existing signal site in coordination with the City's signal technician to determine capability of the City to reuse existing signal equipment and appurtenances. Psomas staff will follow that site visit with a site visit to the proposed intersection to determine existing conditions, site constraints and general layout.
- 2.2 Psomas will prepare for and conduct a meeting with City staff to determine what equipment can be repurposed, what equipment will need to be new and general recommendations for signal installation. This will be documented with a follow up email to the City Engineer.

Products:

- Site Visit & notes
- Meeting with City and staff
- Follow up email consisting of recommendations for signal equipment repurposing

Assumptions:

- Existing signal equipment is of sufficient age and condition for reusability to be a recommended; if equipment is found to be obsolete or unsupported, replacement will be recommended regardless of physical condition

Task 3 – PS&E Fee Estimate

This task covers the effort required for Psomas staff to develop a funding level fee estimate for PS&E production after meeting with the City to discuss signal reuse. The following will be incorporated into the PSE fee estimate:

- 3.1 Psomas staff will develop a funding level estimate for the engineering fee for PS&E for the project including tasks, sheet list, necessary subconsultants, supporting reports and coordination with other proposed City projects within the intersection.
- 3.2 Psomas will send the PSE funding estimate to the City prior to scheduling a meeting to discuss overall costs and design fee level.

Products:

- Preliminary Fee estimate
- Meeting with City and staff

Assumptions:

- No plans, specifications or estimate will be produced as part of this Task order.
- This funding level estimate for engineering shall take the following into consideration:
 - Future alignment of Allan Yorke Park to Foothills trail
 - Clear zone requirements
 - Lighting analysis to meet WSDOT standards
 - Mast arm length revisions or footing locations to adapt to mast arm length
 - APS buttons would be stored by the City until warrants for crossings are met
 - Recommendation of overhead utility line relocation or undergrounding.
 - Future improvements at this intersection are slated to include utility improvements and regrading of a vertical curve. These improvements would NOT be included in the signal installation plans. However, signal installation plans should not preclude these improvements.
 - The preliminary fee estimate for plans should reflect the City's desire to, in the interim, construct the new signal on new foundations, in locations that are appropriate for future projects, not including installation of conduit, but have the conduit planned for future installation. The signal then would be inactive until future projects come through and the signal would be wired and activated.
- Subconsultant fees needed for design fee estimate will be estimated based on previous project work
- No scope will be developed at this time; PS&E fee estimate will be based on assumed task hours and past project experience.
- The City has indicated that no right-of-way will be required to construct the signal. ROW subconsultants will not be included. If Psomas, identifies ROW needs this will be discussed with the City prior to finalizing fee estimate.
- Permitting as part of the PS&E package will be based on the future project being locally funded.

ADDITIONAL SERVICES

It may be necessary for Psomas to provide services in addition to those outlined above as requested and approved by the City. It is assumed that additional services could include tasks such as survey, utility locates, design elements, exhibits and other work tasks not included in the Scope of Work. At the time these services are required, the Consultant shall provide the City with a detailed Scope of Work and an estimate of costs. The Consultant shall not proceed with the work until the City has authorized the work and issued a Notice to Proceed.

EXHIBIT B PRIME CONSULTANT COST COMPUTATIONS

Client: City of Bonney Lake
Project Name: OC Task order 1 - Reuse of signal equipment
Psomas Project Number: 9BON010891
Date: May 2026

Task No.	Task Description	Labor Hour Estimate						Total Hours and Labor Cost Computations by Task	
		Engineering Manager I	Asst. Engineering Manager	Design Engineer II	Design Engineer III	Senior Admin	Office Admin		
		\$260.00	\$237.00	\$153.00	\$164.00	\$155.00	\$121.00	Hours	Totals
Task 1 - Management and Coordination									
1.1	Project Coordination	2	4			2	2	10	\$ 2,020.00
1.2	Monthly Progress reports		2			2		4	\$ 784.00
	Task Total	2	6	0	0	4	2	14	\$ 2,804.00
Task 2 - Signal Reuse Site Visit									
2.1	Field Visit to existing signal and proposed signal site	6	4	4	4			18	\$ 3,776.00
2.2	Meeting with City and follow up email	2	2	4				8	\$ 1,606.00
	Task Total	8	6	8	4	0	0	26	\$ 5,382.00
Task 3 - PS&E Design Estimate									
3.1	Developing funding level estimate for PS&E of new signal	2	2	6	6			16	\$ 2,896.00
3.2	Meeting with City to discuss PS&E costs	1	1					2	\$ 497.00
	Task Total	3	3	6	6	0	0	18	\$ 3,393.00
	Total Labor Hours and Fee	13	15	14	10	4	2	58	\$ 11,579.00
Reimbursable Direct Non-Salary Costs									
								Mileage at current IRS rate	\$ 81.00
								Reproduction Allowance	
								Total Reimbursable Expense	\$ 81.00
								Management Reserve	\$ -
								Total Estimated Budget	\$ 11,660.00

Intersection Control Evaluation

Church Lake Road E at W Tapps Highway

City of Bonney Lake, Washington

Prepared For:

City of Bonney Lake, Washington

Prepared By:

SCJ Alliance

8730 Tallon Lane NE, Suite 200

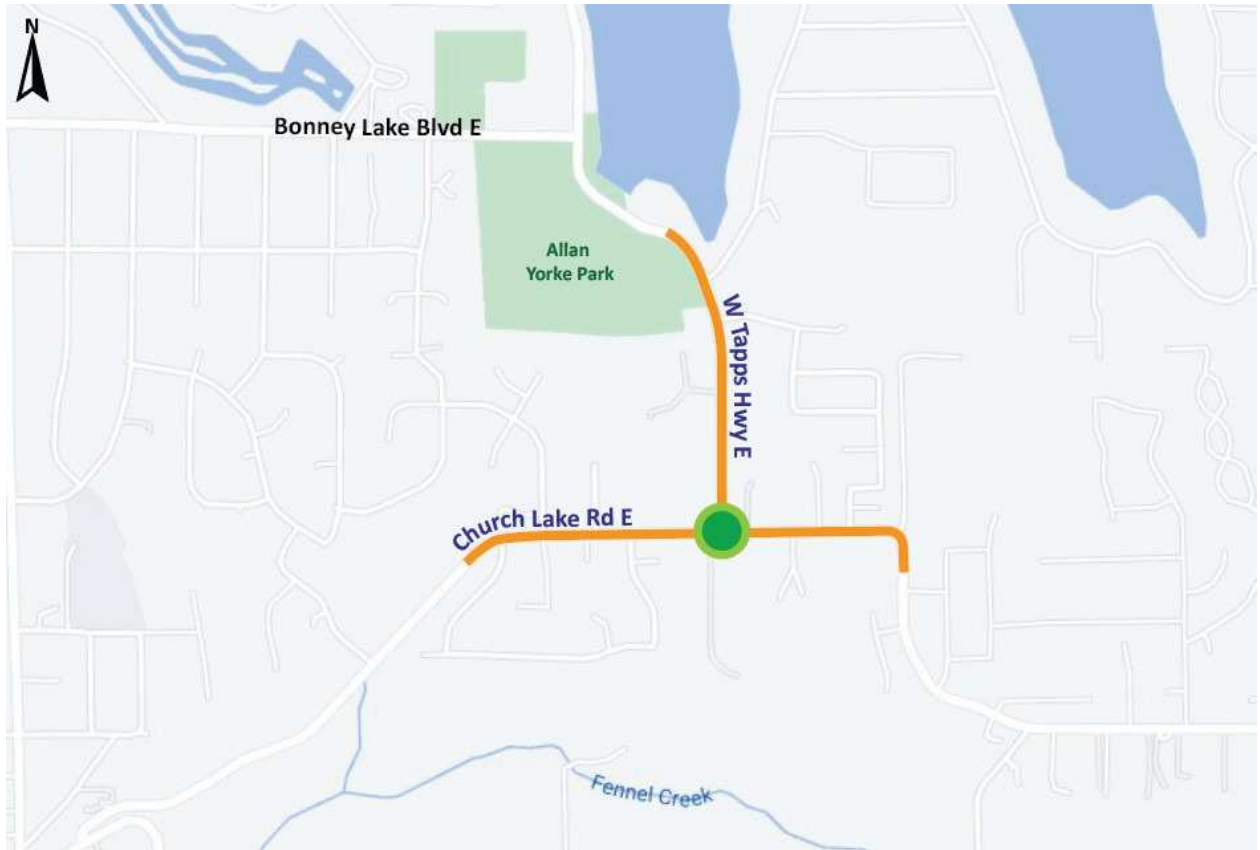
Lacey, WA 98516

360.352.1465

May 2024



Figure 1. Project Vicinity



4 Intersection Alternatives

The City's current transportation plan includes a long-range improvement to the intersection of Church Lake Road E with W Tapps Highway. This intersection would involve installation of a traffic signal, as well as an eastbound left turn lane and a southbound left turn lane at this location. Before advancing this improvement, the city wants to re-evaluate the intersection to confirm the appropriate form of traffic control that should be implemented. Two intersection improvement alternatives have been developed and are described and evaluated in this chapter.

4.1 Identification of Alternatives

Two intersection improvement alternatives have been identified and studied including the addition of traffic signal control with added lane channelization, and single lane roundabout control. Analysis will be conducted at the sketch planning level to determine optimal traffic operations, and to identify footprint and determine how it will impact right of way, environment, and cost.

- ◆ *Traffic Signal* – As shown in **Figure 8**, this alternative initially assumes the same channelization as exists today on both roadways approaching the intersection.

Figure 8. Church Lake Road E at W Tapps Highway - Traffic Signal Alternative



Table 5. Signal Warrant Analysis

Roadway	2023 Volumes			Warrant 1: 8-Hour Vehicular Volume		Warrant 2: 4-Hour Vehicular Volume	Warrant 3: Peak Hour Vehicular Volume
	Peak Hour (VPH)	4th Hour (VPH)	8th Hour (VPH)	Condition A Minimum Volume	Condition B Minimum Volume		
<u>Veterans Memorial Drive</u>							
Total Both Approaches	466	363	247	500	750	See Figure 4C-1 – Appendix D	See Figure 4C-3 – Appendix D
<u>Angeline Road</u>							
Southbound	459	358	243	150	75	See Figure 4C-1	See Figure 4C-3
Northbound	0	0	0				
Minimum Volume Warrants Satisfied:				No	No	Yes	Yes

5.1.5 Stop Sign Warrant Analysis

The Manual of Uniform Traffic Control Devices (MUTCD) includes a process to evaluate the need and justification for installation of all-way traffic control devices. Three warrants have been identified, only one of which needs to be met but it must be justified in full. These warrants include:

1. Where traffic signals are warranted and urgently needed, the multiway stop as an interim measure that can be installed quickly to control traffic while arrangements are being made for the signal installation.
2. Where there is a crash problem as evidenced by five or more reported crashes in a 12-month period of a type that could benefit from all-way stop installation (such as turn or angle collisions)
3. Where minimum traffic volumes must be met including:
 - All entering volumes must average at least 500 vehicles per hour for any eight hours of an average day (300 on the main road and 200 on the minor road); and
 - The combined vehicle and pedestrian volume from the minor street must average at least 200 per hour for the same eight hours, with an average delay to vehicle traffic of at least 30 seconds per vehicle during the maximum hour. However, if the 85th percentile speed of the major street exceeds 40 mph, the minimum vehicle volume warrant is 70 percent of the foregoing requirement.

