



**LAKWOOD CITY COUNCIL
SPECIAL MEETING AGENDA**

Monday, December 9, 2024

7:00 P.M.

City of Lakewood
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 participate via Zoom by either visiting <https://us02web.zoom.us/j/86872632373> or calling by telephone: Dial +1(253) 215- 8782 and enter participant ID: 868 7263 2373.

Page No. 1

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

C O N S E N T A G E N D A

- (2) A. Motion No. 2024-89

Authorizing the execution of a construction contract with Redside Construction, in the amount of \$3,247,839.90, for the Wards Lake Phase 1 and 2 Improvement Project.

R E G U L A R A G E N D A

ORDINANCE

- (6) Ordinance No. 824

Amending the 2023-2024 Biennial Budget.

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.

<http://www.cityoflakewood.us>

REQUEST FOR COUNCIL ACTION

<p>DATE ACTION IS REQUESTED: Dec 9, 2024</p> <p>REVIEW: March 6, 2023 February 27, 2023</p>	<p>TITLE: Approval of construction contract to Redside Construction for the Wards Lake Phase 1 & 2 Improvement Project</p> <p>ATTACHMENTS: Bid Tabulation Project Design</p>	<p>TYPE OF ACTION:</p> <p>— ORDINANCE NO.</p> <p>— RESOLUTION NO.</p> <p><u>X</u> MOTION NO. 2024-89</p> <p>— OTHER</p>
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SUBMITTED BY: Mary Dodsworth, Parks, Recreation and Community Services Director

RECOMMENDATION: It is recommended that the City Council approve funding and authorize the City Manager to execute agreements to support the Wards Lake Park improvement project, to include executing a contract with Redside Construction in the amount of \$3,247,839.90 (includes WA State sales tax); appropriating a 10% project contingency in the amount of \$324,784.00 for approved change orders specifically related to this project and authorize \$400,000 and approve contracts to build a pumptrack and complete other work needed in conjunction with the Wards Lake improvement project.

DISCUSSION: From 2020 -2022 the City was awarded multiple grants to support phase 1 and phase 2 improvements at Wards Lake Park. Project improvements include development of a pump track, dog park, trail development including a span bridge over Wards Lake, a new neighborhood park on the SE corner of the site, mountain bike skills track, nature playgrounds, new restroom, picnic shelter, site amenities, landscaping, shoreline restoration, and parking & ROW improvements. Both phases of the project have been designed and permitted concurrently along with bidding and constructing the project under a single contract with the intent to maximize efficiency. The project was advertised on Oct 29, 2024 and bids were opened on November 26th, 2024 at **Continued**

ALTERNATIVE(S): Council could not approve the contract and request an alternative scope of work or re-design and re-bidding. Rebidding would delay project and could jeopardize project grant funding.

FISCAL IMPACT: The fiscal impact for this project is \$5,416,969. A chart on page three outlines total project revenues and proposed project expenditures. This project includes several owner-provided items previously approved by Council or anticipated for this project. Items were purchased by-owner due to the time needed to permit **Continued**

<p>Stacey Reding Prepared by</p> <p>Mary Dodsworth Department Director</p>	 <hr style="width: 80%; margin: 0 auto;"/> <p>City Manager Review</p>
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DISCUSSION (continued): Lakewood City Hall. The bid included a base-bid for improvements to the site and five alternates. The City received ten (10) bids. After checking bid submittals and references, Redside Construction provided the lowest responsive bid for the project. The City is recommending including base bid and all of the alternative bid items for the project.

A phase 1 grant required project element is a pump track near the existing parking lot. This element was not included in the base bid or bid alternates because procurement of the product as-designed did not comply with federal grant procurement requirements. This information was not known until during the bidding process. Upon discovery this scope was removed from the base bid scope. The pump track will now be provided by-owner, designed to meet procurement requirements and installed by the contractor during construction. This item is noted on the budget summary on page three and included in the Council project recommendation and funding authorization statement.

Construction is anticipated to begin January 6th, with substantial completion anticipated by Nov 1st, 2025. Given the extent of renovation within the 35 acre site, all or portions of the park will be closed during construction.



FISCAL IMPACT (continued): manufacture or procure items. Purchase by owner saves approximately 15% per item by not having to pay for contractor overhead. All owner-furnished items will be installed by the contractor excluding the public art wraps on the Portland Loo and signal boxes.

