



# City Council, Special Meeting

---

## AGENDA

August 6, 2012

6:30 pm – 9:30 pm  
Council Chambers

### Call to Order

### Roll Call/Pledge of Allegiance

### Approval of Agenda

### Public Comment

**Note:** *This is an opportunity for the public to address the Council. Three-minutes limit per person or 5 minutes if representing the official position of a recognized community organization.*

### Consent Agenda

- Payroll for the period ending July 15, 2012 for pay date July 20, 2012 in the amount of \$ 284,093.63.
  - Payroll for the period ending July 31, 2012 for pay date August 3, 2012 in the amount of \$ 297,303.38.
1. Approval: Claims for period ending August 6, 2012 in the amount of \$3,063,514.66 for Check No. 32603 through No. 32762

### Unfinished Business

2. **Community Center Advisory Vote:** Amending the motion passed at the council meeting on July 16, 2012 related to the Memorandum of Understanding between the YMCA and the City of Sammamish for the Community and Aquatic Center Project.

### Adjournment

City Council meetings are wheelchair accessible. American Sign Language (ASL) interpretation is available upon request. Please phone (425) 295-0500 at least 48 hours in advance. Assisted Listening Devices are also available upon request.



**AGENDA CALENDAR**

<b>Sept 2012</b>			
Tues. 9/4	6:30 pm	Regular	Ordinance: First Reading Amending Solicitor Ordinance Resolution: to set hearing for 225 <sup>th</sup> Ave SE Right of Way Vacation Contract: Reard House Improvements
Tues. 9/11	6:30 pm	Study Session	City Legislative Priorities Economic Development Report 2013-2014 Budget - Public Works, Parks and Rec 2013-2014 Budget Affirm City Council List of Projects
Mon. 9/17	5:30 pm	Regular Meeting/Joint Study Session Planning Commission	Proclamation: Mayor's Month of Concern Food Drive Ordinance: Second Reading Amending Solicitor Ordinance 2013-2014 Budget – Finance, Admin Services, Police, Community Development (Study Session) Report: Fire Services Negotiations Planning Commission Handoff ECA Regulations (study Session)
<b>Oct. 2012</b>			
Tues. 10/2	6:30 pm	Study Session/Reg Meeting	Transportation Level of Service First Reading: School Impact Fees/LWSD, ISD, SVSD
Tues. 10/9	6:30 pm	Study Session	2013-2014 Budget - City Manager, City Council, Fire Cable TV Franchise
Mon. 10/15	6:30 pm	Regular Meeting	Ordinance Environmentally Critical Areas First Reading Budget Discussion Additions and Deletions from Council Ordinance SWM Fees First Reading Second Reading: School Impact Fees/LWSD, ISD, SVSD
<b>Nov. 2012</b>			
Tues. 11/6	6:30 pm	Regular	Initiatives & Referendums 2013-2014 Budget Public Hearing 2013-2014 Budget Ordinance First Reading Public Hearing Property Tax Ordinance Property Tax First Reading Level Of Service/ Transportation Improvement Plan Ordinance SWM Fees Second Reading Ordinance Critical Area Second Reading
Tues. 11/13	6:30 pm	Study Session	State Legislator Session
Mon. 11/19	6:30 pm	Regular Meeting	2013-2014 Budget Ordinance Second Reading Ordinance Property Tax Second Reading Resolution Salary Schedule Resolution Fee Schedule Update
<b>Dec. 2012</b>			
Tues. 12/4	6:30 pm	Regular	Initiatives & Referendums
Tues. 12/11	6:30 pm	Study Session	Joint Meeting with City of Issaquah
Tues. 12/17	6:30 pm	Regular Meeting	
<b>Jan. 2013</b>			

<b>To Be Scheduled</b>		<b>To Be Scheduled</b>	
Ordinance: Second Reading Puget Sound Energy Franchise	Joint Meeting/LWSD		
Surface Water Fees, Capital Improvement Project and Rates	Joint Meeting/ISD		

If you are looking for facility rentals, please click [here](#).

