



LAKEWOOD CITY COUNCIL STUDY SESSION AGENDA

Monday, April 10, 2023

7:00 P.M.

City of Lakewood

Council Chambers

6000 Main Street SW

Lakewood, WA 98499

Residents can virtually attend City Council meetings by watching them live on the city's YouTube channel:

<https://www.youtube.com/user/cityoflakewoodwa>

Those who do not have access to YouTube can call in to listen by telephone via Zoom: Dial +1(253) 215-8782 and enter meeting ID: 868 7263 2373

Page No.

CALL TO ORDER

ITEMS FOR DISCUSSION:

- (3) 1. Review of 2022 Lakewood Police Department Annual Report.
– (Memorandum)
- (21) 2. Review allocation of \$1 Million in HOME funds and \$1.175 Million in HOME-ARP in support of Living Support Access Alliance (LASA) Gravelly Lake Commons 25-unit affordable housing development.
– (Memorandum)
- (27) 3. City Hall Utility Audit Update. – (Memorandum)

ITEMS TENTATIVELY SCHEDULED FOR APRIL 17, 2023 REGULAR CITY COUNCIL MEETING:

- 1. Presentation of check from Lakewood Rotary for the Fort Steilacoom Park Playground project.
- 2. Approving funding allocation of \$1 Million in HOME funds and \$1.175 Million in HOME-ARP in support of Living Support Access Alliance (LASA) Gravelly Lake Commons 25-unit affordable housing development. – (Motion – Regular Agenda)
- 3. Authorizing the execution of an agreement with KBH Construction for the Bridgeport Way Gateway Monument project. – (Motion – Consent Agenda)

Persons requesting special accommodations or language interpreters should contact the City Clerk, 253-983-7705, as soon as possible in advance of the Council meeting so that an attempt to provide the special accommodations can be made.

4. Authorizing the execution of an amendment to the agreement with the Department of Commerce for the City Hall Investment Grade Audit (IGA). – (Motion – Consent Agenda)
5. This is the date set for a public hearing on the FY 2023 Community Development Block Grant (CDBG) Annual Action Plan. – (Public Hearings and Appeals – Regular Agenda)
6. Review of the Dolly Parton Imagination Library Program. – (Reports by the City Manager)
7. Review of 2023 South Sound Military and Communities Partnership (SSMCP) Work plan. – (Reports by the City Manager)

REPORTS BY THE CITY MANAGER

CITY COUNCIL COMMENTS

ADJOURNMENT

Persons requesting special accommodations or language interpreters should contact the City Clerk, 253-983-7705, as soon as possible in advance of the Council meeting so that an attempt to provide the special accommodations can be made.

LAKEWOOD POLICE DEPARTMENT

A WASPC-accredited agency



2022 ANNUAL REPORT

“Making a
Difference”





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LAKEWOOD WELCOMES NEW POLICE CHIEF



The Lakewood Police Department has a new face at the top. Patrick D. Smith joined the department in March 2023 as its newest Chief of Police after the retirement of Chief Mike Zaro.

“I am honored and thrilled to be entrusted with this amazing opportunity,” Smith said of his appointment. “I look forward to getting to know the community and the dedicated women and men of the Lakewood Police Department. Working together we will continue to enhance the culture of proactive community policing and exceptional service provided to our residents and visitors.”

Smith joins Lakewood with over 32 years of law enforcement and leadership experience. That includes four years as Police Chief of the Birmingham Police Department and 28 years with the Los Angeles Police Department.

While in his home state of Alabama, Smith demonstrated his strategic management skills while running the largest law enforcement agency in the state. That included increasing engagement with the community, improving staff accountability, modernizing the department by adding a Real Time Crime Center that integrated technology for the department, and establishing personnel development programs.

In Los Angeles, Smith moved up the ranks from police officer to commander and ultimately was the Assistant Commanding Officer for the Police Sciences and Training Bureau. At the bureau he planned, coordinated, managed and evaluated bureau-wide training operations for the entire department, including oversight of three police academy campuses. Smith was responsible for new hire training and in-service training for a workforce of 10,000 employees. His bureau developed police training policy and tactical directives after reviewing critical incidents.

As a captain of LAPD’s Metropolitan Division, Smith had tactical management and oversight of large-scale events in the city of Los Angeles. He managed SWAT operations, K-9 search events, mounted enforcement, dignitary protection, the underwater dive team, crime suppression which included hostage situations, and active shooting events.

Smith holds a Master of Arts in Organizational Management and a Bachelor of Science in Business Management from the University of Phoenix. He is a graduate of the FBI National Executive Institute and PERF’s Senior Management Institute for Police. Smith also has certificate training from the Straus Institute for Dispute Resolution at Pepperdine University in Conflict Resolution for Law Enforcement. Additionally, he earned police certifications in California and Alabama.

A proud Marine Corps Veteran, Smith looks forward to working with neighboring Joint Base Lewis-McChord and the military community.

ABOUT LPD



Lakewood's 21st century department consists of 95 commissioned police officers, two Community Service Officers, three Court Compliance Officers, two Animal Control Officers and seven civilian support staff. The Lakewood Police Department is one of the largest departments in the State of Washington. To successfully counter crime challenges, the Department operates a large array of programs and employs modern technology to expand its reach and efficiency.

OUR MISSION

Protect life and property

Reduce crime

Build better communities

Respect and protect individual rights

Enforce the laws of Lakewood and the State of Washington to achieve the greatest gains from limited resources

OUR CORE VALUES

INTEGRITY

DEDICATION

TEAMWORK

COMPETENCE

RESPECT

POLICE CHIEF

ASSISTANT POLICE CHIEF

PROFESSIONAL STANDARDS & ADMINISTRATIVE UNIT

Lieutenant
2 Commissioned
Officers
3 Non-
Commissioned Staff

CRIMINAL INVESTIGATIONS UNIT

Lieutenant
26 Commissioned
Officers
3 Non-
Commissioned Staff

SPECIALTY UNIT

Lieutenant
15 Commissioned
Officers
6 Limited
Commissioned
Officers
3 Non-
Commissioned Staff

PATROL RESPONSE UNIT

Lieutenant
50 Commissioned
Officers

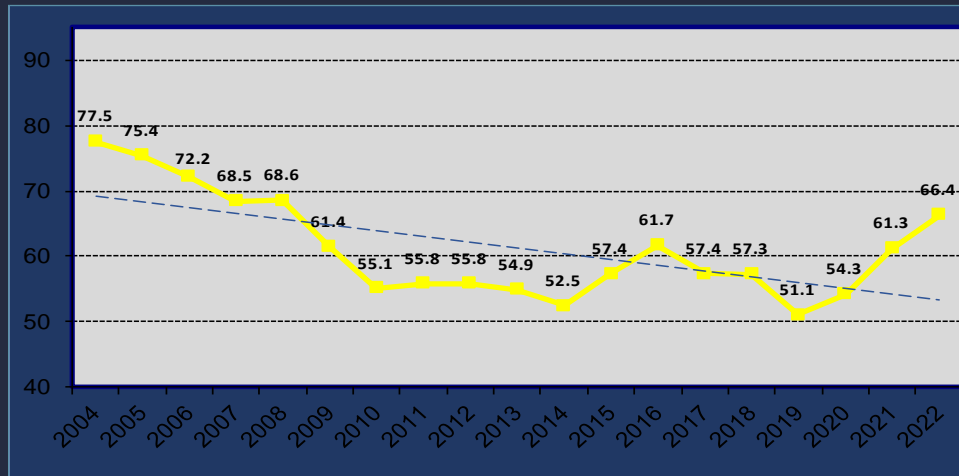
SUPPORT SERVICES

Lieutenant

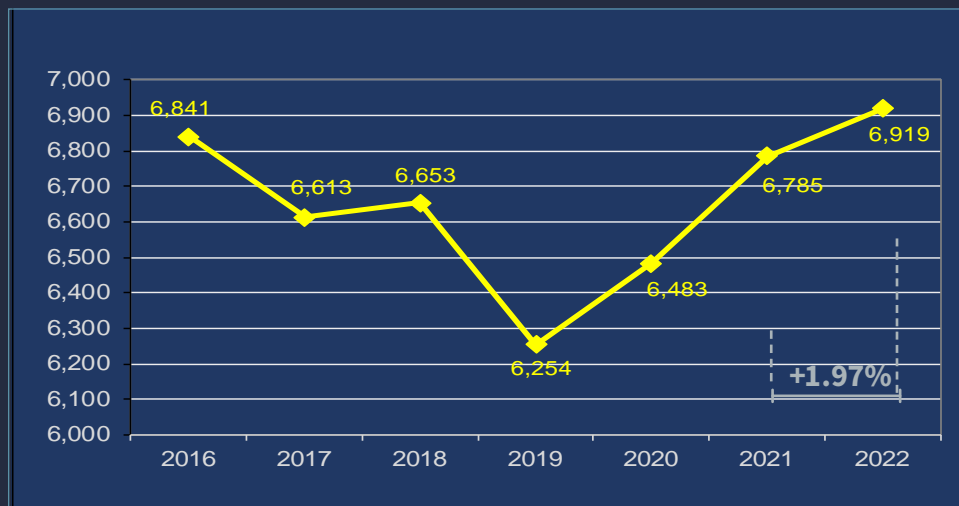
POLICING BY THE NUMBERS

Lakewood's **CRIME RATE** has dropped since the formation of our Department in 2004. Total crime has flattened out to 2019 numbers. Motor vehicle thefts have seen a sharp increase since the recent restrictions on police pursuits, but violent crime and thefts are down from last year. The jails and courts are starting to recover from Covid restrictions, which should enable us to hold more offenders accountable moving forward.

LAKEWOOD TOTAL CRIME RATE PER THOUSAND RESIDENTS (2004-2022)



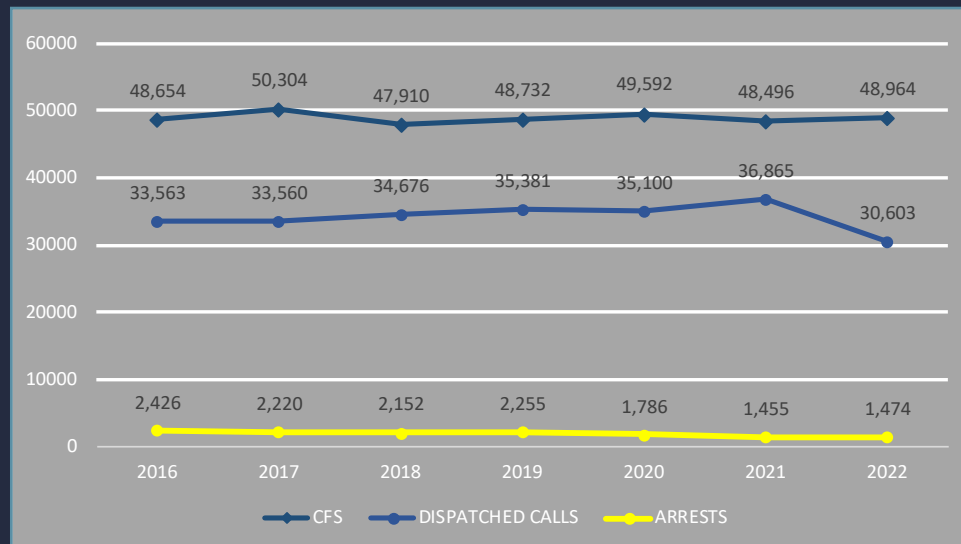
**NATIONAL INCIDENT BASED REPORTING SYSTEM (NIBRS)
TOTAL CRIMES PER YEAR (2016-2022)**



The total **CALLS FOR SERVICE (CFS)**, remained flat while Dispatched calls decreased significantly. This would indicate an increase in self-initiated activity by Officers.

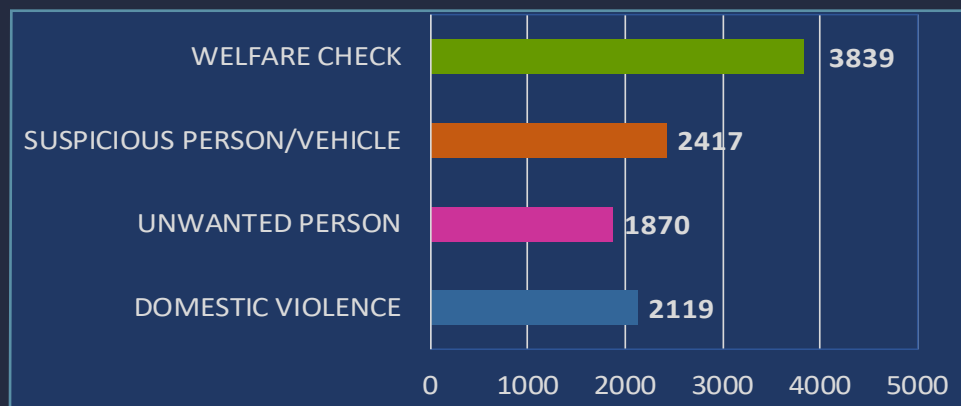
The top category of CFS was for Welfare Checks, which is most often associated with substance use or mental health related incidents. We have also seen a drastic increase in drug overdose calls. Our Patrol Officers are trained in and carry Naloxone (Narcan) to administer to those exhibiting signs of suffering a drug overdose and had several applications last year.

CFS, DISPATCHED CALLS, AND ARRESTS (2016-2022)



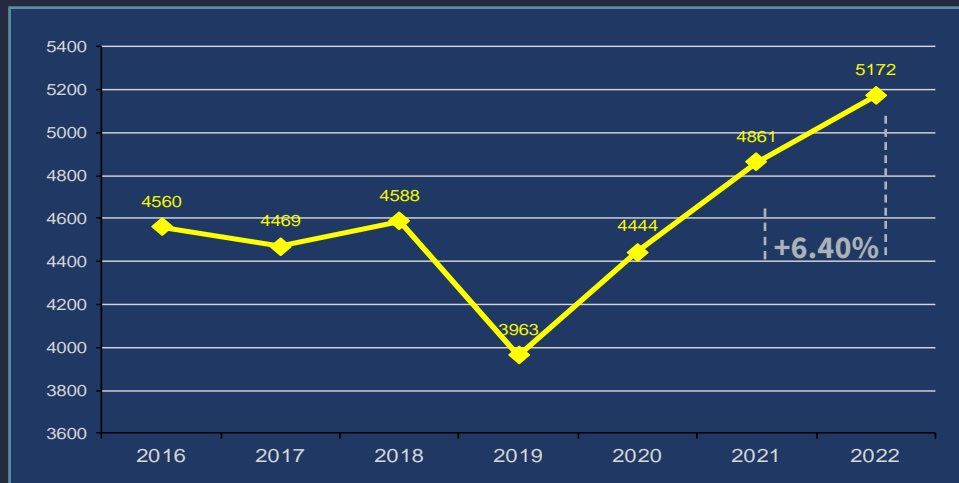
Calls for service include dispatched and officer-initiated activities.

TOP 4 CATEGORIES OF CALLS FOR SERVICE (2022)

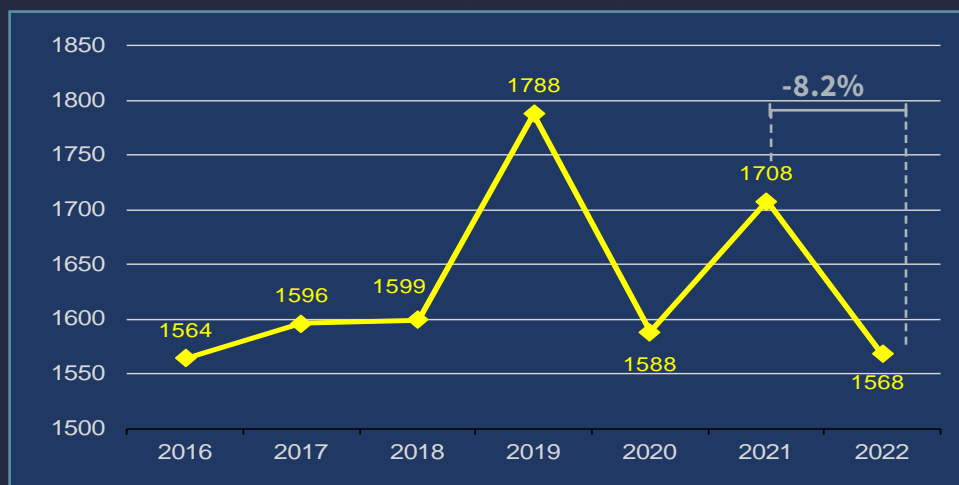


Crime rates are divided into three general categories: **PROPERTY CRIMES**, **PERSON CRIMES**, and **SOCIETY CRIMES**. Person crimes include physical or sexual assault and murder. Property crimes include theft, burglary, and vandalism. Society crimes involve narcotics, prostitution, and other vice-related incidents.

NIBRS PROPERTY CRIMES BY YEAR (2016–2022)

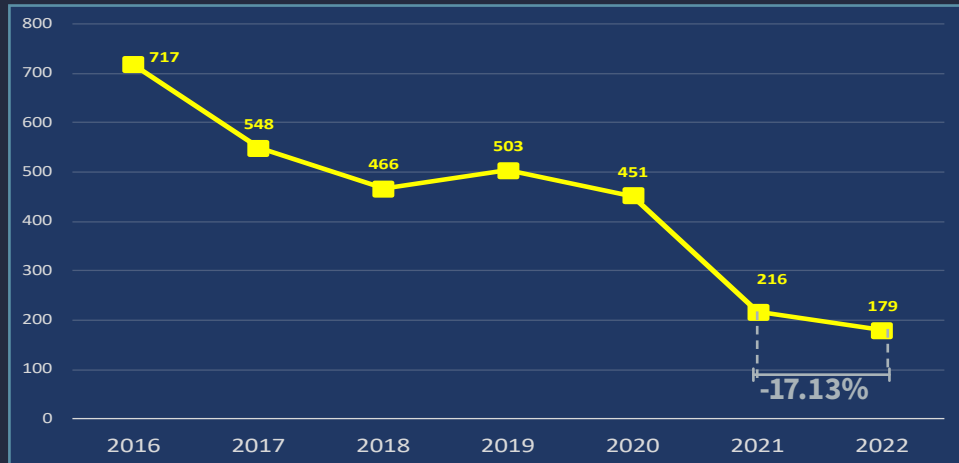


NIBRS PERSON CRIMES BY YEAR (2016–2022)



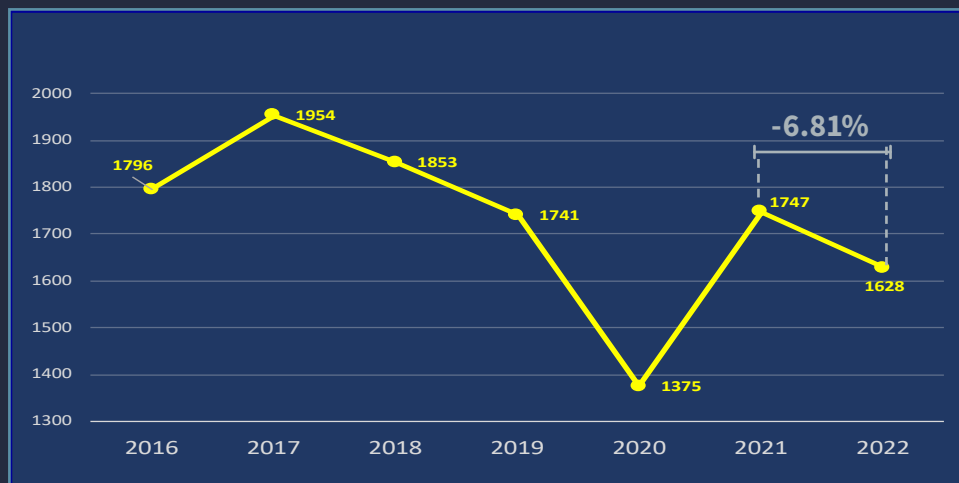
National Incident-Based Reporting System (NIBRS) is an incident-based reporting system used by law enforcement agencies in the United States for collecting and reporting data on crimes. Local, state, and federal agencies generate NIBRS data from their records management systems.

NIBRS SOCIETY CRIMES BY YEAR (2016-2022)



While we have seen indications of speeding and reckless driving, our overall number of vehicle **ACCIDENTS** dropped slightly.

TOTAL ACCIDENT REPORTS BY YEAR (2016-2022)



PROPERTY/EVIDENCE ROOM

4,887 PIECES OF EVIDENCE
COLLECTED IN 2022

The three staff in the Property/Evidence Room hold, preserve, and document all of the evidence collected from crime scenes and provide it to courts when needed for trial. They also ensure that property recovered from solved crimes such as burglaries and car prowls are returned to the rightful owners.

LAKEWOOD FRONT DESK

In 2022 Police Station front desk staff took:

11,991 PHONE CALLS

5,146 WALK-INS

517 REPORTS

K-9 UNIT

15 CAPTURES



BEHAVIORAL HEALTH CONTACT TEAM

In 2015, the Lakewood City Council authorized formation of a Behavioral Health Contact Team, making Lakewood the first city in the state to partner one of its officers with a dedicated mental health professional.

This team is a collaborative effort between Lakewood Police and Greater Lakes Mental Health Care. They respond to calls involving individuals experiencing mental health complications. Often these individuals regularly rely on police interventions.

The team works to get people proper help and assistance instead of taking them to jail or sending them to overcrowded emergency rooms. Their work helps people with mental health issues get streamlined mental health and medical care, along with finding housing and solutions to personal needs.



176 CARE RESPONSE EPISODES

120 NEW ADMISSIONS TO
BEHAVIORAL HEALTH
RESOURCES

56 RE-ADMISSIONS TO PROGRAMS
FOR FURTHER TREATMENT

MARINE SERVICES UNIT

The Marine Services Unit provides services to lakes in the area. The Department maintains a large boat on American Lake, a rigid inflatable boat on a trailer, and two jet skis. The diversity in marine fleet allows officers to respond quickly to lakes of all sizes in the city.

Officers patrol and provide rescue and recovery services to numerous waterfront homes, businesses, beaches, marinas, and parks that are used by thousands of visitors and residents alike all year long. They are also part of the Metro Dive Team.



360	TOTAL OFFICER ON-WATER PATROL HOURS
432	TOTAL CITATIONS/WARNINGS
283	TOTAL WRITTEN VESSEL INSPECTIONS
3	SEARCH AND RESCUE/RECOVERY CASES

BICYCLE PATROL

- 24 COMMUNITY EVENTS**
- 8 CALLS FOR SERVICE ORIGINALLY DISPATCHED TO PATROL**
- 19 SELF-INITIATED CALLS FOR SERVICE**
- 2 ARRESTS**
- 2,100 CITIZEN CONTACTS**
- 722 MILES PEDALED**
- 398 HOURS OF SADDLE TIME**



ANIMAL CONTROL

Animal Control is staffed by two full time officers who work with the communities of Lakewood, Steilacoom, and DuPont. They work with citizens to promote responsible pet ownership and control pet disease and public safety through education, service, and enforcement.

1,765	SERVICE REQUESTS
236	IMPOUNDS
335	TICKETS
8	POTENTIALLY DANGEROUS DOGS

CRIMINAL INVESTIGATIONS UNIT

2022 CASELOAD

FORENSIC SERVICES

Evidence gathering and crime scene processing

271 ASSIGNMENTS

204 ASSIGNMENTS CLEARED

MAJOR CRIMES

Murder and assaults

234 CASES ASSIGNED

288 CASES CLEARED

PROPERTY CRIMES/ROBBERY UNIT

Theft, burglary, or vandalism

104 CASES ASSIGNED

46 CASES CLEARED

SPECIAL ASSAULT

Domestic violence, crimes against children, and sexual assault

207 CASES ASSIGNED

205 CASES CLEARED

370 CHILD PROTECTIVE SERVICES REFERRALS

433 ADULT PROTECTIVE SERVICES REFERRALS

396 FACE-TO-FACE SEX OFFENDER RESIDENCE VERIFICATIONS

2 REFERRALS FROM INTERNET CRIMES AGAINST CHILDREN TASK FORCE

SPECIAL OPERATIONS

Narcotics, prostitution

2 SEARCH WARRANTS

3 GUNS SEIZED

\$2.6K CASH SEIZED

\$97K REAL PROPERTY SEIZED

4 POUNDS OF DRUGS SEIZED

PROFESSIONAL STANDARDS

The Professional Standards Section is staffed by a lieutenant, a sergeant, a training officer, and an administrative assistant. This division handles citizen complaints; conducts internal, hiring, and background investigations; and oversees training and Department administrative functions. It also periodically evaluates the operation of the Department for changes in policy, training, and equipment, and maintains the Department Manual of Standards.

2022 INTERNAL INVESTIGATIONS

6 INVESTIGATIONS WITH

7 ALLEGATIONS

FINDINGS:

1 EXONERATED

5 SUSTAINED

1 UNFOUNDED

DEFINITIONS

EXONERATED The incident did occur but the conduct or performance of the employee was found to be lawful and proper.

SUSTAINED The allegation is supported by sufficient evidence to justify a reasonable conclusion that the alleged misconduct occurred.

NOT SUSTAINED There is insufficient evidence to either prove or disprove the allegation(s).

UNFOUNDED The investigation revealed that the incident or allegation(s) did not occur.

STANDARDS FAILURE The standards were followed, but resulted in undesired results. A finding of Standards Failure should result in a reassessment of the Standard by the Chain of Command Staff, with consideration given to changing the Standard or modifying or expanding training.

TRAINING HOURS 2022

24,976.25 HOURS OF OFFICER IN-SERVICE AND ADDITIONAL TRAINING

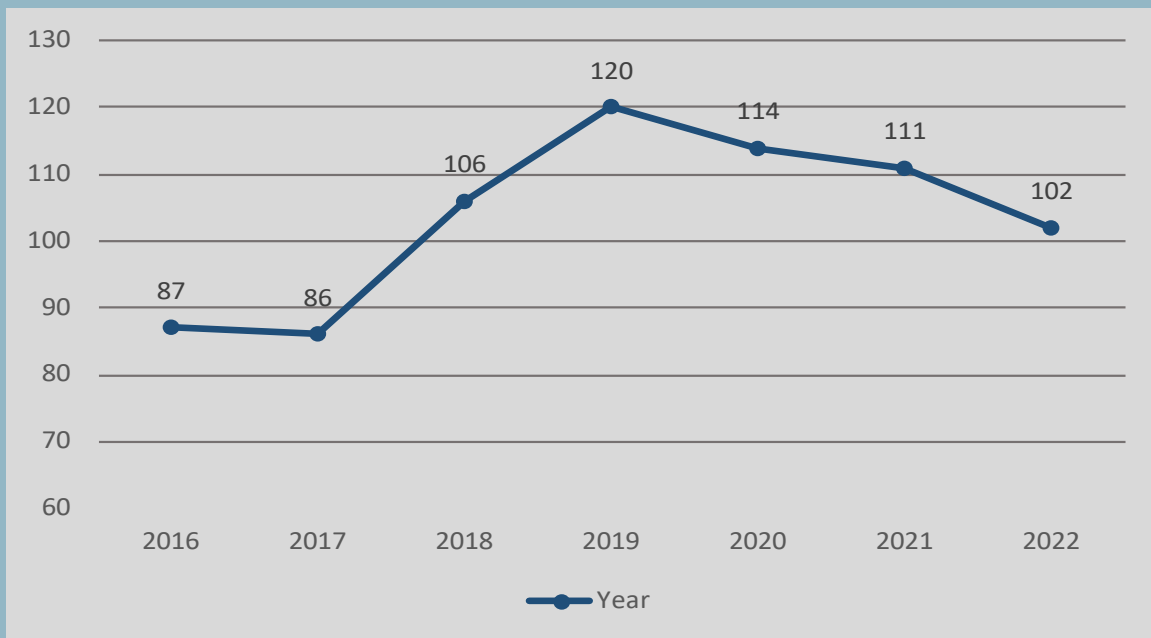
217 AVERAGE HOURS OF TRAINING PER EMPLOYEE

USE OF FORCE

The Department requires officers to report every call where they used force, including: use of a tool like a Taser or baton, incidents when physical force is needed to subdue a suspect, or when an officer causes visible injury or complaint of pain.

Perspective is everything when evaluating use of force. Only 6.91% of all arrests required any use of force, meaning 93% of physical arrests were compliant. In nearly three quarters of the uses of force, the citizen had no injury or only a minor complaint of pain, requiring no medical treatment.

USE OF FORCE INCIDENTS (2016-2022)



The following incidents must be reported as a use of force:

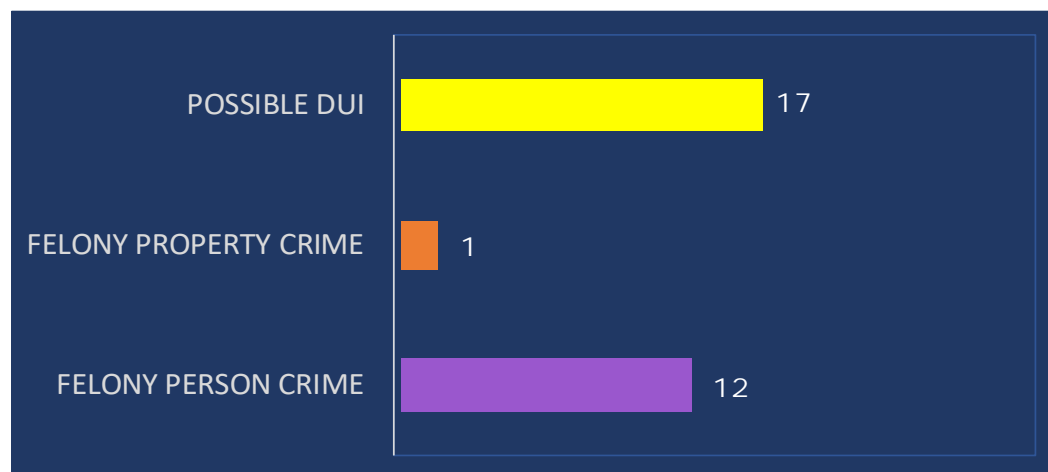
- Any use of physical strength, skill, or pain compliance techniques that result in a visible injury or complaint of injury.
- Any use of physical strikes.
- Any use of a less lethal weapon as described in Standard 1.3.4, such as a Taser, baton, or pepper spray.
- Any discharge of a firearm.
- Any time multiple officers are required to overcome resistance.



PURSUIT

There were 30 pursuits in 2022. Of these, four were terminated by LPD.

REASON FOR PURSUIT (2022)



RECOGNITION

5 MEDAL OF VALOR

2 MEDAL OF MERITORIOUS SERVICE

7 LIFE SAVING

3 POLICE CHIEF'S COMMENDATION



In 2022 we said goodbye to 8 retiring detectives, officers, sergeants and civilian staff and welcomed 13 newly hired officers.

RETIREMENTS

OFC. SCOTT NOVASKY
CAROLYN CYR
DET. BRENT EGGLESTON
SGT. RICH HALL
OFC. JOHN HENTERLY
OFC. DENNIS FOLK
OFC. TRAVIS SMITH
OFC. CODY HENRIQUEZ

NEW HIRES

OFC. JARROD BEAUCHAMP
OFC. KYLE ZIMMERMAN
OFC. KAYBREE EAMES
OFC. CONNOR COCKLE
OFC. RAQUEL BRUNSON
OFC. SEAN URCKFITZ
OFC. DAVID LUCCHETTI
OFC. NATALIE ZIEBER
OFC. JACK JOHNSON
OFC. PATRICK LAVERS
OFC. JOSEPH WALKER
OFC. KAYLA DRAGT
OFC. JACOB BREWER



LAKWOOD POLICE DEPARTMENT


9401 LAKEWOOD DRIVE SW, LAKEWOOD, WA 98499

253-830-5000 WWW.CITYOFLAKEWOOD.US/POLICE



TO: Mayor and City Councilmembers

FROM: Jeff Gumm, Housing Program Manager and Dave Bugher, Assistant City Manager for Development Services

THROUGH: John J. Caulfield, City Manager 

DATE: April 10, 2023

SUBJECT: Review funding allocation of \$1 Million in HOME funds and \$1.175 Million in HOME-ARP in support of Living Support Access Alliance (LASA) Gravelly Lake Commons 25-unit affordable housing development.

Background: This memorandum serves multiple purposes:

- 1) Provides a brief review of the LASA Gravelly Lake Commons development project;
- 2) Provides as a brief review of HOME & HOME-ARP programs;
- 3) Includes funding recommendations on HOME & HOME-ARP in support of the Gravelly Lake Commons housing project.

What is the LASA Gravelly Lake Commons affordable housing development?

The Living Access Support Alliance (LASA) Gravelly Lake Commons development will add 25 new units of affordable housing for low-income households. The project will construct a mix of one, two and three bedroom units and will be located at the corner of Gravelly Lake Drive, 59th Street SW and Fairlawn Drive SW. The project will be considered phase 3 a four phased development, with the first being LASA's development of the Client Service Center and 15-units of affordable housing in 2015, and the second consisting of the currently ongoing hygiene center expansion - shower, bathroom, laundry, personal items and clothing bank, and computer access. Phase 4 will look to complete the construction project with an additional 30 affordable units to be constructed sometime in 2027-28.

Affordable housing units constructed as a part of this project will serve low-income households at or below 80% of area median income (AMI) with a focus on serving those at 30-50% AMI. A minimum of one unit will be set aside to serve eligible HOME-ARP clientele. For Lakewood, a household of four would be considered low-income with a maximum household income of \$81,200. HOME regulations require that all HOME-assisted units, at initial lease up, be rented to households at or below 60% AMI (\$60,900 for a household of four).

What does LASA’s development budget look like? Total construction costs for the Prairie Oaks Commons 25-unit affordable housing development have been estimated at \$10.5 Million. To date, LASA has been awarded \$3.5 Million from Pierce County (ARPA funds) and \$1 Million in ARPA funding from the City of Lakewood. LASA is seeking \$500,000 in direct funding from the State of Washington and \$2.5 Million in direct funding from the federal government and has active applications to both entities.

What is HOME? Home Investment Partnership Program (HOME) was created by the National Affordability Housing Act of 1990. The HOME program’s primary intent is to increase the supply of decent, affordable housing for low- and very low-income households, primarily through the rehabilitation of existing or the construction of new rental and homeownership housing opportunities. Additional eligible activities include things like tenant-based rental assistance, property acquisition, site improvements, project-related soft costs, and homebuyer activities.

HOME funds carry various programmatic regulations which can be found at 24 CFR Part 92. Funds received must be committed to an eligible activity within two years of award and expended within four years. Lakewood qualifies for HOME funding through the consortium process as a member of the Tacoma-Lakewood HOME consortium.

Available HOME Funds: The City currently has \$776,233 in pre-2023 HOME funds allocated to the City’s affordable housing fund available for such projects. This amount, will increase to \$1,231,759 once the City approves and submits its FY 2023 Annual Action Plan to HUD, which includes an additional \$455,526 in HOME funds proposed to be allocated to the affordable housing fund.¹

What is HOME-ARP? The American Rescue Plan (ARP) Act of 2021 provided \$5 billion in assistance for new federal homelessness assistance and supportive services programs. These grant funds have been awarded to the 651 State and local participating jurisdictions through the HOME Investment Partnerships Program (HOME). Lakewood, through the Tacoma-Lakewood Consortium, was awarded \$1,175,489 in HOME-ARP funding.

HOME-ARP funds can be used for four eligible activities:

- 1) Production or Preservation of Affordable Housing;
- 2) Tenant-Based Rental Assistance (TBRA);
- 3) Supportive Services, Homeless Prevention Services, and Housing Counseling; and
- 4) Purchase and Development of Non-Congregate Shelter.

HOME-ARP funds must be used to primarily benefit individuals or families from the following “qualifying populations”²:

¹ The FY 2023 Annual Action Plan was reviewed by Council on March 27, 2023 and is set for Council approval on May 1, 2023. Submittal to HUD will be no later than May 15th with the new year funding cycle beginning July 1, 2023.

² HOME-ARP clientele differs from standard HOME program clientele in that it focuses eligibility not upon qualifying as a low-income household, but rather an eligible client must be homeless, at risk of homelessness, or another vulnerable qualifying population.

- 1) Homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act;
- 2) At-risk of homelessness, as defined in section 401(1) of the McKinney-Vento Homeless Assistance Act;
- 3) Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by the Secretary;
- 4) In other populations where providing supportive services or assistance under section 212(a) of the Act would prevent the family's homelessness or would serve those with the greatest risk of housing instability; and
- 5) Veterans and families that include a veteran family member that meet one of the preceding criteria.

Funding was awarded through the City's joint Lakewood-Tacoma HOME Consortium and was included in Tacoma's amendment to its FY 2021 Annual Action Plan as it relates to HOME funding for both jurisdictions. Once committed, all HOME-ARP projects must be completed within four years of the date of commitment of funds.

Recommended Council Action: April 17, 2023 Council agenda – authorize allocations of \$1,000,000 in HOME funds and \$1,175,489 in HOME-ARP funds to Living Access Support Alliance (LASA) for the Gravelly Lake Drive Commons 25-unit affordable housing project.

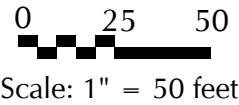
With these allocations, committed funding for the project would total \$6,675,489 or 63.6% of total budget. In addition to its financial contributions, the City of Lakewood is advocating at the state and federal level for more funding to support this project. Should LASA be successful in their state and federal asks, total committed funding would rise to \$9,675,489 or 92.1% of total budget.

GRAVELLY LAKE COMMONS

LASA - PHASE 3



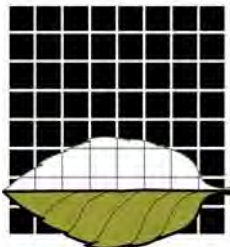
Schematic Site Plan



Vicinity Map

Gravelly Lake Commons Master Plan:

- Phase 1: LASA offices and (15) affordable housing units. Phase 1 is complete.
- Phase 2: Hygiene Center. Showers, laundry, community support spaces. Designed and submitted for building permit. Phase 2 is fully funded.
- Phase 3: (25) affordable housing units in (4) separate two and three story building. Apartments to be a mix of one, two, and three-bedroom units.
- Phase 4: Future project to include 3,000 sf daycare facility with (30) affordable units in a five-story building.



James Guerrero Architects, Inc.
7520 Bridgeport Way West
Lakewood, WA 98499
Telephone (253) 581-6000
Web Site: jgarch.net

LASA - Phase 3 Gravelly Lake Commons		Page 1 of 3
Schematic Site Plan		
	June 3, 2022	



Phase 3 Partial Site Plan

0 15 30
Scale: 1" = 30 feet



GRAVELLY LAKE COMMONS

LASA - PHASE 3

Project Description: Phase 3 includes construction of (25) new affordable housing units in four separate two and three-story buildings. Apartments include (4) one-bedroom, (11) two-bedroom and (10) three-bedroom units. Each unit has a private balcony or patio. Shared Laundry is provided for the one and two-bedroom units while the three-bedroom units have in unit washer and dryers. Sitework includes a designated playground, parking, dumpster and recycling enclosure, landscaping and irrigation.

Parcels: 513000-1640, 1650, 1660, 1671

Total Site Area:	2.38 acres
Phase 3 Site Area:	0.86 acres
Phase 3 Impervious Area:	75%
Phase 3 Building Footprint Area:	24%
New Parking Provided:	37 stalls
Current Zoning:	R-4
Proposed Zoning:	NC-2

James Guerrero Architects, Inc.
7520 Bridgeport Way West
Lakewood, WA 98499
Telephone (253) 581-6000
Web Site: jgarch.net



LASA - Phase 3 Gravelly Lake Commons

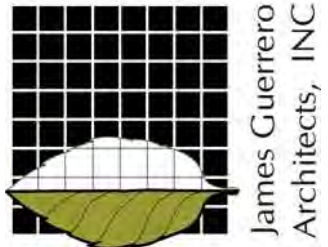
Phase 3 Partial Site Plan

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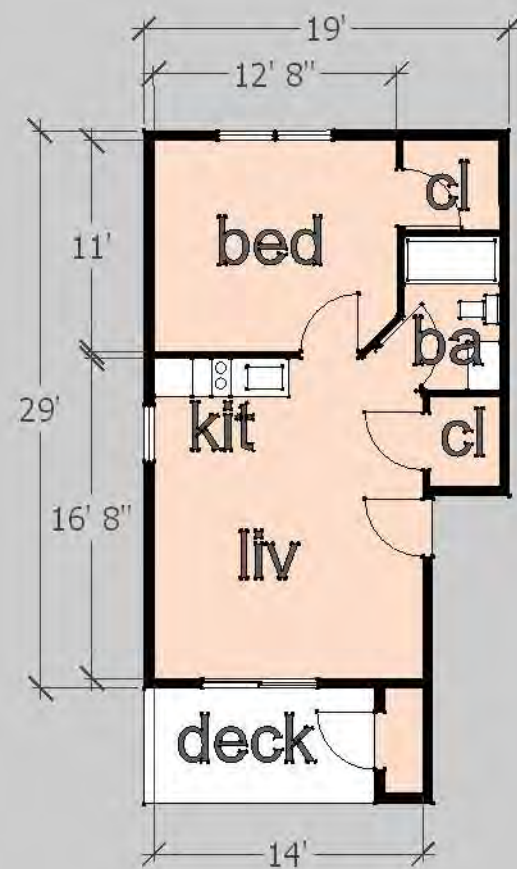
June 3, 2022



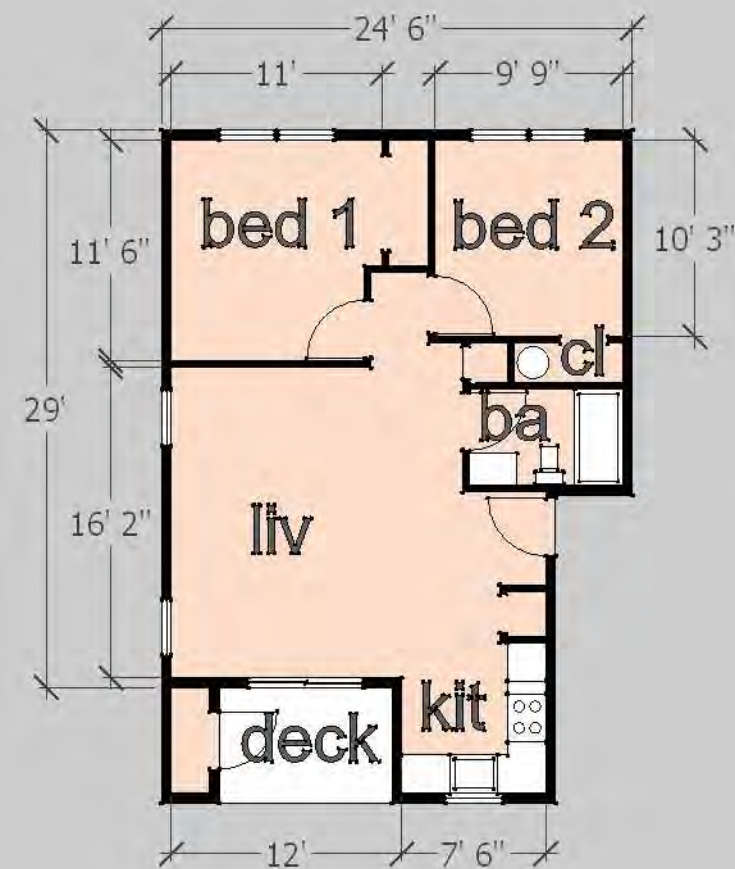
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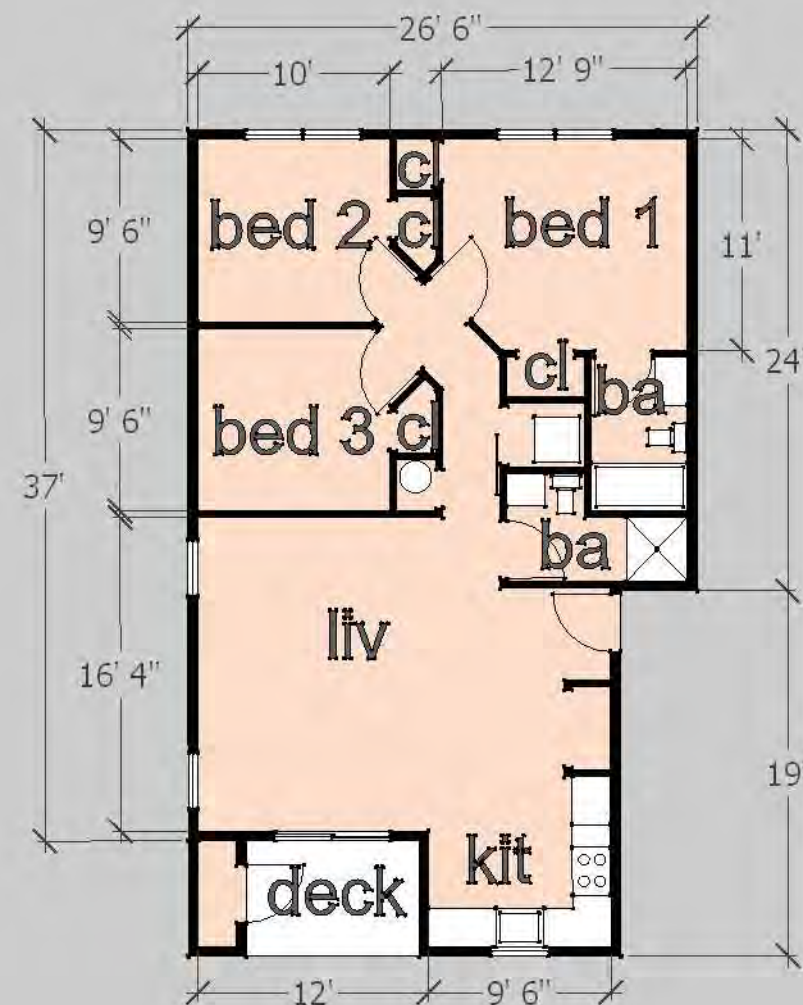
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 Architects, INC



One-Bedroom Unit



Two-Bedroom Unit



Three-Bedroom Unit

LASA - Phase 3 Gravelly Lake Commons

Schematic Floor Plans and Exterior View

June 3, 2022

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TO: Mayor and City Council

FROM: Scott Williams, Operations Superintendent

THROUGH: John Caulfield, City Manager *John F. Caulfield*

DATE: April 10, 2023

SUBJECT: City Hall Utility Audit Update

ATTACHMENTS: Utility Audit PowerPoint
List of Acronyms and Energy Conservation Measure Definitions

BACKGROUND: Lakewood City Hall is over 20 years old and several of the building systems are experiencing lifecycle issues. Over the next six years or three biennium's, it is recommended that the City update the City Hall HVAC system which includes three components; the chillers (which create cold air); the boilers (that create warm air); and the air handlers (which move the air through the building). All systems contribute to City Hall air quality. Improving air quality was considered during ARPA project discussions and Council appropriated \$525,000 to update the HVAC system which was to include variable ionization at City Hall.

However, the City learned while developing this work program that the state passed the Clean Buildings law in 2019 requiring all commercial buildings over 50,000 sq. ft. to lower cost and pollution from fossil fuel consumption. It took the State several years to develop, define, and implement the program and notified the City in October 2021 of the new law requirements which includes a June 1, 2028 deadline to bring City Hall into compliance.

In May, 2022, to prepare for the deadline and to ensure the City was complying with the new building codes, Council approved an investment grade audit (IGA). Managed by the Department of Commerce (DOC), the audit included a benchmarking period to determine current energy use as well as developing a rough order of magnitude (ROM) for what systems would need to be modernized or replaced and a cost breakdown for the various phases and improvements to be made. The report has been completed and a summary will be shared with Council at the April 10, 2023 study session. The attached charts breakdown the proposed work and potential phases.

NEXT STEPS: In order to implement a facility upgrade project and to do the necessary and/or selected improvements within the required timeline, engineering is needed to develop the designs and plans needed to complete the work. We also need to allow time at the end of the project to review energy savings to ensure we have met compliance by June 1, 2028.

The proposed path for implementation is a phased approach. The first part of this project is to replace the existing low efficiency boilers with high efficiency gas fired condensing boilers. The critical component to this task is the timing. The building code changes July 1, 2023 which will eliminate the gas fired boiler option and will have a significant impact on the cost of implementing this phase of the project. A permit must be filed in advance of this date to enable the city to purchase similar equipment to what we currently have in City Hall. The remaining tasks can be phased over the next two budget cycles to make the physical improvements necessary to compliant and meet the June 1, 2028 deadline.

Recommended Council Action: April 17, 2023 council agenda – authorize City manager to approve an amendment to the existing IGA contract with DOC to do the mechanical, structural and electrical design and engineering needed to submit permit for the boiler replacement in advance of the July 1, 2023 deadline.

Report Acronyms and Descriptions:

ECM = Energy Conservation measure

EUI = Energy Use Intensity

AHU = Air Handler Unit

IGA = Investment Grade Audit

ROM = Rough Order of Magnitude

HVAC = Heating, Ventilation, Air Conditioning

IAQ = Indoor Air Quality

ESCO = Energy Savings Company

Energy Conservation Measure Tasks and Descriptions

ECM 1: Controls Optimization, Retro-Commissioning (RCx), Smart Building Service (SBS)

Analytics and Fault Detection - Review and retro-commission the existing control sequences to achieve peak energy and comfort performance, provide fault analytics and monitoring on major equipment to reduce energy waste. Includes upgrading obsolete controls JACE.

ECM 2: Replace Air-Cooled Chiller - Replace existing air-cooled chiller system of similar size and capacity with new higher efficiency air-cooled chiller and install new pumps, motors, and VFDs.

ECM 3: Boiler System Upgrade - Replace the existing non-condensing natural gas boilers with new condensing natural gas boilers of similar size and capacity and install new pumps, motors, and VFDs.

ECM 4: RTU Replacement and Improvements - Replace (3) existing Roof Top Units with new units of similar size and capacity. Make duct modifications to improve ventilation/indoor air and reduce duct leaks from weather intrusion.

ECM 5: Add Demand Control Ventilation (DCV) to Air-Handlers - Add Demand Control Ventilation to (6) AHUs.

ECM 6: AHU Replacement – Replace (3) existing indoor Air-Handling Units with new units of similar size and capacity.

ECM 7: Whole Building LED Lighting and Lighting Controls Upgrade – Replace all existing inefficient interior and exterior lighting with new high efficiency LEDs. Add space/zone level controls and integrate them with the existing building lighting controls system.

ECM 8: Add Variable Ionization – Add variable ionization air cleaning technology to the building HVAC systems for a layered approach to air purification.

ECM 9: (2) New EV Chargers – Provide and install new pathway and wire for (2) new car charging stations up to 175ft from the power supply. Sub meter the new EV circuits for energy tracking.

Investment Grade Audit Update

Lakewood City Hall

April 10, 2023



Presentation

- Review City Hall Audit Summary
 - Benchmarks
 - Baseline Energy Use Indicators
 - Target Energy Use Indicators
 - City Hall Energy Expenditures
- Project Phases
- Project Funding
- Next Steps

IGA BENCHMARK ASSESSMENT

Lakewood City Hall

6000 Main St SW, Lakewood, WA 98499 [Map It](#)
 Portfolio Manager Property ID: 4135786
 Year Built: 2001 Parent Property: [City of Lakewood](#)
[Edit](#)

Not currently eligible for
ENERGY STAR
 Certification

Weather Normalized Site EUI (kBtu/ft²)

Current: 73.7
 (15.61% higher than median)

Baseline: 80.7
 (26.37% higher than median)

Summary

Details

Energy

Water

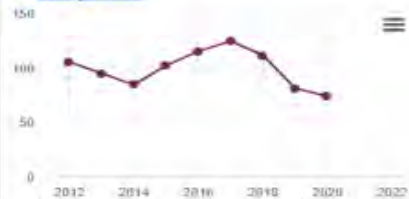
Waste & Materials

Goals

Design

Weather Normalized Site EUI Trend (kBtu/ft²)

[Change Metric](#)



Metrics Summary

Metric	Dec 2019 (Energy Baseline)	Sep 2021 (Energy Current)	Change
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ENERGY STAR Score (1-100)	31	38	7.00 (22.60%)

[Change Metrics](#)
[Change Time Periods](#)

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Courthouse	5,016	0.08	101	50 or less	0.8	6
Office (Government office)	51,426	0.82	66	50 or less	0.8	43
Other - Public Assembly	4,769	0.08	55	50 or less	0.6	3
Building Totals	62,540	1				54.6

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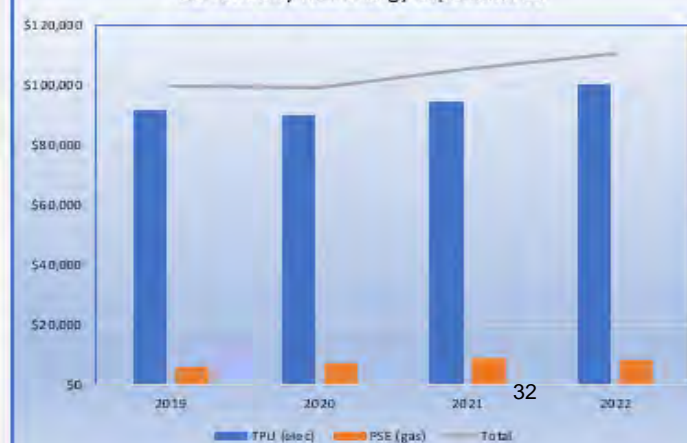
Current City Hall Energy Expenditures

	2019	2020	2021	2022
TPU (elec)	\$91,538	\$89,982	\$94,718	\$100,116
PSE (gas)	\$6,257	\$7,405	\$8,998	\$8,643
Total	\$99,815	\$99,408	\$105,737	\$110,781

One time incentives

Energy Conservation	Annual Cost Savings	Estimated Utility Rebate	State Early Adopter
ECM 1	\$14,779	\$88,934	
ECM 2	\$394	\$2,362	
ECM 3	\$581	\$3,548	
ECM 4	\$461	\$2,850	
ECM 5	\$966	\$5,374	
ECM 6	\$0	\$0	
ECM 7	\$6,141	\$36,846	
Total	\$23,322	\$140,574	\$53,159

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Summary Details **Energy** Water Waste & Materials Goals Design

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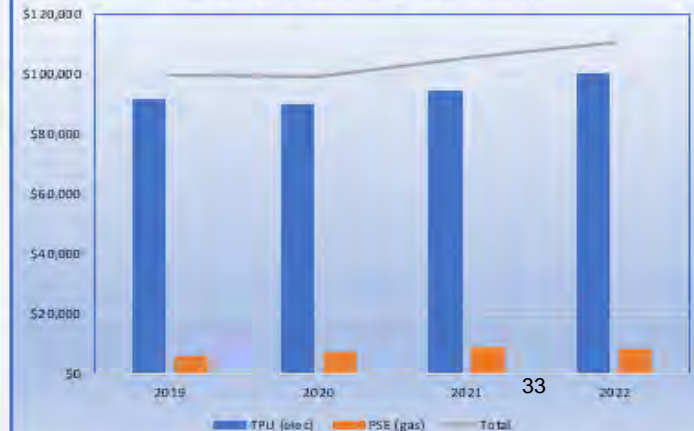
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Summary

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Waste & Materials

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Design

Weather Normalized Site EUI Trend (kBtu/ft²)

[Change Metric](#)



[Change Metrics](#)

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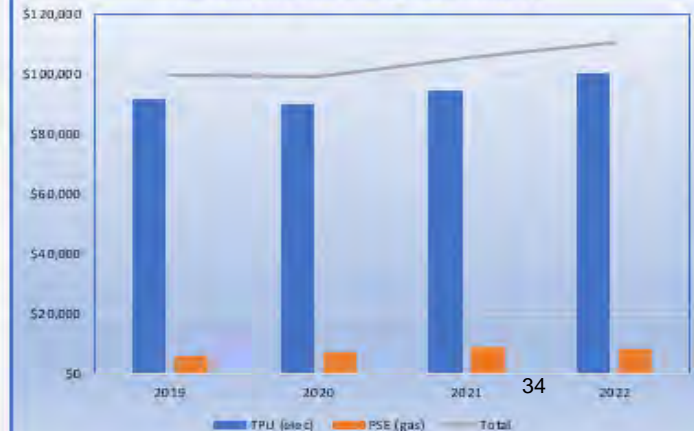
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Current City Hall Energy Expenditures



Project Budget Summary - ROM

Client: Lakewood City Hall

2020/2021 Baseline EUI: 73.7

Project: ESCO Ph 1

Target EUI: 54.6

Date: 2/6/2023

Required EUI Reduction: -19.1

A. CONSTRUCTION COSTS		EUI Reduction		Total
ECM 1	Building Analytics w/ Fault Detection and Controls Optimization		11.92	\$ 84,031
ECM 2	Air-Cooled Chiller Replacement		0.32	\$ 557,520
ECM 3	Boiler System Upgrade - New Gas Fired Condensing Boilers		0.56	\$ 609,878
ECM 4	Rooftop (3) Air Handling Units Replacement and Improvements		0.56	\$ 1,339,536
ECM 5	Add Demand Control Ventilation to (6) Air Handling Units		1.2	\$ 66,581
ECM 6	In Ceiling (3) Air Handling Units Replacement		0.08	\$ 200,559
ECM 7	Whole Building LED Lighting and Lighting Controls Upgrade (reference notes)		5.2	\$ 419,761
ECM-8	IAQ Upgrade - Variable Ionization		0	\$ 141,808
ECM-9	(2) New Electric Vehicle Chargers		0	\$ 29,165
SUBTOTAL LABOR AND MATERIALS COST				\$ 3,448,839
		Total EUI Reduction =		19.84
Construction Bond		2.0%		\$ 68,977
TOTAL CONSTRUCTION COST				\$ 3,517,816
B. ESCO FEES				
Audit Fee				\$ 52,029
Design		10.0%		\$ 344,884
Project Management		6.0%		\$ 206,930
Overhead		10.0%		\$ 344,884
Profit		8.0%		\$ 275,907
TOTAL ESCO FEES				\$ 1,224,634
C. OTHER COSTS				
Project Contingency		10.0%		\$ 344,884
ESCO M&V Cost (Year 1)				\$ 6,000
TOTAL OTHER COSTS				\$ 350,884
D. TOTAL GUARANTEED CONSTRUCTION & ESCO SERVICES (Gmax)				\$ 5,093,334
E. NON-GUARANTEED COSTS				
Sales Tax		10.0%		\$ 509,333
DES Admin. Fee				\$ 66,700
TOTAL NON GUARANTEED COSTS				\$ 576,033
F. TOTAL PROJECT COST				\$ 5,669,367
Project Incentives:				
Utility Rebates				\$ 106,500
Commerce Early Adopter Incentive				\$ 53,159
NET PROJECT COST (shown in 2023 dollars)				\$ 5,509,708

Phase 1, 2023-2024 Budget

Client: Lakewood City Hall	2020/2021 Baseline EUI: 73.7
Project: ESCO Ph 1	Target EUI: 54.6
Date: 2/6/2023	Required EUI Reduction: -19.1