In evaluating the intersection of Church Lake Road with W Tapps Highway, the following can be concluded:

1. Signal installation is not currently warranted and is not expected to be warranted until about 2031. All way stop installation would only be permitted as an interim measure if the warrants could be met and installation was delayed for whatever reason (such as availability of funding or equipment purchase).

2. The evaluation of crash history indicates that a total of six crashes occurred over the five year period between January 1, 2018 and December 31, 2022, with an average annual crash of 1.2 vehicles. This warrant would not be met.
3. As indicated in hourly traffic count data collected on Church Lake Road, the eighth highest hourly volume equals about 190 vehicles. Data for the eighth highest hour on W Tapps Highway must be estimated from the available PM peak hour count. The eighth highest hour would represent approximately 70 percent of the PM peak which equates to about 230 vehicles. The sum of these two approaching volumes would equal 420 vehicles which does not meet the threshold of 500 vehicles identified in the MUTCD.

Based on this analysis, installation of an All-Way Stop at the intersection of Church Lake Road with W Tapps Highway is not warranted and is not recommended for installation at this time. On a periodic basis traffic counts should be taken on both roads at the intersection to monitor when the eighth highest hourly volumes become sufficient to warrant installation of an All-Way Stop as a precursor to traffic signal installation.

5.2 Safety Analysis

Study intersection safety was assessed through crash data and to identify deficiencies. The data was reviewed to identify potential patterns for motor vehicle, pedestrian, and bicyclist crashes. The Washington Department of Transportation (WSDOT) provides crash data for study area roadways. The data was collected over the five-year span between January 1, 2018 and December 31, 2022 and is presented in **Table 6**.

During this five-year period there were six total crashes reported at or related to the study intersection, with two involving possible or suspected minor injuries. Of these six crashes, three involved rear end collisions, and three involved hitting a fixed object. There were no bicycle or pedestrian crashes reported at the intersection over the five year analysis period (2018-2022).

Table 6. Church Lake Road/W Tapps Highway Crash Data by Type and Severity (2018-2022)

Description	Fatal/Serious (crashes)	Fatal/All Injury (crashes)	Property Damage Only	Total (crashes)
Rear-end	0	1	2	3
Angle	0	1	2	3
Total	0	2	4	6

The Federal Highway Administration’s Crash Modification Factors Clearinghouse maintains and publishes information about the effectiveness of various transportation improvements (or crash countermeasures¹) in reducing crash incidence and/or severity. Crash Modification Factors (CMFs)

¹ Crash countermeasures are actions taken to reduce the danger or threat of a particular type of crash. The effectiveness of various countermeasures are identified through various Crash Modification Factors (CMFs) that indicate the proportion of crashes that would be expected to change after implementation of a countermeasure. FHWA provides an extensive database of CMFs in its online Crash Modification Factors Clearinghouse.

Project Name: Church Lake RD-W Tapps HWY E Signal
Client Name: City of Bonney Lake
SCJ Project No.: 23-000008
Estimate Level: Concept
Date: 5/16/2024



BID ITEM NO.	WSDOT STD ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	TOTAL QUANTITY	Schedule A Signal	TOTAL
PREPARATION							
1	0001	MOBILIZATION	L.S.	\$ 40,000.00	1.0	1.0	\$ 40,000
2	0050	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	L.S.	\$ 10,000.00	1.0	1.0	\$ 10,000
						Subtotal:	\$ 50,000
EROSION CONTROL AND ROADSIDE PLANTING							
3	6488	EROSION CONTROL AND WATER POLLUTION PREVENTION	L.S.	\$ 10,000.00	1.0	1.0	\$ 10,000
						Subtotal:	\$ 10,000
TRAFFIC							
4	6859	PLASTIC STOP LINE	L.F.	\$ 25.00	50.0	50.0	\$ 1,250
5	6912	TRAFFIC SIGNAL SYSTEM	L.S.	\$ 300,000.00	1.0	1.0	\$ 300,000
6	6971	PROJECT TEMPORARY TRAFFIC CONTROL	L.S.	\$ 60,000.00	1.0	1.0	\$ 60,000
						Subtotal:	\$ 361,250
OTHER ITEMS							
7	7038	ROADWAY SURVEYING	L.S.	\$ 15,000.00	1.0	1.0	\$ 15,000
8	7736	SPCC PLAN	L.S.	\$ 2,500.00	1.0	1.0	\$ 2,500
						Subtotal:	\$ 17,500

Subtotal Construction:	\$438,750	\$	438,750
Contingency @ 30%	\$131,625	\$	131,625
TOTAL CONSTRUCTION:	\$570,375	\$	570,375
<hr/>			
Preliminary Engineering (PE) @ 12%	\$68,445	\$	68,445
Construction Management (CM) @ 12%	\$68,445	\$	68,445
<hr/>			
SCHEDULE COST TOTALS:	\$707,265	\$	707,265
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TOTAL PROJECT COST:	\$	\$	707,265

STREET CIP

Project	Project ID	2025	2026
ADA Improvements	ADA Plan	275,000	275,000
Chip Seal Program	CW3	300,000	300,000
Sidewalks		275,000	275,000
Street Reconstruction	CW1	350,000	350,000
Street Overlay- (192nd-SR410 to Old Sumner Buckley) <i>Dependent upon option for Sewer Project ID: LS-04 -LS17 or LS24</i>	CW3	275,000	275,000
Pavement Condition Index (PCI) <i>Maintains Eligibility for Federal Funds</i>	CW1 and CW3	75,000	
Angeline & Veteran’s Memorial Drive Roundabout (RAB) 2025- Design & 2026- ROW	I4	600,000*\$	50,000*\$
214th Overlay- (City Limits to City Limits) 2025- Design & Row & 2026- Construction	CW3	217,500	750,000**
W Tapps Hwy & Church Lk Rd <i>Part of West Tapps Corridor Improvement Project</i> 2025- Design	R37 and I1	500,000\$	
	Totals	\$2,867,500	\$2,275,000