<< July

## August 2012

September >>

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			<b>1</b> 9 a.m. Trail Project 3 p.m. Sammamish Farmers Market 6:30 p.m. Parks and Recreation Commission Meeting Canceled	<b>2</b> 9 a.m. Trail Project 6:30 p.m. Concert in the Park	<b>3</b> 9 a.m. Trail Project	<b>4</b> 9 a.m. Trail Project
<b>5</b>	<b>6</b> 6:30 p.m. City Council Special Meeting	<b>7</b> 2 p.m. Safe and Sound Sammamish	<b>8</b> 11 a.m. Business Recycling Collection Event 3 p.m. Sammamish Farmers Market 7 p.m. Beaver Lake Management District Meeting	<b>9</b> 10 a.m. Volunteer Event - Meet & Greet 6:30 p.m. Concert in the Park	<b>10</b>	<b>11</b>
<b>12</b>	<b>13</b> 9 a.m. Donate Blood at City Hall	<b>14</b> 12 p.m. KidsFirst! Performance Series	<b>15</b> 3 p.m. Sammamish Farmers Market	<b>16</b> 6:30 p.m. Concert in the Park	<b>17</b>	<b>18</b> 9:45 a.m. Sammamish Days 2 p.m. KidsFirst! Performance Series 6 p.m. Sammamish Nights
<b>19</b>	<b>20</b> 6:30 p.m. Arts Commission Meeting	<b>21</b> 12 p.m. KidsFirst! Performance Series	<b>22</b> 3 p.m. Sammamish Farmers Market	<b>23</b> 6:30 p.m. Concert in the Park	<b>24</b>	<b>25</b> 10 a.m. Sammamish Walks
<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b> 3 p.m. Sammamish Farmers Market	<b>30</b> 6:30 p.m. Concert in the Park	<b>31</b>	<b>1</b>
<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>

If you are looking for facility rentals, please click [here](#).

&lt;&lt; August

**September 2012**

October &gt;&gt;

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3 12 a.m. <b>Labor Day</b> City offices closed	4 6:30 p.m. City Council Meeting	5 3 p.m. Sammamish Farmers Market 5:30 p.m. City Council Council Office Hour 6:30 p.m. Parks and Recreation Commission Meeting	6 6:30 p.m. Planning Commission Meeting	7	8
9	10	11 6:30 p.m. City Council Study Session	12 3 p.m. Sammamish Farmers Market 3 p.m. Community Service Fair	13 10 a.m. Volunteer Event - Meet & Greet	14	15 9 a.m. Parks and Recreation Volunteer Opportunity 10 a.m. Sammamish Walks
16	17 5:30 p.m. Finance Committee Meeting 6:30 p.m. City Council Meeting 6:30 p.m. Arts Commission Meeting	18 6 p.m. OPEN HOUSE: 244th Avenue SE Non-Motorized Improvements, SE 24th Street to SE 32nd Street	19 3 p.m. Sammamish Farmers Market	20 6:30 p.m. Planning Commission Meeting	21	22 9 a.m. All Sammamish Reads - Volunteer Project 9 a.m. Mayor's Day of Concern for the Hungry
23	24	25	26 3 p.m. Sammamish Farmers Market	27	28	29
30						



# MEMORANDUM

**TO:** Melonie Anderson/City Clerk  
**FROM:** Marlene/Finance Department  
**DATE:** August 2, 2012  
**RE:** Claims for August 6, 2012

\$ 36,453.00  
 43,950.56  
 17,965.08  
 1,436,228.51  
 1,385,752.68  
 143,164.83

**Top 5 Expense Items in Packet**

<b>Watson Asphalt</b>	<b>\$1,264,439.16</b>	<b>2012 Overlay Project</b>
<b>Eastside Fire &amp; Rescue</b>	<b>\$459,317.84</b>	<b>Fire Services August 2012 + Standby Services 4th of July</b>
<b>King County Sheriff</b>	<b>\$374,101.33</b>	<b>Police Services June 2012</b>
<b>Specialized Landscaping</b>	<b>\$258,020.96</b>	<b>EHS Ball Field Renovation</b>
<b>Award Construction</b>	<b>\$79,881.90</b>	<b>233rd Roundabout</b>

36,453.00 +  
 43,950.56 +  
 17,965.08 +  
 1,436,228.51 +  
 1,385,752.68 +  
 143,164.83 +  
 3,063,514.66 \*

**TOTAL: \$ 3,063,514.66**  
**Check # 32603 through # 32762**

# Accounts Payable

## Check Register Totals Only

User: mdunham  
Printed: 7/16/2012 - 3:22 PM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
32603	07/17/2012	COLUMBIA	Columbia Ford	36,453.00	0
				<u>36,453.00</u>	
Check Total:				<u>36,453.00</u>	

