



RESOLUTION NO. U-11087

1 A RESOLUTION authorizing the recommendation to form Local
2 Improvement District No. 7731 for the conversion of existing
3 overhead primary electrical distribution, utilities, telephone, and
4 cable television lines to underground, and requesting that the City
5 Council adopt an initial resolution for the formation of Local
6 Improvement District No. 7731 and set a date of July 22, 2019, for
7 the public hearing to be held by the Hearing Examiner on the
8 formation of Local Improvement District No. 7731.

9 WHEREAS the City of Tacoma, Department of Public Utilities, Light
10 Division (d.b.a. "Tacoma Power), Transmission & Distribution Section ("T&D"),
11 Electrical Services Group, has requested that the Public Utility Board
12 recommend the formation of Local Improvement District ("LID") No. 7731, for
13 the conversion of existing overhead primary electrical distribution, utilities,
14 telephone, and cable television lines to underground, and

15 WHEREAS, Advisory Survey No. 8596, has been filed by property
16 owners representing 52.1% of the estimated proposed L.I.D. assessments
17 requesting formation of the L.I.D. to provide financing for the conversion of
18 overhead primary electrical distribution, telephone, and cable television
19 systems to underground along:

20 Waterview Street from North 49th Street southeasterly 4,400 feet,
21 more or less, also along Dale Street from Waterview Street
22 southwesterly 100 feet, more or less

23 together with all other work necessary to complete the same in accordance with
24 the plans and specifications to be prepared by the Tacoma Power
25 Superintendent, and
26



WHEREAS the real property to be benefited by the improvements, and which will constitute Local Improvement District No. 7731, and is described as follows:

Those portions of the Northeast Quarter of the Southwest Quarter, the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter, all in Section 24, Township 21 North, Range 02 East, W.M., also the Northeast Quarter of the Northeast Quarter and Northwest Quarter of the Northeast Quarter, all in Section 25, Township 21 North, Range 02 East, W.M. described as follows:

Platted Property:

Lots 1 through 10, Blocks 5 and 6; Lots 3 through 10, Block 4; Lots 4 through 10, Block 3; Mason's Shoreline Addition to Tacoma, W.T.; as per plat recorded in Volume 1, Page 108, filed August 8, 1887, records of Pierce County Auditor; situate in the City of Tacoma, County of Pierce, State of Washington.

Together with the Easterly 15 feet of vacated Herriott Street abutting Lot 10, Block 3 and Westerly 15 feet of vacated Herriott Street abutting Lot 1, Block 4; of said Mason's Shoreline Addition to Tacoma, W.T.; per City of Tacoma Ordinance No. 19939.

Together with the Westerly 40 feet of vacated Sheridan Street (aka Herriott Street) abutting Lot 1, Block 4 of said Mason's Shoreline Addition to Tacoma, W.T.; per City of Tacoma Ordinance No. 28325 recorded under Recording Number 201603311118, records of Pierce County Auditor, except the Westerly 15 feet vacated per City of Tacoma Ordinance No. 19939.

Together with the Easterly 40 feet of vacated Sheridan Street (aka Herriott Street) abutting Lot 10, Block 3; of said Mason's Shoreline Addition to Tacoma, W.T.; per City of Tacoma Ordinance No. 28325 recorded under Recording Number 201603311118, records of Pierce County Auditor, except the Easterly 15 feet vacated per City of Tacoma Ordinance No. 19939.

Also, a vacated strip of land lying within the south half of Section 24, Township 21 North, Range 02 East, W.M.;



described as the Southwesterly 40 feet of the 120 feet wide Waterview Street said strip lying Southeasterly of the prolongation of the northerly line of Lot 2, Block 4 of said Mason's Shoreline Addition to Tacoma, W.T., and lying Northerly of the center line Morrison Street, per City of Tacoma Ordinance No. 28325, recorded under Recording Number 201603311118, records of Pierce County Auditor.

Parcels 'A' and 'B', Boundary Line Revision LU16-0127, situate in the City of Tacoma, County of Pierce, State of Washington recorded under Recording No. 201704115011, records of Pierce County, Washington.

Together with the North half of vacated alley, abutting Lots 1 and 2, Block 4, of said Mason's Shoreline Addition to Tacoma, W.T., per City of Tacoma Ordinance No. 28325.

Lots 1 through 12, Block 7; Lots 1 through 16, Block 8; Woodruff's Second Addition to Tacoma, Pierce County, W.T., as per plat recorded in Volume 3, Page 61, filed August 2, 1889, records of Pierce County Auditor, situate in the City of Tacoma, County of Pierce, State of Washington.

Together with the East half of vacated North Stevens Street, abutting Lots 1 through 12, Block 7 of said Woodruff's Second Addition to Tacoma, Pierce County, W.T., per City of Tacoma Ordinance No. 10431.

Also, the north half of vacated North 46th Street (aka Water Street and First Street) as shown on the plat of Hill's Addition to the City of Tacoma, Pierce County, W.T., as per plat recorded in Volume 1, Page 19, filed December 1, 1873, records of Pierce County Auditor, situate in the City of Tacoma, County of Pierce, State of Washington, more particularly described as follows:

Beginning at the Northeast Corner of Block 1 of said Hill's Addition to the City of Tacoma, Pierce County, W.T.; thence North $59^{\circ}44'25''$ West along the North line of said Block 1, a distance of 193.09 feet to a point on a non-tangent curve to the left having a radius of 455 feet, from which the center bears South $50^{\circ}53'19''$ West; thence Northwesterly along said curve, through a central angle of $07^{\circ}03'11''$, an arc length of 56.01 feet; thence North $46^{\circ}09'51''$ West, 56.57 feet to the South line of Block 7; of said Woodruff's Second Addition to Tacoma, Pierce County, W.T.; thence South $89^{\circ}44'25''$ East, along the South line of Blocks 7 and 8, a distance of 320.61 feet to the Southeast



corner of Block 8 of said Woodruff's Second Addition to Tacoma, Pierce County, W.T.; thence South 38°57'28" East, a distance of 51.08 feet to the center line of said North 46th Street; thence South 89°29'30" West, along said center line a distance of 40.78 feet to the Easterly Margin of North Mason Avenue; thence South 00°03'09" West, along said Margin 40 feet; thence North 59°44'25" West, 40 feet to the Point of Beginning; per said City of Tacoma Ordinance No. 28325,

Lots 1 and 2, Block 10; Lots 1 through 5, Block 9; Lots 1 through 10, Block 8; Lots 1 through 10, Block 6; Mason's Water Front Addition to Tacoma W.T.; as per plat recorded in Volume 1, Page 98, filed June 21, 1886, records of Pierce County Auditor; situate in the City of Tacoma, County of Pierce, State of Washington.

Together with the Northerly half of vacated Morrison Street, abutting Block 10; of said Mason's Water Front Addition to Tacoma W.T.; lying easterly of the East Right-of-Way line of Mason Avenue and Westerly of the most Westerly 40 feet of Waterview Street Right-of-Way line of said Mason's Water Front Addition to Tacoma W.T.; per City of Tacoma Ordinance No. 28325.

Also, the Easterly half of vacated Morrison Street and the Northeasterly half of vacated alley abutting Block 9; of said Mason's Water Front Addition to Tacoma W.T.; per City of Tacoma Ordinance No. 15259.

Also, the Southeasterly half of vacated North 42nd Street lying between the centerline of the alley between Blocks 6 and 14; of said Mason's Water Front Addition to Tacoma W.T.; and the Westerly Margin of Waterview Street; per City of Tacoma Ordinance No. 16922.