*RTCC Grant \$562,250 (City match of 13.5%)

**Applying for TCC Grant \$648,750 (City match of 13.5%)

\$ TIF Eligible Projects

PARK CIP

Project	Project ID	2025	2026
AYP Northwest Parking Lot Upgrades	AYP A	4,100,000	
AYP Tennis Court Upgrades- (With Pickleball Conversion) <i>New Covered Basketball Court Portion Delayed</i>	AYP H	75,000	
Bonney Lake Sports Complex (BLSC) Pickleball/Multi-Sport Courts, Restrooms, Parking 2025 & 2026- Design	BLSC A	150,000	500,000
Cedarview Park (CVP) Covered Sport Court, Playfield Improvements & 206th Parking 2026-Design	CVP A		240,000
Viking Dog Park (VDP) ADA Access Pathway <i>Not until tree work is complete</i>	VDP	165,000	25,000
Wayfinding & Interpretive Signage	System-wide		50,000
Minor ADA Access & Amenity Upgrades	System-wide		100,000
AYP Ballfield 5 Playground Installation**^		250,000	
	Totals	\$4,740,000	\$915,000

**State Legislature (DOC) Grant \$151,000

^Project carried over from 2024

GENERAL GOVERNMENT CIP

Project	Project ID	2025	2026
Senior Center Improvements^		750,000*	
PSB Generator-Construction^	ARPA	600,000**	
JMC stairwell and elevator key card		28,000	
Demolition -Green Garage		30,000	
	Totals	\$1,408,000	\$0

*State Legislature (DOC) Grant \$630,500

**Remaining ARPA Funds \$215,887

^Project carried over from 2024

WATER CIP

Project	Project ID	2025	2026
Grainger Springs Upgrades- Construction^	F5	3,000,000	500,000
Wholesale 800 to 748 Zones Connection <i>Public Services Building Control Valve Modifications</i>	PZ4	166,000	
Tacoma Point Water Reservoir Replacement^ <i>Old Tank Demolition</i>	ST2	100,000	
Replace Pressure Relief Valve (PRV) 1 & 2 With New PRV Station			327,000
Lakeridge 810 Zone Reservoir**^	ST3	3,000,000	4,000,000
Lakeridge 748 Zone Water Reservoir^	ST4	3,000,000	4,000,000
West Tapps Drive Water Main <i>Part of West Tapps Corridor Improvement Project</i> 2025-Design	WM10	25,000	
Fennel Creek Crossing Water Main	WM31	2,500,000	2,000,000
Wellhead Protection Program <i>Related to Victor Falls Issues</i>	P4		630,000
Cedarview Water Main Replacement Program	WM4		300,000
12" Water Main Replacement- (Myers Rd to City Limits) 2026- Design	WM7		110,000
Decant Facility Roofing+		150,000	
	Totals	\$11,941,000	\$11,867,000

*Drinking Water State Revolving Fund Loan (DWSRFL) (DOH) \$9,280,000

+Peak 410 Developer Agreement states Developer to build Decant Facility with City responsible for the roof portion. Decant Facility needs to be moved out of AYP park as it is in violation of RCO Agreement.

^Project carried over from 2024

SEWER CIP

Project	Project ID	2025	2026
LS-17 Capacity Upgrades (Pumps, Valves, Grates)	LS-02	375,000	
LS-17 Replacement Construction or LS-24 Diversion Design 2025- Study & 2026- Design	LS-04	50,000	300,000
SR 410 Sewer Main Improvements (East of LS-17) <i>Includes Riverside Dr Sewer Manhole Replacement</i> 2025- Design & 2026- Construction	C-02	750,000	1,000,000
I&I Reduction Program- Angeline @ LS-17, 77th St Ct E @ 195th Ave Ct E, and 205th @ Inlet Island^	C-04	500,000	3,500,000
Sewer Plan Update	G-03	100,000	200,000
West Tapps Hwy Extension* <i>Part of West Tapps Corridor Improvement Project</i> 2025-Design		110,000	
Cedarview Sewer “Dry Line” Installation (Septic Reduction) 2026- Design	Rate Study Project		600,000
Decant Facility Roofing+		150,000	
City of Bonney Lake Subtotal		\$2,035,000	\$5,600,000
SUMNER WWTF PROJECTS			
WWTF Improvements		146,016	522,387
WWTF Aeration Basins		246,780	40,500
WWTF Clarifiers			54,000
WWTF Disinfection & Discharge			889,880
WWTF Biosolids		54,000	86,057
WWTF Biosolids Modernization		7,290,000	2,700,000
Mach & Eq - Sewer		3,375	
Mach & Eq - WWTF		20,383	
Sumner WWTF Subtotal		7,760,554	4,292,824
Totals		\$9,795,554	\$9,892,824

* This project is being done as part of a corridor project while the road is being reconstructed and the water mains installed. The project is being done instead of Mt. Creek Force Main Replacement (C-03) estimated at \$120,000 for design and \$750,000 for replacement. The Mt. Creek Force Main Replacement is being constructed by the developer as part of the Peak410 Project.

+Peak 410 Developer Agreement states Developer to build Decant Facility with City responsible for the roof portion. Decant Facility needs to be moved out of AYP park as it is in violation of RCO Agreement.