# Accounts Payable

## Check Register Totals Only

User: mdunham  
 Printed: 7/19/2012 - 9:19 AM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
32607	07/20/2012	ANI	ANI Administrators NW Inc	1,566.73	0
32608	07/20/2012	CHAP13	Chapter 13 Trustee	1,100.00	0
32609	07/20/2012	ENOS	Deborah Enos	350.00	0
32610	07/20/2012	ICMA401	ICMA 401	33,193.94	0
32611	07/20/2012	ICMA457	ICMA457	7,739.89	0
				43,950.56	
Check Total:				43,950.56	

32604  
 05  
 06 } void - PRINTER ERROR

# Accounts Payable

## Check Register Totals Only

User: mdunham  
 Printed: 7/25/2012 - 8:41 AM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
32612	07/25/2012	US BANK	U. S. Bank Corp Payment System	17,965.08	0
Check Total:				17,965.08	

## Accounts Payable

## Check Register Totals Only

User: mdunham  
 Printed: 8/1/2012 - 11:03 AM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
32613	08/07/2012	@Five	Tony Monte Calvo	800.00	0
32614	08/07/2012	ABC	ABC Special Event Rentals	1,536.28	0
32615	08/07/2012	ACE	Ace Hardware, LLC	1,110.14	0
32616	08/07/2012	ADRIANXA	Adrian Xavier	1,200.00	0
32617	08/07/2012	AICPA	AICPA	220.00	0
32618	08/07/2012	AMBIENCE	Ambience	800.00	0
32619	08/07/2012	AMEX	American Express	73.05	0
32620	08/07/2012	AST	Active Shooter Training LLC	287.50	0
32621	08/07/2012	AT&TMOBI	AT&T Mobility	184.17	0
32622	08/07/2012	ATHLETES	Athletes for Kids	2,750.00	0
32623	08/07/2012	BACKGROU	Background Source Intl	222.00	0
32624	08/07/2012	BUILDERS	Builders Exchange of WA	326.50	0
32625	08/07/2012	CADMAN	Cadman, Inc.	1,102.63	0
32626	08/07/2012	CALPORT	CalPortland Company	1,423.39	0
32627	08/07/2012	CENTRALW	Central Welding Supply	219.00	0
32628	08/07/2012	CENTURY	Century Link	126.94	0
32629	08/07/2012	CIRCUS	Paul Ernest Battram	625.00	0
32630	08/07/2012	CLAIMSCO	c/o Scott Johnston Claims Consulting	180.00	0
32631	08/07/2012	CLOVERDA	Cloverdayle LLC	1,000.00	0
32632	08/07/2012	COLUMAUB	Columbia Bank	12,345.50	0
32633	08/07/2012	COMCAST2	COMCAST	106.95	0
32634	08/07/2012	COMPOFF	The Complete Office	2,798.66	0
32635	08/07/2012	COTE	Cory Cote	314.91	0
32636	08/07/2012	DEERE	John Deere Landscapes	1,864.33	0
32637	08/07/2012	DENOVA	DeNova NW	348.00	0
32638	08/07/2012	deSimas	Carl deSimas	837.50	0
32639	08/07/2012	EASTFIRE	Eastside Fire & Rescue	459,317.84	0
32640	08/07/2012	EASTPLUM	Eastside Plumbing Services	381.88	0
32641	08/07/2012	ENCOMPAS	Encompass	1,500.00	0
32642	08/07/2012	ENTERPRI	EnterpriseSeattle	5,000.00	0
32643	08/07/2012	EUREKA	Eureka Group	166.00	0
32644	08/07/2012	FAITH	Eastside Friends of Seniors	2,750.00	0
32645	08/07/2012	FASTENAL	Fastenal Industrial Supplies	350.95	0
32646	08/07/2012	FERGUSON	Ferguson Enterprises, Inc	2,845.47	0
32647	08/07/2012	FIREPROT	Fire Protection, Inc.	219.00	0
32648	08/07/2012	FRKUSKA	Linda Frkuska	55.00	0
32649	08/07/2012	FRYOUTH	Friends Of Youth	2,200.00	0
32650	08/07/2012	GRANGE	Grange Supply, Inc.	71.07	0
32651	08/07/2012	HARNICK	Blake or Lori Harnick	347.50	0
32652	08/07/2012	HDFOWL	H. D. Fowler Company	291.07	0
32653	08/07/2012	HEBERT	Hebert Research, Inc.	12,853.00	0
32654	08/07/2012	HEROHOUS	NAMI Eastside Hero House	275.00	0
32655	08/07/2012	HOGAN	D. A. Hogan & Assoc., Inc	3,170.25	0
32656	08/07/2012	HOLLYWOO	Hollywood Lights Inc	6,317.82	0
32657	08/07/2012	HOMEDE	Home Depot	1,198.06	0
32658	08/07/2012	HOPEFAM	Hopelink/Family Development	687.50	0
32659	08/07/2012	HWA	HWA GeoSciences, Inc	3,756.26	0
32660	08/07/2012	IMPACT	Nathan Boessler	2,000.00	0
32661	08/07/2012	IMPACTAB	Impact Absorbents, Inc	1,510.66	0
32662	08/07/2012	INTEGRA	Integra Telecom	2,236.88	0