Also, the Northeasterly half of the vacated alley abutting Block 6; of said Mason's Water Front Addition to Tacoma W.T.; lying between North 42nd Street and McIntosh Street; per City of Tacoma Ordinance No. 15846.

Also, vacated McIntosh Street lying Westerly of the West line of Waterview Street and abutting Lot 1, Block 6; of said Mason's Water Front Addition to Tacoma W.T.; and the centerline of the alley between Blocks 6 and 14, of said Mason's Water Front Addition to Tacoma W.T.; per City of Tacoma Ordinance No. 18104.



1 Parcels 'A', 'B' and 'C' Boundary Line Revision 40000032853,
2 situate in the City of Tacoma, County of Pierce, State of
3 Washington recorded under Recording No. 200410275004,
4 records of Pierce County, Washington.

5 Lots 1 through 10, Block 17; Lots 5 through 9, Block 13; Lots 1
6 through 8, Block 12; Lots 5 through 10, Block 7; Wallaces
7 Addition to Tacoma City, W.T.; as per plat recorded in
8 Volume 1, Page 61, filed July 11, 1883, records of Pierce
9 County Auditor; situate in the City of Tacoma, County of Pierce,
10 State of Washington.

11 Together with the vacated Southwesterly 20 feet of Waterview
12 Street lying between the Southeasterly line of McIntosh Street
13 and a line 10 feet Northwesterly of the Southeasterly line of
14 Dale Street, within the Northeast Quarter of Section 25,
15 Township 21 North, Range 02 East, W.M.; per City of Tacoma
16 Ordinance No. 17956.

17 Also, the vacated alley abutting Blocks 17 and 18, of said
18 Wallaces Addition to Tacoma City, W.T.; per said City of
19 Tacoma Ordinance No. 17956.

20 Also that portion of vacated Dale Street lying northerly of the
21 following described line; Beginning at the most northerly corner
22 of Block 12; of said Wallaces Addition to Tacoma City, W.T.;
23 thence northwesterly along the extended Northeasterly line of
24 said Block 12; a distance of 10 feet to the True Point of
25 Beginning; thence through an angle to the left of 90° a distance
26 of 80 feet; thence through an angle to the right of 90° a distance
27 of 20 feet; thence Southwesterly through an angle to the left of
28 90° a distance of 20 feet; thence Northwesterly through an
29 angle to the right of 90° a distance of 50 feet to the Northeast
30 corner of Lot 1, Block 18; of said Wallaces Addition to Tacoma
31 City, W.T.; vacated per said City of Tacoma Ordinance
32 No. 17956.

33 Unplatted Property:

34 That portion of the Northwest Quarter of the Northeast Quarter
35 of Section 25, Township 21 North, Range 02 East, W.M., more
36 particularly described as that portion lying between a line
37 parallel with and 120 feet Westerly from the Northeasterly line of
38 vacated portion of Waterview Street and said Northeasterly line
39 of vacated portion of Waterview Street from the Southerly



margin of said Mason's Water Front Addition to Tacoma W.T.
to the Westerly margin of said Wallaces Addition to Tacoma
City, W.T.,

and

WHEREAS, the estimated cost of the improvements described
above is \$1,377,175.28, except the sum of \$93,653, pursuant to
Customer Service Policies adopted by Resolution U-39985, with the
balance assessed against property benefitted by the improvements, and

WHEREAS Tacoma Power is also asking for the Public Utility
Board to request that the City Council adopt an initial resolution for the
formation of Local Improvement District No. 7731 and set a date of
July 22, 2019, for the public hearing to be held by the Hearing Examiner
on the formation of Local Improvement District No. 7731; Now, therefore,
BE IT RESOLVED BY THE PUBLIC UTILITY BOARD OF THE CITY OF TACOMA:

Sec. 1. That it is in the best interest of the City of Tacoma to form a
Local Improvement District for the conversion of the overhead primary electrical
distribution, telephone, and cable television systems to underground along
Waterview Street from North 49th Street southeasterly 4,400 feet, more or less,
also along Dale Street from Waterview Street southwesterly 100 feet, more or
less, together with all other work necessary to complete the same in
accordance with the plans and specifications to be prepared by the Tacoma
Power Superintendent.

Sec. 2. That the Council of the City of Tacoma is hereby requested to
adopt an initial resolution for the formation of Local Improvement District



No. 7731, said resolution to be in substantially the same form as the resolution on file with the Clerk and as approved by the City Attorney.

Sec. 3. That the Council of the City of Tacoma is hereby requested to set a date of July 22, 2019, for the public hearing to be held by the Hearing Examiner on the formation of Local Improvement District No. 7731.

Approved as to form and legality:

Chair

Th C Howell
Chief Deputy City Attorney

Secretary

Clerk

Adopted _____



Board Action Memorandum

TO: Jackie Flowers, Director of Utilities
COPY: Charleen Jacobs, Director and Board Offices
FROM: Joseph A. Wilson, P.E., Transmission & Distribution Manager
Tony Daniels, T&D Electrical Services Utility Service Specialist
Ralph K. Rodriguez, LID Administrator, Public Works
MEETING DATE: June 12, 2019
DATE: May 30, 2019

SUMMARY: Request to consider a resolution to set a City of Tacoma Hearing Examiner date of July 22, 2019 relating to the formation of Local Improvement District No. 7731 for the conversion of existing overhead primary electrical distribution, utilities, telephone, and cable – TV lines to underground.

BACKGROUND: Property owners representing 52.1% of the assessable frontages have signed Advisory Survey No. 8596 requesting formation of a LID. A Resolution by both the Utility Board and Tacoma City Council setting a date before the Hearing Examiner is required. The Hearing Examiner would receive testimony from property owners to consider the construction of certain improvements identified by Local Improvement District No. 7731, which would provide long-term financing for the improvements along Waterview Street from North 49th Street southeasterly 4,400 feet, more or less, also along Dale Street from Waterview Street southwesterly 100 feet, more or less. Following the formation hearing, the Hearing Examiner would issue a findings of fact, conclusions of law to the Tacoma City Council for their consideration.

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Expenditures are budgeted within the Transmission and Distribution Additions and Replacements project budget. Authorization for the formation of this LID will allow the project to meet eligibility requirements for 30% Utility contribution towards underground conversion costs. It is estimated the 30% contribution will total \$93,653.

IF THE EXPENSE IS NOT BUDGETED, PLEASE EXPLAIN HOW THEY ARE TO BE COVERED.
Does not apply.

IF THE ACTION REQUESTED IS APPROVAL OF A CONTRACT, INCLUDE LANGUAGE IN RESOLUTION AUTHORIZING \$200,000 INCREASE IN ADMINISTRATIVE AUTHORITY TO DIRECTOR? Does not apply.

ATTACHMENTS: Utility Resolution for LID 7731
City Council Resolution for LID 7731
Advisory Survey Number 8596
LID 7731 Assessment Map

CONTACT: Tony Daniels, Utility Service Specialist, 253-502-8076
John Martinson (Supervisor)



TO: Elizabeth Pauli, City Manager
FROM: Jackie Flowers, Director of Utilities
Joseph A. Wilson, P.E., Transmission & Distribution Manager, Tacoma Power
Ralph K Rodriguez, LID Administrator, Public Works
COPY: City Council and City Clerk
SUBJECT: Resolution – Setting a Hearing Date for LID 7731 – June 22, 2019
DATE: May 30, 2019

SUMMARY:

Setting Monday, July 22, 2019, at 5:00 p.m., as the date and time for a hearing by the Hearing Examiner for consideration of Local Improvement District (LID) 7731 for the conversion of the overhead primary electrical distribution, telephone and cable television systems to underground along:

Waterview Street from North 49th Street southeasterly 4,400 feet, more or less, also along Dale Street from Waterview Street southwesterly 100 feet, more or less.