^Project carried over from 2024

STORM CIP

Project	Project ID	2025	2026
Water Quality Swale Retrofit Program-Construction \$ 2025- 67th Ct E & 2026- 67th St E ^	4-1	633,000*	690,000
Fennel Creek TMDL (Total maximum Daily Load) ^	NPDES Requirement	50,000**	50,000
NPDES (National Pollutant Discharge Elimination System) Compliance	NPDES Requirement	50,000	50,000
Inlet Island – Lake Tapps- Construction \$^ S Island Rd Conveyance Improvements at S Island Dr E	1-8	230,000	
Stormwater Management Action Plan (SMAP)^		100,000**	
Stormwater Comprehensive Plan		100,000	200,000
Lake Tapps Allan Yorke Park/West Tapps Highway East Subbasin Retrofit \$ <i>Part of West Tapps Corridor Improvement Project</i> 2025-Design	3-3	170,000	
Fennel Creek Stream Gauge	5-1		30,000
Decant Facility Roofing+		150,000	
	Totals	\$1,483,000	\$1,020,000

*Remaining ARPA Funds \$160,902

**Remaining ARPA Funds \$150,000

\$Request Pierce County Flood Control Zone District Opportunity Funds. Bonney Lake fund balance as of 1/1/2024 is of \$352,801 and estimated at \$50,000 each year.

+Peak 410 Developer Agreement states Developer to build Decant Facility with City responsible for the roof portion. Decant Facility needs to be moved out of AYP park as it is in violation of RCO Agreement.

^Project carried over from 2024

ER&R Fund

<u>Asset #</u>	<u>Dept</u>	<u>Item</u>	<u>2025</u>	<u>2026</u>	<u>Overage</u>
RS214	Facilities -GF	Transit Van	88,720		47,037
RS213	Water	F250 extended cab 4x4	68,250		36,378
RS416	Sewer	Transit Van	88,720		88,720
PD086	Police-GF	F250 Super duty/F350 4x4	79,380		49,011
PD1407	Police-GF	Escape/Pathfinder	64,100		38,739
PD1406	Police-GF	Tahoe/F150 4x4		110,780	64,049
PD1702	Police-GF	Tacho/F150 4x4		110,780	54,220
EQ292	Multiple	Brush Chipper		100,100	62,638
RS274	Water	F250 Extended cab 4x4		71,500	35,308
RS222	ER&R	Mechanic service truck		249,000	238,091
NEW	Multiple	Caterpillar wheel loader		202,890	202,890

*Please note that replacement vehicles have some money set aside in ER&R Fund. Not all are covered at 100% which causes the individual fund to pick up the balance-overage column.

City of Bonney Lake, Washington
Community Development Committee Agenda Bill (AB)

Agenda Bill Number:

Agenda Item Type: Resolution

Presenter: Ken Gill, City Engineer, Andrew Fonda,
Assistant City Engineer

City Strategic Goal Category: Economic Development Vision

Department/Division Submitting: Public Services Staff

Impacted Departments That Received Notification: Public Services

Full Title/Motion: A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, To Authorize A Scope And Fee With GeoEngineers For Slope Stability and Road Repair Recommendations for Church Lake Road

Short Background Summary:

In March 2026, staff observed tension cracking in the eastbound lane and slope movement at the top of the slope along Church Lake Road East, approximately 0.2 miles north-east of the intersection of Church Lake Road East & Veterans Memorial Drive East and extending approximately 400 to 500 feet north-east. Staff filled the tension cracks with asphalt. Before and after photos are attached.

Staff met with GeoEngineers geotechnical engineer Mark Rose onsite. GeoEngineers scope includes hollow stem auger drilling, supplied by Holt Services, Inc. located in Edgewood, Washington. GeoEngineers staff will determine soil type and density and make recommendations for repair with cost estimates for the 2027/2028 budget. Staff will mark the boring locations to support underground utility location marking (811 Call Before you Dig) and provide traffic control. Additional details are in the attached scope and \$31K fee.

Budget Explanation:

This slope failure was not planned or part of the 2025/2026 budget. Staff propose a transfer of \$31,000 from the \$7,030,996 shown as the ending balance in the Street CIP Fund to pay for this effort.

Committee, Board, Commission, & Hearing Examiner Review

Name Of Committee/Commission/Examiner Meeting: Community Development Committee

Date of Committee/Commission/Examiner Meeting: 6/2/2026

Date of Committee/Commission Public Hearing:

Committee/Commission/Examiner Meeting Decision:

Council Action

Date of Council Workshop

Date of Council Meeting

Date of Council Public Hearing

6/9/2026





May 12, 2026

City of Bonney Lake
21719 96th Street East
Buckley, Washington 98321

Attention: Ken Gill, PE

Subject: Revised Scope and Fee Estimate
Geotechnical Engineering Evaluation
City of Bonney Lake – Church Lake Road Slope Repair
Bonney Lake, Washington
File No. 4555-012-00

Introduction and Project Understanding

GeoEngineers, Inc. (GeoEngineers) appreciates the opportunity to submit this scope and fee estimate to the City of Bonney Lake (City) for geotechnical engineering evaluation and development of recommended repair alternatives for the eastbound lane roadway cracking and shoulder settlement along Church Lake Road East in Bonney Lake, Washington. This submittal is based on conversations with City, observations made during a preliminary site visit completed by GeoEngineers with City personnel on March 26, 2026, our knowledge of the area and our previous experience on similar projects.

We understand that continued slope movement and tension cracking has been observed in the southern roadway lane and top of slope along Church Lake Road East, approximately 0.2 miles northeast of the intersection of Church Lake Road East & Veterans Memorial Drive East and extending approximately 400 to 500 feet northeast. Our preliminary observations and understandings are summarized below:

- Pavement cracking and road shoulder settlement is occurring at the project site, especially in the immediate vicinity of the property at 19211 Church Lake Road.
- Tension cracks, sloughing and areas of “down-setting” or settlements are present near the top of the slope.
- The southern (eastbound) lane, especially near the intersection, appears to have been raised above natural site grades using undocumented fill.
- The overall slopes immediately below the eastbound roadway shoulder are estimated to be inclined generally steeper than 33 degrees (1.5H:1V [horizontal to vertical]) and steeper than 45 degrees (1H:1V) in some areas.
- The area immediately below the slope is mapped as Oceola mudflow deposits, likely consisting of a mixture of loose sand and soft to stiff silt and clay.