301.0020 Wards Lake Park Improvement Budget Summary			
Revenue Grants Phase 1 & 2			
Source	Total	10.1% WSST	Total w/ Tax
WWRP	\$1,000,000		
LWCF	\$2,210,430		
YAF	\$700,000		
DOC	\$252,840		
Total Grant Funds	\$4,163,270		
City Revenue Ph 1 & 2	\$1,270,000		
Total Project Revenue Phase 1 & 2	\$5,433,270		
Expenses			
A+E	\$824,643.00		
Contract Addendum BCRA	\$13,738.15		
Permitting	\$59,000.00		
Cultural Resources	\$20,544.00		
Subtotal Design & Permitting	\$917,925.15		
By owner furnishings & restroom demo (includes WSST)	\$511,420.00		
By owner pump track	\$400,000.00		
Public Art	\$15,000.00		
Base Bid	\$2,712,000.00	\$273,912.00	\$2,985,912.00
Add Alternate 1 fencing	\$10,000.00	\$1,010.00	\$11,010.00
Add Alternate 2 dock access improvements	\$51,600.00	\$5,211.60	\$56,811.60
Add Alternate 3 shoreline restoration	\$43,700.00	\$4,413.70	\$48,113.70
Add Alternate 4 fog coat parking lot	\$7,200.00	\$727.20	\$7,927.20
Add Alternate 5 bike track	\$125,400.00	\$12,665.40	\$138,065.40
Subtotal Base Bid + Alternatives			\$3,247,839.90
Construction Contingency 10%			\$324,784.00
Base Bid, Alternatives & Contingency Total			\$3,572,623.90
Total Project Cost			\$5,416,969.04

**Wards Lake Park Ph 1&2 Improvements
 Bid Tabulation
 Bid Opening 2:00 p.m. Nov. 26, 2024 City Hall**

		phase 1&2	chainlink fencing	dock path	shoreline restoration	fog coat	mountain bike track		
	Bidder	Base Bid	Alternate #1	Alternate #2	Alternate #3	Alternate #4	Alternate #5	Total Add Alternates	TOTAL
1	RL Alia Company	\$3,495,000.00	\$30,000	\$20,000	\$40,000	\$10,000	\$200,000	\$300,000	\$3,795,000
2	KR Homes	\$3,141,552.36	\$21,786	\$32,465	\$35,652	\$8,590	\$134,912	\$233,405	\$3,374,957
3	Redside Construction LLC	\$2,712,000.00	\$10,000	\$51,600	\$43,700	\$7,200	\$125,400	\$237,900	\$2,949,900
4	A-1 Landscaping & Construction	\$5,256,000.00	\$21,000	\$68,000	\$67,093	\$7,764	\$112,000	\$275,857	\$5,531,857
5	Ohno Construction	\$3,922,500.00	\$14,000	\$80,000	\$45,000	\$9,000	\$154,000	\$302,000	\$4,224,500
6	Vet Industrial	\$2,947,456.00	\$10,500	\$44,000	\$125,000	\$7,500	\$262,400	\$449,400	\$3,396,856
7	Specialized Landscaping Inc	\$3,180,520.00	\$12,600	\$26,000	\$46,000	\$7,200	\$155,000	\$246,800	\$3,427,320
8	Terra Dynamics	\$2,961,500.00	\$15,000	\$57,000	\$30,000	\$8,500	\$144,000	\$254,500	\$3,216,000
9	Midway Underground	\$3,524,490.00	\$11,000	\$14,500	\$25,000	\$11,000	\$194,000	\$255,500	\$3,779,990
10	Active Construction Inc	\$3,796,434.88	\$17,334.43	\$101,243.53	\$39,420.84	\$8,781.38	\$143,010.96	\$309,791.14	\$4,106,226

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: December 9, 2024	TITLE: An Ordinance amending the 2024 Budget	TYPE OF ACTION:
REVIEW: December 2, 2024	ATTACHMENTS: <ul style="list-style-type: none">Ordinance & Exhibits	<input checked="" type="checkbox"/> ORDINANCE NO. 824
		<input type="checkbox"/> RESOLUTION NO.
		<input type="checkbox"/> MOTION
		<input type="checkbox"/> OTHER

SUBMITTED BY: Tho Kraus, Deputy City Manager

RECOMMENDATION: It is recommended that the City Council adopt this Ordinance amending the City's 2024 Budget.


DISCUSSION: The Revised Code of Washington (RCW) Chapter 35A.34 stipulates that a public hearing be held in connection with the modification process. Following the RCW guidelines, the City held a public hearing on the 2024 Final Budget Adjustment ordinance on December 2, 2024.

On November 15, 2021 the City Council via Ordinance 764 established an Economic Development Opportunity Fund within the General Fund ending fund balance for the purpose of accumulating excess funds from the General Fund and other funds that are eligible to provide funding for economic development opportunity related expenditures. The set aside amount as approved in the 2021/2022 mid-biennium budget adjustment is \$1,000,000 in each year of 2021 and 2022 for a total of \$2,000,000. The City shall appropriate and use the funds as approved by the City Council.

The purpose of the proposed budget adjustment is to appropriate the \$2,000,000 Economic Development Opportunity Fund for Edgewater Park and Downtown Park(s).

ALTERNATIVE(S): The City Council may approve the budget ordinance with modifications.

FISCAL IMPACT: Use of General Fund Ending Fund Balance Reserves set aside for Economic Development Opportunity Fund.

Tho Kraus Prepared by	 City Manager Review
Department Director	

ORDINANCE NO. 824

AN ORDINANCE of the City Council of the City of Lakewood, Washington, amending the 2023/2024 Biennial Budget.

WHEREAS, the tax estimates and budget for the City of Lakewood, Washington, for the 2023/2024 fiscal biennium have been prepared and filed on October 3, 2022 as provided by Titles 35A.34 and 84.55 of the Revised Code of Washington; and

WHEREAS, the budget was printed for distribution and notice published in the official paper of the City of Lakewood setting the time and place for hearing on the budget and said notice stating copies of the budget can be obtained on-line and at the Office of the City Clerk; and

WHEREAS, the City Council of the City of Lakewood having held a public hearing on November 7, 2022, and having considered the public testimony presented; and

WHEREAS, the City Council of the City of Lakewood adopted Ordinance 779 on November 21, 2022 implementing the 2023/2024 Biennial Budget; and

WHEREAS, the City Council of the City of Lakewood adopted Ordinance 785 on May 15, 2023 implementing the 2023 Carry Forward Budget Adjustment; and

WHEREAS, the City Council of the City of Lakewood adopted Ordinance 795 on December 4, 2023 implementing the 2023 Year-End Budget Adjustment; and

WHEREAS, the City Council of the City of Lakewood adopted Ordinance 804 on May 20, 2024 implementing the 2024 Carry Forward Budget Adjustment; and

WHEREAS, the City Council of the City of Lakewood adopted Ordinance 818 on November 18, 2024 implementing the 2024 Year-End Budget Adjustment; and

WHEREAS, the City Council of the City of Lakewood finds it necessary to revise the 2024 Budget to appropriate the \$2,000,000 Economic Development Opportunity Fund for Edgewater Park and Downtown Park(s) funded by General Funding Ending Fund Balance Reserves set aside for Economic Development Opportunity Fund; and

WHEREAS, the City Council of the City of Lakewood held a public hearing on the 2024 Year-End Budget Adjustment on December 2, 2024.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON, DO ORDAIN as Follows:

Section 1. Budget Amendment. The budget for year 2024 as set forth in Ordinance 804, and as shown in Exhibit A (Current Revised Budget by Fund – Year 2024) is amended to adopt the revised budget for year 2024 in the amounts and for the purposes as shown in Exhibit B (Proposed Revised Budget by Fund – Year 2024).

Section 2. Severability. If any portion of this Ordinance or its application to any person or circumstances is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 3. Copies of the Budget to Be Filed. A complete copy of the final budget as adopted herein shall be transmitted to the Office of the State Auditor, the Association of Washington Cities and to the Municipal Research and Services Center of Washington. Copies of the final budget as adopted herein shall be filed with the City Clerk and shall be made available for use by the public.

Section 4. Effective Date. That this Ordinance shall be in full force and effect for year 2024 five (5) days after publication of the Ordinance Summary.

ADOPTED by the City Council this 9th day of December, 2024.

CITY OF LAKEWOOD

Attest:

Jason Whalen, Mayor

Briana Schumacher, City Clerk

Approved as to Form:

Heidi Ann Wachter, City Attorney

**EXHIBIT A
CURRENT REVISED BUDGET BY FUND - YEAR 2024**

Fund	Beginning Fund Balance			Revenue			Expenditure			Ending Fund Balance
	Prior Amount	Adjustment	Revised	Prior Amount	Adjustment	Revised	Prior Amount	Adjustment	Revised	
General Government Funds:	\$ 22,627,115	\$ -	\$ 22,627,115	\$ 70,912,604	\$ 6,317,567	\$ 77,230,171	\$ 80,096,688	\$ 6,936,113	\$ 87,032,801	\$ 12,824,485
001 General	13,497,864	-	13,497,864	49,030,748	3,893,580	52,924,328	54,677,918	3,163,580	57,841,498	8,580,694
101 Street	-	-	-	3,929,523	106,406	4,035,929	3,929,523	106,406	4,035,929	-
103 Transportation Benefit District	212,288	-	212,288	835,000	-	835,000	999,924	-	999,924	47,364
104 Hotel/Motel Lodging Tax Fund	3,593,011	-	3,593,011	1,338,567	220,000	1,558,567	1,340,367	220,000	1,560,367	3,591,211
105 Property Abatement/RHSP/1406	102,893	-	102,893	1,567,291	-	1,567,291	1,670,184	-	1,670,184	-
106 Public Art	26,902	-	26,902	37,000	-	37,000	63,902	-	63,902	-
180 Narcotics Seizure	76,230	-	76,230	28,595	18,056	46,651	104,825	18,056	122,881	-
181 Felony Seizure	22,370	-	22,370	-	-	-	22,370	-	22,370	-
182 Federal Seizure	4,671	-	4,671	-	9,000	9,000	4,671	9,000	13,671	-
190 CDBG	1,852,040	-	1,852,040	1,249,404	2,306,607	3,556,011	3,101,444	2,306,607	5,408,051	-
191 Neighborhood Stabilization Prog	14,148	-	14,148	348,500	-	348,500	362,648	-	362,648	-
192 SSMCP	(113,707)	-	(113,707)	1,608,810	-	1,608,810	1,508,566	32,436	1,541,002	(45,899)
195 Public Safety Grants	-	-	-	675,714	594,259	1,269,973	675,714	594,259	1,269,973	-
196 ARPA (American Rescue Plan Act)	1,301,077	-	1,301,077	6,656,176	-	6,656,176	7,957,253	-	7,957,253	-
201 GO Bond Debt Service	-	-	-	2,517,754	(835,000)	1,682,754	2,517,754	(835,000)	1,682,754	-
202 LID Debt Service	344,289	-	344,289	219,765	-	219,765	219,765	344,289	564,054	-
204 Sewer Project Debt	1,551,698	-	1,551,698	869,757	-	869,757	939,860	923,480	1,863,340	558,115
251 LID Guaranty	141,341	-	141,341	-	4,659	4,659	-	53,000	53,000	93,000
Capital Project Funds:	\$ 16,810,556	\$ -	\$ 16,810,556	\$ 40,107,816	\$ 3,817,305	\$ 43,925,121	\$ 56,611,780	\$ 3,817,305	\$ 60,429,085	\$ 306,592
301 Parks CIP	5,660,924	-	5,660,924	8,529,726	455,000	8,984,726	14,190,651	455,000	14,645,651	-
302 Transportation CIP	8,693,906	-	8,693,906	26,201,909	2,438,825	28,640,734	34,895,814	2,438,825	37,334,639	-
303 Real Estate Excise Tax	279,428	-	279,428	2,373,524	-	2,373,524	2,652,952	-	2,652,952	-
311 Sewer Project CIP	2,176,298	-	2,176,298	3,002,657	923,480	3,926,137	4,872,363	923,480	5,795,843	306,592
Enterprise Fund:	\$ 11,219,620	\$ -	\$ 11,219,620	\$ 5,134,724	\$ -	\$ 5,134,724	\$ 8,289,772	\$ 60,274	\$ 8,350,046	\$ 8,004,298
401 Surface Water Management	11,219,620	-	11,219,620	5,134,724	-	5,134,724	8,289,772	60,274	8,350,046	8,004,298
Internal Service Funds:	\$ 6,499,334	\$ -	\$ 6,499,334	\$ 11,295,931	\$ 1,388,660	\$ 12,684,591	\$ 12,729,830	\$ 1,830,786	\$ 14,560,616	\$ 4,623,309
501 Fleet & Equipment	5,420,721	-	5,420,721	1,724,220	85,000	1,809,220	2,521,632	85,000	2,606,632	4,623,309
502 Property Management	739,671	-	739,671	1,598,869	698,660	2,297,529	2,252,200	785,000	3,037,200	-
503 Information Technology	338,942	-	338,942	4,579,705	520,000	5,099,705	4,562,861	875,786	5,438,647	-
504 Risk Management	-	-	-	3,393,137	85,000	3,478,137	3,393,137	85,000	3,478,137	-
Total All Funds	\$ 57,156,625	\$ -	\$ 57,156,625	\$ 127,451,075	\$ 11,523,532	\$ 138,974,607	\$ 157,728,069	\$ 12,644,478	\$ 170,372,547	\$ 25,758,685