STRATEGIC POLICY PRIORITY:

- Assure outstanding stewardship of the natural and built environment.
- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.

BACKGROUND:

Property owners requested and circulated Advisory Survey No. 8596 for the conversion of the overhead primary electrical distribution, telephone and cable television systems to underground along: Waterview Street from North 49th Street southeasterly 4,400 feet, more or less, and along Dale Street from Waterview Street southwesterly 100 feet, more or less. The Advisory Survey is supported by owners responsible for 52.1% of the estimated assessments. The LID would provide owners the opportunity to finance the improvement over 20-years.

ISSUE:

Per RCW 35.43.140, TMC 10.04.026 and LID Policy adopted by Resolution No. 37956, Tacoma Power is requesting the City Council set a date to consider the creation of LID 7731 by the Hearing Examiner who will report the findings of fact, conclusion of law, and submit a recommendation to the City Council for their consideration. Advisory Survey No. 8596 was submitted to the Public Works department staff who has confirmed that a majority of the property owners have signed the advisory survey in support of the proposed Local Improvement District. Tacoma Power is requesting the City Council set a hearing date to start the formal LID process to determine whether the LID should be created. The advisory survey is supported by 52.1% of the owners included within the assessment district. The formation hearing is part of the normal procedures per RCW and the TMC. To not schedule a formation hearing would be a departure from the adopted City Council LID policy.

ALTERNATIVES:

The overhead utility lines could remain and continue to provide service to the residences and structures currently served.

RECOMMENDATION:

The City received Advisory Survey No. 8596 signed by 52.1% of the estimated assessments. Therefore, per LID policy Tacoma Power is requesting the City Council set time and date for the formation hearing.

READ CAREFULLY

Signatures to advisory survey must be written with ink.

Signatures of agents must be accompanied by evidence of the agent's authority to sign the principal's name to the petition.

Signatures of officers of corporations must be accompanied by evidence of the officer's authority to sign for the corporation.

Alterations or erasures herein will not be permitted.

RECEIVED
JAN 07 2019

CITY OF TACOMA
PUBLIC WORKS DEPT.
ENGINEERING DIV.

ADVISORY SURVEY NUMBER 8596

Advisory Survey for Local Improvement

TO THE HONORABLE CITY COUNCIL OF THE CITY OF TACOMA:

We, the undersigned, being the owners, according to the records of the County Auditor of Pierce County, Washington, of the property hereinafter set opposite our names, abutting upon or adjacent to the proposed improvement herein petitioned for, do respectfully submit this advisory survey your honorable body to improve: Waterview Street
from North 49th Street south to the dead end

said improvement to consist of conversion of the overhead primary electrical distribution, utilities, telephone & cable television systems to underground

(Insert 2" Asphalt Surface Treatment, Sidewalk, Paving, Sewer Construction, Underground Wiring, or Street Beautification)

said improvement to be made within said limits and to be paid for as follows: 20 Years

The improvement shall be constructed in accordance with plans and specifications to be prepared by either the City Engineer and/or the Director of Public Utilities and the special assessment, as set forth, to pay for said improvement shall be assessed against the property benefited by this improvement in the manner provided by the laws of the State of Washington, and the ordinances and resolutions of the City of Tacoma.

ESTIMATED COST PER A.U.F. \$385.00

Dated at Tacoma. November 13, 2018

THE ESTIMATED ASSESSMENTS HAVE BEEN CALCULATED FOR EACH PARCEL BENEFITTED BY THE PROPOSED IMPROVEMENT, PLEASE SEE THE ATTACHED PROPERTY OWNER LIST

NOTE: Property owners are responsible for the conversion of their meter base and the undergrounding of their secondary service from the meter base to the connection point (in the street Right of Way). Estimated cost of this private work is between \$2,500 and \$7,500. The existing streetlights will be lowered to 14 feet above the street with the existing wood pole topped.

This Advisory Survey expires in 6- months. The prices quoted are estimates ONLY completed project costs will determine FINAL project assessments. The prices quoted will not be honored after the expiration date.

Before your L.I.D. is created, a hearing will be held and owners of property benefited will be notified by mail of the time, date, and location of the hearing.

OWNER (Signature, print name & telephone number)	LEGAL DESCRIPTION
<i>[Signature]</i> Sandra Sherman 425736-9463	4654 N. Waterview
<i>[Signature]</i> Joel S. Sosa 253-985-0908	4652 "
<i>[Signature]</i> Pam Kwa 4812 N. Waterview St	253-230-6272
<i>[Signature]</i> P. Rossetto 4650 N. Waterview St	253-752-7432
<i>[Signature]</i> Kathleen Dithard 4416 N. Waterview St	(253) 405-1542
<i>[Signature]</i> Sandra J. Sherman 4414 N. Waterview St	(253) 722-4053
<i>[Signature]</i> Roxane J. Hreha 4030 N. Waterview St	(253) 439-9686
<i>[Signature]</i> Andrew H. Allen & Ryan T. Webster 3806 N. Waterview St	(907) 273-3346 / 461-0325
<i>[Signature]</i> 3712 N. Waterview St	253-756-7000 / 253-381-1248
<i>[Signature]</i> 3720 N. Waterview St	253-756-7000 / 253-381-1248
<i>[Signature]</i> 4818 N. Waterview St	253-756-7000 / 253-381-1248
<i>[Signature]</i> Zorana Singh 4662 N. "	714-470-7085
<i>[Signature]</i> Genny M. Farland 4116 N. Waterview St	(253) 202-7380
<i>[Signature]</i> FRED HOLT 4716 N. Waterview	253-606-3733
<i>[Signature]</i> Shelly W. Reed 4320 N. Waterview	253-225-3416
<i>[Signature]</i> 4602 N. Waterview	253-921-4962
11 4606 11 11	
11 4610 11 11	
11 4602 11 11	
Matthew Welch 3811 Dale St Tacoma WA 98407	206-669-1117

Advisory Survey for Local Improvement

TO THE HONORABLE CITY COUNCIL OF THE CITY OF TACOMA:

We, the undersigned, being the owners, according to the records of the County Auditor of Pierce County, Washington, of the property hereinafter set opposite our names, abutting upon or adjacent to the proposed improvement herein petitioned for, do respectfully submit this advisory survey your honorable body to improve: Waterview Street from North 49th Street south to the dead end

said improvement to consist of conversion of the overhead primary electrical distribution, utilities, telephone & cable television systems to underground

(Insert 2" Asphalt Surface Treatment, Sidewalk, Paving, Sewer Construction, Underground Wiring, or Street Beautification)

said improvement to be made within said limits and to be paid for as follows: _____

20 Year OF TACOMA
CITY WORKS DEPT.
PUBLIC ENGINEERING DIV.
RECEIVED
JAN 07 2019

The improvement shall be constructed in accordance with plans and specifications to be prepared by either the City Engineer and/or the Director of Public Utilities and the special assessment, as set forth, to pay for said improvement shall be assessed against the property benefited by this improvement in the manner provided by the laws of the State of Washington, and the ordinances and resolutions of the City of Tacoma.