Scope of Services

The purpose of our services is to evaluate surficial and subsurface conditions in the areas exhibiting tension cracking and where over-steepened slopes exist as a basis for determining appropriate City response and slope/roadway repair strategies. We propose the following efforts:

- Review geologic maps, published references, lidar and available geotechnical reports regarding soil and groundwater conditions in the project vicinity and complete a site visit by our project Senior Geotechnical Engineer (previously completed).
- Submit utility locate information to the Washington Utility Notification Center to clear public utility locations prior to completing the explorations. We have assumed the City will mark areas for the utility locate; this activity will not require a site visit by GeoEngineers.
- Explore soil and groundwater conditions by engaging and subcontracting track-mounted, hollow-stem-auger, drilling services to drill geotechnical borings at the site. We have budgeted for one day of drilling. We have planned for up to three borings with planned borings depths of 20 to 50 feet below surrounding grade, and maximum total footage of 120 feet. The actual number of borings will be dependent on conditions encountered, depth necessary to encounter stable natural soils and drilling progress in one day.
 - We assume that the City will issue a Right-of-way permit for the work, if necessary, and any fees will be waived.
 - We have assumed that the City will mark and submit a public utility locate for the drilling.
 - We have assumed that the City will provide traffic control services, including flaggers and appropriate signage.
 - Soil samples will be obtained from the borings at 2.5- to 5-foot intervals using split spoon sampling techniques.
 - The borings will be monitored on a full-time basis by one of our geotechnical engineers or engineering geologists. Our representative will obtain samples of the various soils encountered, classify the materials and maintain a detailed log of each exploration. These samples will be sealed and returned to our laboratory for additional examination and laboratory testing, as deemed necessary.
 - Soil cuttings can be left at a designated location onsite. Contamination is not anticipated and no wells are planned or expected to be necessary for installation at this time.
- Perform laboratory testing on selected soil samples. We expect that moisture content determinations, sieve analyses and percent fines determinations will be appropriate to characterize engineering properties of site soils. We envision our testing will comprise sieve analysis, moisture content determination and Atterberg limits, if necessary.
- Conduct engineering analysis and prepare a geotechnical report for the proposed roadway repairs, including:

- Perform slope stability analyses based on the field observations and measurements, soil and groundwater conditions explored, city provided survey data and researched lidar and other site features/literature to model the existing slope conditions.
- Perform stability analyses for up to three repair options, as appropriate. We will review and discuss slope repair options with City personnel and evaluate appropriate repair alternatives such as fill replacement and regrading, ground anchor systems (such as soil nails) and structural soldier pile walls. We have assumed this will include one, one-hour meeting with appropriate City staff to discuss alternatives.
- Prepare our deliverable assumed to comprise a geotechnical report with the results of our field explorations, laboratory testing and discussions on results of repair alternatives analysis and rough order of magnitude (ROM) cost estimates. The report will include a site plan with boring locations and supporting data, including boring logs and laboratory testing results. We plan to prepare a draft report that will be finalized upon receipt of any City comments. Analysis of our slope stability results of slope repair alternatives will be provided; however conceptual repair figures are excluded.

Terms, Fee Estimate and Schedule

We are in a position to begin work immediately after receiving your authorization to proceed. Our preferred specialty driller is typically scheduled about 6 weeks out. The borings will take up to 2 days to complete. The laboratory work will be completed approximately 3 weeks following the drilling. The report will be available approximately 4 weeks thereafter, depending on collaboration timelines with the City. We plan to communicate our findings to you as they are developed, should changes or conditions vary from anticipated.

Our services will be completed in accordance with the terms and schedule of charges described in our on-call contract with the City of Bonney Lake dated April 1, 2026, and that the City will issue a task order from the on-call contract. We will endeavor to keep you apprised of project status and conditions that may significantly affect our scope and estimate.

We suggest establishing a budget of **\$31,000** for the services described above. This includes subcontracted drilling services. A summary of our proposed fee is shown in Table 1, Cost Estimate, below.

TABLE 1. COST ESTIMATE

DESCRIPTION	FEE
Project set-up, management, and review of existing information	\$2,200
Field coordination, subcontractor management and utility locate submission	\$1,300
GeoEngineers field exploration services during drilling (1 day)	\$3,000
Laboratory testing and log preparation	\$1,500
Subcontracted Driller	\$8,500
Topographic surface development, design, slope stability analysis, City alternatives meeting	\$8,000
Report and figure preparation	\$6,500
Estimated Total	\$31,000


There are no intended third-party beneficiaries arising from the services described in this proposal and no party other than the party executing this proposal shall have the right to legally rely on the product of our services without prior written permission of GeoEngineers.

This proposal is valid for a period of 60 days commencing from the first date listed above and subject to renegotiation by GeoEngineers, Inc., after the expiration date.

Please call if you have any questions regarding the contents of the scope and fee estimate.

Sincerely,
GeoEngineers, Inc.


Mark W. Rose, PE
Senior Geotechnical Engineer


Dennis J. Thompson, PE
Associate Geotechnical Engineer

MWR:DJT:atk

Proprietary Notice: The contents of this document are proprietary to GeoEngineers, Inc. and are intended solely for use by our client to evaluate GeoEngineers' capabilities and understanding of project requirements as they relate to performing the services proposed for a specific project. Copies of this document or its contents may not be disclosed to any other parties without the written consent of GeoEngineers.

Disclaimer: Any electronic form, facsimile, or hard copy of the original document (email, text, table, and/or figure), if provided, and any attachments are only a copy of the original document. The original document is stored by GeoEngineers, Inc. and will serve as the official document of record.