**EXHIBIT B
PROPOSED REVISED BUDGET BY FUND - YEAR 2024**

Fund	Beginning Fund Balance			Revenue			Expenditure			Ending
	Prior Amount	Adjustment	Revised	Prior Amount	Adjustment	Revised	Prior Amount	Adjustment	Revised	Fund Balance
General Government Funds:	\$ 22,627,115	\$ -	\$ 22,627,115	\$ 77,230,171	\$ -	\$ 77,230,171	\$ 87,032,801	\$ 2,000,000	\$ 89,032,801	\$ 10,824,485
001 General	13,497,864	-	13,497,864	52,924,328	-	52,924,328	57,841,498	2,000,000	59,841,498	6,580,694
101 Street	-	-	-	4,035,929	-	4,035,929	4,035,929	-	4,035,929	-
103 Transportation Benefit District	212,288	-	212,288	835,000	-	835,000	999,924	-	999,924	47,364
104 Hotel/Motel Lodging Tax Fund	3,593,011	-	3,593,011	1,558,567	-	1,558,567	1,560,367	-	1,560,367	3,591,211
105 Property Abatement/RHSP/1406	102,893	-	102,893	1,567,291	-	1,567,291	1,670,184	-	1,670,184	-
106 Public Art	26,902	-	26,902	37,000	-	37,000	63,902	-	63,902	-
180 Narcotics Seizure	76,230	-	76,230	46,651	-	46,651	122,881	-	122,881	-
181 Felony Seizure	22,370	-	22,370	-	-	-	22,370	-	22,370	-
182 Federal Seizure	4,671	-	4,671	9,000	-	9,000	13,671	-	13,671	-
190 CDBG	1,852,040	-	1,852,040	3,556,011	-	3,556,011	5,408,051	-	5,408,051	-
191 Neighborhood Stabilization Prog	14,148	-	14,148	348,500	-	348,500	362,648	-	362,648	-
192 SSMCP	(113,707)	-	(113,707)	1,608,810	-	1,608,810	1,541,002	-	1,541,002	(45,899)
195 Public Safety Grants	-	-	-	1,269,973	-	1,269,973	1,269,973	-	1,269,973	-
196 ARPA (American Rescue Plan Act)	1,301,077	-	1,301,077	6,656,176	-	6,656,176	7,957,253	-	7,957,253	-
201 GO Bond Debt Service	-	-	-	1,682,754	-	1,682,754	1,682,754	-	1,682,754	-
202 LID Debt Service	344,289	-	344,289	219,765	-	219,765	564,054	-	564,054	-
204 Sewer Project Debt	1,551,698	-	1,551,698	869,757	-	869,757	1,863,340	-	1,863,340	558,115
251 LID Guaranty	141,341	-	141,341	4,659	-	4,659	53,000	-	53,000	93,000
Capital Project Funds:	\$ 16,810,556	\$ -	\$ 16,810,556	\$ 43,925,121	\$ -	\$ 43,925,121	\$ 60,429,085	\$ -	\$ 60,429,085	\$ 306,592
301 Parks CIP	5,660,924	-	5,660,924	8,984,726	-	8,984,726	14,645,651	-	14,645,651	-
302 Transportation CIP	8,693,906	-	8,693,906	28,640,734	-	28,640,734	37,334,639	-	37,334,639	-
303 Real Estate Excise Tax	279,428	-	279,428	2,373,524	-	2,373,524	2,652,952	-	2,652,952	-
311 Sewer Project CIP	2,176,298	-	2,176,298	3,926,137	-	3,926,137	5,795,843	-	5,795,843	306,592
Enterprise Fund:	\$ 11,219,620	\$ -	\$ 11,219,620	\$ 5,134,724	\$ -	\$ 5,134,724	\$ 8,350,046	\$ -	\$ 8,350,046	\$ 8,004,298
401 Surface Water Management	11,219,620	-	11,219,620	5,134,724	-	5,134,724	8,350,046	-	8,350,046	8,004,298
Internal Service Funds:	\$ 6,499,334	\$ -	\$ 6,499,334	\$ 12,684,591	\$ -	\$ 12,684,591	\$ 14,560,616	\$ -	\$ 14,560,616	\$ 4,623,309
501 Fleet & Equipment	5,420,721	-	5,420,721	1,809,220	-	1,809,220	2,606,632	-	2,606,632	4,623,309
502 Property Management	739,671	-	739,671	2,297,529	-	2,297,529	3,037,200	-	3,037,200	-
503 Information Technology	338,942	-	338,942	5,099,705	-	5,099,705	5,438,647	-	5,438,647	-
504 Risk Management	-	-	-	3,478,137	-	3,478,137	3,478,137	-	3,478,137	-
Total All Funds	\$ 57,156,625	\$ -	\$ 57,156,625	\$ 138,974,607	\$ -	\$ 138,974,607	\$ 170,372,547	\$ 2,000,000	\$ 172,372,547	\$ 23,758,685