ESTIMATED COST PER A.U.F. \$385.00

Dated at Tacoma. November 13, 2018

THE ESTIMATED ASSESSMENTS HAVE BEEN CALCULATED FOR EACH PARCEL BENEFITTED BY THE PROPOSED IMPROVEMENT, PLEASE SEE THE ATTACHED PROPERTY OWNER LIST

NOTE: Property owners are responsible for the conversion of their meter base and the undergrounding of their secondary service from the meter base to the connection point (in the street Right of Way). Estimated cost of this private work is between \$2,500 and \$7,500. The existing streetlights will be lowered to 14 feet above the street with the existing wood pole topped.

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Before your L.I.D. is created, a hearing will be held and owners of property benefited will be notified by mail of the time, date, and location of the hearing.

OWNER (Signature, print name & telephone number)	LEGAL DESCRIPTION
<i>Sharon Brambo</i> Sharon Brambo	4257369463 4654 N. Waterview
<i>Joel Snodgrass</i> Joel Snodgrass	253-985-0908 4652 "
<i>Don Kwa</i> Don Kwa	9812 N. Waterview St 253-230-6272
<i>R. Rossetto</i> R. Rossetto	4650 N. Waterview St 253-752-7432
<i>Kathleen Ditchard</i> Kathleen Ditchard	4416 N. Waterview St. (253) 405-1542
<i>Sandra Sherman</i> Sandra J. Sherman	4414 N. Waterview St. (253) 722-4053
<i>Roxane J. Hreha</i> Roxane J. Hreha	4030 N. Waterview St (253) 439-9686
<i>Andrew H. Allen & Ryan T. Webster</i> Andrew H. Allen & Ryan T. Webster	3806 N. Waterview St (90) 273-3346 / 261-0326
<i>May Cui</i> May Cui	3712 N. Waterview St 253-756-7000 / 253-381-1248
<i>May Cui</i> May Cui	3720 N. Waterview St. 253-756-7000 / 253-381-1248
<i>May Cui</i> May Cui	4818 N. Waterview St. 253-756-7000 / 253-381-1248
<i>Erin Singh</i> Erin Singh	4662 N. " " 714-475-7085
<i>Genny M. Farland</i> Genny M. Farland	4116 N. Waterview St. (253) 202-7380
<i>FRED HOLT</i> FRED HOLT	4716 N. Waterview 253-606-3733
<i>Shelly Reed</i> Shelly W. Reed	4320 N. Waterview 253-225-3416
<i>Eric Frank</i> Eric Frank	3808 n waterview 2062906277



PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED

(See back of last page for instructions)

This form is your receipt when stamped by cashier.

<input type="checkbox"/> Check box if partial sale of property		If multiple owners, list percentage of ownership next to name.	
1 SELLER GRANTOR	Name	Hermanio A Doctoleiro and Agnes F Doctoleiro	
	Mailing Address	505 SW 320th CT	
	City/State/Zip	Federal Way, WA 98023	
	Phone No. (including area code)	416 730 5844	
2 BUYER GRANTEE	Name	Hermanio A Doctoleiro, Agnes F Doctoleiro and Lucretia M. McFarland	
	Mailing Address	505 SW 320th CT	
	City/State/Zip	Federal Way, WA 98023	
	Phone No. (including area code)	253 944-1104	
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel numbers - check box if personal property	
	Name		
	Mailing Address		
	City/State/Zip		
	Phone No. (including area code)		
		List assessed value(s)	
		550500-009-1	

4 Street address of property: _____

This property is located in ☐ unincorporated _____ County OR within ☐ city of _____

☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)

5 Select Land Use Code(s): _____

enter any additional codes: _____

(See back of last page for instructions)

6 Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? ☐ YES ☐ NO

Is this property designated as forest land per chapter 84.33 RCW? ☐ YES ☐ NO

Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? ☐ YES ☐ NO

Is this property receiving special valuation as historical property per chapter 84.26 RCW? ☐ YES ☐ NO

If any answers are yes, complete as instructed below.

7 List all personal property (tangible and intangible) included in selling price.

8 NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)

NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

Is this land ☐ does ☐ does not qualify for continuance.

9 If claiming an exemption, list WAC number and reason for exemption:

WAC No. (Section/Subsection) 458 61A-20.1(B)(2)

Reason for exemption gift - see att.

Type of Document Gifted

Date of Document 5-20-14

Gross Selling Price \$ _____

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ _____

Excise Tax: State \$ _____

Local \$ _____

*Delinquent Interest: State \$ _____

Local \$ _____

*Delinquent Penalty \$ _____

Subtotal \$ _____

*State Technology Fee \$ 5.00

*Affidavit Processing Fee \$ 5.00

Total Due \$ 10.00

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX

*SEE INSTRUCTIONS

DEPUTY ASSESSOR _____ DATE _____

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.

(3) OWNER(S) SIGNATURE _____

PRINT NAME _____

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT

Signature of Grantor or Grantor's Agent _____ Signature of Grantee or Grantee's Agent _____

Name (print) AGNES F DOCTOLEIRO Name (print) Lucretia M McFarland

Date & city of signing: 5/23/14 Tacoma WA Date & city of signing: 5/23/14 Tacoma WA

Perjury: Perjury is a class C felony with a fine in an amount fixed by the court

REV 84 0001ac (12/4/12)



05/23/2014 02:02:28 PM

EXCISE COLLECTED: \$0.00

AUDITOR

Pierce County, WASHINGTON

RJOHNSO

PROC FEE: \$5.00

TECH FEE: \$5.00

4340245 3 PGS

ONLY

COUNTY TREASURER

stitution for a maximum term of not more than five years, or by a imprisonment and fine. (RCW 9A.20.020 (1C)).

3

LOTS 7, 8 AND THE SOUTHEASTERLY 10 FEET OF LOT 9 IN BLOCK 6
 OF MASON'S WATER FRONT ADDITION, ACCORDING TO THE PLAT
 THEREOF RECORDED IN VOLUME 1 OF PLATS AT PAGE(S) 98, IN
 PIERCE COUNTY, WASHINGTON;
 EXCEPT THEREFROM THOSE PORTIONS OF SAID LOTS LYING
 NORTHEASTERLY OF A LINE PARALLEL WITH AND DISTANT 40 FEET
 SOUTHWESTERLY FROM THE SOUTHWESTERLY LINE OF
 WATERVIEW STREET, AS SHOWN OF SAID MAP.
 TOGETHER WITH THOSE PORTIONS OF THE VACATED ALLEY AND
 VACATED 42ND STREET ABUTTING UPON SAID LOTS WHICH
 ATTACHED THERETO BY OPERATION OF LAW.

Address of Property: 4116 N. WATERVIEW ST
 TACOMA, WA 98407

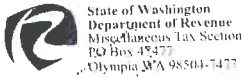
Assessor's Property Tax Parcel/Account Number: 5565000091

Dated this 5TH day of JULY, 2003.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s):

Dated:



REAL ESTATE EXCISE TAX SUPPLEMENTAL STATEMENT

This form must be submitted with the Real Estate Excise Tax Affidavit (for decedent transfers and for controlling interest transfers) for claims of tax exemption as provided below. Completion of this form is required for the types of real property transfers listed in numbers 1-3 below. Only the first page of this form needs original signatures.

AUDIT: Information you provide on this form is subject to audit by the Department of Revenue. In the event of an audit, it is the taxpayers' responsibility to provide documentation to support the selling price or any exemption claimed. This documentation must be maintained for a minimum of four years from date of sale. Failure to provide supporting documentation when requested may result in the assessment of tax, penalties, and interest. Any filing that is determined to be fraudulent will carry a 50% evasion penalty in addition to any other accrued penalties or interest when the tax is assessed.

PERJURY: Perjury is a class C felony which is punishable by imprisonment in a state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine.