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2025-2026 BIENNIAL BUDGET
Exhibit "A"

	'001	'120	'121	'125	'126	'130	'131	'202	'301	'302	'320	'303	'401	'402	'415	'501
	General Fund	Drug Investigation Fund	Federal Drug Investigation Fund	Cumulative Reserve Fund	Contingency Fund	Affordable Housing Tax Fund	ARPA Fund	Debt Service Fund	Street CIP Fund	Park CIP Fund	General Govt CIP Fund	PWC Const Fund	Water Funds	Sewer Funds	Stormwater Funds	Equip Replacement Funds
PROJECTED BEGINNING BALANCE	\$ 23,190,334	\$ 73,460	\$ 169,254	\$ 4,556,695	\$ 1,357,621	\$ 229,058	\$ 2,011,349	\$ 154,338	\$ 9,057,446	\$ 4,874,694	\$ 2,041,819	\$ (0)	\$ 20,002,663	\$ 21,433,534	\$ 4,299,327	\$ 6,394,613
Operating Revenues & Other Sources	49,947,378	6,000	15,000	542,000	120,000	76,000	10,000	2,014,000	3,116,050	1,751,000	2,045,900	-	34,586,161	24,808,916	6,955,572	6,071,161
Expenditures & Uses	51,754,928	20,000	30,000	782,556	-	-	1,985,348	1,972,628	5,142,500	5,655,000	1,408,000	-	43,729,313	37,250,295	7,448,147	3,686,537
Total Change in Fund Balance for the Biennium	(1,807,550)	(14,000)	(15,000)	(240,556)	120,000	76,000	(1,975,348)	41,373	(2,026,450)	(3,904,000)	637,900	-	(9,143,153)	(12,441,379)	(492,574)	2,384,624
<u>ENDING BALANCE</u>	21,382,784	59,460	154,254	4,316,139	1,477,621	305,058	36,001	195,711	7,030,996	970,694	2,679,719	(0)	10,859,510	8,992,154	3,806,753	8,779,236
Total Biennial Budget	73,137,712	79,460	184,254	5,098,695	1,477,621	305,058	2,021,349	2,168,338	12,173,496	6,625,694	4,087,719	(0)	54,588,823	46,242,450	11,254,899	12,465,774

RESOLUTION NO. XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, AUTHORIZING AWARD OF A TASK ORDER WITH GEOENGINEERS FOR DRILLING AND RECOMMENDATIONS FOR THE REPAIR OF CHURCH LAKE ROAD AS PART OF AN EXISTING ON-CALL ENGINEERING SERVICES CONTRACT.

WHEREAS, Staff have advertised, selected, and signed a on-call services contract with GeoEngineers for general engineering services associated with Geotechnical Engineering; and

WHEREAS, Church Lake Road has developed tension cracks in the asphalt above a steep slope and GeoEngineers have met onsite with staff, and prepared a scope and fee equal to \$31,000 to investigate and recommend a repair of the road; and

WHEREAS, the 2025/2026 Street CIP fund has an approximate ending fund balance equal to \$7.3M; and

WHEREAS, staff recommends a transfer of \$31,000 from the Street CIP fund; and

WHEREAS, the City Council finds that it is in the public interest that this project be carried out at this time;

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

Section 1. Authorization use of Ending Fund Balance. The City Council authorizes the use of \$31,000 from the 2025/2026 fund balance in the Street CIP to pay for GeoEngineers scope and fee to investigate Church Lake Road.

Section 2. Implementation Authorized. The Mayor is hereby authorized to take the action necessary to implement this contract.

Passed by the City Council this _____ day of _____, 20__.

Terry Carter, Mayor

AUTHENTICATED:

Sadie A. Schaneman, CMC, City Clerk

City of Bonney Lake, Washington
Community Development Committee Agenda Bill (AB)

Agenda Bill Number:

Agenda Item Type: Resolution

Presenter: Anneke Berry, Municipal Judge, Ken Gill,
City Engineer

City Strategic Goal Category: Public Safety Vision

Department/Division Submitting: Public Services Staff

Impacted Departments That Received Notification: Court
Public Services

Full Title/Motion: A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing Award Of A Professional Services Contract With BCRA For Concept Design And Cost Estimating Services For Tenant Improvements To The Justice And Municipal Center

Short Background Summary:

Judge Berry and staff have identified the need for a staff breakroom kitchen, access to an employee bathroom from staff breakroom rather than a public hallway and safety/access improvements in the probation entry lobby. Staff have requested a scope and fee to prepare a conceptual design and cost estimate for these improvements for the 2027/2028 budget from an architectural consultant that specializes in public building design, remodeling and construction. BCRA's scope and fee is attached.

Budget Explanation:

Staff are requesting a \$19,888 transfer from the General Government CIP ending fund balance. \$1,627,951 is the estimated General Government CIP ending fund balance. Staff estimated the ending fund balance by subtracting \$101,100 (Old City Hall Demo), \$750,000 (PD improvements) and \$180,780 (Senior Center TI) from the \$2,679,719 balance shown in the 2025/2026 adopted budget.

Committee, Board, Commission, & Hearing Examiner Review

Name Of Committee/Commission/Examiner Meeting: Community Development Committee

Date of Committee/Commission/Examiner Meeting: 6/2/2026

Date of Committee/Commission Public Hearing: 6/2/2026

Committee/Commission/Examiner Meeting Decision:

Council Action

Date of Council Workshop

Date of Council Meeting

Date of Council Public Hearing

6/9/2026

May 21, 2026

Ken Gill, City Engineer
City of Bonney Lake
21719 96th Street East
Buckley, WA 98321

Sent VIA Email: gillk@bonneylake.gov

RE: Bonney Lake Justice & Municipal Building: Tenant Improvement
Proposal for Concept Design
BCRA Project No. 26071.00.00

Dear Mr. Gill:

BCRA is pleased to present the following Proposal to provide design services for the tenant improvement modifications for the Bonney Lake Justice & Municipal Building.

BCRA's team will provide architecture and interior design services. We will retain consultants for professional cost estimating (Wiggins Preconstruction Services) services for the project.