A. CONSTRUCTION COSTS		EUI Reduction	Total
ECM 1	Building Analytics w/ Fault Detection and Controls Optimization	11.92	\$ 84,031
ECM 2	Air-Cooled Chiller Replacement	0	\$ -
ECM 3	Boiler System Upgrade - New Gas Fired Condensing Boilers	0.56	\$ 609,878
ECM 4	Rooftop (3) Air Handling Units Replacement and Improvements	0	\$ -
ECM 5	Add Demand Control Ventilation to (6) Air Handling Units	0	\$ -
ECM 6	In Ceiling (3) Air Handling Units Replacement	0	\$ -
ECM 7	Whole Building LED Lighting and Lighting Controls Upgrade (reference notes)	5.2	\$ 419,761
ECM-8	IAQ Upgrade - Variable Ionization	0	\$ -
ECM-9	(2) New Electric Vehicle Chargers	0	\$ 29,165
SUBTOTAL LABOR AND MATERIALS COST			\$ 1,142,835
		Total Phase 1 EUI Reduction =	17.68
		Accumulated Phase 1 EUI Reduction=	17.68
Construction Bond	2.0%		\$ 22,857
TOTAL CONSTRUCTION COST			\$ 1,165,692
B. ESCO FEES			
	Audit Fee		\$ 52,029
	Design 10.0%		\$ 114,284
	Project Management 6.0%		\$ 68,570
	Overhead 10.0%		\$ 114,284
	Profit 8.0%		\$ 91,427
TOTAL ESCO FEES			\$ 440,593
C. OTHER COSTS			
	Project Contingency 10.0%		\$ 114,284
	ESCO M&V Cost (Year 1)		\$ 6,000
TOTAL OTHER COSTS			\$ 120,284
D. TOTAL GUARANTEED CONSTRUCTION & ESCO SERVICES (Gmax)			\$ 1,726,568
E. NON-GUARANTEED COSTS			
	Sales Tax 10.0%		\$ 172,657
	DES Admin. Fee		\$ 58,300
TOTAL NON GUARANTEED COSTS			\$ 230,957
F. TOTAL PROJECT COST			\$ 1,957,525
Project Incentives:			
	Utility Rebates		\$ 97,800
	Commerce Early Adopter Incentive		\$ 53,159
NET PROJECT COST (shown in 2023 dollars)			\$ 1,806,566

Phase 2, 2025-2026 Budget

Client: Lakewood City Hall

2020/2021 Baseline EUI: 73.7

Project: ESCO Ph 1

Target EUI: 54.6

Date: 2/6/2023

Required EUI Reduction: -19.1

A. CONSTRUCTION COSTS		EUI Reduction	Total
ECM 1	Building Analytics w/ Fault Detection and Controls Optimization	0	\$ -
ECM 2	Air-Cooled Chiller Replacement	0.32	\$ 557,520
ECM 3	Boiler System Upgrade - New Gas Fired Condensing Boilers	0	\$ -
ECM 4	Rooftop (3) Air Handling Units Replacement and Improvements	0	\$ -
ECM 5	Add Demand Control Ventilation to (6) Air Handling Units	1.2	\$ 66,581
ECM 6	In Ceiling (3) Air Handling Units Replacement	0.08	\$ 200,559
ECM 7	Whole Building LED Lighting and Lighting Controls Upgrade (reference notes)	0	\$ -
ECM 8	IAQ Upgrade - Variable Ionization	0	\$ 141,808
ECM 9	(2) New Electric Vehicle Chargers	0	\$ -
SUBTOTAL LABOR AND MATERIALS COST			\$ 966,468
		Total EUI Phase 2 Reduction =	1.6
		Accumulated Phase 1 & 2 EUI Reduction=	19.28
Construction Bond	2.0%		\$ 19,329
TOTAL CONSTRUCTION COST			\$ 985,797
B. ESCO FEES			
Audit Fee			\$ 52,029
Design	10.0%		\$ 96,647
Project Management	6.0%		\$ 57,988
Overhead	10.0%		\$ 96,647
Profit	8.0%		\$ 77,317
TOTAL ESCO FEES			\$ 380,628
C. OTHER COSTS			
Project Contingency	10.0%		\$ 96,647
ESCO M&V Cost (Year 1)			\$ 6,000
TOTAL OTHER COSTS			\$ 102,647
D. TOTAL GUARANTEED CONSTRUCTION & ESCO SERVICES (Gmax)			\$ 1,469,072
E. NON-GUARANTEED COSTS			
Sales Tax	10.0%		\$ 146,907
DES Admin. Fee			\$ 58,300
TOTAL NON GUARANTEED COSTS			\$ 205,207
F. TOTAL PROJECT COST			\$ 1,674,280
Project Incentives:			
Utility Rebates			\$6,500
Commerce Early Adopter Incentive			\$53,159
NET PROJECT COST (shown in 2023 dollars)			\$ 1,614,621
5% compounding escalator for 2025/2026 budget			\$ 1,696,361

Phase 3, 2027-2028 Budget

Client: Lakewood City Hall	2020/2021 Baseline EUI: 73.7
Project: ESCO Ph 1	Target EUI: 54.6
Date: 2/6/2023	Required EUI Reduction: -19.1

A. CONSTRUCTION COSTS		EUI Reduction	Total
ECM 1	Building Analytics w/ Fault Detection and Controls Optimization	0	\$ -
ECM 2	Air-Cooled Chiller Replacement	0	\$ -
ECM 3	Boiler System Upgrade - New Gas Fired Condensing Boilers	0	\$ -
ECM 4	Rooftop (3) Air Handling Units Replacement and Improvements	0.56	\$ 1,339,536
ECM 5	Add Demand Control Ventilation to (6) Air Handling Units	0	\$ -
ECM 6	In Ceiling (3) Air Handling Units Replacement	0	\$ -
ECM 7	Whole Building LED Lighting and Lighting Controls Upgrade (reference notes)	0	\$ -
ECM 8	IAQ Upgrade - Variable Ionization	0	\$ -
ECM 9	(2) New Electric Vehicle Chargers	0	\$ -
SUBTOTAL LABOR AND MATERIALS COST			\$ 1,339,536
		Total Phase 3 EUI Reduction =	0.56
		Accumulated Phase 1-3 EUI Reduction=	19.84
Construction Bond	2.0%		\$ 26,791
TOTAL CONSTRUCTION COST			\$ 1,366,327
B. ESCO FEES			
Audit Fee			\$ 52,029
Design	10.0%		\$ 133,954
Project Management	6.0%		\$ 80,372
Overhead	10.0%		\$ 133,954
Profit	8.0%		\$ 107,163
TOTAL ESCO FEES			\$ 507,471
C. OTHER COSTS			
Project Contingency	10.0%		\$ 133,954
ESCO M&V Cost (Year 1)			\$ 6,000
TOTAL OTHER COSTS			\$ 139,954
D. TOTAL GUARANTEED CONSTRUCTION & ESCO SERVICES (Gmax)			\$ 2,013,752
E. NON-GUARANTEED COSTS			
Sales Tax	10.0%		\$ 201,375
DES Admin. Fee			\$ 62,500
TOTAL NON GUARANTEED COSTS			\$ 263,875
F. TOTAL PROJECT COST			\$ 2,277,627
Project Incentives:			
Utility Rebates			\$ 2,200
Commerce Early Adopter Incentive			\$ 53,159
NET PROJECT COST (shown in 2023 dollars)			\$ 2,222,268
5% compounding escalator for 2027/2028 budget			\$ 2,452,968

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[Change Metric](#)



[Change Metrics](#)

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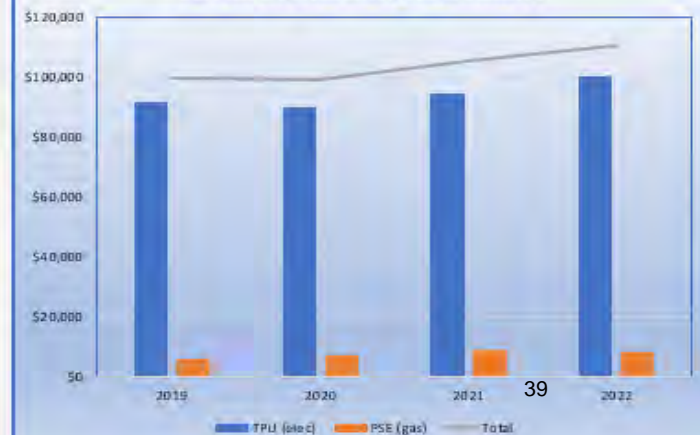
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Current City Hall Energy Expenditures



Project Costs

	2023/2024	2025/2026	2027/2028	Total
Sources:				
ARPA	\$ 525,000	\$ -	\$ -	\$ 525,000
Property Management	360,000	-	-	360,000
Total Sources	\$ 885,000	\$ -	\$ -	\$ 885,000
Uses:				
Phase 1	1,806,566	-	-	1,806,566
Phase 2	-	1,696,361	-	1,696,361
Phase 3	-	-	2,452,968	2,452,968
Total Uses	\$ 1,806,566	\$ 1,696,361	\$ 2,452,968	\$ 5,955,895
Funding Needed	\$ (921,566)	\$ (1,696,361)	\$ (2,452,968)	\$ (5,070,895)
Recommendation:				
2022 Carry Forward General Govt'l	421,566	-	-	421,566
ARPA	500,000	-	-	500,000
To Be Determined*	-	1,696,361	2,452,968	4,149,329
Total Options	\$ 921,566	\$ 1,696,361	\$ 2,452,968	\$ 5,070,895
* Future Budgets				

Next Steps

- April 17 – Authorize Contract Amendment for Phase 1 Improvements
- April 24 – Carry Forward Review for Project Funding Consideration