The persons signing below do hereby declare under penalty of perjury that the following is true (check appropriate statement):

1. ☐ DATE OF SALE

I, (print name) _____, certify that the _____ (type of instrument), dated _____, was delivered to me in escrow by _____ (seller's name). **NOTE:** Agent named here must sign below and indicate name of firm. The payment of the tax is considered current if it is not more than 90 days beyond the date shown on the instrument. If it is past 90 days, interest and penalties apply to the date of the instrument.

Reasons held in escrow _____

Signature _____

Firm Name _____

2. GIFTS:

The gift of equity is non-taxable; however, any consideration received is not a gift and is taxable. The value exchanged or paid for equity plus the amount of debt equals the taxable amount. One of the boxes below must be checked. Both Grantor (seller) and Grantee (buyer) must sign below.

Grantor (seller) gifts equity valued at \$ _____ to grantee (buyer).

NOTE: Examples of different transfer types are provided on the back. This is to assist you with correctly completing this form and paying your tax.

"Consideration" means money or anything of value, either tangible (boats, motor homes, etc) or intangible, paid or delivered, or contracted to be paid or delivered, including performance of services, in return for the transfer of real property. The term includes the amount of any lien, mortgage, contract indebtedness, or other encumbrance, given to secure the purchase price, or any part thereof, or remaining unpaid on the property at the time of sale. "Consideration" includes the assumption of an underlying debt on the property by the buyer at the time of transfer.

A. Gifts with consideration

1. ☐ Grantor (seller) has made and will continue to make all payments after this transfer on the total debt of \$ _____ and has received from the grantee (buyer) \$ _____ (include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.
2. ☐ Grantee (buyer) will make payments on _____ % of total debt of \$ _____ for which grantor (seller) is liable and pay grantor (seller) \$ _____ (include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.

B. Gifts without consideration

1. ☐ There is no debt on the property; Grantor (seller) has not received any consideration towards equity. No tax is due.
2. ☒ Grantor (seller) has made and will continue to make 100% of the payments on the total debt of \$ 206,000 and has not received any consideration towards equity. No tax is due.
3. ☐ Grantee (buyer) has made and will continue to make 100% of the payments on total debt of \$ _____ and has not paid grantor (seller) any consideration towards equity. No tax is due.
4. ☐ Grantor (seller) and grantee (buyer) have made and will continue to make payments from joint account on total debt before and after the transfer. Grantee (buyer) has not paid grantor (seller) any consideration towards equity. No tax is due.

Has there been or will there be a refinance of the debt? ☐ YES ☐ NO (If yes, please call (360) 570-3265 to see if this transfer is taxable). If grantor (seller) was on title as co-signor only, please see _____ for exemption requirements.

The undersigned acknowledge this transaction may be subject to audit and have read the above information regarding record-keeping requirements and evasion penalties.

X Agnes F. Docutler 5/23/14
Grantor's Signature Date

AGNES F. DOCTULER
Grantor's Name (print)

X Genevieve M. McFarland 5/23/14
Grantee's Signature Date

Genevieve M. McFarland
Grantee's Name (print)

3. ☐ IRS "TAX DEFERRED" EXCHANGE

I, (print name) _____, certify that I am acting as an Exchange Facilitator in transferring real property to _____ pursuant to IRC Section 1031, and in accordance with _____ **NOTE:** Exchange Facilitator must sign below.

Exchange Facilitator's Signature _____

For tax assistance, contact your local County Treasurer/Recorder or visit <http://dor.wa.gov> or call (360) 570-3265. To inquire about the availability of this document in an alternate format, please call 1-800-647-7706. Teletype (TTY) users may use the Washington Relay Service by calling 711.

REV 84 0002ca (10/9/13)

COUNTY TREASURER

BUSINESS INFORMATION

Business Name:

WATERVIEW POINT, LLC

UBI Number:

603 026 154

Business Type:

WA LIMITED LIABILITY COMPANY

Business Status:

ACTIVE

Principal Office Street Address:

17719 ERICKSON KP S, LONGBRANCH, WA, 98351, UNITED STATES

Principal Office Mailing Address:

PO BOX 2022, TACOMA, WA, 98401-2022, UNITED STATES

Expiration Date:

06/30/2019

Jurisdiction:

UNITED STATES, WASHINGTON

Formation/ Registration Date:

06/16/2010

Period of Duration:

PERPETUAL

Inactive Date:

Nature of Business:

HOLDING COMPANY

REGISTERED AGENT INFORMATION

Registered Agent Name:

TRENT WOHLFEIL

Street Address:

17719 ERICKSON KP S, LONGBRANCH, WA, 98351, UNITED STATES

Mailing Address:

PO BOX 2022, TACOMA, WA, 98401-0000, UNITED STATES

GOVERNORS

Title	Governors Type	Entity Name	First Name	Last Name
GOVERNOR	INDIVIDUAL		TRENT	WOHLFEIL

BUSINESS INFORMATION

Business Name:

MODERN URBAN DWELLINGS LLC

UBI Number:

602 982 518

Business Type:

WA LIMITED LIABILITY COMPANY

Business Status:

ACTIVE

Principal Office Street Address:

3808 N WATERVIEW ST, TACOMA, WA, 98407, UNITED STATES

Principal Office Mailing Address:

2522 N PROCTOR PMB 134, TACOMA, WA, 98406, UNITED STATES

Expiration Date:

01/31/2019

Jurisdiction:

UNITED STATES, WASHINGTON

Formation/ Registration Date:

01/12/2010

Period of Duration:

PERPETUAL

Inactive Date:

Nature of Business:

REAL ESTATE

REGISTERED AGENT INFORMATION

Registered Agent Name:

DARIAN FULLER

Street Address:

2523 S 118TH ST, SEATTLE, WA, 98168-1221, UNITED STATES

Mailing Address:

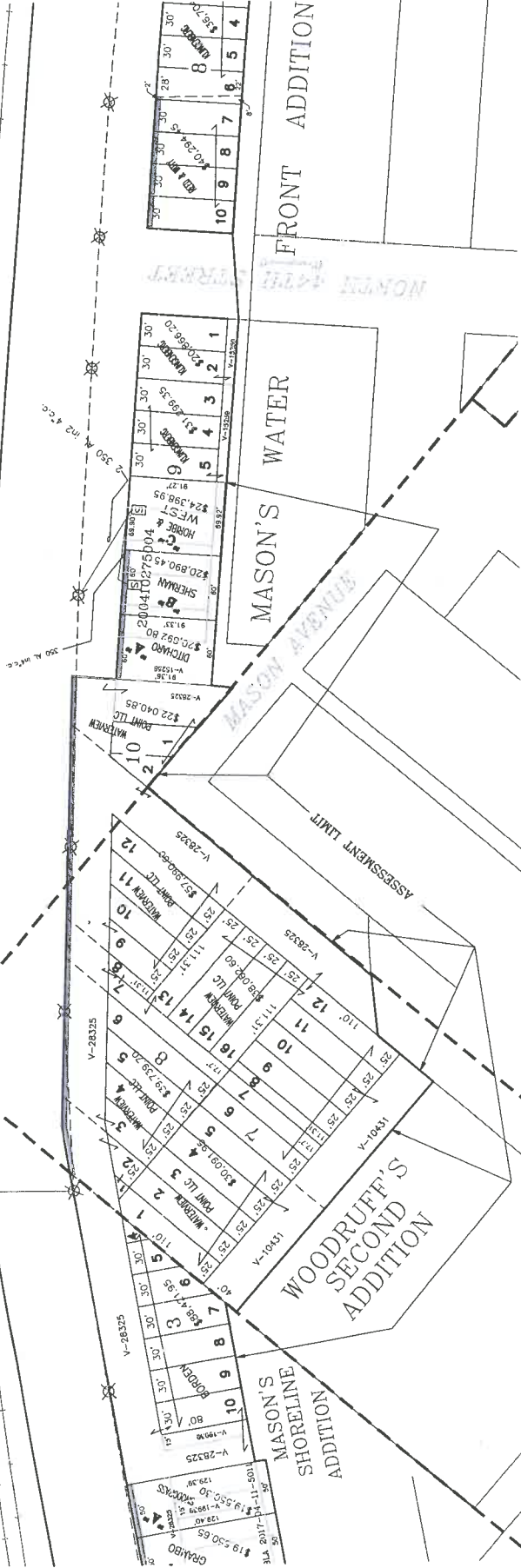
2522 N PROCTOR ST PMB 134, TACOMA, WA, 98406-5338, UNITED STATES