Project Description

BCRA understands this project to be a tenant improvement to the first floor of the existing Bonney Lake Justice & Municipal Building to include:

Existing Conference & High-Density File Area:

- Remove high-density files
- Create space for staff break room, to include sink, dishwasher, refrigerator and space for 4-5 tables.

Staff Restroom:

- Create access from new staff break room space and remove access from public hallway.

Probation Entry:

- Create secure lobby for public to enter space, to include options for access to probation by public and customer service window.
- Create visual separation from probation area to judge's chambers.

Scope of Services

The scope of this proposal is to provide Concept Design for use in the 2026 budget determination for the 2027/2028 budget cycle. Construction documents, Permitting, Bidding and Construction Administration scope of services and fee will be developed after the completion of concept design.

Concept Design phase will include:

1. **Meeting:** One meeting at Municipal Building to initiate the concept phase.
2. **Conceptual Floor Plans:** Development of up to two (2) conceptual floor plans (to include preliminary exiting and fire/life safety review).
3. **Meeting:** Meet (virtually) to review concept designs. Provide one (1) revision for final Client approval.

4. **Cost Estimating:** Provide project cost estimate of probable construction cost, consultant cost and owner costs.
 - a. Meet virtually to review and approve the cost estimate.

Fees

Scope of Services	Architecture/ Interior Design	Cost Estimating (Wiggins)	Total
01 Concept Design	\$12,872	\$6,630	\$19,502
990 Reimbursable Expenses	\$386		\$386
Project Total			\$19,888

All fees shown above are fixed fees. Subconsultant fees in the table include a 12% administrative markup.

Reimbursable expenses are in addition to the above fees and include expenses such as printing, reproductions, plots and standard form documents, postage, single day travel expenses and mileage, etc. Reimbursable expenses will be billed at cost plus 12% with supporting documentation.

Overall Project Assumptions | Exclusions:

1. BCRA’s scope includes services for Architecture, Interior Design and Cost Estimating.
2. BCRA will rely on client-provided existing facility information, including but not limited to construction type, building area, occupancy classification, and other factors that may impact the design, construction documents, and permitting process.
3. Project meetings will be conducted via teleconference and electronic visuals when able, unless noted otherwise above.
4. Client-hired consultants will provide all documents including drawings, specifications, reports and other supporting documents as required relating to their specific work. Specific work scopes will be coordinated by BCRA to avoid gaps or overlap of responsibilities between disciplines.
5. Deliverables will be sent to client via electronic file exchange. Printing and delivery of hard copies will be billed as reimbursable expenses at cost plus 12% and will be sent only upon client’s request.
6. Additional items not identified in the Scope of Services herein, including but not limited to additional submittals, deliverables or meetings are considered additional service. Written notice will be given to the Client and approval obtained prior to work being done.
7. The following are not anticipated or included:
 - a. Preparation of documents and presentations to governmental agencies including but not limited to: landmarks commissions, zoning boards, boards of standards and appeals, local planning boards
 - b. LEED or Sustainable Sites Initiative documentation or a design to meet specific requirements outside of local municipal code.
8. Time is not included for modifications, beyond minor adjustments, to drawings that have been previously approved or are substantially finished. This includes, but is not limited to changes to the plans, elevations, sections or details, as well as the selection of new color and materials specifications or substitution for any material previously approved.

Exhibit A



Kim Doyle
BCRA

May 20, 2026

Dear Kim,

Thank you for inviting Wiggins Preconstruction Services to join your team on this important project. Below you will find a fee proposal to perform cost estimating services for the **Bonney Lake Justice & Municipal Building TI**.

Estimate Level: Conceptual (two schemes)

Scope	Hours	
Project Management & Meetings	4	
Civil / Site & Structural Improvements Cost Estimating		<i>None Anticipated</i>
Architectural Cost Estimating	16	
Mechanical, Electrical, & Plumbing Cost Estimating	8	
Final Estimate Adjustments & Pricing Break Outs	4	

*Estimating Fees Clarifications

Fees include all expenses.

Fees are for construction cost estimating only. Soft costs estimating is excluded.

Respectfully,

Matt Wiggins

Principal

Wiggins Preconstruction Services

M: 360.870.5100 **E:** mattw@wigginsprecon.com

RESOLUTION NO. XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, AUTHORIZING AWARD OF A PROFESSIONAL SERVICES CONTRACT WITH BCRA FOR CONCEPT DESIGN AND COST ESTIMATING SERVICES FOR TENANT IMPROVEMENTS TO THE JUSTICE AND MUNICIPAL CENTER.

WHEREAS, Court staff have identified the need for staff breakroom kitchen, access to an employee bathroom from staff breakroom rather than a public hallway and safety/access improvements in the probation entry lobby; and

WHEREAS, estimating the cost of these improvements requires engineering and architectural service; and

WHEREAS, staff have complied with applicable procurement procedures for engineering and architectural services; and

WHEREAS, staff have selected the firm BCRA based in Tacoma, Washington and they have provided a scope and fee in the amount of \$19,888 to estimate the total cost for these improvements for preparing the 2027/2028 budget; and

WHEREAS, the General Government CIP fund has an approximate ending fund balance equal to \$1.63M after subtracting proposed amended budgeted funds for PD improvements (\$750K), City Hall Demo (\$101K) and the Senior Center TI (\$180,780); and

WHEREAS, staff recommends a transfer of \$19,888 from the General Government CIP fund to pay for these services; and

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

Section 1. Authorization use of Ending Fund Balance. The City Council authorizes the use of \$19,888 from the General Government CIP fund.

Section 2. Implementation Authorized. The Mayor is hereby authorized to take the action necessary to implement this contract.

Passed by the City Council this ____ day of _____, 20__.

Terry Carter, Mayor

AUTHENTICATED:

Sadie A. Schaneman, CMC, City Clerk





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