Check	Date	Vendor No	Vendor Name	Amount	Voucher
32663	08/07/2012	IRONMT	Iron Mountain	468.56	0
32664	08/07/2012	ISSAQI	Issaquah Press, Inc.	2,395.86	0
32665	08/07/2012	ISSCITY	City Of Issaquah	4,394.55	0
32666	08/07/2012	ISSIGNS	Issaquah Signs	275.94	0
32667	08/07/2012	KCRADIO	King Cty Radio Comm Svcs	387.49	0
32668	08/07/2012	KINGFI	King County Finance A/R	1,086.57	0
32669	08/07/2012	KINGSH	King County Sheriff's Office	374,101.33	0
32670	08/07/2012	KINGWAT	King County Finance Water & Land D	5,069.34	0
32671	08/07/2012	LAKESIDE	Lakeside Industries	2,180.40	0
32672	08/07/2012	LIVESOU	Live Sound & Recording Co	2,135.24	0
32673	08/07/2012	LUIZZO	Dalton Luizzo	196.60	0
32674	08/07/2012	MACDONAL	MacDonald-Miller Facility Solutions	677.92	0
32675	08/07/2012	MAK FAI	Darrell K. Wagner	650.00	0
32676	08/07/2012	MASTERCH	Master Chorus Eastside	500.00	0
32677	08/07/2012	MINUTE	Mike Immel	431.21	0
32678	08/07/2012	MOBERLY	Lynn Moberly	7,214.00	0
32679	08/07/2012	NAMI	NAMI Eastside	687.50	0
32680	08/07/2012	NAPA	Genuine Parts Company/Issaquah	68.68	0
32681	08/07/2012	NC MACH	NC Machinery Co	1,699.17	0
32682	08/07/2012	NESAM	NE Sammamish Sewer & Water	1,955.64	0
32683	08/07/2012	NEXTEL	Nextel Communications	1,203.75	0
32684	08/07/2012	NWCASC	Northwest Cascade, Inc.	3,163.61	0
32685	08/07/2012	NWPLAY	Northwest Playground Equipment	405.15	0
32686	08/07/2012	ODELL	Thomas Odell	872.09	0
32687	08/07/2012	OFFDEBSD	Office Depot	332.88	0
32688	08/07/2012	PACSOIL	Pacific Topsoils, Inc	1,755.03	0
32689	08/07/2012	PANLEGGO	Ian Dobson	500.00	0
32690	08/07/2012	PIEDMONT	Piedmont Directional Signs	700.00	0
32691	08/07/2012	PINECHUR	Pine Lake Covenant Church	175.00	0
32692	08/07/2012	PLANTSCA	Plantscapes, Inc	21,675.19	0
32693	08/07/2012	PROTH	Prothman Company	3,810.49	0
32694	08/07/2012	PROVIDEN	Providence Marianwood	11,000.00	0
32695	08/07/2012	PSE	Puget Sound Energy	20,604.03	0
32696	08/07/2012	QBS	Quality Business Systems	315.52	0
32697	08/07/2012	RAINIER	Rainier Wood Recyclers Inc	2,443.12	0
32698	08/07/2012	RAMIREZ	Guillermo Ramirez	175.03	0
32699	08/07/2012	REDMOND	City Of Redmond	30.14	0
32700	08/07/2012	REDSIGNS	Redmond Signs	220.84	0
32701	08/07/2012	REIDMID	Reid Middleton, Inc	15,259.50	0
32702	08/07/2012	ROTARSAM	Rotary Club of Sammamish	199.00	0
32703	08/07/2012	SAM	Sammamish Plateau Water Sewer	5,713.77	0
32704	08/07/2012	SAMCITIZ	Sammamish Citizen Corps Council	4,461.79	0
32705	08/07/2012	SCI	SCI Infrastructures, LLC	31,603.39	0
32706	08/07/2012	SEATIM	Seattle Times	1,852.76	0
32707	08/07/2012	SEDGWICK	Sedwick Claims Mgmt Svcs, Inc	5,836.26	0
32708	08/07/2012	SERVICE	Service Paper Co	2,066.27	0
32709	08/07/2012	SHANNONW	Shannon & Wilson Inc	1,153.72	0
32710	08/07/2012	SIGNARAM	Signarama-Redmond	219.21	0
32711	08/07/2012	SKINDEEP	Skin Deep Dance	300.00	0
32712	08/07/2012	SOUNDPUB	Sound Publishing, Inc	2,000.00	0
32713	08/07/2012	SPECIALL	Specialized Landscaping, Inc	258,020.96	0
32714	08/07/2012	SSCI	SE Security Consultants, Inc	37.00	0
32715	08/07/2012	SUNBELT	Sunbelt Rentals	239.10	0
32716	08/07/2012	SWIFTTRE	Swift Tree Care	4,599.00	0
32717	08/07/2012	THERAPEU	Therapeutic Health Services	3,712.50	0
32718	08/07/2012	THORNBER	Thornberg Construction Inc	6,583.90	0
32719	08/07/2012	TIGER	Tiger Oak Publications, Inc	850.00	0
32720	08/07/2012	TIGERCON	Tiger Construction & Excavation Inc	11,715.55	0
32721	08/07/2012	UNITRENT	United Rentals NW, Inc	1,395.66	0