GOVERNORS

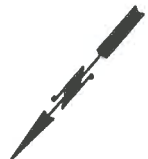
Title	Governors Type	Entity Name	First Name	Last Name
GOVERNOR	INDIVIDUAL		ERIC	FRANK

BELMONT STREET

RUSTON WAY



CITY OF TAGOMA		DEPARTMENT OF PUBLIC WORKS		LID 7731	
ASSESSMENT MAP		SHOWING PROPERTIES BEING		ASSESSED FOR CONY. ORD TO UG	
DATE: 2019		SCALE: 1"=100'		PAGE: 2	
DRAWN BY: J. JONES		CHECKED BY: J. JONES		DATE: 2019	
PROJECT: 2019-01		SHEET: 2		TOTAL: 4	



WHEATLAND STREET

RUSTON WAY

1272 AAC, ABC

#2 CU-A, B, C, 25' C.C.

#2 CU-A, B, C, 25' C.C.

#2 CU-A, B, C, 25' C.C.

#2 CU-A, B, C, 25' C.C.

#2 CU-A, B, C, 25' C.C.

#2 CU-A, B, C, 25' C.C.

#2 CU-A, B, C, 25' C.C.

#2 CU-A, B, C, 25' C.C.

#2 CU-A, B, C, 25' C.C.

#2 CU-A, B, C, 25' C.C.

#2 CU-A, B, C, 25' C.C.

#2 CU-A, B, C, 25' C.C.

#2 CU-A, B, C, 25' C.C.

#2 CU-A, B, C, 25' C.C.

#2 CU-A, B, C, 25' C.C.

#2 CU-A, B, C, 25' C.C.

#2 CU-A, B, C, 25' C.C.

#2 CU-A, B, C, 25' C.C.

#2 CU-A, B, C, 25' C.C.

#2 CU-A, B, C, 25' C.C.

#2 CU-A, B, C, 25' C.C.

#2 CU-A, B, C, 25' C.C.

WATERVIEW STREET

DALE STREET

WALLACE

ADDITION

Table with 10 columns and 1 row. Headers: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10. Values: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10.

Table with 10 columns and 1 row. Headers: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10. Values: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10.

Table with 10 columns and 1 row. Headers: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10. Values: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10.

Table with 10 columns and 1 row. Headers: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10. Values: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10.

CITY OF TACOMA
DEPARTMENT OF PUBLIC WORKS
ASSESSMENT MAP
SHOWING PROPERTIES BEING
ASSESSED FOR CONY. ORD TO UC
LID 7731
DATE: 01/01/2019
BY: [Signature]
DATE: 01/01/2019
BY: [Signature]
DATE: 01/01/2019
BY: [Signature]



RESOLUTION NO. U-11088

1 A RESOLUTION authorizing Tacoma Water to participate in the Department
2 of Environmental Services South Puget Sound Avenue Greenscape
3 Project.

4 WHEREAS the City of Tacoma, Department of Public Utilities, Water
5 Division ("Tacoma Water"), seeks approval to participate in a contract being
6 awarded by the City of Tacoma, Environmental Services Department
7 ("Environmental Services"), for a utility replacement and pavement restoration
8 along S. Puget Sound Ave. from S. 54th St. to S. 50th St. and along S. 50th St.
9 from S. Puget Sound Ave. to S. Tacoma Way, which is known as the
10 Environmental Services South Puget Sound Avenue Greenspace Project
11 ("Environmental Services Project"), and
12

13 WHEREAS, as part of the Environmental Services Project, Tacoma
14 Water will replace approximately 1,800 linear feet of 6-inch cast iron water
15 main, portions of which were constructed in 1928 and 1951; under LID 5137
16 and LID 5211, and
17

18 WHEREAS it is in the best interest of the utility and its customers to
19 include the water main replacement work in the Environmental Services Project
20 to improve delivery, reduce project costs, mitigate future risks, and consolidate
21 construction disturbance to residents and businesses, and
22

23 WHEREAS the cost of Tacoma Water's portion of the Environmental
24 Services Project is estimated to be \$395,529.37, plus applicable taxes; Now,
25 therefore,
26



BE IT RESOLVED BY THE PUBLIC UTILITY BOARD OF THE CITY OF TACOMA:

That Tacoma Water is authorized to participate in the Environmental Services' contract, for the Environmental Services South Puget Sound Avenue Greenspace Project, to allow for the replacement of the construction of approximately 1,800 linear feet of 6-inch cast iron water main, along S. Puget Sound Ave. from S. 54th St. to S. 50th St. and along S. 50th St. from S. Puget Sound Ave. to S. Tacoma Way, with an estimated project cost for Tacoma Water of \$395,529.37, plus applicable taxes, and the proper officers of the City are authorized to execute any necessary agreement in a form as approved by the City Attorney.

Approved as to form:



Chief Deputy City Attorney

Chair

Secretary

Clerk

Adopted _____



Board Action Memorandum

TO: Jackie Flowers, Director of Utilities
COPY: Charleen Jacobs, Director and Board Offices
FROM: Ali Polda, Principal Engineer, Tacoma Water
MEETING DATE: June 12, 2019
DATE: May 21, 2019

AP. Hinder *USD*

SUMMARY:

Authorize Tacoma Water to participate in the City of Tacoma, Department of Environmental Services South Puget Sound Avenue Greenscape Project. Tacoma Water proposes to replace approximately 1,800 feet of 6-inch cast iron water main with a project cost of \$395,529.37 plus applicable taxes.

As part of the Environmental Services project Tacoma Water will replace approximately 1,800 linear feet of 6-inch cast iron water main, portion of which were constructed in 1928 and 1951 under LID 5137 and LID 5211. Tacoma Water believes it is in the best interest of the utility and its customers to include the water main replacement work in the Environmental Services project. Project partnership will improve project delivery, reduce project costs, mitigate future risks, and consolidate construction disturbance to residents and businesses.

BACKGROUND:

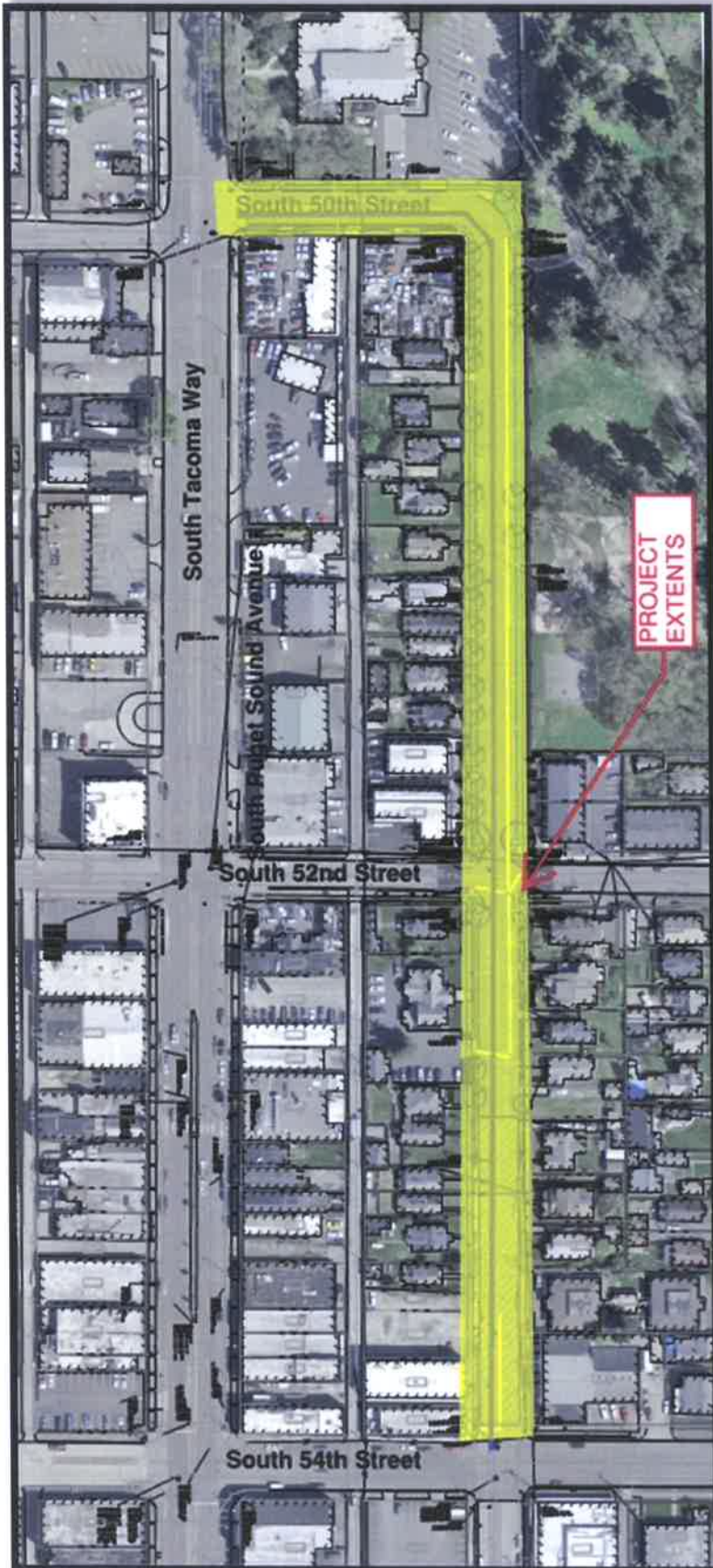
Environmental Services proposes to reconstruct South Puget Sound Avenue, from South 50th Street to South 54th Street. The existing road surface will be replaced with pervious asphalt pavement, paid for by a grant from the Department of Ecology. The existing roadway is in poor condition and experiences localized surface water flooding due to downstream capacity restrictions at both the local creek, and storm water system. This project will alleviate flooding issues, improve mobility through the construction of curb ramps and sidewalks, and replace aging underground utilities including the storm and wastewater sewers, and water mains.

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

IF THE ACTION REQUESTED IS APPROVAL OF A CONTRACT, INCLUDE LANGUAGE IN RESOLUTION AUTHORIZING \$200,000 INCREASE IN ADMINISTRATIVE AUTHORITY TO DIRECTOR? Yes (Authorization to Participate)

ATTACHMENTS: Project Map
Contract and Award Letter
Agreement for Joint Project Tacoma Water – Environmental Services

CONTACT: Ali Polda, Principal Engineer, 253-502-8152
Ryan Flynn, Assistant Division Manager



Project Extents



DATE: March 26, 2019

TO: Tony Lindgren, P.E., Distribution Engineering Manager, Tacoma Water
Eric Johnson, P.E., Interim Division Manager,
Environmental Services Department, Science & Engineering

FROM: Ali Polda, P.E., Tacoma Water Distribution Engineering *AP*
Steve Hoffman, Environmental Services Department, Science &
Engineering

SUBJECT: Agreement for Joint Tacoma Water – Environmental Services Project
South Puget Sound Avenue Greenscape
Spec. No. ES18-0163F
ENV-3020-03, MRP 2018-18

The City of Tacoma, Department of Public Utilities, Water Division (Tacoma Water) and the City of Tacoma, Environmental Services Department (Environmental Services) are developing plans and specifications for utility replacement and pavement restoration along S. Puget Sound Ave. from S. 54th St. to S. 50th St. and along S. 50th St. from S. Puget Sound Ave. to S. Tacoma Way. Each respective department believes a coordinated effort to replace the underground utilities under a single City of Tacoma contract will improve project efficiency, reduce project costs, and minimize construction disturbance to the general public and businesses.

The following summarizes arrangements, assumptions, and action items necessary to move forward with this project. All costs detailed in this agreement are dependent on the bid tabulations and will be finalized at project close out. Tacoma Water will provide total contribution payments via journal entry during project closeout.

- Environmental Services will be responsible for coordinating the compilation of the overall project contract plans and specifications.
- Environmental Services will solicit, procure, and administer the contract and act as the overall construction inspection lead. Environmental Services will charge Tacoma Water for the additional incremental contract administration time associated with Tacoma Water scope of work. The estimated cost for the Tacoma Water portion of contract administration is **\$14,143.00**, which is 3 percent of the of the lowest responsible bidder's water base bid plus the shared item costs (described below) less taxes and contingencies. This method is consistent with how construction management and overhead costs were addressed in previous joint projects.
- Tacoma Water will be responsible for the cost of water distribution mains, valves, hydrants, pavement removal and temporary restoration, trench excavation, trench backfill and compaction to subgrade elevation, mobilization, traffic control, and other associated appurtenant items. These costs have been segregated within the contract bid proposal.

- Environmental Services will provide construction staking for the water main; costs associated with staking will be charged to Tacoma Water under the following charge number:
 - WTR-00554-09-02 Services During Construction
- Tacoma Water will be included and fully involved in the initiation, discussion, and review of any addendums, review of submittals in eBuilder, revisions, change orders, or change of scope pertaining to the water main work. Any addendums, revisions, change orders, or change of scope pertaining to the water main scope of work shall be subject to the approval of Tacoma Water.
- The Environmental Services Department will act as the overall contract construction inspection lead. Tacoma Water will be responsible for the daily inspection of the water main construction and any engineering that may be required during construction for the installation of water main. Tacoma Water and Environmental Services construction management will be a cooperative and coordinated effort.
- Environmental Services will charge Tacoma Water for the cost of removal and restoration of an 8-foot wide road section along S. Puget Sound Ave. from S. 54th St. (Sta. 10+50) to south of S. 52nd St. (Sta. 13+82), equivalent to the reconstruction of 18 percent of the road at an estimated cost of **\$22,518.00**. The road reconstruction shall consist of three-inches of hot mix asphalt over two-inches of crushed surfacing top course. This accounts for the estimated incurred costs to Tacoma Water if this scope of work was pursued independently. Road restoration within the limits of the permeable pavement reconstruction will be solely the responsibility of Environmental Services.
- This Agreement is contingent upon Tacoma Water obtaining authorization to participate in the Joint Project from the Public Utility Board. Tacoma Water will request authorization from the Public Utility Board to participate in the Environmental Services' contract as soon as possible following determination of the lowest responsible bidder.
- Tacoma Water and Environmental Services have agreed to share the costs associated with the following bid items. Cost sharing is based upon the ratio of Tacoma Water project cost to overall project cost, estimated at 24 percent.