Check	Date	Vendor No	Vendor Name	Amount	Voucher
32722	08/07/2012	USGS	U.S. Geological Survey	1,830.00	0
32723	08/07/2012	VERMEER	Vermeer NW Sales, Inc	4,106.25	0
32724	08/07/2012	VOYAGER	Voyager	8,478.89	0
32725	08/07/2012	WAAUDIT	Wa State Auditor's Office	836.00	0
32726	08/07/2012	WACE	Wa Assoc of Code Enforcement	250.00	0
32727	08/07/2012	WAECOL	Wa State Dept of Ecology	9,334.61	0
32728	08/07/2012	WAEMP	State of Wa Employment Security Dep	8,353.20	0
32729	08/07/2012	WAREV	Wa State Dept of Revenue	238.29	0
32730	08/07/2012	WATERSH	The Watershed Company	884.90	0
32731	08/07/2012	WATRACTO	Washington Tractor	1,622.59	0
32732	08/07/2012	WATSONSE	Watson Security	285.25	0
32733	08/07/2012	WESTERNE	Western Entrance Tech LLC	3,927.66	0
32734	08/07/2012	WOLVERIN	Wolverine West, LLC	20,000.00	0
				1,436,228.51	
Check Total:					

## Accounts Payable

## Check Register Totals Only

User: mdunham  
 Printed: 8/2/2012 - 9:51 AM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
32735	08/07/2012	ADVANTAG	Advantage Building Services	9,057.91	0
32736	08/07/2012	AWARD	Award Construction, Inc	79,881.90	0
32737	08/07/2012	BMC	BMC Select	88.60	0
32738	08/07/2012	BRICKMAN	Brickman Group Ltd LLC	4,553.20	0
32739	08/07/2012	CHINOOK	Chinook Lumber	1,002.74	0
32740	08/07/2012	DEERE	John Deere Landscapes	848.73	0
32741	08/07/2012	EVANS	David Evans & Associates, Inc	616.32	0
32742	08/07/2012	FRONTIR2	Frontier	346.37	0
32743	08/07/2012	HWA	HWA GeoSciences, Inc	7,654.18	0
32744	08/07/2012	ISSIGNS	Issaquah Signs	407.34	0
32745	08/07/2012	LAKESIDE	Lakeside Industries	1,250.14	0
32746	08/07/2012	LIVESOUN	Live Sound & Recording Co, LLC	4,927.50	0
32747	08/07/2012	NABARR	National Barricade Co., LLC	1,733.00	0
32748	08/07/2012	NWCASC	Northwest Cascade, Inc.	1,114.44	0
32749	08/07/2012	PACPOWER	Pacific Power Products	1,390.16	0
32750	08/07/2012	PACSOIL	Pacific Topsoils, Inc	3,032.00	0
32751	08/07/2012	RAMIREZ	Guillermo Ramirez	150.00	0
32752	08/07/2012	REDSIGNS	Redmond Signs	96.21	0
32753	08/07/2012	SAM	Sammamish Plateau Water Sewer	388.15	0
32754	08/07/2012	SEQUOYAH	Sequoyah Electric, LLC	774.24	0
32755	08/07/2012	WATSON	Watson Asphalt Paving Co	1,264,439.16	0
32756	08/07/2012	WHPACIFI	WH Pacific, Inc.	2,000.39	0
Check Total:				1,385,752.68	

# Accounts Payable

## Check Register Totals Only

User: mdunham  
 Printed: 8/2/2012 - 10:19 AM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
32757	08/07/2012	ANI	ANI Administrators NW Inc	1,566.73	0
32758	08/07/2012	AWCMED	AWC Employee BenefitsTrust	98,883.33	0
32759	08/07/2012	CHAP13	Chapter 13 Trustee	1,100.00	0
32760	08/07/2012	ICMA401	ICMA 401	33,735.79	0
32761	08/07/2012	ICMA457	ICMA457	7,775.38	0
32762	08/07/2012	PREPAIDL	LegalShield	103.60	0
				143,164.83	
Check Total:				143,164.83	





# City Council Agenda Bill

**Meeting Date:** August 6, 2012

**Date Submitted:** August 1, 2012

**Originating Department:** Parks and Recreation

**Clearances:**

<input checked="" type="checkbox"/> City Manager	<input type="checkbox"/> Community Development	<input checked="" type="checkbox"/> Parks & Recreation
<input checked="" type="checkbox"/> Attorney	<input type="checkbox"/> Finance & IT	<input type="checkbox"/> Police
<input type="checkbox"/> Admin Services	<input type="checkbox"/> Fire	<input type="checkbox"/> Public Works

**Subject:** Amending the motion passed at the council meeting on July 16, 2012 related to the Memorandum of Understanding between the YMCA and the City of Sammamish for the Community and Aquatic Center Project.

**Action Required:** Amend the Motion

**Exhibits:** Memorandum of Understanding – YMCA and City of Sammamish

**Budget:** N/A

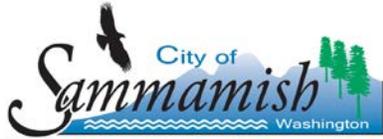
## Summary Statement

At the City Council meeting on July 16, 2012, the City Council approved a resolution authorizing staff to place an advisory measure on the November 6, 2012 General Election ballot for the construction of a Community and Aquatic Center. The motion adopting the resolution included specific language regarding the development of a Memorandum of Understanding (MOU) between the YMCA of Greater Seattle and the City of Sammamish. This portion of the motion read as follows:

*“Furthermore, submittal of this resolution is conditioned on the City Manager executing an MOU with the YMCA that includes provisions for a discounted facility-based program fees for Sammamish residents, a \$5 million capital contribution from the YMCA, allows for a 50 year, long term lease for \$1 per year, with an option to purchase, providing the city develop a plan within 10 years for use of the YMCA-owned land near Pine Lake Middle School to the City, and development of a draft operating agreement by September 30.”*

This motion and a draft MOU were presented to the YMCA for consideration. The YMCA has requested one change, which is to reduce the timeline for development of a plan at the YMCA-owned property near Pine Lake Middle School from 10-years to 5-years. All other terms were agreed upon.

Staff is recommending council approve a motion modifying the acceptable terms of the MOU as requested by the YMCA. If approved, staff will submit an executed resolution to the King County Elections office on Tuesday, August 7. Considering the turnaround time, we are not able to make any additional changes to the MOU. Additional requirements, terms, or conditions will be negotiated as part of the formal operating agreement with the YMCA.



# City Council Agenda Bill

## Project Cost Estimate Updated

Both City staff and YMCA staff have been working to verify and further refine the cost estimates for the project since the last council meeting. We have completed our analysis and have arrived at the following revised project cost estimates:

### SITE COSTS

Building & Parking Construction Costs	\$23,485,191.00
Soft Costs – Design, Permits etc.	\$ 4,579,612.25
<b>TOTAL SITE COSTS</b>	<b>\$28,064,803.25</b>

### OFF-SITE COSTS

Off-Site Loop Road	\$ 1,500,000.00*
<b>TOTAL OFF-SITE COSTS</b>	<b>\$ 1,500,000.00</b>

<b>SUBTOTAL PROJECT COSTS</b>	<b>\$29,564,803.25</b>
<b>CONTINGENCY (10% of Site Costs)</b>	<b>\$ 2,806,480.32</b>
<b>TOTAL ESTIMATED PROJECT COST</b>	<b>\$32,371,283.57</b>

\*The estimate for the loop road includes design fees and a separate contingency.

Our project budget is \$30 million, which includes a \$5 million contribution from the YMCA and up to \$25 million from the City. With the inclusion of a 10% contingency, we have the potential to be over budget by approximately \$2.4 million.

### How do we resolve the potential budget overage?

There are several opportunities in the process to identify cost savings. These include the use of contingency, progressing further with the design, a favorable bidding climate, the opportunity to bid “alternatives,” and reduced risk once the site work is complete. Each of these opportunities is further explained below.

As a standard practice, we include a 10% contingency in all of our construction projects. Simply put, this amount is identified to address the unknowns we encounter during construction. Sometimes this money is needed and other times it is not. Any portion of unexpended contingency would contribute to lowering the overall cost of the project.

As for the cost estimates, it is important to note that we are working from conceptual plans only. It is very difficult to “sharpen our pencils” and identify savings or value engineer at this stage of design as we simply don’t have enough information to do so. Once the design phase commences, one of our first steps will be to prepare a “Schematic Design,” which represents approximately 25% of design



## City Council Agenda Bill

---

completion. It is at this stage that we can begin to identify opportunities for savings. We will review the design details and recommend changes or modifications to further reduce the project costs.

Our work preparing these cost estimates included many conversations with estimators, architects and other professionals in the field. The sense is that the bidding climate is very favorable and may remain so for another 1 to 2 years, possibly longer. That being said, we are optimistic that our project bids will come in under the engineer's estimate. The savings realized may be up to 10% or possibly more, which is consistent with our own bidding experience in Sammamish.

Another opportunity available to us is the option to bid using "alternatives." This allows us to design a base building and identify alternates that will only be included if we have enough money to do so. As an example, we may include a small kitchen as part of the basic building design, but identify a commercial kitchen (larger kitchen) as an alternative. With specific costs identified for each alternative, we simply make a "go or "no go" decision once we know the cost. Bidding using alternatives gives us a considerable amount of flexibility and allows us to further refine our costs. We use this technique in many of our other construction projects and it has proven to be very successful.

Finally, it should be noted that at various stages of construction the "risks" diminish. One area that represents slightly higher risk for this project is the site work. We can minimize our risks through geotechnical reports and scheduling construction during the dry months, but we never absolutely know what is in the ground until we start digging. That being said, we have taken a conservative approach and prepared an estimate for the site work that reflects the various unknowns. If things go as we hope they will, there may be savings associated with this aspect of the project and certainly a reduced need for the use of contingency funds.

While the preceding paragraphs have identified the potential costs savings, there is certainly the risk for potential cost overruns as well. With a project of this scale, we will utilize all of the "tools in the toolbox" to manage the fluctuations in cost with an overall goal of remaining within our project budget.

Based on our analysis and recent staff work, we feel confident that the project can be constructed for approximately \$30 million as previously presented to the city council. We will continue to work to meet this budget goal.

### **Project History**

Responding to broad and persistent interest from members of the community, the city conducted a comprehensive community center feasibility study in 2011. The feasibility study helped identify the type of facility the community wanted, assessed the marketability of such a facility, and projected potential construction and operating costs. The findings of the study were presented to the city council in July 2011.

In 2012, the City Council directed staff to scale back the size of the facility to reduce costs and to identify a suitable operating partner. The revised community center facility is approximately 60,000 sq. ft. and will be located on city-owned property west of the library and south of City Hall (also known as the Kellman site). The facility will consist of one full-size gymnasium, one family-size (reduced size)



## City Council Agenda Bill

gymnasium, a cardio and group fitness area, a jogging track, and a child watch area. The aquatic component will consist of a leisure pool and a 6-lane 25-yard lap pool with locker rooms. The facility will also include several multipurpose rooms to serve a variety of recreational uses and for maximum flexibility. A combination of terraced parking and surface parking will accommodate 300+ cars.

The facility is designed to allow for future expansion including the potential for an additional gymnasium, a competitive swimming pool, and/or other features that may be necessary to meet user needs.

Although a formal agreement has not yet been reached, the YMCA is the intended operating partner for the community center.

### **Financial Impact:**

The estimated cost for participation in the November election is \$50,000.

The estimated construction cost of the facility is approximately \$32.4 million, which includes a \$2.8 million project contingency.

The YMCA will contribute \$5 million towards the capital costs of the facility and the city will contribute \$25 million, approximately \$6 million from the parks CIP and the balance from the City's reserve fund. Additional cost savings will be identified during the course of the project to ensure the project budget of \$30 million is met.

No additional taxes are needed to support the construction or operations of this facility.

### **Recommended Motion:**

Move to amend the motion passed at the council meeting on July 16, 2012 related to the Memorandum of Understanding between the YMCA and the City of Sammamish for the Community and Aquatic Center Project by striking the 10-year term on development of a site plan and replacing it with a 5-year term. This amendment will modify the original motion to read as follows:

*“Furthermore, submittal of this resolution is conditioned on the City Manager executing an MOU with the YMCA that includes provisions for a discounted facility-based program fees for Sammamish residents, a \$5 million capital contribution from the YMCA, allows for a 50 year, long term lease for \$1 per year, with an option to purchase, providing the city develop a plan within ~~10 years~~ 5-years for use of the YMCA-owned land near Pine Lake Middle School to the City, and development of a draft operating agreement by September 30.”*

**COMMUNITY AND AQUATIC CENTER  
MEMORANDUM OF UNDERSTANDING  
CITY OF SAMMAMISH AND THE YMCA**

This Memorandum of Understanding (“MOU”) is made and entered into by and between the City of Sammamish (“City”) and the YMCA of Greater Seattle, a 501 (c) 3 Charitable Organization (“Y”), each of which is referred to individually as a “Party” or collectively as the “Parties.”

RECITALS

This MOU is intended to identify the basic elements for a partnership between the Parties to design, build, and operate a multi-purpose community and aquatic center in the City of Sammamish.

In designing the facility, it is the intent of the Parties to combine the City’s community engagement process with the Y’s knowledge and experience in operating community facilities to develop a community and aquatic center that meets the particular needs of Sammamish residents. Now, therefore, in consideration of the covenants, assurances and mutual promises set forth herein, the parties agree as follows:

City Commitments

1. The City will be responsible for the design and site work for the community and aquatic center and then construct the facility.
2. The facility will be located on City-owned property near the Sammamish branch of the King County library and Sammamish City Hall (also known as the Kellman site).
3. Although subject to change, following completion of the community engagement process, the current proposal would consist of an approximately 60,000 square foot multi-purpose community and aquatic center, which would include two gymnasiums, space for cardio and group fitness programs, a jogging track, child watch areas, a leisure pool, a lap pool, and locker rooms. The current proposal also envisions a number of multipurpose rooms to serve a variety of recreational uses and on-site parking for 300+ cars.
4. The City anticipates spending approximately \$25 Million for the project.

## Exhibit 1

### Y Commitments

1. The Y will conduct a capital fundraising campaign to raise \$5 Million for the capital construction costs. The Y will make percentage payments to the City on each construction draw request in compliance with City timing requirements until the balance is paid in full. In return, the Y will receive an equity position in the improvements that will depreciate on a 40 year schedule.
2. The Y will provide furnishings and equipment with an estimated value of \$500K.
3. The Y will provide the cost of start-up at an estimated value of \$300K.
4. The Y will provide in-kind design and construction consulting to support the City design process.
5. The Y will lease to the City their property consisting of approximately 7 acres located adjacent to the Pine Lake Middle School in Sammamish, for a term of 50 years at a lease rate of \$1 per year. Said lease shall be conditioned upon the City completing a development plan for the site within 5 years from the date of execution of the lease. In the event that a plan is not developed, the lease will terminate and the land will revert to the Y. In addition, the City shall have the option to purchase the property at any time during the lease at fair market value.

### Joint Commitments

1. The Parties shall draft a community and aquatic center management agreement by September 30, 2012. The agreement shall include, but not be limited to, the following items: a sample list of programs that will be available at the center; the hours of operation; the apportionment of facility and equipment maintenance responsibilities; identification of the benefits to be provided to Sammamish residents, including discounted facility-based program fees; the requirement of an annual report prepared by the Y and submitted to the City; a sample list of program and membership fees; reciprocity with other Y's for Sammamish residents; provisions for indemnification and insurance coverage; a term of no less than 40-years; description of the Parties' respective termination rights; and a description of how the Y will provide service to all residents regardless of their ability to pay. The Parties acknowledge that the management agreement will require approval by the Sammamish City Council and the Board of Directors of the YMCA of Greater Seattle.
2. The Parties will establish a center advisory board which shall be composed predominately of Sammamish residents.

3. The operations of the Center will be self-supporting and will not require an operating subsidy from the City.

Accepted for City of Sammamish



---

Ben Yazici, City Manager  
August 1, 2012

---

*Date*

Accepted for YMCA



---

Robert B. Gilbertson, Jr. President/CEO  
August 1, 2012

---

*Date*