Bid Item	Engineer's Estimate Base Bid	Tacoma Water Share
Construction Stormwater Pollution Prevention Plan	\$3,000.00*	\$720.00
SPCCC Plan	\$1,500.00*	\$360.00
NDPES Stormwater General Permit	\$1,500.00*	\$360.00
Inlet Protection	\$992.25*	\$238.14
Total Tacoma Water Contribution		\$1,678.14

*The project is separated into four schedules: Roadway Improvements, Storm Sewer Improvements, Wastewater Sewer Improvements, and Water Improvements. The Water portion is subjected to a 10.2% Sales Tax.

March 18, 2019

Page 2 of 2

We look forward to continuing our spirit of coordination and cooperation to accomplish this and future projects of mutual benefit to the citizens of Tacoma and each respective department. By signature, please indicate your approval to proceed with this joint project in an estimated total contribution of **\$38,339.14**.



Tony Lindgren, P.E.
Tacoma Water Distribution Engineering Manager

4.30.19

Date



Eric Johnson, P.E.
Interim Environmental Services Division Manager

4/26/19

Date

cc: Ryan Flynn, Tacoma Water
Erik Ward, Environmental Services, Science & Engineering

Ap;td
File: 2018-08



TO: Board of Contracts and Awards

FROM: Michael P. Slevin III, P.E., Environmental Services Director
Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer
John Burk, P.E., ES Science and Engineering Division Manager
Tony Lindgren, P.E., Tacoma Water Distribution, Engineering Manager

COPY: City Council, City Manager, City Clerk, SBE Coordinator, LEAP Coordinator,
Steve Hoffman, Project Manager, Ali Poldo, P.E., Erik Sloan, Pavement
Manager, and Samol Hefley, Senior Buyer

SUBJECT: South Puget Sound Avenue Greenscape
Request for Bids Specification No. ES18-0163F – June 4, 2019

DATE: May 17, 2019

RECOMMENDATION SUMMARY:

The Environmental Services and Public Works Departments and Tacoma Water Division recommend a contract be awarded to R.L. Alia Company, Renton, WA, in the amount of \$1,560,162.40, plus a 15 percent contingency, for a cumulative total of \$1,794,186.76, plus applicable taxes, budgeted from various departmental funds, to replace aging water distribution, wastewater, and surface water pipes, and install new street improvements along South Puget Sound Avenue between South 50th and South 54th Streets.

STRATEGIC POLICY PRIORITY:

- Strengthen and support a safe city with healthy residents.
- Assure outstanding stewardship of the natural and built environment.

This project will reconstruct existing failing roadways with a pervious asphalt street section, increase pedestrian mobility by improving curb ramps and sidewalks, replace aging infrastructure, and protect the environment through alleviation of localized surface water flooding.

BACKGROUND:

The existing pavement on South Puget Sound Avenue is in poor condition. Additionally, surface water from this street drains to the Flett Creek Watershed, which has capacity constraints, and the existing stormwater conveyance system has a history of flooding and downstream capacity restrictions.

This project will help to improve water quality and reduce stormwater flow via the reduction of contaminated loading and stormwater runoff through the installation of approximately 1,300 linear feet of new pervious pavement along South Puget Sound Avenue. In addition, this project will replace approximately 1,100 linear feet of stormwater pipe, 1,000 linear feet of wastewater pipe, 1,800 linear feet of water distribution pipe, and install 14 new concrete curb ramps and approximately 80 street trees.



ISSUE: Stormwater conveyance in the Flett Creek Watershed is constricted due to capacity constraints within Flett Creek. The City has previously constructed infiltration improvements within this watershed; however, additional flow reduction is crucial to minimizing the risk of flooding in Flett Creek.

ALTERNATIVES: Delivering this project utilizing various City of Tacoma funds and State Grant funds represents an opportunity to maximize partnerships and reduce physical impacts while constructing improvements in this neighborhood. One alternative, taking no action, would put the City in a position of accepting risk of continued roadway failure and an increase in the rate and magnitude of isolated pipe failures and further negative impacts to water quality. Taking no action would also result in State Grant Funds having to be reimbursed, which could establish a poor precedent in our working relationship with the Department of Ecology.

COMPETITIVE SOLICITATION:

Request for Bids Specification No. ES18-0163F was opened on May 7, 2019. No companies were specifically invited to bid and the project was advertised in the normal outlets. There were eight bid submittals received. R.L. Alia Company submitted a bid that resulted on the lowest evaluated submittal after consideration of Small Business Enterprise (SBE) participation goals. The table below reflects the amount of base award.

<u>Respondent</u>	<u>Location</u> <i>(city and state)</i>	<u>Submittal</u> <u>Amount</u>	<u>Evaluated</u> <u>Submittal</u>
R.L. Alia Company	Renton, WA	\$1,560,162.40	\$1,560,162.40
Northwest Cascade Inc.	Puyallup, WA	\$2,063,984.60	\$2,063,984.60
Pape and Sons construction	Gig Harbor, WA	\$2,137,996.10	\$2,137,996.10
Tucci & Sons Inc.	Tacoma, WA	\$2,153,530.90	\$2,153,530.90
Rodarte Construction Inc.	Auburn, WA	\$2,244,834.01	\$2,244,834.01
Titan Earthwork LLC	Pacific, WA	\$2,339,104.71	\$2,339,104.71
Active Construction Inc.	Puyallup, WA	\$2,375,337.22	\$2,375,337.22
Sound Pacific Construction	Gig Harbor, WA	\$2,487,597.00	\$2,487,597.00

Pre-bid Estimate: \$2,500,000.00

The recommended award is 38 percent below the pre-bid estimate.

CONTRACT HISTORY: New contract

SUSTAINABILITY: The use of pervious pavement will divert flows from the City's surface water collection system and reintroduce it to the groundwater table as would naturally occur in an undeveloped condition. Additionally, the replacement of these pipes will reduce the risk of failures thereby reducing the potential for discharge of surface water and wastewater onto neighboring properties.



SBE/LEAP COMPLIANCE: The recommended contractor is in compliance with the SBE regulation requirements per memorandum dated May 14, 2019. The SBE goal for this project is 22 percent. The SBE participation level of the recommended contractor is 64 percent. R.L. Alia Company submitted the lowest evaluated bid per SBE regulation requirements. The Local Employment and Apprenticeship Training Program is not applicable.

FISCAL IMPACT:**EXPENDITURES:**

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
4301 ES Surface Water Fund	ENV-03020-03-04	5330100	\$1,067,911.52
4300 ES Wastewater Fund	ENV-04023-09-04	5330100	\$244,917.88
1085 PW Streets Initiative Fund	PWK-00438-12	5330100	\$85,827.99
Tacoma Water Bond Fund	WTR-00554-09-03	5330100	\$395,529.37
TOTAL			\$1,794,186.76

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
4301 ES Surface Water Fund	521900	Rate Revenues	\$266,977.88
WA State Dept. of Ecology Grant WQC-2016-TacoPW- 00262	521900	6371302	\$800,933.64
4300 ES Wastewater Fund	523900	Rate Revenues	\$244,917.88
PW Streets Initiative Revenues	663020	Various	\$85,827.99
4600-10WC Water 2010 Construction Bond Fund	586306	6311156	\$395,529.37
TOTAL			\$1,794,186.76

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$ 1,794,186.76, plus applicable tax.

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes