

AGENDA
GIG HARBOR CITY COUNCIL MEETING
Monday, January 26, 2026 - 5:30 PM
Council Chambers

This meeting may also be accessed through Zoom at <https://zoom.us/j/93216056382> or by calling (253) 215-8782 and entering Meeting ID 932 1605 6382. Please see the public comment & decorum section at the end of this agenda for information on options for making public comments.

CALL TO ORDER/ROLL CALL

PLEDGE OF ALLEGIANCE

LAND ACKNOWLEDGMENT

Before we begin this council meeting we would like to recognize that we are gathered on not only the ancestral and traditional lands of the sx̣wəbabč band of the Puyallup Tribe of Indians, but also on the site of one of the largest and longest standing historic villages of their people, the original inhabitants of the Gig Harbor area.

CHANGES TO THE AGENDA

PRESENTATIONS

1. Police Department Promotions and Swearing-in
2. Youth Council Update

PUBLIC COMMENT ON CONSENT AGENDA ITEMS

CONSENT AGENDA

1. City Council Minutes: December 8 and December 11, 2025
2. Approval of Vouchers: AP check numbers 201569 through 201701, PR check numbers 109093 through 109100, and ACH Payments in the amount of \$1,901,489.34.
3. Approval of Payroll

MAYOR'S REPORT

CITY ADMINISTRATOR'S REPORT

1. Department Updates

BUSINESS ITEMS

1. Council Committee Assignments

2. Election of Mayor Pro Tempore

Suggested Motion: Nominate Councilmember _____ for the role of mayor pro tempore.

- a. Staff Report: City Administrator Katrina Knutson
- b. Clarifying Questions
- c. Public Comment
- d. Council Deliberation and Action

3. Resolution 1350 Naming the Boat Storage Building at Ancich Waterfront Park

Suggested Motion: Move to approve Resolution 1350 naming the boat storage building at Ancich Waterfront Park the Alan Anderson Boathouse

- a. Staff Report: Parks Manager Jennifer Haro
- b. Clarifying Questions
- c. Public Comment
- d. Council Deliberation and Action

4. Resolution 1351 Adopting the Crescent Creek Park Master Plan

Suggested Motion: Move to approve Resolution 1351 authorizing adoption of the Crescent Creek Park master plan framework for future development of Crescent Creek Park.

- a. Staff Report: Parks Manager Jennifer Haro
- b. Clarifying Questions
- c. Public Comment
- d. Council Deliberation and Action

5. Resolution 1352 Approving the Final Plat for the Summit Pointe Plat

Suggested Motion: Move to approve Resolution 1352 for Summit Pointe Final Plat.

- a. Staff Report: Community Development Director Eric Baker
- b. Clarifying Questions
- c. Public Comment
- d. Council Deliberation and Action

STAFF REPORTS

1. Quarterly Finance & Budget Reports

PUBLIC COMMENT ON NON-AGENDA ITEMS

COUNCIL REPORTS/ COMMENTS

ANNOUNCEMENT OF UPCOMING MEETINGS

1. Upcoming City Meetings

EXECUTIVE SESSION: To discuss the performance of a public employee per RCW.42.30.110(1)(g)

EXECUTIVE SESSION: To discuss potential litigation per RCW 42.30.110(1)(i)

ADJOURN

PUBLIC COMMENT & DECORUM

PUBLIC COMMENT & DECORUM

The city council wants to hear from the public as much as possible. However, the business of the city must proceed in an orderly, timely manner. The primary purpose of council meetings is to conduct the city's business so we have created a variety of ways the community can make their voices heard. Monday city council meetings are just one opportunity. These guidelines are designed to make sure every person who wants to be heard has both the opportunity to be heard and feels welcome to do so.

We receive comments three ways:

1. During council meetings
2. During council study sessions.
3. Email mayorandcouncil@gigharborwa.gov at any time about any issue. This email goes to the elected officials and leadership at the city.

Public Comment at City Council Meetings

We welcome comment at Council meetings during three specific times: 1) prior to approval of the consent agenda (about the consent agenda); 2) prior to deliberation on each business item and 3) at the end of each business session (about any item that concerns you).

When the mayor calls for public comment, please come to the front of the room (or raise your hand on Zoom). When it's your turn, we'll ask you to tell us your name and connection to the issue you want to discuss. You'll then have a maximum of three minutes to speak.

Unfortunately, this isn't a time for dialogue, but a staff person or councilmember may be available to talk with you at a break or after the meeting.

Additional guidelines

- Anyone making "out of order" comments may be subject to removal from the meeting.
- Please address your remarks to the city council as a body and not to any specific individual.
- Please be courteous and not engage in derogatory remarks or insinuations.
- No demonstrations, including clapping, are allowed.

Email

You are welcome to email the mayor and councilmembers about any issue facing the city by writing to the address above. Do remember that council sets the policy direction while city departments execute those decisions. A series of online reporting tools might help you resolve an issue more quickly, so check them out too: <https://www.gigharborwa.gov/146/Submit>

AMERICANS WITH DISABILITIES (ADA) ACCOMMODATIONS

ADA accommodations can be provided upon request. Those requiring special accommodations should contact the city clerk at cityclerk@gigharborwa.gov or (253) 853-7613 at least 24 hours prior to the meeting.

MINUTES
GIG HARBOR CITY COUNCIL MEETING
Monday, December 8, 2025 - 5:30 PM
Council Chambers

CALL TO ORDER/ROLL CALL Mayor Barber called the meeting to order at 5:30 p.m. Councilmembers Coronado, Henderson, Martin, Rodenberg, Stone, Storset, and Woock were present.

1. **Oath of Office for Councilmember Julie Martin**

PLEDGE OF ALLEGIANCE

LAND ACKNOWLEDGMENT

CHANGES TO THE AGENDA

PRESENTATIONS

1. **Harbor Rising Graduation**
2. **Recognition of Carrienne Ekberg**

PUBLIC COMMENT ON CONSENT AGENDA ITEMS

CONSENT AGENDA

MOTION: Move to approve the consent agenda (Henderson/Storset).

VOTE: Unanimously approved.

1. **City Council Minutes: November 24, 2025**
2. **Approval of Vouchers: AP checks #201257 - #201328, PR checks #109066 - #109080, and ACH payments in the amount of \$948,033.95.**
3. **Approval of Payroll: Check Numbers 10003 and 10004 and direct deposit transactions in the amount of \$686,148.91.**
4. **Second Reading and Adoption of Ordinance 1558 Comcast Franchise Agreement**
5. **Professional Services Contract Amendment #2 for Peacock Hill ½ Width Improvements**
6. **Gig Harbor North Trail and Utility Easement Modification Agreement**
7. **Shore Acres Water Company Purchase and Sale Agreement**

MAYOR'S REPORT Mayor Barber thanked the city's three outgoing councilmembers and reported on:

- The city's Harbor Rising program
- The work of Carianne Ekberg with the Waterfront Alliance
- Upcoming and ongoing local events: lighted boat parade, lighted car parade, gnome hunt, and Santa letters
- The need to shop small and local this holiday season

CITY ADMINISTRATOR'S REPORT City Administrator Knutson reported on:

- Senior services budget for non-profits
- Fishermen's Homeport project
- Police Department openings and promotions
- PLACES conference impact statement
- Tree planting in the stormwater pond at Burnham and Harbor Hill Drive will begin in January (permits have been approved).

1. Department Updates

EXECUTIVE SESSION: To discuss potential litigation per RCW

42.30.110(1)(i) The mayor announced that the city council would go into executive session to discuss potential litigation per RCW 42.30.110(1)(i) for 10 minutes at 6:12 p.m. Council returned from executive session at 6:29 p.m.

BUSINESS ITEMS

1. Lagunas on the Bay Utility Extension Agreement

MOTION: Move to deny the application for a Sewer Utility Extension Agreement with Minterbrook by the Sea, LLC (Woock/Henderson).

VOTE: Unanimously approved.

2. Resolution 1348 Adopting 2026 Legislative Agenda

MOTION: Move to approve Resolution 1348 (Rodenberg/Henderson).

VOTE: Unanimously approved.

PUBLIC COMMENT ON NON-AGENDA ITEMS

COUNCIL REPORTS/ COMMENTS Outgoing Councilmembers Woock, Henderson, and Storset spoke on their individual experiences on council.

ANNOUNCEMENT OF UPCOMING MEETINGS

1. Upcoming City Meetings

ADJOURN The meeting adjourned at 6:59 p.m.

Tiffany Aliment

Tiffany Aliment, CMC
Assistant City Clerk

MINUTES
GIG HARBOR CITY COUNCIL STUDY SESSION
Thursday, December 11, 2025 – 3:00 p.m.
Civic Center Community Rooms or Zoom

CALL TO ORDER / ROLL CALL Mayor Barber called the meeting to order at 3:02 p.m. Councilmembers Coronado, Henderson, Martin, Rodenberg, Stone, and Woock were present. Councilmember Storset was excused.

DISCUSSION ITEMS

1. **Introduction of Planning Commission Appointees (Kim Anderson, Jim Henderson, Katy Cornell):** Kim Anderson and Katy Cornell introduced themselves to council and spoke on why they would like to serve on the commission. Jim Henderson was unable to attend.

2. **Soundview Forest Stormwater Park Grant:** NPDES Coordinator Michael Abboud presented the grant information to council and answered questions.

Public Comment: Tim Gartland, Melinda Stuart, and Randy Stewart provided comment.

Council was supportive of accepting the grant and exploring options for a stormwater park.

3. **Trailside Apartments (Rush Development) Utility Extension Agreement:** Public Works Director Jeff Langhelm and Senior Engineer Stephanie Seibel presented the proposal to council and answered questions.

Public Comment: Ed LaFreniere and Victor Barry provided comment.

Council was supportive of this agenda item moving forward for consideration at an upcoming regular city council meeting.

4. **City Insurance Provider Change:** City Administrator Katrina Knutson reviewed the current and potential insurance coverage and costs for the city and answered questions from council.

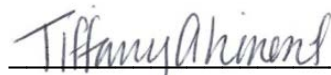
Public Comment: none

Council was supportive of making a change in insurance providers.

5. **City Business Hours:** City Administrator Katrina Knutson reviewed the current and proposed Civic Center building hours and answered questions from council.

Council was supportive of the proposed change in building hours.

ADJOURN The meeting adjourned at 4:24 p.m.



Tiffany Alimant, CMC
Assistant City Clerk



**FY2025 BUDGET
FY2026 BUDGET**

CLAIMS VOUCHER APPROVAL

We, the undersigned City Administrator and Director of Finance of the City of Gig Harbor, Gig Harbor, Washington, hereby certify that the goods and or services charged on the vouchers listed on the following pages have been furnished to the best of our knowledge. We further certify the following pages of claims to be valid and correct.

Therefore, AP check numbers 201569 through 201701, PR check numbers 109093 through 109100, and ACH Payments for FY2025 & FY2026 are approved for payment in the amount of \$1,901,489.34* on the 12th day of January 2026.

JE#	DATE	CHECK NUMBERS	DEPARTMENT	AMOUNT PAID
		201526 - 201555	VOIDED NO SIGNATURE PRINTED: 1/12/26 BATCH \$60,869.39	
145 & 34	1/12/2026	201569 - 201572	ACCOUNTS PAYABLE FY2025	88,234.52
43 & 44	1/12/2026	201573	ACCOUNTS PAYABLE FY2026	14,338.08
149 & 150	01/14/26	201574 - 201603	ACCOUNTS PAYABLE REISSUE	60,869.39
76 & 77	01/21/26	201604	ACCOUNTS PAYABLE - HAUB PROPERTY DEPOSIT REFUND FY2026	2,000.00
151 & 78	01/21/26	201605	ACCOUNTS PAYABLE - WILKINSON SECURITY DEPOSIT REFUND FY2025	858.67
152 & 84	01/26/26	201606 - 201685	ACCOUNTS PAYABLE FY2025	608,171.60
82 & 85	01/26/26	201686 - 201701	ACCOUNTS PAYABLE FY2026	1,031,373.26
153 & 88	01/22/26	109093 - 109100	PAYROLL BENEFITS 12/26/2025	11,529.03
147 & 148	01/15/26	PR ACH	PAYROLL BENEFITS 12/26/2025	84,114.79
GRAND TOTAL				1,901,489.34

City Administrator

Finance Director

Accounts Payable

Computer Check Proof List by Vendor

User: kmagalei@gigharborwa.gov
 Printed: 01/12/2026 - 1:52PM
 Batch: 90014.12.2025



Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: 002081	Mission Communications LLC			Check Sequence: 1	ACH Enabled: False
2011482	Mission Contract LS06A	563.40	01/12/2026	402-021-535-52-42-00	
2012584	Mission Contract LS03A #1 & #2	1,126.80	01/12/2026	402-021-535-52-42-00	
	Check Total:	1,690.20			
Vendor: 000506	Peninsula Light Co			Check Sequence: 2	ACH Enabled: False
MISC ACCTS#1	6913-3510 Grandvw Skate Park/DEC 2025	39.37	01/12/2026	001-015-576-80-47-00	
MISC ACCTS#1	6945-3851 Grndvw-Cushman Trl Bthrm/DEC 20	89.36	01/12/2026	001-015-576-80-47-00	
MISC ACCTS#1	6905-8602 Skans-RosedaleWtrTank/DEC 2025	118.31	01/12/2026	401-020-534-51-47-00	
MISC ACCTS#1	6978-3525 Harborview Dr-Ancich Park/DEC 20	58.94	01/12/2026	001-015-576-80-47-00	
MISC ACCTS#1	6962-3207 Harborvw Dr-Jerisich Dock/DEC 202	421.23	01/12/2026	001-015-576-80-47-00	
MISC ACCTS#1	6874-4750 N Crk Est Pump/DEC 2025	2,259.39	01/12/2026	401-020-534-51-47-00	
MISC ACCTS#1	6868-5118 89th City Shop/DEC 2025	1,170.13	01/12/2026	101-017-543-50-47-00	
MISC ACCTS#1	6980-3525 Harborvw/Jerkovich/AncichPk/DEC	207.79	01/12/2026	001-015-576-80-47-00	
MISC ACCTS#1	450677-3510 Grandview St-EV Station/DEC 20	207.73	01/12/2026	001-016-518-30-47-00	
MISC ACCTS#1	448841-8698 Skansie Ave-NEW PW OPS CTR/I	980.12	01/12/2026	101-017-543-50-47-00	
MISC ACCTS#1	6920-4118 Rosedale-Wilk/DEC 2025	90.56	01/12/2026	001-015-576-80-47-00	
MISC ACCTS#1	6854-5998 SndVw StorUnit Pump/DEC 2025	1,507.45	01/12/2026	401-020-534-51-47-00	
MISC ACCTS#1	6979-Boat Storage-3525 Harborview/DEC 2025	298.79	01/12/2026	001-015-576-80-47-00	
MISC ACCTS#1	6907-3510 Civic Center/DEC 2025	4,656.26	01/12/2026	001-016-518-30-47-00	
MISC ACCTS#1	6977-8698 Skansie Well#11/DEC 2025	3,252.89	01/12/2026	401-020-534-51-47-00	
MISC ACCTS#1	6950-3003 Harbor-Maint Pier/DEC 2025	180.87	01/12/2026	001-015-576-80-47-00	
MISC ACCTS#1	6890-4118 Rosedal St, Wilkinson House/DEC 20	117.41	01/12/2026	001-016-518-30-47-00	
MISC ACCTS#1	6860-3400 Grandview Pump/DEC 2025	189.57	01/12/2026	401-020-534-51-47-00	
MISC ACCTS#1	6910-8714 HarbvwnkyCrkBthrm/DEC 2025	188.82	01/12/2026	001-015-576-80-47-00	
MISC ACCTS#1	6876-3711 Harborvw Eddon/DEC 2025	181.56	01/12/2026	001-015-576-80-47-00	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
MISC ACCTS#2	6985-7421 Pioneer Way Lts/DEC 2025	50.86	01/12/2026	101-017-542-63-47-00	
MISC ACCTS#2	6953-Harborview Flash Lt/DEC 2025	14.14	01/12/2026	101-017-542-63-47-00	
MISC ACCTS#2	6956-4009 Harborvw-Estuary/DEC 2025	41.93	01/12/2026	101-017-542-63-47-00	
MISC ACCTS#2	6943-Str Lts WollWagnerWay/DEC 2025	52.87	01/12/2026	101-017-542-63-47-00	
MISC ACCTS#2	6899-3807 Rosedale St Lts/DEC 2025	113.79	01/12/2026	101-017-542-63-47-00	
MISC ACCTS#2	6896-6750 Kimball St Lts/Signal/DEC 2025	90.21	01/12/2026	101-017-542-63-47-00	
MISC ACCTS#2	6954-Grand-Snd Flash Lt/DEC 2025	14.14	01/12/2026	101-017-542-63-47-00	
MISC ACCTS#2	6882-Wollochet/Hunt St Lt/Signal/DEC 2025	80.65	01/12/2026	101-017-542-63-47-00	
MISC ACCTS#2	6952-Skans-Rose Flash Lt/DEC 2025	18.87	01/12/2026	101-017-542-63-47-00	
MISC ACCTS#2	6955-5524 Sound St Lt/DEC 2025	85.94	01/12/2026	101-017-542-63-47-00	
MISC ACCTS#2	6866-7201 Pioneer & Grandview/DEC 2025	67.57	01/12/2026	101-017-542-63-47-00	
MISC ACCTS#2	6906-2814 HarborVw St Lts/Signal/DEC 2025	43.81	01/12/2026	101-017-542-63-47-00	
MISC ACCTS#2	6949-6563 McDonald/Hunt St Lt/DEC 2025	62.27	01/12/2026	101-017-542-63-47-00	
MISC ACCTS#2	6964-Hunt St NW/Serenity Lp Lts/DEC 2025	58.85	01/12/2026	101-017-542-63-47-00	
MISC ACCTS#2	6900-3709 Harborview St Lts/Signal/DEC 2025	93.47	01/12/2026	101-017-542-63-47-00	
MISC ACCTS#2	6963-Serenity Loop Lts/DEC 2025	59.02	01/12/2026	101-017-542-63-47-00	
MISC ACCTS#2	6886-2780 Hollycroft-Reid/56th St Lts/DEC 202	65.77	01/12/2026	101-017-542-63-47-00	
MISC ACCTS#2	6901-Kimball/Pioneer St Lts/Signal/DEC 2025	61.85	01/12/2026	101-017-542-63-47-00	
MISC ACCTS#2	6918-7700 Skansie St Lts ChapelHill/DEC 2025	68.34	01/12/2026	101-017-542-63-47-00	
MISC ACCTS#2	6966-2500 Hollycroft St Lt/DEC 2025	62.13	01/12/2026	101-017-542-63-47-00	
MISC ACCTS#2	6951-7427 Stanich St Lts/DEC 2025	41.51	01/12/2026	101-017-542-63-47-00	
MISC ACCTS#2	6883-8802 N Harborvw St Lts/Signal/DEC 2025	69.11	01/12/2026	101-017-542-63-47-00	
MISC ACCTS#2	6926-7221 Stinson Ave/DEC 2025	77.48	01/12/2026	101-017-542-63-47-00	
MISC ACCTS#2	6850-Harborvw Dr-St Lts/Signal/DEC 2025	14.14	01/12/2026	101-017-542-63-47-00	
MISC ACCTS#2	454709-Wagner Wy/Wollochet Dr St Lights/DEC	101.54	01/12/2026	101-017-542-63-47-00	
MISC ACCTS#2	6915-2727 Hollycroft St Lts/Signal/DEC 2025	65.95	01/12/2026	101-017-542-63-47-00	
MISC ACCTS#2	6982-6401 Skansie Pk Str/Lts/DEC 2025	164.60	01/12/2026	101-017-542-63-47-00	
MISC ACCTS#2	6976-5713 38th Ave St Lts/DEC 2025	82.46	01/12/2026	101-017-542-63-47-00	
MISC ACCTS#2	6970-4406 72nd St NW Lts/DEC 2025	111.06	01/12/2026	101-017-542-63-47-00	
MISC ACCTS#2	6973-3820 Hunt St NW Lts/DEC 2025	84.74	01/12/2026	101-017-542-63-47-00	
MISC ACCTS#2	6887-5600 38th Ave/56th St Lts/Signal/DEC 202	101.66	01/12/2026	101-017-542-63-47-00	
MISC ACCTS#2	6894-3505 Rosedale St Lts/Signal/DEC 2025	64.15	01/12/2026	101-017-542-63-47-00	
MISC ACCTS#2	6914-7610 Pioneer St Light/DEC 2025	131.99	01/12/2026	101-017-542-63-47-00	
MISC ACCTS#2	6934-Str Lts 56th&Olympic/DEC 2025	265.64	01/12/2026	101-017-542-63-47-00	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
MISC ACCTS#2	6891-4913 Rosedale St Lts/Signal/DEC 2025	56.12	01/12/2026	101-017-542-63-47-00	
MISC ACCTS#2	6909-7551 N Creek Lp Lt/DEC 2025	72.78	01/12/2026	101-017-542-63-47-00	
MISC ACCTS#2	6851-4220 Harborvw-St Lts/Signal/DEC 2025	2,067.84	01/12/2026	101-017-542-63-47-00	
MISC ACCTS#3	6922-Pump Sta(s) 8803 Harbrvw LS#2A/DEC 2025	238.96	01/12/2026	402-021-535-52-47-20	
MISC ACCTS#3	6861-Pump Sta(s) 2823 Harbrvw LS#5/DEC 2025	62.59	01/12/2026	402-021-535-52-47-20	
MISC ACCTS#3	6879-Pump Sta(s) 4815 38th LS#11/DEC 2025	109.93	01/12/2026	402-021-535-52-47-20	
MISC ACCTS#3	6975-Pump Sta(s) 2809 Ryan Ln LS#6/DEC 2025	190.50	01/12/2026	402-021-535-52-47-20	
MISC ACCTS#3	6971-3211 Harborview LS#4B/DEC 2025	1,188.60	01/12/2026	402-021-535-52-47-20	
MISC ACCTS#3	6938-WWTP-4216 Harborview/DEC 2025	20,835.14	01/12/2026	402-021-535-83-47-20	
MISC ACCTS#3	6965-6401 46th St-LS/DEC 2025	190.60	01/12/2026	402-021-535-52-47-20	
MISC ACCTS#3	6853-Sewer Pump 5611 Reid & 56thLS#7/DEC 2025	219.63	01/12/2026	402-021-535-52-47-20	
MISC ACCTS#3	6895-Pump Sta(s) 6901 Wagner LS#14/DEC 2025	329.79	01/12/2026	402-021-535-52-47-20	
	Check Total:	44,361.54			
Vendor: 002579	US Bank			Check Sequence: 3	ACH Enabled: False
ALIMENT166253	City Action Days Registration - Mayor Barber 2025	274.25	01/12/2026	001-004-513-10-49-10	
ALIMENT166285	City Action Days Registration - Council Member 2025	274.25	01/12/2026	001-002-511-60-49-10	
ALIMENTABD926	I Met the Mayor Buttons	152.46	01/12/2026	001-004-513-10-31-00	
ALIMENTUBER25	Uber One - Reimbursed City CR #00478376	9.99	01/12/2026	001-004-513-10-49-00	
BAYNE1538665	Seat Cover - Ford Maverick/VEH#1136	174.55	01/12/2026	101-017-542-90-31-00	
BAYNE2289025	12v Power Relay (4) VMS Boards	49.64	01/12/2026	101-017-542-90-31-00	
BAYNE3099465	Shop Rags 12x14 (150)	40.36	01/12/2026	101-017-542-90-31-00	
BAYNEPO162384	Repair/Install Windshield, labor,dam,back window	934.38	01/12/2026	101-017-542-90-48-00	
BAYNEU04463202	Floorliners for Ford Mavericks/VEH#1136, #114	259.99	01/12/2026	101-017-542-90-31-00	
BLINKINSOP94880	Food -Wellness Holiday Luncheon from El Pueb	2,114.84	01/12/2026	001-004-518-10-31-20	
BRIGHT1335422	Red Velvet Plastic Christmas Bows	466.90	01/12/2026	001-015-576-80-31-00	
BRIGHT1408421	Pacific NW Chapter Dues & ISA Prof. Memb. R	210.00	01/12/2026	401-020-534-11-49-00	
BRIGHT2025659	Down Pymnt on Custom Pylon Sign-Chuck Hun	883.87	01/12/2026	001-015-576-80-41-30	
BRIGHT31115	Metal Magnetic Locker Plates	7.81	01/12/2026	411-046-531-80-31-00	
BRIGHT31115	Metal Magnetic Locker Plates	7.81	01/12/2026	101-017-543-50-31-00	
BRIGHT31115	Metal Magnetic Locker Plates	7.82	01/12/2026	401-020-534-11-31-00	
BRIGHT31115	Metal Magnetic Locker Plates	7.81	01/12/2026	001-015-576-80-31-00	
BRIGHT7510795	Uniform: Insulated Overalls for C. Czuleger	43.62	01/12/2026	001-015-576-80-22-00	
BRIGHT7510795	Uniform: Insulated Overalls for C. Czuleger	43.62	01/12/2026	101-017-542-30-22-00	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
BRIGHT7510795	Uniform: Insulated Overalls for C. Czuleger	43.62	01/12/2026	401-020-534-11-22-00	
BRIGHT7510795	Uniform: Insulated Overalls for C. Czuleger	43.63	01/12/2026	411-046-531-80-22-00	
BRIGHTG6Z48N	2026 Waterworks Renewal Fee/George Flanigan	42.00	01/12/2026	401-020-534-11-49-00	
BRIGHTGGXGTX	2026 Waterworks Renewal Fee/Dave Fischbach	42.00	01/12/2026	401-020-534-11-49-00	
BROOKS5389802	Paper roll for Wellness Holiday Luncheon 12.11.	28.34	01/12/2026	001-004-518-10-31-20	
BROOKS62131165	Webinar on How to Effectively Handle First Am	50.00	01/12/2026	001-004-514-23-49-10	
COLBERG0637038	Tape,mech pencils,sticky notes,addrs labels,dry e	105.79	01/12/2026	001-003-512-50-31-00	
COLBERG196276	National Assoc. Court Mngmnt Annl Membershi	150.00	01/12/2026	001-003-512-50-49-00	
COLBERG6634652	Whiteboard cleaner/Court	9.61	01/12/2026	001-003-512-50-31-00	
COONAN076073	Fuel: DSL 22.772gal - WEX Pin Was Not Workin	117.48	01/12/2026	101-017-542-90-32-00	
COONAN285612	Uniform Boots - Coonan 1pr	70.73	01/12/2026	101-017-542-30-22-00	
COONAN285612	Uniform Boots - Coonan 1pr	70.72	01/12/2026	411-046-531-80-22-00	
COONAN285612	Uniform Boots - Coonan 1pr	70.73	01/12/2026	401-020-534-11-22-00	
COONAN285612	Uniform Boots - Coonan 1pr	70.73	01/12/2026	001-015-576-80-22-00	
COONAN3088164	Uniform Work Pants - Coonan 3pr	59.55	01/12/2026	101-017-542-30-22-00	
COONAN3088164	Uniform Work Pants - Coonan 3pr	59.55	01/12/2026	401-020-534-11-22-00	
COONAN3088164	Uniform Work Pants - Coonan 3pr	59.55	01/12/2026	001-015-576-80-22-00	
COONAN3088164	Uniform Work Pants - Coonan 3pr	59.55	01/12/2026	411-046-531-80-22-00	
COONAN74319	Uniform Work Pants - Coonan 1pr	16.21	01/12/2026	101-017-542-30-22-00	
COONAN74319	Uniform Work Pants - Coonan 1pr	16.22	01/12/2026	411-046-531-80-22-00	
COONAN74319	Uniform Work Pants - Coonan 1pr	16.21	01/12/2026	001-015-576-80-22-00	
COONAN74319	Uniform Work Pants - Coonan 1pr	16.21	01/12/2026	401-020-534-11-22-00	
COONAN9644	Aerial Boom Lift Bckt Trng, Scissor Lift Trng O	173.75	01/12/2026	101-017-543-30-49-10	
COONAN9644	Aerial Boom Lift Bckt Trng, Scissor Lift Trng O	173.75	01/12/2026	411-046-531-80-49-10	
COONAN9644	Aerial Boom Lift Bckt Trng, Scissor Lift Trng O	173.75	01/12/2026	401-020-534-11-49-10	
COONAN9644	Aerial Boom Lift Bckt Trng, Scissor Lift Trng O	173.75	01/12/2026	001-015-576-80-49-10	
CROSSWHITE51494	Permit for Temp Stage - L&I (Tree Lighting) Per	203.80	01/12/2026	001-015-576-80-49-00	
CROSSWHITE88542	Cable Ties, Outlet Adapter Hub	84.50	01/12/2026	001-015-576-80-31-00	
DAVIS.T5166715	Bounty 12pk, Zip Ties 500pk, 100W light bulbs (	47.41	01/12/2026	402-021-535-83-31-00	
DAVIS.T5166715	Bounty 12pk, Zip Ties 500pk, 100W light bulbs (	47.42	01/12/2026	402-021-535-52-31-00	
DAVIS.T55452710	Drinking Water (2cases)/WWTP	5.44	01/12/2026	402-021-535-52-31-00	
DAVIS.T55452710	Drinking Water (2cases)/WWTP	5.45	01/12/2026	402-021-535-83-31-00	
DOUGLAS2808266	Uniform: Ear Pieces Per CBA/Ejde	13.45	01/12/2026	001-006-521-20-22-00	
DOUGLAS2808266	GPS, Watch, Cup Holder, Hair Ties/Ejde	154.78	01/12/2026	001-006-521-20-31-00	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
DOUGLAS31598	Background Services for New Hires NOV 2025	498.00	01/12/2026	001-006-521-10-41-00	
DOUGLAS4676213	Flare Containers for New Officers	107.97	01/12/2026	001-006-521-20-31-00	
DOUGLAS95939	Medical Records for Detectives	60.75	01/12/2026	001-006-521-10-41-00	
ELLINGBOE04253	Triple Antibiotic Ointment 144pk	12.48	01/12/2026	402-021-535-83-31-00	
ELLINGBOE23487	Ground Commercial Return (Mouser Electronic)	28.89	01/12/2026	402-021-535-83-31-00	
ELLINGBOE41809	Acetaminophen 100ct	10.90	01/12/2026	402-021-535-83-31-00	
ELLINGBOE499440	Sludge Judge for Lab Testing	152.26	01/12/2026	402-021-535-83-31-00	
ELLINGBOE501863	APC UPS Battery Replacement (2)	263.10	01/12/2026	402-021-535-52-31-00	
FISCHBACH663405	Uniform Boots 1pr - Fischbach	55.84	01/12/2026	401-020-534-11-22-00	
FISCHBACH663405	Uniform Boots 1pr - Fischbach	55.83	01/12/2026	001-015-576-80-22-00	
FISCHBACH663405	Uniform Boots 1pr - Fischbach	55.83	01/12/2026	411-046-531-80-22-00	
FISCHBACH663405	Uniform Boots 1pr - Fischbach	55.83	01/12/2026	101-017-542-30-22-00	
FISHER019277	Purified Water for Collections (4 Cases)	26.14	01/12/2026	402-021-535-52-31-00	
FLANIGAN24395	Uniform Work Boots 1pr - Flanigan	65.76	01/12/2026	101-017-542-30-22-00	
FLANIGAN24395	Uniform Work Boots 1pr - Flanigan	65.76	01/12/2026	001-015-576-80-22-00	
FLANIGAN24395	Uniform Work Boots 1pr - Flanigan	65.77	01/12/2026	411-046-531-80-22-00	
FLANIGAN24395	Uniform Work Boots 1pr - Flanigan	65.76	01/12/2026	401-020-534-11-22-00	
FRONTIERO04681	Drain Opener, Tlt Clog Dissolver, Auger-CivCtr	63.21	01/12/2026	001-016-518-30-31-00	
FRONTIERO13709	AA Batteries 36pk - CivCtr Access Control Door	17.31	01/12/2026	001-016-518-30-31-00	
FRONTIERO30109	Putty Spreader & Water Putty - Bldg Maint Supp	18.50	01/12/2026	001-016-518-30-31-00	
FRONTIERO32265	Replacement Keys - UB Cash Drawer	4.36	01/12/2026	411-046-531-80-31-00	
FRONTIERO32265	Replacement Keys - UB Cash Drawer	8.73	01/12/2026	402-021-535-12-31-00	
FRONTIERO32265	Replacement Keys - UB Cash Drawer	8.73	01/12/2026	401-020-534-12-31-00	
FRONTIERO76169	100W Bulbs 6ct 4pk - Ancich Net Shed Lighting	18.53	01/12/2026	001-015-576-80-31-00	
GARCIA01919	Paracord for Christmas Tree	23.91	01/12/2026	001-015-576-80-31-00	
HAHN2169049	Wet Erase Markers 1pk	17.99	01/12/2026	402-021-535-83-31-00	
HAHN4945042	Dermoplast First Aid Spray & Alcohol Wipes	31.62	01/12/2026	402-021-535-83-31-00	
HAHN9133062	iPhone Screen Cover for City Cell Phone	10.90	01/12/2026	402-021-535-83-31-00	
HARO63129889	MRSC Trng: How to Handle First Amendment A	100.00	01/12/2026	001-015-576-80-49-10	
HARPER5325806	Calendar, Batteries, Notepad, & Sticky Notes	58.14	01/12/2026	001-004-518-10-31-00	
HEMPHILL246632	Competant Person/Cave in Protection Trng/Hemj	85.00	01/12/2026	411-046-531-80-49-10	
HEMPHILL246632	Competant Person/Cave in Protection Trng/Hemj	85.00	01/12/2026	401-020-534-11-49-10	
HEMPHILL246632	Competant Person/Cave in Protection Trng/Hemj	85.00	01/12/2026	001-015-576-80-49-10	
HEMPHILL246632	Competant Person/Cave in Protection Trng/Hemj	85.00	01/12/2026	101-017-543-30-49-10	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
HEMPHILL46908	Mini Lights, Washers, Screws, Ext. Cord - Christ	260.21	01/12/2026	001-015-576-80-31-00	
HEMPHILL93433/1	Posts (12)	224.35	01/12/2026	001-015-576-80-31-00	
HOFFMAN14703	MRSC Trng: How to Effectively Handle First Ar	50.00	01/12/2026	001-004-514-23-49-10	
HOFFMAN22623	AAA Batteries, Power Strip, AA Batteries	35.97	01/12/2026	001-004-514-23-31-00	
HOFFMAN30714	Dog Licenses for 2026	107.95	01/12/2026	001-004-514-23-31-00	
HOFFMAN36210	Desktop Whiteboard for Jaci/Jami & Dry Erase M	69.56	01/12/2026	001-004-514-23-31-00	
HOFFMAN38629	Binders for Jami	18.84	01/12/2026	001-004-514-23-31-00	
HOFFMAN41066	Card Stock, 2026 Planner, Pens, Rubber Bands -	26.60	01/12/2026	402-021-535-12-31-00	
HOFFMAN41066	Card Stock, 2026 Planner, Pens, Rubber Bands -	26.60	01/12/2026	401-020-534-12-31-00	
HOFFMAN41066	Card Stock, 2026 Planner, Pens, Rubber Bands -	13.30	01/12/2026	411-046-531-80-31-00	
HOFFMAN98666	Index Tabs for UB	3.05	01/12/2026	401-020-534-12-31-00	
HOFFMAN98666	Index Tabs for UB	3.05	01/12/2026	402-021-535-12-31-00	
HOFFMAN98666	Index Tabs for UB	1.53	01/12/2026	411-046-531-80-31-00	
KEELY01220	Candy Canes for Holiday Tree Lighting Ceremon	37.61	01/12/2026	001-015-576-80-31-00	
KEELY50607	Candy Canes for Holiday Tree Lighting Ceremon	35.07	01/12/2026	001-015-576-80-31-00	
LANDON05294	Pan Wall NGX-Insulation for Plant Sampler	16.34	01/12/2026	402-021-535-83-31-00	
LANDON25093	Blow Off Riser, Band Clamp, Elbows, Gate Valv	4,434.37	01/12/2026	402-021-535-52-31-00	
LEWIS102126600	ICC Certificate Renewals	110.00	01/12/2026	001-014-558-50-49-10	
MAGALEI62138239	MRSC Trng: How to Effectively Handle 1st Amc	50.00	01/12/2026	001-004-514-23-49-10	
MARICLE1103914	FA #03274: Nikon Z50II Camera for Communic	1,173.86	01/12/2026	001-004-513-10-35-00	
MARICLE90475	Mailchimp/Communications Software Platform S	147.29	01/12/2026	001-004-513-10-45-00	
MARTINEAU3971	Refund: PRI Management/PD Records Online Tr	-299.00	01/12/2026	001-006-521-20-49-10	
MEADE1652034	IntelliCorp/Cisive Monthly Service Fee	21.82	01/12/2026	001-004-518-10-31-00	
MELTON057432	Uniform Workboots 1pr - Melton	65.47	01/12/2026	101-017-542-30-22-00	
MELTON057432	Uniform Workboots 1pr - Melton	65.47	01/12/2026	401-020-534-11-22-00	
MELTON057432	Uniform Workboots 1pr - Melton	65.46	01/12/2026	411-046-531-80-22-00	
MELTON057432	Uniform Workboots 1pr - Melton	65.47	01/12/2026	001-015-576-80-22-00	
MORK046598	Uniform Workboots 1pr - Mork	55.22	01/12/2026	001-015-576-80-22-00	
MORK046598	Uniform Workboots 1pr - Mork	55.23	01/12/2026	401-020-534-11-22-00	
MORK046598	Uniform Workboots 1pr - Mork	55.23	01/12/2026	101-017-542-30-22-00	
MORK046598	Uniform Workboots 1pr - Mork	55.23	01/12/2026	411-046-531-80-22-00	
MOST3042617	Uniform Workboots 1pr - Most	64.52	01/12/2026	101-017-542-30-22-00	
MOST3042617	Uniform Workboots 1pr - Most	64.52	01/12/2026	001-015-576-80-22-00	
MOST3042617	Uniform Workboots 1pr - Most	64.53	01/12/2026	411-046-531-80-22-00	

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MOST3042617	Uniform Workboots 1pr - Most	64.52	01/12/2026	401-020-534-11-22-00	
NAYER20260230	Puget Sound Clean Air Agency Annual Renewal	1,475.00	01/12/2026	402-021-535-83-49-00	
NAYER5369	1.5" Male Thread for Jerisich Dock Pumpout	219.35	01/12/2026	402-021-535-52-31-00	
NAYER7045	Intro to Pumps, Centrigual Pump Overview Onli	217.20	01/12/2026	402-021-535-83-49-10	
NAYER87298	Synthetic EF Gear Oil 220, Recy/Environ Fee	455.00	01/12/2026	402-021-535-83-31-00	
NAYER87298	Synthetic EF Gear Oil 220, Recy/Environ Fee	455.00	01/12/2026	402-021-535-52-31-00	
NEIMAN4961808	USB Temperature Data Logger	217.11	01/12/2026	001-016-518-30-31-00	
OLSEN168886	APWA PW Mgmnt Practices Manual & Software	88.00	01/12/2026	101-017-542-30-31-00	
OLSEN168886	APWA PW Mgmnt Practices Manual & Software	88.00	01/12/2026	411-046-531-80-31-00	
OLSEN168886	APWA PW Mgmnt Practices Manual & Software	88.00	01/12/2026	401-020-534-11-31-00	
OLSEN168886	APWA PW Mgmnt Practices Manual & Software	88.00	01/12/2026	402-021-535-12-31-00	
OLSEN168886	APWA PW Mgmnt Practices Manual & Software	88.00	01/12/2026	001-015-576-80-31-00	
PHILLIPS1911454	2026 Desk Calendar PW ENG	5.02	01/12/2026	402-021-535-12-31-00	
PHILLIPS1911454	2026 Desk Calendar PW ENG	5.02	01/12/2026	411-046-531-11-31-00	
PHILLIPS1911454	2026 Desk Calendar PW ENG	5.02	01/12/2026	401-020-534-12-31-00	
PHILLIPS1911454	2026 Desk Calendar PW ENG	5.01	01/12/2026	101-017-543-30-31-00	
PHILLIPS1911454	2026 Desk Calendar PW ENG	5.01	01/12/2026	001-015-576-80-31-00	
PHILLIPS3069839	2026 Wall Calendar PW ENG	2.10	01/12/2026	101-017-543-30-31-00	
PHILLIPS3069839	2026 Wall Calendar PW ENG	2.10	01/12/2026	401-020-534-12-31-00	
PHILLIPS3069839	2026 Wall Calendar PW ENG	2.10	01/12/2026	402-021-535-12-31-00	
PHILLIPS3069839	2026 Wall Calendar PW ENG	2.10	01/12/2026	411-046-531-11-31-00	
PHILLIPS3069839	2026 Wall Calendar PW ENG	2.10	01/12/2026	001-015-576-80-31-00	
PHILLIPS4554630	2026 Wall Calendar PW ENG	3.49	01/12/2026	402-021-535-12-31-00	
PHILLIPS4554630	2026 Wall Calendar PW ENG	3.49	01/12/2026	401-020-534-12-31-00	
PHILLIPS4554630	Spiral Notebook PW ENG	2.07	01/12/2026	411-046-531-11-31-00	
PHILLIPS4554630	Spiral Notebook PW ENG	2.06	01/12/2026	101-017-543-30-31-00	
PHILLIPS4554630	Spiral Notebook PW ENG	2.07	01/12/2026	401-020-534-12-31-00	
PHILLIPS4554630	2026 Wall Calendar PW ENG	3.49	01/12/2026	001-015-576-80-31-00	
PHILLIPS4554630	Spiral Notebook PW ENG	2.06	01/12/2026	001-015-576-80-31-00	
PHILLIPS4554630	2026 Wall Calendar PW ENG	3.49	01/12/2026	101-017-543-30-31-00	
PHILLIPS4554630	2026 Wall Calendar PW ENG	3.49	01/12/2026	411-046-531-11-31-00	
PHILLIPS4554630	Spiral Notebook PW ENG	2.07	01/12/2026	402-021-535-12-31-00	
PHILLIPS5287436	2026 Wall Calendars (3ea), 2026 Planner	18.94	01/12/2026	401-020-534-12-31-00	
PHILLIPS5287436	2026 Wall Calendars (3ea), 2026 Planner	18.94	01/12/2026	411-046-531-11-31-00	

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PHILLIPS5287436	Uniform Pants for Dan Munn	13.09	01/12/2026	001-015-576-80-22-00	
PHILLIPS5287436	2026 Wall Calendars (3ea), 2026 Planner	18.93	01/12/2026	101-017-543-30-31-00	
PHILLIPS5287436	2026 Wall Calendars (3ea), 2026 Planner	18.94	01/12/2026	402-021-535-12-31-00	
PHILLIPS5287436	Uniform Pants for Dan Munn	13.09	01/12/2026	101-017-543-50-22-00	
PHILLIPS5287436	Uniform Pants for Dan Munn	13.09	01/12/2026	402-021-535-83-22-00	
PHILLIPS5287436	2026 Wall Calendars (3ea), 2026 Planner	18.93	01/12/2026	001-015-576-80-31-00	
PHILLIPS5287436	Uniform Pants for Dan Munn	13.09	01/12/2026	411-046-531-80-22-00	
PHILLIPS5287436	Uniform Pants for Dan Munn	13.09	01/12/2026	401-020-534-12-22-00	
PHILLIPS5783407	2026 Calendar Planner PW ENG	2.69	01/12/2026	401-020-534-12-31-00	
PHILLIPS5783407	2026 Calendar Planner PW ENG	2.69	01/12/2026	101-017-543-30-31-00	
PHILLIPS5783407	2026 Calendar Planner PW ENG	2.69	01/12/2026	402-021-535-12-31-00	
PHILLIPS5783407	2026 Calendar Planner PW ENG	2.69	01/12/2026	001-015-576-80-31-00	
PHILLIPS5783407	2026 Calendar Planner PW ENG	2.70	01/12/2026	411-046-531-11-31-00	
PHILLIPS6214291	MRSC Trng:How to Effectivly Hndle 1st Amndm	20.00	01/12/2026	401-020-534-11-49-10	
PHILLIPS6214291	MRSC Trng:How to Effectivly Hndle 1st Amndm	20.00	01/12/2026	411-046-531-80-49-10	
PHILLIPS6214291	MRSC Trng:How to Effectivly Hndle 1st Amndm	20.00	01/12/2026	402-021-535-12-49-10	
PHILLIPS6214291	MRSC Trng:How to Effectivly Hndle 1st Amndm	20.00	01/12/2026	101-017-543-30-49-10	
PHILLIPS6214291	MRSC Trng:How to Effectivly Hndle 1st Amndm	20.00	01/12/2026	001-015-576-80-49-10	
PHILLIPS7540221	2026 Erasable Calendar PW ENG	7.20	01/12/2026	411-046-531-11-31-00	
PHILLIPS7540221	Uniform Pants for Dan Munn	13.09	01/12/2026	001-015-576-80-22-00	
PHILLIPS7540221	2026 Erasable Calendar PW ENG	7.19	01/12/2026	001-015-576-80-31-00	
PHILLIPS7540221	Uniform Pants for Dan Munn	13.09	01/12/2026	401-020-534-12-22-00	
PHILLIPS7540221	Uniform Pants for Dan Munn	13.09	01/12/2026	411-046-531-80-22-00	
PHILLIPS7540221	2026 Erasable Calendar PW ENG	7.20	01/12/2026	402-021-535-12-31-00	
PHILLIPS7540221	Uniform Pants for Dan Munn	13.09	01/12/2026	101-017-543-50-22-00	
PHILLIPS7540221	Uniform Pants for Dan Munn	13.09	01/12/2026	402-021-535-83-22-00	
PHILLIPS7540221	2026 Erasable Calendar PW ENG	7.20	01/12/2026	101-017-543-30-31-00	
PHILLIPS7540221	2026 Erasable Calendar PW ENG	7.20	01/12/2026	401-020-534-12-31-00	
RODENBACH394457	Amazon Web Serv-GovCloud Data Trans-Month	7,653.42	01/12/2026	001-004-518-88-45-00	
ROSENSTIEL24920	Lastpass: Password Vault 15 Add-On Users 11/2	27.47	01/12/2026	001-004-518-10-45-00	
ROSENSTIEL24920	Lastpass: Password Vault 15 Add-On Users 11/2	30.22	01/12/2026	001-014-558-50-45-00	
ROSENSTIEL24920	Lastpass: Password Vault 15 Add-On Users 11/2	16.48	01/12/2026	001-004-518-88-45-00	
ROSENSTIEL24920	Lastpass: Password Vault 15 Add-On Users 11/2	38.46	01/12/2026	001-004-514-23-45-00	
ROSENSTIEL24920	Lastpass: Password Vault 15 Add-On Users 11/2	43.95	01/12/2026	001-015-576-80-45-00	

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ROSENSTIEL24920	Lastpass: Password Vault 15 Add-On Users 11/20	21.98	01/12/2026	001-003-512-50-45-00	
ROSENSTIEL24920	Lastpass: Password Vault 15 Add-On Users 11/20	109.89	01/12/2026	001-006-521-20-45-00	
ROSENSTIEL24920	Lastpass: Password Vault 15 Add-On Users 11/20	32.97	01/12/2026	001-006-521-10-45-00	
ROSENSTIEL24920	Lastpass: Password Vault 15 Add-On Users 11/20	10.99	01/12/2026	001-016-518-30-45-00	
ROSENSTIEL24920	Lastpass: Password Vault 15 Add-On Users 11/20	30.22	01/12/2026	001-014-558-60-45-00	
ROSENSTIEL24920	Lastpass: Password Vault 15 Add-On Users 11/20	21.98	01/12/2026	001-004-513-10-45-00	
ROSENSTIEL24920	Lastpass: Password Vault 15 Add-On Users 11/20	216.34	01/12/2026	101-017-543-30-45-00	
ROSENSTIEL24920	Lastpass: Password Vault 15 Add-On Users 11/20	216.34	01/12/2026	401-020-534-12-45-00	
ROSENSTIEL24920	Lastpass: Password Vault 15 Add-On Users 11/20	144.23	01/12/2026	411-046-531-80-45-00	
ROSENSTIEL24920	Lastpass: Password Vault 15 Add-On Users 11/20	240.37	01/12/2026	402-021-535-12-45-00	
ROSENSTIEL38660	Return: UPS Units for ITS Server Room	-2,617.92	01/12/2026	001-004-518-88-35-00	
ROSENSTIEL44213	Webcam for PW Admin/B. Bright	16.36	01/12/2026	001-015-576-80-31-00	
ROSENSTIEL44213	Webcam for PW Admin/B. Bright	16.37	01/12/2026	411-046-531-80-31-00	
ROSENSTIEL44213	Webcam for PW Admin/B. Bright	16.36	01/12/2026	101-017-542-30-31-00	
ROSENSTIEL44213	Webcam for PW Admin/B. Bright	16.36	01/12/2026	401-020-534-11-31-00	
ROSENSTIEL58660	Keyboard, Mouse & Ergo Pads for ITS Manager	138.49	01/12/2026	001-004-518-88-31-00	
ROSENSTIEL77064	iPhone Chargers for City Council	28.26	01/12/2026	001-002-511-60-31-00	
ROY18685	FedEx Mailing of Centrifuge Parts from WA to P	30.10	01/12/2026	402-021-535-83-42-00	
ROY2478432	Mineral Oil Based Grease (10)	360.17	01/12/2026	402-021-535-83-31-00	
ROY5664257	Migid Glove & Safety Insulating Electrical Glov	122.58	01/12/2026	402-021-535-52-22-00	
ROY6005900	7HS Split Hytrel Split Sleeve-RAS Pump Part	415.27	01/12/2026	402-021-535-83-31-00	
ROY8223106	Ear Plugs	83.04	01/12/2026	402-021-535-52-22-00	
ROY84676	Service Charge for Past Due NorthCoastINV #S(	6.02	01/12/2026	402-021-535-83-49-00	
RUEHL3047104	Boot Insoles - Ruehl to Reimburse City	8.60	01/12/2026	101-017-542-30-22-00	
RUEHL3047104	Uniform Work Boots 2pr - Ruehl	92.13	01/12/2026	001-015-576-80-22-00	
RUEHL3047104	Uniform Work Boots 2pr - Ruehl	92.13	01/12/2026	101-017-542-30-22-00	
RUEHL3047104	Boot Insoles - Ruehl to Reimburse City	8.60	01/12/2026	401-020-534-11-22-00	
RUEHL3047104	Uniform Work Boots 2pr - Ruehl	92.13	01/12/2026	401-020-534-11-22-00	
RUEHL3047104	Boot Insoles - Ruehl to Reimburse City	8.59	01/12/2026	001-015-576-80-22-00	
RUEHL3047104	Uniform Work Boots 2pr - Ruehl	92.14	01/12/2026	411-046-531-80-22-00	
RUEHL3047104	Boot Insoles - Ruehl to Reimburse City	8.60	01/12/2026	411-046-531-80-22-00	
SHAW0406615	Laminating Pouches	5.97	01/12/2026	411-046-531-80-31-00	
SHAW0406615	Laminating Pouches	5.97	01/12/2026	101-017-542-30-31-00	
SHAW0406615	Laminating Pouches	5.97	01/12/2026	401-020-534-11-31-00	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
SHAW0406615	Laminating Pouches	5.97	01/12/2026	001-015-576-80-31-00	
SHAW6333819	Laminating Pouches	5.50	01/12/2026	401-020-534-11-31-00	
SHAW6333819	Laminating Pouches	5.50	01/12/2026	001-015-576-80-31-00	
SHAW6333819	Laminating Pouches	5.51	01/12/2026	411-046-531-80-31-00	
SHAW6333819	Laminating Pouches	5.50	01/12/2026	101-017-542-30-31-00	
SHAW6902643	Calendar 2026	6.57	01/12/2026	101-017-542-30-31-00	
SHAW6902643	Calendar 2026	6.56	01/12/2026	401-020-534-11-31-00	
SHAW6902643	Calendar 2026	6.57	01/12/2026	001-015-576-80-31-00	
SHAW6902643	Calendar 2026	6.57	01/12/2026	411-046-531-80-31-00	
SHAW9964226	Sticky Notes	6.82	01/12/2026	001-015-576-80-31-00	
SHAW9964226	Sticky Notes	6.82	01/12/2026	411-046-531-80-31-00	
SHAW9964226	Sticky Notes	6.81	01/12/2026	101-017-542-30-31-00	
SHAW9964226	Sticky Notes	6.81	01/12/2026	401-020-534-11-31-00	
SMILEY13073	Cookies,Drinks,Candy-Snacks-Outgoing Council	41.07	01/12/2026	001-004-513-10-31-00	
STECKER30920553	Zoom Subscription for Council Meetings NOV 2	700.92	01/12/2026	001-003-512-50-45-00	
STECKERQZV7Q9TJ	Apple iCloud Data Storage DEC 2025	0.99	01/12/2026	001-004-513-10-42-00	
TELLO024071	Uniform Work Boots 2pr - Tello	100.00	01/12/2026	001-015-576-80-22-00	
TELLO024071	Uniform Work Boots 2pr - Tello	100.00	01/12/2026	101-017-542-30-22-00	
TELLO024071	Uniform Work Boots 2pr - Tello	100.00	01/12/2026	411-046-531-80-22-00	
TELLO024071	Uniform Work Boots 2pr - Tello	100.00	01/12/2026	401-020-534-11-22-00	
WAHTO6384608	Galv Lag Screws & Flat Washers - Hrdwre to Mc	119.29	01/12/2026	101-017-542-90-31-00	
WALSH00039696	Water, juice, soda/Wellness Holiday Luncheon 1	74.11	01/12/2026	001-004-518-10-31-20	
WALSH4621616	Cable Ties - Christmas	53.38	01/12/2026	001-015-576-80-31-00	
WALSH6612640	Wall Pack Light - Skansie Pavilion	54.52	01/12/2026	001-015-576-80-31-00	
WALSH6614095	Diagonal Pliers & Padlock - Christmas Santa Ma	43.54	01/12/2026	001-015-576-80-31-00	
WALSH7624653	Replacement Bulb - Skansie Pavilion	29.30	01/12/2026	001-015-576-80-31-00	
WASHBURN28672	Henry 209 Extreme Wet Patch, DAP Ultra Clear	38.71	01/12/2026	402-021-535-52-31-00	
	Check Total:	31,579.68			
Vendor: 003650	WEX Bank			Check Sequence: 4	ACH Enabled: False
DEC25-BLDG	Fuel: UNL 10.037gal DEC 2025	42.31	01/12/2026	001-014-558-50-32-00	
DEC25-PD ADMIN	Fuel: UNL 46.415gal DEC 2025	191.04	01/12/2026	001-006-521-10-32-00	
DEC25-PD PATROL	Fuel: UNL 1,267.393gal DEC 2025	5,280.89	01/12/2026	001-006-521-20-32-00	
DEC25-PW	Fuel: DSL 305.930gal/UNL 614.634gal DEC 2025	3,741.09	01/12/2026	101-017-542-90-32-00	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
DEC25-PWEQUIP	Fuel: UNL 21.491gal DEC 2025	128.92	01/12/2026	101-017-542-30-32-00	
DEC25-PWOTHER	Overnight Delivery of WEX Card for VEH #113	14.00	01/12/2026	101-017-542-90-42-00	
DEC25-WWEQUIP	Fuel Equip: DSL 68.548gal DEC 2025	162.52	01/12/2026	402-021-535-52-32-00	
DEC25-WWEQUIP	Fuel Equip: DSL 68.548gal DEC 2025	162.53	01/12/2026	402-021-535-83-32-00	
DEC25-WWTP	Fuel: DSL 7.434gal/UNL 229.799gal DEC 2025	439.90	01/12/2026	402-021-535-83-32-00	
DEC25-WWTP	Fuel: DSL 7.434gal/UNL 229.799gal DEC 2025	439.90	01/12/2026	402-021-535-52-32-00	
	Check Total:	10,603.10			
	Total for Check Run:	88,234.52			
	Total of Number of Checks:	4			

Accounts Payable

Check Register Totals Only

User: kmagalei@gigharborwa.gov
Printed: 1/12/2026 - 2:01 PM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
201569	01/12/2026	002081	Mission Communications LLC	1,690.20	0
201570	01/12/2026	000506	Peninsula Light Co	44,361.54	0
201571	01/12/2026	002579	US Bank	31,579.68	0
201572	01/12/2026	003650	WEX Bank	10,603.10	0
Check Total:				88,234.52	

Accounts Payable

Computer Check Proof List by Vendor

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Printed: 01/12/2026 - 3:13PM
Batch: 90012.01.2026



Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: 004144	Enterprise FM Trust			Check Sequence: 1	ACH Enabled: False
423105A-010626	Veh.Lease 28PSFP Ford F15 VEH#1141/JAN 20	242.34	01/12/2026	411-046-594-31-64-00	
423105A-010626	Veh.Lease 28PSFP Ford F15 VEH#1141/JAN 20	242.33	01/12/2026	101-017-594-44-64-00	
423105A-010626	Veh.Lease 28PFZK 2025 Chev Blazer VEH#113	194.75	01/12/2026	401-020-594-34-64-00	
423105A-010626	Veh.Lease 28PSG9 Ford E-TR VEH#1139/JAN 20	307.15	01/12/2026	101-017-594-44-64-00	
423105A-010626	Veh.Lease 28PSFD Ford F15 VEH#1144/JAN 20	242.34	01/12/2026	101-017-594-44-64-00	
423105A-010626	Veh.Lease 28PSFG Ford F15 VEH#1135/JAN 20	242.33	01/12/2026	101-017-594-44-64-00	
423105A-010626	Veh.Lease 28PFM2 Ford Maverick VEH#1136/J	181.30	01/12/2026	411-046-594-31-64-00	
423105A-010626	Veh.Lease 28PSFB Ford F15 VEH#1145/JAN 20	193.87	01/12/2026	001-015-594-76-64-00	
423105A-010626	Veh.Lease 28PSG9 Ford E-TR VEH#1139/JAN 20	307.15	01/12/2026	411-046-594-31-64-00	
423105A-010626	Veh.Lease 28RFBW Ford F350 VEH#1146/JAN 20	348.15	01/12/2026	411-046-594-31-64-00	
423105A-010626	Veh.Lease 28PSBL Ford F15 VEH#1143/JAN 20	276.61	01/12/2026	101-017-594-44-64-00	
423105A-010626	Veh.Lease 28PSG9 Ford E-TR VEH#1139/JAN 20	307.14	01/12/2026	401-020-594-34-64-00	
423105A-010626	Veh.Lease 28PSG7 RAM 1500 VEH#1133/JAN 20	204.88	01/12/2026	411-046-594-31-64-00	
423105A-010626	Veh.Lease 28PSFP Ford F15 VEH#1141/JAN 20	242.34	01/12/2026	401-020-594-34-64-00	
423105A-010626	Veh.Lease 28PSG7 RAM 1500 VEH#1133/JAN 20	204.88	01/12/2026	401-020-594-34-64-00	
423105A-010626	Veh.Lease 28PSFM Ford F15 VEH#1140/JAN 20	242.33	01/12/2026	411-046-594-31-64-00	
423105A-010626	Veh.Lease 28PSBJ Ford F15 VEH#3026/JAN 20	1,111.96	01/12/2026	402-021-594-35-64-00	
423105A-010626	Veh.Lease 28PSG7 RAM 1500 VEH#1133/JAN 20	204.88	01/12/2026	001-015-594-76-64-00	
423105A-010626	Veh.Lease 28PSFD Ford F15 VEH#1144/JAN 20	242.33	01/12/2026	411-046-594-31-64-00	
423105A-010626	Veh.Lease 28PFZK 2025 Chev Blazer VEH#113	194.75	01/12/2026	001-015-594-76-64-00	
423105A-010626	Veh.Lease 294Z55 Ford F15 VEH#1147/JAN 20	291.00	01/12/2026	001-015-594-76-64-00	
423105A-010626	Veh.Lease 28PSFB Ford F15 VEH#1145/JAN 20	193.87	01/12/2026	411-046-594-31-64-00	
423105A-010626	Veh.Lease 28PFM2 Ford Maverick VEH#1136/J	181.29	01/12/2026	401-020-594-34-64-00	
423105A-010626	Veh.Lease 28PFM2 Ford Maverick VEH#1136/J	181.29	01/12/2026	101-017-594-44-64-00	
423105A-010626	Veh.Lease 28PSBL Ford F15 VEH#1143/JAN 20	276.62	01/12/2026	401-020-594-34-64-00	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
423105A-010626	Veh.Lease 28PSG7 RAM 1500 VEH#1133/JAN	204.88	01/12/2026	101-017-594-44-64-00	
423105A-010626	Veh.Lease 28PFM2 Ford Maverick VEH#1136/J	181.29	01/12/2026	001-015-594-76-64-00	
423105A-010626	Veh.Lease 28RFBW Ford F350 VEH#1146/JAN	348.16	01/12/2026	401-020-594-34-64-00	
423105A-010626	Veh.Lease 28PSFM Ford F15 VEH#1140/JAN 2	242.34	01/12/2026	101-017-594-44-64-00	
423105A-010626	Veh.Lease 294Z55 Ford F15 VEH#1147/JAN 20	291.00	01/12/2026	101-017-594-44-64-00	
423105A-010626	Veh.Lease 28PSG9 Ford E-TR VEH#1139/JAN :	307.15	01/12/2026	001-015-594-76-64-00	
423105A-010626	Veh.Lease 28PSFG Ford F15 VEH#1135/JAN 20	242.34	01/12/2026	411-046-594-31-64-00	
423105A-010626	Veh.Lease 294Z55 Ford F15 VEH#1147/JAN 20	290.99	01/12/2026	401-020-594-34-64-00	
423105A-010626	Veh.Lease 28PSFN Ford F15 VEH#4018/JAN 20	969.34	01/12/2026	001-014-594-58-64-00	
423105A-010626	Veh.Lease 28PSFM Ford F15 VEH#1140/JAN 2	242.33	01/12/2026	401-020-594-34-64-00	
423105A-010626	Veh.Lease 28PSFP Ford F15 VEH#1141/JAN 20	242.33	01/12/2026	001-015-594-76-64-00	
423105A-010626	Veh.Lease 28PFZK 2025 Chev Blazer VEH#113	194.75	01/12/2026	411-046-594-31-64-00	
423105A-010626	Veh.Lease 28PSFB Ford F15 VEH#1145/JAN 20	193.86	01/12/2026	401-020-594-34-64-00	
423105A-010626	Veh.Lease 28PSFD Ford F15 VEH#1144/JAN 20	242.33	01/12/2026	401-020-594-34-64-00	
423105A-010626	Veh.Lease 28PSBL Ford F15 VEH#1143/JAN 20	276.61	01/12/2026	001-015-594-76-64-00	
423105A-010626	Veh.Lease 28PFZK 2025 Chev Blazer VEH#113	194.75	01/12/2026	101-017-594-44-64-00	
423105A-010626	Veh.Lease 28PFZK 2025 Chev Blazer VEH#113	194.75	01/12/2026	402-021-594-35-64-00	
423105A-010626	Veh.Lease 28RFBW Ford F350 VEH#1146/JAN	348.15	01/12/2026	001-015-594-76-64-00	
423105A-010626	Veh.Lease 28PSFM Ford F15 VEH#1140/JAN 2	242.34	01/12/2026	001-015-594-76-64-00	
423105A-010626	Veh.Lease 28PSFB Ford F15 VEH#1145/JAN 20	193.87	01/12/2026	402-021-594-35-64-00	
423105A-010626	Veh.Lease 28RFBW Ford F350 VEH#1146/JAN	348.15	01/12/2026	101-017-594-44-64-00	
423105A-010626	Veh.Lease 28PSFG Ford F15 VEH#1135/JAN 20	242.34	01/12/2026	401-020-594-34-64-00	
423105A-010626	Veh.Lease 28PSFB Ford F15 VEH#1145/JAN 20	193.87	01/12/2026	101-017-594-44-64-00	
423105A-010626	Veh.Lease 294Z55 Ford F15 VEH#1147/JAN 20	291.00	01/12/2026	411-046-594-31-64-00	
423105A-010626	Veh.Lease 28PSFG Ford F15 VEH#1135/JAN 20	242.33	01/12/2026	001-015-594-76-64-00	
423105A-010626	Veh.Lease 28PSBL Ford F15 VEH#1143/JAN 20	276.61	01/12/2026	411-046-594-31-64-00	
423105A-010626	Veh.Lease 28PSFD Ford F15 VEH#1144/JAN 20	242.34	01/12/2026	001-015-594-76-64-00	
Check Total:		14,338.08			
Total for Check Run:		14,338.08			
Total of Number of Checks:		1			

Accounts Payable

Check Register Totals Only

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Check	Date	Vendor No	Vendor Name	Amount	Voucher
201573	01/12/2026	004144	Enterprise FM Trust	14,338.08	0
Check Total:				14,338.08	

Accounts Payable

Computer Check Proof List by Vendor

User: kbrooks@gigharborwa.gov
Printed: 01/14/2026 - 8:31AM
Batch: 90013.12.2025



Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: TSmirnov	Andrey Smirnov			Check Sequence: 1	ACH Enabled: False
Juror #16	Case #5A0159824/Juror Day Rate & Mileage/Tr	15.88	01/12/2026	001-003-512-50-49-00	
	Check Total:	15.88			
Vendor: 003596	Springbrook Holding Company LLC			Check Sequence: 2	ACH Enabled: False
TM INV-010534	DataUpd,Dscvry/DscssData,TimeTrkng&Scpng-	437.50	01/12/2026	411-046-531-80-41-00	
TM INV-010534	DataUpd,Dscvry/DscssData,TimeTrkng&Scpng-	875.00	01/12/2026	401-020-534-72-41-00	
TM INV-010534	DataUpd,Dscvry/DscssData,TimeTrkng&Scpng-	875.00	01/12/2026	402-021-535-12-41-00	
	Check Total:	2,187.50			
Vendor: TStangJ	Jeffrey Stang			Check Sequence: 3	ACH Enabled: False
Juror #14	Case #5A0159824/Juror Day Rate & Mileage/Tr	14.62	01/12/2026	001-003-512-50-49-00	
	Check Total:	14.62			
Vendor: 000650	State Auditors Office			Check Sequence: 4	ACH Enabled: False
L171975	Travel(1),AccountabilityAudit(27.5),FinancialAt	17,863.40	01/12/2026	001-001-514-23-41-11	
	Check Total:	17,863.40			
Vendor: TStewarW	William Stewart			Check Sequence: 5	ACH Enabled: False
Juror #13	Case #5A0159824/Juror Day Rate & Mileage/Tr	19.10	01/12/2026	001-003-512-50-49-00	
	Check Total:	19.10			
Vendor: 003227	Summit Law Group			Check Sequence: 6	ACH Enabled: False
168678	Legal Service: General Employment/NOV 2025	11,307.50	01/12/2026	001-004-515-30-41-00	
168679	Legal Service: Bargaining/NOV 2025	8,323.20	01/12/2026	001-004-515-30-41-00	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	19,630.70			
Vendor: 001744	Sunbelt Rentals Inc			Check Sequence: 7	ACH Enabled: False
177459221-0001	Manlift Rental	1,735.71	01/12/2026	001-015-576-80-45-00	
	Check Total:	1,735.71			
Vendor: 004178	Systems Interface Inc.			Check Sequence: 8	ACH Enabled: False
33779	Removal of Pump to Waste Well 6 - Engr. Serv &	970.44	01/12/2026	401-020-534-51-48-00	
	Check Total:	970.44			
Vendor: 000531	Tacoma Screw Products Inc			Check Sequence: 9	ACH Enabled: False
310051230-00	D-Ring w/Bolt on Clip	11.94	01/12/2026	101-017-542-90-31-00	
310051428-00	Hex Bit 1/2"	25.60	01/12/2026	411-046-531-80-31-00	
310051429-00	Hex Bit 1/2" Drive	51.19	01/12/2026	411-046-531-80-31-00	
310051618-00	WireBrsh, Degreaser, Scrws, Lck Nts, Wshrs-Ce	110.20	01/12/2026	402-021-535-83-31-00	
310051627-00	Cap Screws, Lock Nuts, Flat Washers-Centrifuge	57.62	01/12/2026	402-021-535-83-31-00	
	Check Total:	256.55			
Vendor: 003045	Terracon Consultants Inc			Check Sequence: 10	ACH Enabled: False
TP43901	CPP-2007 GH Sports Complex PH 1B PP#15 AI	748.50	01/12/2026	109-015-594-76-63-31	
	Check Total:	748.50			
Vendor: 000143	Ticor Title Company			Check Sequence: 11	ACH Enabled: False
2320837	Sewer Easements 8parcels: LamphereLn,ForstGl	1,157.10	01/12/2026	402-021-535-52-41-00	
	Check Total:	1,157.10			
Vendor: TTovarR	Rachel Tovar			Check Sequence: 12	ACH Enabled: False
Juror #10	Case #5A0159824/Juror Day Rate & Mileage/Tr.	13.78	01/12/2026	001-003-512-50-49-00	
	Check Total:	13.78			
Vendor: 000695	Town & Country Towing Inc			Check Sequence: 13	ACH Enabled: False
17070	Tow WH Van-Jackson Ave Hwy 16 to PW Shop	274.89	01/12/2026	101-017-542-90-41-00	
	Check Total:	274.89			

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: 003193	UNIFIED OFFICE SERVICES			Check Sequence: 14	ACH Enabled: False
335470	Paper Towels, Bath Tissue/WWTP	47.99	01/12/2026	402-021-535-83-31-00	
335470	Paper Towels, Bath Tissue/WWTP	47.99	01/12/2026	402-021-535-52-31-00	
	Check Total:	95.98			
Vendor: 000706	United Rentals Northwest Inc			Check Sequence: 15	ACH Enabled: False
256410829-001	Fork Lift Fuel-Propane (6.10)	29.95	01/12/2026	101-017-542-30-32-00	
256460358-001	Chain Saw Chain	8.66	01/12/2026	401-020-534-11-31-00	
256460358-001	Chain Saw Chain	8.66	01/12/2026	001-015-576-80-31-00	
256460358-001	Chain Saw Chain	8.66	01/12/2026	101-017-542-30-31-00	
256460358-001	Chain Saw Chain	8.66	01/12/2026	411-046-531-80-31-00	
	Check Total:	64.59			
Vendor: 000534	Utilities Underground			Check Sequence: 16	ACH Enabled: False
5090164	Excavation Notifications (102) SEPT 2025	45.90	01/12/2026	402-021-535-12-41-00	
5090164	Excavation Notifications (102) SEPT 2025	45.90	01/12/2026	401-020-534-11-41-00	
5090164	Excavation Notifications (102) SEPT 2025	45.90	01/12/2026	411-046-531-80-41-00	
5110165	Excavation Notifications (51) WWTP NOV 2025	68.85	01/12/2026	402-021-535-52-41-00	
5110166	Excavation Notifications (51) NOV 2025	22.95	01/12/2026	401-020-534-11-41-00	
5110166	Excavation Notifications (51) NOV 2025	22.95	01/12/2026	411-046-531-80-41-00	
5110166	Excavation Notifications (51) NOV 2025	22.95	01/12/2026	402-021-535-12-41-00	
	Check Total:	275.40			
Vendor: TVanKome	Jakob Isaac VanKomen			Check Sequence: 17	ACH Enabled: False
Juror #9	Case #5A0159824/Juror Day Rate & Mileage/Tr	15.46	01/12/2026	001-003-512-50-49-00	
	Check Total:	15.46			
Vendor: 003283	VENTEK INTERNATIONAL			Check Sequence: 18	ACH Enabled: False
152119	Jerisich Dock Moorage Kiosk Online Payment S	103.65	01/12/2026	001-015-576-80-42-00	
	Check Total:	103.65			
Vendor: 003915	Veolia Water Technologies Treatment Solutions USA			Check Sequence: 19	ACH Enabled: False
903576415	DCA Circuit Board 70HO Gen 1 (2) UV System	733.15	01/12/2026	402-021-535-83-31-00	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	733.15			
Vendor: 002570	WA State Dept of Transportation			Check Sequence: 20	ACH Enabled: False
RE43GMW0008L147	JC815204 Pioneer/Grandvw, JC815208 PtFosdic	6,132.38	01/12/2026	101-017-542-64-48-00	
RE43GMW0008L148	JC815201 Olympic Dr NW/Hollycroft St Signal	379.80	01/12/2026	101-017-542-64-48-00	
	Check Total:	6,512.18			
Vendor: 000735	WA State Patrol			Check Sequence: 21	ACH Enabled: False
I2601530	Background Checks SEPTEMBER 2025	537.00	01/12/2026	001-000-237-25-00-00	
I2602875	Background Checks NOVEMBER 2025	212.00	01/12/2026	001-000-237-25-00-00	
	Check Total:	749.00			
Vendor: 000743	WA State Patrol - Access			Check Sequence: 22	ACH Enabled: False
00186351	ACCESS Machine User Fee Q4-2025	600.00	01/12/2026	001-006-521-10-42-00	
	Check Total:	600.00			
Vendor: 003352	WASHINGTON POLYGRAPH LLC			Check Sequence: 23	ACH Enabled: False
25029	Polygraph Exam for Hizman & Hulbrook/NOV 2	654.60	01/12/2026	001-006-521-10-41-00	
	Check Total:	654.60			
Vendor: 003317	Washington Water Service Co			Check Sequence: 24	ACH Enabled: False
1314558082	Water Service: 6401 Skansie LS#21 Acct#13145	24.72	01/12/2026	402-021-535-52-47-00	
3515284816	Water Service: KLM Vet's Park Acct#351528481	113.32	01/12/2026	001-015-576-80-47-00	
7738730168	Water Sprinklers: 56th & Pt Fosdick Acct#77387	20.74	01/12/2026	001-015-576-80-47-00	
8007317455	Water Service: 11502 Burnham LS#12 Acct#800	27.54	01/12/2026	402-021-535-52-47-00	
	Check Total:	186.32			
Vendor: 000747	Water Management Laboratories			Check Sequence: 25	ACH Enabled: False
234083	Effluent/Influent Testing 2x month/WWTP	241.00	01/12/2026	402-021-535-83-41-00	
234210	Effluent/Influent Testing 2x month/WWTP	575.00	01/12/2026	402-021-535-83-41-00	
234270	Total Coliform MMO-MUG (Coliert) Routine W	240.00	01/12/2026	401-020-534-52-41-00	
	Check Total:	1,056.00			
Vendor: 002865	Wesmar Company, Inc			Check Sequence: 26	ACH Enabled: False

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
340191	Sodium Hypochlorite 12.5% 545 gal/Chlorine fo	3,995.68	01/12/2026	401-020-534-51-31-00	
	Check Total:	3,995.68			
Vendor: 000495	Westbay Auto Parts			Check Sequence: 27	ACH Enabled: False
354339	CRC Bräkleen Brake Parts Cleaner (12)/PW Sho	63.10	01/12/2026	101-017-542-90-31-00	
354447	WD-40, Brake Line VEH#1050	17.23	01/12/2026	101-017-542-90-31-00	
357175	Oil Filter (1) LS#11 Generator	18.69	01/12/2026	402-021-535-52-31-00	
357289	Battery-6mo Wty, Core Deposit/WWTP ScrewS	222.73	01/12/2026	402-021-535-83-31-00	
357391	Fuse Holders (3) VEH#1082	6.68	01/12/2026	101-017-542-90-31-00	
357811	Battery 3yr Warranty, Core Deposit VEH#7092-1	171.57	01/12/2026	001-006-521-20-31-00	
357825	Oil Filter (2)/ LS#11 Generator	37.38	01/12/2026	402-021-535-52-31-00	
	Check Total:	537.38			
Vendor: 002880	Wilco Farmers			Check Sequence: 28	ACH Enabled: False
646805/5	Gasket 1.5" Camlock (2), Poly Ball Valve 1.5 (1)	74.16	01/12/2026	402-021-535-52-31-00	
646868/5	24"x24" 16Ga Steel Sheet (2), Black Spray Paint	154.88	01/12/2026	402-021-535-52-31-00	
646881/5	Flap Disc (5), Thinner Acetone Quart (2)/WWTF	68.66	01/12/2026	402-021-535-83-31-00	
	Check Total:	297.70			
Vendor: 003210	Yakima Health District			Check Sequence: 29	ACH Enabled: False
155474	Biosolids Composting-Q3-2025/WWTP	72.71	01/12/2026	402-021-535-83-47-10	
	Check Total:	72.71			
Vendor: TYoungL	Laird Young			Check Sequence: 30	ACH Enabled: False
Juror #1	Case #5A0159824/Juror Day Rate & Mileage/Tr	31.42	01/12/2026	001-003-512-50-49-00	
	Check Total:	31.42			
	Total for Check Run:	60,869.39			
	Total of Number of Checks:	30			

Accounts Payable

Check Register Totals Only

User: kbrooks@gigharborwa.gov
Printed: 1/14/2026 - 8:56 AM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
201574	01/12/2026	TSmirnov	Andrey Smirnov	15.88	0
201575	01/12/2026	003596	Springbrook Holding Company LLC	2,187.50	0
201576	01/12/2026	TStangJ	Jeffrey Stang	14.62	0
201577	01/12/2026	000650	State Auditors Office	17,863.40	0
201578	01/12/2026	TStewarW	William Stewart	19.10	0
201579	01/12/2026	003227	Summit Law Group	19,630.70	0
201580	01/12/2026	001744	Sunbelt Rentals Inc	1,735.71	0
201581	01/12/2026	004178	Systems Interface Inc.	970.44	0
201582	01/12/2026	000531	Tacoma Screw Products Inc	256.55	0
201583	01/12/2026	003045	Terracon Consultants Inc	748.50	0
201584	01/12/2026	000143	Ticor Title Company	1,157.10	0
201585	01/12/2026	TTovarR	Rachel Tovar	13.78	0
201586	01/12/2026	000695	Town & Country Towing Inc	274.89	0
201587	01/12/2026	003193	UNIFIED OFFICE SERVICES	95.98	0
201588	01/12/2026	000706	United Rentals Northwest Inc	64.59	0
201589	01/12/2026	000534	Utilities Underground	275.40	0
201590	01/12/2026	TVanKome	Jakob Isaac VanKomen	15.46	0
201591	01/12/2026	003283	VENTEK INTERNATIONAL	103.65	0
201592	01/12/2026	003915	Veolia Water Technologies Treatment	733.15	0
201593	01/12/2026	002570	WA State Dept of Transportation	6,512.18	0
201594	01/12/2026	000735	WA State Patrol	749.00	0
201595	01/12/2026	000743	WA State Patrol - Access	600.00	0
201596	01/12/2026	003352	WASHINGTON POLYGRAPH LLC	654.60	0
201597	01/12/2026	003317	Washington Water Service Co	186.32	0
201598	01/12/2026	000747	Water Management Laboratories	1,056.00	0
201599	01/12/2026	002865	Wesmar Company, Inc	3,995.68	0
201600	01/12/2026	000495	Westbay Auto Parts	537.38	0
201601	01/12/2026	002880	Wilco Farmers	297.70	0
201602	01/12/2026	003210	Yakima Health District	72.71	0
201603	01/12/2026	TYoungL	Laird Young	31.42	0
Check Total:				60,869.39	

Accounts Payable

Computer Check Proof List by Vendor

User: kmagalei@gigharborwa.gov
Printed: 01/21/2026 - 2:02PM
Batch: 90021.01.2026



Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: TStewart	Stewart, Randy			Check Sequence: 1	ACH Enabled: False
CR #359523	Deposit Refund: Haub Property 7601 Soundview	2,000.00	01/21/2026	001-000-237-10-00-00	
	Check Total:	2,000.00			
	Total for Check Run:	2,000.00			
	Total of Number of Checks:	1			

Accounts Payable

Check Register Totals Only

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Printed: 1/21/2026 - 2:06 PM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
201604	01/21/2026	TStewart	Stewart, Randy	2,000.00	0
Check Total:				2,000.00	

Accounts Payable

Computer Check Proof List by Vendor

User: kmagalei@gigharborwa.gov
Printed: 01/21/2026 - 2:23PM
Batch: 90021.01.2025



Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: TPlummer	Plummer, Madison			Check Sequence: 1	ACH Enabled: False
CR #326760	SecurityDepRefund: Wilkinson 13014 97th Ave]	429.50	12/31/2025	001-000-237-10-00-00	
JE #029082020	SecurityDepRefund: Wilkinson 13014 97th Ave]	429.17	12/31/2025	001-000-237-10-00-00	
	Check Total:	858.67			
	Total for Check Run:	858.67			
	Total of Number of Checks:	1			

Accounts Payable

Check Register Totals Only

User: kmagalei@gigharborwa.gov
Printed: 1/21/2026 - 2:25 PM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
201605	01/21/2026	TPlummer	Plummer, Madison	858.67	0
Check Total:				858.67	

Accounts Payable

Computer Check Proof List by Vendor

User: kmagalei@gigharborwa.gov
Printed: 01/22/2026 - 1:01PM
Batch: 50015.12.2025



Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: 004097	911 Supply Inc			Check Sequence: 1	ACH Enabled: False
INV--2-57731	Uniform: Pants & Shirt for Blodgett	308.53	01/26/2026	001-006-521-10-22-00	
INV-2-57732	Initial Equipment Issue for Hulbrock	223.53	01/26/2026	001-006-521-20-22-00	
INV-2-57951	Initial Issue of Uniform Items for Hulbrock	813.98	01/26/2026	001-006-521-20-22-00	
INV-2-57979	Alterations for Kellee Daniel's Uniforms	153.19	01/26/2026	001-006-521-10-22-00	
INV-2-57980	Gloves,Belts,Flashlight,Bag,Shirts-Roberson Clc	412.66	01/26/2026	001-006-521-20-22-00	
	Check Total:	1,911.89			
Vendor: 000014	Addison Const Supply Inc			Check Sequence: 2	ACH Enabled: False
439381	Rebar for Pallet Rack Installation	691.72	01/26/2026	411-046-531-80-31-00	
439381	Rebar for Pallet Rack Installation	691.71	01/26/2026	101-017-542-30-31-00	
439381	Rebar for Pallet Rack Installation	691.72	01/26/2026	401-020-534-11-31-00	
439381	Rebar for Pallet Rack Installation	691.71	01/26/2026	001-015-576-80-31-00	
	Check Total:	2,766.86			
Vendor: 000673	AgriShop Inc			Check Sequence: 3	ACH Enabled: False
254384/2	Starter Assembly for VEH #1082	38.58	01/26/2026	101-017-542-90-31-00	
	Check Total:	38.58			
Vendor: 002158	ALLEN, SANDRA L			Check Sequence: 4	ACH Enabled: False
12/2025	Judicial Services/DEC 2025	5,500.00	01/26/2026	001-003-512-50-41-01	
	Check Total:	5,500.00			
Vendor: 004064	Andrea F. Pollard			Check Sequence: 5	ACH Enabled: False
706	Flagger Certifications: Garcia, Dummitt, Winslo	67.50	01/26/2026	401-020-534-11-49-10	
706	Flagger Certifications: Garcia, Dummitt, Winslo	67.50	01/26/2026	001-015-576-80-49-10	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
706	Flagger Certifications: Garcia, Dummitt, Winslow	67.50	01/26/2026	101-017-543-30-49-10	
706	Flagger Certifications: Garcia, Dummitt, Winslow	67.50	01/26/2026	411-046-531-80-49-10	
	Check Total:	270.00			
Vendor: 001495	APSCO LLC			Check Sequence: 6	ACH Enabled: False
25239	KSB Pump Replacement/WWTP LS#3A	109,400.28	01/26/2026	402-021-535-52-48-00	
	Check Total:	109,400.28			
Vendor: 000055	AWC-Assoc of Washington Cities			Check Sequence: 7	ACH Enabled: False
165992	Drug & Alcohol Supervisor Training Cancellation	25.00	01/26/2026	001-004-518-10-49-00	
	Check Total:	25.00			
Vendor: 004121	Baker Tilly Advisory Group Parent, LP			Check Sequence: 8	ACH Enabled: False
102836257	Administration Staffing Assessment PP#2 NOV 2025	8,636.53	01/26/2026	001-004-513-10-41-00	
	Check Total:	8,636.53			
Vendor: 001072	Bethel Towing & Automotive			Check Sequence: 9	ACH Enabled: False
90976	Towed VEH #1093 from Pt Fosdick to Ops Shop	560.85	01/26/2026	101-017-542-90-41-00	
	Check Total:	560.85			
Vendor: 004105	Bowman Consulting Group Ltd			Check Sequence: 10	ACH Enabled: False
4150-22512138	2025 Utility Rate Study PP#10 DEC 2025	727.50	01/26/2026	411-046-531-11-41-00	
4150-22512138	2025 Utility Rate Study PP#10 DEC 2025	363.75	01/26/2026	402-021-535-83-41-00	
4150-22512138	2025 Utility Rate Study PP#10 DEC 2025	727.50	01/26/2026	401-020-534-12-41-00	
4150-22512138	2025 Utility Rate Study PP#10 DEC 2025	363.75	01/26/2026	402-021-535-52-41-00	
	Check Total:	2,182.50			
Vendor: 002464	Brady Trucking Company Inc			Check Sequence: 11	ACH Enabled: False
163294	Hourly Trucking: Move Trailer for GH WWTP 2	270.00	01/26/2026	402-021-535-83-41-00	
163834	Hourly Trucking: Move Trailer for GH WWTP 2	337.50	01/26/2026	402-021-535-83-41-00	
	Check Total:	607.50			
Vendor: 003997	Butler Apparel Marketing LLC			Check Sequence: 12	ACH Enabled: False
571286	Insulated Bibs for Clara Czuleger	36.82	01/26/2026	101-017-542-30-22-00	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
571286	Insulated Bibs for Clara Czuleger	36.82	01/26/2026	401-020-534-11-22-00	
571286	Insulated Bibs for Clara Czuleger	36.82	01/26/2026	411-046-531-80-22-00	
571286	Insulated Bibs for Clara Czuleger	36.81	01/26/2026	001-015-576-80-22-00	
571315	1/4 Zip Sweatshirt, Rain Defender Sweatshirt, 2	123.38	01/26/2026	401-020-534-11-22-00	
571315	1/4 Zip Sweatshirt, Rain Defender Sweatshirt, 2	123.38	01/26/2026	001-015-576-80-22-00	
571315	1/4 Zip Sweatshirt, Rain Defender Sweatshirt, 2	123.39	01/26/2026	411-046-531-80-22-00	
571315	1/4 Zip Sweatshirt, Rain Defender Sweatshirt, 2	123.38	01/26/2026	101-017-542-30-22-00	
571324	T Shirt, Jacket, Duck Vest - Brandon Ruehl	129.50	01/26/2026	001-015-576-80-22-00	
571324	T Shirt, Jacket, Duck Vest - Brandon Ruehl	129.49	01/26/2026	411-046-531-80-22-00	
571324	T Shirt, Jacket, Duck Vest - Brandon Ruehl	129.49	01/26/2026	101-017-542-30-22-00	
571324	T Shirt, Jacket, Duck Vest - Brandon Ruehl	129.49	01/26/2026	401-020-534-11-22-00	
571329	Jacket, 2 Sweatshirts, 2 Polos - Kyle Neiman	207.92	01/26/2026	411-046-531-80-22-00	
571329	Jacket, 2 Sweatshirts, 2 Polos - Kyle Neiman	207.91	01/26/2026	101-017-542-30-22-00	
571329	Jacket, 2 Sweatshirts, 2 Polos - Kyle Neiman	207.91	01/26/2026	001-015-576-80-22-00	
571329	Jacket, 2 Sweatshirts, 2 Polos - Kyle Neiman	207.91	01/26/2026	401-020-534-11-22-00	
571349	Duck Vest for Clara Czuleger	28.00	01/26/2026	411-046-531-80-22-00	
571349	Duck Vest for Clara Czuleger	28.01	01/26/2026	001-015-576-80-22-00	
571349	Duck Vest for Clara Czuleger	28.01	01/26/2026	401-020-534-11-22-00	
571349	Duck Vest for Clara Czuleger	28.01	01/26/2026	101-017-542-30-22-00	
571351	Cardigans 2ea - Brenda Bright	43.83	01/26/2026	411-046-531-80-22-00	
571351	Cardigans 2ea - Brenda Bright	43.84	01/26/2026	401-020-534-11-22-00	
571351	Cardigans 2ea - Brenda Bright	43.83	01/26/2026	001-015-576-80-22-00	
571351	Cardigans 2ea - Brenda Bright	43.84	01/26/2026	101-017-542-30-22-00	
571355	Jackets, Short Sleeve T-Shirts, Overalls, Long Sl	258.72	01/26/2026	101-017-542-30-22-00	
571355	Jackets, Short Sleeve T-Shirts, Overalls, Long Sl	258.72	01/26/2026	411-046-531-80-22-00	
571355	Jackets, Short Sleeve T-Shirts, Overalls, Long Sl	258.72	01/26/2026	401-020-534-11-22-00	
571355	Jackets, Short Sleeve T-Shirts, Overalls, Long Sl	258.72	01/26/2026	001-015-576-80-22-00	
571357	Trucker Hats, T-Shirts, Sweatshirts, Jacket - Dan	141.87	01/26/2026	101-017-542-30-22-00	
571357	Trucker Hats, T-Shirts, Sweatshirts, Jacket - Dan	141.87	01/26/2026	411-046-531-80-22-00	
571357	Trucker Hats, T-Shirts, Sweatshirts, Jacket - Dan	141.88	01/26/2026	001-015-576-80-22-00	
571357	Trucker Hats, T-Shirts, Sweatshirts, Jacket - Dan	141.88	01/26/2026	401-020-534-11-22-00	
571358	Hat, T-Shirts, Sweatshirt, Jacket-Connor Most	144.27	01/26/2026	401-020-534-11-22-00	
571358	Hat, T-Shirts, Sweatshirt, Jacket-Connor Most	144.26	01/26/2026	101-017-542-30-22-00	
571358	Hat, T-Shirts, Sweatshirt, Jacket-Connor Most	144.26	01/26/2026	001-015-576-80-22-00	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
571358	Hat, T-Shirts, Sweatshirt, Jacket-Connor Most	144.28	01/26/2026	411-046-531-80-22-00	
571361	Long & Short Sleeve Short, Sweatshirt - Seth We	114.62	01/26/2026	401-020-534-11-22-00	
571361	Long & Short Sleeve Short, Sweatshirt - Seth We	114.63	01/26/2026	101-017-542-30-22-00	
571361	Long & Short Sleeve Short, Sweatshirt - Seth We	114.62	01/26/2026	411-046-531-80-22-00	
571361	Long & Short Sleeve Short, Sweatshirt - Seth We	114.63	01/26/2026	001-015-576-80-22-00	
571362	Jacket, Hat, Sweatshirts, T-Shirts, Vest, Long Sle	233.84	01/26/2026	001-015-576-80-22-00	
571362	Jacket, Hat, Sweatshirts, T-Shirts, Vest, Long Sle	233.84	01/26/2026	401-020-534-11-22-00	
571362	Jacket, Hat, Sweatshirts, T-Shirts, Vest, Long Sle	233.84	01/26/2026	411-046-531-80-22-00	
571362	Jacket, Hat, Sweatshirts, T-Shirts, Vest, Long Sle	233.85	01/26/2026	101-017-542-30-22-00	
	Check Total:	5,851.11			
Vendor: 004074	Caldwell , Judith E.			Check Sequence: 13	ACH Enabled: False
ART PP#4	CSP-2406 Harborview/Stinson Art PP#4	1,084.15	01/26/2026	102-018-595-30-63-25	
	Check Total:	1,084.15			
Vendor: 004185	Carl Tanne			Check Sequence: 14	ACH Enabled: False
NOV12-2025	Spanish Interpreter Serv 11/12/2025	150.00	01/26/2026	001-003-512-50-41-05	
	Check Total:	150.00			
Vendor: 002557	Carollo Engineers Inc			Check Sequence: 15	ACH Enabled: False
FB74093	CPP-2314 WWTP Digester Upgrades PP#23 OC	18,853.50	01/26/2026	410-022-594-35-65-80	
FB75079	CPP-2314 WWTP Digester Upgrades PP#24 NO	3,117.75	01/26/2026	410-022-594-35-65-80	
FB76137	CWP-2306 Well #9 Dvlpmnt & Wtr Rights PP#2	3,159.68	01/26/2026	420-026-594-34-63-99	
FB76410	On-Call Hydraulic Modeling Contract Eng Serv	2,629.38	01/26/2026	401-020-534-12-41-00	
FB76411	On-Call Hydraulic Modeling Contract Eng Serv	7,563.75	01/26/2026	401-020-534-12-41-00	
	Check Total:	35,324.06			
Vendor: 001408	Catalyst Workplace Activation			Check Sequence: 16	ACH Enabled: False
332849	SitOnIt Chair for ITS Manager - Furniture Repla	938.37	01/26/2026	001-016-518-30-31-00	
	Check Total:	938.37			
Vendor: 002900	Cintas Corporation #461			Check Sequence: 17	ACH Enabled: False
4254144142	Uniforms,Coveralls,Bag,Mat,Scrub-CleanServ/V	221.25	01/26/2026	402-021-535-52-41-00	
4254144142	Uniforms,Coveralls,Bag,Mat,Scrub-CleanServ/V	221.24	01/26/2026	402-021-535-83-41-00	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
4254978341	Uniforms,Coveralls,Bag,Mat,Scrub-CleanServ/V	221.24	01/26/2026	402-021-535-83-41-00	
4254978341	Uniforms,Coveralls,Bag,Mat,Scrub-CleanServ/V	221.25	01/26/2026	402-021-535-52-41-00	
	Check Total:	884.98			
Vendor: 000713	City of Gig Harbor			Check Sequence: 18	ACH Enabled: False
000969-000	3326 Rosedale St/Sidewalk Lawn-969/NOV-DE	82.56	01/26/2026	001-015-576-80-47-00	000969-000
000975-000	Rosedale/Harborview Lawn Sprin-975/NOV-DE	82.56	01/26/2026	001-015-576-80-47-00	000975-000
001024-000	Parking area sprink Dorotich-1024/NOV-DEC 20	82.56	01/26/2026	001-015-576-80-47-00	001024-000
001133-000	Utilities City Park 1133/NOV-DEC 2025	1,017.34	01/26/2026	001-015-576-80-47-00	001133-000
0013460-001	Stormwater-6mo #13460-1-90th St/JUL-DEC 20	74.36	01/26/2026	001-015-576-80-47-00	
001479-000	Utilities Borgan Property 1479/NOV-DEC 2025	147.23	01/26/2026	001-015-576-80-47-00	001479-000
001482-000	Utilities WWTP 1482/NOV-DEC 2025	1,730.19	01/26/2026	402-021-535-83-47-00	001482-000
003040-000	Franklin View Climb Sprink 3040/NOV-DEC 20	89.68	01/26/2026	001-015-576-80-47-00	003040-000
003136-000	Lift Station Harborview-3136/NOV-DEC 2025	107.44	01/26/2026	402-021-535-52-47-00	003136-000
003161-000	Borgan Blvd Sprinklers 3161/NOV-DEC 2025	188.77	01/26/2026	001-015-576-80-47-00	003161-000
003162-000	Borgan Blvd Sprinklers 3162/NOV-DEC 2025	178.10	01/26/2026	001-015-576-80-47-00	003162-000
003163-000	Borgan Blvd Sprinklers 3163/NOV-DEC 2025	82.56	01/26/2026	001-015-576-80-47-00	003163-000
003164-000	Borgan Blvd Sprinklers 3164/NOV-DEC 2025	82.56	01/26/2026	001-015-576-80-47-00	003164-000
003165-000	Borgan Blvd Sprinklers 3165/NOV-DEC 2025	174.55	01/26/2026	001-015-576-80-47-00	003165-000
003166-000	Borgen Blvd Sprinklers 3166/NOV-DEC 2025	109.09	01/26/2026	001-015-576-80-47-00	003166-000
003189-000	Borgen Blvd Sprinklers 3189/NOV-DEC 2025	109.09	01/26/2026	001-015-576-80-47-00	003189-000
003491-000	3510 Vernhardson upper ball fld-3491/NOV-DE	253.42	01/26/2026	001-015-576-80-47-00	003491-000
003492-000	3303 Vernhardson lower ball fld-3492/NOV-DE	253.42	01/26/2026	001-015-576-80-47-00	003492-000
004799-000	3805 Harborview Dr Eddon 4799/NOV-DEC 20	656.92	01/26/2026	001-015-576-80-47-00	
004800-000	3711 Harborvw/Eddon Bt Lawn 4800/NOV-DEC	38.14	01/26/2026	001-015-576-80-47-00	
004882-000	8714 Harborview Borgan Pk Sprink-4882/NOV-	546.11	01/26/2026	001-015-576-80-47-00	
005081-000	Vernhardsn St BMX pk sprink-5081/NOV-DEC	401.54	01/26/2026	001-015-576-80-47-00	
005504-000	Borgen Blvd Sprinklers-5504/NOV-DEC 2025	174.55	01/26/2026	001-015-576-80-47-00	
005698-000	Harbor Hill Rnd Bout 5698/NOV-DEC 2025	109.09	01/26/2026	001-015-576-80-47-00	
005699-000	Harbor Hill Dr Sprink 5699/NOV-DEC 2025	109.09	01/26/2026	001-015-576-80-47-00	
005765-000	8801 Harborvw LS#2A-Bogue-5765/NOV-DEC	109.09	01/26/2026	402-021-535-52-47-00	
006246-000	4009 Harborview/Austin Est 6246/NOV-DEC 20	147.23	01/26/2026	001-015-576-80-47-00	
006624-000	3580 50th-KLM Vet park 6624/NOV-DEC 2025	535.47	01/26/2026	001-015-576-80-47-00	
007166-000	9702 Crescent Valley Dr 7166/NOV-DEC 2025	123.86	01/26/2026	001-015-576-80-47-00	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
009349-000	5280 Borgen/Cushmn Trl RR 9349/NOV-DEC 2	393.25	01/26/2026	001-015-576-80-47-00	
010805-000	10303 50th Ave-GHLittleLg 10805/NOV-DEC 2	823.08	01/26/2026	001-015-576-80-47-00	
010814-000	4404 Borgen-ShawPark 10814/NOV-DEC 2025	109.09	01/26/2026	001-015-576-80-47-00	
010866-000	3025 96th-Masonic Lodge 10866/NOV-DEC 20	465.36	01/26/2026	001-015-576-80-47-00	
011271-000	Harbor Hill RAB Irrig 11271/NOV-DEC 2025	253.42	01/26/2026	001-015-576-80-47-00	
013460-000	Stormwater-6mo #13460-Harborvw Dr/JUL-DE	114.40	01/26/2026	402-021-535-52-47-00	
013460-000	Stormwater-6mo #13460-3-Cushman/JUL-DEC	7,744.43	01/26/2026	001-015-576-80-47-00	
013460-001	Stormwater-6mo #13460-1-90th St/JUL-DEC 20	74.35	01/26/2026	402-021-535-12-47-00	
013460-001	Stormwater-6mo #13460-1-90th St/JUL-DEC 20	74.36	01/26/2026	101-017-543-30-47-00	
013460-001	Stormwater-6mo #13460-1-90th St/JUL-DEC 20	74.36	01/26/2026	401-020-534-52-47-00	
013460-002	Stormwater-6mo #13460-2-Cushman/JUL-DEC	331.74	01/26/2026	001-015-576-80-47-00	
013476-000	Stormwater-6mo #13476-5998-Sndvw/JUL-DEC	114.40	01/26/2026	401-020-534-52-47-00	
013477-000	Stormwater-6mo #13477-3488-GrndvwSt/JUL-I	125.83	01/26/2026	401-020-534-52-47-00	
013478-000	Stormwater-6mo #13478-LS#3A-HarboDr/JUL-	114.40	01/26/2026	402-021-535-52-47-00	
013479-000	Stormwater-6mo #13479-Fuller-Finhlm/JUL-DE	114.40	01/26/2026	001-015-576-80-47-00	
013480-000	Stormwater-6mo #13480-8602-SkansieAve/JUL-	114.40	01/26/2026	401-020-534-52-47-00	
013481-000	Stormwater-6mo #13481-Uddenberg Ln/JUL-DE	148.72	01/26/2026	101-017-543-30-47-00	
013482-000	Stormwater-6mo #13482-Uddenberg Ln/JUL-DE	125.83	01/26/2026	101-017-543-30-47-00	
013483-000	Stormwater-6mo #13483-McMcCormickCrkDr/JU	571.97	01/26/2026	001-015-576-80-47-00	
013484-000	Stormwater-6mo #13484-Sentine lDr/JUL-DEC	388.94	01/26/2026	001-015-576-80-47-00	
013485-000	Stormwater-6mo #13485-Sentinel Dr/JUL-DEC	114.40	01/26/2026	001-015-576-80-47-00	
013520-000	Stormwater-6mo #13520-4423 Pt Fosdick/JUL-I	114.40	01/26/2026	402-021-535-52-47-00	
013522-000	Stormwater-6mo #13522-11944-OlympusWay/JU	137.27	01/26/2026	401-020-534-52-47-00	
013523-000	Stormwater-6mo #13523-9801 Burnham/JUL-DI	800.76	01/26/2026	101-017-543-30-47-00	
013524-000	Stormwater-6mo #13524-Burnham/JUL-DEC 20	617.72	01/26/2026	001-015-576-80-47-00	
013525-000	Stormwater-6mo #13525-Burnham/JUL-DEC 20	114.40	01/26/2026	001-015-576-80-47-00	
013526-000	Stormwater-6mo -#13526-96th St/JUL-DEC 202	114.40	01/26/2026	001-015-576-80-47-00	
013527-000	Stormwater-6mo #13527-4750 N CrkLn/JUL-DE	114.40	01/26/2026	401-020-534-52-47-00	
013528-000	Stormwater-6mo -#13528-10770 HarborHillDr/J	263.10	01/26/2026	001-015-576-80-47-00	
013529-000	Stormwater-6mo #13529-HarborHillDr/JUL-DE	114.40	01/26/2026	001-015-576-80-47-00	
013530-000	Stormwater-6mo #13530-10310 HarborHillDr/JU	331.74	01/26/2026	001-015-576-80-47-00	
013531-000	Stormwater-6mo #13531-112thSt/Cushman/JUL-	114.40	01/26/2026	001-015-576-80-47-00	
013570-000	Stormwater-6mo #13570-4118 RosedaleSt/JUL-I	183.00	01/26/2026	001-015-576-80-47-00	
013572-000	Stormwater-6mo #13572-7601 Sndvw/JUL-DEC	183.00	01/26/2026	001-015-576-80-47-00	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
015255-000	9525 Burnham Drive/NOV-DEC 2025	148.17	01/26/2026	101-017-543-30-47-00	
	Check Total:	23,538.86			
Vendor: 002108	City of Port Orchard			Check Sequence: 19	ACH Enabled: False
INV02355	Decant Usage: 1ton DEC 2025	250.00	01/26/2026	411-046-531-80-47-10	
	Check Total:	250.00			
Vendor: 003627	City of Seattle			Check Sequence: 20	ACH Enabled: False
SP1004672	Vest for New Officer Cali Hinzman	1,403.28	01/26/2026	001-006-521-20-22-00	
	Check Total:	1,403.28			
Vendor: 004032	Classy Chassis Fleet Card Program			Check Sequence: 21	ACH Enabled: False
W-2643	Self Serv Car Wash & Vacuum PW OPS/DEC 2	26.00	01/26/2026	401-020-534-11-49-00	
W-2643	Self Serv Car Wash & Vacuum PW OPS/DEC 2	26.00	01/26/2026	411-046-531-80-49-00	
W-2643	Self Serv Car Wash & Vacuum PW OPS/DEC 2	26.01	01/26/2026	101-017-542-30-49-00	
W-2643	Self Serv Car Wash & Vacuum PW OPS/DEC 2	26.00	01/26/2026	001-015-576-80-49-00	
	Check Total:	104.01			
Vendor: 000171	Databar Inc			Check Sequence: 22	ACH Enabled: False
273623	Cycle 006: 6 Month Mailing & Viewing (966pcs	1,227.95	01/26/2026	411-046-531-80-42-00	
273649	Cycle 002: Printing, Mailing, Viewing (1,282pcs	566.55	01/26/2026	402-021-535-72-42-00	
273649	Cycle 002: Printing, Mailing, Viewing (1,282pcs	283.28	01/26/2026	411-046-531-80-42-00	
273649	Cycle 002: Printing, Mailing, Viewing (1,282pcs	566.55	01/26/2026	401-020-534-72-42-00	
273665	Cycle 003: Print Billing & Viewing (223pcs) DE	55.29	01/26/2026	411-046-531-80-42-00	
273665	Cycle 003: Print Billing & Viewing (223pcs) DE	221.18	01/26/2026	402-021-535-72-42-00	
	Check Total:	2,920.80			
Vendor: 000173	David Evans and Associates, Inc.			Check Sequence: 23	ACH Enabled: False
607663	DEA On-Call City Contract PP#3 NOV 2025	6,744.00	01/26/2026	101-017-542-30-41-00	
	Check Total:	6,744.00			
Vendor: 002998	Dept of Enterprise Services			Check Sequence: 24	ACH Enabled: False
9512741	2026-158 A (1) Efficiency & Conservation Blk C	4,200.00	01/26/2026	001-016-518-30-41-00	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	4,200.00			
Vendor: 001090	DM Recycling Company			Check Sequence: 25	ACH Enabled: False
13363440S111	Recycling: 6yd Commingled Paper Wkly PU/Civ	472.00	01/26/2026	001-016-518-30-47-00	
13363597S111	Recycling: 90gal Commingled Items/WWTP DE	153.00	01/26/2026	402-021-535-83-47-30	
13365070S111	Recycling: 2yd Commingled Items/PW Shop DE	179.00	01/26/2026	101-017-543-30-47-00	
	Check Total:	804.00			
Vendor: 004078	DS Services of America, Inc.			Check Sequence: 26	ACH Enabled: False
24709796123125	Mountain Mist 1.0G Distilled Water 6pk (8) w/D	96.00	01/26/2026	402-021-535-83-31-00	
	Check Total:	96.00			
Vendor: 001951	Eagle Tire & Automotive			Check Sequence: 27	ACH Enabled: False
215742	Tires, Balance, Stem Valve VEH #7092-859	897.19	01/26/2026	001-006-521-20-31-00	
	Check Total:	897.19			
Vendor: 002101	Evergreen Safety Council			Check Sequence: 28	ACH Enabled: False
INV14230	WA State Flagger Cert. & Mileage - 21 Students	901.80	01/26/2026	001-015-576-80-49-10	
INV14230	WA State Flagger Cert. & Mileage - 21 Students	901.81	01/26/2026	411-046-531-80-49-10	
INV14230	WA State Flagger Cert. & Mileage - 21 Students	901.81	01/26/2026	101-017-543-30-49-10	
INV14230	WA State Flagger Cert. & Mileage - 21 Students	180.36	01/26/2026	402-021-535-83-49-10	
INV14230	WA State Flagger Cert. & Mileage - 21 Students	901.80	01/26/2026	401-020-534-11-49-10	
	Check Total:	3,787.58			
Vendor: 004120	Farallon Consulting, LLC			Check Sequence: 29	ACH Enabled: False
0058449	CIP-2512 Burnham 1/2 Width Improv PH 1A PP	3,235.50	01/26/2026	102-018-595-30-63-99	
	Check Total:	3,235.50			
Vendor: 002113	Fastenal Company			Check Sequence: 30	ACH Enabled: False
WATAC140375	Earplugs & Safety Gloves	68.63	01/26/2026	001-015-576-80-22-00	
WATAC140375	Earplugs & Safety Gloves	68.63	01/26/2026	101-017-542-30-22-00	
WATAC140375	Alcohol Wipes	0.80	01/26/2026	401-020-534-11-31-00	
WATAC140375	Alcohol Wipes	0.81	01/26/2026	001-015-576-80-31-00	
WATAC140375	Alcohol Wipes	0.80	01/26/2026	411-046-531-80-31-00	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
WATAC140375	Earplugs & Safety Gloves	68.64	01/26/2026	411-046-531-80-22-00	
WATAC140375	Alcohol Wipes	0.81	01/26/2026	101-017-542-30-31-00	
WATAC140375	Earplugs & Safety Gloves	68.64	01/26/2026	401-020-534-11-22-00	
	Check Total:	277.76			
Vendor: 003392	Fehr & Peers			Check Sequence: 31	ACH Enabled: False
188702	GH & Finholm Parking Study AUG 2025	14,047.96	01/26/2026	001-014-558-60-41-00	
189492	GH & Finholm Parking Study SEPT 2025	9,482.20	01/26/2026	001-014-558-60-41-00	
190320	GH & Finholm Parking Study OCT 2025	12,329.20	01/26/2026	001-014-558-60-41-00	
191210	GH & Finholm Parking Study NOV 2025	2,714.40	01/26/2026	001-014-558-60-41-00	
	Check Total:	38,573.76			
Vendor: 003989	First Responder Outfitters Inc			Check Sequence: 32	ACH Enabled: False
25472-3	Initial Issue of Jumpsuits for Doktor	1,095.91	01/26/2026	001-006-521-20-22-00	
	Check Total:	1,095.91			
Vendor: 002237	Gordon Thomas Honeywell			Check Sequence: 33	ACH Enabled: False
Q4 2025-1013	WA State Lobbying Service/QTR 4 - 2025	10,497.99	01/26/2026	001-004-513-10-41-00	
	Check Total:	10,497.99			
Vendor: 000272	Graybar Electric Co			Check Sequence: 34	ACH Enabled: False
9351079617	Street Light Replacements	45,487.72	01/26/2026	101-017-542-63-31-00	
	Check Total:	45,487.72			
Vendor: 000305	HD Fowler Company Inc			Check Sequence: 35	ACH Enabled: False
17208706	Main Valve Kit, Grease Cartridge - Fire Hydrant	1,165.72	01/26/2026	401-020-534-54-31-10	
	Check Total:	1,165.72			
Vendor: 004040	HD Supply Formerly Home Depot Pro			Check Sequence: 36	ACH Enabled: False
1805240002	Tlt Ppr,Liners,Wipes,Blk Liners,Glass Cleaner,T	820.69	01/26/2026	001-015-576-80-31-00	
9243838940	Paper Towels	171.17	01/26/2026	001-016-518-30-31-00	
9243838941	Paper Towels	171.17	01/26/2026	001-016-518-30-31-00	
9244230932	Return Credit: Paper Towels	-171.17	01/26/2026	001-016-518-30-31-00	
9244465940	Ppr Towels,Disinfectant Cleaner,Wipes-Parks RF	342.84	01/26/2026	001-015-576-80-31-00	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	1,334.70			
Vendor: 002827 Palmore_Goff_25	The Himmer Center Harrison Reports for Palmore & Goff	700.00	01/26/2026	Check Sequence: 37 001-006-521-10-41-00	ACH Enabled: False
	Check Total:	700.00			
Vendor: 003943 HOFFMAN-Q4	Hoffman-Perron, Jami Reimb Mileage (79.20mi) Deposit to Kitsap Ban	55.44	01/26/2026	Check Sequence: 38 001-004-514-23-43-00	ACH Enabled: False
	Check Total:	55.44			
Vendor: 003946 4847067	IML Security Supply Pad Locks for Ancich Net Shed & Railing	61.27	01/26/2026	Check Sequence: 39 001-015-576-80-31-00	ACH Enabled: False
	Check Total:	61.27			
Vendor: 003947 24	KINTANAR LAW Prof Services for Public Defender/DEC 2025	11,250.00	01/26/2026	Check Sequence: 40 001-004-515-30-41-10	ACH Enabled: False
	Check Total:	11,250.00			
Vendor: 002078 25000290	Kitsap County Corrections Ctr Kitsap County Jail Housing NOV 2025	5,964.20	01/26/2026	Check Sequence: 41 001-006-521-10-41-00	ACH Enabled: False
	Check Total:	5,964.20			
Vendor: 000356 EVOC2025-5	Kitsap County Sheriff EVOC & PIT Classes for PD Patrol 2025	558.36	01/26/2026	Check Sequence: 42 001-006-521-20-49-10	ACH Enabled: False
	Check Total:	558.36			
Vendor: 002226 591462	KPFF Consulting Engineers Inc CSP-2206 38th Ave Improv Proj PH 2 PP#40 NC	31,685.35	01/26/2026	Check Sequence: 43 102-018-595-30-63-31	ACH Enabled: False
	Check Total:	31,685.35			
Vendor: 003262 INV1013452	L.N. Curtis & Sons Police Patches for Patrol	181.11	01/26/2026	Check Sequence: 44 001-006-521-20-22-00	ACH Enabled: False
INV1019333	Police Patch for PD Admin	31.90	01/26/2026	001-006-521-10-22-00	
INV1019426	Police Name Tape for Douglas	49.08	01/26/2026	001-006-521-10-22-00	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
INV1021292	Vest Carrier for Hulbrock	391.67	01/26/2026	001-006-521-20-22-00	
	Check Total:	653.76			
Vendor: 003337	Legacy Telecommunications Inc			Check Sequence: 45	ACH Enabled: False
252305100011	Generator Load Bank Service - Annual GEN180	1,691.05	01/26/2026	402-021-535-83-48-00	
252305100012	Generator Load Bank Service - Every 1095 Days	845.53	01/26/2026	402-021-535-52-48-00	
252305100013	Generator Load Bank Service - Every 1095 Days	842.43	01/26/2026	402-021-535-52-48-00	
	Check Total:	3,379.01			
Vendor: 003882	MACDONALD MILLER FACILITY SOLUTIONS LLC			Check Sequence: 46	ACH Enabled: False
1r1	2026-158 A (1) Efficiency & Conservation Blk C	21,221.00	01/26/2026	001-016-518-30-41-00	
	Check Total:	21,221.00			
Vendor: 004188	Martin, Julie			Check Sequence: 47	ACH Enabled: False
0696236	Phone Case for City Cell Phone - CM Julie Mart	17.45	01/26/2026	001-002-511-60-31-00	
	Check Total:	17.45			
Vendor: 000424	Murrey's Disposal Company Inc			Check Sequence: 48	ACH Enabled: False
13367141S111	Refuse Serv: Jerisich Park #31105600 DEC 2025	467.26	01/26/2026	001-015-576-80-47-00	
13367292S111	Refuse Serv: WWTP #31117020 DEC 2025	1,098.55	01/26/2026	402-021-535-83-47-30	
13367338S111	Refuse Serv: PW Shop #31140800 DEC 2025	4,046.38	01/26/2026	101-017-543-50-47-00	
13367339S111	Refuse Serv: Civic Center #31140802 DEC 2025	403.05	01/26/2026	001-016-518-30-47-00	
13370501S111	Refuse Serv: Sm Dumpster PW Ops #321887140	213.53	01/26/2026	101-017-543-50-47-00	
	Check Total:	6,228.77			
Vendor: 004158	Nando P Merlino dba NPM Construction			Check Sequence: 49	ACH Enabled: False
PP#1	CPP-2406 Harborview/Stinson Sidewalk Art PP#	15,422.00	01/26/2026	102-018-595-30-63-25	
PP#1	CPP-2406 10% Held in Lieu of Performance Boi	-1,742.20	01/26/2026	102-000-237-11-00-00	
	Check Total:	13,679.80			
Vendor: 003159	Natural Selection Farms			Check Sequence: 50	ACH Enabled: False
8304	Biosolids Disposal 63.04ton/NOV 2025	6,950.90	01/26/2026	402-021-535-83-47-10	
	Check Total:	6,950.90			

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: 002676	NAVIA BENEFIT SOLUTIONS CLIENT PAY			Check Sequence: 51	ACH Enabled: False
11039217	Annual Enrollment & Sec 125 FSA & HSA Parti	406.00	01/26/2026	001-001-514-23-49-00	
11048661	Sec 125 FSA & HSA Participant Fees DEC 2025	400.00	01/26/2026	001-001-514-23-49-00	
	Check Total:	806.00			
Vendor: 001743	Northstar Chemical Inc			Check Sequence: 52	ACH Enabled: False
330123	Sodium Hypochlorite 150gal, Sodium Hydroxide	3,083.35	01/26/2026	402-021-535-83-31-00	
	Check Total:	3,083.35			
Vendor: 000475	ODP BUSINESS SOLUTIONS LLC			Check Sequence: 53	ACH Enabled: False
454031817001	Copy Paper (2bx)	91.62	01/26/2026	001-006-521-10-31-00	
	Check Total:	91.62			
Vendor: 004099	OnlineRME LLC			Check Sequence: 54	ACH Enabled: False
INV-5175	OnlineRME: FOG Cleaning Serv Tracking/Q4 20	271.11	01/26/2026	402-021-535-52-45-00	
	Check Total:	271.11			
Vendor: 000489	Parametrix Inc			Check Sequence: 55	ACH Enabled: False
73652	CIP-2305 N. Crk Culvert Dsgn & Permitting PP#	3,053.62	01/26/2026	412-047-594-31-63-04	
74708	CIP-2501 Pavement Maint & ADA Improv PP#7	26,744.76	01/26/2026	102-018-595-30-63-11	
74708	CIP-2501 Pavement Maint & ADA Improv PP#7	1,234.37	01/26/2026	102-018-595-30-63-36	
74708	CIP-2501 Pavement Maint & ADA Improv PP#7	13,166.65	01/26/2026	420-026-594-34-63-96	
	Check Total:	44,199.40			
Vendor: 004163	Paylocity Corporation			Check Sequence: 56	ACH Enabled: False
INV3240282	Paylocity Monthly Billing/OCT 2025	4,399.14	01/26/2026	001-004-518-10-41-00	
	Check Total:	4,399.14			
Vendor: 000365	PCRC			Check Sequence: 57	ACH Enabled: False
17895B190P	Noxious Weeds (1ton) DEC 2025	31.00	01/26/2026	101-017-543-50-47-00	
17895B190P	MSW-Commercial (2.02tons) DEC 2025	440.79	01/26/2026	101-017-543-50-47-00	
17895B190P	Noxious Weeds (1ton) DEC 2025	31.00	01/26/2026	001-015-576-80-47-00	
17895B190P	Propane (1) DEC 2025	25.00	01/26/2026	001-015-576-80-47-00	
17895B190P	MSW-Commercial (2.02tons) DEC 2025	440.80	01/26/2026	001-015-576-80-47-00	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
17895B190P	Propane (1) DEC 2025	25.00	01/26/2026	101-017-543-50-47-00	
17895B190P	Noxious Weeds (1ton) DEC 2025	31.00	01/26/2026	401-020-534-51-47-00	
17895B190P	Noxious Weeds (1ton) DEC 2025	31.01	01/26/2026	411-046-531-80-47-10	
	Check Total:	1,055.60			
Vendor: 000507	PENINSULA LAUNDRY & DRY CLEANERS			Check Sequence: 58	ACH Enabled: False
20631	Uniform Cleaning PD Patrol OCT 2025	19.60	01/26/2026	001-006-521-20-49-00	
20713	Uniform Cleaning PD Patrol OCT 2025	73.50	01/26/2026	001-006-521-20-49-00	
	Check Total:	93.10			
Vendor: 000503	Peninsula School District			Check Sequence: 59	ACH Enabled: False
CR #476623	School Impact Fees: 11410 112th St Loop DEC 2	4,770.00	01/26/2026	309-000-237-10-00-00	
CR #476623	School Impact Fees: 11310 112th St Loop DEC 2	4,770.00	01/26/2026	309-000-237-10-00-00	
CR #476918	School Impact Fees: 3714 100th St Ct DEC 2025	4,770.00	01/26/2026	309-000-237-10-00-00	
	Check Total:	14,310.00			
Vendor: 004186	Petrocard, Inc.			Check Sequence: 60	ACH Enabled: False
0576312-IN	Renewable Diesel: Well #3 - 78.5gal & Well #11	2,363.27	01/26/2026	101-017-542-30-32-00	
	Check Total:	2,363.27			
Vendor: 000521	Pierce County Budget & Finance			Check Sequence: 61	ACH Enabled: False
850008412	Court Transmittal-Crime Victims/DEC 2025	75.78	01/26/2026	631-038-586-20-00-00	
CI-374759	Radio Comm Serv: Syst Access Fee-57 Units/PE	71,122.32	01/26/2026	001-006-521-10-41-00	
CI-378998	Prisoner Billing - NOV 2025	13,331.13	01/26/2026	001-006-521-10-41-00	
	Check Total:	84,529.23			
Vendor: 003681	R.E.S. Graphics Inc			Check Sequence: 62	ACH Enabled: False
2025659	Chuck Hunter Memorial Sign	801.99	01/26/2026	001-015-576-80-41-30	
	Check Total:	801.99			
Vendor: 003463	Sam, Patrick			Check Sequence: 63	ACH Enabled: False
12-100978	Alter: Repl. Sleeve Patches & Sew on Strip Patcl	54.99	01/26/2026	001-006-521-20-22-00	
12-101047	Alter: Repl. Sleeve Patches & Sew on Strip Patcl	42.55	01/26/2026	001-006-521-20-22-00	
12-102087	Alter: Repl. Sleeve Patches & Sew on Strip Patcl	42.55	01/26/2026	001-006-521-20-22-00	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	140.09			
Vendor: 003773 358939	Seattle's Finest Security & Traffic Control Inc Court Security Services Criminal Calendar 28.5h	3,226.50	01/26/2026	Check Sequence: 64 001-003-512-50-41-00	ACH Enabled: False
	Check Total:	3,226.50			
Vendor: 003892 392768	Security Solutions Northwest Inc Intrusion/Fire Alarm Monitoring/PW Shop DEC	17.73	01/26/2026	Check Sequence: 65 101-017-542-30-41-00	ACH Enabled: False
392768	Intrusion/Fire Alarm Monitoring/PW Shop DEC	17.73	01/26/2026	001-015-576-80-41-00	
392768	Intrusion/Fire Alarm Monitoring/PW Shop DEC	17.73	01/26/2026	401-020-534-11-41-00	
392768	Intrusion/Fire Alarm Monitoring/PW Shop DEC	17.73	01/26/2026	411-046-531-80-41-00	
392772	Intrusion Monitoring/PW Ops DEC 2025	10.90	01/26/2026	401-020-534-11-41-00	
392772	Intrusion Monitoring/PW Ops DEC 2025	10.90	01/26/2026	001-015-576-80-41-00	
392772	Intrusion Monitoring/PW Ops DEC 2025	10.90	01/26/2026	101-017-542-30-41-00	
392772	Intrusion Monitoring/PW Ops DEC 2025	10.89	01/26/2026	411-046-531-80-41-00	
392939	Fire Alarm Monitoring/Doris Heritage Park DEC	103.59	01/26/2026	001-015-576-80-41-00	
	Check Total:	218.10			
Vendor: 004106 00079	Sound Publishing Inc Public Hearing Development Code Update AUG	97.89	01/26/2026	Check Sequence: 66 001-004-513-10-41-00	ACH Enabled: False
00079	Lift Station #5 Basin Improv NOA AUG 2025	159.51	01/26/2026	001-004-513-10-41-00	
00079	Ordinance 1548 AUG 2025	40.95	01/26/2026	001-014-558-60-41-00	
00079	Delmondo Short Plat NOA PL-SPP-25-001 AUC	99.45	01/26/2026	001-004-513-10-41-00	
00079	Ordinance 1549 AUG 2025	96.33	01/26/2026	001-014-558-60-41-00	
00079	Ordinance 1547 AUG 2025	36.27	01/26/2026	001-014-558-60-41-00	
00079	Summit Pointe NOA AUG 2025	123.24	01/26/2026	001-004-513-10-41-00	
00079	Bailey Marina & Site Upgrades NOA AUG 2025	162.24	01/26/2026	001-004-513-10-41-00	
	Check Total:	815.88			
Vendor: 003596 INV-022641	Springbrook Holding Company LLC Utility WebPay-CivicPay Monthly Subscript/DE	87.28	01/26/2026	Check Sequence: 67 402-021-535-12-49-00	ACH Enabled: False
INV-022641	Utility WebPay-CivicPay Monthly/Transact Fee	440.80	01/26/2026	401-020-534-72-49-00	
INV-022641	Utility WebPay-CivicPay Monthly Subscript/DE	87.28	01/26/2026	401-020-534-72-49-00	
INV-022641	Utility WebPay-CivicPay Monthly Subscript/DE	43.64	01/26/2026	411-046-531-80-49-00	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
INV-022641	Utility WebPay-CivicPay Monthly/Transact Fee	440.80	01/26/2026	402-021-535-12-49-00	
INV-022641	Utility WebPay-CivicPay Monthly/Transact Fee	220.40	01/26/2026	411-046-531-80-49-00	
	Check Total:	1,320.20			
Vendor: 000651	State Treasurer			Check Sequence: 68	ACH Enabled: False
850008412	Court Transmittal/DEC 2025	7,311.91	01/26/2026	631-038-586-10-00-00	
	Check Total:	7,311.91			
Vendor: 004107	Stericycle, Inc			Check Sequence: 69	ACH Enabled: False
8012857403	Biohazardous Waste Disposal Monthly Fee for 1	20.72	01/26/2026	001-006-521-10-41-00	
	Check Total:	20.72			
Vendor: 000531	Tacoma Screw Products Inc			Check Sequence: 70	ACH Enabled: False
310050412-00	Locate Paint - Blue & Green	87.51	01/26/2026	401-020-534-11-31-00	
310050412-00	Locate Paint - Blue & Green	87.51	01/26/2026	101-017-542-30-31-00	
310050412-00	Locate Paint - Blue & Green	87.50	01/26/2026	411-046-531-80-31-00	
310051272-00	Hex Cap Screws, Washers, Lock Nuts VEH #107	52.54	01/26/2026	101-017-542-90-31-00	
	Check Total:	315.06			
Vendor: 003185	Transportation Solutions Inc			Check Sequence: 71	ACH Enabled: False
20283	TSI On-Call Contract Hunt/Skansie Analysis NO	3,930.25	01/26/2026	101-017-542-30-41-00	
	Check Total:	3,930.25			
Vendor: 000534	Utilities Underground			Check Sequence: 72	ACH Enabled: False
5120165	Excavation Notifications for DEC 2025 (68)	91.80	01/26/2026	402-021-535-52-41-00	
5120166	Excavation Notifications for DEC 2025 (72)	32.40	01/26/2026	401-020-534-11-41-00	
5120166	Excavation Notifications for DEC 2025 (72)	32.40	01/26/2026	411-046-531-80-41-00	
5120166	Excavation Notifications for DEC 2025 (72)	32.40	01/26/2026	402-021-535-12-41-00	
	Check Total:	189.00			
Vendor: 003030	Verizon Wireless			Check Sequence: 73	ACH Enabled: False
6132409895	WWTP Cell Phones & iPads DEC 2025	454.37	01/26/2026	402-021-535-52-42-00	
6132409895	PW ENG Cell Phones & Laptops DEC 2025	125.82	01/26/2026	411-046-531-11-42-00	
6132409895	PW ENG Cell Phones & Laptops DEC 2025	125.82	01/26/2026	401-020-534-12-42-00	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
6132409895	Finance Cell Phones DEC 2025	117.66	01/26/2026	001-004-514-23-42-00	
6132409895	WWTP Cell Phones & iPads DEC 2025	454.38	01/26/2026	402-021-535-83-42-00	
6132409895	Council Cell Phones DEC 2025	264.25	01/26/2026	001-002-511-60-42-00	
6132409895	Custodian Cell Phone DEC 2025	39.22	01/26/2026	001-016-518-30-42-00	
6132409895	PD PTRL Cell Phones, iPads, Extra Sims, & GE	1,371.72	01/26/2026	001-006-521-20-42-00	
6132409895	PW ENG Cell Phones & Laptops DEC 2025	125.82	01/26/2026	101-017-543-30-42-00	
6132409895	ITS Cell Phones DEC 2025	196.10	01/26/2026	001-004-518-88-42-00	
6132409895	HR Cell Phones & iPad DEC 2025	196.10	01/26/2026	001-004-518-10-42-00	
6132409895	PW Ops Cell Phones, Laptops, & iPads DEC 2025	518.74	01/26/2026	001-015-576-80-42-00	
6132409895	Planning Cell Phones & Laptop DEC 2025	353.77	01/26/2026	001-014-558-60-42-00	
6132409895	PW ENG Cell Phones & Laptops DEC 2025	125.82	01/26/2026	001-015-576-80-42-00	
6132409895	PW Ops Cell Phones, Laptops, & iPads DEC 2025	518.74	01/26/2026	401-020-534-11-42-00	
6132409895	PD Marine Laptop DEC 2025	20.02	01/26/2026	001-006-521-21-42-00	
6132409895	Bldg Cell phones & Laptops DEC 2025	276.91	01/26/2026	001-014-558-50-42-00	
6132409895	PW Ops Cell Phones, Laptops, & iPads DEC 2025	518.74	01/26/2026	101-017-543-30-42-00	
6132409895	Parks Manager Cell Phone DEC 2025	39.22	01/26/2026	001-015-576-80-42-00	
6132409895	Admin Cell Phones & Mayor iPad DEC 2025	176.90	01/26/2026	001-004-513-10-42-00	
6132409895	PW Ops Cell Phones, Laptops, & iPads DEC 2025	518.73	01/26/2026	411-046-531-80-42-00	
6132409895	PD Admin Cell Phones, GETAC Spare, iPad DEC 2025	177.72	01/26/2026	001-006-521-10-42-00	
6132409895	PW ENG Cell Phones & Laptops DEC 2025	125.82	01/26/2026	402-021-535-12-42-00	
	Check Total:	6,842.39			
Vendor: 000735 12603251	WA State Patrol Background Checks DEC 2025	138.00	01/26/2026	Check Sequence: 74 001-000-237-25-00-00	ACH Enabled: False
	Check Total:	138.00			
Vendor: 003352 25034	WASHINGTON POLYGRAPH LLC Polygraph Serv for Palmore & Goff DEC 2025	654.60	01/26/2026	Check Sequence: 75 001-006-521-20-41-00	ACH Enabled: False
	Check Total:	654.60			
Vendor: 003317 2750000712 4700026544 5500072868	Washington Water Service Co Water Sprinklers: 5303 Pt Fosdick DEC 2025 Water Sprinklers: 4700 Blk of Pt Fosdick DEC 2025 Water Sprinklers: Pt Fosdick Irrigation DEC 2025	20.66 35.13 35.13	01/26/2026 01/26/2026 01/26/2026	Check Sequence: 76 001-015-576-80-47-00 001-015-576-80-47-00 001-015-576-80-47-00	ACH Enabled: False

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	90.92			
Vendor: 000747	Water Management Laboratories			Check Sequence: 77	ACH Enabled: False
234410	Effluent & Influent Testing 2x Monthly	241.00	01/26/2026	402-021-535-83-41-00	
234593	Routine Water Sample Testing	280.00	01/26/2026	401-020-534-52-41-00	
	Check Total:	521.00			
Vendor: 000495	Westbay Auto Parts			Check Sequence: 78	ACH Enabled: False
356094	Oil Filter & Transmission Fluid VEH #1020	48.72	01/26/2026	101-017-542-90-31-00	
356117	Hydraulic Filter VEH #1020	253.94	01/26/2026	101-017-542-90-31-00	
357847	Caliper,Core Dep,Fleet Pads,Brake Rotor VEH #	572.01	01/26/2026	101-017-542-90-31-00	
357858	Ball Joints VEH #1039	143.13	01/26/2026	101-017-542-90-31-00	
357960	Ball Joint Press & Brake Fluid, Core Deposit Cre	30.88	01/26/2026	101-017-542-90-31-00	
358037	Funnel & Oil	17.04	01/26/2026	001-006-521-20-31-00	
358141	Return Credit: Ball Joint Press VEH #1039	-169.26	01/26/2026	101-017-542-90-31-00	
358202	Battery & Core Deposit VEH #1097	151.93	01/26/2026	101-017-542-90-31-00	
358256	Oil Filter, PX Ultra Black Silico LS21	31.33	01/26/2026	402-021-535-52-31-00	
358510	Deicer Spray - Shop Stock	84.97	01/26/2026	101-017-542-90-31-00	
358655	Brake Rotors VEH #1093	251.78	01/26/2026	101-017-542-90-31-00	
889973	FX Alum Anti-Seize LU VEH #3021	23.85	01/26/2026	402-021-535-52-31-00	
	Check Total:	1,440.32			
Vendor: TYester	Yester, Steve			Check Sequence: 79	ACH Enabled: False
CR #473619	On Call Transp Refund: Task 2025-04 SR16 Cnt	26.00	01/26/2026	001-000-345-83-00-00	
	Check Total:	26.00			
Vendor: 000697	Zumar Industries Inc			Check Sequence: 80	ACH Enabled: False
55220	Signs - 3ea (to be refunded)	14.10	01/26/2026	101-017-542-64-31-00	
	Check Total:	14.10			

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Total for Check Run:	608,171.60			
	Total of Number of Checks:	80			

Accounts Payable

Check Register Totals Only

User: kmagalei@gigharborwa.gov
Printed: 1/22/2026 - 1:24 PM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
201606	01/26/2026	004097	911 Supply Inc	1,911.89	0
201607	01/26/2026	000014	Addison Const Supply Inc	2,766.86	0
201608	01/26/2026	000673	AgriShop Inc	38.58	0
201609	01/26/2026	002158	ALLEN, SANDRA L	5,500.00	0
201610	01/26/2026	004064	Andrea F. Pollard	270.00	0
201611	01/26/2026	001495	APSCO LLC	109,400.28	0
201612	01/26/2026	000055	AWC-Assoc of Washington Cities	25.00	0
201613	01/26/2026	004121	Baker Tilly Advisory Group Parent, LI	8,636.53	0
201614	01/26/2026	001072	Bethel Towing & Automotive	560.85	0
201615	01/26/2026	004105	Bowman Consulting Group Ltd	2,182.50	0
201616	01/26/2026	002464	Brady Trucking Company Inc	607.50	0
201617	01/26/2026	003997	Butler Apparel Marketing LLC	5,851.11	0
201618	01/26/2026	004074	Caldwell , Judith E.	1,084.15	0
201619	01/26/2026	004185	Carl Tanne	150.00	0
201620	01/26/2026	002557	Carollo Engineers Inc	35,324.06	0
201621	01/26/2026	001408	Catalyst Workplace Activation	938.37	0
201622	01/26/2026	002900	Cintas Corporation #461	884.98	0
201623	01/26/2026	000713	City of Gig Harbor	23,538.86	0
201624	01/26/2026	002108	City of Port Orchard	250.00	0
201625	01/26/2026	003627	City of Seattle	1,403.28	0
201626	01/26/2026	004032	Classy Chassis Fleet Card Program	104.01	0
201627	01/26/2026	000171	Databar Inc	2,920.80	0
201628	01/26/2026	000173	David Evans and Associates, Inc.	6,744.00	0
201629	01/26/2026	002998	Dept of Enterprise Services	4,200.00	0
201630	01/26/2026	001090	DM Recycling Company	804.00	0
201631	01/26/2026	004078	DS Services of America, Inc.	96.00	0
201632	01/26/2026	001951	Eagle Tire & Automotive	897.19	0
201633	01/26/2026	002101	Evergreen Safety Council	3,787.58	0
201634	01/26/2026	004120	Farallon Consulting, LLC	3,235.50	0
201635	01/26/2026	002113	Fastenal Company	277.76	0
201636	01/26/2026	003392	Fehr & Peers	38,573.76	0
201637	01/26/2026	003989	First Responder Outfitters Inc	1,095.91	0
201638	01/26/2026	002237	Gordon Thomas Honeywell	10,497.99	0
201639	01/26/2026	000272	Graybar Electric Co	45,487.72	0
201640	01/26/2026	000305	HD Fowler Company Inc	1,165.72	0
201641	01/26/2026	004040	HD Supply Formerly Home Depot Pro	1,334.70	0
201642	01/26/2026	002827	The Himmer Center	700.00	0
201643	01/26/2026	003943	Hoffman-Perron, Jami	55.44	0
201644	01/26/2026	003946	IML Security Supply	61.27	0
201645	01/26/2026	003947	KINTANAR LAW	11,250.00	0
201646	01/26/2026	002078	Kitsap County Corrections Ctr	5,964.20	0
201647	01/26/2026	000356	Kitsap County Sheriff	558.36	0
201648	01/26/2026	002226	KPFF Consulting Engineers Inc	31,685.35	0
201649	01/26/2026	003262	L.N. Curtis & Sons	653.76	0
201650	01/26/2026	003337	Legacy Telecommunications Inc	3,379.01	0
201651	01/26/2026	003882	MACDONALD MILLER FACILITY	21,221.00	0
201652	01/26/2026	004188	Martin, Julie	17.45	0
201653	01/26/2026	000424	Murrey's Disposal Company Inc	6,228.77	0
201654	01/26/2026	004158	Nando P Merlino dba NPM Constructi	13,679.80	0
201655	01/26/2026	003159	Natural Selection Farms	6,950.90	0

Check	Date	Vendor No	Vendor Name	Amount	Voucher
201656	01/26/2026	002676	NAVIA BENEFIT SOLUTIONS CLIE	806.00	0
201657	01/26/2026	001743	Northstar Chemical Inc	3,083.35	0
201658	01/26/2026	000475	ODP BUSINESS SOLUTIONS LLC	91.62	0
201659	01/26/2026	004099	OnlineRME LLC	271.11	0
201660	01/26/2026	000489	Parametrix Inc	44,199.40	0
201661	01/26/2026	004163	Paylocity Corporation	4,399.14	0
201662	01/26/2026	000365	PCRCD	1,055.60	0
201663	01/26/2026	000507	PENINSULA LAUNDRY & DRY CL	93.10	0
201664	01/26/2026	000503	Peninsula School District	14,310.00	0
201665	01/26/2026	004186	Petrocard, Inc.	2,363.27	0
201666	01/26/2026	000521	Pierce County Budget & Finance	84,529.23	0
201667	01/26/2026	003681	R.E.S. Graphics Inc	801.99	0
201668	01/26/2026	003463	Sam, Patrick	140.09	0
201669	01/26/2026	003773	Seattle's Finest Security & Traffic Con	3,226.50	0
201670	01/26/2026	003892	Security Solutions Northwest Inc	218.10	0
201671	01/26/2026	004106	Sound Publishing Inc	815.88	0
201672	01/26/2026	003596	Springbrook Holding Company LLC	1,320.20	0
201673	01/26/2026	000651	State Treasurer	7,311.91	0
201674	01/26/2026	004107	Stericycle, Inc	20.72	0
201675	01/26/2026	000531	Tacoma Screw Products Inc	315.06	0
201676	01/26/2026	003185	Transportation Solutions Inc	3,930.25	0
201677	01/26/2026	000534	Utilities Underground	189.00	0
201678	01/26/2026	003030	Verizon Wireless	6,842.39	0
201679	01/26/2026	000735	WA State Patrol	138.00	0
201680	01/26/2026	003352	WASHINGTON POLYGRAPH LLC	654.60	0
201681	01/26/2026	003317	Washington Water Service Co	90.92	0
201682	01/26/2026	000747	Water Management Laboratories	521.00	0
201683	01/26/2026	000495	Westbay Auto Parts	1,440.32	0
201684	01/26/2026	TYester	Yester, Steve	26.00	0
201685	01/26/2026	000697	Zumar Industries Inc	14.10	0
Check Total:				608,171.60	

Accounts Payable

Computer Check Proof List by Vendor

User: kmagalei@gigharborwa.gov
Printed: 01/22/2026 - 9:41AM
Batch: 60026.01.2026



Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: 004184	3SI Security Systems, Inc			Check Sequence: 1	ACH Enabled: False
SO993506	Tracking Service Contract Renewal 02.01.2026 -	392.76	01/26/2026	001-006-521-10-41-00	
	Check Total:	392.76			
Vendor: 004097	911 Supply Inc			Check Sequence: 2	ACH Enabled: False
INV-2-58212	Name Tag/Doktor	20.40	01/26/2026	001-006-521-20-22-00	
INV-2-58213	Pants (Class A&B w.alts) Daniel	373.90	01/26/2026	001-006-521-10-22-00	
INV-2-58214	Class B shirts w.alts Daniel	236.02	01/26/2026	001-006-521-10-22-00	
INV-2-58215	Add LT patches and pockets to Jumpsuit/Daniel	201.85	01/26/2026	001-006-521-10-22-00	
INV-2-58216	Shirts/Blodgett	180.87	01/26/2026	001-006-521-10-22-00	
INV-2-58290	Boots,lights,mic,cuffs & pouch,asp,pistol mnt,be	1,523.67	01/26/2026	001-006-521-20-22-00	
INV-2-58291	Flashlights,belts,cuff key, light holder/Hinzman	582.01	01/26/2026	001-006-521-20-22-00	
INV-2-58353	Polo,pants,shirts,alterations & patches/K.Palmor	455.12	01/26/2026	001-006-521-20-22-00	
INV-2-58380	Shirts,trousers,tac,tie,jacket inner&outer,patch,al	1,326.40	01/26/2026	001-006-521-20-22-00	
INV-2-58451	Shirts,trousers,tac,tie,jacket inner&outer,altns,pt	1,368.10	01/26/2026	001-006-521-20-22-00	
	Check Total:	6,268.34			
Vendor: 002063	Aqua Ben Corporation			Check Sequence: 3	ACH Enabled: False
50367	Hydrofloc 2-275gal totes & del/WWTP	9,706.00	01/26/2026	402-021-535-83-31-00	
	Check Total:	9,706.00			
Vendor: 000056	AWC RMSA			Check Sequence: 4	ACH Enabled: False
167948	AWC Risk Management Assessment 2026	181,955.40	01/26/2026	402-021-535-12-46-00	
167948	AWC Risk Management Assessment 2026	109,173.24	01/26/2026	411-046-531-12-46-00	
167948	AWC Risk Management Assessment 2026	454,888.50	01/26/2026	001-001-514-23-46-00	
167948	AWC Risk Management Assessment 2026	163,759.86	01/26/2026	401-020-534-12-46-00	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	909,777.00			
Vendor: 000055	AWC-Assoc of Washington Cities			Check Sequence: 5	ACH Enabled: False
167487	AWC Annual City Membership - Workers Comp	15,001.00	01/26/2026	001-001-517-21-21-10	
167487	AWC Annual City Membership - Drug & Alcoh	1,890.00	01/26/2026	001-001-517-21-21-00	
167722	AWC Annual City Membership Fee 2026	10,919.00	01/26/2026	001-001-518-90-49-31	
	Check Total:	27,810.00			
Vendor: 001619	Belfair Hose & Hydraulic Inc			Check Sequence: 6	ACH Enabled: False
66110	Brake/clutch hose, female fittings, banjo fittings/	65.45	01/26/2026	101-017-542-90-31-00	
	Check Total:	65.45			
Vendor: 003454	Builders FirstSource Inc			Check Sequence: 7	ACH Enabled: False
100888516	Hammer bits, lumber/Pallet Racking	287.39	01/26/2026	001-015-576-80-31-00	
100888516	Hammer bits, lumber/Pallet Racking	287.38	01/26/2026	411-046-531-80-31-00	
100888516	Hammer bits, lumber/Pallet Racking	287.39	01/26/2026	101-017-542-30-31-00	
100888516	Hammer bits, lumber/Pallet Racking	287.39	01/26/2026	401-020-534-11-31-00	
	Check Total:	1,149.55			
Vendor: 003375	Guardian Security Systems Inc			Check Sequence: 8	ACH Enabled: False
1668370	AES Radio Monitoring/Skansie Net Shed Intrusi	147.29	01/26/2026	001-015-576-80-41-00	
1690062	AES FireSys RadioMonitor/CivCtr FEB - APR 2	247.81	01/26/2026	001-016-518-30-49-00	
1690062	AES FireSys RadioMonitor/AncichPk FEB - AP	238.27	01/26/2026	001-015-576-80-49-00	
1690062	AES FireSys RadioMonitor/SkanHse FEB - APF	221.25	01/26/2026	001-015-576-80-49-00	
1690062	AES FireSys RadioMonitor/EddonBtShop FEB -	221.25	01/26/2026	001-015-576-80-49-00	
1690062	AES IntrusSys RadioMonitor/CivCtr FEB - APR	177.00	01/26/2026	001-016-518-30-49-00	
1690062	Elev ADA EmergLiftgatePh/SkanPk FEB - APR	70.80	01/26/2026	001-015-576-80-49-00	
1690062	Elevator Monitor/AncichPk FEB - APR 2026	68.08	01/26/2026	001-015-576-80-49-00	
1690062	AES FireSys RadioMoniotr/EddnBtHse FEB - A	247.80	01/26/2026	001-015-576-80-49-00	
1690062	AES IntrusSysRadioMonitor/WilkBarn FEB - Al	177.00	01/26/2026	001-015-576-80-49-00	
1694680	Service,Labor,Truck/AES Radio Monitoring Civ	589.14	01/26/2026	001-016-518-30-41-00	
	Check Total:	2,405.69			
Vendor: 002540	LEXIPOL LLC			Check Sequence: 9	ACH Enabled: False

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
INVPR11263344	PoliceOne Dr. Gilmartin Courses Add-On 2026	727.59	01/26/2026	001-006-521-20-49-10	
	Check Total:	727.59			
Vendor: 000475	ODP BUSINESS SOLUTIONS LLC			Check Sequence: 10	ACH Enabled: False
452411867001	Stapler/FIN	20.53	01/26/2026	001-004-514-23-31-00	
452411867001	Case of Paper/FIN-UB	12.89	01/26/2026	402-021-535-12-31-00	
452411867001	Case of Paper/FIN-UB	6.45	01/26/2026	411-046-531-80-31-00	
452411867001	Case of Paper/FIN-UB	12.89	01/26/2026	401-020-534-12-31-00	
452411867001	Case of Paper/FIN	32.24	01/26/2026	001-004-514-23-31-00	
	Check Total:	85.00			
Vendor: 003169	Pacific Office Automation			Check Sequence: 11	ACH Enabled: False
594275934	LEASE-OCE 450 Plotter/Printer #50402784 PW	14.36	01/26/2026	001-015-576-80-45-00	
594275934	LEASE-OCE 450 Plotter/Printer #50402784 PW	35.89	01/26/2026	001-014-558-60-45-00	
594275934	LEASE-OCE 450 Plotter/Printer #50402784 PW	14.35	01/26/2026	411-046-531-80-45-00	
594275934	LEASE-OCE 450 Plotter/Printer #50402784 PW	14.36	01/26/2026	402-021-535-12-45-00	
594275934	LEASE-OCE 450 Plotter/Printer #50402784 PW	35.89	01/26/2026	001-014-558-50-45-00	
594275934	LEASE-OCE 450 Plotter/Printer #50402784 PW	14.36	01/26/2026	101-017-543-30-45-00	
594275934	LEASE-OCE 450 Plotter/Printer #50402784 PW	14.36	01/26/2026	401-020-534-12-45-00	
594276244	Copier Lease- Cannon Plotter Printer #50235619	79.19	01/26/2026	001-014-558-50-45-00	
594276244	Copier Lease- Cannon Plotter Printer #50235619	79.19	01/26/2026	001-014-558-60-45-00	
594276548	Copier Lease-Konica PD Report Rm #50423361	321.10	01/26/2026	001-006-521-20-45-00	
594276548	Copier Lease-Konica PW Ops #50423361_9 FEI	110.09	01/26/2026	101-017-543-30-45-00	
594276548	Copier Lease-Konica PW Ops #50423361_9 FEI	110.09	01/26/2026	401-020-534-12-45-00	
594276548	Copier Lease-Konica PD Admin #50423361_6 F	453.63	01/26/2026	001-006-521-10-45-00	
594276548	Copier Lease-Konica PW ENG #50423361_8 FE	90.73	01/26/2026	402-021-535-12-45-00	
594276548	Copier Lease-Konica PW ENG #50423361_8 FE	90.73	01/26/2026	411-046-531-80-45-00	
594276548	Copier Lease-Konica&CanonRunnerCourt #504	422.39	01/26/2026	001-003-512-50-45-00	
594276548	Copier Lease-Konica PW Ops #50423361_9 FEI	110.09	01/26/2026	001-015-576-80-45-00	
594276548	Copier Lease-Konica PW ENG #50423361_8 FE	90.72	01/26/2026	101-017-543-30-45-00	
594276548	Copier Lease-Konica PW ENG/CommDev #504	45.36	01/26/2026	101-017-543-30-45-00	
594276548	Copier Lease-Konica PW ENG/CommDev #504	45.36	01/26/2026	001-015-576-80-45-00	
594276548	Copier Lease-Konica B&W,Color #50423361_1	254.69	01/26/2026	001-004-518-10-45-00	
594276548	Copier Lease-Konica B&W,Color #50423361_1	254.69	01/26/2026	001-004-513-10-45-00	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
594276548	Copier Lease-Konica CommDev #50423361_10	220.18	01/26/2026	001-014-558-60-45-00	
594276548	Copier Lease-Konica PW ENG #50423361_8 FE	90.73	01/26/2026	401-020-534-12-45-00	
594276548	Copier Lease-Konica PW ENG/CommDev #504	45.36	01/26/2026	402-021-535-12-45-00	
594276548	Copier Lease-Konica PW ENG/CommDev #504	45.37	01/26/2026	411-046-531-80-45-00	
594276548	Copier Lease-Konica PW ENG/CommDev #504	113.41	01/26/2026	001-014-558-60-45-00	
594276548	Copier Lease-Konica PW ENG/CommDev #504	113.41	01/26/2026	001-014-558-50-45-00	
594276548	Copier Lease-Konica PW Ops #50423361_9 FEI	110.10	01/26/2026	411-046-531-80-45-00	
594276548	Copier Lease-Konica PW ENG #50423361_8 FE	90.72	01/26/2026	001-015-576-80-45-00	
594276548	Copier Lease-Konica B&W,Color #50423361_1	254.69	01/26/2026	001-004-514-23-45-00	
594276548	Copier Lease-Konica CommDev #50423361_10	220.19	01/26/2026	001-014-558-50-45-00	
594276548	Copier Lease-Konica PW ENG/CommDev #504	45.36	01/26/2026	401-020-534-12-45-00	
594276548	Copier Lease-Konica B&W,Color #50423361_1	254.70	01/26/2026	001-004-518-88-45-00	
594283121	Copier Lease- Konica Bizhub #50663518_2 Pros	128.60	01/26/2026	001-003-512-50-45-00	
594283121	Copier Lease- Konica Bizhub #50663518_1 WW	128.61	01/26/2026	402-021-535-83-45-00	
	Check Total:	4,563.05			
Vendor: 002992	South Sound 911			Check Sequence: 12	ACH Enabled: False
328	911 LE Comm-Records/Communications QTR 1	43,777.50	01/26/2026	001-006-521-20-42-10	
328	911 RMS Serv-Information Technology Netmoti	15,175.00	01/26/2026	001-006-521-20-42-10	
	Check Total:	58,952.50			
Vendor: 003283	VENTEK INTERNATIONAL			Check Sequence: 13	ACH Enabled: False
152478	Jerisich Dock Moorage Kiosk Online Payment S	103.65	01/26/2026	001-015-576-80-42-00	
	Check Total:	103.65			
Vendor: 000495	Westbay Auto Parts			Check Sequence: 14	ACH Enabled: False
358694	Enviroshield Air Filter, Oil-Dry (2)/VEH#3021	39.84	01/26/2026	402-021-535-52-31-00	
358865	Transfer case shaft berrings/VEH#1093	268.54	01/26/2026	101-017-542-90-31-00	
358986	Enviroshield Air Filter, Oil-Dry (2)/VEH#3022	9.08	01/26/2026	402-021-535-83-31-00	
359076	PC Dualwall Heat Shrink Wrap Tube - WWTP	44.72	01/26/2026	402-021-535-83-31-00	
	Check Total:	362.18			
Vendor: 002880	Wilco Farmers			Check Sequence: 15	ACH Enabled: False
646954/5	Cylinder Disp-Meter Maintenance	17.43	01/26/2026	401-020-534-53-31-10	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
646969/5	Pants (1) Jeans (2)/Workwear T.Ellingboe	152.66	01/26/2026	402-021-535-83-22-00	
646976/5	Multi-use txfr pump, air frshnr,mouse trap,wndsl	34.41	01/26/2026	402-021-535-52-31-00	
	Check Total:	204.50			
Vendor: 004090	ZW USA Inc			Check Sequence: 16	ACH Enabled: False
797622	Mutt Mitt - dog waste bags (80 cases) 2000 per c	8,800.00	01/26/2026	001-015-576-80-31-00	
	Check Total:	8,800.00			
	Total for Check Run:	1,031,373.26			
	Total of Number of Checks:	16			

Accounts Payable

Check Register Totals Only

User: kmagalei@gigharborwa.gov
Printed: 1/22/2026 - 1:29 PM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
201686	01/26/2026	004184	3SI Security Systems, Inc	392.76	0
201687	01/26/2026	004097	911 Supply Inc	6,268.34	0
201688	01/26/2026	002063	Aqua Ben Corporation	9,706.00	0
201689	01/26/2026	000056	AWC RMSA	909,777.00	0
201690	01/26/2026	000055	AWC-Assoc of Washington Cities	27,810.00	0
201691	01/26/2026	001619	Belfair Hose & Hydraulic Inc	65.45	0
201692	01/26/2026	003454	Builders FirstSource Inc	1,149.55	0
201693	01/26/2026	003375	Guardian Security Systems Inc	2,405.69	0
201694	01/26/2026	002540	LEXIPOL LLC	727.59	0
201695	01/26/2026	000475	ODP BUSINESS SOLUTIONS LLC	85.00	0
201696	01/26/2026	003169	Pacific Office Automation	4,563.05	0
201697	01/26/2026	002992	South Sound 911	58,952.50	0
201698	01/26/2026	003283	VENTEK INTERNATIONAL	103.65	0
201699	01/26/2026	000495	Westbay Auto Parts	362.18	0
201700	01/26/2026	002880	Wilco Farmers	204.50	0
201701	01/26/2026	004090	ZW USA Inc	8,800.00	0
Check Total:				1,031,373.26	

Accounts Payable

Computer Check Proof List by Vendor

User: kmagalei@gigharborwa.gov
Printed: 01/22/2026 - 2:38PM
Batch: 40022.12.2025



Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: 000837 PR OPD NOV	City of Gig Harbor-Payroll PR Batch 20251226 01 & 02 REIM to City - Ber	860.94	01/22/2026	Check Sequence: 1 001-006-521-10-21-01	ACH Enabled: False
	Check Total:	860.94			
Vendor: 000206 25 Q4 NOV	KEVIN L ENTZE LEOFF 1 Retiree/Nov 10-Dec 2, 2025	1,390.64	01/22/2026	Check Sequence: 2 001-001-517-21-38-00	ACH Enabled: False
	Check Total:	1,390.64			
Vendor: 002687 PR D7-20 PR D7-20	HRA VEBA TRUST CONTRIBUTIONS PR Batch 20251226 01 & 02 VEBA EE Contribu PR Batch 20251226 01 & 02 VEBA Monthly Be	2,550.00 525.00	01/22/2026 01/22/2026	Check Sequence: 3 001-000-213-10-01-27 001-000-213-10-02-23	ACH Enabled: False
	Check Total:	3,075.00			
Vendor: 003242 PR D7-20	LegalShield PR Batch 20251226 01 & 02 Legal Shield PR D	154.55	01/22/2026	Check Sequence: 4 001-000-213-10-01-33	ACH Enabled: False
	Check Total:	154.55			
Vendor: 003590 PR D7-20	Teamsters Legal Defense Fund PR Batch 20251226 01 & 02 PD Teamsters Lega	123.08	01/22/2026	Check Sequence: 5 001-000-213-10-01-14	ACH Enabled: False
	Check Total:	123.08			
Vendor: 003589 PR D7-20 PR D7-20	Teamsters Local 117 PR Batch 20251226 01 & 02 PD Teamsters Loca PR Batch 20251226 01 & 02 General Unit Team:	1,256.40 2,277.90	01/22/2026 01/22/2026	Check Sequence: 6 001-000-213-10-01-14 001-000-213-10-01-10	ACH Enabled: False
	Check Total:	3,534.30			
Vendor: 003724	Teamsters Local 313			Check Sequence: 7	ACH Enabled: False

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
PR D7-20	PR Batch 20251226 01 & 02 Supervisors Unit T	429.78	01/22/2026	001-000-213-10-01-40	
PR D7-20	PR Batch 20251226 01 & 02 Supervisors Unit T	50.00	01/22/2026	001-000-213-10-01-40	
PR D7-20	PR Batch 20251212 01 & 02 Supervisors Unit T	429.74	01/22/2026	001-000-213-10-01-40	
PR D7-20	PR Batch 20251212 01 & 02 Supervisors Unit T	50.00	01/22/2026	001-000-213-10-01-40	
	Check Total:	959.52			
Vendor: 001699	TRUSTEED PLANS SVC CORP			Check Sequence: 8	ACH Enabled: False
PR D7-20	PR Batch 20251226 01 & 02 TPSC LTD ER Prei	666.41	01/22/2026	001-000-213-10-02-09	
PR D7-20	PR Batch 20251226 01 & 02 TPSC LTD EE Prei	38.40	01/22/2026	001-000-213-10-01-26	
PR N23-D6	PR Batch 20251212 01 & 02 TPSC LTD EE Prei	680.00	01/22/2026	001-000-213-10-01-26	
PR O12-25	PR Batch 20251031 Employer LTD Correction	46.19	01/22/2026	001-000-213-10-02-09	
	Check Total:	1,431.00			
	Total for Check Run:	11,529.03			
	Total of Number of Checks:	8			

Accounts Payable

Check Register Totals Only

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Printed: 1/22/2026 - 2:41 PM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
109093	01/22/2026	000837	City of Gig Harbor-Payroll	860.94	0
109094	01/22/2026	000206	KEVIN L ENTZE	1,390.64	0
109095	01/22/2026	002687	HRA VEBA TRUST CONTRIBUTIO	3,075.00	0
109096	01/22/2026	003242	LegalShield	154.55	0
109097	01/22/2026	003590	Teamsters Legal Defense Fund	123.08	0
109098	01/22/2026	003589	Teamsters Local 117	3,534.30	0
109099	01/22/2026	003724	Teamsters Local 313	959.52	0
109100	01/22/2026	001699	TRUSTEED PLANS SVC CORP	1,431.00	0
Check Total:				11,529.03	

Accounts Payable

Computer Check Proof List by Vendor

User: kbrooks@gigharborwa.gov
Printed: 01/13/2026 - 4:27PM
Batch: 40026.12.2025



Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: 000316	MISSIONSQ 108858 RETIREMENT			Check Sequence: 1	ACH Enabled: True
PR D7-20	PR Batch 20251226 01 & 02 401a MissionSquar	4,785.69	12/26/2025	001-000-213-10-01-12	
PR N23-D6	PR Batch 20251212 01 & 02 401a MissionSquar	6,520.63	12/26/2025	001-000-213-10-01-12	
	Check Total:	11,306.32			
Vendor: 000319	MISSIONSQ 108858 RETIREMENT			Check Sequence: 2	ACH Enabled: True
PR D7-20	PR 20251128 401a Mission Square ER	23,288.43	12/26/2025	001-000-213-10-02-07	
PR D7-20	PR 20251128 401a Mission Square EE	28,248.42	12/26/2025	001-000-213-10-01-07	
	Check Total:	51,536.85			
Vendor: 000320	MISSIONSQ 301389 RETIREMENT			Check Sequence: 3	ACH Enabled: True
PR D7-20	PR Batch 20251226 01 & 02 457 Mission Sqr Dc	13,106.58	12/26/2025	001-000-213-10-01-09	
PR D7-20	PR Batch 20251226 01 & 02 457 (b) Monthly Bc	6,662.54	12/26/2025	001-000-213-10-02-23	
	Check Total:	19,769.12			
Vendor: 002808	MISSIONSQ 705781 RETIREMENT			Check Sequence: 4	ACH Enabled: True
PR D7-20	PR Batch 20251226 01 & 02 IRA ROTH EE Dec	1,502.50	12/26/2025	001-000-213-10-01-31	
	Check Total:	1,502.50			
	Total for Check Run:	84,114.79			
	Total of Number of Checks:	4			

Clearing House

Electronic AP Proof List

User: kbrooks@gigharborwa.gov
Printed: 01/13/2026 - 4:31PM
Sort By: Vendor Name



Source	Vendor	Name	Transfer/Route	Check Digit	Account Number	Amount
AP5 40026-12-202	000316	MISSIONSQ 108858 RETIREMENT,	0110/0002	8	99001190	11,306.32
AP5 40026-12-202	000319	MISSIONSQ 108858 RETIREMENT,	0110/0002	8	99001190	51,536.85
AP5 40026-12-202	000320	MISSIONSQ 301389 RETIREMENT,	0110/0002	8	99001190	19,769.12
AP5 40026-12-202	002808	MISSIONSQ 705781 RETIREMENT,	0110/0002	8	99001190	1,502.50
Records Printed: 4						84,114.79



DEPARTMENT UPDATES

Wednesday, January 21, 2026

A TWICE-MONTHLY SUMMARY FROM YOUR CITY OF GIG HARBOR LEADERSHIP TEAM

These department updates are an effort to increase our internal and external communication initiatives, to provide the mayor and city councilmembers with the information they need to serve the public and make informed decisions, and just as importantly, to share citywide information and updates with all staff and residents. Please feel free to send any questions, suggestions, or concerns about this document to communications@gigharborwa.gov.

ADMINISTRATION

City Administrator Katrina Knutson

Employee of the Quarter – Quarter 4, 2025: Each quarter, the City of Gig Harbor recognizes employees who go above and beyond in serving our community and supporting one another. These nominations come from peers and leadership across the organization and highlight the dedication, professionalism, and teamwork that residents experience every day.

For the fourth quarter of 2025, the city is proud to recognize the following Employee of the Quarter nominees:

- **Katharine Shaffer, principal planner** – Recognized for her responsiveness, technical knowledge, and willingness to support both coworkers and community members.
- **Nancy Nayer, administrative assistant** – Nominated for her exceptional dedication and support of the Wastewater Treatment Plant team. During a critical equipment failure, she went above and beyond to coordinate with vendors, track hard-to-find parts, and manage complex purchasing requirements. Her professionalism, persistence, and positive attitude make a meaningful difference for both her coworkers and the essential services provided to the community.
- **Kyle Neiman, operations supervisor** – Nominated for his exceptional customer service, positive attitude, and reliability in helping residents navigate city services.
- **Dan Melton, water operator III** – Recognized for his calm, team-oriented approach, and commitment to delivering high-quality public service.
- **Chloe Wiser, associate engineer** – Nominated for her professionalism, attention to detail, and strong collaboration across teams.
- **Jake Nelson, construction supervisor** – Recognized for his dependable work ethic and willingness to step up when needed.
- **Garett Chapman, police officer** – Nominated for his consistent professionalism, positive attitude, and dedication to his role.
- **Fred Douglas, police lieutenant** – Recognized for his strong work ethic, adaptability, and supportive presence within his team.
- **Liz Kovell, payroll and benefits coordinator** – Nominated for being a steady, trusted presence in payroll, and for supporting employees across the organization.
- **Shea Smiley, housing health and human services program manager** – Recognized for outstanding service and leadership during critical and time-sensitive situations affecting residents.

The Employee of the Quarter is **Nancy Nayer**. Nancy was selected for her exceptional dedication, reliability, and leadership within the wastewater department. She is known for her deep institutional knowledge, steady approach to complex work, and commitment to supporting both her team and the broader organization. Nancy's contributions help ensure essential services run smoothly for the Gig Harbor community every day.

Congratulations to Nancy and all our nominees. Thank you to the City of Gig Harbor employees who serve our community with professionalism, care, and pride.

Significant staff accomplishments: Congratulations to **Chloe Wiser**, who has successfully tested for and obtained her **Professional Engineer (PE)** license. Earning a PE is a significant professional milestone that reflects Chloe's technical expertise, dedication, and commitment to high standards of public service. We're proud of her accomplishment and grateful for the expertise she brings to the City of Gig Harbor.

Congratulations to **Jeff Olsen**, Assistant Public Works Director, on graduating from the **Northwest Public Works Institute (NWPWI)**. This nationally recognized program reflects Jeff's commitment to continuous improvement, leadership excellence, and best practices in public works. His investment in professional development directly supports organizational efficiency, thoughtful decision-making, and high-quality service delivery for the Gig Harbor community. We're proud to have Jeff representing the City and advancing our commitment to excellence in public service.

Property tax exemption seminar: The Housing, Health, and Human Services Program Manager attended the Pierce County Property Tax Exemption for Senior Citizens or People with Disabilities Seminar, which provided a helpful overview of eligibility requirements, application processes, and recent updates to the program administered by the Pierce County Assessor's Office. The seminar reinforced how this exemption supports housing stability for seniors and residents with disabilities by reducing property tax burdens and helping to stabilize our community members.

Legal Aid Pop-Up: The city hosted another legal aid pop-up in partnership with Tacomaprobono Community Lawyers, which saw strong community demand. Attorneys were booked solid and were able to assist all residents who were waiting to be seen through the first-come, first-served format.

The event reinforced the ongoing need for accessible legal services and the value of these partnerships in providing timely, direct support to community members.

COMMUNITY DEVELOPMENT

Community Development Director Eric Baker

It will be an exciting 2026. We are happy to have new councilmembers and new planning commissioners to begin discussions on environmental protections and removing barriers to workforce and attainable housing.

Making progress towards both at the same time will not be without complications but staff are ready to help the conversation with the public and council. Stay tuned.

Planning: Summit Pointe Final Plat is scheduled for city council consideration on January 26, 2026.

Recruitment for the senior planner position has closed, and interviews are anticipated to take place in early February.

While no new updates, we are still awaiting revisions from Chick-Fil-A based on lengthy comments provided by building, planning, and engineering. The applicant has indicated continued interest in proceeding but provided no additional details at this time.

Building: During this past reporting period, the building and fire division received applications for 16 new permits including those for the site structures at the Gig Harbor High School field upgrades. These include a new scoreboard, lighting, and fences. Additionally, a new barber shop is proposed to go in at Olympic Village. We were able to issue the Tenant Improvement permit for Ivar's Seafood Bar going in at Uptown, as well as the rebranding signage for Elmer Swim School, formerly Beard Swim Co.

Another new business that has just completed construction is the Spruce Hill Winery Tasting Room located across the parking lot from Harbor Greens.

We have a pre-construction meeting scheduled with the contractor for the new fire station on Kimball and are excited to get this project started.

Code enforcement: We are still absent our lone code enforcement officer but reposted the position which closed this week. We will review the new candidates and hopefully have someone on board soon. Thanks to human resources for all their help with this recruitment.

In the interim, planning and building staff have been addressing new complaints. We have conducted two sign sweeps this year collecting more than 75 signs installed in violation of city code. We are aware of some additional sign issues that only appear on weekends and working with staff schedules to conduct a weekend sweep.

If you are aware of any community members seeking assistance, please direct them to the department or the [online reporting portal](#).

COURT

[Court Administrator Stacy Colberg](#)

No updates this time but stay tuned.

FINANCE

[Finance Director Dave Rodenbach](#)

No updates this time but stay tuned.

HUMAN RESOURCES

Human Resources Director Shannon Costanti

Advance your career: Looking to grow in your career? Check out the city's [job opportunities](#)!

Position	Type	Status
Experienced Police Officer	FT	Continuous
Code Compliance Officer	FT	Closed - selection pending
Senior Planner	FT	Closed - selection pending
Police Lieutenant	FT	Closed – W. King starting Feb
Judicial Specialist	FT	Closed - selection pending

INFORMATION TECHNOLOGY SYSTEMS

ITS Manager Logan Rosenstiel

No updates this time but stay tuned.

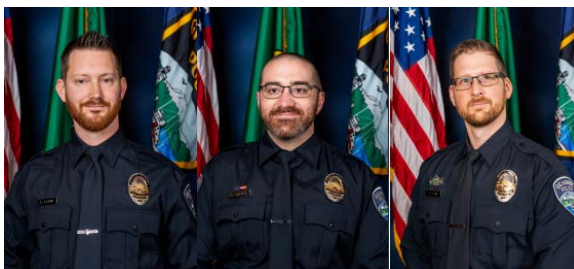
POLICE

Police Chief Tray Federici

Detectives arrest suspect in sexual assault investigation: Detectives have arrested a massage therapist following an extensive investigation into allegations of sexual assault involving multiple clients. The investigation began after a report was made regarding inappropriate conduct during a professional massage session. As detectives continued their work, additional information and reports were identified that raised further concerns about the suspect's behavior during massage appointments at a local business.

Detectives conducted detailed interviews with victims, coordinated with partner agencies, and worked closely with the prosecutor's office throughout the investigation. Based on the information developed, a warrant was issued for the suspect's arrest.

On Jan. 13, detectives located and arrested the suspect without incident. The suspect was booked on two counts of Rape in the Third Degree.



Organized retail theft incident highlights importance of personal safety: On Jan. 15, Gig Harbor police officers responded to a report of an organized retail theft in progress at a local department store.

Officers learned that several individuals were observed removing large quantities of merchandise from the store. Concerned citizens attempted to intervene prior to police arrival. During the incident, one individual used their vehicle to block the suspects' vehicle in the parking lot. The suspects then used their vehicle to strike the citizen's vehicle before fleeing the scene. Fortunately, no injuries were reported, and the stolen merchandise was abandoned in the parking lot prior to the suspects' escape.

While the actions of witnesses were well-intentioned, the Gig Harbor Police Department (GHPD) emphasizes that personal safety is always the top priority. Organized retail theft incidents can escalate quickly and become dangerous. Community members are strongly encouraged to be good witnesses, observe, document when safe, and promptly report information to law enforcement, rather than attempting to physically intervene.

Detectives and officers worked closely with witnesses in this case and have identified the involved suspect(s). The case has been forwarded to the prosecutor's office for review.

The GHPD appreciates the community's continued partnership and reminds residents that your safety is paramount.

Officer Alexa Ejde advances Defensive Tactics Program: Officer Alexa Ejde, working alongside Sergeant Eddy Domiguez, continues to play a key role in the development and implementation of the Gig Harbor Police Department's (GHPD) standalone Defensive Tactics Program.

During the week of Jan. 5, Officer Ejde assisted the Seattle Police Department with defensive tactics training. This opportunity allowed her to gain exposure to additional law enforcement training methodologies and curriculum, strengthening the foundation of GHPD's in-house program.

The establishment of a standalone Defensive Tactics Program has enhanced the department's ability to train officers internally, reducing reliance on neighboring agencies while ensuring consistent, department-specific instruction. This investment supports officer safety, readiness, and professionalism while reinforcing GHPD's commitment to continuous improvement and self-sufficiency.



Three new officers sworn in: On Jan. 20, Mayor Barber swore in three of the Gig Harbor Police Department's (GHPD) newest officers.

Officers April Goff, Cali Hinzman, and Kelly Palmore officially joined the department, each bringing a broad range of experience across law enforcement, corrections, and judicial processes.

With these additions, the GHPD has reached full staffing for the first time since 2016, an important milestone that strengthens service delivery, officer readiness, and community safety.



PUBLIC WORKS

Public Works Director Jeff Langhelm

Wastewater operations: (1) Staff are performing the installation and start-up of new back-up pumps at Lift Stations #3A (adjacent to the Beach Basket) and #4B (Skansie Park). These pumps will serve as back-up pumps specifically for these locations. Due to long lead times for pump components and the high influent flows at these stations, the new pumps will ensure that a backup pump is always available. (2) Wastewater collection crews will be working with Legacy Power to replace a transfer switch control board at Lift Station #10 (Forest Grove Apartments). This component being replaced recognizes a utility power failure and automatically starts the generator. Currently, wastewater staff manually operate the transfer switch during a utility power outage, which delays the re-starting of the lift station and redirects staff from other priorities. (3) Preparation for the 2026 inspection of the city's gravity sewer main line and manholes is underway. Staff are currently discussing the 2026 inspection areas and adding these activities into Cartegraph. (4) Staff continues work with restaurants on grease interceptor compliance. These efforts reduce the amount of grease being sent to the city's wastewater conveyance system and lift stations. This grease would otherwise clog pumps and pipes, before eventually reaching the wastewater treatment plant where it is not treatable and usually is discharged in the effluent water from the treatment plant.

Parks and facilities operations: (1) Due the height and other complexities, a contractor has just completed work cleaning the roof and gutters at Eddon Boatshop building. (2) Staff have embarked on a large effort with the city's asset management software, Cartegraph, to create irrigation asset information for all parks and streetscapes. This will be helpful to begin collecting data this spring. (4) Staff are getting a jump on working on early weeding and cleaning of planter beds around town.

Streets and storm operations: (1) The city has received our new Tymco street sweeper (pictured below). This is the city's second sweeper, which will allow significantly more preventative maintenance of the city's storm system by removing debris and materials from the streets before it enters the storm pipes, further protecting the Puget Sound. (2) Staff has received and mounted a plaque to honor former Mayor Chuck Hunter near the North Harborview bridge over Donkey Creek. The city is coordinating with the Hunter family for the unveiling of the plaque. (3) Staff reported an

increase in the use of the online Resident Reporter tool. This increase has resulted in many more maintenance activities and staff responses.



Crescent Creek Park master plan: Staff are working to assemble the Crescent Creek Park master plan for final approval by council at their Jan. 26 meeting. The plan will provide a framework for future projects over several phases to improve the park and make it more accessible to people with disabilities. The proposal does not include a final plan for the vacant building. The future of the building will be determined later after a historic building survey is completed.



Capital improvement project status updates: For the most recent updates on the city's design and construction projects, see our online [CIP StoryMap](#).



**City of Gig Harbor
City Council Agenda Bill**

Meeting Date: January 26, 2026

SUBJECT: Election of Mayor Pro Tempore

SUBMITTED BY: City Administrator Katrina Knutson

DEPARTMENT: Administration

PHONE: 851-6127

SUGGESTED MOTION: Nominate Councilmember _____ for the role of mayor pro tempore.

BACKGROUND INFORMATION: In accordance with GHMC Chapter 2.14, at the second regular meeting in January of each year, the members of the city council shall elect from their number a mayor pro tempore who shall hold office at the pleasure of the council, and in case of the absence of the mayor, perform the duties of mayor, except that he or she shall not have the power to appoint or remove any officer or to veto any ordinance.

Councilmembers will be asked to put forward nominations for election to the role of mayor pro tempore. Once all nominations have been made, council will elect the mayor pro tempore by roll call vote with each councilmember stating the name of their preferred nominee. In the event that there are more than three nominees, multiple votes may be necessary until one nominee has received four affirmative votes.

FISCAL CONSIDERATION:

ATTACHMENTS: None

STRATEGIC PLAN PRIORITY:



**City of Gig Harbor
City Council Agenda Bill**

Meeting Date: January 26, 2026

SUBJECT: Resolution 1350 Naming the Boat Storage Building at Ancich Waterfront Park

SUBMITTED BY: Parks Manager Jennifer Haro

DEPARTMENT: Public Works

PHONE: 253-853-8253

SUGGESTED MOTION: Move to approve Resolution 1350 naming the boat storage building at Ancich Waterfront Park the Alan Anderson Boathouse

BACKGROUND INFORMATION: The city has received requests from people closely affiliated with the Gig Harbor Canoe & Kayak Racing Team (GHCKRT) to name the boat storage building at Ancich Park after Alan Anderson, the founder of GHCKRT. Attached is a letter to the city from Missy Hill requesting the name change.

The boat storage building does not currently have a name. The city's policy for naming parks and facilities allows naming a building after a living person when the individual has made an unusually outstanding public service contribution.

As outlined in Ms. Hill's attached letter and the attached proposed resolution, Alan Anderson has made significant outstanding contributions to the city since founding the GHCKRT in 2002. He grew the small club into a large team that impacted the lives of hundreds of youth in the Gig Harbor area. His efforts have helped earn national titles for the team eleven times, and impacted the local economy by hosting events that draw competitors from all over the country. He has brought regional, national and international attention to the team and Gig Harbor with the caliber of athletes he has helped develop.

At the January 7 parks commission meeting, commissioners strongly supported the request to name the building and unanimously recommended that council name it the Alan Anderson Boat Storage Building in a 6-0 vote.

At the January 15 study session, council recommended bringing the resolution forward for a vote at the next regular council meeting.

FISCAL CONSIDERATION: Purchase price of signage

ATTACHMENTS:

1. R-1350 Alan Anderson Building Naming_Final Draft
 2. Alan Anderson - Ancich Park Boat House
-

STRATEGIC PLAN PRIORITY: Ensure sustainable future for public services and facilities

RESOLUTION 1350

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, NAMING THE BOAT STORAGE BUILDING AT ANCICH PARK THE ALAN ANDERSON BOATHOUSE

WHEREAS, Alan Anderson founded the Gig Harbor Kayak Club in 2002, which later became the Gig Harbor Canoe & Kayak Racing Team (GHCKRT), and has served for more than 23 years as a volunteer leader, coach, and mentor to youth in the Gig Harbor community; and

WHEREAS, throughout his long tenure, Mr. Anderson has coached and mentored hundreds of young athletes, emphasizing resilience, sportsmanship and lifelong connections while also creating a supportive and inclusive space for youth and strengthening the culture of recreation, teamwork, and water safety in Gig Harbor; and

WHEREAS, Mr. Anderson recognized both the potential of Gig Harbor's waterways and the importance of giving young people access to healthy, disciplined, and skill-building activities that foster confidence, leadership, and community engagement; and

WHEREAS, under Mr. Anderson's leadership, the GHCKRT grew from a small grassroots effort into a nationally and internationally recognized competitive organization, with athletes consistently representing Gig Harbor at regional, national, and world-level competitions; and bringing acclaim to local athletes including participation in the Olympic Games and the competitive pathways leading to them; and

WHEREAS, Mr. Anderson served as a champion for the boat storage building at Ancich Park, and was instrumental in advocacy and fundraising efforts in partnership with GHCKRT leadership and the city to support the construction of a permanent facility for youth paddling programs; and

WHEREAS, the mayor and city council find that naming the boat storage building at Ancich Park in honor of Alan Anderson is a fitting and lasting recognition of his decades of volunteer leadership, mentorship, and contributions to youth development, community engagement, and competitive paddling in Gig Harbor;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Gig Harbor:

Section 1. The boat storage building at Ancich Park is hereby named the "Alan Anderson Boathouse."

ADOPTED by the City Council of the City of Gig Harbor at a regular meeting thereof, held this 26th day of January, 2026.

Mary K. Barber
Mayor

Attest:

Joshua Stecker, CMC
City Clerk

DRAFT

Request to Name the Ancich Park Boat Storage Building in Honor of Alan Anderson, Founder of the Gig Harbor Kayak Club

Dear Mayor Barber, Members of the Gig Harbor City Council, and City Administrator Katrina Knutson,

I am writing to respectfully request the City of Gig Harbor's consideration in naming the Ancich Park Boat Storage Building after Alan Anderson, the founder of the Gig Harbor Kayak Club. For more than 23 years, Alan's vision and commitment have shaped generations of young athletes and strengthened the culture of recreation, teamwork, and water safety in our community.

Background and History of the Gig Harbor Kayak Club

The Gig Harbor Kayak Club was founded in 2002 by Alan Anderson, who saw a unique opportunity to introduce youth and families to the sport of competitive sprint kayaking. At the time, our area lacked a program that could support youth paddling at a national level. Alan recognized both the potential of our waterways and, more importantly, the value of giving young people access to healthy, disciplined, and skill-building activities that promote confidence and community pride.

Through Alan's leadership, the Club grew from a small grassroots effort into a nationally and internationally recognized team, with athletes consistently representing Gig Harbor at regional, national, and world-level competitions. Many have gone on to compete in elite programs, including the U.S. Olympic Development Program. Beyond competition, the Club has become a supportive and inclusive space for youth, helping them build resilience, sportsmanship, and lifelong connections.

Alan Anderson's Impact and Legacy

Alan has invested more than two decades of his time, personal resources, and financial support to ensure the Club's continued success. Long before the team had stable facilities, he purchased equipment, funded travel for athletes in need, and opened his own property for early training sessions. His volunteer leadership has spanned the roles of coach, mentor, fundraiser, caretaker, and advocate.

His influence extends well beyond athletic achievement. Alan has shaped the lives of hundreds of young people, teaching discipline, perseverance, respect for the water, and commitment to their community. Many former athletes credit him as a defining mentor, someone who believed in them, challenged them, and inspired them during pivotal years of their lives.

Few individuals have contributed more to youth recreation and water sports in Gig Harbor than Alan Anderson.

Why the Naming Request

Naming the Ancich Park Boat Storage Building in Alan's honor would offer a thoughtful and fitting way to recognize his long-standing contributions to youth paddling. For more than two decades, Alan has helped build a program that has become a valued part of Gig Harbor's recreational landscape, offering young people opportunities to learn, compete, and grow.

Because this facility directly supports the activities Alan devoted much of his life to fostering, it provides a natural place to reflect on his legacy. Naming the building after him would help future generations

understand the program's origins and the passion that allowed it to flourish. It is a humble request intended to acknowledge the positive impact one individual's dedication can have on a community.

Sense of Urgency

Timing is an important consideration for this request.

Alan has shared that personal circumstances make it especially meaningful to consider this recognition in the near term. Honoring his contributions now would allow the acknowledgment to occur while he remains closely connected to the team, the families, and the community he has served for more than two decades.

Proceeding within a timely window would enable the City to recognize Alan's legacy in a way that is both thoughtful and personally meaningful, while remaining consistent with the City's values of community stewardship and appreciation for long-standing volunteer leadership.

Conclusion

Naming the Ancich Park Boat Storage Building after Alan Anderson is more than a recognition of athletic contributions; it is a testament to community leadership, volunteerism, and the transformative impact one person can have over multiple generations. Alan's dedication helped shape not only a team but a culture that continues to strengthen Gig Harbor's identity.

Thank you for your thoughtful consideration of this request and for your continued stewardship of our community's recreational assets. I would be glad to provide additional information or speak further with staff or Council as needed.

Respectfully,
Missy Hill



**City of Gig Harbor
City Council Agenda Bill**

Meeting Date: January 26, 2026

SUBJECT: Resolution 1351 Adopting the Crescent Creek Park Master Plan

SUBMITTED BY: Parks Manager Jennifer Haro

DEPARTMENT: Public Works

PHONE: 253-853-8253

SUGGESTED MOTION: Move to approve Resolution 1351 authorizing adoption of the Crescent Creek Park master plan framework for future development of Crescent Creek Park.

BACKGROUND INFORMATION: City council authorized the Crescent Creek Park Master Plan in the 2023-2024 budget. After soliciting requests for qualifications, the city signed a contract with HBB Landscape Architecture to work with staff to conduct a master planning process for Crescent Creek Park. As part of the public outreach plan for this process, a community advisory committee (CAC) was formed. The CAC consisted of representatives from various sports organizations, parks commission, park neighbors, youth representatives, representatives from the Crescent Valley Alliance and the KGI Watershed Council.

One of the first steps in the master plan process was to begin a visioning process with the CAC and at parks commission meetings. A community open house and survey was held in April 2023, to gather input on what people would like to see in the park. After a resolution was presented to demolish the vacant building at Crescent Creek Park, concerned citizens asked council to put the master plan and demolition on hold so that the community could come up with an alternative plan for the building.

The city entered into a memorandum of understanding (MOU) with the Harbor History Museum and put the HBB contract on hold for a year. In July of 2024, the Museum Group presented their plan to city council. Council directed staff to continue with the master planning process assuming that the building would stay and be remodeled as outlined by the Museum Group.

After more public input, three concepts of the master plan were presented, which were narrowed down to one preferred concept in (date) after further CAC, parks commission and public input.

The attached master plan report describes the master planning process, including meetings held, public feedback, and site constraints. It also includes specialty reports, including architectural and structural memos about the vacant building, a stormwater and utilities memo, an ADA accessibility memo, and a summary of all the public meetings held on the project.

The recommended master plan (Exhibit A of the resolution) ties the park elements together with an ADA-accessible path, while adding parking, restroom, trail, volleyball

and playground capacity. It will also enhance wildlife corridors on the site and increase the overall tree canopy. The plan includes a phasing plan and cost estimates to help the city in budgeting and planning for development of each phase.

The resolution will adopt the plan for the majority of the park, but will leave an envelope around the vacant building to allow a future decision by the city on whether to either: 1) Remodel the vacant building to be used as a community hall, or 2) Replace the vacant building with a large covered shelter for community use.

Design and construction for the park are not currently budgeted but will be requested in future budgeting processes.

FISCAL CONSIDERATION: Future budget expenditures will need to be allocated in future budgets for design, permitting, and construction of each phase.

ATTACHMENTS:

1. R-1351 Adopting the Crescent Creek Park Master Plan
 2. Final Master Plan Map
 3. Draft CCP Master Plan Report
 4. Appendices - combined
-

STRATEGIC PLAN PRIORITY: Ensure sustainable future for public services and facilities

Promote environmental sustainability and preserve Gig Harbor's natural beauty

RESOLUTION 1351

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, ADOPTING THE MASTER PLAN FOR CRESCENT CREEK PARK

WHEREAS, Crescent Creek Park is the City of Gig Harbor's oldest public park, holding significant historical and community value for residents and visitors; and

WHEREAS, the parkland that makes up Crescent Creek Park was acquired by the City in multiple phases and different time periods, resulting in a park configuration that is not unified or planned; and

WHEREAS, Crescent Creek Park is characterized by three distinct levels or tiers, separated by changes in elevation and infrastructure, which lack clear, safe and accessible connections between them; and

WHEREAS, limited connectivity and access between the park's upper, middle and lower tiers reduces accessibility for people, especially people with disabilities and constrains the parks full potential and resulting in lack of ADA access; and

WHEREAS, Crescent Creek Park contains valuable natural features, including Crescent Creek, which contains several salmon species, its associated estuary, and riparian areas that contribute to ecological health and require thoughtful stewardship and long-term protection; and

WHEREAS, the absence of a plan has limited the City's ability to coordinate improvements, prioritize investments and guide future development in a manner consistent with community priorities; and

WHEREAS, the 2022 Parks, Recreation and Open Space (PROS) Plan stated that the master plan for this park was a priority and in the 2023-2024 budget, council allocated funds to conduct a master planning process for Crescent Creek Park; and

WHEREAS, on November 7, 2022 the city council approved a professional services contract with HBB Landscape Architects to conduct a master planning process, and approved a contract amendment on October 28, 2024; and

WHEREAS, a community advisory committee was formed which represented park neighbors, park users, and agencies with interests in the park and held five meetings about the park on March 21, 2023, January 30, 2025, March 3, 2025, July 23, 2025 and November 3, 2025 which helped develop the draft plan options and uses in the park; and

WHEREAS, the Parks Commission was briefed on the project at their regular meetings and recommended demolition of the vacant building at their September 3,

2025 meeting and adoption of the preferred plan at their November 5, 2025 meeting;
and

WHEREAS, public open houses were held on April 13, 2023, April 9, 2025 and September 18, 2025 where public comment was taken, the online survey was shared, and attendees were given the opportunity to view draft plans and share their opinions;
and

WHEREAS, the vacant building at Crescent Creek Park has been a visible feature of the community for an extended period of time and identified by some individuals as having potential historical or community value, while other residents and interested parties do not consider it to be a historic structure and would prefer for it to be demolished; and

WHEREAS, the long-term maintenance, safety and financial implications associated with the building warrant careful consideration and it is in the public interest to evaluate all reasonable options considering the building's future use, modification or removal; and

WHEREAS, the City will, as part of a separate, future process, hire a consultant to conduct a historic review of the building and will report the review's findings to Council for consideration; and

WHEREAS the adoption of a master plan for Crescent Creek Park will provide a clear framework for phased improvements, recreational enhancements, environmental stewardship, and equitable access while honoring the park's historic significance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Gig Harbor:

Section 1. The City Council hereby approves the Crescent Creek Park master plan as a framework for future park development as shown in Attachment A. A decision will be made about the future of the vacant building at the park upon further study and review. Adoption of the master plan does not commit the city to funding, design or permitting within a specific timeframe.

ADOPTED by the City Council of the City of Gig Harbor at a regular meeting thereof, held this 26th day of January, 2026.

Mary Barber
Mayor
Attest:

Joshua Stecker, CMC

City Clerk

Final Master Plan

Additional Considerations:

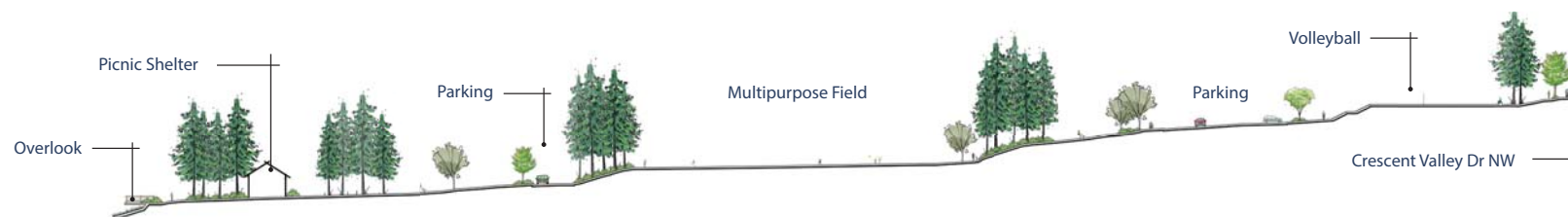
- Minimize disturbance to the existing native garden to the extent feasible.
- Additional right-of-way improvements and potential traffic calming to be determined in final design.
- New vegetation to be designed to support wildlife habitat.

Options:

Large Picnic Shelter
(footprint of original building)



Adaptive Reuse of Lodge
(for small community events)



SITE SECTION

Preliminary Phasing & Construction Budget

PHASE 1: Upper Terrace

Phase 1A includes new parking, 2 new volleyball courts, and required right-of-way improvements. Phase 1B connects the upper terrace to the middle and lower terraces with an accessible trail. Phase 1C includes the remaining parking and two options for the area around the existing vacant building (previously the Masonic Lodge). The options include a new large rentable picnic shelter in the same footprint as the Masonic Lodge with historic interpretive features and a new restroom, or adaptive reuse of the building for small community events (with additional parking if needed). Additional studies and other investigative work will be needed prior to any adaptive reuse of the structure. As such, Phase 1C could be moved to a later phase, if needed, to allow time for community fundraising efforts and the additional studies needed.

PHASE 2: Lower Terrace

Phase 2 includes an expand and universally designed play areas, nature trails, picnic shelter, gathering areas, and accessible paths to existing park amenities.

PHASE 3: Middle Terrace

Phase 3 includes a renovated multipurpose field, expanded stairs to the lower terrace, nature trail connection to the upper terrace, gathering areas, and remaining required right-of-way improvements.



Crescent Creek Park Master Plan

January 26, 2026





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- A. Master Plan & Phasing Plan
- B. Master Plan Timeline
- C. Site Analysis
- D. Architectural Memo
- E. Structural Evaluation Memo
- F. Hazardous Materials Assessment
- G. Stormwater & Utilities Memo
- H. ADA Accessibility Memo
- I. Open House Materials
- J. Public Surveys (1-3)
- K. Master Plan Alternatives
- L. Museum Group Recommendation
- M. Cost Estimates
- N. Resolution 13XX Adopting the Crescent Creek Park Master Plan

Acknowledgments

CITY OF GIG HARBOR | Mayor & City Council

Mary Barber, Mayor
Loreto Tessicini
Patrick Ammann
Emily Stone
Julie Martin
Ben Coronado
Le Rodenberg
Reid Ekberg

Tracie Markley, Former Mayor
Former Councilmembers
Brenda Lykins
Jeni Woock
Roger Henderson
Seth Storset

CITY OF GIG HARBOR | Parks Commission

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Hanley Bonyngne, Vice-chair
Kim Anderson
Stace Gordon
Larry Johns
Guy Magnus
Andrew Peabody

Former Commissioners
Ben Coronado
Stephanie Lile
Les McCallum
Doug Smith

CITY OF GIG HARBOR | Crescent Creek Park Community Advisory Committee

Eryka Anson
Fran Conn
Eric Guenther
Gabby Hernandez
Scott Johnson
Jennifer Keating
Alec Krishnadasan
Stephanie Lile

Mary Manning
Steve Paris
Shannon Runion
Leah Schmidt
Dominick Serka
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CITY OF GIG HARBOR | Public Works

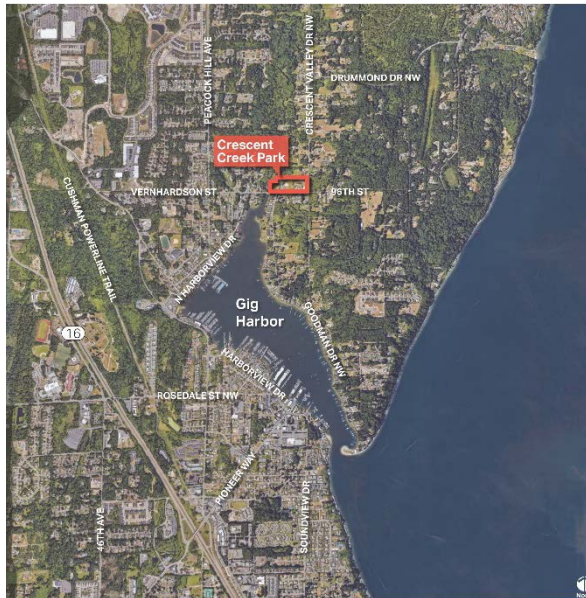
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CONSULTANTS

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Richard Yurakami, Rolluda Architects, Inc.
PND Engineers, Inc.

Executive Summary

Crescent Creek Park is located at the eastern edge of Gig Harbor's city limits. It is the city's oldest park and has been a part of the community for generations. The primary goals for this master plan are to provide connectivity across all topographic levels of the park, increase capacity and variety of uses, and address Americans with Disabilities Act (ADA) noncompliance.



The city's master plan process was conducted from November 2022 – January 2026. Community input was obtained through five community advisory committee (CAC) meetings, three web-based surveys, and three public open houses. Meetings were also held with the Parks Commission and the City Council to review the planning progress at each stage.

The project was put on hold in 2023 for one year to allow a group of local residents (Museum Group), affiliated with the Harbor History Museum, to come up with a plan for remodeling the existing vacant lodge building on the site. They entered into a memorandum of understanding (MOU) with the city, met over the course of a year, held monthly meetings, and conducted two public surveys. Their final recommendation was to remodel the existing vacant building, add an addition containing a

commercial kitchen and park restrooms, convert the basement to museum storage, and manage the building as a community event space.

The final master plan is designed to reinforce the natural environment of the existing park while increasing volleyball and playground capacity and allowing flexible uses for all ages and abilities. The proposed improvements include enhancing the existing play area and adding a new play area for older kids and a nature play area; additional restrooms; gathering and plaza areas; paved and soft surface trails; a new parking lot; and an improved multi-use sports field. Interpretive signage would be included in key areas along the trail to add to current signage on the stream overlooks, and/or in other gathering areas to highlight the natural environment and/or history of the site. Interpretive signage would be included in key areas along the trail to add to current signage on the stream overlooks, and/or in other gathering areas to highlight the natural environment and/or history of the site.

The master plan includes two options for the existing vacant building: a remodel as proposed by the Museum Group or demolition, with an open pavilion/picnic shelter built in the footprint of the existing building to include interpretive signage on the history of the site. Any remodel of the existing building will require additional studies and investigations. As such, the decision about which option to pursue will be made at a later date after more information is gathered.

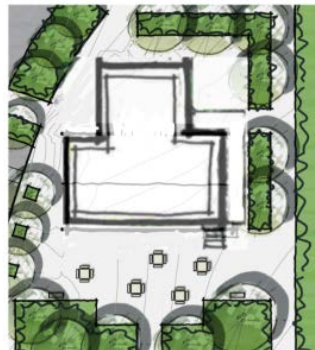
Final Master Plan



Large Picnic Shelter Option
(footprint of original building)



Adaptive Reuse of Lodge Option
(for small community events)





Project Background

[Introduction](#)

[Site History](#)

[Site Context](#)

Introduction

Crescent Creek Park consists of six parcels totaling 10.89 acres of parkland acquired by the city in multiple phases. The park is located in the northeast of the city at the corner of Crescent Valley Road and Vernhardson Street/96th Street. Crescent Creek Park was formerly known as, and still called by many, City Park, and for decades was the only park in Gig Harbor. For this master plan, the western 1.1 acre was excluded, due to the two parcels being located across Crescent Creek from the main park area. These will remain undeveloped habitat parcels.



The master planning process was begun in 2019, with a Request for Qualifications (RFQ) published and consultant interviews in August of 2020. A total of twelve firms responded. Staff evaluated the statements of qualifications received, based on criteria outlined in the RFQ and invited firms to interview. HBB Landscape Architecture was selected for the project.

A contract with HBB Landscape Architecture was approved in March of 2020, but was put on hold due to the Covid pandemic.

A new contract with the consultant was executed in November of 2022, and the project kicked off in January of 2023.

Project Goals

The Crescent Creek Park Master Plan is the result of a multi-step process led by the Consultant team and City staff. With input and direction from the public, a project-specific community advisory committee, the City Council and the Parks Commission, the goals of this master plan were developed and are as follows:

1. Create accessibility to all areas of the park in accordance with Americans with Disabilities Act (ADA).
2. Perform a structural analysis on the Masonic Lodge building and provide a concept and cost estimate for opening building to the public.
3. Provide multiple opportunities for public input, via open houses and surveys, to determine park amenities.

2022 Parks, Recreation & Open Space (PROS) Plan

The 2022 Park, Recreation & Open Space Plan is a long-term planning document used to guide the development of the City's overall park system, including Crescent Creek Park. The Crescent Creek Park master planning process builds on this plan and furthers the vision and goals outlined in this document. The overall vision is to establish a path forward for providing high quality community-driven parks, trails and open spaces and recreational opportunities for residents of Gig Harbor. The goals set forth in the PROS Plan include development of recreational facilities, open space preservation, trail and corridor access, park design standards, and historic preservation. The master plan for Crescent Creek Park meets these goals with the conservation and enhancement of stream buffers, increasing forested areas within the park; the enhanced recreation opportunities and programming proposed; the balance of passive activities that reinforce the unique character of the site; and the gathering places where residents can come together as a community.

Other relevant planning documents reviewed in the context of the master plan process include the following:

- Gig Harbor Municipal Code
- Gig Harbor Shoreline Master Program (2022)
- Gig Harbor Active Transportation Plan (2018)
- Crescent Valley Biodiversity Management Area (2010)

Site History

Until European settlers arrived in the areas, the site of what is now Crescent Creek Park was inhabited by the sx̣wəbabč band of the Puyallup Tribe of Indians. After European settlers arrived, the area was logged, and included a railroad built by the Wilson Loggin Company that ran from Crescent Lake to the Harbor for hauling logs. As the area was settled, homes were built on large parcels used for farming. As more people moved to the Crescent Valley areas, the park was used as school grounds starting in 1915, with associated baseball field and playground. It was the city's only park for many years, hosting a wide variety of community events, such as an annual children's fair, ice cream socials and other gatherings. The Crescent Valley School was built in 1915 as a two-story schoolhouse with a basement, belonging to the Crescent Valley School District. In 1941, the Peninsula School District was formed, and they closed the Crescent Valley School. The school was converted to its current state as a Masonic Lodge in 1946. That same year, the Peninsula School District donated most of the school grounds, but not the building, to the newly incorporated Town of Gig Harbor. It became the city's first, and for many years, only park, known simply as City Park. The Rohwer property and the Masonic Lodge property were annexed into city limits, along with adjacent right-of-way, in 2025.

The current park is made up of six parcels acquired between 1946 and 2017, totaling 10.89 acres:



1. **Main park parcel (0222323018).** Acquired in 1946, this 4.79-acre park parcel is the heart of Crescent Creek Park. It contains a portion of Crescent Creek on the west side, the existing playground, parking lot, two viewing platforms overlooking the creek, tennis and basketball courts and baseball field. It also contains the historic picnic shelter, built for the school district in 1936-1937 by the Works Progress Administration (WPA). The shelter was placed on the city's Register of Historic Places in 2015. A bathroom built in a similar style is also on the site, as well as pillars near a pedestrian park entrance that were built by the WPA. The playground development was a community effort in 2014 funded by community donations, grants and city funds. It contains a custom maritime-themed playground with accessible surfacing, and was built with a rubberized surface to provide access for kids of all abilities, including those confined to wheelchairs. A wastewater lift station is onsite, and is planned to be rebuilt in 2026.

2. BMX / volleyball parcel (0222323033). This 1.6-acre site contains a volunteer-built BMX course, two sand volleyball courts, and a small gravel parking area. This area is at a higher elevation than the rest of the park and is not easily accessible to the rest of the park for pedestrians.
3. Rohwer property 0222323031). This 2.33-acre parcel was purchased from the Rohwer family in 2008, and was not annexed into the city until 2025. The property contains an 840 square-foot storage/garage building that is utilized by parks maintenance crews for equipment storage. There was a single-family residence on the property that was demolished in 2012. It also contains meadow areas, some trees and a well.
4. Masonic Lodge parcel (0222323032). This 1.1-acre parcel was purchased by the city in 2017. As stated above, it was formerly the Crescent Valley School, and became a Masonic Lodge in 1946. The building has 2272 square feet on the main floor, and a basement that housed the Gig Harbor Cooperative Preschool until 2024. The building is currently vacant and would require remodeling to meet code to allow it to be open to the public. The site contains an informal parking area and a native plant garden planted by the Crescent Valley Alliance. There are no formal routes connecting this parcel to other parcels in the park.
5. Jacobsen Lane parcel (0222323130). This parcel, containing 0.58 acres, accessible from Jacobsen Lane on the west side of Crescent Creek, was acquired in 2008. It is not accessible from the main park. Due to its location, it will be conserved in a natural state and was not included in this master plan.
6. Creek parcel (0222323019). This 0.49-acre parcel is located entirely in Crescent Creek or its buffer. It was acquired in 2008, and is not accessible from the main park. It will be conserved as habitat and was not included in this master plan.

Site Context

Crescent Creek Park is a 10.89-acre site located on the east side of Gig Harbor. The majority of the site contains grass, including both maintained lawn and meadow areas. The area closest to Crescent Creek contains mature trees. There is a gravel trail parallel to Crescent Creek that provides access to two creek overlook platforms. The park is surrounded by residences. To the north and east, parcels lie within unincorporated Pierce County and have a land use designation of Rural Sensitive Resource and a minimum lot size of 10 acres. The unincorporated areas north and east of the park are also a part of the Crescent Valley Biodiversity Management Area, which extends from the park north through Crescent Valley to Crescent Lake. South of Crescent Creek Park and east of Randall Drive is an unincorporated neighborhood that contains different types of housing, including an eight-unit condominium complex, denser single-family housing, and some large lot rural development. South of the park and west of Randall Drive there are more dense single-family waterfront homes within city limits, and west of the park there are more single-family homes on medium-sized lots. The main parking area and amenities are accessed from Vernhardson Street, which changes names to 96th Street. The Masonic Lodge parcel is accessed via 96th St. NW. Volleyball, the BMX track and the Rohwer property are all accessed via Crescent Valley Drive.







Planning Process

Planning Phases

Public Outreach Overview

PHASE 1 | Background and Analysis

PHASE 2 | Visioning

Master Planning Pause | Masonic Lodge

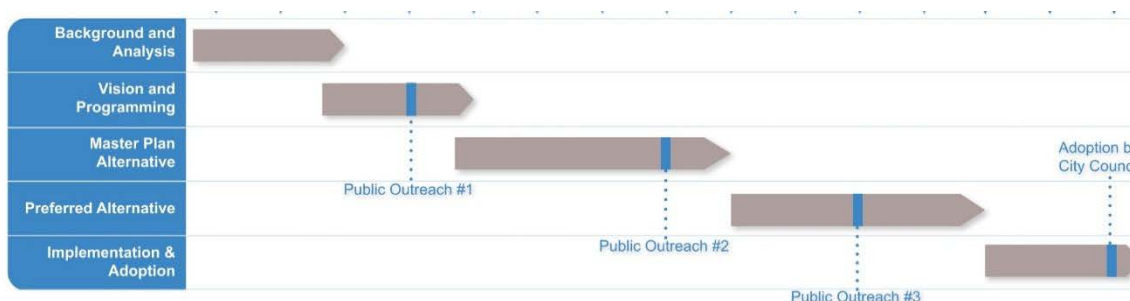
PHASE 3 | Master Plan Alternatives

PHASE 4 | Preferred Master Plan

PHASE 5 | Final Master Plan and Report

Planning Phases

The park master planning process began with a detailed analysis of existing site conditions. This included a review of critical areas, including Crescent Creek and its buffers, steep slopes, shoreline jurisdiction, and approximate wetland limits. An analysis of stormwater, accessibility, and available utilities for the property was conducted. The existing vacant building received a structural and architectural analysis. Relevant planning documents for the neighborhood, transportation system, municipal code, and other city requirements were also identified. Recreation and programming needs within the city were identified based on previous community outreach and planning projects, including any existing programming already developed or being developed nearby. Existing trails were documented and the overall condition of the property assessed for potential future improvements. This analysis formed the basis of the master planning process.



An extensive public outreach plan and process was developed to further inform the master planning process. Public meetings and were held at each phase of the master planning process, in addition to regular meetings with the Community Advisory Council (CAC), the Parks Commission, updates to City Council, and a presentation to the Historic Preservation Commission. The phases for public outreach used for this project followed the process outlined below:

PHASE 1 | Background and Analysis (January 2023 - May 2023)

This phase began with a detailed analysis of existing site conditions, park programming, and establishing overall project goals for the park to determine the hopes, dreams, and concerns of the community related to the park.

PHASE 2 | Visioning (May 2023 – June 2023)

The results of Phase 1 were used to develop an overall vision and programming goals for the park. A series of guiding principles were also developed, based on community input, to help evaluate potential alternatives and inform the decision-making process as we progress through the master planning phases below.

Master Planning Pause | Masonic Lodge (July 2023 – July 2024)

At the request of several local residents, the project was placed on hold for one year to allow a group of volunteers (Museum Group), led by the Executive Director of the Harbor History Museum, to come up with a plan for the existing vacant building on the site, formerly the Masonic Lodge. They entered into a memorandum of understanding (MOU) with the city, met over the course of a year, held monthly meetings, and conducted two public surveys. Their final

recommendation provided to the city was to remodel the existing vacant building, add an addition containing a commercial kitchen and park restrooms, convert the basement to museum storage, and manage the building as a community event space. A summary of the Museum Group's recommendation is included in Appendix L.

PHASE 3 | Master Plan Alternatives (October 2024 – May 2025)

Based on the results of previous phases of the master planning process and the Museum Group's recommendation to the city, three master plan alternatives were developed for the park and presented back to the Community Advisory Council, the Parks Commission, the City Council, and the larger community to voice their preferences, likes, and dislikes for each alternative presented.

PHASE 4 | Preferred Master Plan (June 2025 - July 2025)

Comments from Phase 3 were reviewed and a preferred master plan developed, keeping what people liked most about the concepts presented, and changing what they didn't like to create a single preferred master plan concept. The preferred master plan was presented back to the general community, the Community Advisory Council, the Parks Commission, and the City Council with direction provided by the Council for the final Crescent Creek Park Master Plan.

PHASE 5 | Final Master Plan and Report (August 2025 – January 2026)

The final phase of the project incorporated feedback received on the preferred master plan and direction from City Council, as well as all other comments received throughout the park master planning process. The final master plan, including an implementation plan and a summary of the planning process, was documented in this report and presented for final adoption by the City Council.

Public Outreach Overview

An extensive public outreach process was implemented to ensure the park master plan represented community hopes, desires, and concerns for the park. The outreach process included opportunities for public comment and feedback in every phase of the project and through a variety of formats. This section describes each outreach event with a summary of the comments and feedback heard for each phase of the outreach process.

The public outreach process included the following meetings or events for each phase of work:

PHASE 1 | Background and Analysis (January 2023 - April 2023)

- Parks Commission Meeting #1: February 1, 2023
- CAC Meeting #1: March 21, 2023
- Public Open House #1: April 14, 2023
- Community Survey #1: April 14, 2023 - May 8, 2023
- City Council Study Session: April 20, 2023

PHASE 2 | Visioning (May 2023 – June 2023)

- City Council Study Session: May 11, 2023
- City Council Meeting: May 29, 2023

Master Planning Pause | Masonic Lodge (June 2023 – July 2024)

- Parks Commission: June 7, 2023
- City Council Study Session: July 13, 2023
- Parks Commission: August 2, 2023
- City Council Study Session: September 21, 2023
- Museum Group Meeting: October 9, 2023
- City Council Meeting: October 23, 2023
- Museum Group Meeting: November 15, 2023
- Museum Group Meeting: December 20, 2023
- Museum Group Meeting: January 17, 2024
- Museum Group Survey #1: February 2024
- Museum Group Meeting: February 21, 2024
- Museum Group Meeting: March 20, 2024
- Museum Group Meeting: April 17, 2024
- Washington Patriot Construction Estimate: April 29, 2024
- Parks Commission: May 1, 2024
- Museum Group Meeting: May 15, 2024
- Museum Group Survey #2: June, 2024
- Museum Group Meeting: June 19, 2024
- Museum Group Meeting: July 7, 2024
- City Council Study Session: July 11, 2024

PHASE 3 | Master Plan Alternatives (October 2024 – June 2025)

- City Council Meeting (Consultant Contract Amendment): October 28, 2024
- CAC Meeting #2: January 30, 2025
- CAC Meeting #3: March 3, 2025

- Public Open House #2: April 9, 2025
- Community Survey #2: April 9, 2025 – May 8, 2025
- Parks Commission: May 7, 2025
- City Council Study Session: May 29, 2025

PHASE 4 | Preferred Master Plan (June 2025 - July 2025)

- Parks Commission Meeting: June 4, 2025
- CAC Meeting #4: July 23, 2025
- City Council Study Session: July 31, 2021

PHASE 5 | Final Master Plan and Report (August 2025 – January 2026)

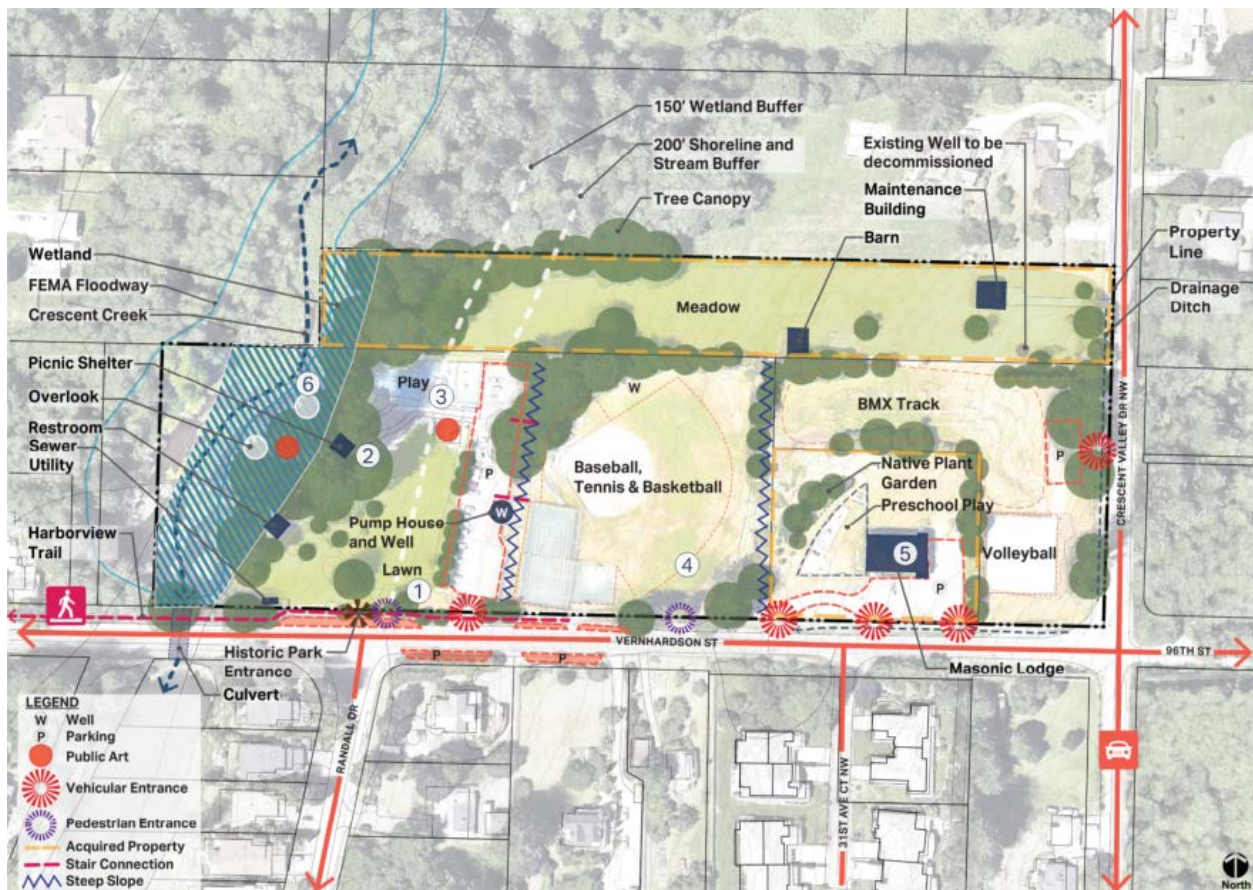
- Parks Commission: August 6, 2025
- Parks Commission: September 3, 2025
- City Council Study Session (Vacant Building Recommendation): September 11, 2025
- Youth Council Meeting: September 17, 2025
- Public Open House #3: September 18, 2025
- Community Survey #3: September 18 – October 6, 2025
- City Council (Report from Youth Council):
- CAC Meeting #5: November 3, 2025 (Recommendation to City Council)
- Parks Commission: November 5, 2025
(Recommendation to City Council)
- Historic Preservation Commission: November 10, 2025
- City Council Study Session: November 13, 2025
- City Council Meeting: January 26, 2025

PHASE 1 Background and Analysis

This first phase of the planning process analyzed existing conditions to identify opportunities and constraints, understand the site's context, and identify potential programming needs for the park.

Crescent Creek Park consists of open meadows, lawn, orchards, and gardens surrounded by a natural forest that provides a buffer between the park and Crescent Creek. Entering the park off Vernhardson St. leads to the central improved area of the property with the existing WPA picnic shelter and restroom. The bathroom and shelter are surrounded by open lawn. The playground is also located next to the parking area. Up some stairs to the east of the parking lot is the existing baseball field, tennis court and basketball half court. A forested area creates a buffer between the grassy area and Crescent Creek. The only formalized trails on the property run between the play area and the picnic shelter. There is a small trail within the native plant garden between the vacant building and the baseball field.

A summary of the site analysis is shown below. This analysis was presented to the community an open house, along with an online survey to help identify community interests, needs and other potential improvements for the park. It was also presented to the Community Advisory Committee, the Parks Commission, and at a City Council study session. Similar information was available at each event. Participants at the open house could see example park elements, the site analysis map, and provide input on what they wanted to see at the park. The on-line community survey was also available for residents and others interested in the park to review the materials presented at the public events and offer additional feedback. The outreach materials and community survey are included Appendices H and I.



Critical Areas

Wetlands

Areas adjacent to Crescent Creek are identified as wetlands in the city's critical areas mapping. There is currently an assumed 150-foot buffer applied to the currently mapped wetlands. A complete wetland study was not included in this master planning effort, but there are other areas of the park that may be wetlands. A full critical areas analysis, including wetland delineation and classification, will need to be provided prior to the final design of any new improvements on the site.

Streams

Crescent Creek is identified on the city's critical areas mapping with an assumed 200' stream buffer applied for the purposes of this master planning process. Further evaluation of the stream will be needed prior to the final design of any new improvements in the vicinity of the creek or its buffer.

Shorelines

There is a 200' shoreline buffer applied from the ordinary high water line of Gig Harbor Bay that extends into the project boundary.

Structures

There are seven existing structures within the park, and two wells. The numbers highlighted in the plan correspond to the structures described below.



WPA Picnic Shelter (1)

The WPA picnic shelter was built in 1936-1937 when the property was still owned by the Crescent Valley School District. It is an open-air shelter measuring approximately 27 feet by 17 feet. It is a popular park amenity for reunions, birthday parties, team parties, etc. It is reservable



and has been popular for events of different sizes since it was built. There is an old kitchen, including a wood stove and stone chimney in the shelter. These have been disabled, but an alternative design has been proposed that would remove the undesired kitchen amenities and create a flat surface that would make the shelter more usable. Any modifications to the shelter will need to be reviewed by the city's Historic Preservation Commission and issued a certificate of appropriateness.



Restroom Building (2)

There is conflicting information on when the restroom building was constructed, but it is built in the same style, with thick rock walls, as the WPA shelter. It contains 308 square feet, and has a small storage room built on the exterior. The restrooms are not ADA compliant, and working on plumbing issues is challenging for crews, due to the location of the plumbing. A separate improvement project for this restroom is in the works, which will involve creating two all-gender ADA accessible restrooms with one stall each.



Water Pumphouse and Well (3)

The city's water utility maintains a pumphouse and well in the parking lot of Crescent Creek Park, just below the tennis court. There are no plans to change this small pumphouse building.



Wastewater Lift Station (4)

Lift Station 1A is located in the southwest corner of the park close to the Vernhardson Street sidewalk. The existing lift station is being rebuilt in 2026, and will include a larger equipment building, a fenced driveway and turnaround area. The new building will be approximately 22 by 28 feet.

Garage (5)

The garage on the Rohwer property includes an enclosed workshop space and an area used for storage for parks maintenance tools and equipment. The garage is 840 square-feet, and has two garage doors and one man-door. It was built in approximately 1990. The garage sits on a slab foundation and appears to be in good condition. City staff requested that this building be maintained with the redevelopment of the site.

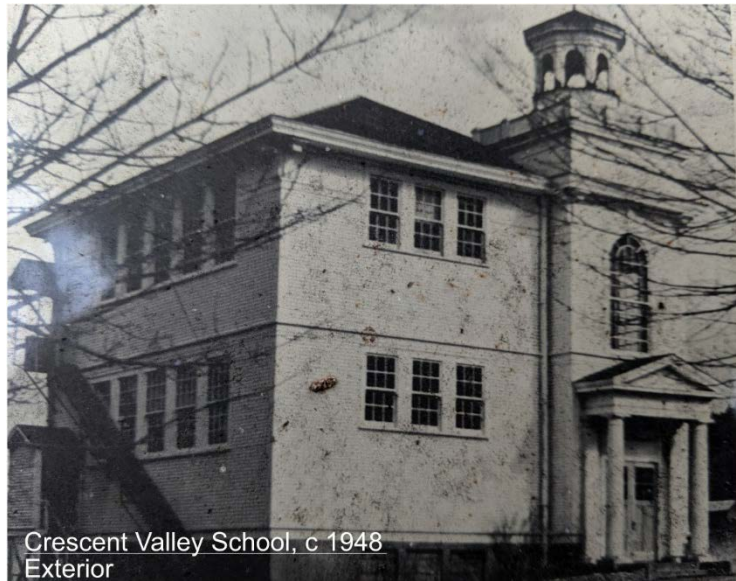


Vacant Building (previously Masonic Lodge) (6)

The largest structure on the site is a vacant building that was originally the Crescent Valley School, built in 1915. The schoolhouse was sold in 1949 and remodeled to serve as a Masonic Lodge.

After the city purchased the building in 2017, the upper level was used primarily for storage, and the lower level was leased as a preschool facility until 2024. The building currently sits vacant with

on-going flooding issues in the lower level. An analysis of the existing structure was conducted as part of the master planning process, see Appendices C and D.



Vacant Building (previously storage shed) (7)

There is a second vacant building on the site, assumed to be used as a storage area or small barn before the property was purchased by the city and included in the park boundary. This small building, currently in a state of disrepair, will be demolished.



Monitoring Well (8)

There are two well access points on the property. The well by the ballfield is actively monitored and will remain in place with an offset around the well site to facilitate ongoing access and maintenance. The second well near the garage building will be removed.

Trails

The site has approximately 300 feet of established gravel trails leading from the play area and parking lot to the stream overlooks. The only paved trail connects the north end of the parking lot to the existing play area and continues to the picnic shelter. Currently, aside from this paved trail, there are no other accessible paths that connect amenities throughout the park. There is an existing sidewalk along Vernhardson St. for a portion of the street frontage. There is also a paved sidewalk around the restroom, but it does not connect to any other park feature. The two overlooks above Crescent Creek are generally accessible boardwalks, but they are not currently connected to any other paved trail. There is also a mulch trail through the existing native plant garden near the Masonic Lodge building.



Stormwater

Existing site conditions were evaluated for their effect on potential stormwater improvements across the site. Major constraints of the site include existing wetlands and natural watercourses, and steep slopes. There is also assumed groundwater challenges in some areas of the park, natural underground springs that may increase drainage problems throughout the site, and potentially limited infiltration capacity of existing soils. Additional geotechnical analysis will be needed to evaluate slope stability, erosion potential, landslide hazard and feasibility of any infiltration-based stormwater strategies. See the Appendix G for more detail.

Accessibility

A summary and analysis of ADA accessibility challenges at the existing site was conducted, along with proposed improvements to meet current ADA requirements for the park. Proposed accessibility improvements include paved walkways along all street frontages, connecting the street frontage to all parking areas, and connections from the parking areas to all programming elements within the park. Providing a second restroom in the top terrace of the park (near Crecent Valley Dr) is not required by ADA but will improve the overall function and general accessibility of the park to a wider audience. Parking lot improvements to meet current accessibility standards are also proposed, along with significant grading across the site to meet accessible slope requirements. See the Appendix H for more detail.

Opportunities and Constraints

Following the site inventory and analysis phase of the master plan, several opportunities and constraints were identified and are noted below. These items were further explored with stakeholders and the community during the visioning phase.

Opportunities

- Connections
- Site history
- Public art
- Re-use of existing buildings
- Existing native garden
- Playgrounds

Constraints

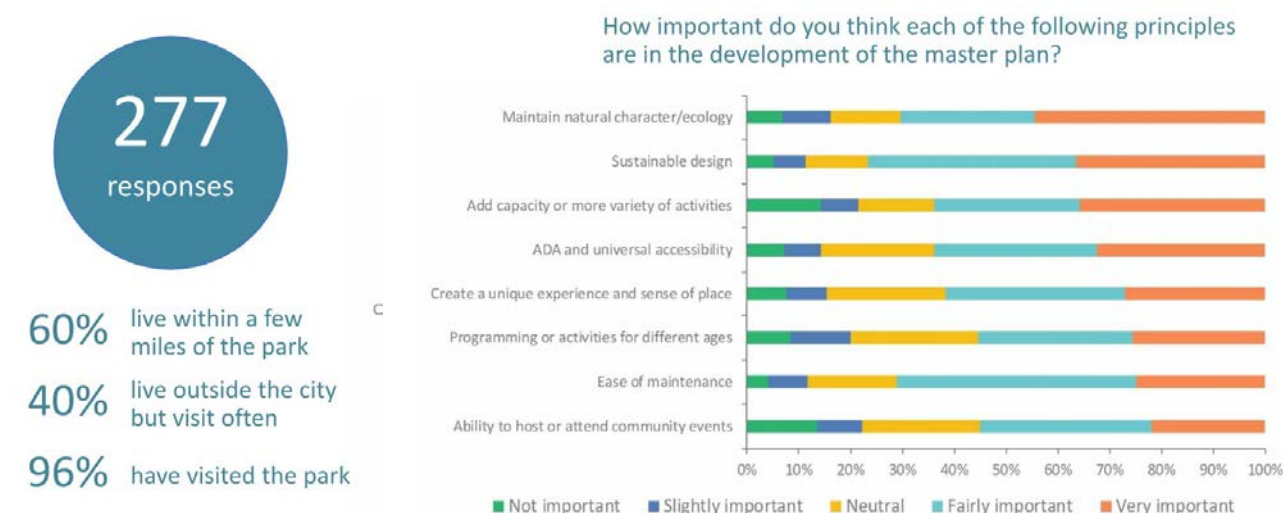
- Creek buffers
- Steep slopes – park is located on three distinct levels
- Lack of connection between park amenities
- Existing buildings
- Site hydrology/seeps
- Lack of parking

PHASE 2 Visioning

The second phase of the master planning process establishes the overall vision for the park, focusing on the hopes, desires, and concerns of the community as they consider proposed improvements for Big Rock Park South. This process was based on the analysis of existing conditions completed in Phase 1 to identify potential park programming needs, and asked the community about their ideas for future park improvements. The results of the park visioning also included overall goals of the park and a set of guiding principles to help evaluate different alternatives for park improvements. The overall vision, goals, programming ideas, and guiding principles were conveyed back to City Council for direction on the types of improvements to include in the development of concept alternatives for the park.

WHAT WE HEARD

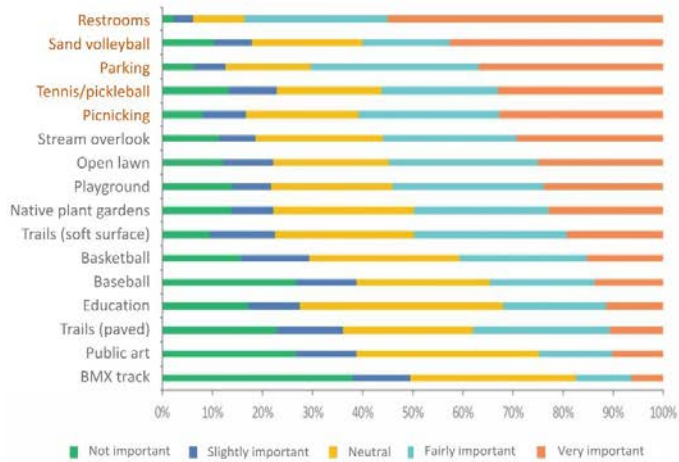
Based on the community input shared at the April 14, 2023 Open House and survey comments, the **highest priorities** for the design of Crescent Creek Park were preserving the natural character, sustainable design, adding capacity or more variety of activities, ADA and universal accessibility, and creating a unique sense of place. These became our guiding principles for the on-going development of the park master plan. The results of the outreach during this phase is summarized below and in Appendix J.



Existing park programming elements mentioned the most for **expansion** included sand volleyball courts, trails, restrooms, parking and pickleball. Some of the least popular existing programming elements to improve or expand included BMX, public art, educational opportunities, and baseball. While pickleball was noted as an important program to improve and expand, there was a separate project being developed in the city after this survey was taken that will provide six dedicated pickleball courts for community use. There are also neighbor complaints resulting from the noise of the pickleball court at Crescent Creek Park. As a result, preserving the existing multi-sport court remained an important element in all of the proposed park concepts, but expansion of pickleball or tennis was not included.

Potential **future programming** elements that received the most support included natural play elements, playgrounds for a larger variety of ages, and multi-purpose sports fields.

How important is it to improve existing programs and activities in the park?



Should any of these existing programs and activities be expanded?

- #1 Sand volleyball (37.3%)
- #2 Trails – soft surface (35.7%)
- #3 Tennis / pickleball courts (35.4%)
- Restrooms (35.4%)
- #5 Parking (29.3%)
- #6 Stream overlook (26.2%)
- #7 Picnic area / shelter (23.2%)
- #8 Native plant gardens (22.1%)
- #9 Playground (20.2%)
- #10 Open lawn (16%)

The community survey also asked questions about what people liked about Crescent Creek Park and what concerns they had:

Likes:

- Nature and the creek
- Small town feel
- Playground and sandbox
- Pickleball
- Art pieces
- Restrooms
- Family-friendly
- Open spaces
- Peaceful setting
- Nostalgic

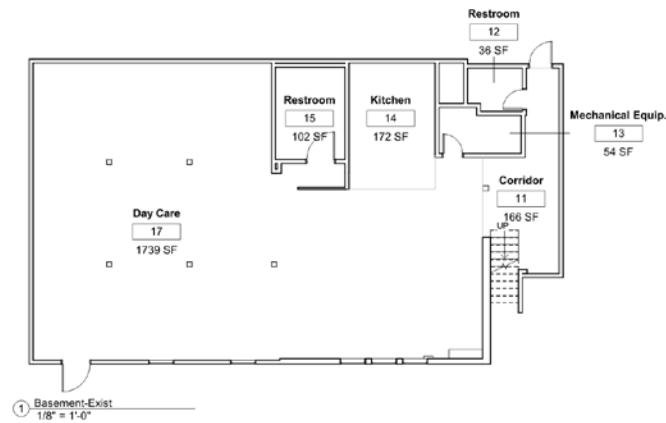
Concerns:

- Dated
- Needs updates
- Inadequate parking
- Traffic impacts
- Disconnected
- No play structures for older kids

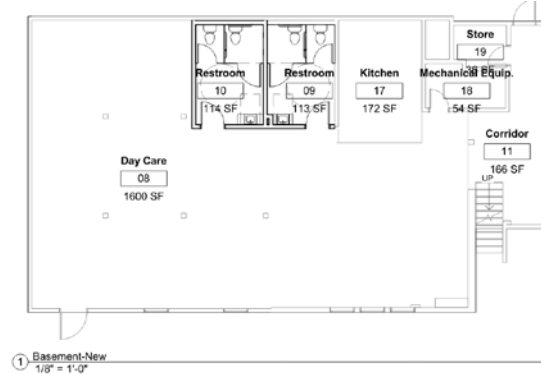
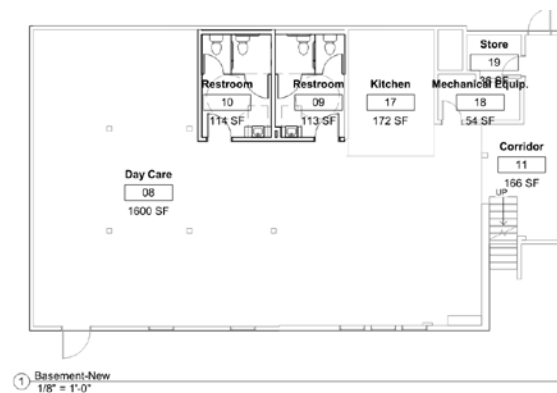
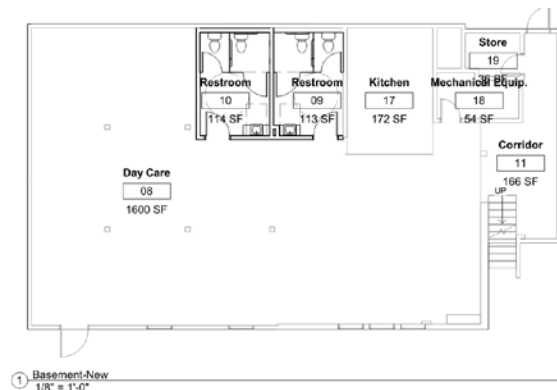
Master Planning Pause – Masonic Lodge

At the direction of department management, the future of the now vacant Masonic Lodge would be determined by City Council. Since the Lodge was not specifically mentioned in the initial community survey for the park visioning and programming, the city directed its consultants to prepare a report analyzing the existing structure and providing a recommendation on the minimal level of improvements needed for use of the structure for small community events. The master planning consultants, including the architectural and engineering subconsultants, prepared an initial condition assessment, recommended conceptual plan for adaptive reuse, and an estimated cost of construction to bring the building into code compliance as a public assembly space, see Appendices D and E. A Hazardous Materials Assessment was also conducted by the city in March 2023, see Appendix F. Upon reviewing the materials at the May 11, 2023 study session, City Council directed staff to prepare a resolution to demolish the building.

Existing Structure



Minimal Renovation for Public Use



As a result of Council's direction, several community members began sending emails to City Council expressing their desire to keep the building and repurpose it as a community center. At the May 29, 2023 regular Council meeting, staff presented resolution 1278 stating the Council's determination to demolish the vacant building that was previously the Masonic Lodge and include the property in the master planning process for Crescent Creek Park. Six community members gave public comment opposed to demolishing the building. No action was taken on the resolution.

At the July 13, 2023 Council study session, staff presented additional options for consideration of the vacant Lodge building, which included amending the HBB contract to consider programming and design improvements to the building, letting a group of local residents (Museum Group) develop a plan for the building, and engaging the public on a future plan for the building. Council chose the option to let a group of residents, led by the Harbor History Museum, develop a plan and engage the residents in its planning efforts. Council consensus was to put the master planning process on hold for one year and to enter a memorandum of understanding (MOU) with the Museum Group to develop a design with a financial and management plan.

HARBOR HISTORY MUSEUM MEMORANDUM OF UNDERSTANDING

After the July Council study session consensus, staff worked with the Harbor History Museum and city attorney on an MOU that was considered at a Council study session on September 21, 2023 and formally approved at a regular Council meeting on October 23, 2023.

For the next year, the Museum Group held meetings where they developed two surveys about the Lodge building, developed conceptual site plans, management plans, and had a cost estimate prepared by a contractor. They presented their concepts to Council at a study session on July 11, 2024. Council was supportive of the concept and directed the master planning process to continue with the Lodge to remain and the concept recommended through the Harbor History Museum MOU process to be incorporated into concepts for the park.

The final proposal prepared under the MOU added a two-story addition onto the back of the existing building, with bathrooms on the ground level for park use and a commercial kitchen on the top floor of the expansion area. The basement would be used for Harbor History Museum storage, and the main floor would be renovated into a community event space that could be rented out by individuals or groups for meetings, events, classes, parties, art shows, theater productions and other such events.

The construction cost estimate for the proposal came in at approximately \$4.2 million, which does not include soft costs such as design, permitting, utility connections and frontage improvements. Some costs are not known at this time and may not be fully included in the current estimate, such as seismic improvements and upgrades to existing utility services that may still be needed.

Proposed 2-Story Renovation - Exterior



(before renovation)



(after renovation)

Proposed 2-Story Renovation - Floor Plan



BASEMENT, PLAN VIEW

Schoolhouse v.7

CRESCENT LODGE

CONCEPTUAL FLOOR PLAN

GIG HARBOR, WA

Conceptual Basement Floorplan



FIRST FLOOR, PLAN VIEW

Schoolhouse v.7

CRESCENT LODGE

CONCEPTUAL FLOOR PLAN

GIG HARBOR, WA

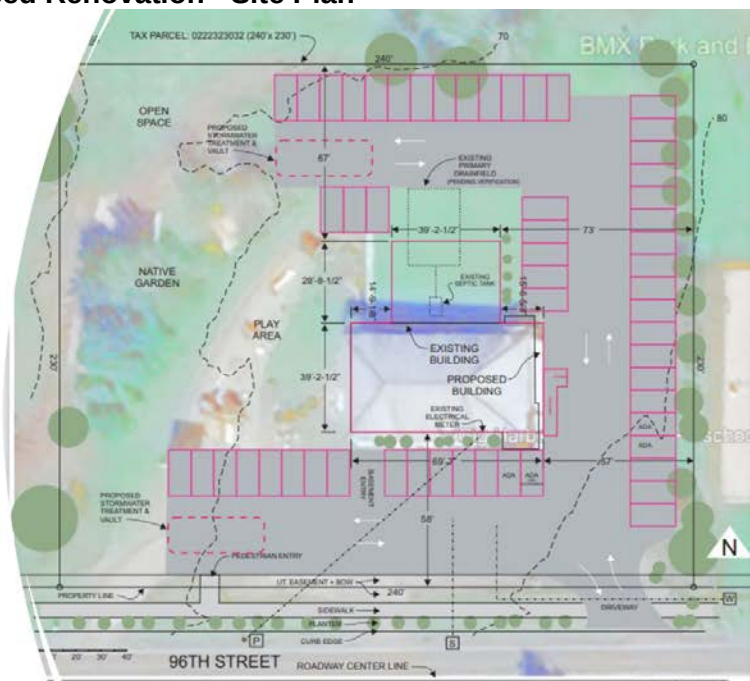
Conceptual Main Floor Floorplan

Proposed Renovation - Site Plan

Site Plan – Parcel Only

53 Parking Spaces

Building Occupancy:
217



Phase 3 - Master Plan Alternatives

Three master plan alternatives were developed for Crescent Creek Park based on the site analysis, CAC, open house comments and survey results. The alternatives developed during this phase of the design are shown below and included in Appendix K.

All the concepts developed for the park include the following:

- An expansion of sand volleyball courts
- Additional parking
- An additional restroom
- Expanded play area
- Nature play area
- Minimal changes to area near stream and west of the parking lot
- Refurbished multipurpose/baseball field
- Retention of garage/storage building in northeast corner
- Retention of sculptures

The concepts do not differ much in the type of activities and recreation programming included in each concept. The main differences between the three concepts include the extent and layout of parking, the amount of plaza / gathering space, and the locations of existing and expanded programming elements. As directed by Council, all the concepts retain the vacant building and include the addition to the building as proposed by the Museum Group.

The master plan alternatives were first presented to the CAC and then refined based on CAC comments and presented to the community at a public open house at Crescent Creek Park on April 9, 2025. An on-line community survey was available for additional feedback on the concepts presented. This survey also included an open-ended question specific to the proposed improvements to the vacant building.

The concepts, along with the results of the community feedback from the open house and community survey were also presented at a Parks Commission meeting and then a City Council study session on May 29, 2025.

Concept 1: Enhance Existing



The Enhance Existing concept establishes an interconnected ADA pathway between proposed parking areas, adds walking trails, two volleyball courts, a soft surface nature trail, playground for ages 5-12 and a nature play area, but generally keeps the park amenities where they are. The volleyball courts will double in size, the field will be enhanced, and the tennis/pickleball court will stay where it is. This concept will add parking off Crescent Valley Road that connects to 96th Street via a curved parking lot.

Capacity for volleyball, children's play, gathering and walking in the park are enhanced while not significantly changing the overall nature of the park.

Concept 2: Partial Relocation



This concept balances the need for additional parking and ADA accessibility while centralizing sports and athletic facilities in the center of the park.

Volleyball is relocated toward the tennis and basketball court, while parking is added in the former volleyball location.

The basketball court is expanded to a full court, and parking is decreased in the lower parking lot, while a majority of the parking is added in the southeast part of the park.

Concept 3: Fully Redeveloped

This concept explores opportunities to majorly redesign the park and optimize layout of the park. Parking is added to the east side of the property as well as the south side, where the existing tennis/pickleball and basketball courts are.

Volleyball and tennis/pickleball are relocated to the center of the park, and full court basketball is provided in the southeast corner where volleyball is currently located.



WHAT WE HEARD

Based on the community input shared at the April 29, 2025 Open House and survey comments, the elements common to all concepts that were **supported** by the community included the playground expansion and nature play elements, keeping the existing sandbox, maintaining the natural character of the park, increasing soft surface and paved trails, expanding the volleyball courts, and expanding parking and restrooms. Providing a cost-efficient design was also highly supported by the community.

Elements of **concern** in the comments included the amount of parking versus open space shown in the comments. This received mixed reactions from the community, some indicating not enough additional parking was provided while others indicated a preference for less parking in order to increase open space. The comments also indicated a concern for the Environmental impacts and the amount of paved areas, impacts to trail (or loss of trails), and pedestrian safety crossing Vernhardson St.



- 78% live within a few miles of the park
- 22% live outside the city but visit often
- 97% have visited the park

Moving the field was recognized by many as a positive improvement to the park, but also came at a high cost and reduced the overall cost efficiency of proposed improvements.

The comments on how to treat the **vacant building** were also mixed, with slightly more respondents to the survey indicating a preference to demolish the lodge rather than spend the additional cost to renovate the Lodge into a community space.

The survey also asked community members to indicate what they liked and disliked about each alternative. The responses are summarized below.

Concept Alternative 1:

Likes:

- Preservation of nature
- Wildlife corridors
- Open space
- Parking layout
- Most cost-effective
- Playground not separated by age

Dislikes:

- Native plant garden elimination
- No basketball
- Volleyball disconnected from the rest of the

Concept Alternative 2:

Likes:

- Expanded basketball
- Centralized courts
- Better connectivity within the park
- Playground not separated by age

Dislikes:

- No parking at vacant building
- Least amount of new parking
- Ballfield Orientation

Concept Alternative 3:

Likes:

- Most trails
- Full court/possible covered basketball court
- Accessible parking adjacent to all park uses/terraces

Dislikes:

- Minimal informal open space
- Too much hardscape
- Basketball separated from other courts

Masonic Lodge Comments (open-ended question on Museum Group proposal)

- 11% generally supported concept
- 27% generally supported, but concerned about costs
- 62% generally did not support
- Example comments from the community includes:



Positive

"I support the remodel and look forward to seeing it used as a community events space. The Lodge should be preserved."

"Keep it! We need community space. And history should be preserved."



Neutral

"A little pricey. How would this venue bring in funding, would like to see proposed financials."

"Would be nice to have an event space if it is affordable and versatile"



Negative

"This cost is too high and would be a waste of public funds. The building should be torn down."

"I rather see it removed and a new structure designed for community use using NW architecture."

Phase 4 - Preferred Master Plan

A preferred master plan concept was developed based on the feedback received during the previous public outreach process, including comments received from the CAC. The preferred master plan, along with supporting graphics and potential phasing, was presented at a CAC meeting, and then revised based on comments received before sharing the preferred plan at a public open house and online community survey.

The preferred master plan, along with the results of the community feedback from the open house and community survey, were then presented to the CAC and the Parks Commission to solicit input and reach consensus on a recommendation to Council for the final master plan. Input from the Historic Preservation Commission specifically to the proposed treatment of the vacant Lodge building was also received.

The preferred plan, along with the CAC's and the Commission's recommendations were presented at a City Council study session for final direction on the proposed master plan.

Concept Overview

The preferred master plan for Crescent Creek Park is designed to reinforce the passive, natural environment of the existing property while continuing to allow activities that already exist on the site. The proposed improvements include:

- New parking lot (83 stalls total)
- Universal play areas (accessible and inclusive play elements and nature play area)
- ADA path connection all park levels and elements
- Nature trail
- Existing native plant garden
- Additional picnic shelters and tables
- Seating and gathering areas
- Open lawn area
- Enhanced tree canopy



Interpretive signage would be included in key areas along the trail and/or in gathering areas to highlight the natural environment, gardens, and/or history of the site. A nature play area is added to allow a natural play experience for kids, including relocation of the popular sandbox.

The area nearest to the existing WPA structures would remain largely as-is open lawn, but ADA paths will be constructed to connect the picnic shelter, creek overlooks and restroom facility. Native planting would buffer the north and west sides of the park, creating a buffer between neighboring properties as well as Crescent Creek.

Trails

The addition of a path connecting the park elements will bring the park into compliance with ADA. There will also be a nature trail constructed through the forested area on the northwest side of the park. Non-ADA paths will also provide safe walking routes from the upper parking area to the lower park elements.

Structures

Of the existing structures, only an old shed on the Rowher property is removed. The Masonic Lodge's future will be determined through a separate process (see below). The remaining utility buildings will remain. The WPA picnic shelter will remain. If desired, it can be refigured to eliminate the kitchen features. The restroom is in need of remodeling and will be improved as soon as 2026 or 2027.

A restroom will be added to the upper terrace of the park and a smaller picnic shelter is added near the playground.

Masonic Lodge

As of plan adoption, the future of the Masonic Lodge has yet to be determined. A historic structures report will be commissioned in 2026 and presented to the Historic Preservation Commission for a recommendation. Since the Museum Group proposal in 2024, a new proposal for a one-story remodel of the building has been proposed.

Once a decision is made, the building will either be expanded, adapted and remodeled for a public event space, pending funding, or will be demolished and replaced with a large picnic shelter that will provide a tribute to the former school on the site.

Recommendations:

CAC – Split on vote to refurbish or demolish building. Most members were neutral and would support a remodel if financially feasible.

Parks Commission – Voted unanimously to demolish the vacant building in a memo approved at the September 3, 2025 meeting. Recommendation presented to Council on September 11, 2025.

Youth Council – Voted unanimously to demolish the vacant building and replace it with a shelter that honors the former school on the site.

Universal Play Areas

Universal play includes a combination of natural elements in a separate area, site furnishings and play features to appeal to all ages and abilities. Elements are accessible and fully integrated seamlessly into the play space. The existing custom boat play structure remains. The overall character and design of a fully inclusive universal play area often includes a combination of plazas, play features, nature, and tactile elements focusing on the full spectrum of senses. They include more active areas, as well as passive and imaginative areas.

WHAT WE HEARD

Based on the community input shared at the September 18, 2025 open house and survey comments, the elements common to all concepts that were **supported** by the community included:

- Keeping natural character
- Parking expansion
- Playground expansion
- Nature play, sandbox and boat play structure
- Trails and accessibility
- Expanded parking
- Restrooms and picnic shelters
- Athletic fields and courts
- Open lawn

Community members continued to express **concerns** about the overall cost of construction and ongoing maintenance that would be needed to support the park. Making sure the natural character was not only maintained but enhanced with additional native forested environments and native, or adaptive, plants that would support wildlife habitat.

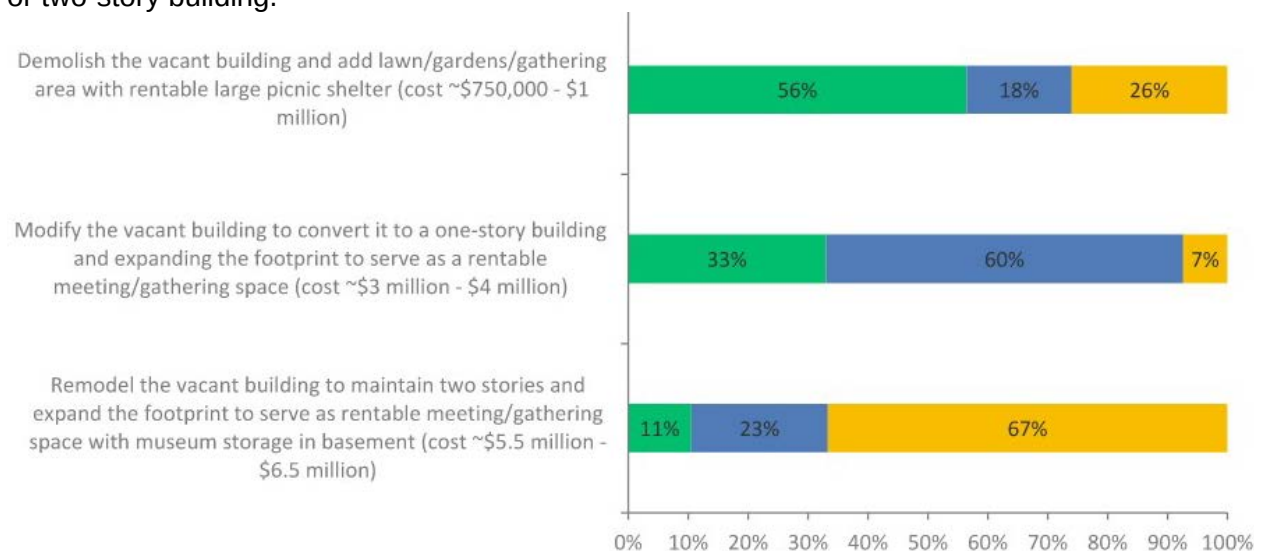
There were also a number of comments expressing concern that the BMX track was being eliminated. Though the final master plan continues to show the BMX track eliminated, it is recognized that it may continue to be need in the community and future study may be needed to identify an alternative site in the city for this use. A summary of comments received is shown below.



Program Element	# Comments Supported	# Comments Opposed
Parking (expanded)	70	16
Beach Volleyball (expanded)	32	18
Tennis/Pickleball (keep)	11	3
Basketball (keep)	15	1
Multipurpose Field (keep)	22	1
Open Lawn (keep/expanded)	23	1
Native plant garden (keep)	9	
Masonic Lodge (demolish)	60	26
Masonic Lodge (shelter)	17	8
Masonic Lodge (remodel)	41	3
Masonic Lodge Plaza (proposed)		5
Nature Trail (proposed)	66	
Accessible Trail (expanded)	73	
Existing Restroom (renovated)	13	
Restroom (additional)	22	
Existing Shelter (renovated)	20	
Picnic Shelter (additional)	18	1
Play Areas (expanded)	64	

Masonic Lodge Comments

During the open house event held at the park, 29 individuals submitted written comments to oppose demolition, while 9 individuals commented specifically to support the demolition of the vacant Lodge building. However, in the on-line community survey, 56% supported demolishing the Lodge building and 44% supported renovation as either a one-story or two-story building.





Final Master Plan

[Plan Overview](#)

[Phasing Plan](#)

[Cost Estimates](#)

[Permitting](#)

[Grant Funding](#)

Final Master Plan

The final master plan was developed based on feedback received during the public outreach process. The estimated cost of construction was refined, and the implementation plan updated to reflect the final Master Plan. A draft of the Master Plan, with implementation phases and cost estimates, was presented to the Parks Commission on November 5, 2025, and at a City Council study session on November 20, 2025. Comments were incorporated and the final master plan adopted by City Council by resolution, see Appendix O.

Parks Commission recommended approval of the preferred concept, with the lodge building demolished and replaced with a large shelter. Council recommended approval of the preferred concept at their study session, while leaving both demolition and repurposing of the vacant lodge building as options.

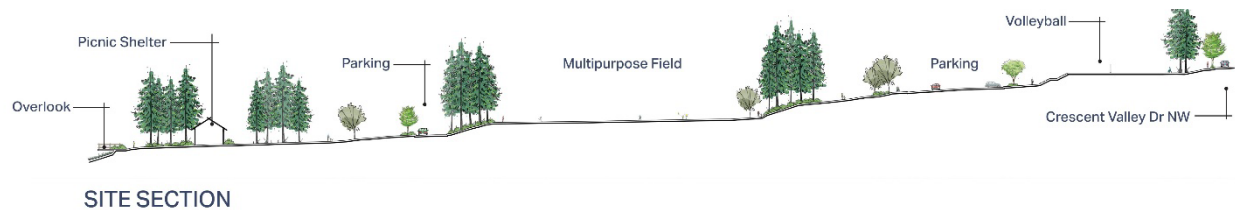


Large Picnic Shelter Option (footprint of original building)



Adaptive Reuse of Lodge Option (for small community events)





Plan Elements (Existing, to Remain)

1. **Stream overlooks.** These two platforms have interpretive information about the salmon in Crescent Creek and are utilized for observing the stream and estuary as well as wildlife.
2. **Art Features.** There is a clam structure that doubles as a climbing toy near the stream overlooks, as well as a wildlife carving/totem near the playground that was carved from a tree onsite.
3. **WPA Shelter.** This structure is on the city's historic register and will remain. It could potentially be remodeled to remove obsolete kitchen features to make the space more usable, but will require review from the city's Historic Preservation Commission for any changes..
4. **Restroom Building.** This structure will remain, but will be remodeled to create two all-gender stalls that are fully ADA compliant. ADA paths will extend to the building.
5. **Maintenance Garage.** This building on the Rohwer property will remain available for park maintenance storage. Plantings around the building will screen it from view and it will retain its own separate driveway.
6. **Open lawn.** The part of the park west of the existing parking lot will see minimal changes. The lawn will remain, with some addition of ADA accessible paths to the restroom building.
7. **Boat Playground.** The age 2-5 playground will be refurbished and enhanced in some ways, but the boat structure will remain.
8. **Creek & Wetland Buffers.** All existing wetlands will remain and be enhanced where needed to support wildlife habitat and ecological systems already in place. Any additional impervious surfaces from ADA paths will be mitigated.
9. **Native Forest.** Forested areas near the creek will be enhanced.
10. **Native Plant Garden.** This amenity was planted and is maintained by community groups. The parking lot location was altered to go around it so that it can be retained. A short path runs through it that can be connected to new nature trails.
11. **Courts.** The tennis/pickleball court and the half-court basketball will remain. Accessible paths will connect these courts to the right-of-way improvements and other park features.
12. **Utility buildings.** The well building will remain. The wastewater lift station will be replaced as a project separate from this master plan.

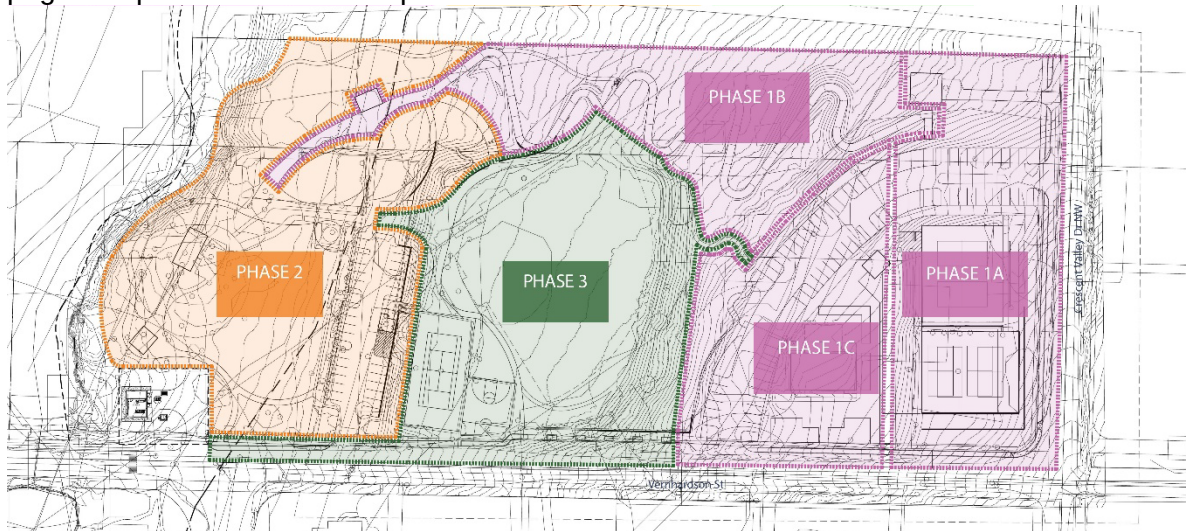
Plan Elements (New or Enhanced)

13. **Volleyball.** Two additional sand volleyball courts will be added in the vicinity of the existing courts. A seat wall will be added for observers. An underdrainage system, fencing and other supporting elements is anticipated as part of any future improvements.
14. **Nature Trail.** A soft surface nature trail will be added through the forest, as well as connections to park elements in the three terraces. A fence may be placed around wetland buffer areas where pedestrian access is not intended.
15. **Open Lawn.** The sloped open meadow will remain in place with minor improvements to facilitate community use for family gatherings and informal recreation.

16. **Athletic Field.** The field will remain in its current location. The master plan assumes a full reconstruction of the natural turf with improved underdrainage and subsurface materials. New player benches, fencing and other supporting features are also included.
17. **Paved Trails.** Accessible trails will be provided throughout the park, connecting the parking to all the major programmatic spaces and buildings on the site. Street frontage improvements will include a new sidewalk and a planter strip along SE 20th Street. See Accessibility Memorandum in Appendix H for additional detail.
18. **Picnic Shelter.** In addition to the existing WPA shelter, a new open picnic shelter will be added, large enough for two picnic tables. They are intended to allow greater flexibility for use by smaller groups, such as birthday parties or other similar gatherings of family and friends. There is a possibility to add shelters in other locations during the design process, if desired.
19. **Parking Lot** (83 stalls total). The proposed parking on the site includes 83 total parking stalls, 6 of which are accessible, including van stalls. There are also on-street stalls that will be added when frontage improvements are completed. The upper parking lot, containing 54 stalls, can be driven through for emergency vehicle access, while the lower lot, with 29 stalls, remains a dead-end.
20. **Plaza** (accent paving). Plazas reinforce the sense of entry into the park and create a place for gathering and community engagement. These would be enhanced with seating, picnic tables, and special paving to support the overall character of the site near the play area and field.
21. **Universal Play Areas.** Universal play includes a combination of natural elements, site furnishings, and play features to appeal to all ages and abilities. Elements are accessible and fully integrated seamlessly into the play space. The overall character and design of a fully inclusive universal play area often includes a combination of plazas, play features, nature, and tactile elements focusing on the full spectrum of senses. They include more active areas as well as passive and imaginative areas, and will include a hillside play component utilizing existing topography, as well as sandbox feature in the nature play area.
22. **Stormwater.** Stormwater will include a combination of low-impact development and natural drainage techniques to direct and infiltrate stormwater to the extent practical. Where natural drainage is not sufficient and infiltration rates are limited, stormwater will be treated and/or detained by a variety of alternative methods before discharging into the city's system. See Appendix G for additional detail on proposed stormwater strategies for the site.
23. **Existing Vacant Building/Masonic Lodge.** At the time of master plan adoption, two options remain for the footprint of the existing vacant building onsite, or Masonic Lodge. A historic building report will be conducted and reviewed by the Historic Preservation Commission and City Council. If it is determined that the building should be saved, and there is adequate funding to do so, it will be renovated and used as a community gathering space. If not, it could be demolished and be replaced with a large shelter for gathering space and play built in the existing footprint.

Phasing Plan

This diagram shows the overall phased development plan with five different phases of construction. The cost estimate for each phase of construction is included in the following pages. Improvements in each phase are also summarized below.



Phase 1 – Upper Terrace

Phase 1A

- Partial parking lot connecting to Crescent Valley Dr. and stormwater
- Crescent Valley Drive frontage improvements
- Portion of 96th Street frontage improvements
- Sand Volleyball expansion

Phase 1B

- Grading and ADA path connecting upper, middle and lower terraces
- Tree and buffer plantings

Phase 1C

- Remainder of upper parking lot connecting to 96th St. and stormwater
- Vacant building remodel or demolition* (after additional studies completed)
- Plaza and landscaping

Phase 2 – Lower Terrace

- Nature Trail
- ADA path to existing park amenities
- Playground expansion
- Gathering areas

Phase 3 – Middle Terrace

- Multipurpose field renovation
- Expanded stairs to lower level
- Nature trail connection to upper terrace
- Remaining Vernhardson St./96th St. frontage improvements

** Phase 1C may be shifted to a later phase to allow additional time for community fundraising and any additional studies needed prior to any renovation of the existing vacant Lodge structure, if that option is ultimately pursued further.*

Cost Estimates

Estimated Cost of Construction

The estimated cost of construction for each phase is shown below. Costs are presented as a range recognizing there are a number of ways a master plan can be implemented and a large degree of variability in costs depending on materiality, design, and construction details, all determined during a final design phase. The cost range is intended to account for these, and other conditions, that are unknown at the time of the master planning process.

All costs are shown in 2025 dollars without any escalation included. Detailed documentation of estimated costs for construction is included in Appendix N.

Phase	Construction Cost***	Construction Mark-Up (60%)*	Soft Costs (20%)**	Total Project Cost
Phase 1A	\$1.2 - \$1.5	\$0.7 - \$0.9	\$0.1 - \$0.2	\$2.0 - \$2.6
Phase 1B	\$0.6 - \$0.8	\$0.2 - \$0.5	\$0.01 - \$0.01	\$1.0 - \$1.4
Phase 1C	\$2.4 - \$3.5	\$1.4 - \$2.1	\$0.3 - \$0.4	\$4.1 - \$6.0
Phase 2	\$2.4 - \$2.9	\$1.4 - \$1.7	\$0.3 - \$0.4	\$4.1 - \$5.0
Phase 3	\$1.7 - \$2.1	\$1.0 - \$1.3	\$0.2 - \$0.3	\$2.9 - \$3.7
Total				\$14.1 - \$18.7

* Construction mark-up includes contractor mobilization and overhead (20%), contingency (30%) and sales tax (9.1%), rounded up to account for potential adjustments in phasing and changing market conditions to a 60% total mark-up.

** Soft costs include permitting fees, administration costs, and design fees.

*** All costs are in millions.

Permitting

The following matrix summarizes potential permits needed for project development including permitting agencies, requirements, and triggers for the master plan including state, federal and local permitting requirements.

Crescent Creek Master Plan Permitting Matrix		
Permit Required	Department	Notes
Major Site Plan Review	Planning	For review of site improvements, buffers and alterations
Alternative Landscape Plan	Planning	If the project deviates from the prescriptive landscaping standards
Sign Permit	Planning	If signage visible from the public street is proposed on site
Boundary Line Adjustment	Planning	If deemed necessary to address grant conditions or other site development considerations.
Shoreline Permit	Planning	If any development within the Shoreline designation is proposed
Critical Area Review	Planning	Included in site plan review assessing consistency with critical area regulations (e.g. streams and wetlands). May include mitigation plans.
Historic Preservation	Planning	For decisions related to the Masonic Lodge or WPA picnic shelter
Tree Removal Permit	Planning	If any significant trees are to be removed within protected areas.
SEPA	Planning	Checklist required as part of site plan review to detail environmental impacts.
Building Permits	Building	Construction of bathrooms, shelters, vacant building remodel, retaining walls, etc.
Electric, Mechanical and Plumbing Permits	Building	For restrooms and any other building construction or renovation
Encroachment Permit	Public Works	For any improvements required within the rights of way
Land Clearing and Grading Permit	Public Works	Grading for development of amenities such as the primary trail and parking areas.
Civil Permit	Public Works	For civil improvement work such as interior roadways, parking areas, stormwater and other facilities.

Grant Funding

Below is a matrix listing a selection of grant opportunities available for this park development. This is not a list of all the options, as there are many grants for smaller items such as the playground equipment, but this shows some of the larger grants that could help fund the major components of the park improvements.

Grant / Agency	Funding	Eligibility	Project Element
Land & Water Conservation Fund / Washington State Recreation & Conservation Office	Grant Limit: \$2 million (state projects) Match: 50%	Develop or renovate recreation areas and support facilities	Play area, picnic shelters, ADA improvements, open lawn <i>(challenge to be competitive with a renovation project)</i>
Local Parks / Washington State Recreation and Conservation Office (WWRP)	Grant Limit: \$500,000 (development) Match: 50%	Develop or renovate recreation areas and support facilities	Not very competitive with renovation, though possible for “addition” of new play age groups and abilities
Land & Water Conservation Fund / Washington State Recreation & Conservation Office / Legacy Program	Grant Limit: \$9,580,000 Match: 50%	Develop recreation areas in urban areas with over 50,000 population	Play area, picnic shelters, ADA improvements, open lawn <i>(may only be applicable for new recreation features)</i>
No Child Left Inside / Washington State Recreation & Conservation Office	Grant Limit: \$150,000 Match: 25%	Funding for outdoor environmental-based education and recreation programs serving youth	ADA improvements, nature play, interpretive education
Outdoor Learning Grant / Washington State Recreation & Conservation Office	Grant Limit: \$175,000 Match: None <i>Note: not currently funded</i>	Educational experiences for public school students who are traditionally underserved in science and outdoor learning opportunities	Interpretive education <i>(may not fit eligibility for project type)</i>
Community Outdoor Athletic Fields / Washington State Recreation & Conservation Office	Grant Limit: \$1.2 million Match: None <i>Note: New program in 2024, not funded in 2025</i>	Build, expand, or renovate outdoor athletic facilities in communities that lack recreational opportunities, have underserved populations, and possess limited financial capacity.	Field improvements

APPENDIX A

MASTER PLAN & PHASING PLAN

Final Master Plan

Additional Considerations:

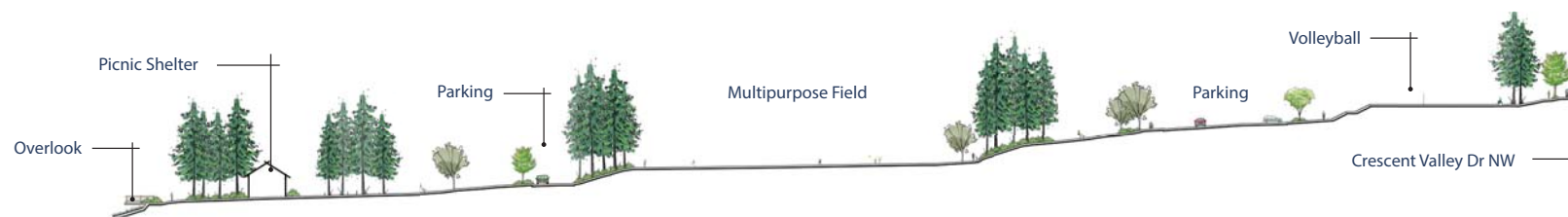
- Minimize disturbance to the existing native garden to the extent feasible.
- Additional right-of-way improvements and potential traffic calming to be determined in final design.
- New vegetation to be designed to support wildlife habitat.

Options:

Large Picnic Shelter
(footprint of original building)



Adaptive Reuse of Lodge
(for small community events)



SITE SECTION

Preliminary Phasing & Construction Budget

PHASE 1: Upper Terrace

Phase 1A includes new parking, 2 new volleyball courts, and required right-of-way improvements. Phase 1B connects the upper terrace to the middle and lower terraces with an accessible trail. Phase 1C includes the remaining parking and two options for the area around the existing vacant building (previously the Masonic Lodge). The options include a new large rentable picnic shelter in the same footprint as the Masonic Lodge with historic interpretive features and a new restroom, or adaptive reuse of the building for small community events (with additional parking if needed). Additional studies and other investigative work will be needed prior to any adaptive reuse of the structure. As such, Phase 1C could be moved to a later phase, if needed, to allow time for community fundraising efforts and the additional studies needed.

PHASE 2: Lower Terrace

Phase 2 includes an expand and universally designed play areas, nature trails, picnic shelter, gathering areas, and accessible paths to existing park amenities.

PHASE 3: Middle Terrace

Phase 3 includes a renovated multipurpose field, expanded stairs to the lower terrace, nature trail connection to the upper terrace, gathering areas, and remaining required right-of-way improvements.



APPENDIX B

MASTER PLAN TIMELINE

City of Gig Harbor Crescent Creek Park Master Plan Timeline

2017 – City purchased land adjacent to Crescent Creek Park, originally called City Park, to incorporate the vacant land and crumbling structure into an expanded and upgraded park space.

2019 – City receives a complaint from the U.S. Department of Justice regarding lack of ADA access at the park.

Aug. 3, 2022 – Parks Commission, “Crescent Creek Master Plan Update”

Discussion: Public Works Director Jeff Langhelm reported that the city is working on a contract for consultant services to begin the Crescent Creek Master Plan.

Nov. 14, 2022 – City Council Meeting, “Professional Services Contract with HBB Landscape Architects for the Crescent Creek Park Master Plan”

Business: Public Works Director Jeff Langhelm introduced the agreement and recommended that Council approve the agreement with the optional addition of track 11.

Motion to approve and authorize the mayor to execute Professional Services Contract Amendment #2 with BCRA to include optional track 11 (Barber/Woock). Unanimously approved.

Dec. 1, 2022 – Study session, “Joint Meeting with Parks Commission”

Discussion: Parks Commission 2023-24 Work Plan. “Crescent Creek Park – Master Plan and Phase 1A Conceptual Design, and Construction,” is listed fourth on parks development goals for 2023-24. Parks Commission Chair Ben Coronado also addressed council and answered questions.

Feb. 1, 2023 – Parks Commission, “Crescent Creek Park Master Plan”

Discussion: Parks Manager Jennifer Haro reviewed the upcoming master planning process. Louise Tieman was selected as the Parks Commission's representative on the community advisory committee.

Feb. 28, 2023 – HBB Landscape Architecture and architectural and engineer sub-consultants Rolluda Architects building condition assessments.

Recommendations: Hazardous Building Materials are suspected. The building has been modified extensively, with the removal of the 2nd story of the original schoolhouse, the doubling of the building's footprint, the infilling of the main floor windows, the replacement of siding with vinyl siding, and the replacement of the roofing with standing seam metal roofing. Because there is little remaining of the original building fabric, the report concluded the building would not qualify for historic status. These reports were presented to council on May 11, 2023.

March 21, 2023 – Park community advisory committee

Community Advisory Committee shared what they value about the park and what they would like to see changed.

March 31, 2023 – PND Engineers building renovation assessment.

Construction cost estimate based preliminary structural plans from architectural design. The foundation reinforcement and the building connection to the foundation are not known. No geotechnical investigation has been conducted to confirm the building would meet current codes for soils bearing strength or liquefaction. The report estimated \$1.75 million for a minimal remodel of the building to enable it to be open to the public. These reports were presented to council on May 11, 2023.

April 2023 – Public survey #1

Feedback summary: Public feedback showed a strong support for the master plan to maintain the site's natural character and preserve ecological integrity. The next two identified priorities were sustainable and accessible design, and cost considerations.

April 19, 2023 – public open house

Feedback summary: Top priority, by a significant margin, expressed through public comment was for the master plan to "Maintain natural character/ecology," followed by two closely-ranked priorities of "Sustainable design" and "Add capacity or more variety of activities."

April 20, 2023 – Study session, "Proposed Crescent Creek Annexation"

Recommendations: Public Works Director Jeff Langhelm asked for council guidance on whether to pursue the annexation of all or just some of the right-of-way. Council consensus was to annex the entire right-of-way.

May 11, 2023, – Study session, "Masonic Lodge Discussion"

Recommendation: Council was supportive of demolishing the building and directed staff to prepare a resolution for consideration at the regular city council meeting on May 22. They also wanted to see the options and associated cost estimates for salvaging and reusing some materials from the existing building.

May 22, 2023 – City Council Meeting, "Resolution 1278 Stating the City Council's Determination to Demolish the Masonic Lodge Building and Include the Property in the Crescent Creek Park Master Planning Process"

Business item: Parks Manager Jennifer Haro presented the resolution. Josie Emmons Turner, Tamara Smilanich, John McMillan, Mary Manning, Stephanie Lile, and Steve Paris provided public comment on preserving the building. **No action was taken on the resolution.**

June 7, 2023 – Parks Commission, "Crescent Creek Park Master Plan Update"

Discussion: The project should be put on hold while determining the costs associated with saving the building on the site.

July 13, 2023 – Study session, “Crescent Creek Park Master Plan / Masonic Lodge”

Recommendation: Council consensus was to put the master planning process on hold for one year to allow a community group, known as the Museum Group, to develop a design, with a financial and management plan, for repurposing the building with a Memorandum of Understanding in place to establish expectations. Council asked that the group come up with a plan by July 2024.

August 2, 2023 – Parks Commission, “Crescent Creek Park Project Update”

Sept. 21, 2025 – Study session, “Masonic Lodge MOU with Harbor History Museum”

Recommendation: Haro reviewed the draft MOU and asked for council feedback and proposed amendments.

Oct. 23, 2023 – City Council Meeting, “Memorandum of Understanding with Harbor History Museum for Masonic Lodge Concept Planning”

Business item: Parks Manager Jennifer Haro introduced the MOU.

Motion to authorize the mayor to sign the memorandum of understanding with the Harbor History Museum (Woock/Barber). Unanimously approved.

Feb 2024 – Museum Group survey #1, “Masonic Lodge Community Use Survey”

Feedback summary: A majority opinion did not emerge from the 3 options proposed for the building, which did not include demolition as an option. Key trends in public comment provided were a focus on fiscal responsibility and desire to incorporate the building into park space.

June 2024 – Museum Group survey #2, “Masonic Lodge Community Survey 2”

Feedback summary: Concepts presented were: new addition (avg rank. 72/100), schoolhouse style (71), WPA style (35), basic lodge (33). Priorities identified were keeping a budget below \$4 million (68%), and restrooms. 55% of respondents answered they use the park once a year or less.

April 29, 2024 – WA Patriot Construction building estimate: \$4,583,077

Conceptual pricing includes construction costs only, **does not include**:

1. Design fees, permit fees, utility connection fees, special inspection and testing, Commissioning. (estimate 12-15% of construction costs)
2. Owner move-in, furniture, fixtures & equipment. (estimate 10-12% of construction costs)

May 2024 – Gig Harbor Cooperative Preschool moves out after decades due to condition of the building.

May 1, 2024 – Parks Commission, “Masonic Lodge Update”

July 11, 2024 – Study session, “Masonic Lodge Proposal”

Recommendation: Stephanie Lile from the Museum Group presented the findings of the Museum Group, survey results, a proposed site plan, proposed building layout, rough cost estimates, proposed funding plan and proposed management plan. Council expressed interest in the proposal and directed the building be incorporated into the long-range plans for the park.

August 7, 2024 – Parks Commission, “Masonic Lodge/Crescent Creek Park Master Plan Update”

Oct. 28, 2024 - City Council Meeting, “Professional Services Contract Amendment #1 for Crescent Creek Park Master Plan”

Business item: Parks Manager Jennifer Haro introduced the amendment, Stephanie Lile provided public comment.

Motion to authorize the mayor to execute Amendment 1 to the professional services contract for HBB Landscape Architecture for the master plan for Crescent Creek Park (Barber/Coronado). Unanimously approved.

Jan. 30, 2025 – Park community advisory committee

March 3, 2025 – Park community advisory committee

April 9, 2025 – Public open house

Feedback summary: The city and HBB presented three design alternates. The top-ranked program element was expanded parking; The second-most comments received were opposed to improving the vacant building.

May 7, 2025 – Parks Commission, “Crescent Creek Master Plan Update”

May 2025 – Public survey #2

Feedback summary: 72% of responses from the community were negative or indifferent about keeping the vacant building on the site.

May 29, 2025 – Study session, “Crescent Creek Park Master Plan Update”

Recommendations: Parks Manager Jennifer Haro reviewed the three layout options for the park and asked for council feedback. Council was supportive of Option 1. Council also wanted to see an option with the old building removed and a new building in its place.

July 23, 2025 – Park community advisory committee

July 31, 2025 - Study session, “Crescent Creek Park - Preferred Concept Options”

Recommendation: Parks Manager Jennifer Haro and the city’s consultant from HBB Landscaping Architects presented new concepts to council based on previous conversations. Council was supportive of concept 2A with the remodeled building as an alternative if funding to remodel the building can be found.

Aug. 6, 2025 – Parks Commission, “Crescent Creek Master Plan”

Sept. 3, 2025 – Parks Commission, “Masonic Lodge recommendation”

Recommendation: remove the old building and replace it with a new shelter and gardens designed to honor the site’s history as a former school.

Sept. 11, 2025 – Study session, “Parks Commission’s Masonic Lodge Recommendation”

Recommendations: Parks Manager Jennifer Haro presented the parks commission’s recommendation to demolish the vacant building. John McMillan, Stace Gordon, Kit Kuhn, Steve Paris, Lita Dawn Stanton, and John Holmaas provided public comment.

Sept. 18, 2025 – Public open house, “Phasing”

Feedback summary: Public comment supported keeping natural character, parking expansion, and playground expansion such as nature play, sandbox, existing boat structure, athletic fields, trails, picnic shelters, open lawn. Cost and maintenance of a remodeled or new building was a top concern.

Oct. 6, 2025 – Public survey #3

Feedback summary: A majority (over 56%) ranked removing the vacant building as their **preferred option**. The majority (over 59%) ranked replacing the building with an appropriate gathering space as their **second choice**.

Oct. 27, 2025 – City Council Meeting, “Report from Gig Harbor Youth Council”

Presentation: Gig Harbor Youth Council Secretary Madaline Harding reported on the group’s initial meetings. The group held an advisory vote to show their support of the Crescent Creek Master Plan preferred option as presented by Parks Manager Jennifer Haro. The group also held an advisory vote to express their opposition to including the building in the final plan that has yet to be determined by city council. Both votes passed unanimously.

Nov. 3, 2025 – Park community advisory committee

Nov. 5, 2025 – Parks Commission, “Crescent Creek Park Master Plan – Final Recommendation”

Recommendation: The commission voted to recommend approval of the preferred master plan option removing the existing vacant building and replacing it with a shelter for community gatherings. Additional recommendations included adding additional right-of-way improvements, traffic calming measures, vegetation to support wildlife habitat, and minimize disturbances to the native garden.

Nov. 10, 2025 – Historic preservation commission

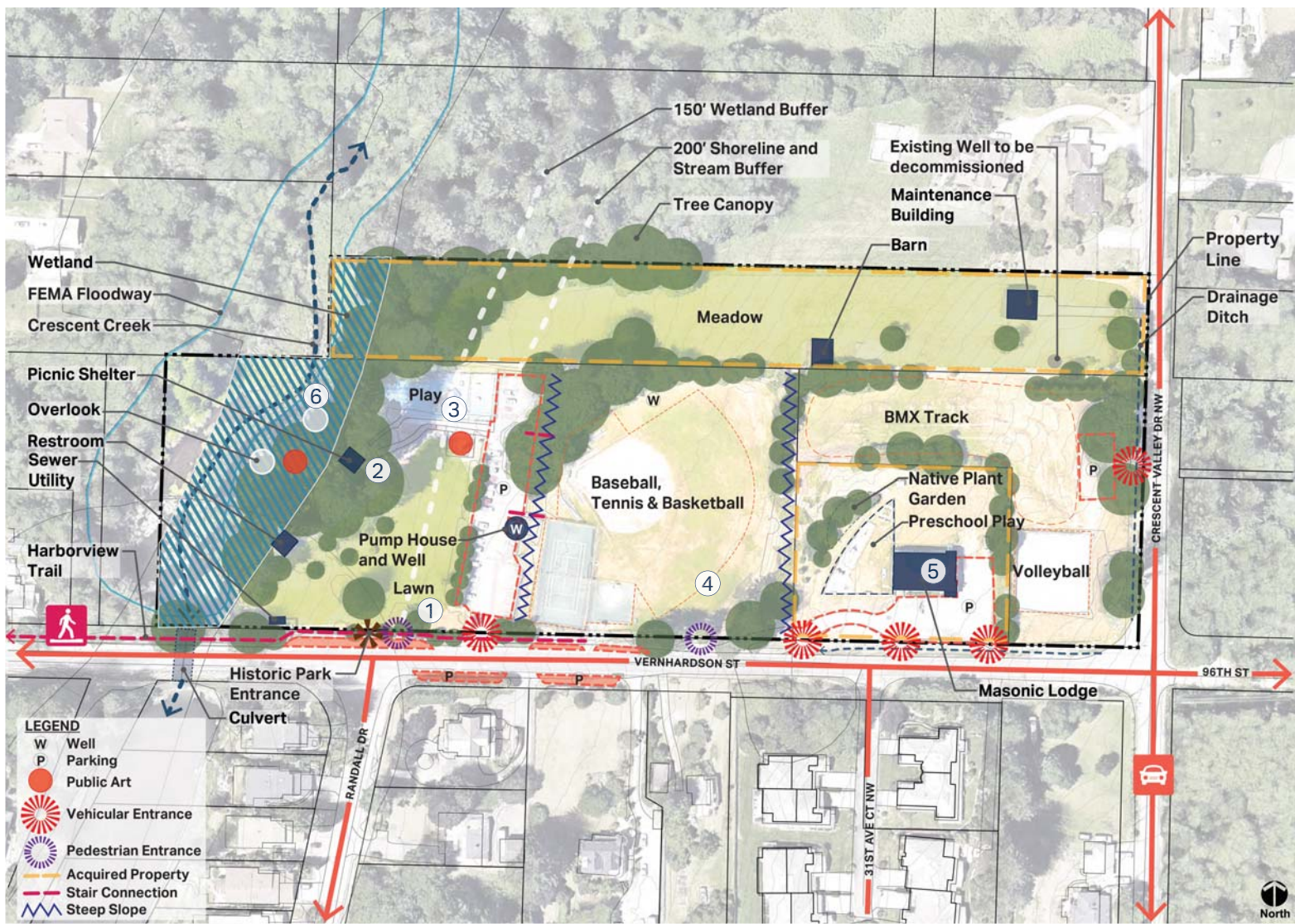
Recommendation: The commission voted to engage a consultant to conduct a historic building review.

Nov. 20, 2025 – Study session, Council recommended adoption of the final master plan, with the plan for the vacant building to be decided after a historic building report is completed.

APPENDIX C

SITE ANALYSIS

Site Analysis



APPENDIX D

ARCHITECTURAL MEMO

TECHNICAL MEMORANDUM

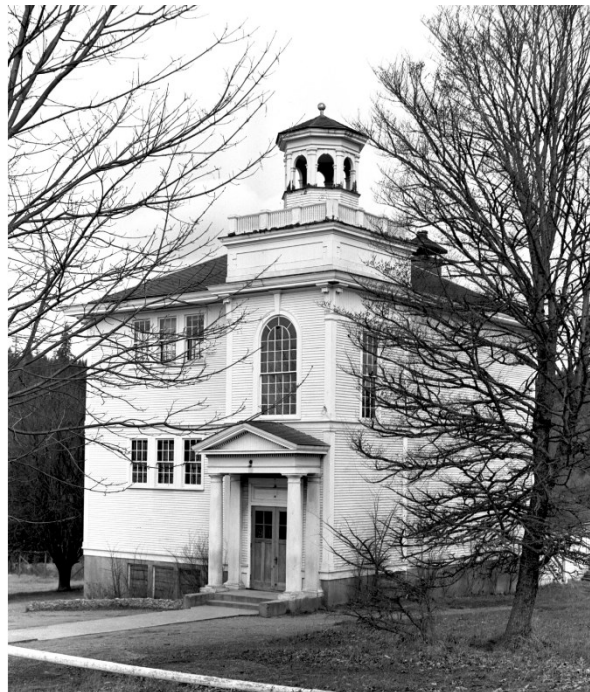
Date: February 24, 2023

To: Juliet Vong
HBB Landscape Architecture

From: Rolluda Architects

Project: Crescent Creek Park Master Plan Project #:

Re: Masonic Lodge



*Harbor History Museum Collection, Catalog Numbers GH-152, E-03.2, FS72-5, Sch-183-CV
2020 Photos: Kellys on Pioneer, Harborview Drive, and Crescent Valley School Now by Stephanie Lile*

1. PROJECT OVERVIEW

This memo evaluates the existing conditions and uses of the Masonic Lodge and determines potential improvements. Features that would help create continuity between the different park elements will be considered, along with protecting the natural environment and the existing park character.

2. HISTORY

- a. Crescent Valley School was built in 1915 located on the corner (Vernhardson / 96th and Crescent Valley Road) where the old Masonic Temple structure still stands. The building was decommissioned as a school in 1942 and was purchased in 1949 when it became the Masonic Temple (John Paul Jones Lodge #217) and remodeled by the Masonic Temple Association. The original schoolhouse was extensively remodeled and expanded

at some point, believed to be in the late 1940s. There was an addition to the west that doubled the building's footprint, and the schoolhouse's second floor and tower element were removed. The main floor windows were infilled at some point during its history.

b. Historical Significance

i. Criteria for evaluation of whether a property is eligible for being listed on the National Register of Historic Places:

1. Be associated with important events that have contributed significantly to the broad pattern of our history, or
2. Be associated with the lives of persons significant in our past, or
3. Embody the distinctive characteristics of a type, period or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction, or
4. Have yielded, or may be likely to yield, information important in prehistory or history.

ii. Because the building has been modified extensively over the past 100+ years, with the removal of the 2nd story of the original school house, the doubling of the building's footprint, the infilling of the main floor windows, the replacement of siding with vinyl siding, and the replacement of the roofing with standing seam metal roofing, it would appear that there is little remaining of the original building fabric to have the structure considered for nomination under criteria 3 above.

3. GENERAL DESCRIPTION

- a. The Masonic Lodge is on a 1.1-acre parcel in unincorporated Pierce County. It borders the City of Gig Harbor on 3 of its sides. The structure has a concrete foundation with a concrete slab on grade at the basement level. The concrete foundation walls seem to extend to the main floor framing. From that point, the building is constructed of wood studs and clad with vinyl siding. The siding on the north side of the building appears to have mildew growth on the surface. The hipped roof is clad with a standing seam metal roof. The finish of the roof appears to be chalking and the age of the roof is unknown. We understand anecdotally that the basement has experience moisture intrusion, believed to be caused by ground water moving across the site from east to west.
- b. A Phase 1 Environmental Site Assessment was performed in 2017. This assessment revealed no evidence of recognized environmental conditions, except for the following:
 - i. Heating Oil Tank located in the northeast corner of the building, which may not have been properly decommissioned.
 - ii. The property is located within the Tacoma Smelter Plume.
 - iii. Hazardous Building Materials are suspected, given the age of the building.
- c. Structural Analysis: An analysis of the building's structure was performed and is included under separate cover.

4. CODE REVIEW (IBC 2018)

- a. Zoning
 - i. Overview

1. The Masonic site is located in unincorporated Pierce County and is zoned Single Family (SF). The parcel directly adjacent to the site's western boundary is within the City of Gig Harbor and is zoned Public Institutional District (PI) and is listed on the Historic Register. The parcel to the north and east is also within the City of Gig Harbor and is zoned PI. The parcel to the south, across 96th St NW is within unincorporated Pierce County and is zoned SF.
- ii. SF Zone
 1. Civic Use, Public Park Facilities, Levels 1, 2, and 4 are permitted.
 - a. Level 1 - Local Parks. Local Parks such as playfields, neighborhood parks, and small community parks have limited facilities and typically include a playground, sports field, tennis or basketball courts, internal pathway, and supporting amenities.
 - b. Level 2 - County Parks and rest areas associated with a major transportation route. County Parks are large community parks that support a wide range of recreation interests, attract residents from nearby communities, provide active and passive recreation opportunities and may also incorporate natural open space.
 - c. Level 4 - Linear Parks/Trails and Resource Conservancy Parks. Linear Parks/ Trails and Resource Conservancy Parks include built or natural corridors which provide recreation or non-motorized transportation linkages within the county or green buffers between communities. Recreational use is generally passive and trail-related and may include supporting facilities, such as viewing areas, play areas, picnic tables, or trailheads.
 - d. Day Care Centers are not listed as a permitted use in SF zones.
- iii. Development Standards
 1. Setbacks - Front - 12 ft for porches, 15 ft for other portions of building; Interior/Side - 10 ft; Rear – 10 ft
 2. Building Height Limits – 35 ft
- iv. Adjacent Zoning:
 1. West: Public-Institutional District, Historic Register (City of Gig Harbor)
 2. North and East: Single-Family Residential (City of Gig Harbor)
 3. South: Single-Family (Pierce County)
- v. Parking Requirements - TBD
- b. Building
 - i. Occupancy (Chapter 3)
 1. Existing

The Masonic Lodge main level falls under Assembly **Group A - 3** occupancy, per 2018 IBC, Sec 303.1 and Sec 303.4. Group A occupancy includes, among others, the use of a building or structure, or a portion thereof, for the gathering of persons for purposes such as civic, social, or religious functions; recreation, food or drink consumption or awaiting

transportation. Group A-3 occupancy includes assembly uses intended for worship, recreation or amusement and other assembly uses not classified elsewhere in Group A including Community halls.

The Masonic Lodge basement-level falls under **Group E** Day Care facilities, per 2018 IBC 305.2. This group includes buildings and structures or portions thereof occupied by more than five children older than 2 1/2 years of age who receive educational, supervision or personal care services for fewer than 24 hours per day.

- ii. Construction Type: Type V-B
- iii. Allowable Area (Chapter 5): Assumption – Building is 1-story, non/sprinkled, with basement.
 - 1. A-3 Occupancy: 6,000 sf
 - 2. E-1 Occupancy: 9,500 sf
- iv. Means of Egress (Chapter 10)

MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT (Table – 1004.5)

DESCRIPTION	AREA SQ FT	AREA SQ FT	OCCUPANT LOAD FACTOR	OCCUPANT
01-LEVEL 1 - A3				
Assembly area		1864	7	266.285714
Entry	115			
Corridor	302			
Room	120			
Store	10			
Store/ Utility	65			
Store	41			
00-BASEMENT - E				
Day Care		1739	35	49.6857143
Kitchen		172	200	0.86
Restroom	102			
Restroom	36			
Mechanical Equipment	54			
Corridor	166			
				316.831429
TOTAL OCCUPANCY				317

- 1. Exit width

- a. Main Floor:
 - i. Required: Doorways - 54 in; Stairs – 80.1 in
 - ii. Provided: Doorways – 64 in; Stairs – 144 in
- b. Basement:
 - i. Required: 10 in
 - ii. Provided: 66 in
- v. Accessibility (Chapter 11): up to 20% of the construction budget will be required to be allocated to address accessibility deficiencies.
 - 1. Interior:
 - a. Restrooms do not comply with accessibility requirements (maneuvering/turning space, fixture heights)
 - b. Kitchen does not comply with accessibility requirements (knee space, workspace height)
 - c. Stairs
 - i. Stair nosing projection: underside of projects does not have curved or beveled underside
 - ii. Handrail lack extensions at top and bottom, and do not return to the wall.
 - iii. Guards spaced greater than 4 in apart.
 - d. Assembly space on the main floor is not wheelchair accessible, only accessible from the main entry by stairs.
 - e. The exit door at the northwest corner of the assembly space is ~12 in higher than main floor level, accessible only by stairs.
 - f. The only restroom facilities in the building are at the basement level, which are not wheelchair accessible from the main level.
 - g. The stairs to the attic does not have a handrail on both sides of the stairs, spacing of guards are greater than 4", handrail does not have extensions at top and bottom.
 - 2. Exterior
 - a. Main entry is not wheelchair accessible.
 - b. Main entry stair has only 1 handrail.
 - c. North exit stairs have open risers and noncompliant handrails.

vi. Plumbing Fixtures (Chapter 29)

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES (See Sections 2902.2 and 2902.3)

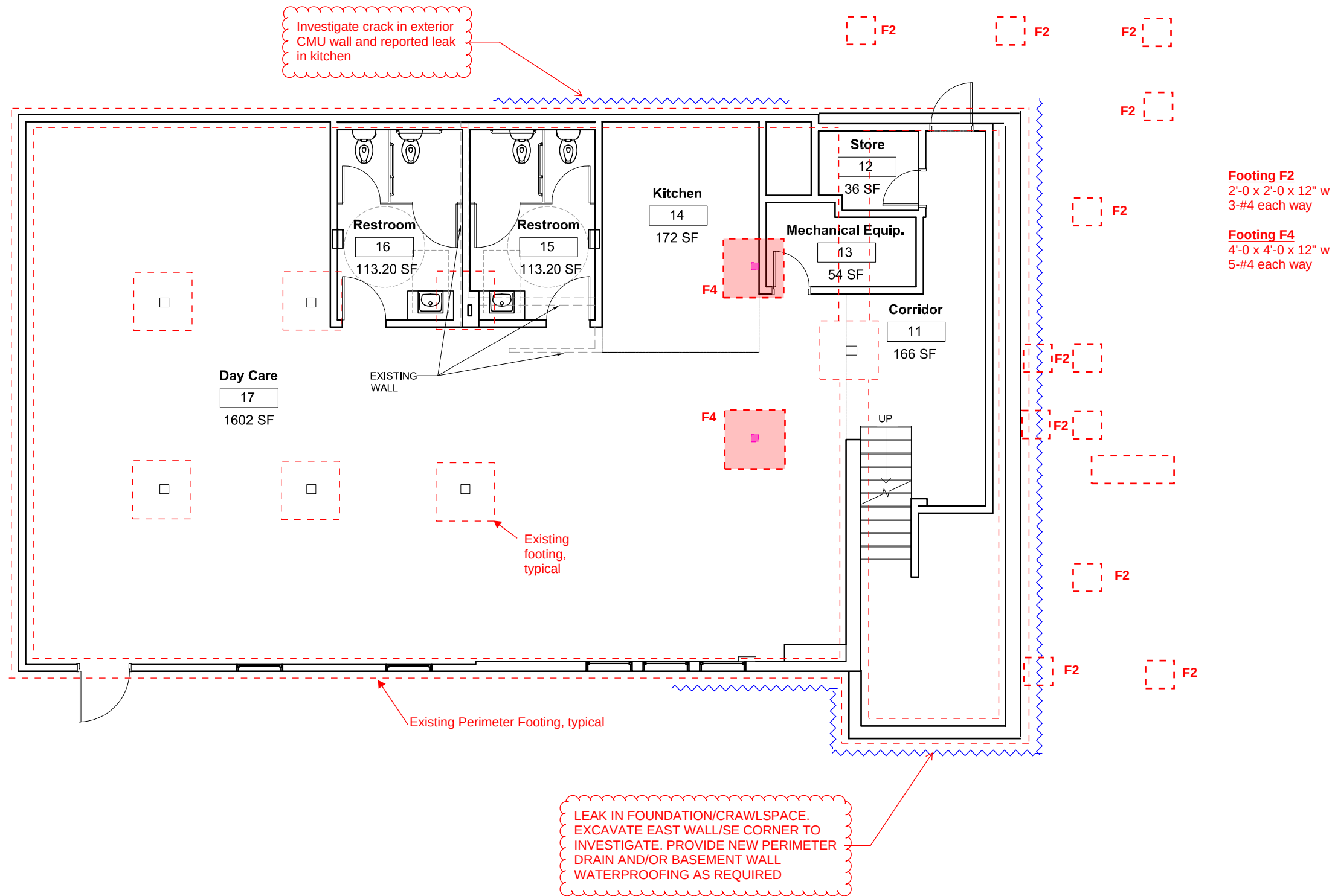
Occupants: 317

NO	CLASSIFICATION	OCCUPANCY	WATER CLOSET / URINAL			LAVATORIES			BATHTUBS / SHOWERS	DRINKING FOUNTAINS
			MALE	FEMALE	UNISEX	MALE	FEMALE	UNISEX		

			1 PER 125	1 PER 65	--	1 PER 200			--	1 PER 500
1	Assembly	A-3*	1.268	2.438462	--	0.7925	0.7925	--	--	0.634

* Auditoriums without permanent seating, art galleries, exhibition halls, museums, lecture halls, libraries, arcades and gymnasiums.

5. CONCEPT ALTERNATIVES - TBD



FOUNDATION PLAN

Existing structural framing components to remain, unless noted otherwise.

MASONIC LODGE

3025 96TH ST, GIG
HARBOR, WA 98335
OWNER:
CITY OF GIG HARBOR CRESCENT
CREEK PARK

REVISION	DATE

Design:
Drawn:
Checked:
Project No.

Issuance
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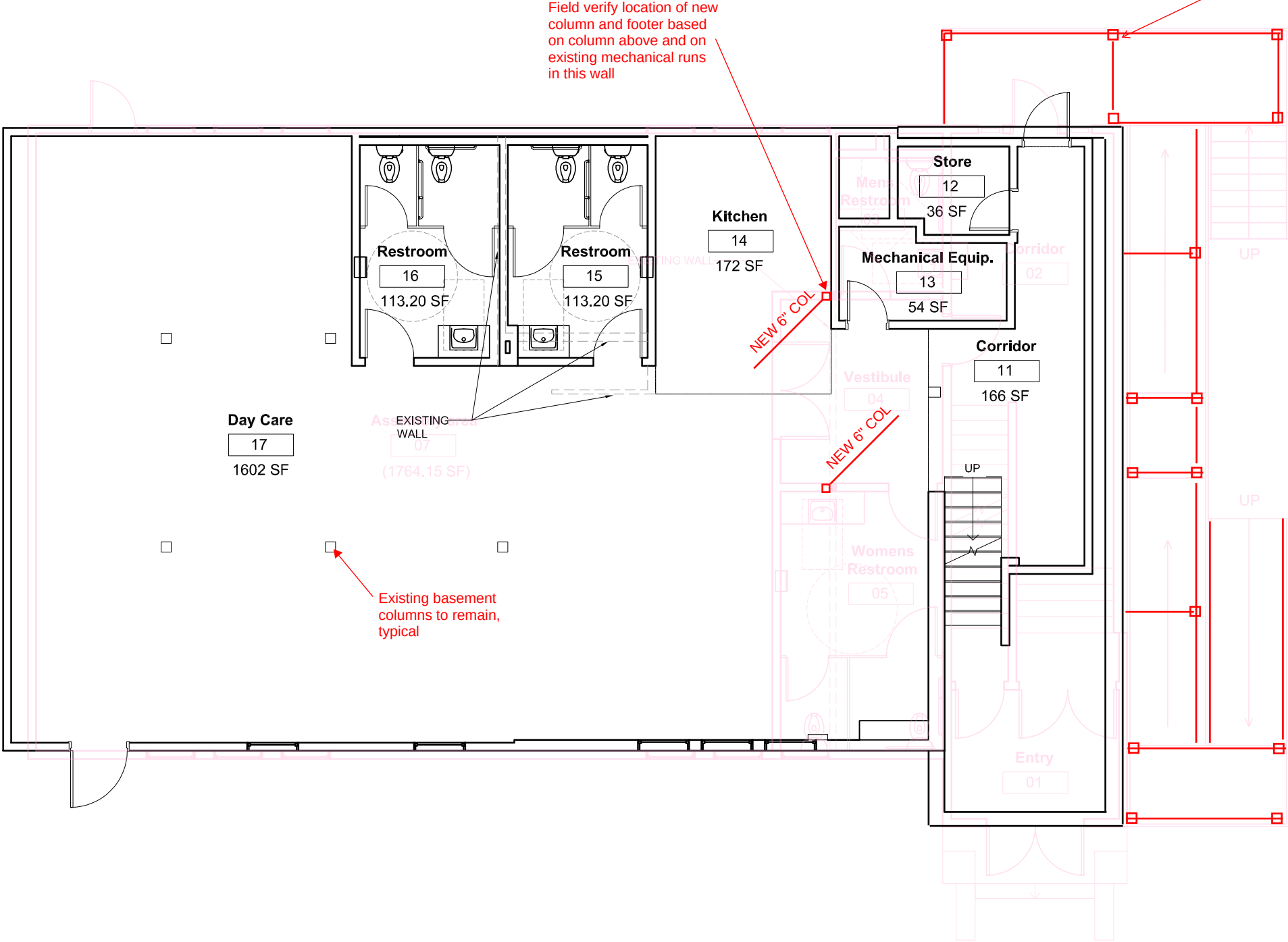
Date: 03/03/2023

Drawing Title

FLOOR PLAN

Drawing Number

A101



Typical Ramp
Framing:
2x Decking
2x10 Joists @ 16
2-2x10 Rims & Beams
4x4 Posts
24\"sq footings

MAIN FLOOR FRAMING PLAN

Existing structural framing components to remain, unless noted otherwise.

rolludaarchitects
architecture planning interior design

105 S. Main Street Suite 323
Seattle, WA 98104
t: 206-624-4222
f: 206-624-4226

MASONIC LODGE

3025 96TH ST, GIG HARBOR, WA 98335
OWNER: CITY OF GIG HARBOR CRESCENT CREEK PARK

REVISION	DATE

Design:
Drawn:
Checked:
Project No.

Issuance
.
Date: 03/03/2023
Drawing Title
FLOOR PLAN
Drawing Number
A101

REVISION	DATE

Design:
Drawn:
Checked:
Project No.

Issuance
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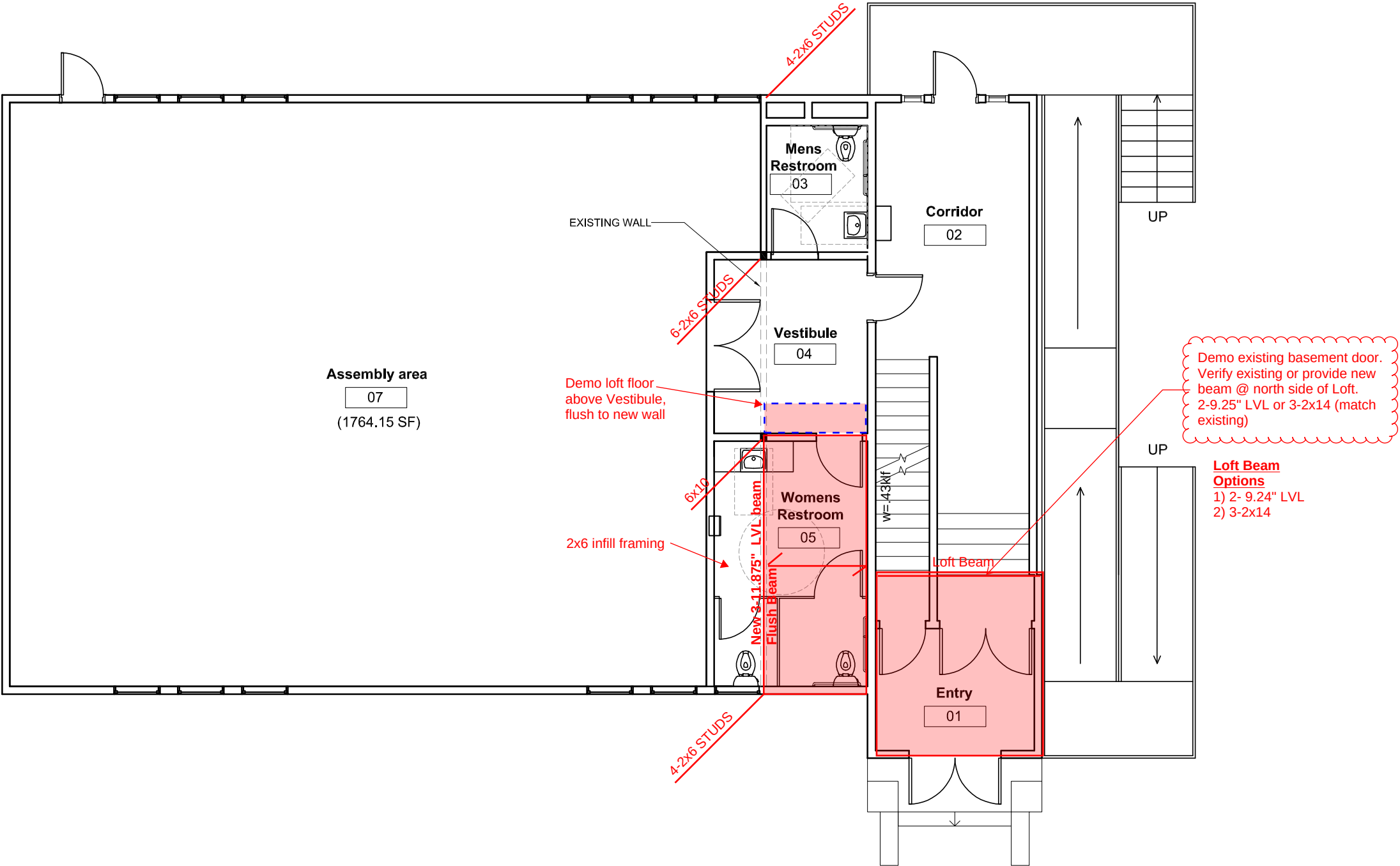
Date: 27/02/2023

Drawing Title

FLOOR PLAN

Drawing Number

A102



LOFT FLOOR FRAMING PLAN

Existing structural framing components to remain, unless noted otherwise.

REVISION	DATE

Design:
Drawn:
Checked:
Project No.

Issuance
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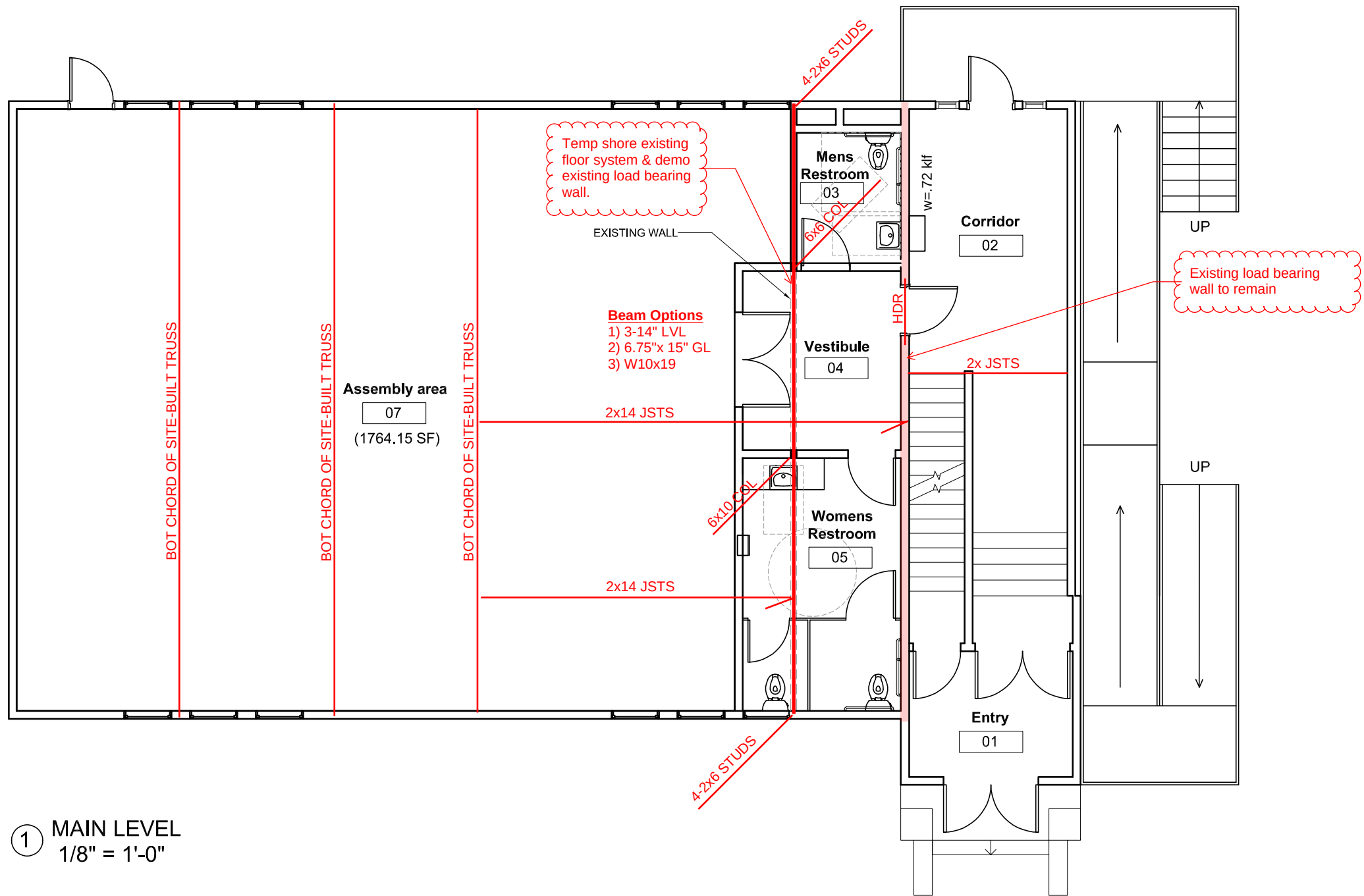
Date: 27/02/2023

Drawing Title

FLOOR PLAN

Drawing Number

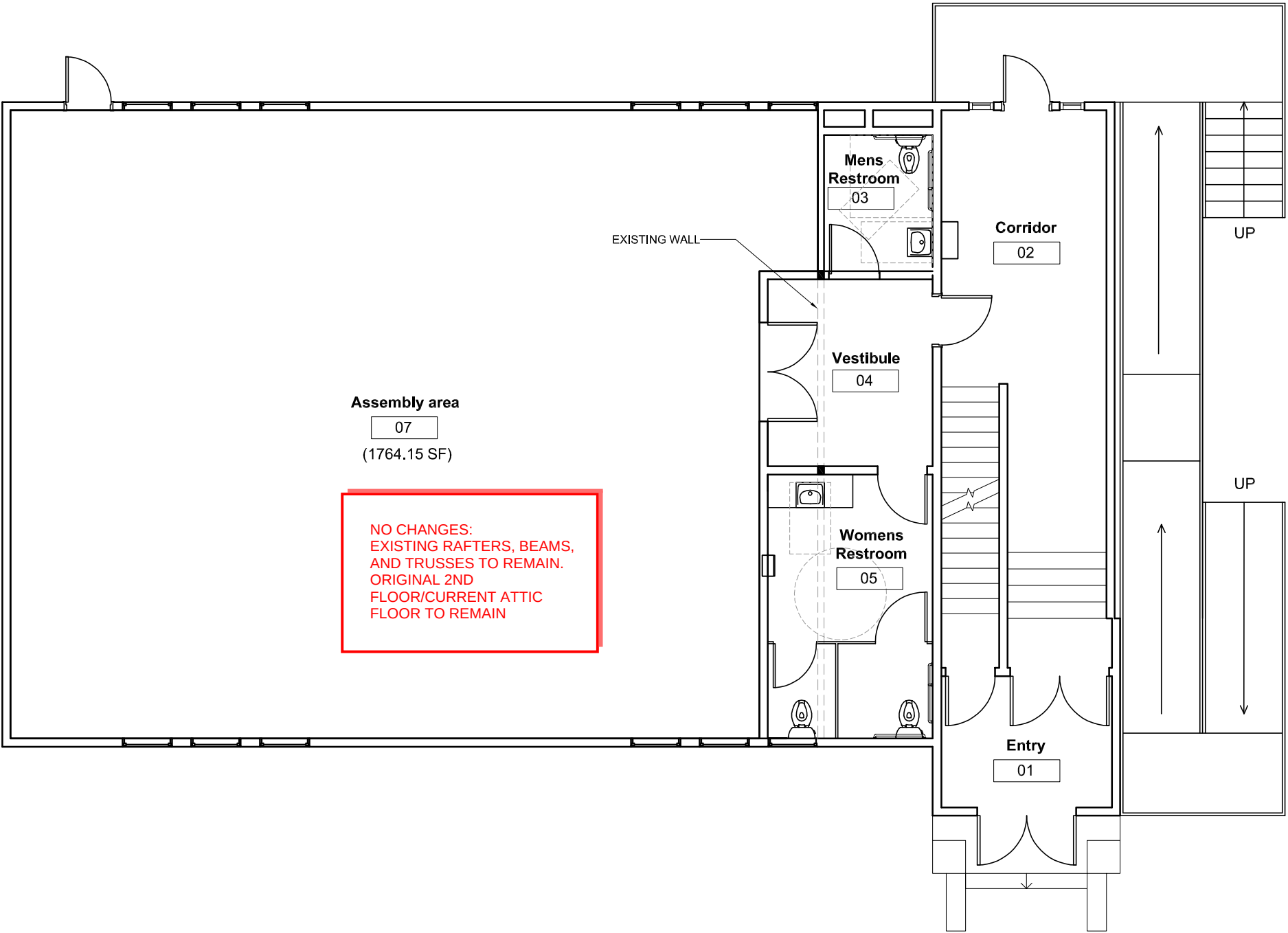
A102



① MAIN LEVEL
1/8" = 1'-0"

SECOND FLOOR FRAMING PLAN

Existing structural framing components to remain, unless noted otherwise.



ROOF FRAMING PLAN

Existing structural framing components to remain, unless noted otherwise.

MASONIC LODGE

3025 96TH ST, GIG
HARBOR, WA 98335
OWNER:
CITY OF GIG HARBOR CRESCENT
CREEK PARK

REVISION	DATE

Design:
Drawn:
Checked:
Project No.

Issuance

Date: 27/02/2023

Drawing Title

FLOOR PLAN

Drawing Number

A102

Project : Crescent Creek Park Master Plan - Masonic Lodge
 Gig Harbor WA
Architect: Rolluda Architects Inc.
Design Phase: Concept Draft
Date: March 31, 2023

SUMMARY

ITEMS/DESCRIPTION	TOTAL
Slab on Grade	\$4,521
Superstructure	\$246,500
Exterior Closure	\$60,364
Roofing	\$2,600
Interior Partitions & Doors	\$67,625
Interior Finishes	\$107,200
Specialties	\$19,535
Mechanical	\$167,100
Electrical	\$115,000
Selective Building Demolition	\$11,487
HazMat Abatement	\$20,000
Total Direct Cost	\$821,932
General Conditions including Site Supervision	12.5% 102,742
GC's Overhead and Profit including B&O Tax & Insurance	7.0% 64,727
Contingency - Design	25.0% 247,350
TOTAL COST @ TODAY'S BID	\$1,236,751
WSST	8.80% \$108,834
A/E Fees (WA ST A/E Fee Schedule - 2023 dollars)	15.00% \$185,513
Other Soft Costs	18.00% \$222,615
TOTAL	\$1,753,713

Notes/Assumptions:

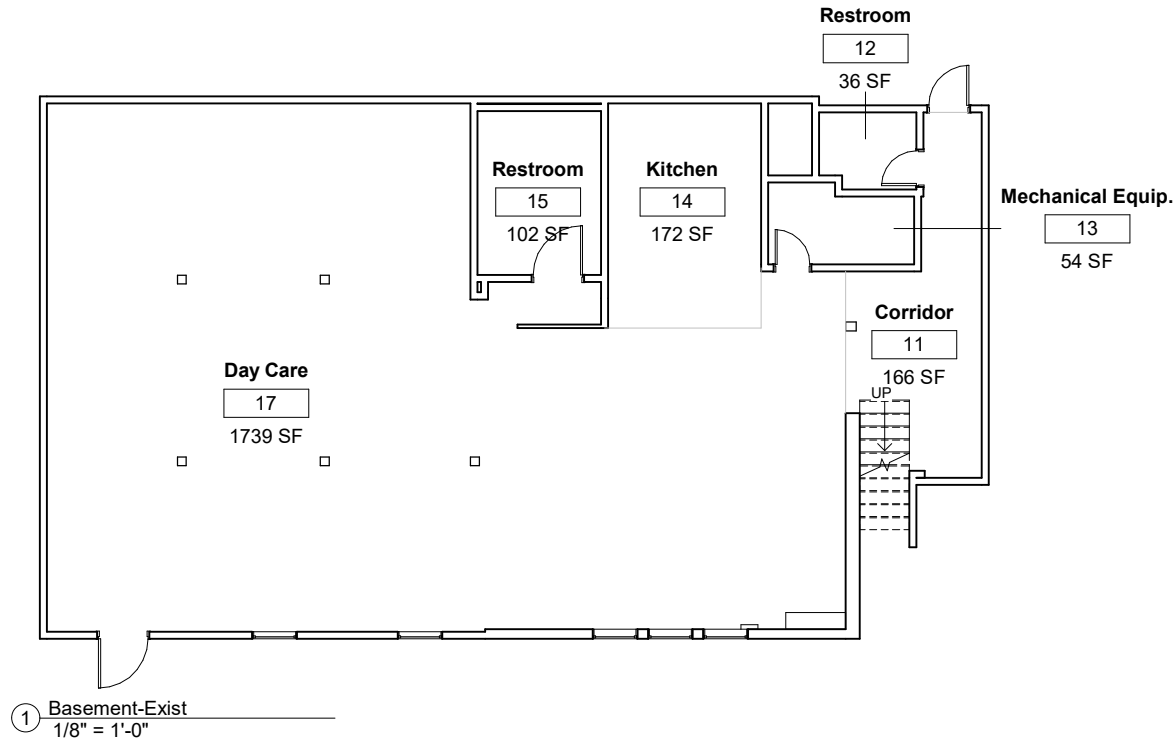
This estimate is based on prevailing union wage rate and public bid. It is assumed that the existing sanitary sewer line is adequately sized and its depth can accommodate the new restroom layout. Exterior work is limited to the ADA ramp and window replacement in main assembly space on main floor. Existing

2023 dollars

ESTIMATE DETAIL

DESCRIPTION	Quantity	Unit	Unit Cost	Sub-Total	TOTAL
Standard Foundation					0
	0	LF	84.00	0	
Slab on Grade					4,521
4" thick conc	4	CY	500.00	2,000	
W1.4xW1.4 6x6 WWF mesh	328	SF	1.00	328	
4' capillary break - gravel fill	4	CY	65.00	260	
Vapor retarder	328	SF	0.95	312	
Drill, epxy grout, dowell connect new to exist slab per det 6/S0.05	50	LF	25.00	1,250	
Slab const/control joints	328	SF	1.13	371	
Superstructure					246,500
Structural Renovation Costs (inclcd fdn and ADA ramp) frm PND	1	EA	246,500.00	246,500	
Exterior Closure					60,364
Mtl Clad Wood Windows	300	SF	175.00	52,500	
Trim/Flashing New Windows	1	LS	4,000.00	4,000	
Misc Patch/Repair	1	LS	3,000.00	3,000	
Cont metal drip flashing to window head/pan & wall	48	LF	18.00	864	
Roofing					2,600
Flashing pipe penetrations	4	EA	650.00	2,600	
Interior Partitions & Doors					67,625
Wood stud wall framing	2,000	SF	6.50	13,000	
5/8" GWB to interior walls	4,000	SF	4.85	19,400	
Sound batt insulation	500	SF	1.25	625	
New SCW Door/Frame/Hdwr	6	EA	3,500.00	21,000	
New SCW Door/Frame/Hdwr	2	PR	6,800.00	13,600	
Finishes					107,200
New CT Floor Finish	500	SF	22.00	11,000	
New CT Wainscot	700	SF	15.00	10,500	
New LVT	3,500	SF	12.00	42,000	
New Cpt	600	SF	6.50	3,900	
RB base - 6"	600	LF	5.50	3,300	
Paint GWB walls/clgs	6,500	SF	2.00	13,000	
Sealant, caulking & fire penetration ptrtection	1	LS	3,500.00	3,500	
Other misc patch & repair - allow	1	LS	20,000.00	20,000	
Specialties					19,535
Toilet partitions & doors - HC	6	EA	1,600.00	9,600	
Corner guards - metal	6	EA	110.00	660	

DESCRIPTION	Quantity	Unit	Unit Cost	Sub-Total	TOTAL
ADA signage 6" x 9"	4	EA	300.00	1,200	
Toilet grab bar	4	SETS	350.00	1,400	
Mirror	4	EA	225.00	900	
Soap dispenser	4	EA	95.00	380	
Seat cover disp	6	EA	285.00	1,710	
San Napkin disposal	4	EA	125.00	500	
Paper towel disp	4	EA	250.00	1,000	
Toilet tissue disp	7	EA	75.00	525	
Insulate waste pipes	4	EA	65.00	260	
Fire extinguisher	4	EA	350.00	1,400	
Mechanical					167,100
HVAC	450	SF	38.00	17,100	
Plumbing	5,000	SF	13.50	67,500	
Fire Protection	7,500	SF	10.00	75,000	
Mechanical demo	1	LS		7,500	
Electrical					115,000
Electrical Power Work	5,000	SF	12.50	62,500	
Lighting and Receptacle Work	5,000	SF	6.50	32,500	
Telecom/Security	5,000	SF	4.00	20,000	
Selective Building Demolition					\$11,487
Demo exist interior studs wall	92	LF	15.00	1,380	
Demo exist wd doors & frame	3	EA	125.00	375	
Demo raised floor	300	SF	5.00	1,500	
Demo exist VCT flooring	400	SF	0.85	340	
Demo exist carpet floor finishes	3,000	SF	0.75	2,250	
Demo Windows/Siding and Dispose	300	SF	12.00	3,600	
Sawcut/demo exist slab on grade	328	SF	1.50	492	
Demo exist ceiling/wall - 12" wide	10	LF	25.00	250	
Demo exist casework	4	LF	25.00	100	
Demo exist plumbing fixture	6	EA	200.00	1,200	
Load, haul & dump debris	included above		0.00	0	
Site Preparation					\$0
				0	
HazMat					\$20,000
HazMat Abatement - from PND	1	LS	20,000.00	20,000	
				0	
TOTAL DIRECT COST				821,932	\$821,932



MASONIC LODGE
3025 96TH ST.
GIG HARBOR, WA 98335
OWNER:
CITY OF GIG HARBOR CRESCENT
CREEK PARK

REVISION	DATE
	2/10/2023

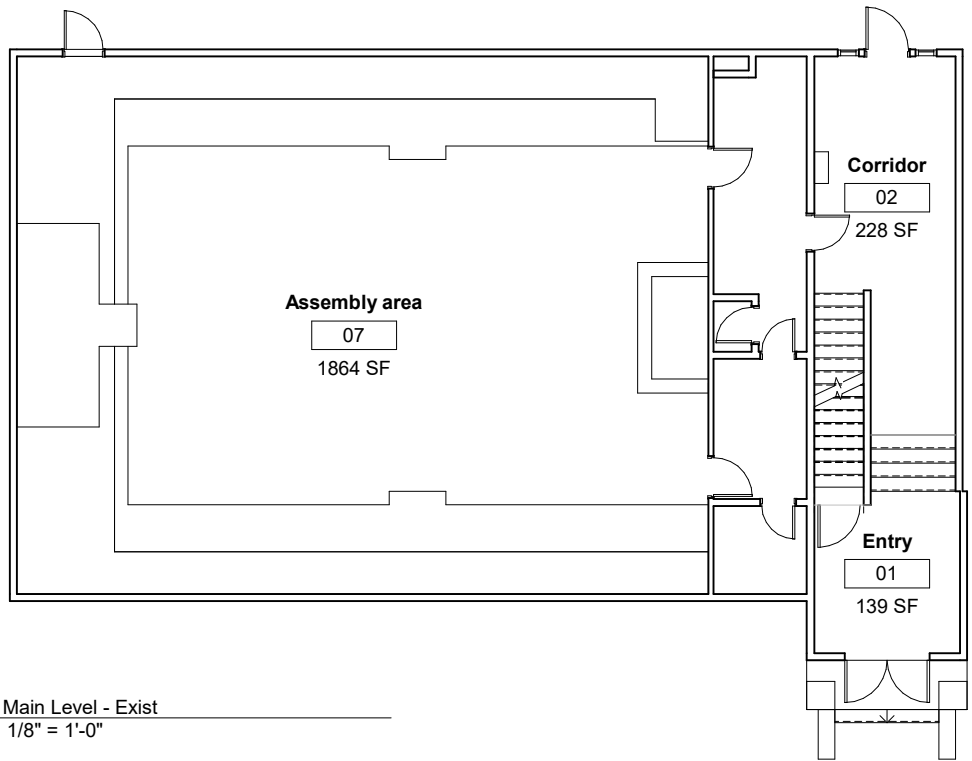
Design: RM
Drawn: SP
Checked: RM
Project No.: Project Number

Issuance
PRE-DESIGN

Date: 3/8/2023

Drawing Title
**FLOOR PLAN -
BASEMENT -
EXISTING**

Drawing Number



① Main Level - Exist
1/8" = 1'-0"

MASONIC LODGE
3025 96TH ST.
GIG HARBOR, WA 98335
OWNER:
CITY OF GIG HARBOR CRESCENT
CREEK PARK

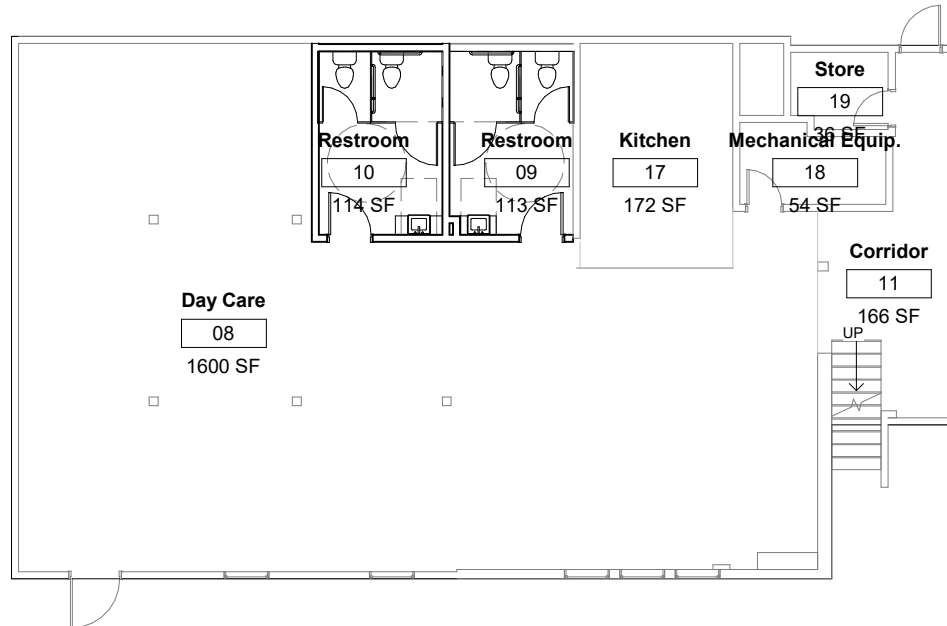
REVISION	DATE

Design: RM
Drawn: SP
Checked: RM
Project No.: Project Number

Issuance
PRE-DESIGN

Date: 3/8/2023
Drawing Title
**FLOOR PLAN - MAIN
LEVEL - EXISTING**

Drawing Number
..



① Basement-New
1/8" = 1'-0"

MASONIC LODGE

3025 96TH ST.
GIG HARBOR, WA 98335

OWNER:
CITY OF GIG HARBOR CRESCENT
CREEK PARK

REVISION	DATE

Design: Designer
Drawn: Author
Checked: Checker
Project No.: Project Number

Issuance

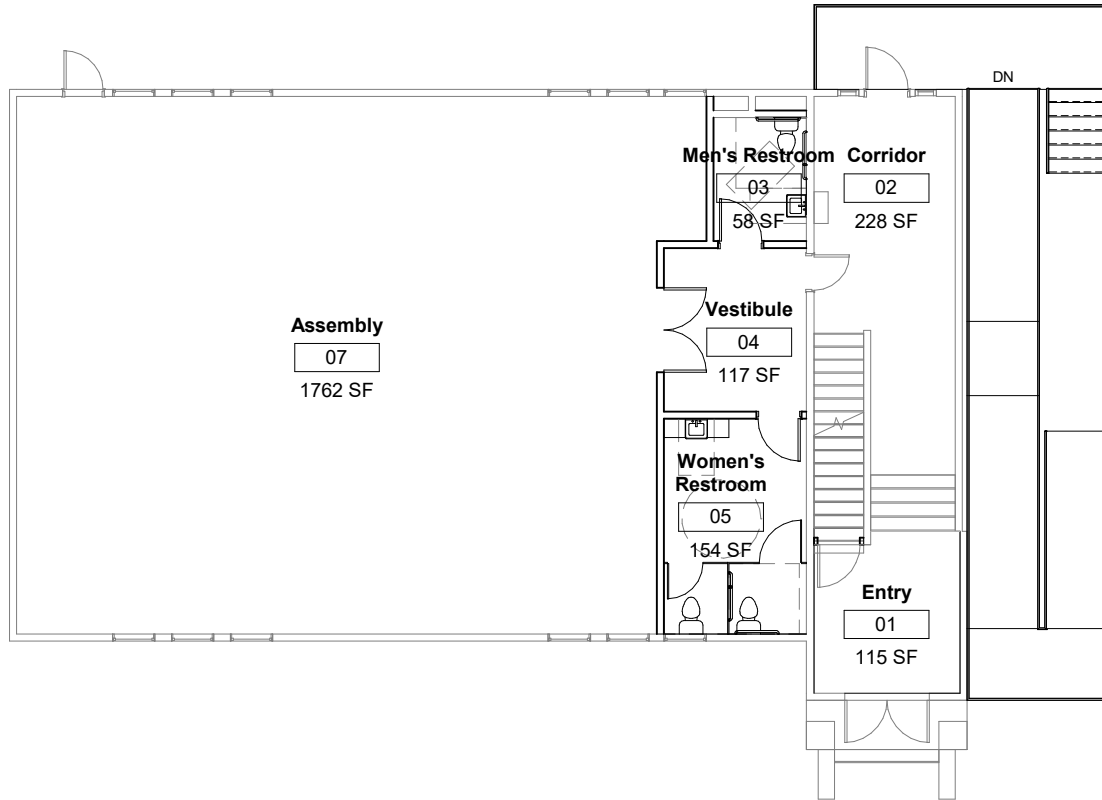
PRE-DESIGN

Date: 3/8/2023

Drawing Title
FLOOR PLAN -
BASEMENT

Drawing Number

A-101



① Main Level-New
1/8" = 1'-0"

MASONIC LODGE
3025 96TH ST.
GIG HARBOR, WA 98335
OWNER:
CITY OF GIG HARBOR CRESCENT
CREEK PARK

REVISION	DATE

Design: Designer
Drawn: Author
Checked: Checker
Project No.: Project Number

Issuance
PRE-DESIGN

Date: 3/8/2023
Drawing Title
**FLOOR PLAN -
MAIN LEVEL**

Drawing Number
A-102

APPENDIX E

STRUCTURAL EVALUATION MEMO

February 28, 2023

PND No. 224063

HBB Landscape Architecture
Attn: Juliet Vong
2101 4th Ave Unit 1800
Seattle WA, 98121

CC: Sheenam Arora, HBB
Rich Murakami, Rolluda Architects

Subject: City of Gig Harbor Crescent Creek Park

1. INTRODUCTION

PND has completed the condition assessment on the visible superstructure of the Crescent Valley School House/Masonic Lodge (Masonic Lodge) located at City of Gig Harbor's Crescent Creek Park. The purpose of this condition assessment is to provide an inspection report; documenting the existing conditions of the Masonic Lodge. Specifically, the condition assessment focused on documenting the existing building structural design elements including; exterior condition, roof and floor framing elements, load bearing walls and columns, and visible foundation elements. PND performed an initial site inspection on February 10, 2023, in conjunction representatives of Rolluda Architects and City staff, the observation and inspection findings are described in the following sections of this document.

The report contains two appendices:

- **Appendix A – Framing and Floor Plan Field Notes**
- **Appendix B – Field Photographs**

2. BACKGROUND

As noted in the "Phase 1 Environmental Site Assessment – Masonic Lodge Property" (Aspect 2017), the original Crescent Valley School building was constructed in 1915 and was operated as a school until 1941. The property was then purchased in 1949 by the Masonic Temple Association of Gig Harbor (MTA), after which the building underwent significant remodeling which included an addition to the west side of the building, and removal existing second floor of the school building, see photograph 2.1 and 2.2.



Photograph 2-1. Crecent Valley School Building – South and West Exterior prior to MTA remodel (Circa 1948). Photograph from Harbor History Museum website (www.harborhistorymuseum.org)



Photograph 2-2. Masonic Lodge – South and West Exterior current condition, post MTA remodel (2023). Photograph from google maps street view (maps.google.com)

3. SPECIAL REPORTS AND STUDIES

The following reports have been utilized in the development of this document. Each report is within the project file and can be provided upon request.

- “Phase 1 Environmental Site Assessment - Masonic Lodge Property”, City of Gig Harbor, prepared by Aspect Consulting June 2017.
- “Masonic Lodge” Draft - Technical Memorandum – prepared by Rolluda Architects, February 2023

4. INSPECTION METHODOLOGY AND LIMITATIONS

The purpose of the inspection of the existing structure was to observe the condition of the wood framing, the sizing and capacity of the existing members in regard to repurposing the structure, observation of the concrete foundation for any deficiencies, and a general assessment of the overall condition of the structure. Only the members already exposed were examined; no destructive testing was performed.

5. SUMMARY OF EVALUATION AND ASSESSMENT

5.1 BUILDING EXTERIOR

The historic structure exterior wall is built with diagonal 2x planking on 2x studs @ 16” oc. (Photo No. 18) The exterior wall of the addition was not immediately available but appeared to be similar. The historic foundation is built with poured concrete walls, the addition is built with CMU. (Photo No. 1) The concrete has various cracks and chips. There is evidence of a leak in the southeast corner, as observed in the crawlspace. The CMU foundation has several cracks; reinforcement is undetermined. (Photo No. 8)

5.2 ROOF ELEMENTS

A hip roof is constructed with T&G planking on 2x rafters, hip and ridge boards to cover the entirety of the building. (Photo No. 13) Site-built trusses span north-to-south across the full width of the addition part of the building and support an east-west beam that carries the rafters at mid-span. The roof over the historic portion of the building is constructed over the existing second floor framing, forming an attic space. (Photo No. 11) The rafters, trusses and beams appeared generally to be sized appropriately and in acceptable condition.

5.3 2ND FLOOR ELEMENTS

The 2nd floor framing of the historic structure is comprised of 2x14 joists @ 12” oc, generally in good condition. (Photo No. 17) The floor sheathing and joists did not extend to the exterior walls of the historic structure. At the historic side, the area between the 2nd floor and the exterior wall is generally built with smaller 2x ceiling joists above the entry area. On the new side, no floor exists, and the ceiling below is supported by the site-built trusses.

5.4 1ST FLOOR ELEMENTS

The first floor, both the historic portion and the added portion, were not exposed, but appeared to be similarly sized to the 2nd floor. (Photo No. 18) The joists spanned between beams, which were in turn supported on posts. The floor appeared sturdy, with no apparent sags, bounce, or soft spots. The floor plan in Appendix A outlines the location and sizes of the posts and beams.

6. IMPACTS OF PROPOSED ALTERNATIVES

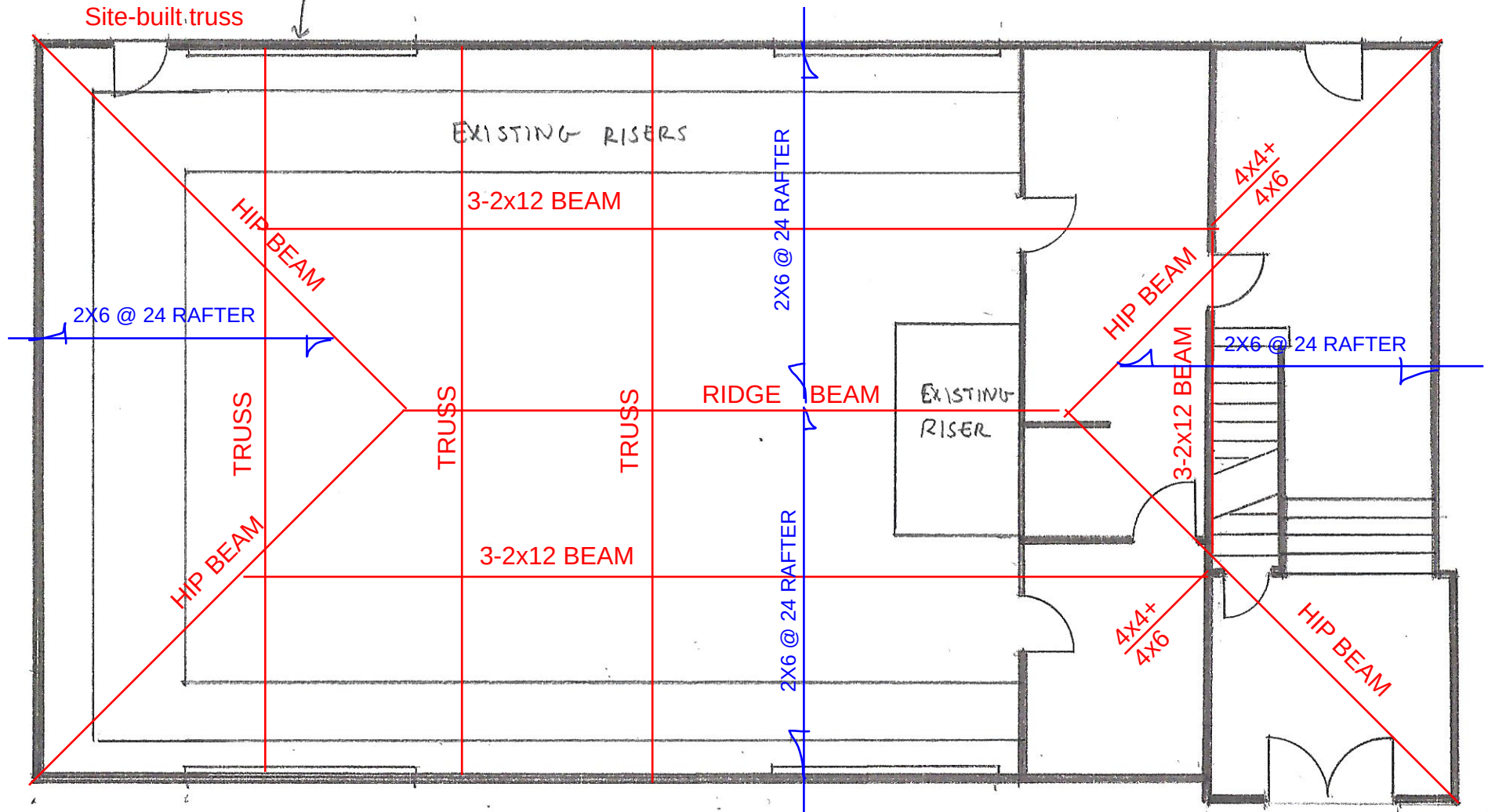
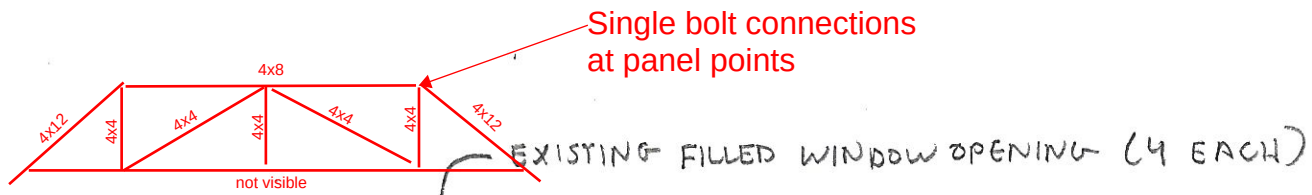
This section is to up updated as part of a later phase of the project once initial concepts for proposed future uses of the facility are considered.

7. RECOMMENDATIONS

This section is to up be updated as part of a later phase of the project once initial concepts for proposed future uses of the facility are considered.

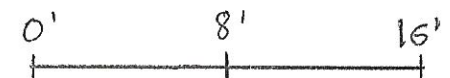
Appendix A. Framing and Floor Plan Field Notes.

See attached.

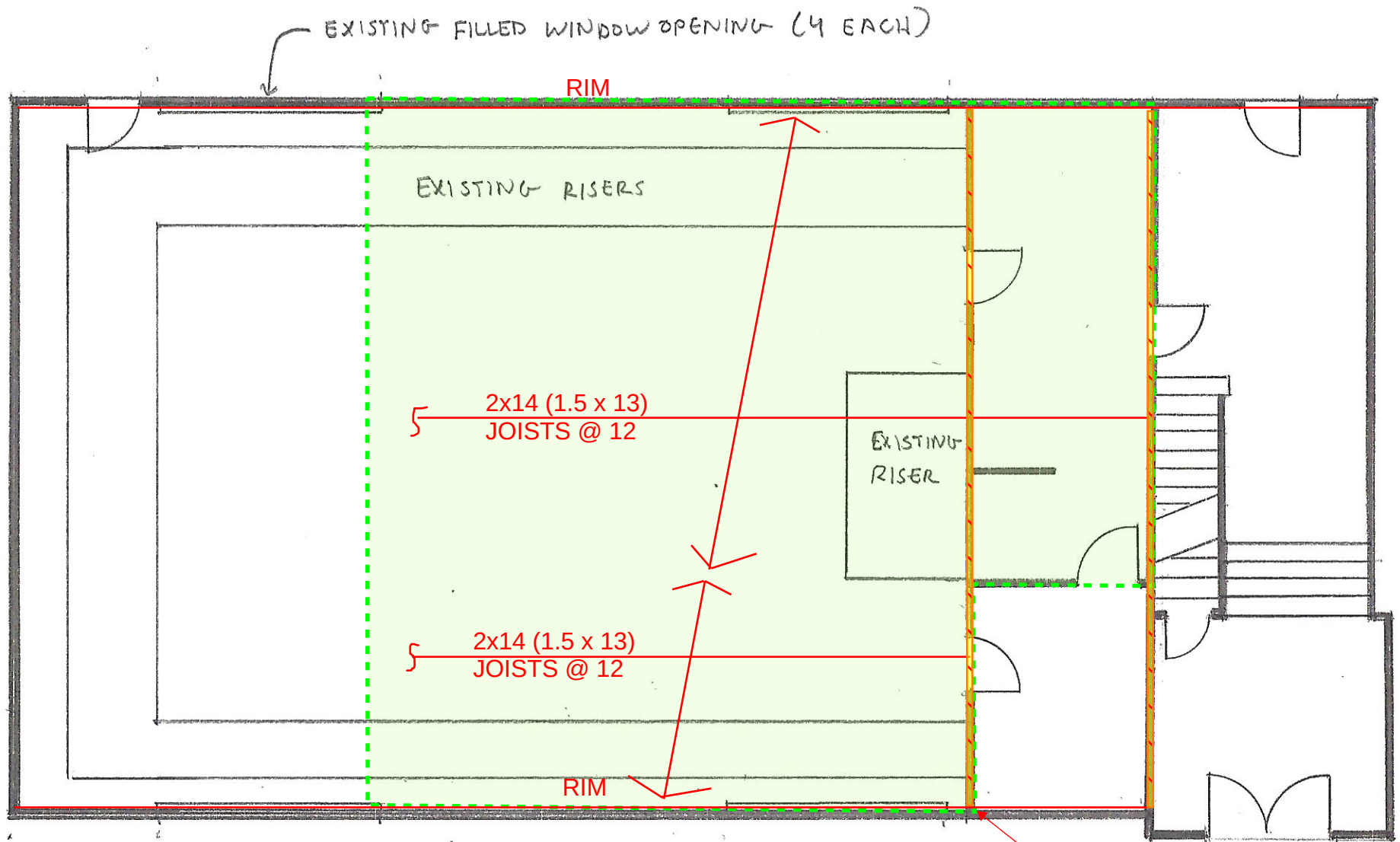


MASONIC LODGE

EXISTING MAIN FLOOR PLAN

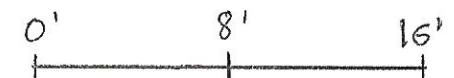


ROOF PLAN

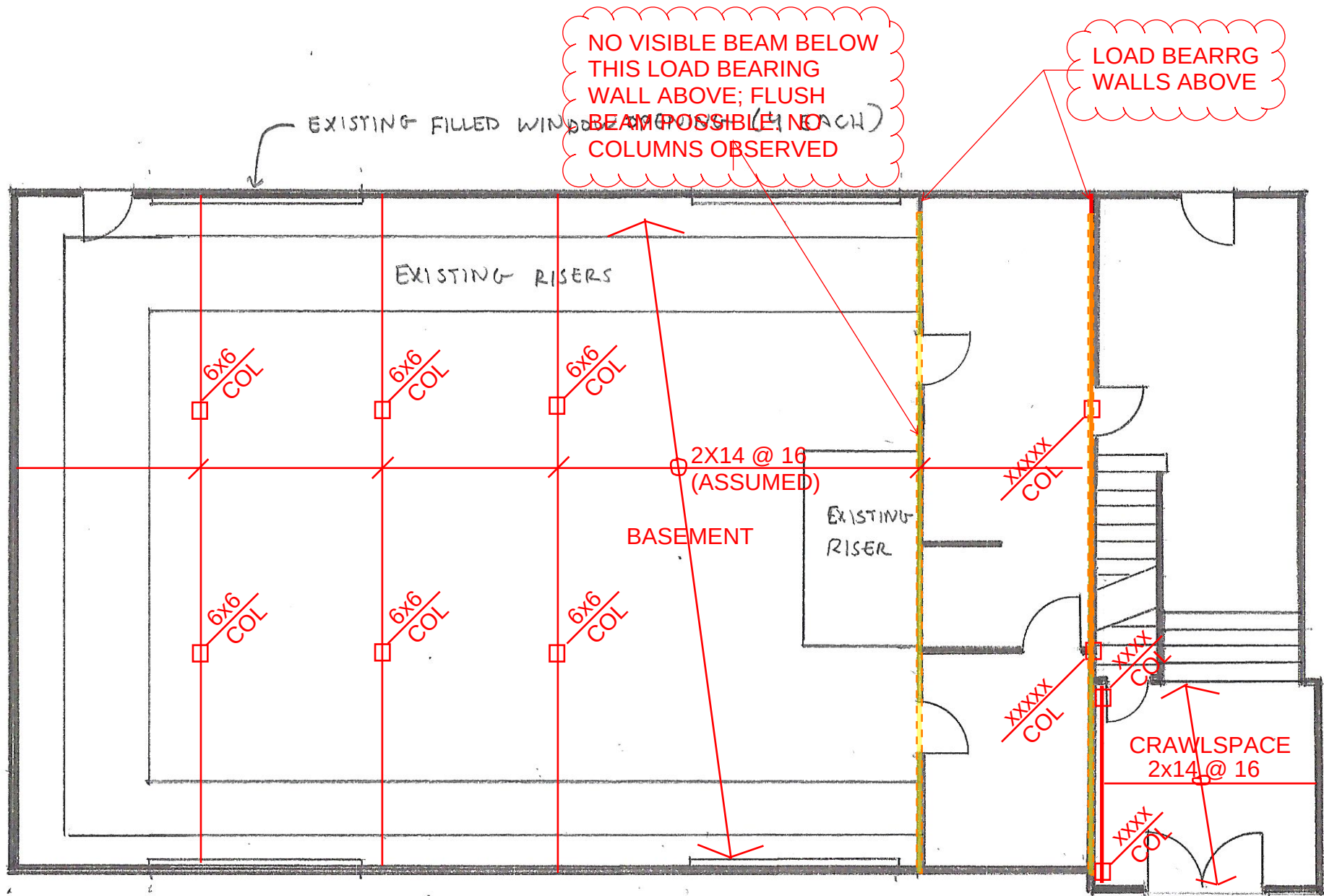


MASONIC LODGE

EXISTING MAIN FLOOR PLAN



2nd FLOOR FRAMING PLAN



MASONIC LODGE

EXISTING MAIN FLOOR PLAN



MAIN FLOOR FRAMING PLAN

Appendix B. Field Photographs.

See attached.



Photograph No. 1

Exterior, north wall, looking south.

Notes:

Wall with historic (left) and addition (right). Crack developed at block/concrete interface.



Photograph No. 2

Exterior, north wall, looking east

Notes:

Typical condition of historic foundation. Block infill at existing opening.



Photograph No. 3

Exterior, north wall, looking east

Notes:

Basement access in historic foundation.



Photograph No. 4

Exterior, northeast corner, looking south.

Notes:

Concrete damage. Possible rebar exposure.

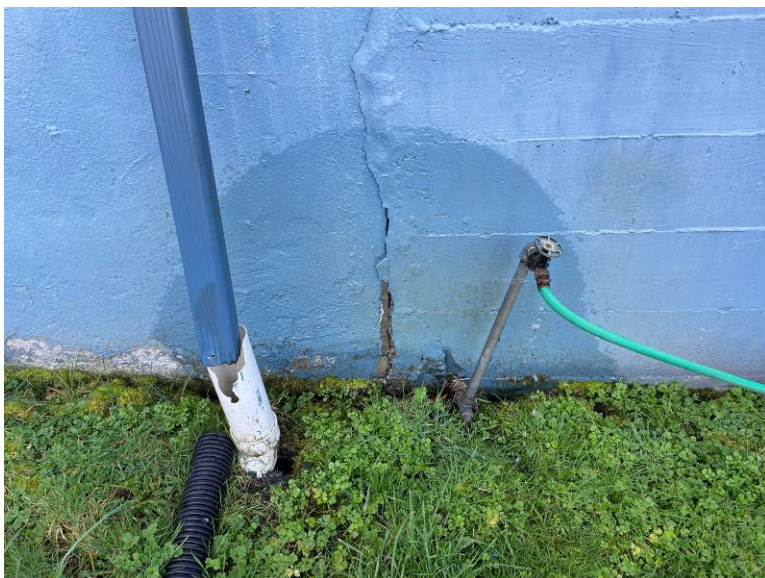


Photograph No. 5

Exterior, north wall, looking south.

Notes:

Exterior exist & stairway from main floor



Photograph No. 6

Exterior, north wall, looking south.

Notes:

Water infiltration risk at interface of historic foundation and addition.



Photograph No. 7

Exterior, west wall, looking east

Notes:

Overview of south end of west addition basement wall



Photograph No. 8

Exterior, west wall, looking east

Notes:

Overview of south end of west addition basement wall.
Note cracks near center



Photograph No. 9

Exterior, west wall, looking east

Notes:

Top of concrete footing visible, depth undetermined.



Photograph No. 10

Exterior, west wall, looking east

Notes:

A close up of one of the cracks. The crack begins at the top of a 2x buck that has remained within the CMU wall.



Photograph No. 11

Interior, attic, looking SE

Notes:

Overview of 2x rafters, beam, and historic 2nd floor



Photograph No. 12

Interior, attic, looking SW

Notes:

Close up of 2x rafters bearing on exterior wall.



Photograph No. 13

Interior, attic, looking west

Notes:

Site built truss. 4x members, stitch plates, and rafter beam visible



Photograph No. 14

Interior, attic, looking west

Notes:

Site built truss. 4x members, stitch plates, and rafter beam visible. Note possible water on floor.



Photograph No. 15

Interior, attic, looking east

Notes:

General condition of roof and 2nd floor over historic portion of structure.



Photograph No. 16

Interior, attic, looking north

Notes:

Existing brick chimney

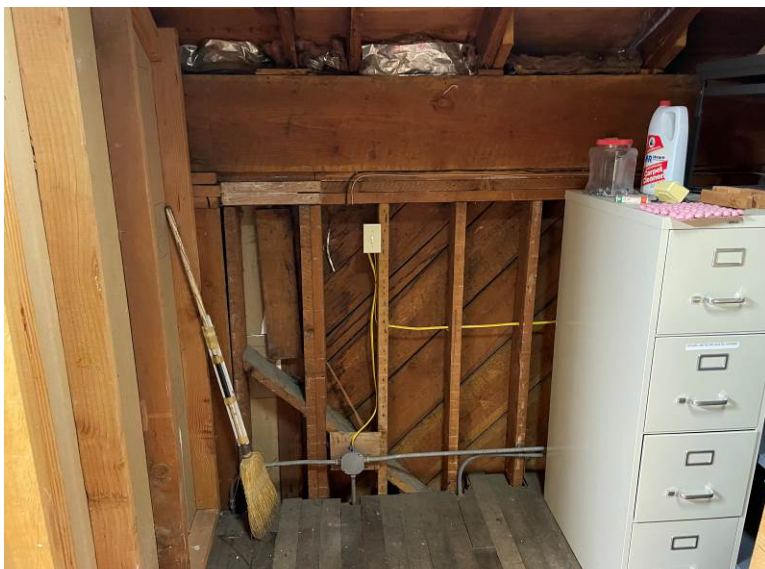


Photograph No. 17

Interior, attic, looking west

Notes:

Typical 1x T&G decking on 2x14 2x14 floor joists at 12" oc. Interior 2x bearing wall below.

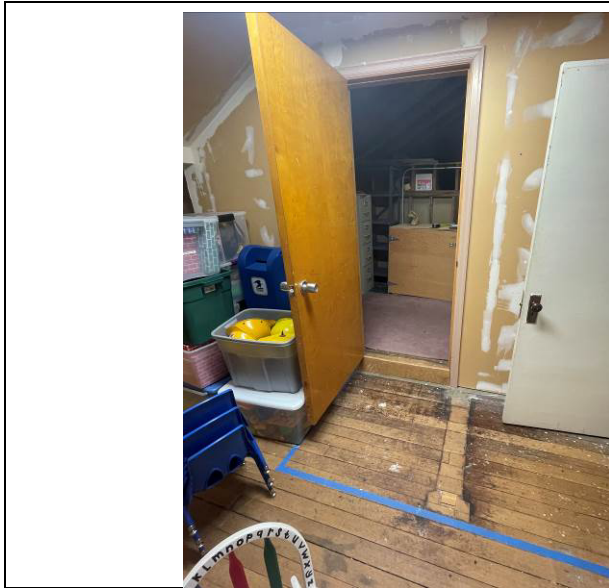


Photograph No. 18

Interior, attic, looking south

Notes:

Rafters bearing on 14" continuous rim beam. Exterior diagonal sheathing visible on typical 2x studs. 14" x continuous rim.

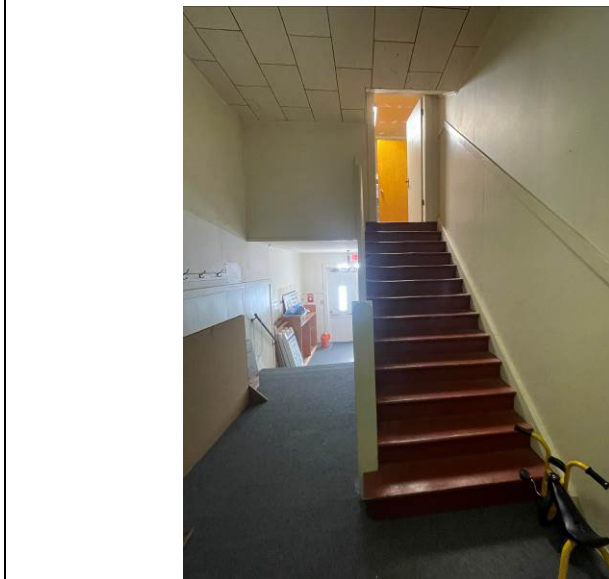


Photograph No. 18

Interior, entrance to attic, looking west

Notes:

Typical interior condition



Photograph No. 18

Interior, entrance to attic, looking south

Notes:

Typical interior condition



Photograph No. 18

Interior, from main entrance, looking north

Notes:

Basement access on left, stairs to main floor on left.
Crawlspace is located under this entrance/foyer floor.



Photograph No. 18

Interior, main floor, looking south

Notes:

Typical interior condition



Photograph No. 18

Interior, main floor, looking south

Notes:

Typical interior condition



Photograph No. 18

Interior, main floor, looking west

Notes:

Typical interior condition

MEMORANDUM

PROJECT NO. 224063

DATE: March 31, 2023

PROJECT: Crescent Creek Park Master Plan

TO: Juliet Vong, HBB Landscape Architecture

CC: Rich Murakami, Rolluda Architects

FROM: Adam Tyner, PND Engineers

SUBJECT: Crescent Creek Park – Masonic Lodge Renovation

PND has completed a construction cost estimate for the renovation of the existing Masonic Lodge structure at Crescent Creek Park in the City of Gig Harbor. The following construction cost estimation is based on the current applicable building codes, construction standard practices, and preliminary structural plans based on the architectural design. The preliminary structural plans are attached. Any changes to the design or scope of the project may affect the construction cost estimate.

The city of Gig Harbor has adopted the 2018 International Building Code. The loads used for the new construction can be referenced in IBC 2018 Table 1607.1. The pertinent loads used in design of the new structural elements are listed below.

Category	Dead	Live	Snow
Roof	15 psf	20 psf	15 psf
2 nd Floor	15 psf	100 psf	NA
Main Floor	15 psf	100 psf	NA

Category	Value
Wind Speed	97 mph
Risk Category	II
Exposure	B

Category	Value
Seismic Design Cat	D
Site Class	D-
Sds	1.195

PND performed calculations to estimate beam sizes, post requirements, and foundation sizes based on the assumed loading information above. These are rough checks for the gravity capacity of the new structural elements, and rough checks for the lateral capacity of the existing structure. The foundation reinforcement and the building connection to the foundation are not known. No geotechnical investigation has been conducted to confirm the building would meet current codes for soils bearing strength or liquefaction. The following summarizes the construction costs, broken down into broad construction categories.

Renovation Cost Estimate				
Category	Area (SF/LF)	SF/LF	Cost/SF(LF)	Cost
Foundation (New)	1600	SF	\$55	\$88,000
Foundation (Repair)	100	LF	\$130	\$13,000
Main Floor Framing	1600	SF	\$40	\$64,000
Second Floor Framing	1600	SF	\$40	\$64,000
New ADA Ramp	500	SF	\$35	\$17,500
Sum				\$246,500

Hazard Mitigation			Cost
Category			
Asbestos	Lump Sum		\$10,000
Lead Paint	Lump Sum		\$10,000
Sum			\$20,000

The basement has had instances of flooding and water infiltration. The cost estimate includes considerations the cost to excavate the perimeter, investigate potential water intrusion locations, address drainage, waterproof as required, and backfill. The foundation estimate also includes the shoring and the construction of new isolated footings and filling existing cracks in the concrete or CMU basement walls, but does not include the ADA ramp footings.

The main floor estimate includes shoring and demolition of the existing structure as required, and the framing of new structural members.

The second-floor estimate includes the shoring and demolition of the existing walls, the installation of the new structural beams and columns, and placing the new interior non-load bearing walls. It also includes shoring and adding structure to the floor area above the Entry.

The ramp estimate includes the footings, posts, ramp framing, and guard rails.

The Hazardous Building Material Assessment report by DH Environmental indicated locations requiring mitigation of asbestos and lead. The asbestos estimate is based on the square footage of the discovered asbestos. The lead estimation is based on the amount of confirmed lead specimens compared to the amount sampled. These estimates are subject to change if additional hazardous material is discovered. These do not include replacement costs, refer to the architectural estimates for new materials.

For the hazardous materials, and for all other associated costs, the estimated costs above are subject to change based on local variances in material and labor costs.

The estimate above does not include structural design fees, taxes, permitting, construction administration or contingency costs. Refer to the architectural estimate for the compiled estimate of these and other additional costs.

REVISION	DATE

Design:
Drawn:
Checked:
Project No.

Issuance
.

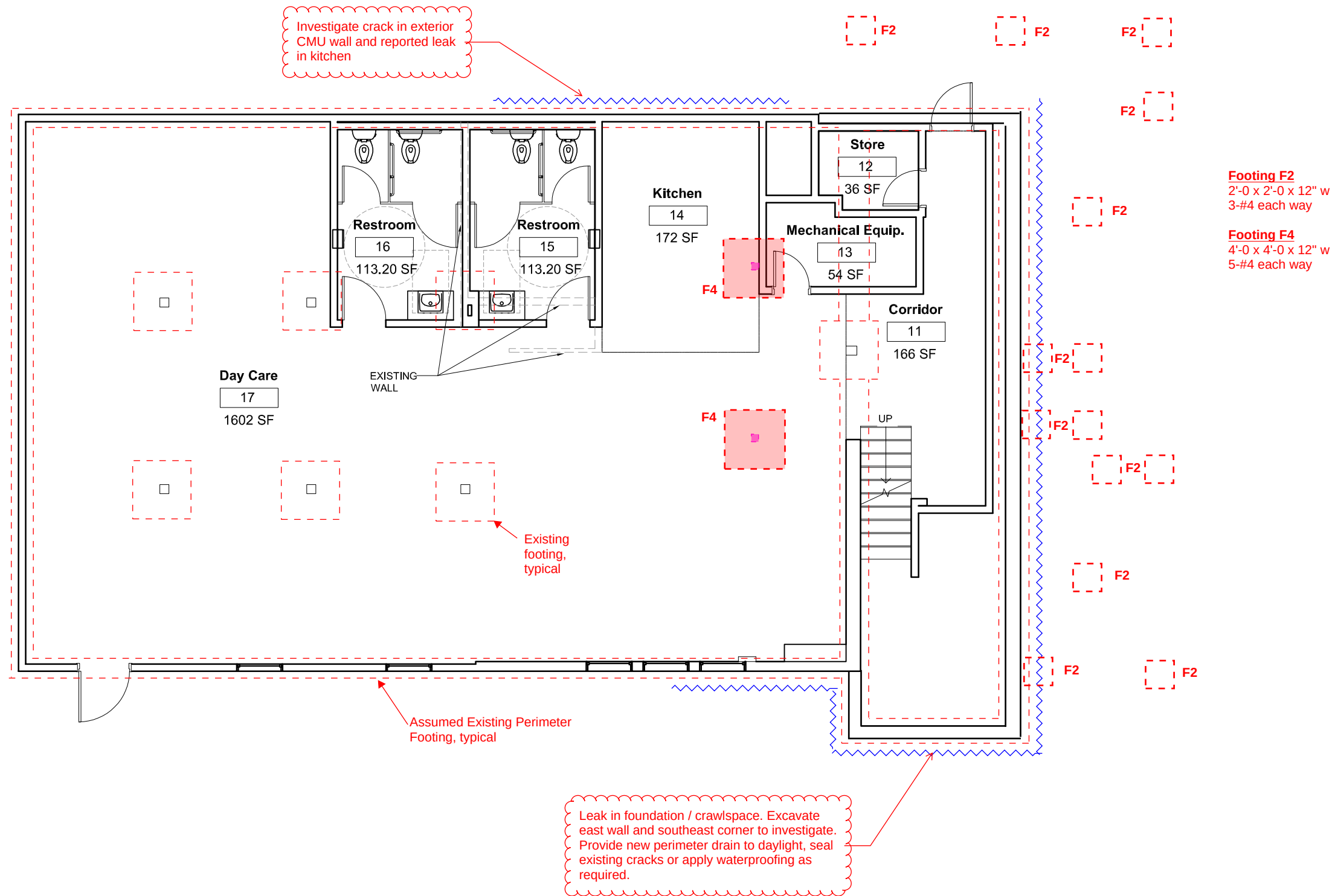
Date: 03/03/2023

Drawing Title

FLOOR PLAN

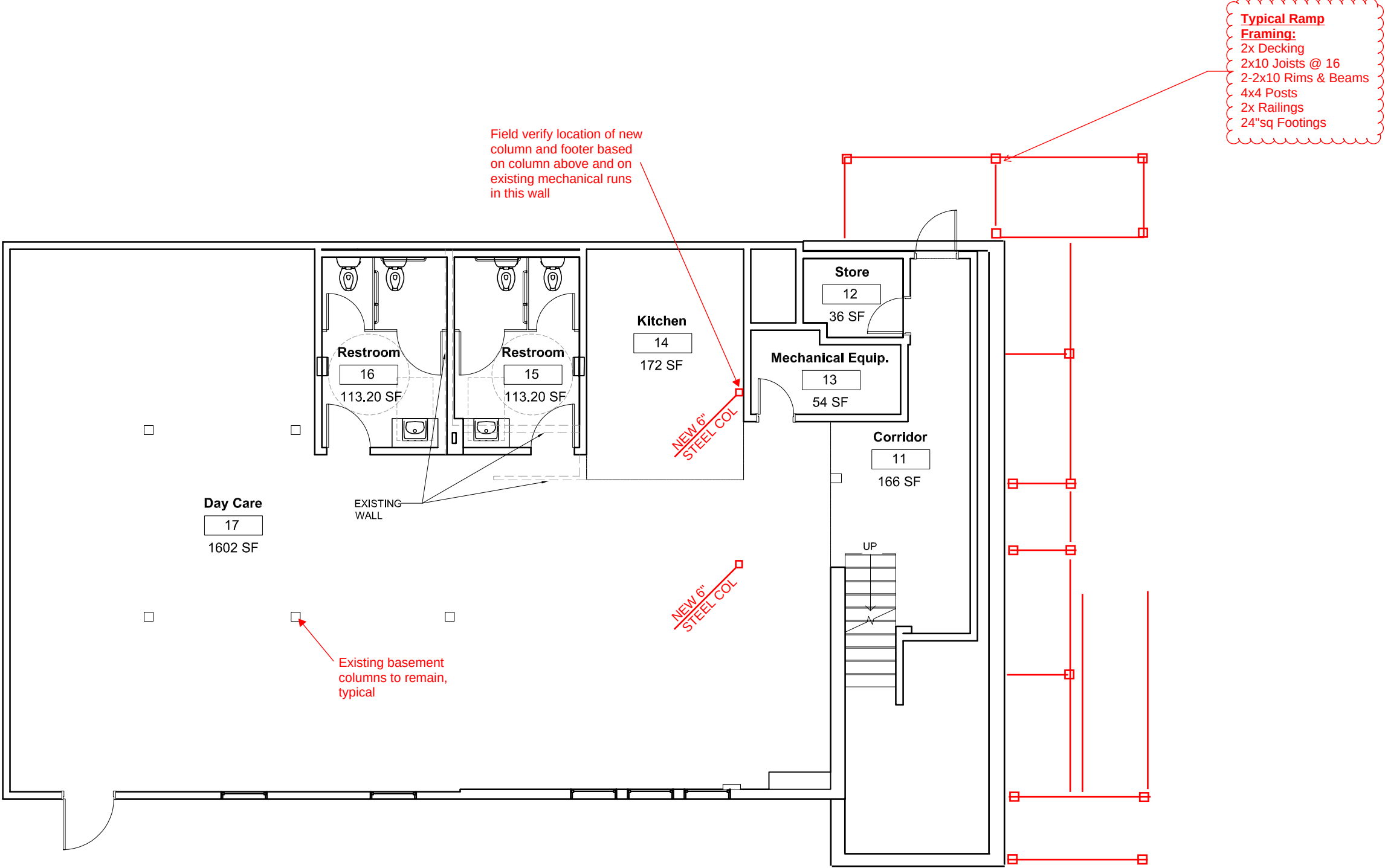
Drawing Number

A101



FOUNDATION PLAN

Existing structural framing components to remain, unless noted otherwise.



MAIN FLOOR FRAMING PLAN

Existing structural framing components to remain, unless noted otherwise.

REVISION	DATE

Design:
Drawn:
Checked:
Project No.

Issuance
.

Date: 03/03/2023

Drawing Title

FLOOR PLAN

Drawing Number

A101

REVISION	DATE

Design:
Drawn:
Checked:
Project No.

Issuance
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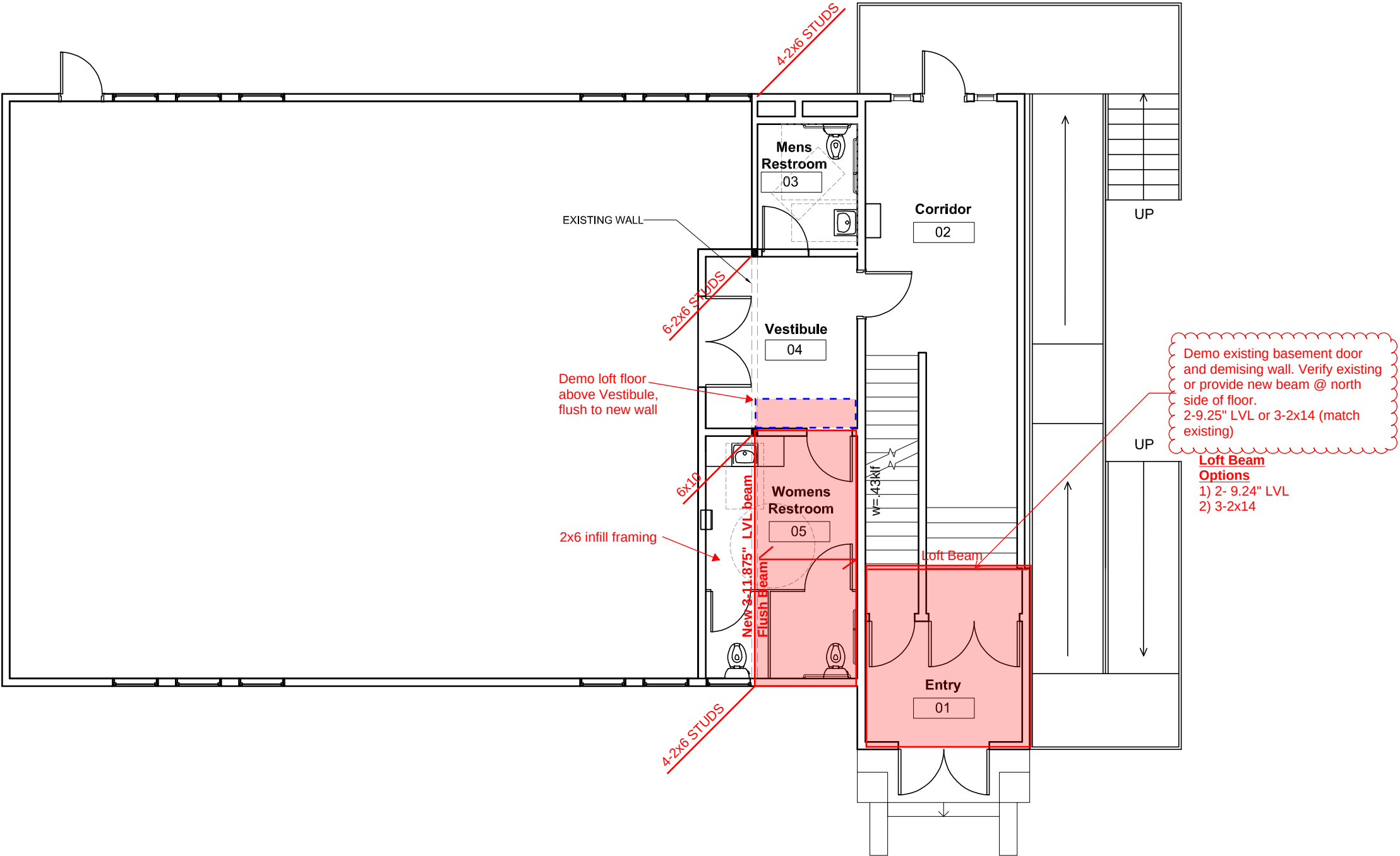
Date: 27/02/2023

Drawing Title

FLOOR PLAN

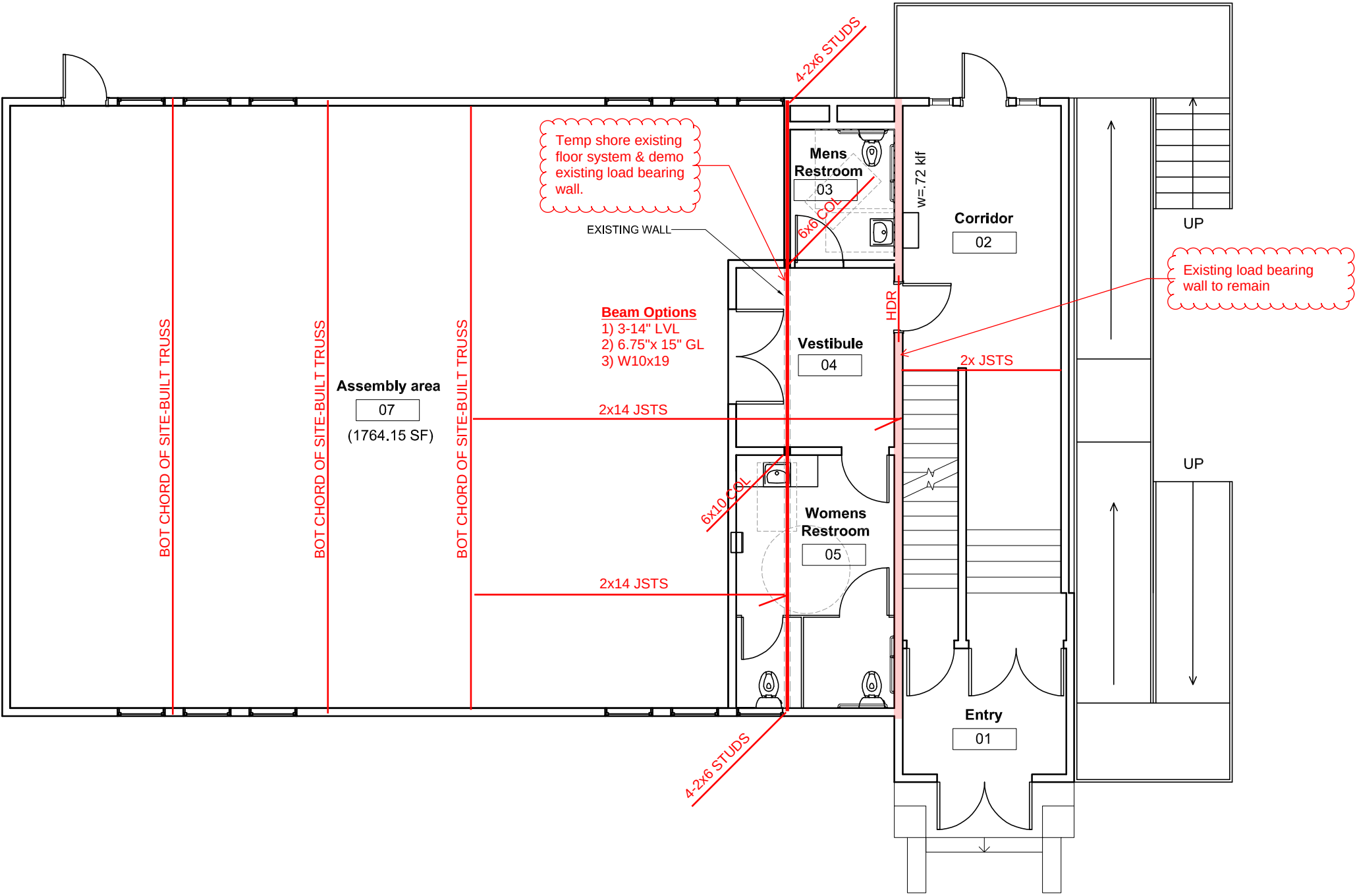
Drawing Number

A102



SECOND FLOOR FRAMING PLAN (INSET)

Existing structural framing components to remain, unless noted otherwise.



SECOND FLOOR FRAMING PLAN

Existing structural framing components to remain, unless noted otherwise.

MASONIC LODGE
3025 96TH ST, GIG
HARBOR, WA 98335
OWNER: CITY OF GIG HARBOR CRESCENT
CREEK PARK

REVISION	DATE

Design:
Drawn:
Checked:
Project No.

Issuance
.

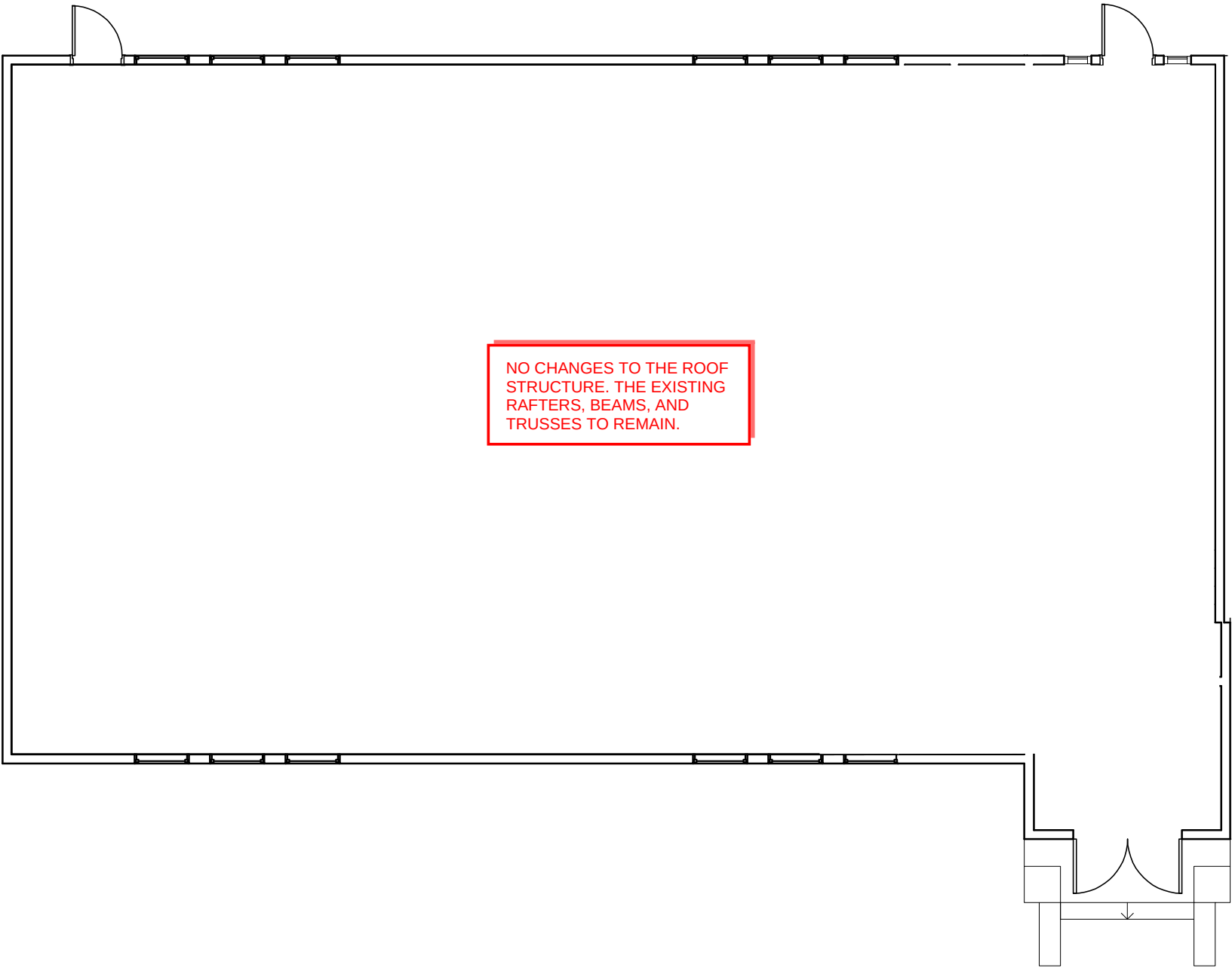
Date: 27/02/2023

Drawing Title

FLOOR PLAN

Drawing Number

A102



ROOF FRAMING PLAN

Existing structural framing components to remain, unless noted otherwise.

rolludaarchitects
architecture planning interior design

105 S. Main Street Suite 323
Seattle, WA 98104
t: 206-624-4222
f: 206-624-4226

MASONIC LODGE

3025 96TH ST, GIG
HARBOR, WA 98335

OWNER:
CITY OF GIG HARBOR CRESCENT
CREEK PARK

REVISION	DATE

Design:
Drawn:
Checked:
Project No.

Issuance
.

Date: 27/02/2023

Drawing Title

FLOOR PLAN

Drawing Number

A102

APPENDIX F

HAZARDOUS MATERIALS ASSESSMENT



Hazardous Building Materials Assessment

**3025 96th Street
Gig Harbor, WA 98332**

03 March 2023



Prepared for: City of Gig Harbor
3510 Grandview Street
Gig Harbor, WA 98335

Prepared by: DH Environmental, Inc.
1011 SW Klickitat Way,
Suite 107
Seattle, WA 98134

Professional Services Contract
Project Number: CPP-1925

EXECUTIVE SUMMARY

The City of Gig Harbor retained DH Environmental, Inc. (DH Environmental) to conduct a hazardous building materials assessment for the building located at 3025 96th Street in Gig Harbor, WA. DH Environmental provided one AHERA accredited building inspector to conduct the assessment on March 3rd, 2023. The scope of the services included assessing the building for hazardous building materials in anticipation of the forthcoming renovation.

DH Environmental assessed the building for the following hazardous building materials:

- Asbestos-containing materials (ACM);
- Lead-based paints (LBP)
- Polychlorinated Biphenyls (PCBs)
- Other hazardous building materials (universal waste, refrigerant gases, propane cylinders and smoke detectors)

Twenty-five (25) bulk samples of suspect asbestos-containing materials were collected and analyzed using polarized light microscopy (PLM). **Two (2) of the samples were found to contain asbestos greater than 1%. Building materials that contain greater than 1% asbestos are considered “Asbestos Containing Materials” by regulatory definition.**

Seventy-eight (78) locations in the building were analyzed using an X-ray fluorescence analyzer (XRF). **Thirteen (13) of the locations were found to contain lead above the Federal lead-based paint concentration criteria of 1 mg/cm².**

Other hazardous materials such as fluorescent lamps, light ballasts, fire extinguishers, and emergency exit signs were identified during the inspection and are inventoried in the report.

One sample of suspected PCB containing paint were collected and analyzed for PCBs by EPA Method 8082. The sample was below the regulatory limit of 50 mg/kg for PCBs.

PROJECT INFORMATION

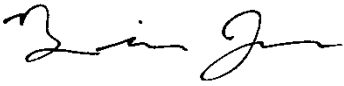
Project Title	3025 96 th Street, Gig Harbor, WA Hazardous Building Materials Assessment
Assessment Conducted by	DH Environmental, Inc. 1011 SW Klickitat Way, Suite 107 Seattle, WA 98134
Project Owner	City of Gig Harbor
Contract Vehicle	City of Gig Harbor Professional Services Contract Project Number: CPP-1925
Owner's Representative	Jennifer Haro Parks Manager
Assessment Personnel	Brian Johnson, OHST, CET AHERA Accredited Building Inspector Certified Lead Risk Assessor Lacee Ostbye, CHMM Sr. Environmental Specialist
Survey Date(s)	03 March 2023
Report Delivery Date	23 March 2023
Report Prepared by	 Brian Johnson, OHST, CIT AHERA Accredited Building Inspector Certified Lead Risk Assessor EHS Program Manager
Report Reviewed by	 Expires 12/01/2023 David Hill, PE, CHMM, CPEA Principal DH Environmental, Inc.

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- Figure 3 Attic Lead Paint & Asbestos Assessment
- Figure 4 Basement Lead Paint & Asbestos Assessment
- Figure 5 Exterior Lead Paint & Asbestos Assessment

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- Attachment 1 Site Photos
- Attachment 2 Laboratory Analytical Reports
- Attachment 3 XRF Data
- Attachment 4 Laboratory Certifications
- Attachment 5 Inspector Certifications

1.0 INTRODUCTION

The city of Gig Harbor retained DH Environmental, Inc. (DH Environmental) to conduct a hazardous building materials assessment of the building located at 3025 96th Street in Gig Harbor, WA. DH Environmental provided one AHERA accredited building inspector to conduct the assessment on March 3rd, 2023.

1.1 Scope of Services

The scope of the services included assessing parts of the building for hazardous building materials in anticipation of forthcoming renovation in accordance with 40 CFR 763, Puget Sound Clean Air Agency Regulation III, Article 4.02(a), and the Washington State Dangerous Waste Regulations (WAC 173-303).

DH Environmental assessed the building for the following hazardous building materials:

- Asbestos-containing materials (ACM);
- Lead-based paints (LBP)
- Polychlorinated Biphenyls (PCBs)
- Other hazardous building materials:
 - refrigerant gases (CFCs)
 - smoke detectors
 - Fluorescent lamps

1.2 Assessment Objective

The objective of this hazardous building materials assessment is to assist the City of Gig Harbor with communicating the presence of hazardous building materials and the presence, location, and quantity of ACM to employees, vendors, and contractors working in the project area. In addition, this assessment is meant to satisfy the requirements for an asbestos survey for the Puget Sound Clean Air Agency (PSCAA) and a good faith inspection as required by Washington State Department of Labor and Industries' Division of Occupational Safety and Health (DOSH) regulations prior to building demolition or renovation. Regulations require that a complete copy of this assessment be kept in a conspicuous location on-site at all times during activities that may impact known and suspect ACM.

2.0 SITE DESCRIPTION

The building located at 3025 96th Street in Gig Harbor was built in 1915 and is approximately 2,272 sq ft. The building was initially constructed to serve as a school for the growing community. Throughout its long history the building has also served as a Masonic Temple, storage for the City of Gig Harbor, and is currently an active co-op pre-school.

3.0 ASBESTOS CONTAINING MATERIALS ASSESSMENT

3.1 Applicable ACM Regulations

The Washington State Department of Labor and Industries' Division of Occupational Safety and Health (DOSH) and the Puget Sound Clean Air Agency regulate building materials that contain more than 1 percent asbestos as ACM for protection of human health and the environment.

DOSH regulates worker exposure to airborne asbestos fibers during general work activities and construction and demolition activities (WAC 296-62-077). Worker exposure to airborne asbestos fibers must be below the Permissible Exposure Level (PEL) of an 8-hour time-weighted average (8-hr TWA) of 0.1 fiber per cubic centimeter (f/cc) of air. DOSH regulations establish engineering controls and work practices that are designed to mitigate workers exposure to asbestos in the workplace.

The Puget Sound Clean Air Agency (PSCAA) regulates the release of airborne asbestos fibers in King County and surrounding areas. Specifically, PSCAA under Article IV, Regulation III regulates emissions of asbestos during building renovation and demolition projects. This regulation requires that an asbestos survey be conducted prior to demolition, that PSCAA be notified prior to commencing with demolition activities, that ACM be removed prior to demolition, and that asbestos-containing waste materials be properly removed and disposed of in a manner that prevents the release of airborne asbestos fibers. In addition, the United States Environmental Protection Agency (USEPA) requires asbestos abatement workers and supervisors to be trained and certified in accordance with 40 CFR 763 Subpart E, Appendix C. DOSH has analogous training requirements for abatement workers in WAC 296-65. The EPA and DOSH training and certification requirements apply to abatement work for buildings at the subject property.

3.2 Sampling Methodology

The ACM sampling methodology conducted for this assessment was conducted in accordance with Puget Sound Clean Air Agency Guidance Document 66-149, Asbestos Survey Guidance Rev. 2., as well as related AHERA Protocols. A site walk was conducted with the Owner's Project Engineer prior to conducting the assessment.

All areas of the interior and exterior were investigated thoroughly looking for suspected ACM. Destructive sampling was needed in some areas to help identify building material components (e.g., insulation that was found behind the walls). Where appropriate, suspect ACM was grouped as homogenous if the materials were similar in appearance.

Samples were collected, containerized, and delivered to NVL Environmental Laboratories in Seattle, WA following standard chain of custody procedures. Suspect ACM samples were analyzed per EPA Method 600/R93/116 by Polarized Light Microscopy (PLM) analysis. NVL is a National Voluntary Laboratory Accreditation Program (NVLAP) – certified laboratory, certification number 102063-0 (see attachment 4).

3.3 Sampling Results

Twenty-five (25) bulk samples of suspect asbestos-containing materials were collected and analyzed using

polarized light microscopy (PLM). Two (2) of the samples were found to contain asbestos greater than 1%. Building materials that contain greater than 1% asbestos are considered “Asbestos Containing Materials” by regulatory definition.

Sample ID	Material Description	Sample Location	Concentration	Material Quantity Estimate (if applicable)
COGH-3025-ACM-01	Layer 1: Green and tan fibrous material Layer 2: Black asphaltic fibrous backing with brown mastic	Interior	ACM (%): ND	NA
COGH-3025-ACM-02	Layer 1: Red fibrous material with gray/white plastic mesh Layer 2: Tan brittle mastic with tan/white fibrous mesh	Interior	ACM (%): ND	NA
COGH-3025-ACM-03	Layer 1: Tan fibrous material with adhesive and paint	Interior	ACM (%): ND	NA
COGH-3025-ACM-04	Layer 1: Tan fibrous material with adhesive	Interior	ACM (%): ND	NA
COGH-3025-ACM-05	Layer 1: Green, tan, and red fibrous material with adhesive	Interior	ACM (%): ND	NA
COGH-3025-ACM-06	Layer 1: Tan compressed fibrous material with paint	Interior	ACM (%): ND	NA
COGH-3025-ACM-07	Layer 1: Tan compressed fibrous material with paint	Interior	ACM (%): ND	NA
COGH-3025-ACM-08	Layer 1: Tan compressed fibrous material with paint	Interior	ACM (%): ND	NA
COGH-3025-ACM-09	Layer 1: Gray and burnt cementitious material	Interior	ACM (%): ND	NA
COGH-3025-ACM-10	Layer 1: Tan fibrous material with multi-colored paper pieces and wood chips	Interior	ACM (%): ND	NA
COGH-3025-ACM-11	Layer 1: Yellow fibrous material with sand dust	Interior	ACM (%): ND	NA
COGH-3025-ACM-12	Layer 1: Pink fibrous material with asphalt dust	Interior	ACM (%): ND	NA
COGH-3025-ACM-13	Layer 1: Gray sandy/brittle material with white/yellow paint	Interior	ACM (%): ND	NA
COGH-3025-ACM-14	Layer 1: White compacted powdery crumbly material with fibrous mesh Layer 2: Crumbly white chalky material with paper	Interior	ACM (%): ND	NA
COGH-3025-ACM-15	Layer 1: Red fibrous material with tan mastic, tan adhesive, and black foamy material	Interior	ACM (%): ND	NA

COGH-3025-ACM-16	Layer 1: Multi-colored fibrous material with plastic/fibrous mesh, gray sandy material, and tan mastic	Interior	ACM (%): ND	NA
COGH-3025-ACM-17	Layer 1: Tan compressed fibrous material with paint	Interior	ACM (%): ND	NA
COGH-3025-ACM-18	Layer 1: Tan/white sheet vinyl with fiber debris Layer 2: Beige paper backing with soaked in beige mastic	Basement Kitchen	ACM (%): Layer 2 44% Chrysotile	Approximately 200 square feet
COGH-3025-ACM-19	Layer 1: Tan fibrous material with paint	Interior	ACM (%): ND	NA
COGH-3025-ACM-20	Layer 1: Tan fibrous material with paint	Interior	ACM (%): ND	NA
COGH-3025-ACM-21	Layer 1: Beige sheet vinyl Layer 2: White paper backing with soaked in white mastic Layer 3: Gray sandy material with tan adhesive	Interior	ACM (%): ND	NA
COGH-3025-ACM-22	Layer 1: Multi-colored fibrous material with plastic/fibrous mesh, tan mastic, and gray sandy material Layer 2: Black foamy material	Interior	ACM (%): ND	NA
COGH-3025-ACM-23	Layer 1: Off-white sheet vinyl in stone pattern Layer 2: Beige paper backing with soaked in tan mastic Layer 3: Brown brittle mastic with white rubbery material and wood flakes	Interior	ACM (%): Layer 2 44% Chrysotile	Approximately 80 square feet
COGH-3025-ACM-24	Layer 1: Light gray/tan fibrous felt Layer 2: White brittle material with gray dust Layer 3: Transparent soft material	Exterior	ACM (%): ND	NA
COGH-3025-ACM-25	Layer 1: Transparent soft material with tan/white paper, silver foil, adhesive, and gray dust Layer 2: White brittle material with wood piece	Exterior	ACM (%): ND	NA

Table 1: ACM Sample Results
ND: Not Detected at Reporting Limit
NA: Not Applicable
ACM: Asbestos Containing Material

4.0 LEAD BASED PAINT (LBP) ASSESSMENT

4.1 Applicable LBP Regulations

DOSH regulates exposure of workers in general industry (WAC 96-62-07521) and construction workers (WAC 296-155-176) to lead in the workplace. The regulations provide engineering controls and work practices to minimize worker exposures. These regulations are applicable to renovation/demolition activities that have the potential to expose workers to airborne concentrations of lead at or above the 8-hr time weighted average (TWA) action level of 30 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) of air. Workers must not be exposed to lead at concentrations greater than the permissible exposure limit (PEL) of 50 $\mu\text{g}/\text{m}^3$ for an 8-hr TWA. Employers are responsible for determining whether their employees will be exposed to lead. A negative exposure assessment is required, consisting of modeling or air monitoring to verify that workers are not being exposed above the action level. If an exposure assessment cannot be conducted for demolition activities, workers coming into contact with deteriorated paint and paint dust should wear a half-face respirator with a particulate cartridge, coveralls or similar full-body work clothing, gloves, safety glasses, and shoes or disposable shoe coverlets. If the negative exposure assessment reveals that workers are exposed to lead dust above the PEL, the requirements of WAC 296-62-07521 must be implemented, including training, air monitoring, and medical surveillance.

The USEPA regulates LBP activities in residential target housing (40 CFR 745, Subpart L). These regulations include both training and certification requirements for persons involved in LBP activities in target housing, as well as work practice standards for conducting LBP inspections, risk assessments, and abatement activities. The regulations under 40 CFR 745, Subpart L do not apply to LBP activities to be conducted on the subject property.

The USEPA and Washington State requires generators of solid waste to determine whether their waste is a dangerous waste for proper accumulation, transportation, and disposal. For demolition debris-related waste that potentially contains lead or other heavy metals, a representative sample(s) of the debris must be analyzed by the Toxicity Characteristic Leachate Procedure (TCLP) in accordance with WAC 173-303-090. Solid wastes containing leachable lead detected at a concentration of 5 mg/L or greater must be accumulated, stored, transported and disposed of as dangerous waste. Scrap metal that will be recycled is exempt from regulation as a Dangerous Waste in accordance with WAC 173-303-071(ff).

4.2 LBP Sampling Methodology

The testing of suspected lead painted surfaces was conducted by portable XRF lead-based paint analyzer. XRF instruments expose a building component to electromagnetic radiation in the form of X-rays or gamma radiation. In response to radiation, each element, including lead, emits energy at a fixed and characteristic level. Emission of characteristic x-rays is called “X-Ray Fluorescence,” or XRF. The energy released is measured by the instrument’s fluorescence detector and displayed, all of the inconclusive ranges and/or thresholds are based on 1.0 mg/cm². The lead-based paint inspection is in accordance with the methodologies set forth by the U.S. Department of Housing and Urban Development (HUD), and manufacturer’s guidelines.

Locations of the areas tested are shown in Figure 2.

4.3 LBP Sampling Results

Seventy-eight (78) locations in the building were analyzed using an X-ray fluorescence analyzer (XRF). **Thirteen (13) of the locations were found to contain lead above the Federal lead-based paint concentration criteria of 1 mg/cm².** The table below represents the tests that were confirmed positive for lead concentrations exceeding the threshold of 1 mg/cm².

A complete list of test locations and findings can be found in Attachment 3.

Sample ID	Space Name	Component	Substrate	Color	Condition	Concentration	Notes
Pb-10	Interior	Door Jamb	Wood	Beige	Intact	Lead Concentration: 5 mg/cm ²	
Pb-25	Interior	Door	Wood	White	Intact	Lead Concentration: 1.3 mg/cm ²	
Pb-35	Interior	Door	Wood	White	Intact	Lead Concentration: 1.7 mg/cm ²	
Pb-40	Interior	Stair Post	Wood	White	Intact	Lead Concentration: 1.3 mg/cm ²	
Pb-41	Interior	Stair Rail	Wood	White	Intact	Lead Concentration: 1.5 mg/cm ²	
Pb-46	Interior	Wall/Shiplap	Wood	White	Intact	Lead Concentration: 1.1 mg/cm ²	
Pb-51	Interior	Door	Wood	White	Intact	Lead Concentration: 1.4 mg/cm ²	
Pb-54	Interior	Restroom Stall Door	Wood	White	Intact	Lead Concentration: 2.3 mg/cm ²	
Pb-57	Interior	Restroom Stall Door	Wood	White	Intact	Lead Concentration: 1.8 mg/cm ²	
Pb-66	Exterior	Door	Wood	Beige	Intact	Lead Concentration: 5 mg/cm ²	
Pb-71	Exterior	Door	Wood	Beige	Deteriorated	Lead Concentration: 1.4 mg/cm ²	
Pb-73	Exterior	Window Cover	Wood	Blue	Intact	Lead Concentration: 1.1 mg/cm ²	
Pb-76	Exterior	Exhaust Panel	Wood	Blue	Intact	Lead Concentration: 1.5 mg/cm ²	

Table 2: LBP Sample Results
mg/cm²: milligrams per Square Centimeter
LBP: Lead Based Paint

5.0 POLYCHLORINATED BIPHENYLS (PCBs) ASSESSMENT

5.1 Applicable PCB Regulations

Common PCB building materials include caulking, paint and adhesives. Current regulations require the removal of building materials containing PCBs if found with concentrations of 50 parts per million (ppm) or greater. Reinforcing this regulatory interpretation, EPA's current policy is clearly stated on the agency's website under a page titled *Current Best Practices for PCBs in Caulk Fact Sheet - Removal and Clean-Up of PCBs in Caulk and PCB-Contaminated Soil and Building Material*¹. The website states the following: "Caulk containing PCBs at concentrations $\geq$ 50 ppm is not authorized for use and must be removed and properly disposed. When disposed, the caulk must be managed as *PCB bulk product waste*, defined at 40 CFR §761.3. Regulations governing the cleanup and disposal of *PCB bulk product waste* are provided at 40 CFR §761.62. PCB-containing caulk or caulk coated building material containing PCBs at concentrations $\geq$ 50 ppm must be removed unless otherwise approved by EPA under a risk-based disposal approval issued under 40 CFR § 761.62(c)."

PCBs are also contained within the fluorescent lamp capacitors and interior potting material of old, magnetic lighting fixtures. The capacitor regulates the amount of electricity flowing into the lighting fixture, and the potting material insulates the FLB and reduces the "humming" noise. Because all PCB-containing fluorescent light ballasts currently in use have exceeded their designated life span, they are susceptible to leaking or rupturing. This may lead to increased exposure to building occupants. Residues from these sources are difficult and costly to clean up. Additionally, intact PCB-containing fluorescent light ballasts may emit small amounts of PCBs into the air during normal use of the lighting fixtures.

EPA recommends all PCB-containing fluorescent light ballasts be removed from lighting fixtures. The fluorescent light ballasts and capacitors are regulated in concentrations greater than 50 mg/kg by the USEPA, and at concentrations greater than 2 mg/kg by the Washington State Department of Ecology. In accordance with 40 CFR 761.2, "any person must assume that a capacitor manufactured prior to July 2, 1979, whose PCB concentration is not established contains $\geq$ 500 ppm PCBs. Any person may assume that a capacitor manufactured after July 2, 1979, is non-PCB (i.e., <50 ppm PCBs). If the date of manufacture is unknown, any person must assume the capacitor contains $\geq$ 500 ppm PCBs. Any person may assume that a capacitor marked at the time of manufacture with the statement "No PCBs" in accordance with § 761.40(g) is non-PCB."

5.2 PCB Sampling Methodology / Findings

Fluorescent lights were observed during the assessment but were not able to be accessed to verify that light ballasts say, "no PCBs". Careful inspection of each ballast in the building should be conducted upon removal to ensure proper management of the ballasts. If any of the ballasts do not contain the words "no PCBs" and were

¹ <http://www.epa.gov/pcb sincaulk/caulkremoval.htm>

manufactured before July 2, 1979, they must be assumed to contain PCBs unless sampling confirms they do not. In addition, employers must inform their employees of PCB hazards in accordance with WAC 296-800-170.

5.3 **PCB Sampling Results**

One sample of suspected PCB containing caulking was collected and analyzed for PCBs by EPA Method 8082. The sample was below the regulatory limit of 50 mg/kg for classification as PCB Bulk Product Waste. The location of the sample collection is shown in Figure 2. Table 3 below shows the results of the PCB sample.

Sample ID	Material Description	Sample Location	Concentration	Material Quantity Estimate (if applicable)
COGH-3025-PCB-01	Caulking	Basement HVAC Closet	PCBs (mg/kg): ND	NA

Table 3: PCB Sample Results
mg/kg: milligrams per kilogram (parts per million)
PCB: Polychlorinated Biphenyls

6.0 OTHER HAZARDOUS BUILDING MATERIALS ASSESSMENT

A visual inspection was conducted to inventory other hazardous building materials. Other hazardous building materials assessed included universal waste, refrigerant gases, propane cylinders, and fire extinguishers.

6.1 Universal Waste

Universal waste is a category of dangerous waste that allows all businesses to handle several common types of dangerous waste under simplified rules. Managing these materials as universal waste means that they are not counted toward your generator status or reported on your Dangerous Waste Annual Report. In Washington State, five categories of waste can be managed as universal waste:

- Batteries;
- Lights, lamps, light bulbs, and light tubes;
- Mercury-containing thermometers;
- Mercury-containing thermostats;
- Mercury-containing switches and relays.

If any of these materials are identified for disposal for the demolition or renovation project, the materials should be removed, packaged, and recycled as universal waste.

6.2 Refrigerant Gases

Section 608 of the Federal Clean Air Act prohibits individuals from intentionally venting refrigerants into the atmosphere while disposing of refrigeration/AC equipment. “De minimis” quantities of refrigerant released in the course of making good faith attempts to recapture and recycle or safely dispose of refrigerant are not subject to this prohibition (40 CFR 82.154[a][2]). To implement the venting prohibition, Section 608 specifies evacuation level requirements (40 CFR 82.156) and refrigerant recovery equipment requirements (40 CFR 82.158) for both small appliances and other refrigeration/AC equipment. When demolishing or renovating a structure, the following equipment should be assessed to determine the need for evacuation, recovery, or disposal by a licensed technician:

Small Appliances

A small appliance is defined as any appliance that is fully manufactured, charged, and hermetically sealed in a factory with five pounds or less of a CFC or HCFC refrigerant, including the following:

- Refrigerators and freezers (designed for home, commercial, or consumer use);
- Medical or industrial research refrigeration equipment;
- Room air conditioners (including window air conditioners and packaged terminal air heat pumps);
- Under-the-counter ice makers;
- Vending machines; and
- Drinking water coolers.

All Other Equipment

All other equipment refers to all appliances except for small appliances, motor vehicle air conditioners (MVACs), and MVAC-like appliances. Specifically, this equipment includes:

- Chillers;
- Industrial refrigeration equipment (not including research equipment);
- Refrigerant fire suppression systems;
- Commercial refrigeration equipment; and
- Cold storage equipment.

6.3 Fire Extinguishers

Dry chemical and liquid fire extinguishers may designate as dangerous waste if they are disposed of as solid waste. Fire extinguishers should be removed from service prior to demolishing or renovating the area where the fire extinguishers are mounted or stored. If the fire extinguishers cannot be recycled or reused, they must be designated and disposed of accordingly.

6.4 Radioactive Exit Signs and Smoke Alarms

Many exit signs and smoke alarms contain low-level radioactive sources that should be managed in accordance with Nuclear Regulatory Commission Regulations. Accredited mail-in programs are available to recycle these materials. Radioactive exit signs and smoke alarms should be identified for removal and recycling or disposal prior to renovation or demolition of the building or affected area.

6.5 Summary of Other Hazardous Building Materials

This hazardous building materials assessment identified fluorescent light tubes, high intensity discharge lamps, refrigerant gases, mercury thermostats, propane tanks, and fire extinguishers that should be removed and reused, recycled, or disposed of prior to the renovation project. No radioactive exit signs or smoke alarms were identified.

Other Hazardous Building Materials	Total
Florescent Light Tubes	50
Florescent Light Ballast	30-40
HVAC Systems	1
Refrigerator	1
Battery Operated Smoke Detectors	5-10
Exit Signs	5-10
Fire Extinguishers	5-10

7.0 CONCLUSIONS AND RECOMMENDATIONS

7.1 Asbestos Containing Materials

ACM was detected in some of the areas where the work was understood to be conducted. Therefore, we recommend that this work should be considered an “Asbestos Project” as defined in the Puget Sound Clean Air Agency Regulation 3, or WAC 296-62-07701.

7.2 Lead Based Paint

Lead paint was detected in some of the building materials sampled. Therefore, we recommend implementation of engineering and work practice controls to reduce and maintain employee exposure to lead to or below the permissible exposure limit² to the extent that such controls are feasible in accordance with WAC 296-155-17611.

7.3 Polychlorinated Biphenyls

One (1) sample of suspected PCB containing caulking was collected and analyzed for PCBs by EPA Method 8082. The sample was below the regulatory limit of 50 mg/kg for PCBs.

Fluorescent lights were observed during the assessment but were not able to be accessed to verify that light ballasts say, “no PCBs”. Careful inspection of each ballast in the building should be conducted upon removal to ensure proper management of the ballasts. If any of the ballasts do not contain the words “no PCBs” and were manufactured before July 2, 1979, they must be assumed to contain PCBs unless sampling confirms they do not. In addition, employers must inform their employees of PCB hazards in accordance with WAC 296-800-170.7.4 .

² WAC 296-155-17607 (1): You must ensure that no employee is exposed to lead at concentrations greater than 50 micrograms per cubic meter of air (50 µg/m³) averaged over an 8-hour period.

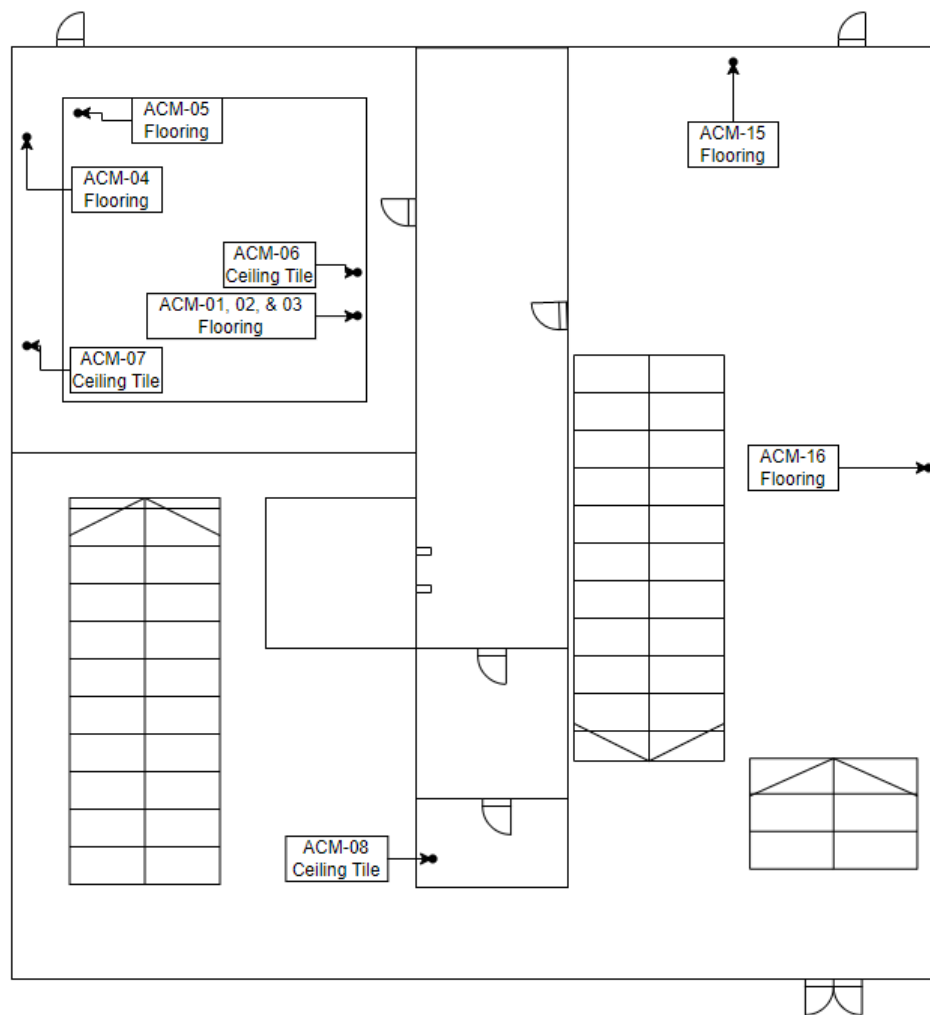
8.0 LIMITATIONS

This report presents the results of the hazardous building materials assessment conducted for the City of Gig Harbor at 3025 96th Street in Gig Harbor, WA. The assessment was conducted with the objective of identifying hazardous building materials in anticipation of demolition in accordance with certain regulations requiring such identification. For example, 40 CFR 763, along with Puget Sound Clean Air Agency Regulation III, Article 4.02(a), requires an “Asbestos Survey” before the renovation or demolition of a building. In addition, the Washington State Dangerous Waste Regulations (WAC 173-303) requires identification and designation of solid waste prior to disposal. This includes suspect lead-based paint and building materials.

Our assessment has considered risks pertaining to asbestos, lead in paint, polychlorinated biphenyls universal waste, and other hazardous building materials discussed in Section 6 of this document. Our assessment is limited to only those locations and materials assessed. This assessment was not designed to identify all potential concerns or to eliminate all risks associated with renovation, demolition, construction, waste disposal, or transferring of property title. Evaluation of other risks not specifically described in the Scope of Work have not been included. For example, the following risks were not assessed: structural integrity, engineering loads, electrical, mechanical, radon gas, slope stability, building settlement, and evaluation of toxic and hazardous substances in, or in contact with, soil and groundwater. No warranty, expressed or implied, is made. DH Environmental has performed the services set forth in the Scope of Work in accordance with generally accepted practices in the same or similar localities, related to the nature of the work accomplished, at the time the services were performed.

The hazardous building materials assessment presented in this report represents the conditions and materials observed on the dates we conducted the sampling and visually inspected the building. This assessment report is intended for the exclusive use of the City of Gig Harbor for specific application to the referenced property. This assessment does not replace or should be used in lieu of professionally developed construction or demolition plans, specifications, or bidding documents. This report is not a legal opinion.

Figure 1 Sample Locations: Main Floor Asbestos Assessment



Date: 03-03-2023



By: Brian Johnson
AHERA Building Inspector

Site Address: 3025 96th Street
Gig Harbor, WA 98332

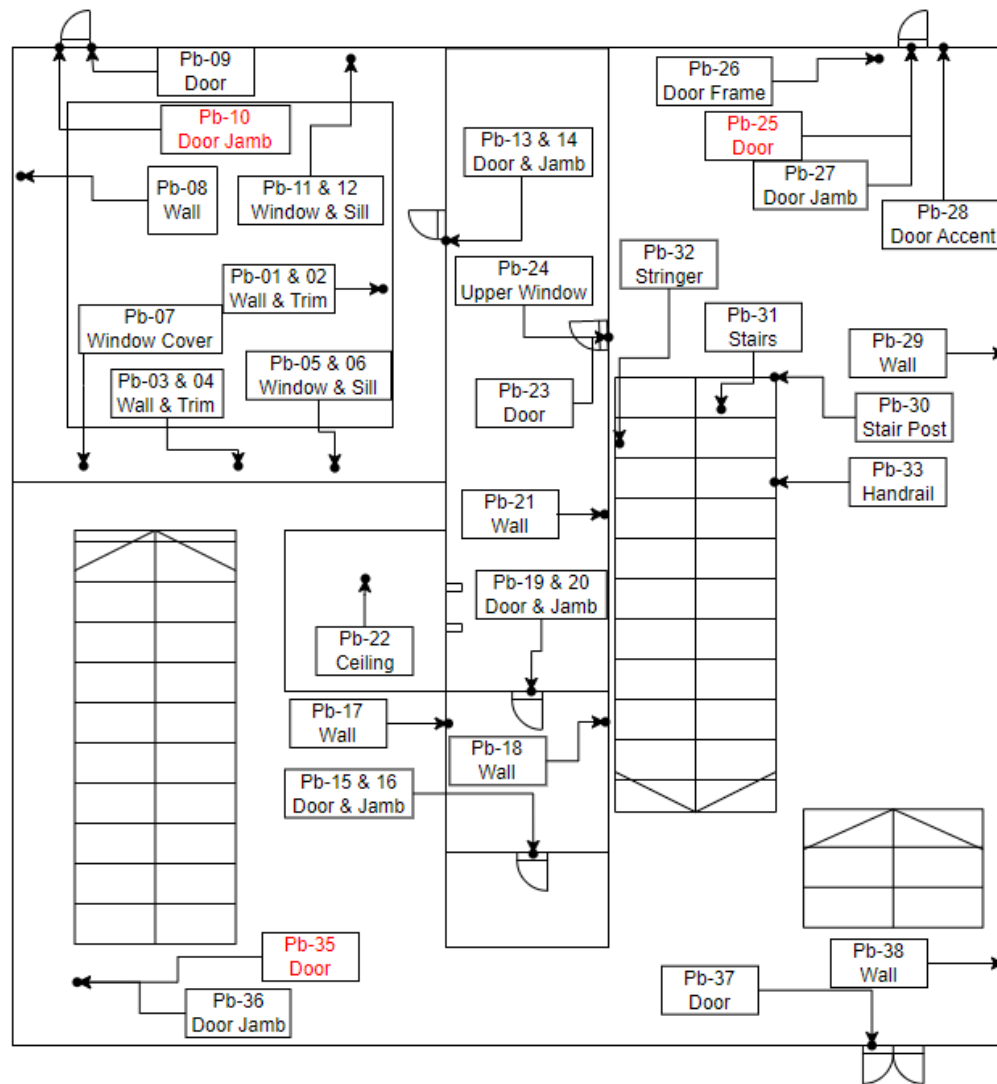
Asbestos Assessment Main Floor

Figure 1
Sample Locations

Key:
• Sample Locations
Red = Positive Test Result

*Not to scale

Figure 2 Sample Locations: Main Floor Lead Paint Assessment



Date: 03-03-2023



Site Address: 3025 96th Street
Gig Harbor, WA 98332

By: Brian Johnson
AHERA Building Inspector

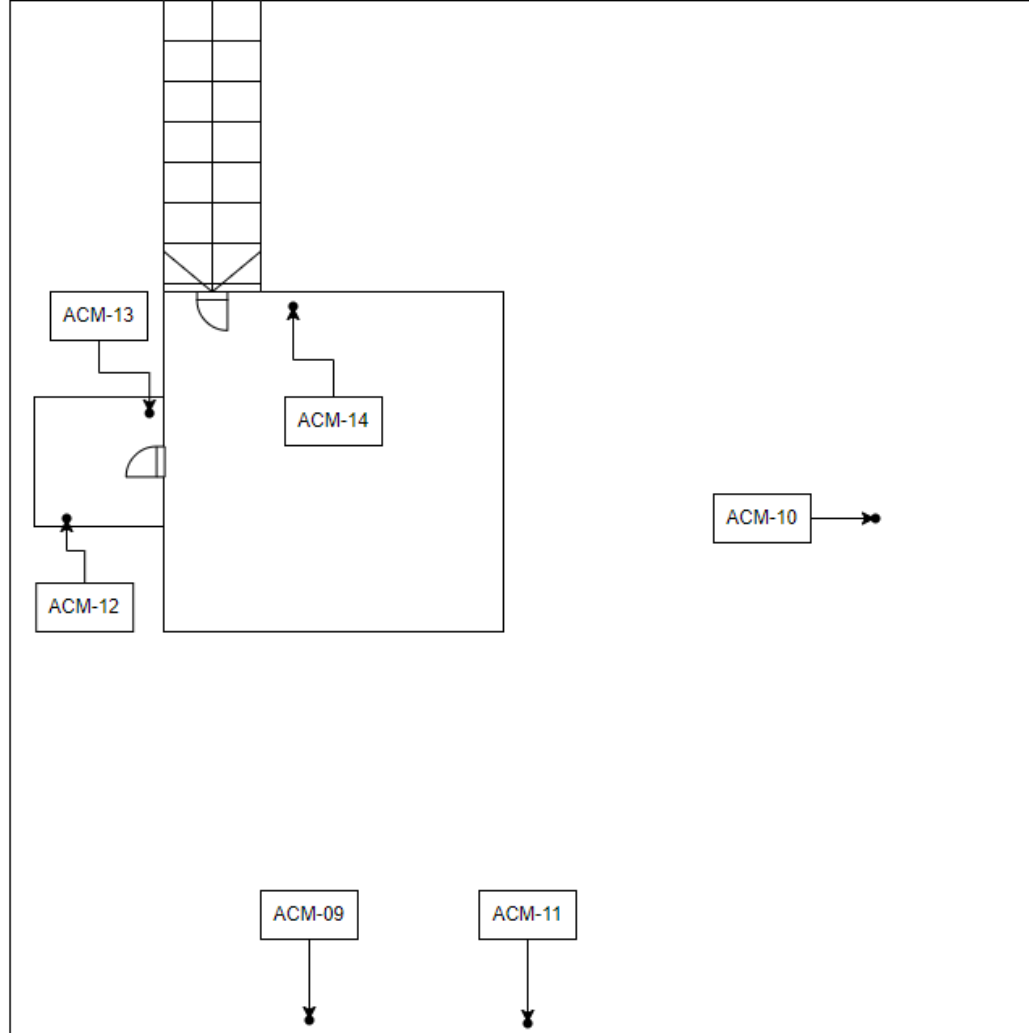
Lead Paint Assessment Main Floor

Figure 2
Sample Locations

Key:
• Sample Locations
Red = Positive Test Result

*Not to scale

Figure 3 Sample Locations: Attic Lead Paint & Asbestos Assessment



Date: 03-03-2023



By: Brian Johnson
AHERA Building Inspector

Site Address: 3025 96th Street
Gig Harbor, WA 98332

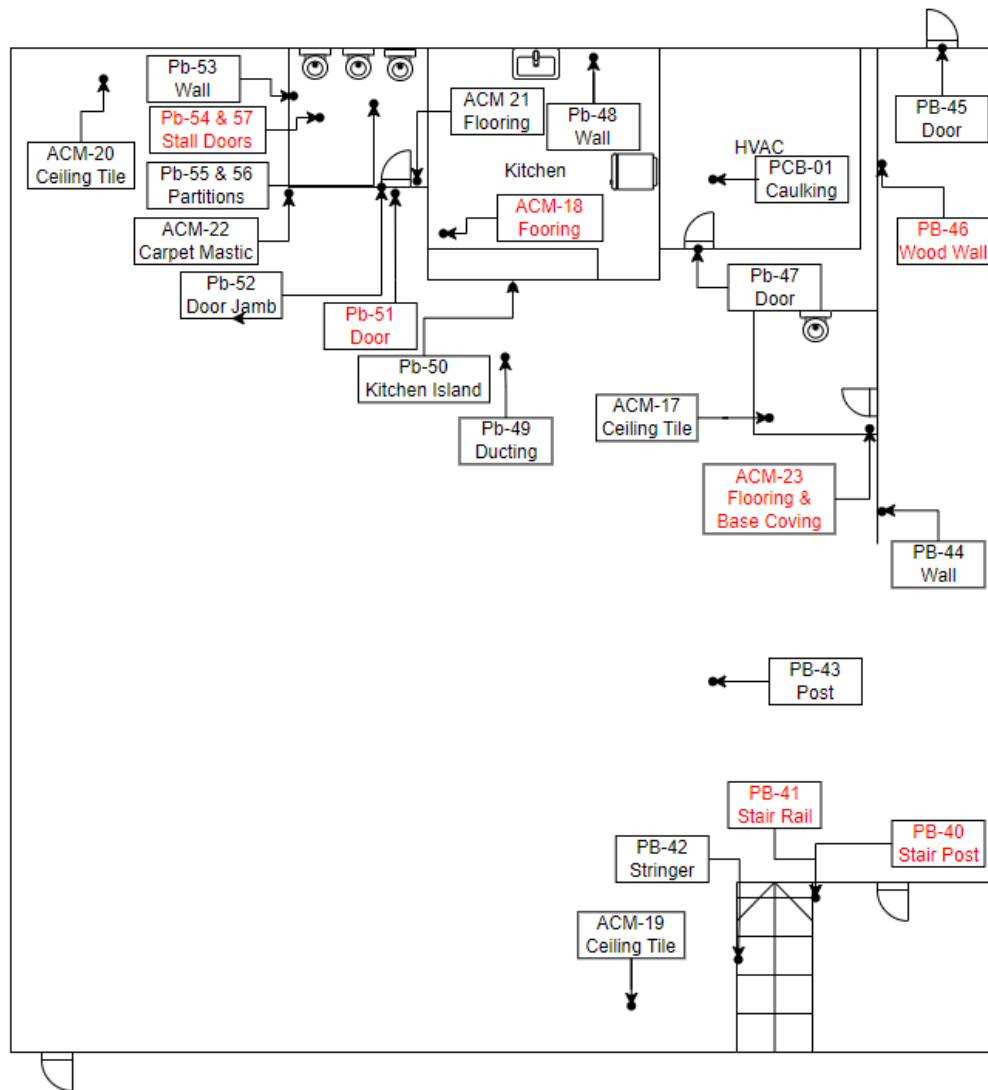
Asbestos Assessment Attic

Figure 3
Sample Locations

Key:
• Sample Locations
Red = Positive Test Result

*Not to scale

Figure 4 Sample Locations: Basement Lead Paint & Asbestos Assessment



Date: 03-03-2023



Lead Paint & Asbestos Assessment Basement

Figure 4
Sample Locations

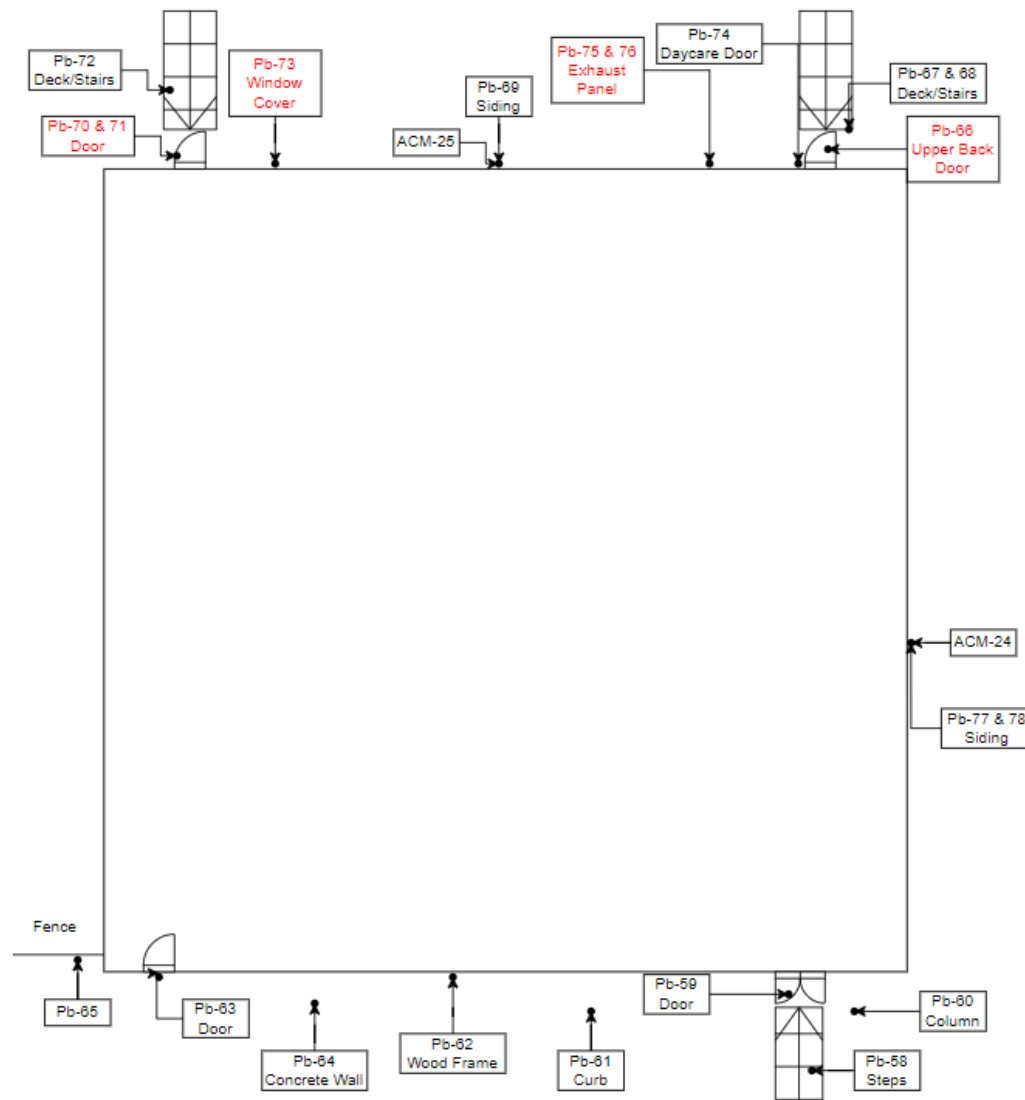
Key:
 • Sample Locations
 Red = Positive Test Result

*Not to scale

By: Brian Johnson
 AHERA Building Inspector

Site Address: 3025 96th Street
 Gig Harbor, WA 98332

Figure 5 Sample Locations: Exterior Lead Paint & Asbestos Assessment



Date: 03-03-2023



Lead Paint & Asbestos Assessment Exterior

Figure 5
Sample Locations

Key:
• Sample Locations
Red = Positive Test Result

*Not to scale

By: Brian Johnson
AHERA Building Inspector

Site Address: 3025 96th Street
Gig Harbor, WA 98332

Attachment 1 Site Photos



Sample ID: COGH-3025-ACM-01



Sample ID: COGH-3025-ACM-02



Sample ID: COGH-3025-ACM-03



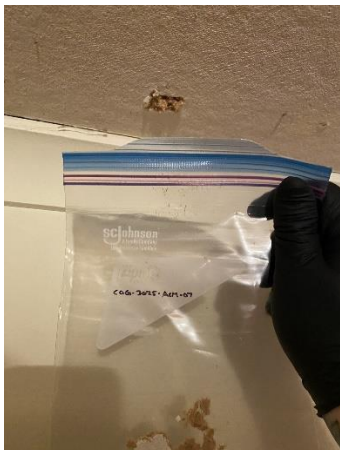
Sample ID: COGH-3025-ACM-04



Sample ID: COGH-3025-ACM-05



Sample ID: COGH-3025-ACM-06



Sample ID: COGH-3025-ACM-07



Sample ID: COGH-3025-ACM-08



Sample ID: COGH-3025-ACM-09



Sample ID: COGH-3025-ACM-10



Sample ID: COGH-3025-ACM-11



Sample ID: COGH-3025-ACM-12



Sample ID: COGH-3025-ACM-13



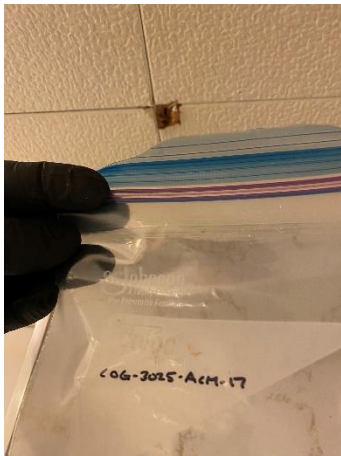
Sample ID: COGH-3025-ACM-14



Sample ID: COGH-3025-ACM-15



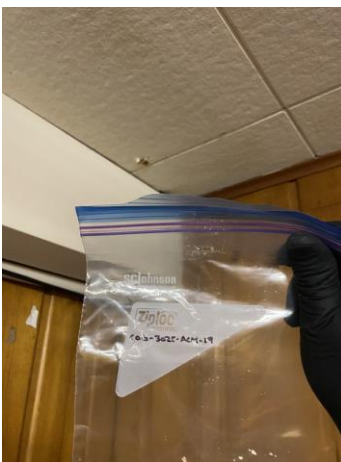
Sample ID: COGH-3025-ACM-16



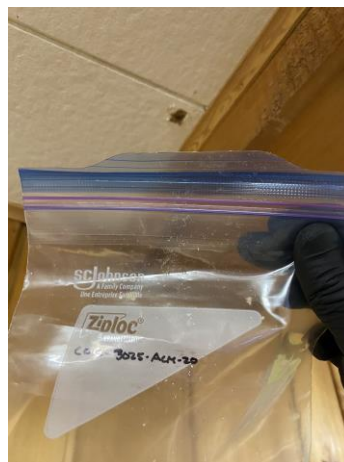
Sample ID: COGH-3025-ACM-17



COGH-3025-ACM-18



COGH-3025-ACM-19



COGH-3025-ACM-20



Sample ID: COGH-3025-ACM-21



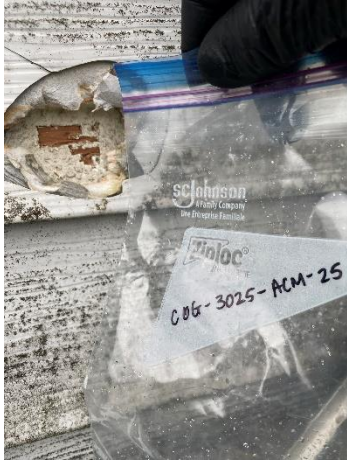
COGH-3025-ACM-22



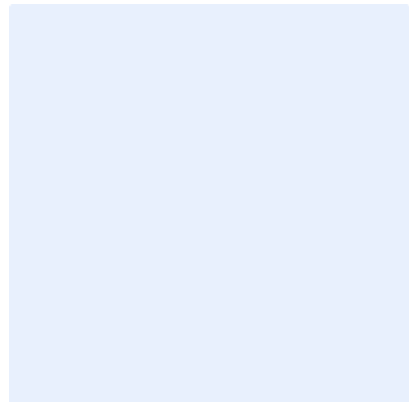
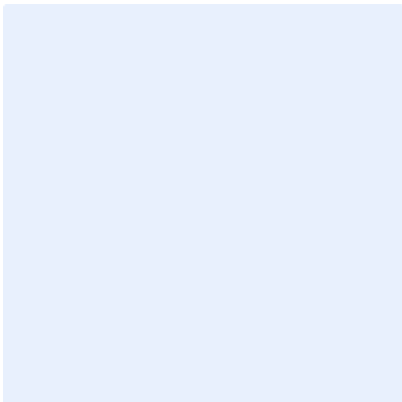
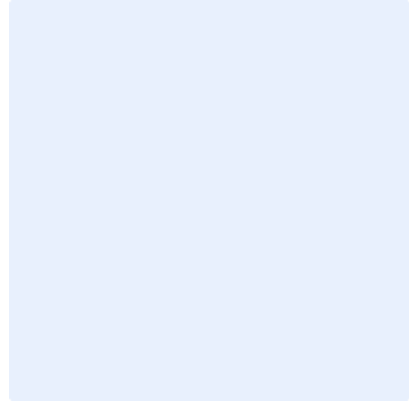
COGH-3025-ACM-23



COGH-3025-ACM-24



Sample ID: COGH-3025-ACM-25



Attachment 2 Laboratory Analytical Reports

March 13, 2023



Brian Johnson
DH Environmental
1011 SW Klickitat Way Suite 107
Seattle, WA 98134

RE: Bulk Asbestos Fiber Analysis; NVL Batch # 2303563.00

Client Project: 3025 96th St
Location: Gig Harbor, WA

Dear Mr. Johnson,

Enclosed please find test results for the 25 sample(s) submitted to our laboratory for analysis on 3/3/2023.

Examination of these samples was conducted for the presence of identifiable asbestos fibers using polarized light microscopy (PLM) with dispersion staining in accordance with **U. S. EPA 40 CFR Appendix E to Subpart E of Part 763**, Interim Method for the Determination of Asbestos in Bulk Insulation Samples and **EPA 600/R-93/116**, Method for the Determination of Asbestos in Bulk Building Materials.

For samples containing more than one separable layer of materials, the report will include findings for each layer (labeled Layer 1 and Layer 2, etc. for each individual layer). The asbestos concentration in the sample is determined by calibrated visual estimation.

For those samples with asbestos concentrations between 1 and 10 percent based on visual estimation, the EPA recommends a procedure known as point counting (NESHAPS, 40 CFR Part 61). Point counting is a statistically more accurate means of quantification for samples with low concentrations of asbestos.

The detection limit for the calibrated visual estimation is <1%, 400 point counts is 0.25% and 1000 point counts is 0.1%

Samples are archived for two weeks following analysis. Samples that are not retrieved by the client are discarded after two weeks.

Thank you for using our laboratory services. Please do not hesitate to call if there is anything further we can assist you with.

Sincerely,

A handwritten signature in black ink that reads 'Kunga Woser'.

Kunga Woser, Senior Laboratory Analyst

The NVLAP logo, which consists of the letters 'NVLAP' in a stylized, outlined font. The 'P' has a small circle at the bottom right.

Testing

Lab Code: 102063-0

Enc.: Sample Results

Phone: 206 547.0100 | Fax: 206 634.1936 | Toll Free: 1.888.NVL.LABS (685.5227)
4708 Aurora Avenue North | Seattle, WA 98103-6516



Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: DH Environmental

Address: 1011 SW Klickitat Way Suite 107
Seattle, WA 98134

Attention: Mr. Brian Johnson

Project Location: Gig Harbor, WA

Batch #: 2303563.00

Client Project #: 3025 96th St

Date Received: 3/3/2023

Samples Received: 25

Samples Analyzed: 25

Method: EPA/600/R-93/116

Lab ID: 23022513 Client Sample #: COG-3025-ACM-01

Location: Gig Harbor, WA

Layer 1 of 2 Description: Green and tan fibrous material

Non-Fibrous Materials:	Other Fibrous Materials:%
Binder/Filler, Fine particles	Synthetic fibers 65%
	Cellulose 18%

Asbestos Type: %
None Detected ND

Layer 2 of 2 Description: Black asphaltic fibrous backing with brown mastic

Non-Fibrous Materials:	Other Fibrous Materials:%
Asphaltic Particles, Mastic/Binder	Cellulose 45%

Asbestos Type: %
None Detected ND

Lab ID: 23022514 Client Sample #: COG-3025-ACM-02

Location: Gig Harbor, WA

Layer 1 of 2 Description: Red fibrous material with gray/white plastic mesh

Non-Fibrous Materials:	Other Fibrous Materials:%
Binder/Filler, Fine particles, Plastic	Synthetic fibers 73%

Asbestos Type: %
None Detected ND

Layer 2 of 2 Description: Tan brittle mastic with tan/white fibrous mesh

Non-Fibrous Materials:	Other Fibrous Materials:%
Fine particles, Mastic/Binder	Cellulose 65%

Asbestos Type: %
None Detected ND

Lab ID: 23022515 Client Sample #: COG-3025-ACM-03

Location: Gig Harbor, WA

Layer 1 of 1 Description: Tan fibrous material with adhesive and paint

Non-Fibrous Materials:	Other Fibrous Materials:%
Paint, Fine particles, Adhesive/Binder	Cellulose 72%

Asbestos Type: %
None Detected ND

Lab ID: 23022516 Client Sample #: COG-3025-ACM-04

Location: Gig Harbor, WA

Sampled by: Client

Analyzed by: Muhammad Yousuf

Reviewed by: Kunga Woser

Date: 03/10/2023

Date: 03/13/2023

Kunga Woser

Kunga Woser, Senior Laboratory Analyst

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government



Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: DH Environmental

Address: 1011 SW Klickitat Way Suite 107
Seattle, WA 98134

Attention: Mr. Brian Johnson

Project Location: Gig Harbor, WA

Batch #: 2303563.00

Client Project #: 3025 96th St

Date Received: 3/3/2023

Samples Received: 25

Samples Analyzed: 25

Method: EPA/600/R-93/116

Layer 1 of 1	Description: Tan fibrous material with adhesive			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Fine particles, Adhesive/Binder	Cellulose 76%		None Detected ND

Lab ID: 23022517 Client Sample #: COG-3025-ACM-05

Location: Gig Harbor, WA

Layer 1 of 1	Description: Green, tan and red fibrous material with adhesive			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Fine particles, Adhesive/Binder	Synthetic fibers 60%		None Detected ND
		Cellulose 16%		

Lab ID: 23022518 Client Sample #: COG-3025-ACM-06

Location: Gig Harbor, WA

Layer 1 of 1	Description: Tan compressed fibrous material with paint			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Paint, Binder/Filler, Fine particles	Cellulose 73%		None Detected ND
	Wood chips			

Lab ID: 23022519 Client Sample #: COG-3025-ACM-07

Location: Gig Harbor, WA

Layer 1 of 1	Description: Tan compressed fibrous material with paint			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Paint, Binder/Filler, Fine particles	Cellulose 71%		None Detected ND
	Wood chips			

Lab ID: 23022520 Client Sample #: COG-3025-ACM-08

Location: Gig Harbor, WA

Sampled by: Client

Analyzed by: Muhammad Yousuf

Reviewed by: Kunga Woser

Date: 03/10/2023

Date: 03/13/2023

Kunga Woser

Kunga Woser, Senior Laboratory Analyst

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government



Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: DH Environmental

Address: 1011 SW Klickitat Way Suite 107
Seattle, WA 98134

Attention: Mr. Brian Johnson

Project Location: Gig Harbor, WA

Batch #: 2303563.00

Client Project #: 3025 96th St

Date Received: 3/3/2023

Samples Received: 25

Samples Analyzed: 25

Method: EPA/600/R-93/116

Layer 1 of 1	Description: Tan compressed fibrous material with paint			Asbestos Type: %
	Non-Fibrous Materials:	Other Fibrous Materials:%		
	Paint, Binder/Filler, Fine particles	Cellulose 72%		None Detected ND
	Wood chips			

Lab ID: 23022521 Client Sample #: COG-3025-ACM-09

Location: Gig Harbor, WA

Layer 1 of 1	Description: Gray and burnt cementitious material			Asbestos Type: %
	Non-Fibrous Materials:	Other Fibrous Materials:%		
	Binder/Filler, Fine particles, Mineral grains	Wollastonite 5%		None Detected ND
	Gravel	Cellulose 3%		

Lab ID: 23022522 Client Sample #: COG-3025-ACM-10

Location: Gig Harbor, WA

Layer 1 of 1	Description: Tan fibrous material with multi- colored paper pieces and wood chips			Asbestos Type: %
	Non-Fibrous Materials:	Other Fibrous Materials:%		
	Binder/Filler, Fine particles, Wood chips	Cellulose 88%		None Detected ND

Lab ID: 23022523 Client Sample #: COG-3025-ACM-11

Location: Gig Harbor, WA

Layer 1 of 1	Description: Yellow fibrous material with sand dust			Asbestos Type: %
	Non-Fibrous Materials:	Other Fibrous Materials:%		
	Fine particles, Glass shots & debris	Glass fibers 78%		None Detected ND
		Cellulose 3%		

Lab ID: 23022524 Client Sample #: COG-3025-ACM-12

Location: Gig Harbor, WA

Sampled by: Client

Analyzed by: Muhammad Yousuf

Reviewed by: Kunga Woser

Date: 03/10/2023

Date: 03/13/2023

Kunga Woser

Kunga Woser, Senior Laboratory Analyst

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government



Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: DH Environmental

Address: 1011 SW Klickitat Way Suite 107
Seattle, WA 98134

Attention: Mr. Brian Johnson

Project Location: Gig Harbor, WA

Batch #: 2303563.00

Client Project #: 3025 96th St

Date Received: 3/3/2023

Samples Received: 25

Samples Analyzed: 25

Method: EPA/600/R-93/116

Layer 1 of 1	Description: Pink fibrous material with asphalt dust			Asbestos Type: %
	Non-Fibrous Materials:	Other Fibrous Materials:%		None Detected ND
	Asphaltic Particles, Glass shots & debris, Mineral grains	Glass fibers 76%		
		Cellulose 4%		

Lab ID: 23022525 Client Sample #: COG-3025-ACM-13

Location: Gig Harbor, WA

Layer 1 of 1	Description: Gray sandy/brittle material with white/yellow paint			Asbestos Type: %
	Non-Fibrous Materials:	Other Fibrous Materials:%		None Detected ND
	Paint, Talc/Binder, Fine particles	Cellulose 7%		
	Mineral grains, Gravel, Wood fibers	Wollastonite 1%		

Lab ID: 23022526 Client Sample #: COG-3025-ACM-14

Location: Gig Harbor, WA

Layer 1 of 2	Description: White compacted powdery crumbly material with fibrous mesh			Asbestos Type: %
	Non-Fibrous Materials:	Other Fibrous Materials:%		None Detected ND
	Calcareous binder, Fine particles, Perlite	Glass fibers 22%		
		Cellulose 1%		
Layer 2 of 2	Description: Crumbly white chalky material with paper			Asbestos Type: %
	Non-Fibrous Materials:	Other Fibrous Materials:%		None Detected ND
	Fine particles, Gypsum/Binder	Cellulose 14%		

Lab ID: 23022527 Client Sample #: COG-3025-ACM-15

Location: Gig Harbor, WA

Layer 1 of 1	Description: Red fibrous material with tan mastic, tan adhesive and black foamy material			Asbestos Type: %
	Non-Fibrous Materials:	Other Fibrous Materials:%		None Detected ND
	Fine particles, Mastic/Binder, Adhesive/Binder	Synthetic fibers 9%		

Sampled by: Client

Analyzed by: Muhammad Yousuf

Reviewed by: Kunga Woser

Date: 03/10/2023

Date: 03/13/2023

Kunga Woser

Kunga Woser, Senior Laboratory Analyst

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government



Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: DH Environmental
Address: 1011 SW Klickitat Way Suite 107
Seattle, WA 98134

Attention: Mr. Brian Johnson
Project Location: Gig Harbor, WA

Batch #: 2303563.00
Client Project #: 3025 96th St
Date Received: 3/3/2023
Samples Received: 25
Samples Analyzed: 25
Method: EPA/600/R-93/116

Foamy material, Mineral grains Cellulose 5%

Lab ID: 23022528 Client Sample #: COG-3025-ACM-16

Location: Gig Harbor, WA

Layer 1 of 1 Description: Multi-colored fibrous material with plastic/fibrous mesh ,gray sandy material and tan mastic

Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
Fine particles, Mastic/Binder, Mineral grains	Synthetic fibers 55%	None Detected ND
Plastic	Cellulose 5%	

Lab ID: 23022529 Client Sample #: COG-3025-ACM-17

Location: Gig Harbor, WA

Layer 1 of 1 Description: Tan compressed fibrous material with paint

Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
Paint, Fine particles, Mastic/Binder	Cellulose 69%	None Detected ND

Lab ID: 23022530 Client Sample #: COG-3025-ACM-18

Location: Gig Harbor, WA

Layer 1 of 2 Description: Tan/white sheet vinyl with fibers debris

Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
Vinyl/Binder, Fine particles	Cellulose 4%	None Detected ND

Layer 2 of 2 Description: Beige paper backing with soaked in beige mastic

Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
Fine particles, Mastic/Binder	Cellulose 29%	Chrysotile 44%

Lab ID: 23022531 Client Sample #: COG-3025-ACM-19

Location: Gig Harbor, WA

Sampled by: Client

Analyzed by: Muhammad Yousuf

Reviewed by: Kunga Woser

Date: 03/10/2023

Date: 03/13/2023

Kunga Woser

Kunga Woser, Senior Laboratory Analyst

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government



Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: DH Environmental

Address: 1011 SW Klickitat Way Suite 107
Seattle, WA 98134

Attention: Mr. Brian Johnson

Project Location: Gig Harbor, WA

Batch #: 2303563.00

Client Project #: 3025 96th St

Date Received: 3/3/2023

Samples Received: 25

Samples Analyzed: 25

Method: EPA/600/R-93/116

Layer 1 of 1	Description: Tan fibrous material with paint			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Paint, Binder/Filler, Fine particles	Cellulose 72%		None Detected ND
	Wood chips			

Lab ID: 23022532 Client Sample #: COG-3025-ACM-20

Location: Gig Harbor, WA

Layer 1 of 1	Description: Tan fibrous material with paint			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Paint, Binder/Filler, Fine particles	Cellulose 71%		None Detected ND
	Wood chips			

Lab ID: 23022533 Client Sample #: COG-3025-ACM-21

Location: Gig Harbor, WA

Layer 1 of 3	Description: Beige sheet vinyl			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Vinyl/Binder, Fine particles	None Detected ND		None Detected ND
Layer 2 of 3	Description: White paper backing with soaked in white mastic			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Fine particles, Mastic/Binder	Cellulose 51%		None Detected ND
		Glass fibers 13%		
Layer 3 of 3	Description: Gray sandy material with tan adhesive			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Fine particles, Adhesive/Binder, Mineral grains	Cellulose 4%		None Detected ND

Lab ID: 23022534 Client Sample #: COG-3025-ACM-22

Location: Gig Harbor, WA

Sampled by: Client

Analyzed by: Muhammad Yousuf

Reviewed by: Kunga Woser

Date: 03/10/2023

Date: 03/13/2023

Kunga Woser

Kunga Woser, Senior Laboratory Analyst

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government



Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: DH Environmental
Address: 1011 SW Klickitat Way Suite 107
Seattle, WA 98134

Attention: Mr. Brian Johnson
Project Location: Gig Harbor, WA

Batch #: 2303563.00
Client Project #: 3025 96th St
Date Received: 3/3/2023
Samples Received: 25
Samples Analyzed: 25
Method: EPA/600/R-93/116

Layer 1 of 2	Description: Multi-colored fibrous material with plastic/fibrous mesh, tan mastic and gray sandy material		
	Non-Fibrous Materials:	Other Fibrous Materials: %	Asbestos Type: %
	Fine particles, Mastic/Binder, Plastic	Synthetic fibers 57%	None Detected ND
	Mineral grains	Cellulose 6%	
Layer 2 of 2	Description: Black foamy material		
	Non-Fibrous Materials:	Other Fibrous Materials: %	Asbestos Type: %
	Binder/Filler, Fine particles, Foamy material	Cellulose 1%	None Detected ND

Lab ID: 23022535 **Client Sample #: COG-3025-ACM-23**

Location: Gig Harbor, WA

Layer 1 of 3	Description: Off-white sheet vinyl in stone pattern		
	Non-Fibrous Materials:	Other Fibrous Materials: %	Asbestos Type: %
	Vinyl/Binder, Fine particles	None Detected ND	None Detected ND
Layer 2 of 3	Description: Beige paper backing with soaked in tan mastic		
	Non-Fibrous Materials:	Other Fibrous Materials: %	Asbestos Type: %
	Fine particles, Mastic/Binder	Cellulose 26%	Chrysotile 47%
Layer 3 of 3	Description: Brown brittle mastic with white rubbery material and wood flakes		
	Non-Fibrous Materials:	Other Fibrous Materials: %	Asbestos Type: %
	Fine particles, Mastic/Binder, Rubber/Binder	Cellulose 16%	None Detected ND
	Fine grains, Wood flakes	Wollastonite 3%	

Lab ID: 23022536 **Client Sample #: COG-3025-ACM-24**

Location: Gig Harbor, WA

Layer 1 of 3	Description: Light gray/tan fibrous felt		
	Non-Fibrous Materials:	Other Fibrous Materials: %	Asbestos Type: %
	Binder/Filler, Fine particles	Cellulose 85%	None Detected ND

Sampled by: Client

Analyzed by: Muhammad Yousuf

Reviewed by: Kunga Woser

Date: 03/10/2023

Date: 03/13/2023

Kunga Woser

Kunga Woser, Senior Laboratory Analyst

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government



Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: DH Environmental
Address: 1011 SW Klickitat Way Suite 107
Seattle, WA 98134

Attention: Mr. Brian Johnson
Project Location: Gig Harbor, WA

Batch #: 2303563.00
Client Project #: 3025 96th St
Date Received: 3/3/2023
Samples Received: 25
Samples Analyzed: 25
Method: EPA/600/R-93/116

Layer 2 of 3	Description: White brittle material with gray dust	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: % None Detected ND
		Binder/Filler, Fine particles, Wood flakes	Cellulose 18%	
Layer 3 of 3	Description: Transparent soft material	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: % None Detected ND
		Binder/Filler, Fine particles, Styrofoam	Cellulose 1%	

Lab ID: 23022537 **Client Sample #: COG-3025-ACM-25**

Location: Gig Harbor, WA

Layer 1 of 2	Description: Transparent soft material with tan/white paper,silver foil,adhesive and gray dust	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: % None Detected ND
		Fine particles, Adhesive/Binder, Metal foil	Cellulose 33%	
Layer 2 of 2	Description: White brittle material with wood piece	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: % None Detected ND
		Binder/Filler, Fine particles, Wood flakes	Cellulose 24%	

Sampled by: Client

Analyzed by: Muhammad Yousuf

Reviewed by: Kunga Woser

Date: 03/10/2023

Date: 03/13/2023

Kunga Woser

Kunga Woser, Senior Laboratory Analyst

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

ASBESTOS LABORATORY SERVICES



Company DH Environmental
Address 1011 SW Klickitat Way Suite 107
 Seattle, WA 98134
Project Manager Mr. Brian Johnson
Phone (206) 934-4043
NVL Batch Number 2303563.00
TAT 5 Days **AH** No
Rush TAT
Due Date 3/10/2023 **Time** 3:35 PM
Email brian.johnson@dhenviro.com
Fax (206) 930-4043

Project Name/Number: 3025 96th St **Project Location:** Gig Harbor, WA

Subcategory PLM Bulk

Item Code ASB-02 EPA 600/R-93-116 Asbestos by PLM <bulk>

Total Number of Samples 25

Rush Samples

	Lab ID	Sample ID	Description	A/R
1	23022513	COG-3025-ACM-01		A
2	23022514	COG-3025-ACM-02		A
3	23022515	COG-3025-ACM-03		A
4	23022516	COG-3025-ACM-04		A
5	23022517	COG-3025-ACM-05		A
6	23022518	COG-3025-ACM-06		A
7	23022519	COG-3025-ACM-07		A
8	23022520	COG-3025-ACM-08		A
9	23022521	COG-3025-ACM-09		A
10	23022522	COG-3025-ACM-10		A
11	23022523	COG-3025-ACM-11		A
12	23022524	COG-3025-ACM-12		A
13	23022525	COG-3025-ACM-13		A
14	23022526	COG-3025-ACM-14		A
15	23022527	COG-3025-ACM-15		A
16	23022528	COG-3025-ACM-16		A
17	23022529	COG-3025-ACM-17		A
18	23022530	COG-3025-ACM-18		A

	Print Name	Signature	Company	Date	Time
Sampled by	Client				
Relinquished by	Client				

Office Use Only	Print Name	Signature	Company	Date	Time
Received by	Kelly AuVu		NVL	3/3/23	1535
Analyzed by	Muhammad Yousuf		NVL	3/10/23	
Results Called by					
☐ Faxed ☐ Emailed					

Special Instructions:

Date: 3/3/2023
 Time: 3:57 PM
 Entered By: Kelly AuVu

ASBESTOS LABORATORY SERVICES



Company DH Environmental
Address 1011 SW Klickitat Way Suite 107
 Seattle, WA 98134
Project Manager Mr. Brian Johnson
Phone (206) 934-4043
NVL Batch Number 2303563.00
TAT 5 Days **AH** No
Rush TAT
Due Date 3/10/2023 **Time** 3:35 PM
Email brian.johnson@dhenviro.com
Fax (206) 930-4043

Project Name/Number: 3025 96th St **Project Location:** Gig Harbor, WA

Subcategory PLM Bulk

Item Code ASB-02 EPA 600/R-93-116 Asbestos by PLM <bulk>

Total Number of Samples 25

Rush Samples

	Lab ID	Sample ID	Description	A/R
19	23022531	COG-3025-ACM-19		A
20	23022532	COG-3025-ACM-20		A
21	23022533	COG-3025-ACM-21		A
22	23022534	COG-3025-ACM-22		A
23	23022535	COG-3025-ACM-23		A
24	23022536	COG-3025-ACM-24		A
25	23022537	COG-3025-ACM-25		A

	Print Name	Signature	Company	Date	Time
Sampled by	Client				
Relinquished by	Client				

Office Use Only	Print Name	Signature	Company	Date	Time
Received by	Kelly AuVu		NVL	3/3/23	1535
Analyzed by	Muhammad Yousuf		NVL	3/10/23	
Results Called by					
☐ Faxed ☐ Emailed					

Special Instructions:

Date: 3/3/2023
 Time: 3:57 PM
 Entered By: Kelly AuVu

2303563

Page 1 of 2



ASBESTOS CHAIN OF CUSTODY

- ☐ 1 Hour ☐ 24 Hours ☐ 4 Days
☐ 2 Hours ☐ 2 Days ☒ 5 Days
☐ 4 Hours ☐ 3 Days ☐ 10 Days

Please call for TAT less than 24 Hours

Company DH Environmental
 Address 1011 SW Klickitat Way
Seattle, WA 98134
 Phone _____

Project Manager Brian Johnson
 Cell (206) 930-4043
 Email _____
 Fax () _____

Project Name/Number <u>3025 96th St.</u>	Project Location <u>Gig Harbor, WA</u>
☐ PCM Air (NIOSH 7400) ☐ TEM (NIOSH 7402) ☐ TEM (AHERA) ☐ TEM (EPA Level II Modified) ☒ PLM (EPA 600/R-93-116) ☐ EPA 400 Points (600/R-93-116) ☐ EPA 1000 Points (600/R-93-116) ☐ PLM Gravimetry (600/R-93-116) ☐ Asbestos in Vermiculite (EPA 600/R-04/004) ☐ Asbestos in Sediment (EPA 1900 Points) ☐ Asbestos Friable/Non-Friable (EPA 600/R-93/116) ☐ Other _____	

Reporting Instructions Please send results to Brian Johnson
☐ Call () _____ ☐ Fax () _____ ☒ Email brian.johnson@dhenviro.com

Total Number of Samples 25

	Sample ID	Description	A/R
1	COG-3025-ACM-01	Carpet & mastic	
2	COG-3025-ACM-02	Carpet & mastic	
3	COG-3025-ACM-03	Carpet & mastic	
4	COG-3025-ACM-04	Carpet & mastic	
5	COG-3025-ACM-05	Carpet & mastic	
6	COG-3025-ACM-06	Ceiling tile	
7	COG-3025-ACM-07	Ceiling tile	
8	COG-3025-ACM-08	Ceiling tile	
9	COG-3025-ACM-09	fire place concrete	
10	COG-3025-ACM-10	insulation	
11	COG-3025-ACM-11	insulation	
12	COG-3025-ACM-12	insulation	
13	COG-3025-ACM-13	concrete wall	
14	COG-3025-ACM-14	dry wall & joint compound	
15	COG-3025-ACM-15	carpet & mastic	

	Print Name	Signature	Company	Date	Time
Sampled by	Brian Johnson		DH Env.	3-3-23	0930
Relinquish by	Brian Johnson		DH Env.	3-3-23	1535

Office Use Only

	Print Name	Signature	Company	Date	Time
Received by	Kenn Adair		NHL	3/3/23	1535
Analyzed by					
Called by					
Faxed/Email by					

ASBESTOS CHAIN OF CUSTODY

- ☐ 1 Hour ☐ 24 Hours ☐ 4 Days
☐ 2 Hours ☐ 2 Days ☒ 5 Days
☐ 4 Hours ☐ 3 Days ☐ 10 Days

Please call for TAT less than 24 Hours

Company _____

Project Manager _____

Address _____

Cell () _____

Email _____

Phone _____

Fax () _____

Project Name/Number	Project Location
---------------------	------------------

- ☐ PCM Air (NIOSH 7400) ☐ TEM (NIOSH 7402) ☐ TEM (AHERA) ☐ TEM (EPA Level II Modified)
☒ PLM (EPA 600/R-93-116) ☐ EPA 400 Points (600/R-93-116) ☐ EPA 1000 Points (600/R-93-116)
☐ PLM Gravimetry (600/R-93-116) ☐ Asbestos in Vermiculite (EPA 600/R-04/004) ☐ Asbestos in Sediment (EPA 1900 Points)
☐ Asbestos Friable/Non-Friable (EPA 600/R-93/116) ☐ Other _____

Reporting Instructions

- ☐ Call () _____ ☐ Fax () _____ ☐ Email _____

Total Number of Samples 25

	Sample ID	Description	A/R
1	COG-3025-ACM-16	carpet & mastic	
2	COG-3025-ACM-17	ceiling tile	
3	COG-3025-ACM-18	flooring & mastic	
4	COG-3025-ACM-19	ceiling tile	
5	COG-3025-ACM-20	ceiling tile	
6	COG-3025-ACM-21	flooring & mastic	
7	COG-3025-ACM-22	carpet & mastic	
8	COG-3025-ACM-23	flooring & mastic	
9	COG-3025-ACM-24	exterior siding coating	
10	COG-3025-ACM-25	insulation & exterior siding coating	
11			
12			
13			
14			
15			

	Print Name	Signature	Company	Date	Time
Sampled by					
Relinquish by					

Office Use Only

	Print Name	Signature	Company	Date	Time
Received by	Kumpson	e	NVL	3/2/23	1535
Analyzed by					
Called by					
Faxed/Email by					



March 10, 2023

Mr. Brian Johnson

DH Environmental
1011 SW Klickitat Way, Suite 107
Seattle, WA 98134

Re: **NVL Batch 2303564.00**

Project Name/Number: 3025 96th St

Project location: Gig Harbor, WA

Dear Mr. Johnson,

Enclosed please find test results for samples submitted to our laboratory for analysis. Preparation and analysis of these samples were conducted in accordance with published industry standards and methods specified on the attached analytical report.

The content of this package consists of the following:

- Case Narrative & Definition of Data Qualifiers
- Analytical Test Results
- Applicable QC Summary
- Client Chain-of-Custody (CoC)
- NVL Receiving Record

The report is considered highly confidential and will not be released without your approval. Samples are archived for two weeks following analysis. Samples that are not retrieved by the client will be discarded after two weeks.

Thank you for using our laboratory services. If you need further assistance, please contact us at 206-547-0100 or 1-888-NVLLABS.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nick Ly'.

Nick Ly, Technical Director

Enclosure: Sample Results

Phone: 206.547.0100 | Fax: 206.634.1936 | Toll Free: 1.888.NVL.LABS (685.5227)
4708 Aurora Avenue North | Seattle, WA 98103

Case Narrative:

The following summarizes samples received on date as shown on the accompanied Chain of custody by NVL Laboratories, Inc. from DH Environmental for Project Number 3025 96th St. Samples were logged in for PCB analysis per client request using both customer sample ID's and laboratory assigned ID's as listed on the Chain-of-Custody (CoC). All samples as received were processed and analyzed within specified turnaround time without any abnormalities and deviations that may affect the analytical results. All quality control requirements were acceptable unless stated otherwise. The conditions of all samples were acceptable at time of receipt and all samples submitted with this batch were analyzed unless stated otherwise on the CoC.

Test Results are reported in milligram per kilogram (mg/kg) for PCB samples as shown on the analytical reports.



Definition Appendix

Terms

% Rec	Percent recovery.
<	Below Reporting Limit(RL) or Limit of Quantitation(LoQ) of the instrument.
B	Blank contamination. The recorded results is associated with a contaminated blank.
DF	Dilution Factor
J	The reported concentration is an estimated value because something may be present in the sample that interfered with the analysis.
J1	The reported concentration is an estimated value because the laboratory control sample (LCS) is out of control limits.
J2	The reported concentration is an estimated value because the percent recovery for matrix spike is out of control limits.
J3	The reported concentration is an estimated value because the relative percent difference(RPD) for duplicate analysis is out of control limits.
J4	Percent recovery is outside of established control limits.
LCS	Laboratory Control Sample.
LFS	Laboratory Fortified Spike
Limits	The upper and lower control limits for spike recoveries.
LN	Quality control sample is outside of control limits. This analyte was not detected in the sample.
LOQ	Limit of quantitation(same as RL)
mg/kg	Milligrams per kilogram.
ND	Analyte not detected or below the reporting limit of the instrument or methodology



Definition Appendix

Terms

PPM	Parts per Million.
QC Batch Group	Quality Control Batch Group. The entity that links analytical results and supporting quality control results.
R	The data are not reliable due to possible contamination or loss of material during preparation or analysis. Re-sampling and reanalysis are necessary for verification.
RL	Reporting Limit. The minimum concentration that can be quantified under routine operating conditions.
RPD	Relative Percent Difference. The relative difference between duplicate results(matrix spike, blank spike, or samples duplicate) expressed as a percentage.
RPD Limit	The maximum RPD allowed for a set of duplicate measurements(see RPD).
SMI	Surrogate has matrix interference.
Spike Conc.	The measured concentration, in sample basis units, of a spiked sample.
SURR-ND	Surrogate was not detected due to matrix interference or dilution.
ug/m3	Micrograms per cubic meter.
ug/mL	Micrograms per milliliter
mg/Kg	milligram per kilogram



ANALYSIS REPORT
Polychlorinated Biphenyls by Gas Chromatography

Client	DH Environmental	Samples Received*	1
SDG Number	2303564.00	Analyzed By	Evelyn Ahulu
Date Reported	03/10/2023	Samples Analyzed*	1
Project Number	3025 96th St	Analysis Method	8082A
Location	Gig Harbor, WA	Preparation Method	3546PR (PCB)
* for this test only			

Sample Number	COG-3025-PCB-01	Received	03/03/2023
Lab Sample ID	23022538	Matrix	Material
Initial Sample Size	2.2669 gm	Units of Result	mg/Kg, as received
Analyte	RL	Final Result	Analysis Date
Aroclor-1016	0.88	< 0.88	03/08/2023
Aroclor-1221	0.88	< 0.88	03/08/2023
Aroclor-1232	0.88	< 0.88	03/08/2023
Aroclor-1242	0.88	< 0.88	03/08/2023
Aroclor-1248	0.88	< 0.88	03/08/2023
Aroclor-1254	0.88	< 0.88	03/08/2023
Aroclor-1260	0.88	< 0.88	03/08/2023
PCBs, Total	0.88	<0.88	

Quality Control Results

Project Number:	3025 96th St	SDG Number:	2303564
		Project Manager:	Brian Johnson
QC Batch(es):	Q1907	Analysis Method:	8082A
QC Batch Method:	3546PR (PCB)	Analysis Description:	Polychlorinated Biphenyls by Gas Chromatography
Preparation Date:	03/06/2023		
Blank: MBLK-2303564			

Analyte	Blank Result	Units	DF	RL	Control Limit	Qualifiers
Aroclor-1016	ND	mg/Kg	1	1	1.0	
Aroclor-1221	ND	mg/Kg	1	1	1.0	
Aroclor-1232	ND	mg/Kg	1	1	1.0	
Aroclor-1242	ND	mg/Kg	1	1	1.0	
Aroclor-1248	ND	mg/Kg	1	1	1.0	
Aroclor-1254	ND	mg/Kg	1	1	1.0	
Aroclor-1260	ND	mg/Kg	1	1	1.0	
Aroclor-1262	ND	mg/Kg	1	1	1.0	
Aroclor-1268	ND	mg/Kg	1	1	1.0	
PCBs, Total	ND	mg/Kg	1	1	1.0	
Surrogates:				% Rec		
Tetrachloro-m-xylene			1	92	40-140	
Decachlorobiphenyl			1	113	40-140	

Lab Control Sample: LCS-1254-2303564

Analyte	Blank Spike Result	Units	DF	Spike Conc.	% Rec	% Rec Limits	Qualifiers
Aroclor-1254	18.4	mg/Kg	1	20.0	92	40-140	
Surrogates:							
Tetrachloro-m-xylene			1		87	40-140	
Decachlorobiphenyl			1		101	40-140	

Lab Control Sample: LCS-1016+1260-2303564

Lab Control Sample Duplicate: LCS

Dup-1016+1260-2303564

Analyte	Blank Spike Result	Units	DF	Spike Conc.	% Rec	Limits	RPD	RPD Limit	Qualifiers
Aroclor-1016	15.8	mg/Kg	1	20.0	79	40-140			
	12.1			20.0	61	40-140	26.4	50	
Aroclor-1260	19.6	mg/Kg	1	20.0	98	40-140			
	20.7			20.0	104	40-140	5.5	50	
Surrogates:									
Tetrachloro-m-xylene			1		63	40-140			
					46	40-140			
Decachlorobiphenyl			1		108	40-140			
					120	40-140			



Surrogate Recovery Summary Report

Client <u>DH Environmental</u>		SDG Number <u>2303564</u>		
Project <u>3025 96th St</u>				
Customer Sample ID	Lab Sample ID	Analyte	Recovery	Limits
COG-3025-PCB-01	23022538	Decachlorobiphenyl	80%	40-140
COG-3025-PCB-01	23022538	Tetrachloro-m-xylene	56%	40-140
LCS Dup-1016+1260-2303564	LCS Dup-1016+1260-2303564	Decachlorobiphenyl	120%	40-140
LCS Dup-1016+1260-2303564	LCS Dup-1016+1260-2303564	Tetrachloro-m-xylene	46%	40-140
LCS-1016+1260-2303564	LCS-1016+1260-2303564	Decachlorobiphenyl	108%	40-140
LCS-1016+1260-2303564	LCS-1016+1260-2303564	Tetrachloro-m-xylene	63%	40-140
LCS-1254-2303564	LCS-1254-2303564	Decachlorobiphenyl	101%	40-140
LCS-1254-2303564	LCS-1254-2303564	Tetrachloro-m-xylene	87%	40-140
MBLK-2303564	MBLK-2303564	Decachlorobiphenyl	113%	40-140
MBLK-2303564	MBLK-2303564	Tetrachloro-m-xylene	92%	40-140

* Recovery outside limits

**INITIAL AND CONTINUING CALIBRATION VERIFICATION**SDG No: **2303564**Contract: **N/A**Determination: **8082 PCB Aroclors <Material>**

Run	Sample	Source	Analyzed	Analyte	True	Found	Unit	% Rec	Limits
R001902	CCV1 1016-1260	PCB_2022-1-2	03/08/2023	Aroclor-1016	5	5.102	ug/mL	102	80-120
		PCB_2022-1-2	03/08/2023	Aroclor-1260	5	5.339	ug/mL	107	80-120
	CCV1 1254	PCB_2022-1-3	03/08/2023	Aroclor-1254	5	5.016	ug/mL	100	80-120
	ICV 1016-1254- 1260	PCB_2022-1-4	03/08/2023	Aroclor-1016	5	5.702	ug/mL	114	85-115
		PCB_2022-1-4	03/08/2023	Aroclor-1254	5	5.017	ug/mL	100	85-115
		PCB_2022-1-4	03/08/2023	Aroclor-1260	5	5.768	ug/mL	115	85-115
	CCV2 1016-1260	PCB_2022-1-2	03/08/2023	Aroclor-1016	5	5.432	ug/mL	109	80-120
		PCB_2022-1-2	03/08/2023	Aroclor-1260	5	5.993	ug/mL	120	80-120
	CCV2 1254	PCB_2022-1-3	03/08/2023	Aroclor-1254	5	5.069	ug/mL	101	80-120

% Rec = Percent recovery

* = Percent recovery not within control limits

Company DH EnvironmentalNVL Batch Number 2303564.00Address 1011 SW Klickitat Way Suite 107
Seattle, WA 98134TAT 5 Days AH No

Rush TAT _____

Project Manager Mr. Brian JohnsonDue Date 3/10/2023 Time 3:35 PMPhone (206) 934-4043Email brian.johnson@dhenviro.comFax (206) 930-4043Project Name/Number: 3025 96th StProject Location: Gig Harbor, WASubcategory Quantitative analysisItem Code ORG-05Method 8082 PCB Aroclors <Bulk>Total Number of Samples 1

Rush Samples _____

	Lab ID	Sample ID	Description	A/R
1	23022538	COG-3025-PCB-01		A

	Print Name	Signature	Company	Date	Time
Sampled by	Client				
Relinquished by	Client				

Office Use Only	Print Name	Signature	Company	Date	Time
Received by	Kelly AuVu		NVL	3/3/23	1535
Analyzed by	Evelyn Ahulu		NVL	3/8/23	
Results Called by					
☐ Faxed ☐ Emailed					

Special
Instructions: _____

CHAIN of CUSTODY SAMPLE LOG

2303564

LABORATORY + MANAGEMENT + TRAINING

Client DH Environmental
Street 1011 SW Klickitat Way Suite 107
Seattle, WA 98134

NVL Batch Number _____

Client Job Number _____

Total Samples _____

Turn Around Time ☐ 1 Hr ☐ 6 Hrs ☐ 3 Days ☐ 10 Days
☐ 2 Hrs ☐ 1 Day ☐ 4 Days
☐ 4 Hrs ☐ 2 Days ☒ 5 Days

Please call for TAT less than 24 Hrs

Project Manager Mr. Brian Johnson

Project Location _____

Email address brian.johnson@dhenviron.com

Phone: (206) 934-4043 Fax: (206) 930-4043

☐ Asbestos Air	☐ PCM (NIOSH 7400)	☐ TEM (NIOSH 7402)	☐ TEM (AHERA)	☐ TEM (EPA Level II)	☐ Other
☐ Asbestos Bulk	☐ PLM (EPA/600/R-93/116)	☐ PLM (EPA Point Count)	☐ PLM (EPA Gravimetry)	☐ TEM BULK	
☐ Mold/Fungus	☐ Mold Air	☐ Mold Bulk	☐ Rotometer Calibration		
METALS	Det. Limit	Matrix	RCRA Metals	☐ All 8	Other Metals
☐ Total Metals	☐ FAA (ppm)	☐ Air Filter	☐ Arsenic (As)	☐ Lead (Pb)	☐ All 3
☐ TCLP	☐ ICP (ppm)	☐ Drinking water	☐ Barium (Ba)	☐ Mercury (Hg)	☐ Copper (Cu)
☐ Cr 6	☐ GFAA (ppb)	☐ Dust/wipe (Area)	☐ Cadmium (Cd)	☐ Selenium (Se)	☐ Nickel (Ni)
	☐ CVAA (ppb)	☐ Soil	☐ Chromium (Cr)	☐ Silver (Ag)	☐ Zinc (Zn)
☐ Other Types of Analysis	☐ Fiberglass	☐ Nuisance Dust	☒ Other (Specify) <u>PCB</u>		
	☐ Silica	☐ Respirable Dust			

Condition of Package: ☐ Good ☐ Damaged (no spillage) ☐ Severe damage (spillage)

Seq. #	Lab ID	Client Sample Number	Comments (e.g Sample are, Sample Volume, etc)	A/R
1		<u>C06-3075-PCB-a</u>	<u>CAULKING</u>	
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				

	Print Below	Sign Below	Company	Date	Time
Sampled by	<u>Brian Johnson</u>	<u>[Signature]</u>	<u>DH Env.</u>	<u>3-3-23</u>	<u>1030</u>
Relinquished by	<u>Brian Johnson</u>	<u>[Signature]</u>	<u>DH Env.</u>	<u>3-3-23</u>	<u>1535</u>
Received by	<u>Kelly Allen</u>	<u>[Signature]</u>	<u>NH</u>	<u>3/3/23</u>	<u>1535</u>
Analyzed by					
Results Called by					
Results Faxed by					

Special Instructions: Unless requested in writing, all samples will be disposed of two (2) weeks after analysis.

Attachment 3 XRF Data

XRF Data - 3025 96th Street, Gig Harbor, WA

Instrument Serial Number	Sample ID	Date	Location	Color	Component	Substrate	Action Level	Units	Concentration	Pass/Fail
821477	1	3/3/2023	3025 - Interior	Beige/White	Wall & Trim	Wood	1	mg/cm2	0.03003	Pass
821477	2	3/3/2023	3025 - Interior	Beige/White	Wall & Trim	Wood	1	mg/cm2	0.0266	Pass
821477	3	3/3/2023	3025 - Interior	Beige/White	Wall & Trim	Wood	1	mg/cm2	0.02274	Pass
821477	4	3/3/2023	3025 - Interior	Beige/White	Wall & Trim	Wood	1	mg/cm2	0.04775	Pass
821477	5	3/3/2023	3025 - Interior	Beige/White	Window & Sill	Wood	1	mg/cm2	0.02487	Pass
821477	6	3/3/2023	3025 - Interior	Beige/White	Window & Sill	Wood	1	mg/cm2	0.06601	Pass
821477	7	3/3/2023	3025 - Interior	Beige/White	Window Cover	Wood	1	mg/cm2	<LOD	Pass
821477	8	3/3/2023	3025 - Interior	Beige/White	Wall	Wood	1	mg/cm2	0.02512	Pass
821477	9	3/3/2023	3025 - Interior	Beige/White	Door	Wood	1	mg/cm2	0.70085	Pass
821477	10	3/3/2023	3025 - Interior	Beige/White	Door Jamb	Wood	1	mg/cm2	5	Fail
821477	11	3/3/2023	3025 - Interior	Beige/White	Window & Sill	Wood	1	mg/cm2	0.03923	Pass
821477	12	3/3/2023	3025 - Interior	Beige/White	Window & Sill	Wood	1	mg/cm2	0.05045	Pass
821477	13	3/3/2023	3025 - Interior	Beige/White	Door	Wood	1	mg/cm2	0.06311	Pass
821477	14	3/3/2023	3025 - Interior	Beige/White	Door Jamb	Wood	1	mg/cm2	0.07503	Pass
821477	15	3/3/2023	3025 - Interior	Beige/White	Door	Wood	1	mg/cm2	0.03536	Pass
821477	16	3/3/2023	3025 - Interior	Beige/White	Door Jamb	Wood	1	mg/cm2	0.07061	Pass
821477	17	3/3/2023	3025 - Interior	White	Wall	Wood	1	mg/cm2	0.03462	Pass
821477	18	3/3/2023	3025 - Interior	White	Wall	Wood	1	mg/cm2	0.05568	Pass
821477	19	3/3/2023	3025 - Interior	Beige/White	Door	Wood	1	mg/cm2	0.02368	Pass
821477	20	3/3/2023	3025 - Interior	Beige/White	Door Jamb	Wood	1	mg/cm2	0.09023	Pass
821477	21	3/3/2023	3025 - Interior	White	Wall	Wood	1	mg/cm2	0.00631	Pass
821477	22	3/3/2023	3025 - Interior	White	Ceiling	Wood	1	mg/cm2	0.10654	Pass
821477	23	3/3/2023	3025 - Interior	Beige/White	Door	Wood	1	mg/cm2	0.06723	Pass
821477	24	3/3/2023	3025 - Interior	White	Window Frame	Wood	1	mg/cm2	0.08904	Pass
821477	25	3/3/2023	3025 - Interior	White	Door	Wood	1	mg/cm2	1.29784	Fail
821477	26	3/3/2023	3025 - Interior	White	Door Frame	Wood	1	mg/cm2	0.00388	Pass
821477	27	3/3/2023	3025 - Interior	White	Door Jamb	Wood	1	mg/cm2	0.30454	Pass
821477	28	3/3/2023	3025 - Interior	White	Door Accent	Wood	1	mg/cm2	<LOD	Pass
821477	29	3/3/2023	3025 - Interior	White	Wall	Wood	1	mg/cm2	0.01158	Pass
821477	30	3/3/2023	3025 - Interior	White	Stair Post	Wood	1	mg/cm2	0.0779	Pass
821477	31	3/3/2023	3025 - Interior	Red	Stairs	Wood	1	mg/cm2	0.07667	Pass
821477	32	3/3/2023	3025 - Interior	White	Stringer	Wood	1	mg/cm2	0.01569	Pass
821477	33	3/3/2023	3025 - Interior	White	Handrail	Wood	1	mg/cm2	0.05861	Pass
Op. Error	34	Op. Error	Op. Error	Op. Error	Op. Error	Op. Error	Op. Error	Op. Error	Op. Error	Op. Error
821477	35	3/3/2023	3025 - Interior	White	Door	Wood	1	mg/cm2	1.72166	Fail

Instrument Serial Number	Sample ID	Date	Location	Color	Component	Substrate	Action Level	Units	Concentration	Pass/Fail
821477	36	3/3/2023	3025 - Interior	White	Door Jamb	Wood	1	mg/cm2	0.04234	Pass
821477	37	3/3/2023	3025 - Interior	White	Door	Wood	1	mg/cm2	0.72438	Pass
821477	38	3/3/2023	3025 - Interior	White	Wall	Wood	1	mg/cm2	<LOD	Pass
Op. Error	39	Op. Error	Op. Error	Op. Error	Op. Error	Op. Error	Op. Error	Op. Error	Op. Error	Op. Error
821477	40	3/3/2023	3025 - Interior	White	Stair Post	Wood	1	mg/cm2	1.34326	Fail
821477	41	3/3/2023	3025 - Interior	White	Stair Rail	Wood	1	mg/cm2	1.55025	Fail
821477	42	3/3/2023	3025 - Interior	White	Stringer	Wood	1	mg/cm2	0.11992	Pass
821477	43	3/3/2023	3025 - Interior	White	Post	Wood	1	mg/cm2	0.29431	Pass
821477	44	3/3/2023	3025 - Interior	White	Wall	Drywall	1	mg/cm2	<LOD	Pass
821477	45	3/3/2023	3025 - Interior	Beige/White	Door	Wood	1	mg/cm2	0.00583	Pass
821477	46	3/3/2023	3025 - Interior	White	Wall	Wood	1	mg/cm2	1.13235	Fail
821477	47	3/3/2023	3025 - Interior	White	Door	Wood	1	mg/cm2	<LOD	Pass
821477	48	3/3/2023	3025 - Interior	White	Wall	Drywall	1	mg/cm2	0.00194	Pass
821477	49	3/3/2023	3025 - Interior	Beige/White	Ducting	Metal	1	mg/cm2	0.1391	Pass
821477	50	3/3/2023	3025 - Interior	White	Island	Wood	1	mg/cm2	0.00819	Pass
821477	51	3/3/2023	3025 - Interior	White	Door	Wood	1	mg/cm2	1.41304	Fail
821477	52	3/3/2023	3025 - Interior	White	Door Jamb	Wood	1	mg/cm2	0.29809	Pass
821477	53	3/3/2023	3025 - Interior	White	Wall	Wood	1	mg/cm2	<LOD	Pass
821477	54	3/3/2023	3025 - Interior	White	Stall Doors	Wood	1	mg/cm2	2.3231	Fail
821477	55	3/3/2023	3025 - Interior	White	Partitions	Wood	1	mg/cm2	0.04777	Pass
821477	56	3/3/2023	3025 - Interior	White	Partitions	Wood	1	mg/cm2	0.07442	Pass
821477	57	3/3/2023	3025 - Interior	White	Stall Doors	Wood	1	mg/cm2	1.815	Fail
821477	58	3/3/2023	3025 - Exterior	Blue	Stairs	Concrete	1	mg/cm2	0.00495	Pass
821477	59	3/3/2023	3025 - Exterior	White	Door	Wood	1	mg/cm2	0.61761	Pass
821477	60	3/3/2023	3025 - Exterior	White	Column	Metal	1	mg/cm2	0.10583	Pass
821477	61	3/3/2023	3025 - Exterior	Blue	Curb	Concrete	1	mg/cm2	<LOD	Pass
821477	62	3/3/2023	3025 - Exterior	Blue	Window Frame	Wood	1	mg/cm2	<LOD	Pass
821477	63	3/3/2023	3025 - Exterior	Blue	Door	Wood	1	mg/cm2	<LOD	Pass
821477	64	3/3/2023	3025 - Exterior	Blue	Wall	Concrete	1	mg/cm2	0.00316	Pass
821477	65	3/3/2023	3025 - Exterior	White	Fence	Wood	1	mg/cm2	<LOD	Pass
821477	66	3/3/2023	3025 - Exterior	Beige/White	Upper Door	Wood	1	mg/cm2	5	Fail
821477	67	3/3/2023	3025 - Exterior	Blue	Deck	Wood	1	mg/cm2	<LOD	Pass
821477	68	3/3/2023	3025 - Exterior	Blue	Deck Stairs	Wood	1	mg/cm2	<LOD	Pass
821477	69	3/3/2023	3025 - Exterior	Beige/White	Siding	Wood	1	mg/cm2	0.04575	Pass
821477	70	3/3/2023	3025 - Exterior	Beige/White	Door	Wood	1	mg/cm2	0.26203	Pass
821477	71	3/3/2023	3025 - Exterior	Beige/White	Door	Wood	1	mg/cm2	1.36283	Fail
821477	72	3/3/2023	3025 - Exterior	Blue	Deck Stairs	Wood	1	mg/cm2	<LOD	Pass

Instrument Serial Number	Sample ID	Date	Location	Color	Component	Substrate	Action Level	Units	Concentration	Pass/Fail
821477	73	3/3/2023	3025 - Exterior	Blue	Window Cover	Wood	1	mg/cm2	1.09854	Fail
821477	74	3/3/2023	3025 - Exterior	Beige/White	Lower Door	Wood	1	mg/cm2	0.00547	Pass
821477	75	3/3/2023	3025 - Exterior	Blue	Exhaust Panel	Wood	1	mg/cm2	<LOD	Pass
821477	76	3/3/2023	3025 - Exterior	Blue	Exhaust Panel	Wood	1	mg/cm2	1.5092	Fail
821477	77	3/3/2023	3025 - Exterior	Beige/White	Siding	Wood	1	mg/cm2	0.36584	Pass
821477	78	3/3/2023	3025 - Exterior	Beige/White	Siding	Wood	1	mg/cm2	0.41911	Pass

Attachment 4 Laboratory Certifications

United States Department of Commerce
National Institute of Standards and Technology



Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 102063-0

NVL Laboratories, Inc.
Seattle, WA

*is accredited by the National Voluntary Laboratory Accreditation Program for specific services,
listed on the Scope of Accreditation, for:*

Asbestos Fiber Analysis

*This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017.
This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality
management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).*

2022-10-01 through 2023-09-30

Effective Dates



A handwritten signature in blue ink, reading "Dana S. Laman".

For the National Voluntary Laboratory Accreditation Program

SCOPE OF ACCREDITATION TO ISO/IEC 17025:2017

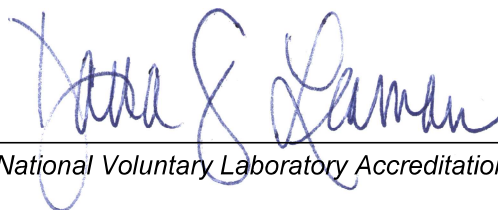
NVL Laboratories, Inc.
4708 Aurora Avenue N.
Seattle, WA 98103
Mr. Nghiep Vi Ly
Phone: 206-547-0100 Fax: 206-634-1936
Email: nick.l@nvlabs.com
<http://www.nvlabs.com>

ASBESTOS FIBER ANALYSIS

NVLAP LAB CODE 102063-0

Bulk Asbestos Analysis

<u>Code</u>	<u>Description</u>
18/A01	EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples
18/A03	EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials



For the National Voluntary Laboratory Accreditation Program

Attachment 5 Inspector Certifications

STATE OF WASHINGTON

Department of Commerce

Lead-Based Paint Abatement Program

Brian Gary Johnson

*Has fulfilled the certification requirements of
WAC 365-230
and has been certified to conduct lead-based
paint activities as a
Risk Assessor*

Certification #

7170

Issuance Date

02/23/2021

Expiration Date

03/27/2024

THE ASBESTOS INSTITUTE

Certifies that

Brian Johnson

has attended and received instruction in the EPA approved course

AHERA Building Inspector Refresher

on

June 30, 2022

and successfully completed and passed the competency exam.

Certificate:
ON-4644-2900-063022

Date of Examination:
30-Jun-2022

Date of Expiration:
30-Jun-2023



William T. Cavness
Director



Approved Instructor

THE ASBESTOS INSTITUTE

20033 N. 19th Ave, Building 6, Phoenix, AZ 85027
602-864-6564 – www.theasbestosinstitute.com

This training meets all requirements for asbestos certification under Toxic Substance Control Act Title II.

APPENDIX G

STORMWATER & UTILITIES MEMO

STORMWATER EXECUTIVE SUMMARY

PROJECT NO. 224063

DATE: January 2026

PROJECT: Crescent Creek Park Master Plan

TO: HBB Landscape Architecture

CC: Project File

FROM: Chase Castona, PE., Chris Wiest, PE.

SUBJECT: Crescent Creek Master Plan – Stormwater Assessment Executive Summary

EXECUTIVE SUMMARY

The purpose of this memorandum is to summarize the results of our stormwater analysis for the Crescent Creek Master Plan.

REQUIREMENTS

- This project is anticipated to trigger all 10 Minimum Requirements per the Gig Harbor Stormwater Management Manual

MAJOR CONSTRAINTS

- **Wetlands and Natural Watercourses:**

The site is adjacent to Crescent Creek and its associated wetlands. ***Required buffers will limit the extent and location of development and stormwater facilities.***

- **Steep Slopes:**

The site contains many steep slope areas. Infiltrating stormwater facilities are not permissible near steep slopes. ***Additional geotechnical analysis will be required to evaluate slope stability, erosion potential, and landslide hazards.***

- **Soil and Groundwater:**

Existing groundwater and subsurface conditions have not been fully evaluated. ***Additional subsurface investigations will be required to evaluate the feasibility of infiltration-based stormwater BMPs.***

- **Previous Development:**

Previously developed structures and utilities exist throughout the site. ***These features may constrain stormwater conveyance routing and BMP placement.***

- **Right of Way Improvements:**

The proposed development will trigger stormwater conveyance improvements within the adjacent Right of Way. ***These improvements may include the addition of sidewalks, street***

frontage improvement, the replacement of open conveyance with a closed stormwater conveyance system, and upsizing or replacement of the existing conveyance system.

IMPLEMENTATION STRATEGY

It is recommended that detailed site assessments and investigations are conducted prior to the final design of stormwater infrastructure. These site investigations and assessments will ultimately determine the optimal placement for stormwater BMPs and LID facilities.

For planning purposes, the following strategies were implemented for the proposed stormwater facilities in the master plan:

- A minimum 50-foot setback from the top of steep slopes (>15%) is maintained for all infiltrating stormwater facilities.
- Infiltrating BMPs intended to treat parking lot runoff are located at the base of steep slope areas, rather than within or immediately adjacent to parking areas at the top of slope.
- To the extent feasible, concentrated runoff from non-pollution-generating surfaces is avoided through grading design and strategic placement of flow dispersion areas.
- Placement of new stormwater BMPs avoids proximity to existing structures to the greatest extent practicable.
- Infiltrating BMPs are avoided within mapped or potential wetland boundaries.

For additional information, including a full discussion on the potential site hazards, constraints, and recommendations, see **Attachment 1 – Stormwater Feasibility Memorandum**. For planned locations of stormwater BMPs and associated conveyance infrastructure, see **Attachment 2 – Stormwater Concept Figure**.

ATTACHMENTS:

Attachment 1 – Stormwater Feasibility Memorandum

Attachment 2 – Stormwater Concept Figure

ATTACHMENT 1

STORMWATER FEASIBILITY MEMORANDUM

STORMWATER FEASIBILITY MEMORANDUM

PROJECT NO. 224063

DATE: January 2026

PROJECT: Crescent Creek Park Master Plan

TO: HBB Landscape Architecture

CC: Project File

FROM: Will Thompson, PE. Chase Castona, PE.

SUBJECT: Stormwater Green Infrastructure Analysis

1. INTRODUCTION

This memorandum documents the evaluation of existing stormwater conditions and the potential for green stormwater infrastructure (GSI) applications at Crescent Creek Park in Gig Harbor, WA.

Stormwater improvements are intended to facilitate proposed park enhancements by supporting site development, improving drainage performance, and ensuring compliance with regulatory requirements. The assessment considers both GSI opportunities and other upgrades needed to accommodate future improvements identified in the master plan. This memo documents how low impact development (LID) strategies can be used within the redevelopment.

Stormwater requirements will be based on the *City of Gig Harbor Stormwater Management and Site Development Manual* (GHSWMM), which is adapted from the Stormwater Management Manual for Western Washington (SWMMWW). The manual identifies the minimum requirements for stormwater management for development and redevelopment in the city of Gig Harbor and provides guidance on implementation of BMPs to meet these requirements.

2. EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS

Crescent Creek Park is an approximately 7-acre park in the northeast of Gig Harbor. The park is located on a hillside and is bounded to the West by Crescent Creek, to the South and East by 96th St. and Crescent Creek Dr. respectively, and private property to the north. Existing conditions include parking lots, grass fields, sports facilities, playgrounds, and vegetation. Existing structures on the site include: a former masonic lodge, restroom buildings, and a sewer pump station.



Figure 2-1 Vicinity Map

The receiving waterbody for the project's stormwater drainage is Crescent Creek just above its outlet to Gig Harbor. Stormwater will be directed to the creek either directly through the existing stormwater conveyance system and outfall along 96th St. or indirectly via dispersion and infiltration.

The current concept for the park improvements includes additional parking, sport court areas, landscaping, paths, and other general park improvements and furnishings. To support this redevelopment, stormwater will be managed using BMPs to meet the requirements of the GHSWMM.

3. STORMWATER REQUIREMENTS

It is anticipated that all ten of the minimum requirements (MR) in the *GHSWMM* will be required. Steps taken to meet MRs 5-7 present opportunities to implement GSI.

Minimum Requirements:

1. Preparation of Stormwater Site Plans
2. Construction Stormwater Pollution Prevention
3. Source Control of Pollution
4. Preservation of Natural Drainage Systems and Outfalls
5. Onsite Stormwater Management
6. Runoff Treatment
7. Flow Control
8. Wetlands Protection
9. Operations and Maintenance
10. Financial Liability

CITY of GIG HARBOR STORMWATER MANAGEMENT and SITE DEVELOPMENT MANUAL

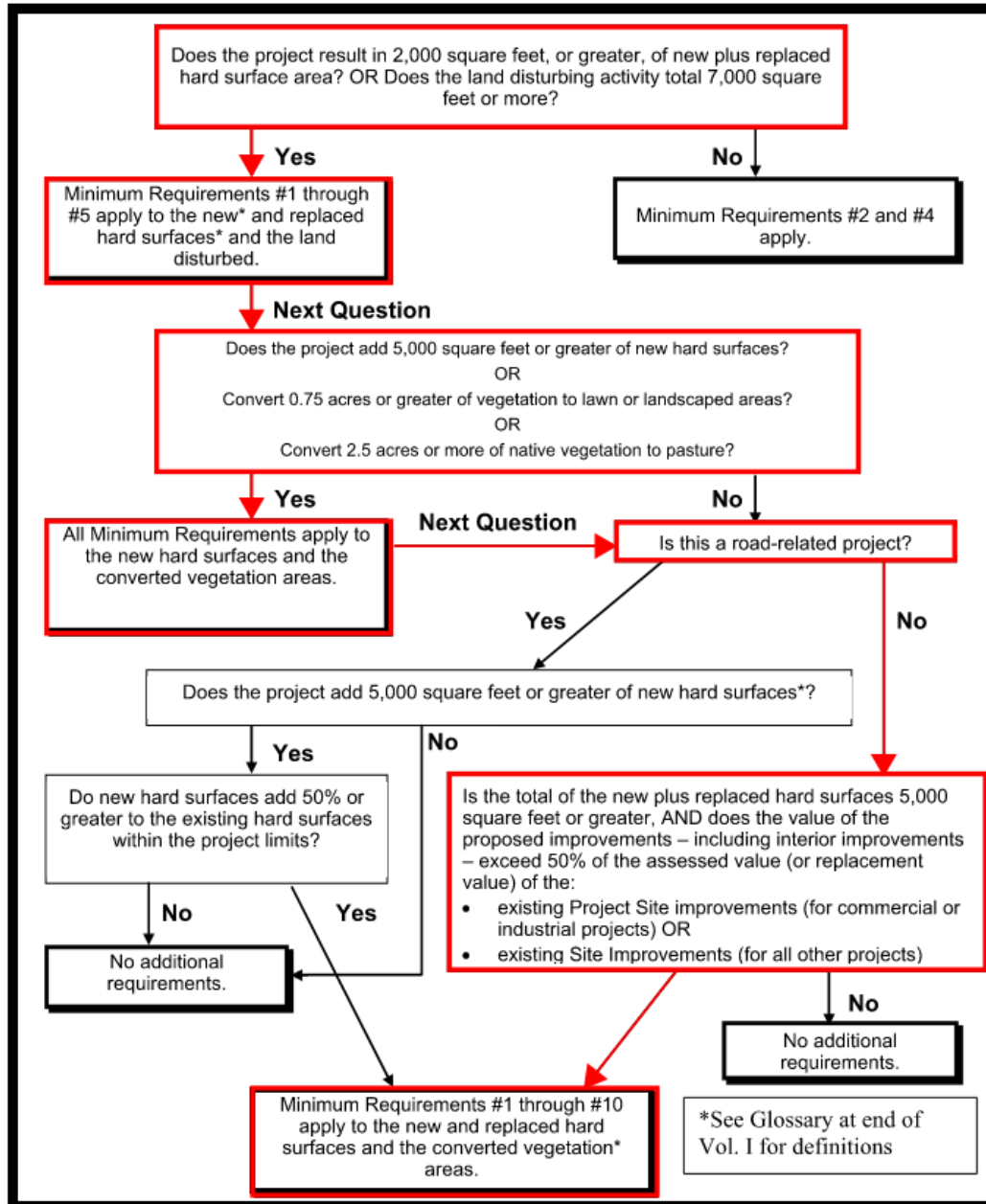


Figure 2.2. Flow Chart for Determining Requirements for Redevelopment.

Figure 3-1 GHSWMM Minimum Requirement Flow Chart

3.2 MR #5 ONSITE STORMWATER MANAGEMENT

Recommended BMPs to meet **MR #5** include:

- Soil Preservation and Amendment: Lawn and landscape areas should have the native vegetation and soil retained or be amended with compost. Natural or amended soils help promote infiltration and control pollutants.
- Dispersion: Dispersion is anticipated for many of the new impervious surfaces. It is anticipated runoff from majority of paths, small structure roofs, and sport areas will be dispersed. The dispersion areas will need to meet the Soil Preservation and Amendment requirements and contain well established vegetation.
- Bioretention Swales and Planters: Use of bioretention swales and planters is anticipated for some proposed pollution generating impervious surfaces, e.g. parking lots.

3.3 MR #6 RUNOFF TREATMENT

The current proposed uses within the project site are anticipated to trigger basic treatment requirements per MR 6. Enhanced treatments, oil control, and phosphorous control are not anticipated to be required.

3.3.1 LID STORMWATER TREATMENT OPTIONS:

Recommended BMPs to meet **MR #6** include:

- Bioretention Swales and Planters: use of bioretention swales and planters is anticipated for pollution generating impervious surfaces where treatment will be required. Where constraints limit the use of bioretention, alternatives including non-infiltrating bioretention, biofiltration swales, and proprietary treatment devices should be considered.

3.4 MR #7 FLOW CONTROL

The best option to minimize impacts to water quantity (peak flows) will be through planning to reduce the amount of new impervious surfaces and maximize surfaces with lower runoff rates.

An initial review of the site suitability criteria for infiltration indicates that portions of the site are suitable for infiltration BMPs. Areas of the site where infiltration BMPs may not be placed include in the setback areas from wetlands and steep slopes (>15%), see Attachments A and B. A full investigation of these criteria should be undertaken early in the design process to determine where infiltration BMPs may be placed.

The majority of surfaces for the park will be non-pollution generating and will control flow through dispersion BMPs. Flow control can also be provided by bioretention for surfaces where treatment is required. Implementation of soil quality BMPs in lawn and landscaped areas can also provide reduction in runoff volumes. Permeable pavement may be considered for some areas of the site, however the topography of the site will likely preclude the use of permeable pavement in many areas.

3.5 CONVEYANCE IMPROVEMENTS

3.5.1 RIGHT OF WAY (ROW)

Improvements to the existing municipal stormwater system adjacent to the park may be required in addition to the park improvements. All improvements in the ROW should be constructed to the City of

Gig Harbor Public Works Standards. Criteria for sizing conveyance systems is included in the Public Works Standards and the existing system should be evaluated for capacity. Work in the ROW may include the addition of sidewalk, street frontage improvement, and replacement of open conveyance with a closed stormwater conveyance system, and upsizing or replacement of the existing conveyance system.

4. CONSTRAINTS

Potential constraints that may limit GSI improvements include environmental critical areas, site physical conditions, hazard areas, maintenance requirements, and safety.

4.1 ENVIRONMENTAL AND SITE CONSTRAINTS

Potential environmental constraints identified on or near the project site include the following items:

- **Wetlands and Natural Watercourses:** The site is bounded to the West by Crescent Creek and associated wetlands. These areas will require a natural buffer per the Gig Harbor Municipal Code. The existing native vegetation in this area will remain untouched. The wetland at the western edge of the site will require implementation of MR #8; and wetlands are not allowed to be used as dispersion areas. Wetlands and potential wetland areas from Pierce County are shown in Attachment A.
- **Steep Slopes:** Infiltration and dispersion BMPs require setbacks from the steep slopes present on site. Evaluation of the steep slopes for erosion and landslide hazards should be conducted. The natural slope of the site will determine where runoff is conveyed. Steep slope areas greater than 20% are shown on Attachment B as potential landslide areas.
 - **Retaining Walls:** To account for the existing slopes, site grading may include retaining walls. Management of surface and groundwater around retaining walls will be required. The presence of infiltrating facilities upslope of retaining walls is not recommended. Drains placed behind the walls may need to be connected to the stormwater system.
- **Soil and Groundwater:** The groundwater and soil conditions at the site are not fully analyzed as part of this evaluation. The presence of shallow groundwater, hillside seeps, or impermeable soil layers may impact the feasibility of the proposed BMPs. Compaction of soil through previous development may also impact BMP placement and construction.
- **Previous Development:** Records of existing or past wells, septic drainfields, or utility easements were reviewed. Existing buildings and utilities on the site include small structures, stormwater catch basins and pipes, and a sewer lift station. The existing Masonic Lodge building has utility connections for water, sewer, and electricity. A decommissioned septic tank is abandoned directly north of the building. Utilities along the adjacent ROWs include storm, water, sewer, electrical, telecom, and natural gas.

4.2 POTENTIAL HAZARD AREAS

A cursory review of potential environmental hazards with the potential to impact stormwater infrastructure was performed. Potential hazards were identified on GIS maps from Pierce Co. and the Washington Geological Survey. Landslide hazards are shown in Attachment A from the Washington Geological Information Portal. Flood Hazards are shown in Attachment C.

4.2.1 DETAILS OF HAZARDS

Landslide Hazard: Areas of the park are mapped by the Washington Geological Survey as susceptible to landslides due to the presence of slopes over 20% with a relief of over 20-feet. It appears that these slopes were created as part of past development activity when developing the park. Geological assessment of the project may likely indicate that the areas are stable due to lack of other landslide hazard indicators as set forth in PCC 18E.80.020 A. A geological and geotechnical assessment of the site by a licensed professional should be undertaken as part of the design process.

Erosion Hazard: The lower portion of the park is mapped as part of the potential Puget Sound Marine Water Erosion Hazard Area by Pierce County. Because this portion of the area is located behind 96th Dr. the area is protected from wave erosion and actively eroding bluffs are not present on the site. A geological assessment of the site by a licensed professional should be undertaken as part of the design process.

FEMA Flood Hazard: The site is adjacent to a FEMA flood risk area, no construction within the flood risk area is proposed and impacts to the stormwater system from the flood hazard area are not anticipated.

4.3 OTHER CONSTRAINTS

City Parks Department Requirements: Maintenance of new stormwater infrastructure will be by the City Parks department or Public works in the case of ROW improvements, coordination with the client to ensure long term maintenance can be met will be required.

Safety: For sports surfaces, safety and durability will likely preclude permeable pavement as a GSI option.

5. CONCLUSIONS AND RECOMMENDATIONS

Overall, implementation of GSI on this site is feasible. The site constraints described in Section 4 may limit the location and use of some BMPs. GSI improvement is possible though the implementation of LID BMPs. Recommended BMPs include bioretention, dispersion, permeable surfaces, and soil retention and amendment.

The following additional steps are recommended for the next phase of planning:

- 1) **Site Assessment and Investigation:** the following items should be conducted prior to beginning design of stormwater infrastructure.
 - a. A geophysical assessment of the site to rule out constraints from potential landslide and erosion hazard areas.
 - b. Detailed engineering analysis to determine site suitability for infiltration and dispersion BMPs.
 - c. Environmental assessment and delineation of critical areas and wetland.
 - d. Topographic survey to locate utilities, existing development, or other potential constraints.

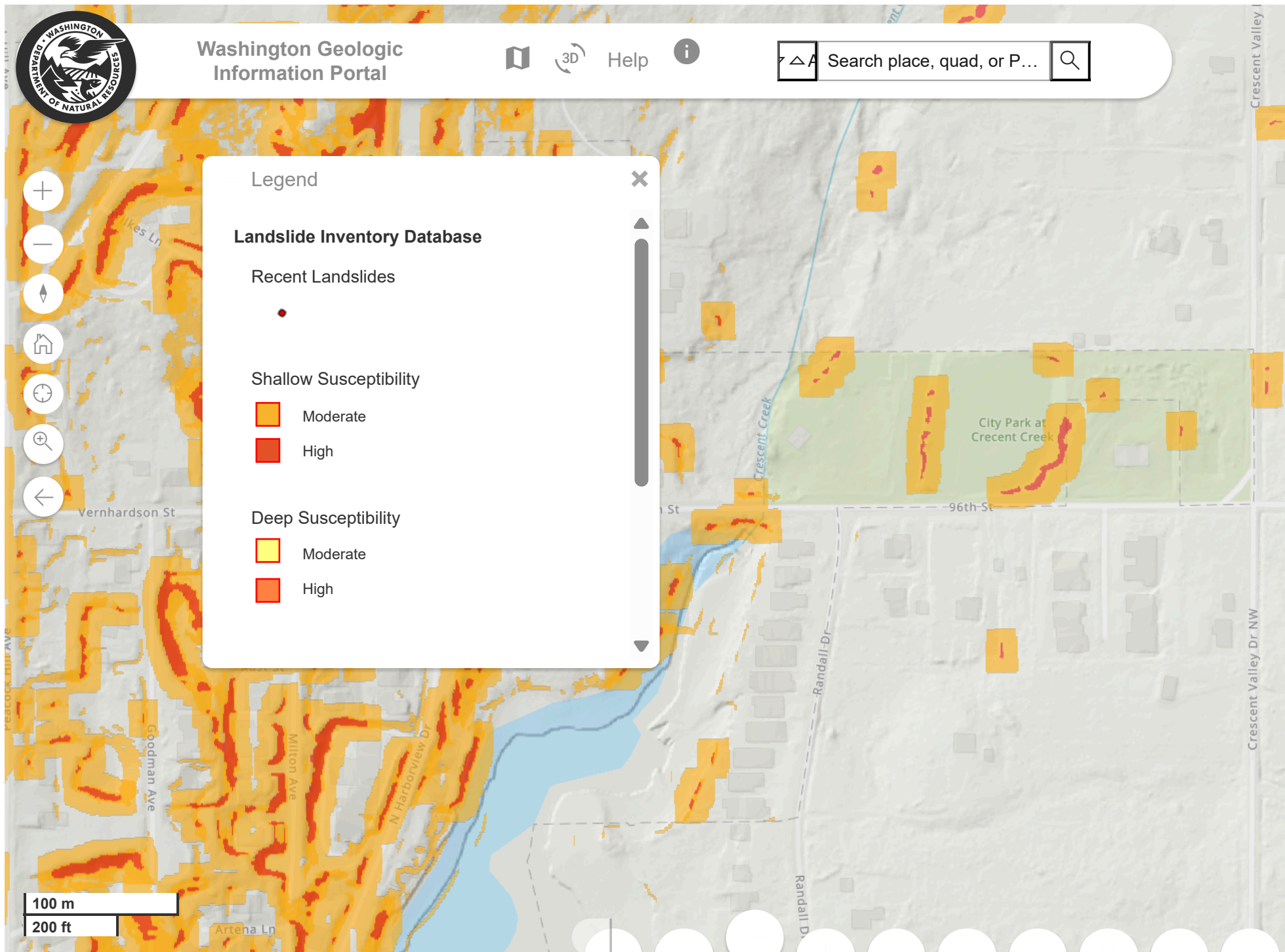
- 2) **Coordination:** Coordinate overall design efforts with stormwater planning early in the design process to allow for optimal layout. Planning location of impervious surfaces, grading, and other site work has as much impact as the design of the accompanying stormwater infrastructure.

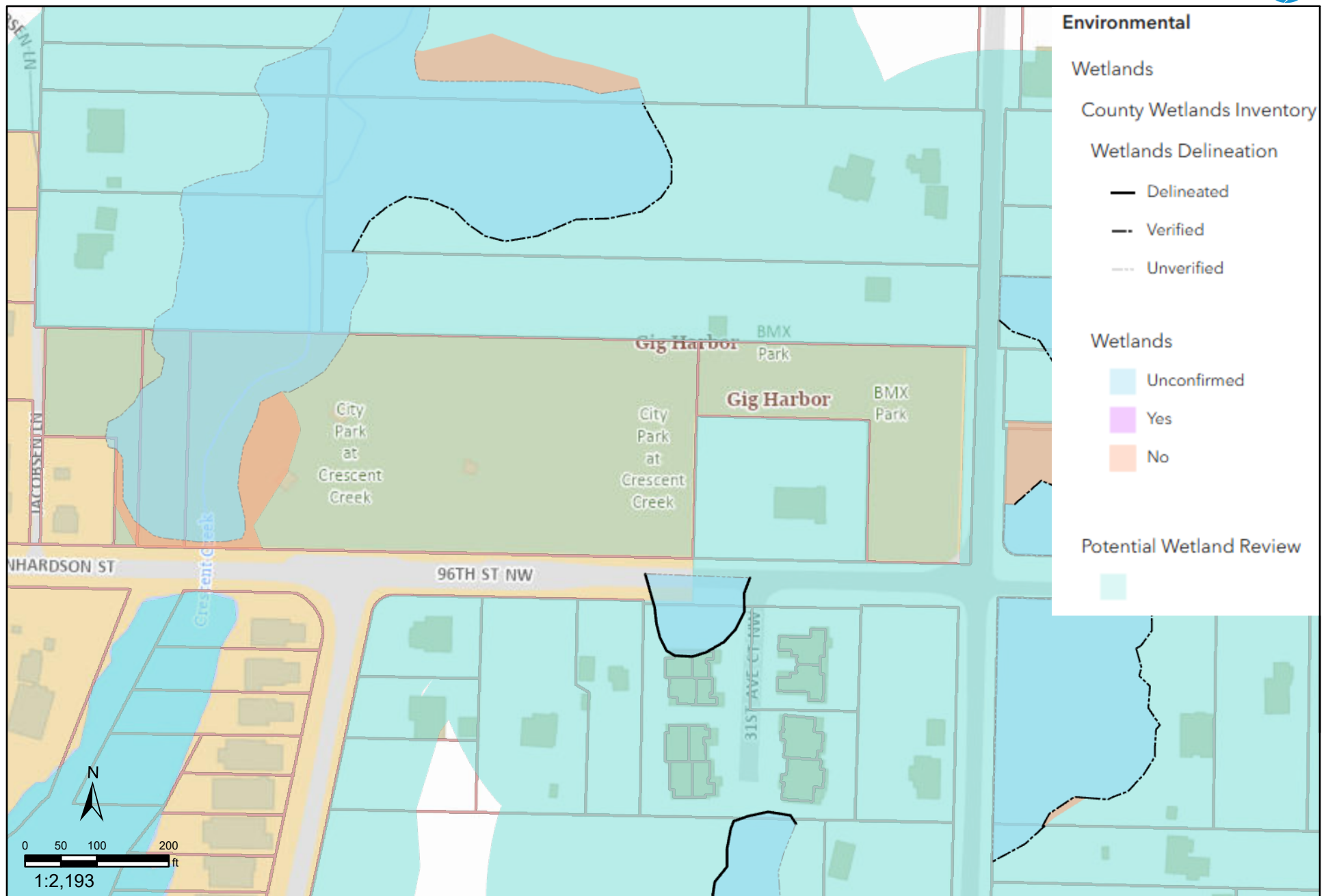
ATTACHMENTS:

Attachment A – Landslide Hazards/Susceptibility

Attachment B – Wetlands and Potential Wetlands

Attachment C – Flood Hazards







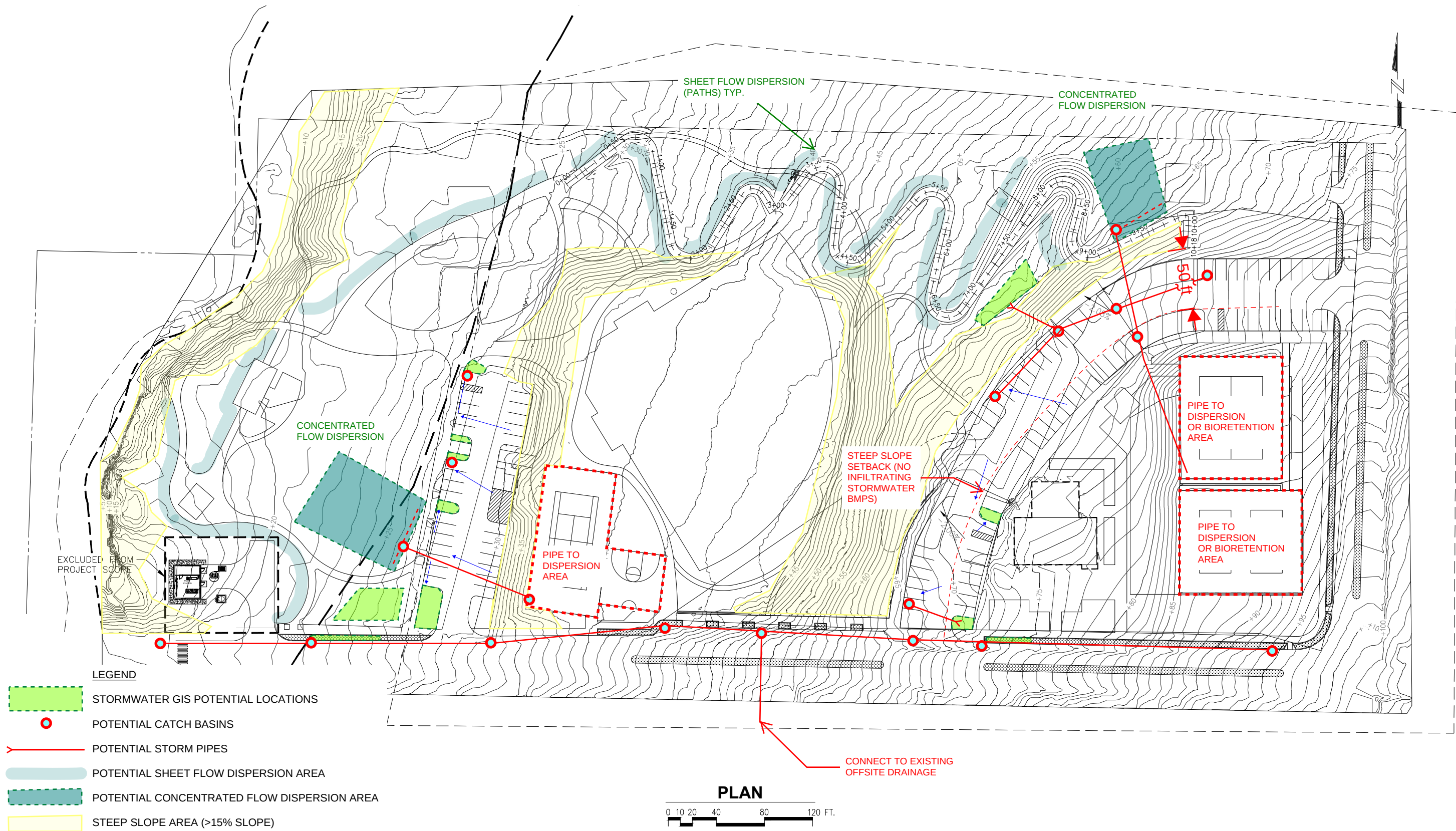
Disclaimer: The map features are approximate and have not been surveyed. Additional features not yet mapped may be present.
Pierce County assumes no liability for variations ascertained by formal survey.

Date: 8/11/2025 04:06 PM

ATTACHMENT 2

STORMWATER CONCEPT FIGURE

1/31/25 Drawings 2024\244028 Snohomish Conservation District On-Call\44th Street\60% Submittal\244028-C1.01-C1.02.dwg



3240 Eastlake Avenue E.
Seattle, Washington 98102
P: 206.624.1387
www.pndengineers.com

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REVISIONS		
REV	DATE	DESCRIPTION

CONCEPT - DESIGN			
PROJECT: CITY OF GIG HARBOR CRESCENT CREEK PARK MASTER PLAN			
TITLE: STORMWATER CONCEPT			
DESIGNED BY:	WT	PROJECT NO:	224063
DRAWN BY:	WT	DATE:	AUGUST 2025
CHECKED BY:		SCALE:	NOTED
SHEET NO:			2

APPENDIX H

ADA ACCESSIBILITY MEMO

ADA ACCESSIBILITY SUMMARY

PROJECT NO. 224063

DATE: January 2026

PROJECT: Crescent Creek Park Master Plan

TO: HBB Landscape Architecture

CC: Project File

FROM: Chase Castona, PE., Chris Wiest, PE., Dylan Monzon, EIT.

SUBJECT: Crescent Creek Master Plan – ADA Accessibility Summary

PURPOSE

The purpose of this memorandum is to summarize ADA accessibility challenges at the existing project site and discuss the planned improvements to provide accessibility to all areas within Crescent Creek Park (Park).

EXISTING ACCESSIBILITY CHALLENGES

The Park is situated between Crescent Valley Drive and Vernhardson Street in Gig Harbor, WA. The existing park contains a few amenities and buildings including volleyball courts, a basketball and tennis court, the Masonic Lodge, a small restroom building, some park shelters, and a small playground. See Figure 1 below showing the existing site.



Figure 1: Existing Site Plan

EXISTING PARKING

The existing parking lot on the western side of the park includes two marked ADA parking stalls; however, neither stall is designated as van-accessible. An access aisle is provided only adjacent to the southernmost ADA stall, while the northernmost ADA stall lacks a required access aisle. At least one of the ADA stalls should be designated as van-accessible to meet accessibility standards. Figure 2 illustrates the existing ADA parking configuration within this parking lot.



Figure 2: ADA Parking Stalls

The existing parking lot around the Masonic Lodge is not striped, nor does it provide any ADA stalls and access pathways.

EXISTING SITE ACCESS

The existing park contains limited walkways, trails, or sidewalks connecting visitors to amenities throughout the site. There are currently no ADA-compliant pathways providing access to the existing sport courts, including the volleyball and basketball courts. As a result, visitors must use stairs or traverse unimproved grass areas to reach these facilities.

Pedestrian access along adjacent streets is also limited. A short segment of sidewalk exists along Vernhardson Street, extending from the park's westernmost parking lot to the basketball courts. However, there are no formal sidewalks or pedestrian facilities along the remaining frontage of Vernhardson Street or Crescent Valley Drive.

MASTER PLAN - PROPOSED ADA IMPROVEMENTS

The site plan layout proposed in the master plan development includes multiple provisions to provide ADA access to all facilities within the park.

PROPOSED PARKING

Two parking lots are proposed within the park. The footprint of the existing westernmost parking lot will be retained, with improvements to provide two ADA-compliant parking stalls, including access aisles, curb ramps, and accessible pathways connecting the stalls to park amenities.

A new parking lot is proposed on the eastern side of the park and will also include ADA-compliant parking stalls. From these stalls, new sidewalks and marked pedestrian crossings will provide accessible routes throughout the park. See figures 3 – 5 for a summary of the proposed stalls and ADA-compliant stall count criteria.

On-street parking is also proposed along Vernhardson Street, along with new sidewalks and ADA-compliant curb ramps where required to improve pedestrian connectivity. A new marked pedestrian crosswalk is also planned at the western end of the park to enhance safe access across Vernhardson Street.

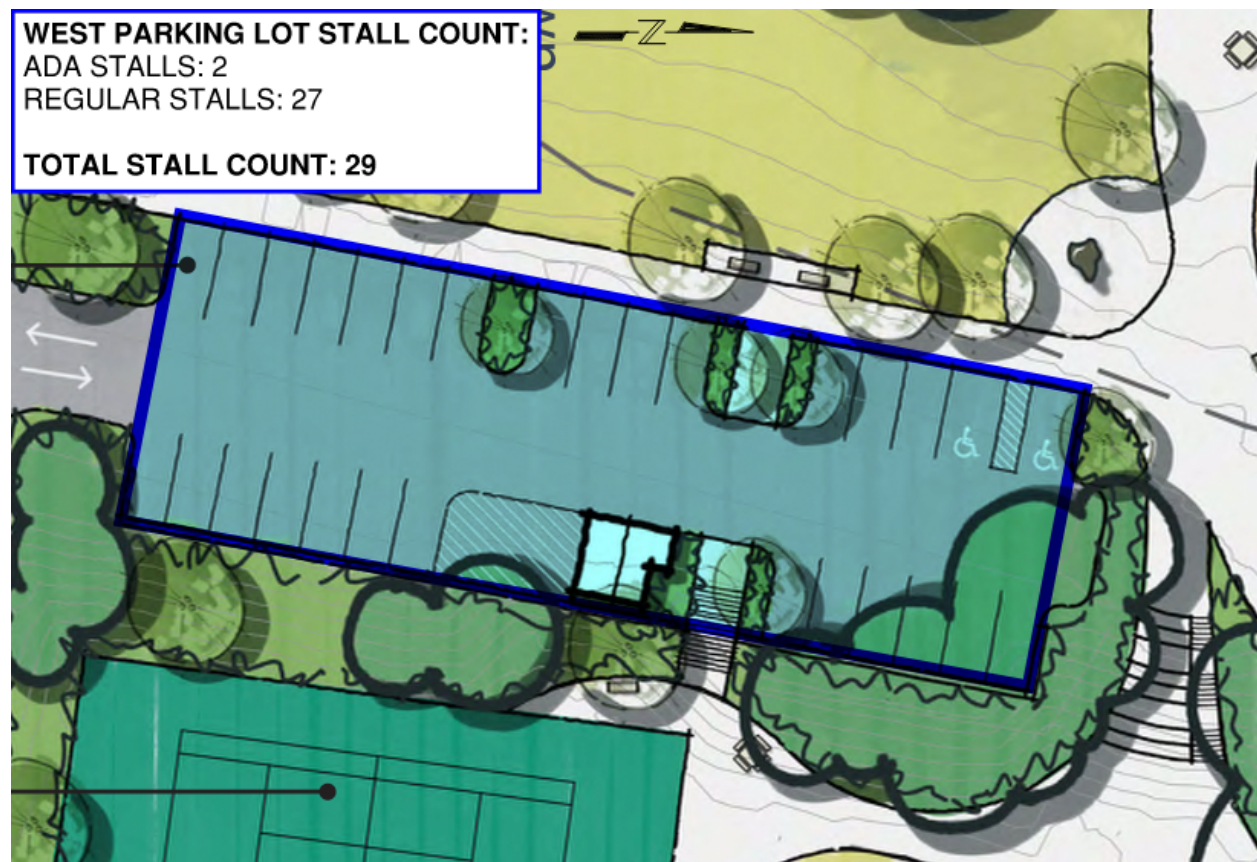


Figure 3: West Parking Lot Stall Count

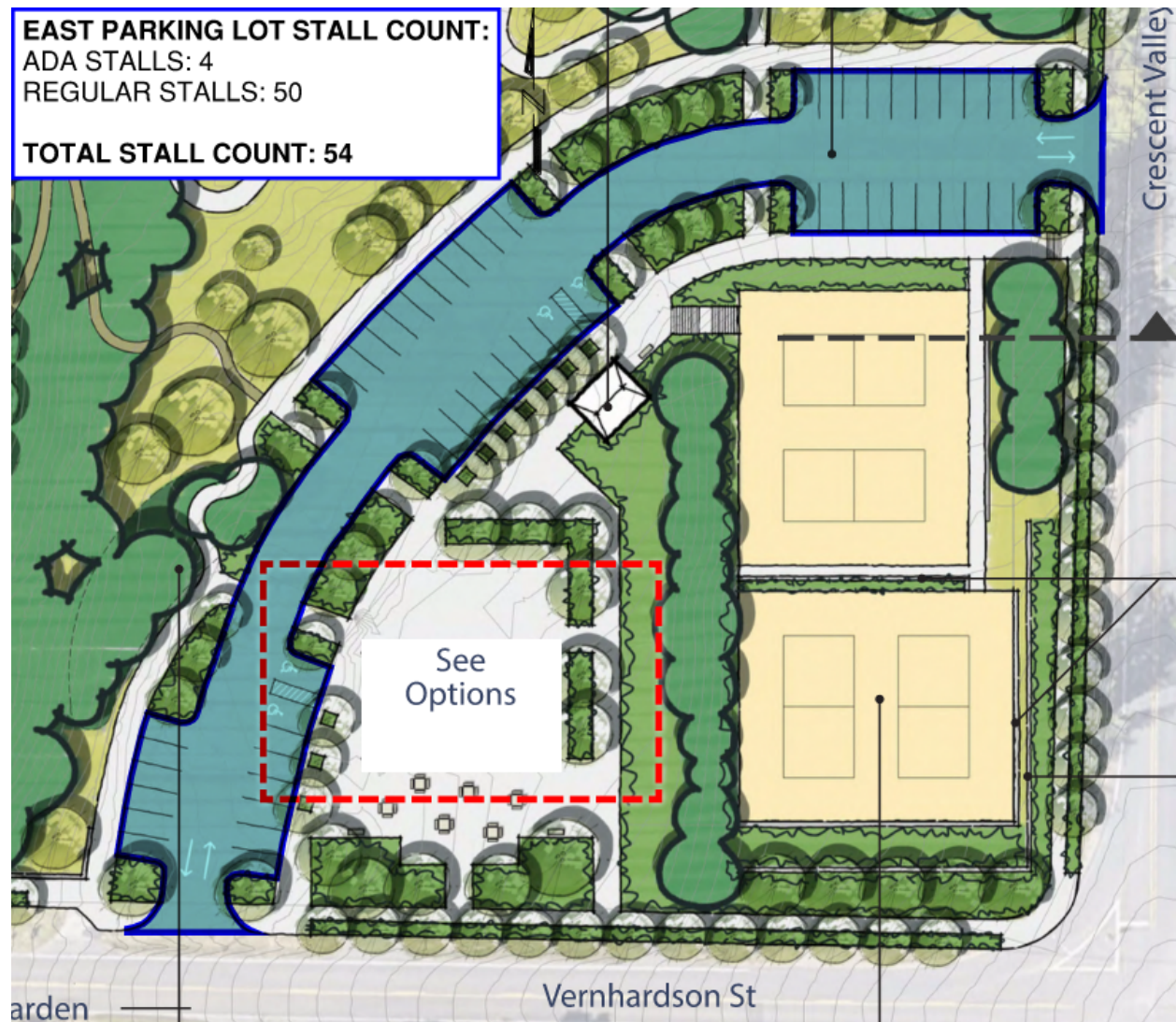


Figure 4: East Parking Lot Stall Count

Total Number of Parking Spaces Provided in a Parking Lot or Facility	Minimum Number of Accessible Parking Spaces Permitted
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000
At least one of every six spaces must be van accessible.	

Figure 5: ADA Accessible Stall Count Table

PROPOSED SITE ACCESS

A network of new sidewalks and trails is proposed throughout the site. The Primary Trail is located along the northern edge of the park and follows a gently sloping alignment that traverses the existing topography. This alignment was selected to minimize grading and the need for extensive ramping while maintaining ADA-compliant slopes. The Primary Trail provides accessible connections from the eastern parking lot to the multipurpose field, basketball courts, tennis and pickleball courts, play areas, and the western parking lot. See figure 6 for a summary of the proposed accessible walkways.

Frontage improvements along Verhardson Street and Crescent Valley Drive include new sidewalks and landscaping. Based on analysis of the existing grades along the eastern (Crescent Valley Drive) and southern (Verhardson Street) edges of the park, slopes for the proposed sidewalk would exceed allowable ADA slopes for both ADA compliant sidewalks (5%) and ramps (8.33%). Due to the steep slopes, an ADA variance will be needed to construct the sidewalks along the southern and eastern edges of Crescent Creek Park.



Figure 6: Proposed Site Walkways

APPENDIX I

OPEN HOUSE MATERIALS

Welcome



Welcome to the
Crescent Creek Park
Master Plan Public Workshop!

The purpose of this meeting is
to understand how you use the
park today and how you would
like to use it in the future.

Please place a pin where
you live or work.

Planning Process

What is a Master Plan?

Master plans are about **expressing a long-term vision** for your parks. Features shown in a master plan include the type of activities you might want to experience.

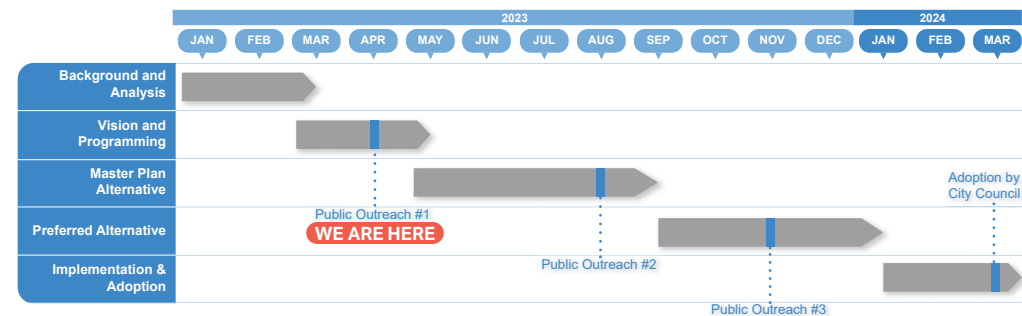
A master plan also includes the infrastructure and circulation needed to support those activities like walkways, parking, lighting, and restrooms. Ultimately, a master plan is intended to **guide future implementation**, with more detailed design and funding to follow at a later date.

It's important that your **vision, ideas, and opportunities** are reflected in the master plan of your park.



Example master planning process, from public input during a community meeting, to a park programming diagram, to a final master plan.

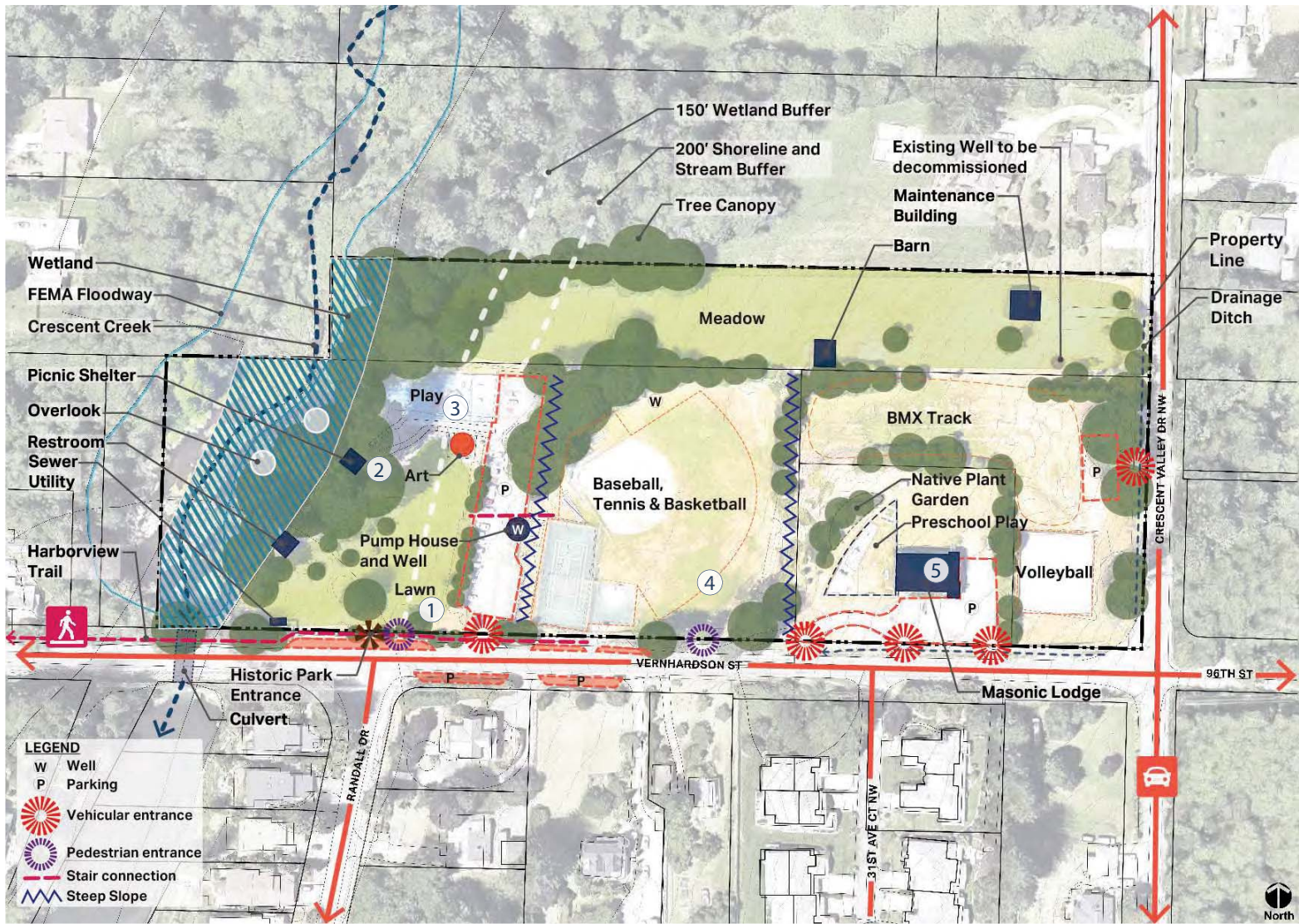
Timeline



Context Map



Site Analysis



What do you like most about the park?

SURVEY LINK:
<https://www.surveymonkey.com>



Park Activities

Place a dot on the activities you would like to see in the park.

Passive Recreation



Nature Trails



Open Lawn



Picnic Shelters



Interpretive Elements



Native Plant Gardens



P-Patch



Outdoor Event Space



Public Art



Plazas/ Gathering Areas



Accessible Trails



Wellness



Wildlife Gardens

Active Recreation



Natural Athletic Fields



Sport Courts



Multi-Use Courts



Play



Fitness



Basketball



Adventure Elements



Zip Line



Climbing Wall



Spray Park



Volleyball

SURVEY LINK:
<https://www.surveymonkey...>

What's your vision?

Tell us your hopes,
ideas, and opportunities
for the park.

Describe (or draw)
your ideas here!

SURVEY LINK:
[https://www.
surveymonkey....](https://www.surveymonkey.com/s/gig-harbor)

Concept Alternative 1



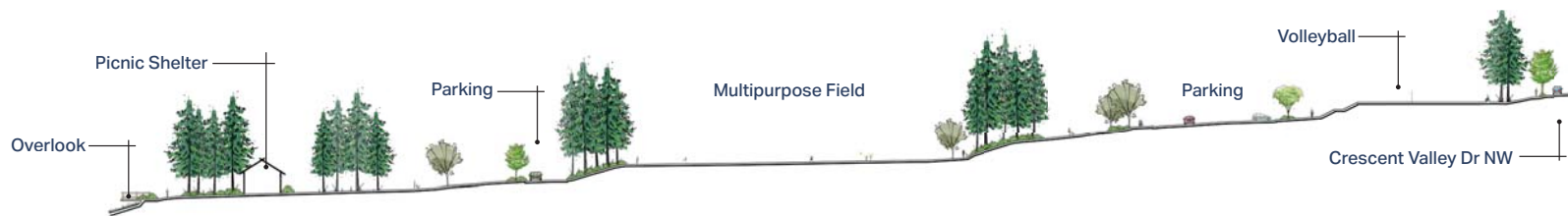
Concept Alternative 2



Concept Alternative 3



Preferred Master Plan



SITE SECTION

Preliminary Phasing & Construction Budget

PHASE 1: Upper Terrace

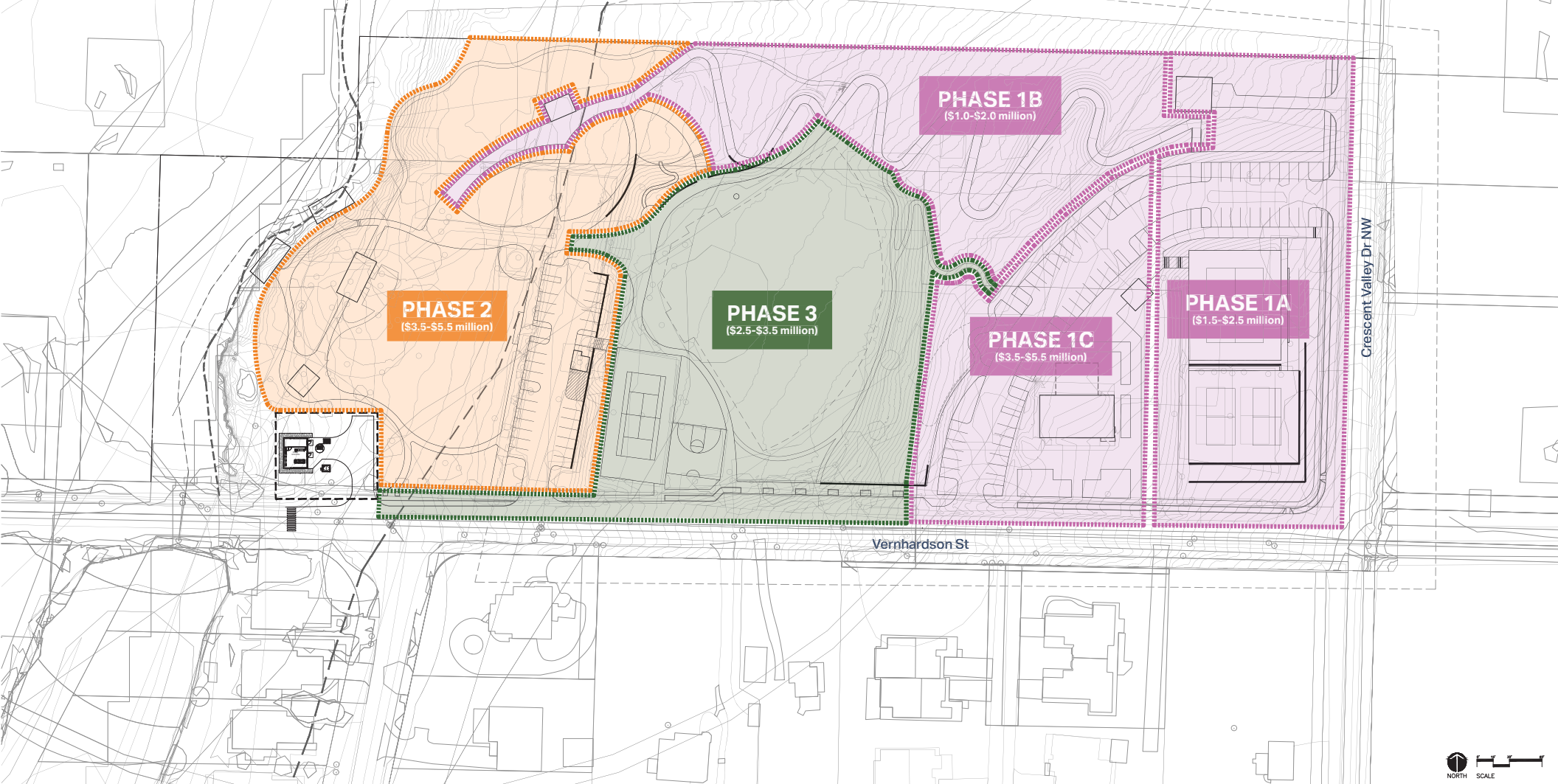
Phase 1A includes new parking, 2 new volleyball courts, and required right-of-way improvements. Phase 1B connects the upper terrace to the middle and lower terraces with an accessible trail. Phase 1C includes the remaining parking and the area around the existing vacant building (previously the Masonic Lodge). This area would include a new large rentable picnic shelter in the same footprint as the Masonic Lodge with historic interpretive features and a new restroom. However, if community fundraising efforts are successful, the existing vacant building could be renovated into a new community event space (with additional parking if needed). The area around the existing vacant building is shown as Phase 1C to allow time for community fundraising efforts, and could also be moved to a later phase if needed.

PHASE 2: Lower Terrace

Phase 2 includes an expand and universally designed play areas, nature trails, picnic shelter, gathering areas, and accessible paths to existing park amenities.

PHASE 3: Middle Terrace

Phase 3 includes a renovated multipurpose field, expanded stairs to the lower terrace, nature trail connection to the upper terrace, gathering areas, and remaining required right-of-way improvements.



Park Amenities

Nature Trails



Expanded Play Areas (all ages / abilities)



Picnic Shelters



Accessible Trails



Gathering Areas



Hillside Seating



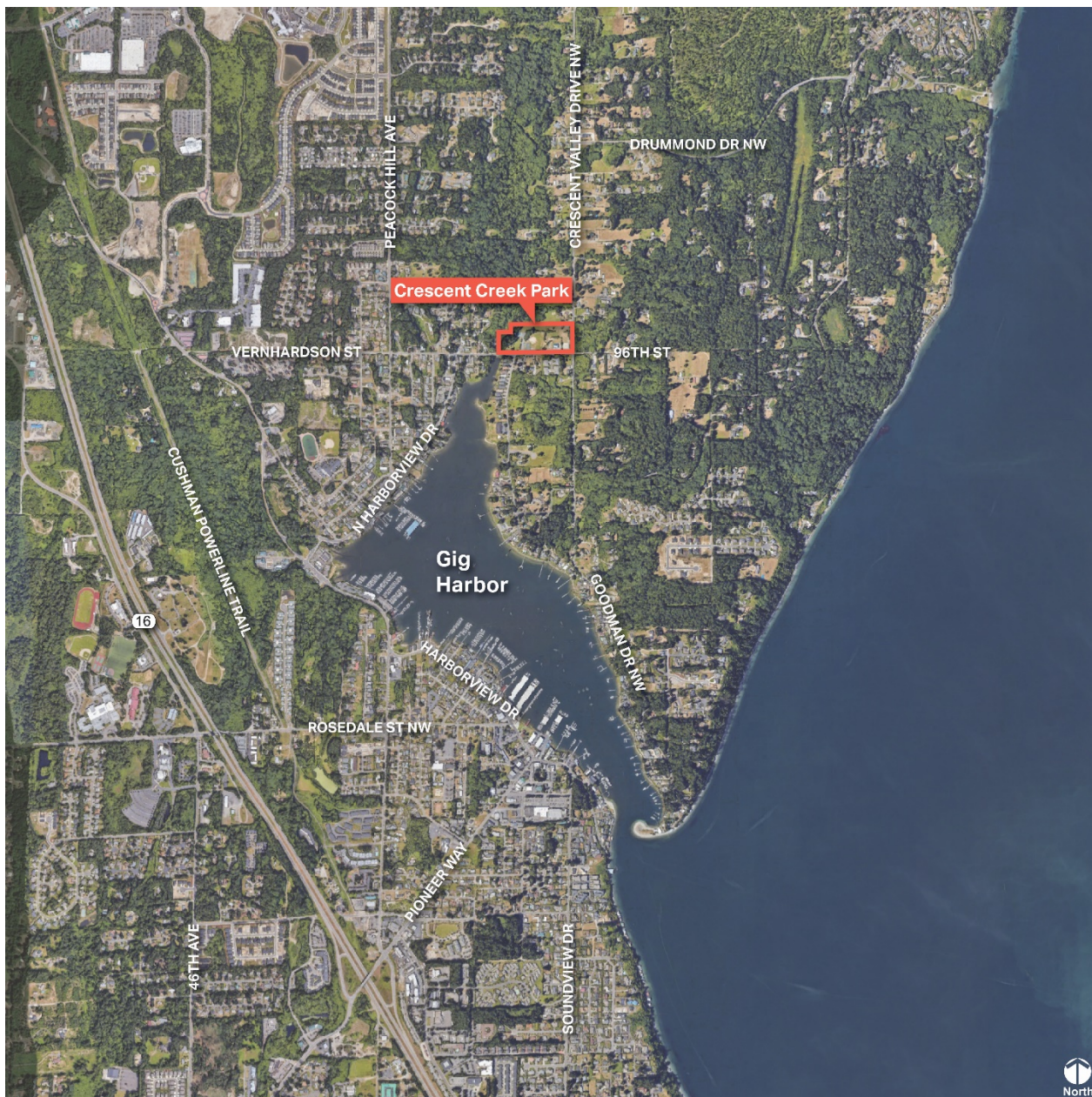
APPENDIX J

PUBLIC SURVEYS

Crescent Creek Park Master Plan – Survey #1

Welcome to the Crescent Creek Park Master Planning project. The purpose of this project is to create a long-term vision for Crescent Creek Park, including types of activities and the infrastructure that supports these activities. The master plan is intended to guide future implementation, with more detailed design and funding to follow at a later date. It is important that your vision, ideas, and opportunities for Crescent Creek Park are reflected in the master plan.

Crescent Creek Park is located at the intersection of Crescent Valley Dr NW and Vernhardson St. The 9.82-acre park contains a stream, wetland, forested area, sloped topography, several existing structures, a playground, and other active and passive recreation opportunities.



The City of Gig Harbor is seeking your vision, ideas, and opportunities for future park improvements. Opportunities could include improving or expanding existing activities like ballfields, playgrounds and picnic shelters; or adding new opportunities like gathering spaces, a place for community events, different types of sports or play areas, and connections to the adjacent neighborhood.

If you need assistance completing the survey, please contact Jennifer Haro at jharo@gigharborwa.gov.

- This survey should take approximately 5 minutes to complete.
- More information on the Crescent Creek Park project is on the City's website <https://www.gigharborwa.gov/788/Crescent-Creek-Master-Plan>
- Progress, updates, and future outreach opportunities will be posted on the website, so check back often!

Your Community and Experience

1. Where do you live?
 - ☐ I can walk or bike to the park
 - ☐ I live or work nearby, but would drive to the park
 - ☐ I live or work elsewhere in the City Limits
 - ☐ I do not live in the City Limits but I am a frequent visitor or live/work in the greater Gig Harbor area
 - ☐ Other: _____
2. Have you ever visited Crescent Creek Park?
 - ☐ Yes
 - ☐ No

3. If yes, what one word or phrase would you use to describe the existing park?

(Comment box)

4. What do you enjoy most, or least, about Crescent Creek Park? If you have never been to the park, what do you enjoy most, or least, about parks in general in Gig Harbor?

(Comment box)

Guiding Principles

5. Master plans often involve **guiding principles** that help shape, inform, and sometimes prioritize design ideas. How important do you think each of the following principles are as we develop a new master plan for Crescent Creek Park? On a scale of 1 to 5, where 1 means **"Not important"** and 5 means **"Very important"**.
 - ☐ Ability to host or attend community events

- ☐ Ease of maintenance
- ☐ Sustainable design
- ☐ Maintain natural character/ecology
- ☐ Add capacity or more variety of activities
- ☐ Create a unique experience and sense of place
- ☐ Programming or activities for different ages
- ☐ ADA and universal accessibility
- ☐ Other (specify): _____

Park Programs and Activities

6. How important is it to **improve existing programs and activities** in the park? On a scale of 1 to 5, where 1 means **“Do not improve, its great as it is”** and 5 means **“Yes, please improve”**. Note that questions about the existing Masonic lodge are addressed separately below.

- ☐ Native plant gardens
- ☐ Playground
- ☐ Trails (paved)
- ☐ Trails (soft surface)
- ☐ Stream overlook
- ☐ Picnic area and shelter
- ☐ Public art
- ☐ Open lawn
- ☐ Baseball field
- ☐ Tennis/pickleball court
- ☐ Basketball court
- ☐ Sand volleyball court
- ☐ Restrooms
- ☐ Educational opportunities
- ☐ Parking
- ☐ BMX Track

7. Should any of these existing programs and activities be **expanded**? If so, which ones?

(Comment box)

8. How important is it to include the following **new programs and activities** in the master plan for Crescent Creek Park? On a scale of 1 to 5, where 1 means **“Do not include”** and 5 means **“Yes, please include”**.

- ☐ Playgrounds – traditional structures
- ☐ Playgrounds – natural play elements
- ☐ Playgrounds – spray park
- ☐ Educational opportunities (environment/history/agricultural)
- ☐ Safe access (improved sidewalks and sightlines)
- ☐ Public art (such as murals or sculptures)
- ☐ Flexible space for outdoor events (concerts, festivals, ceremonies, amphitheater, etc.)
- ☐ Community gardens (sensory garden, botanical, pollinator, arboretum, etc.)
- ☐ P-patch, orchards, food forest
- ☐ Athletic fields (soccer, lacrosse, baseball, softball, etc.)
- ☐ Flexible, unprogrammed open lawn areas

- ☐ Outdoor fitness
- ☐ Climbing walls, zip-line, or other active individual sports
- ☐ Reflexology path, labyrinth, or other passive wellness features
- ☐ Pump track and adventure trails
- ☐ Day camps, outdoor-based childcare / school programs, etc.
- ☐ Community center space (seniors, teens, classes, etc.)
- ☐ Nothing, keep the park as-is
- ☐ Other: _____

Masonic Lodge

The Masonic lodge was built in 1915, and expanded in the 1940s. It is not eligible for historic designation due to the previous additions to the building, but it does have historic value to the community. The 2-story building is now owned by the City, and a preschool operates out of the basement level while the top level remains vacant. (insert photos of the building – historic and today)

9. If it is feasible and cost effective to retain the Masonic lodge, what kind of uses should be considered? (select all that apply)
- ☐ Space for meeting and events (weddings, organizations, family events, etc.)
 - ☐ Retain the existing preschool
 - ☐ Indoor public recreation or community center
 - ☐ Arts, exhibition space
 - ☐ Music space (practice and/or small concert space)
 - ☐ Flexible workspace for community non-profits or organizations
 - ☐ Makerspace
 - ☐ Other (specify):
10. If the Masonic lodge cannot be preserved due to feasibility or cost to adapt the structure for a new use, how important is it to have a new building at Crescent Creek Park to serve the types of activities indicated above? On a scale of 1 to 5, where 1 means **“Not important”** and 5 means **“Important, please include”**.

Additional Comments

11. Do you have any other comments or ideas for the park that you would like to share?

(Comment box)

12. Thinking back on the ideas, comments and opportunities you shared in this survey, is there another park (either local or national) that you would like us to use as inspiration for Crescent Creek Park?

(Comment box)

Tell us about yourself and your household

13. How old are you and the other members of your household? (Select all that apply)

- ☐ 0-5
- ☐ 6-12
- ☐ 13-17
- ☐ 18-25
- ☐ 26-40
- ☐ 41-55
- ☐ 56-65
- ☐ 65+
- ☐ Prefer not to say

14. How would you best describe your ethnicity and the ethnicity of those in your household? (Select all that apply)

- ☐ Hispanic or Latino
- ☐ White
- ☐ Asian or Asian American
- ☐ American Indian or Alaskan Native
- ☐ Black or African American
- ☐ Native Hawaiian or other Pacific Islander
- ☐ Another race
- ☐ Prefer not to say
- ☐ Other (specify):

15. If you or any members of your household require special accommodations or have limitations when participating in recreation activities and programs, what types of improvements would help improve your experience or ability to participate?

(Comment box)

Future Communication

Please provide your name and email address if you would like to receive information about future opportunities to participate in the Crescent Creek Park Master Plan project:

Name: _____

Email Address: _____

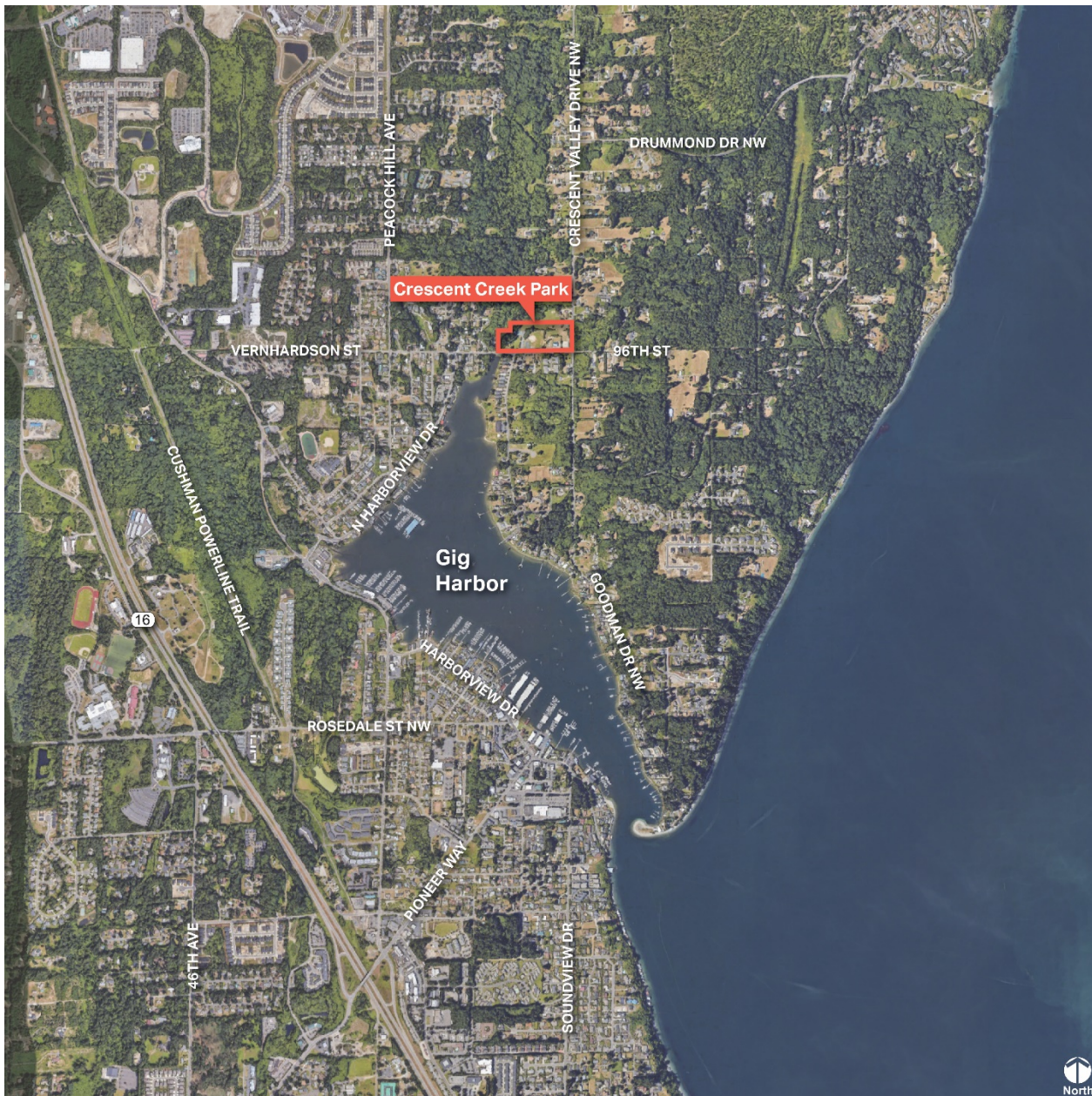
Thank you for participating! You can find out more information on the Crescent Creek Park project on the City's website [<https://www.gigharborwa.gov/788/Crescent-Creek-Master-Plan>]

We will continue to post progress and updates on the website, so check back often.

Crescent Creek Park Master Plan – Survey #2

Welcome to the Crescent Creek Park Master Plan project. The purpose of this project is to create a long-term vision for Crescent Creek Park, including types of activities and the infrastructure that supports these activities. The master plan is intended to guide future implementation, with more detailed design and funding to follow at a later date. It is important that your vision, ideas, and opportunities for Crescent Creek Park are reflected in the master plan.

Crescent Creek Park is located at the intersection of Crescent Valley Dr NW and Vernhardson St. The 9.82-acre park contains a stream, wetland, forested area, sloped topography, several existing structures, a playground, and other active and passive recreation opportunities.



The City of Gig Harbor is seeking your input on initial concepts for the park. These concepts were developed based on the community's overall vision and ideas for park improvements received at the first open house for the project held in April 2023. Ideas shared by the community during the first open house included increasing trails and parking, increasing ADA accessibility throughout the site, and providing added capacity or a greater variety of activities. It was also important to protect the uniqueness of this park by continuing to highlight it's natural character.

If you need assistance completing the survey, please contact Jennifer Haro at jharo@gigharborwa.gov.

- This survey should take approximately 5 minutes to complete.
- More information on the Crescent Creek Park project is on the City's website <https://www.gigharborwa.gov/788/Crescent-Creek-Master-Plan>
- Progress, updates, and future outreach opportunities will be posted on the website, so check back often!

Your Community and Experience

1. Where do you live?
 - ☐ I can walk or bike to the park
 - ☐ I live or work nearby, but would drive to the park
 - ☐ I live or work elsewhere in the City Limits
 - ☐ I do not live in the City Limits but I am a frequent visitor or live/work in the greater Gig Harbor area
 - ☐ Other: _____
2. Have you ever visited Crescent Creek Park?
 - ☐ Yes
 - ☐ No

CONCEPT ALTERNATIVES:

The three Concept Alternatives shown in this section of the survey were developed to incorporate the ideas shared by the community during the first open house held in April 2023. Each concept represents similar programmatic elements, but in a different layout or location within the park. Each concept also shows the Masonic Lodge renovated for community events and activities as directed by the City Council. All concepts include ADA accessibility to all park features, expanded trails, and enhanced forested areas to provide wildlife corridors through the park.

The concept alternatives are intended to show a range of options and are not exclusive of each other. We want your opinion of each concept, so we can ultimately mix-and-match the best features to meet the community's vision for this park.

Please review the concept alternatives below and answer the questions that follow.

CONCEPT ALTERNATIVE 1

Concept Alternative 1 primarily enhances or expands the existing park features. This concept expands the playground to include nature and hillside play features. A terraced, expanded pedestrian connection is created between the ballfield area and the lower lawn to provide opportunities for community gathering or small events. Concept Alternative 1 has more new parking stalls compared to Concept Alternative 2, but less than Concept Alternative 3. The cost for construction is likely less for this concept as compared to other alternatives.



a) What do you like **best** about Concept Alternative 1 and why? (blank box)

b) What do you like **least**, or are concerned with, in Concept Alternative 1 and why? (blank box)

c) How well does this concept follow the guiding principles? (On a scale of 1 to 5 where 1 means this concept does not support this goal at all and 5 means the concept absolutely supports this goal)

- Natural character (enhancing natural forest/wildlife corridors) (Scale 1-5)
- Sustainable design (reducing paved impervious surfaces, encroachments into critical area buffers, opportunity for natural drainage) (Scale 1-5)
- Add capacity / variety of activities (expanded or new activities) (Scale 1-5)
- ADA access (proximity of parking and access to all activities) (Scale 1-5)
- Unique sense of place (opportunity for gathering, public art, unique features) (Scale 1-5)

CONCEPT ALTERNATIVE 2

Concept Alternative 2 relocates the existing ballfield to the east and consolidates the tennis court, pickleball courts and a full-size basketball court in the central area of the park. A series of ramps and stairs will be needed to ensure ADA access to all areas of the park. The playground is expanded to include nature and hillside play features with a small gathering space connecting the new court area to the lower lawn, similar to Concept Alternative 1. This concept has the least number of new parking stalls and least number of trails compared to other concepts. Significant grading and new walls would be needed on the east half of the park, increasing the likely cost of construction for this concept over Concept Alternative 1.

Concept Alternative 2



a) What do you like **best** about Concept Alternative 2 and why? (blank box)

b) What do you like **least**, or are concerned with, in Concept Alternative 2 and why? (blank box)

c) How well does this concept follow the guiding principles? (On a scale of 1 to 5 where 1 means this concept does not support this goal at all and 5 means the concept absolutely supports this goal)

- Natural character (enhancing natural forest/wildlife corridors) (Scale 1-5)
- Sustainable design (reducing paved impervious surfaces, encroachments into critical area buffers, opportunity for natural drainage) (Scale 1-5)
- Add capacity / variety of activities (expanded or new activities) (Scale 1-5)
- ADA access (proximity of parking and access to all activities) (Scale 1-5)
- Unique sense of place (opportunity for gathering, public art, unique features) (Scale 1-5)

CONCEPT ALTERNATIVE 3

Concept Alternative 3 relocates the existing ballfield to the east. The playground is expanded to include nature and hillside play features. A new covered basketball court is also included. This concept has the most new parking stalls, the most new trails, and the largest playground also adding nature and hillside play features. Significant grading and new walls would be needed on the east half of the park with the likely cost of construction comparable to Concept Alternative 2.

Concept Alternative 3



Crescent Creek Park Master Plan

PUBLIC OUTREACH #2 - APRIL 09, 2025



a) What do you like **best** about Concept Alternative 3 and why? (blank box)

b) What do you like **least**, or are concerned with, in Concept Alternative 3 and why? (blank box)

c) How well does this concept follow the guiding principles? (On a scale of 1 to 5 where 1 means this concept does not support this goal at all and 5 means the concept absolutely supports this goal)

- Natural character (enhancing natural forest/wildlife corridors) (Scale 1-5)
- Sustainable design (reducing paved impervious surfaces, encroachments into critical area buffers, opportunity for natural drainage) (Scale 1-5)
- Add capacity / variety of activities (expanded or new activities) (Scale 1-5)
- ADA access (proximity of parking and access to all activities) (Scale 1-5)
- Unique sense of place (opportunity for gathering, public art, unique features) (Scale 1-5)

Masonic Lodge

3. A group of local residents created a plan to remodel the Masonic Lodge into a community events space, with museum storage in the basement. This plan is estimated to cost \$4.5 million. Specific funding sources have not yet been identified. What are your thoughts?

(Comment box)

Additional Comments

4. Now that you have reviewed all three Concept Alternatives, is there anything else you would like us to know or have any other ideas for the park that you would like to share?

(Comment box)

Tell us about yourself and your household

5. How old are you and the other members of your household? (Select all that apply)
- ☐ 0-5
 - ☐ 6-12
 - ☐ 13-17
 - ☐ 18-25
 - ☐ 26-40
 - ☐ 41-55
 - ☐ 56-65
 - ☐ 65+
 - ☐ Prefer not to say
6. How would you best describe your ethnicity and the ethnicity of those in your household? (Select all that apply)
- ☐ Hispanic or Latino
 - ☐ White
 - ☐ Asian or Asian American
 - ☐ American Indian or Alaskan Native
 - ☐ Black or African American
 - ☐ Native Hawaiian or other Pacific Islander
 - ☐ Another race
 - ☐ Prefer not to say
 - ☐ Other (specify):

Future Communication

Please provide your name and email address if you would like to receive information about future opportunities to participate in the Crescent Creek Park Master Plan project:

Name: _____

Email Address: _____

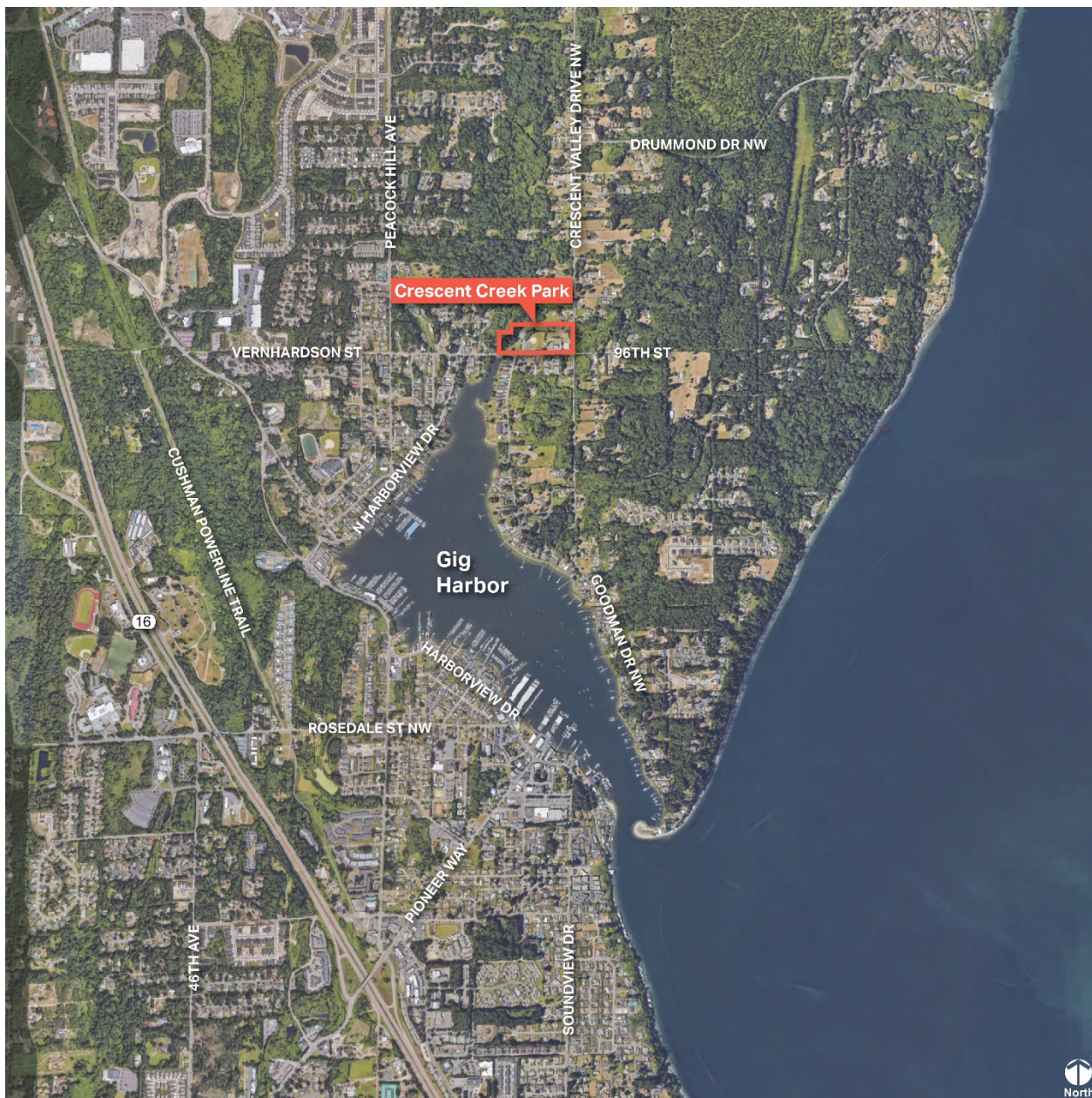
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We will continue to post progress and updates on the website, so check back often.

Crescent Creek Park Master Plan – Survey #3

Welcome to the Crescent Creek Park Master Plan project. The purpose of this project is to create a long-term vision for Crescent Creek Park, including types of activities and the infrastructure that supports these activities. The master plan is intended to guide future implementation, with more detailed design and funding to follow at a later date. It is important that your vision, ideas, and opportunities for Crescent Creek Park are reflected in the master plan.

Crescent Creek Park is located at the intersection of Crescent Valley Dr NW and Vernhardson St. The 9.82-acre park contains a stream, wetland, forested area, sloped topography, several existing structures, a playground, and other active and passive recreation opportunities.



The City of Gig Harbor is seeking your input on the **preferred master plan** for the park. This plan was developed based on the community's overall vision and ideas for park improvements and feedback on the initial three concepts presented during previous public outreach events.

If you need assistance completing the survey, please contact Jennifer Haro at jharo@gigharborwa.gov.

- This survey should take approximately 5 minutes to complete.
- More information on the Crescent Creek Park project is on the City's website <https://www.gigharborwa.gov/788/Crescent-Creek-Master-Plan>
- Progress, updates, and future outreach opportunities will be posted on the website, so check back often!

Your Community and Experience

1. Where do you live?
 - ☐ I can walk or bike to the park
 - ☐ I live or work nearby, but would drive to the park
 - ☐ I live or work elsewhere in the City Limits
 - ☐ I do not live in the City Limits but I am a frequent visitor or live/work in the greater Gig Harbor area
 - ☐ Other: _____
2. Have you ever visited Crescent Creek Park?
 - ☐ Yes
 - ☐ No

PREFERRED MASTER PLAN:

Based on the feedback received during the last outreach event in April 2025, the majority of people who provided feedback supported the following park improvements:

- increasing trails and parking
- increasing ADA accessibility throughout the site
- keeping the existing field and courts (with some improvements)
- protecting the park's natural character

The majority of feedback received did not support renovating the Masonic Lodge into a community space, with concerns for the cost and dedicating city funding to the Lodge listed most often in the comments received.

Park Amenities

Nature Trails



Accessible Trails



Hillside Seating



Expanded Play Areas (all ages / abilities)



Picnic Shelters



Gathering Areas



Based on this feedback, the following Preferred Master Plan was developed. Please review the plan shown below and ***let us know what you think!***

The Preferred Master Plan keeps the existing ballfield and courts in their current location and does not change the existing lower lawn area except to provide ADA access to the existing restroom, overlooks, and picnic shelter. The play area is expanded for all ages and abilities, including a nature play area, with the existing boat play structure to remain. A terraced, expanded pedestrian connection is created between the ballfield area and the lower lawn to provide opportunities for community gathering or small events. The upper terrace is improved with expanded parking, two additional volleyball courts, a second restroom, and an accessible trail connecting through all the various park amenities. Improvements in the Masonic Lodge Area shown in the plan below include removing the Lodge and adding a new open covered shelter in the same footprint as the Masonic Lodge, with interpretive features to convey the unique history of the original structure. If community fundraising efforts are successful, the Masonic Lodge could still be renovated into a community center space instead of the covered shelter. The proposed phasing for park improvements is developed in a way to allow time for community fundraising efforts so this option is not precluded while other park improvements are implemented.



1. What do you **like** about the Preferred Master Plan and why? (blank box)

2. What **concerns or questions** do you have with the Preferred Master Plan? (blank box)

Proposed Phasing & Construction Budget

The park improvements have been phased to allow greater flexibility for grant funding and early park improvements. The diagram below shows the proposed phasing of park improvements.

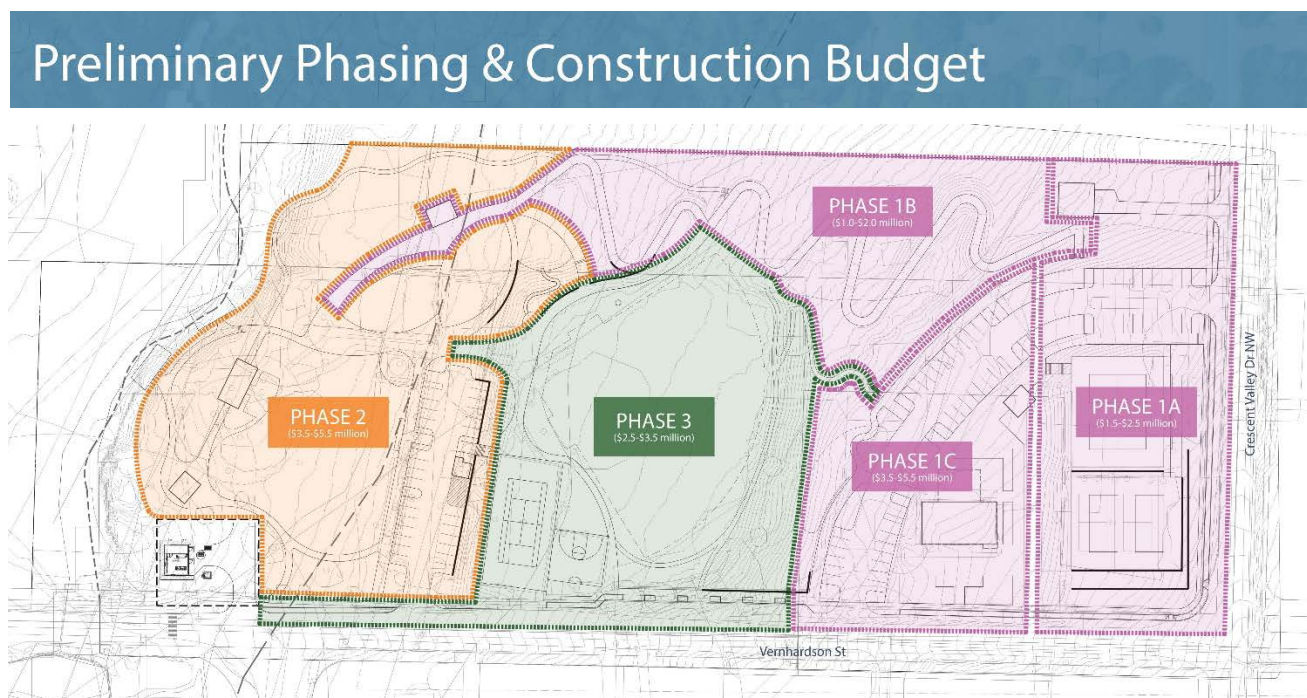
Phase 1A includes new parking, 2 new volleyball courts, and required right-of-way improvements.

Phase 1B connects the upper terrace to the middle and lower terraces with an accessible trail.

Phase 1C includes the remaining parking and the Masonic Lodge Area. This area would include either a new large picnic shelter in the same footprint as the Masonic Lodge with historic interpretive features and a new restroom. However, if community fundraising efforts are successful, the Masonic Lodge could be renovated into a new community center space (with additional parking if needed). The Masonic Lodge Area is shown as Phase 1A to allow time for community fundraising efforts and could also be moved to a later phase if needed.

Phase 2 includes an expanded and universally designed play areas, nature trails, picnic shelter, gathering areas, and accessible paths to existing park amenities.

Phase 3 includes a renovated multipurpose field, expanded stairs to the lower terrace, nature trail connection to the upper terrace, gathering areas, and remaining required right-of-way improvements.



3. Do you have any comments or questions about the proposed phasing? (blank box)

Additional Comments

4. Is there anything else you would like us to know or have any other comments on the proposed park improvements that you would like to share? (blank box)

Tell us about yourself and your household

5. How old are you and the other members of your household? (Select all that apply)
- ☐ 0-5
 - ☐ 6-12
 - ☐ 13-17
 - ☐ 18-25
 - ☐ 26-40
 - ☐ 41-55
 - ☐ 56-65
 - ☐ 65+
 - ☐ Prefer not to say
6. How would you best describe your ethnicity and the ethnicity of those in your household? (Select all that apply)
- ☐ Hispanic or Latino
 - ☐ White
 - ☐ Asian or Asian American
 - ☐ American Indian or Alaskan Native
 - ☐ Black or African American
 - ☐ Native Hawaiian or other Pacific Islander
 - ☐ Another race
 - ☐ Prefer not to say
 - ☐ Other (specify):

Future Communication

Please provide your name and email address if you would like to receive information about future opportunities to participate in the Crescent Creek Park Master Plan project:

Name: _____

Email Address: _____

Thank you for participating! You can find out more information on the Crescent Creek Park project on the City's website [<https://www.gigharborwa.gov/788/Crescent-Creek-Master-Plan>]

We will continue to post progress and updates on the website, so check back often.

APPENDIX K

MASTER PLAN ALTERNATIVES

Concept Alternative 1



Concept Alternative 2



Concept Alternative 3



APPENDIX L

MUSEUM GROUP RECOMENDATION



CRESCENT LODGE

Crescent Valley School ~
Masonic Lodge

A Vision for the Future

CRESCENT LODGE COMMUNITY ADVOCACY COMMITTEE

Assembled with the goal to create a community-centered adaptive reuse plan for the Crescent Valley School/Masonic Lodge building.

Guy & Ann Hoppen

Josie Turner

Steve Paris

Eryca Anson

John McMillian

Mary Manning

Jennifer Leaf

Riley Hall

Stephanie Lile

Mark Hoppen

Rory & Laurel Turner

Erica Williams

John Holmaas

Rex Davidson

Will Foley

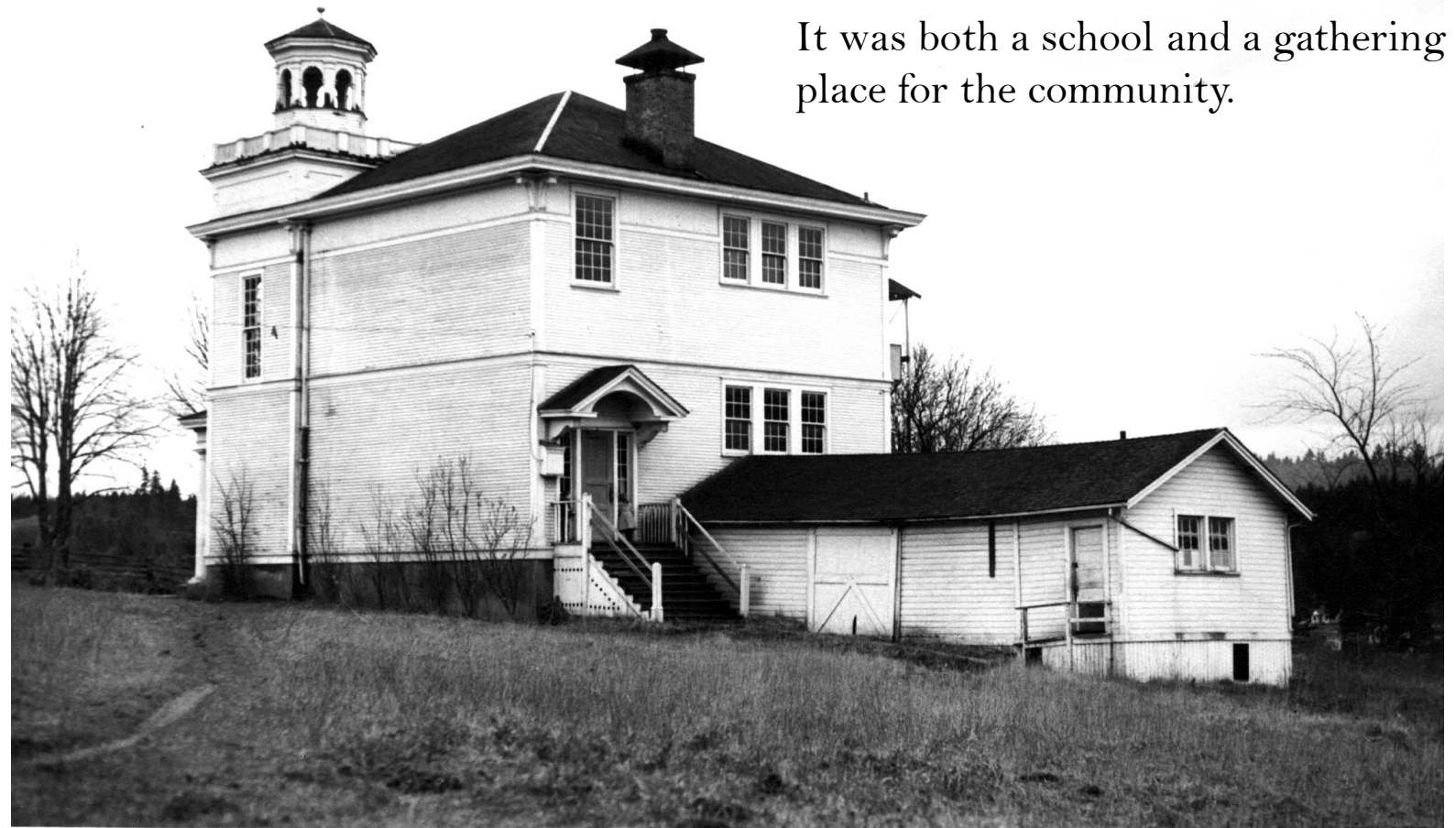


Front view of the school, c. 1920s.

The building began as the Crescent Valley School opened in 1915.

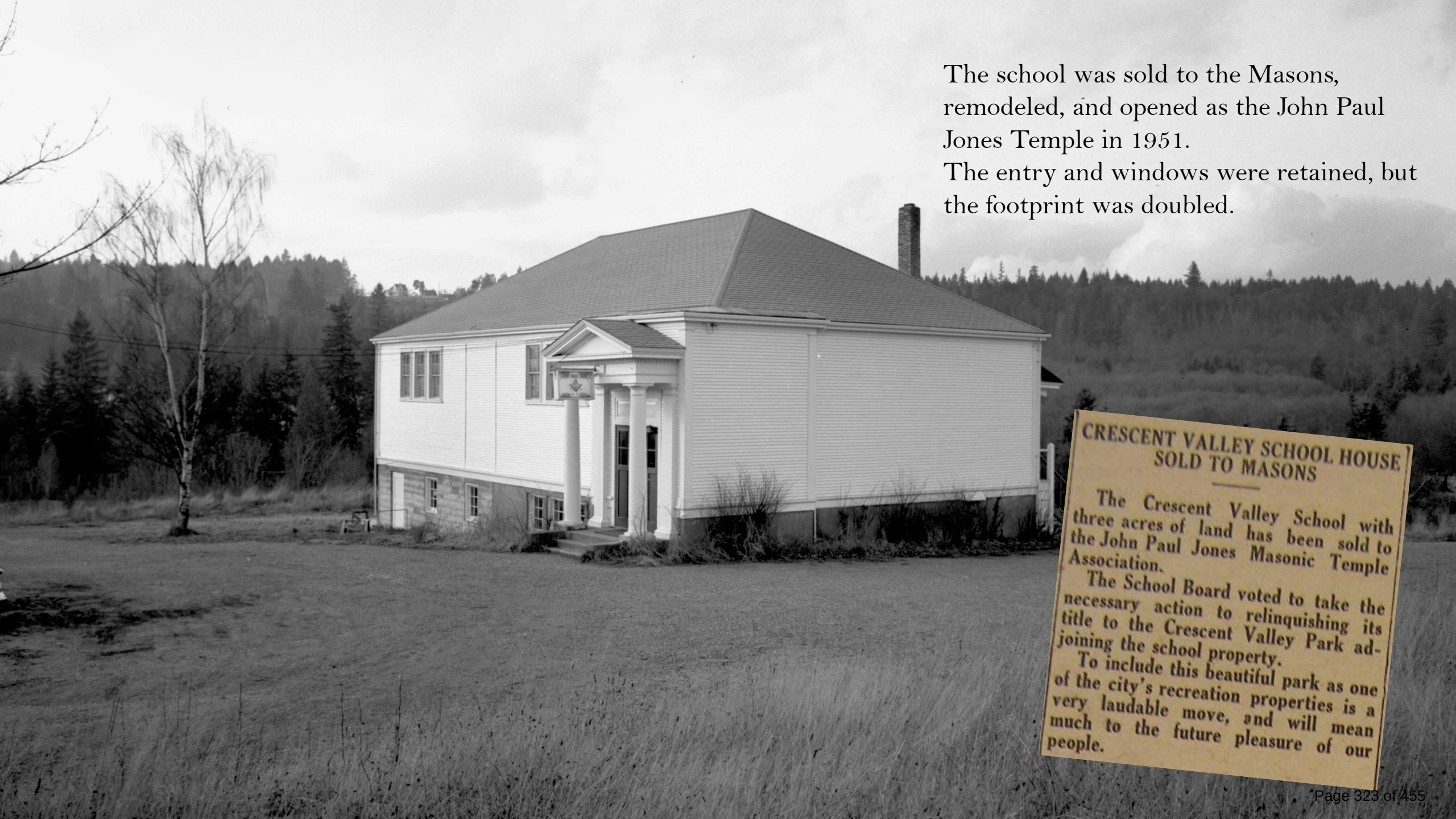
An addition was built at the back of the school not long after it opened.

It was both a school and a gathering place for the community.



The school was sold to the Masons, remodeled, and opened as the John Paul Jones Temple in 1951.

The entry and windows were retained, but the footprint was doubled.



CRESCENT VALLEY SCHOOL HOUSE SOLD TO MASONS

The Crescent Valley School with three acres of land has been sold to the John Paul Jones Masonic Temple Association.

The School Board voted to take the necessary action to relinquishing its title to the Crescent Valley Park adjoining the school property.

To include this beautiful park as one of the city's recreation properties is a very laudable move, and will mean much to the future pleasure of our people.

Imagine an adaptive reuse that honors our community history...



Crescent Lodge, Gig Harbor, WA
Exterior (NW view)

Schoolhouse

Photo illustration by John McMillan © 2023
Crescent Lodge - Ext (NW) 05.PDF



A PLACE TO GATHER, LEARN AND GROW

Imagine a place where everyone is welcome.

Imagine a place where arts, heritage, and environmental science merge to create extraordinary learning experiences.

Imagine a year-round gathering space that provides a community balance between investments in arts/culture and sports.

Imagine saving a signature historic structure for use by all.

PROJECT PROCESS

- Open Meetings held for Community Review & Input
- Identified community & park needs
- Conducted two community surveys
- Sought professional input for construction estimates and feasibility
- Met with specific groups to review need
- Museum or Theater Management
- Cost Estimate: \$4.5 million
- Recommended for City Historic Register



Crescent Lodge, Gig Harbor, WA
(NW view)

Schoolhouse

SURVEY FINDINGS

1010 Responses in Survey #1 ~ 232 Responses in Survey #2

Primary uses requested:

- Community Theater
- **Community Recreation Hall** (allowed in current zoning)
- **Top Conceptual Style** – Schoolhouse with new addition for restrooms and kitchen
 - 63.64% In favor of renovation with the addition for restrooms and kitchen
 - 16.82% In favor of very basic restoration with no addition
 - 10.91% In favor of demolishing building for parking or sport courts
 - 8.64% In favor of tear down and new build



Crescent Creek Overlook

Maritime PlayZone

Crescent Creek Park
Tranquil site with a playground & art

Lodge
footprint in
red (below)

All Park
Restrooms

Gig Harbor
Cooperative Preschool

BMX Park
and Beach
Volleyball
Courts

Vernhardson St

Vernhardson St

Crescent
Valley

Gig Harbor Lodge B & B

The only
restrooms in the
park were built
by the WPA in
the 1930s.



Note:

Crescent Creek Park is
Gig Harbor's first and
oldest city park!

There is precedent for preserving community halls in our local parks.





The Main Hall of the Lodge would have the capacity to hold as many as 200 people based on square footage. The space can transform from this to...



From this...





The exterior would pay tribute to both Crescent Valley School and the Masonic Lodge. ADA access addressed via new ramp.



Park Restrooms included and
independently accessible to park visitors.

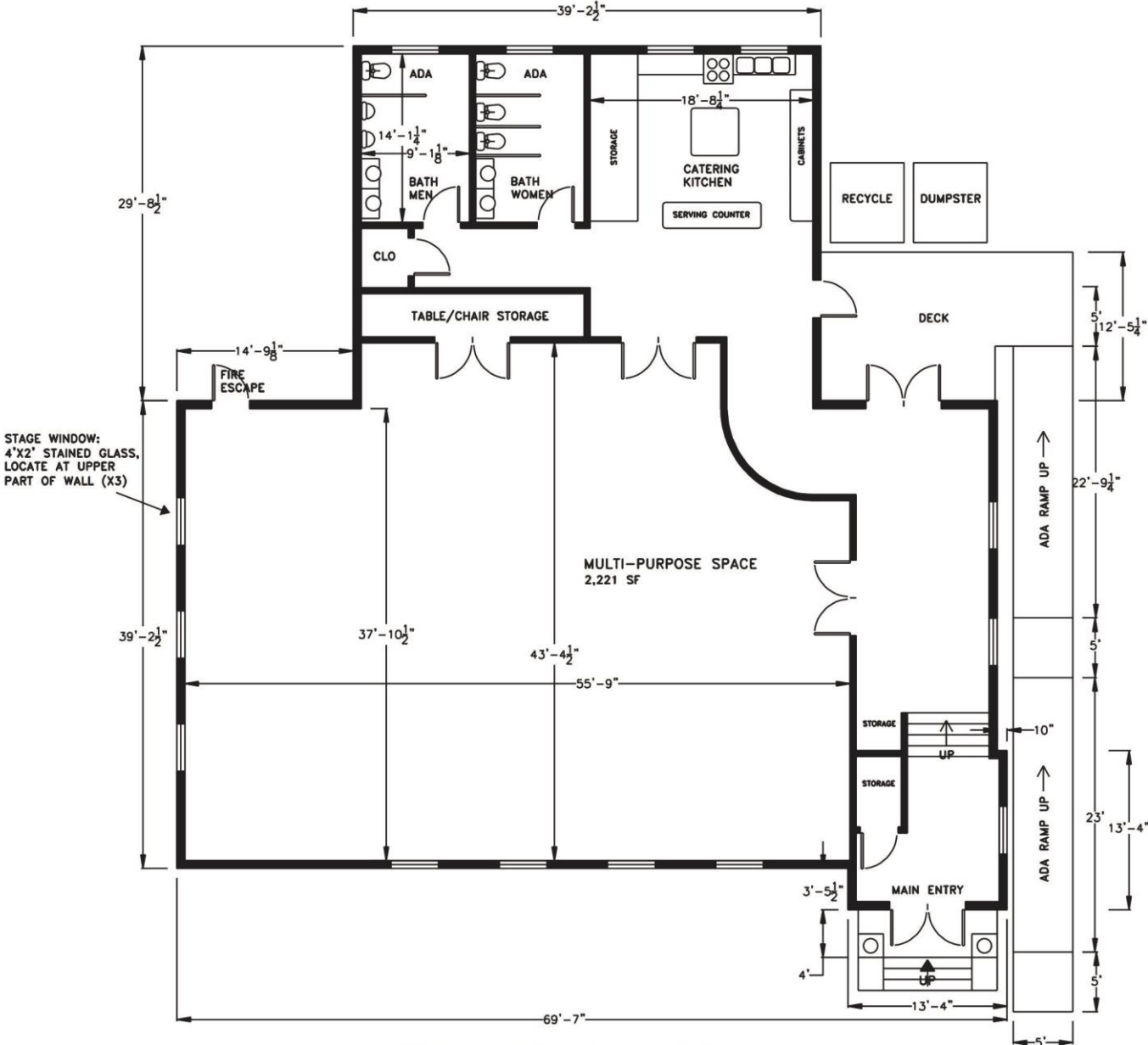
Schoolhouse

Crescent Lodge, Gig Harbor, WA
Exterior (SW view)

Photo illustration by John McMillan 6-2023

Crescent Lodge - Schoolhouse - Ext (SW) 05.PDF

An addition for kitchen and bathrooms is an excellent solution to addressing these needs.



FIRST FLOOR: PLAN VIEW
3,727 SF OVERALL

Schoolhouse v.7



McMillan
DESIGN, INC.
9816 Jacobeen Lane
Gig Harbor, WA 98332 USA
253-279-0325

SCALE: NTS

DRAWN BY JHM

DATE: 01-27-24

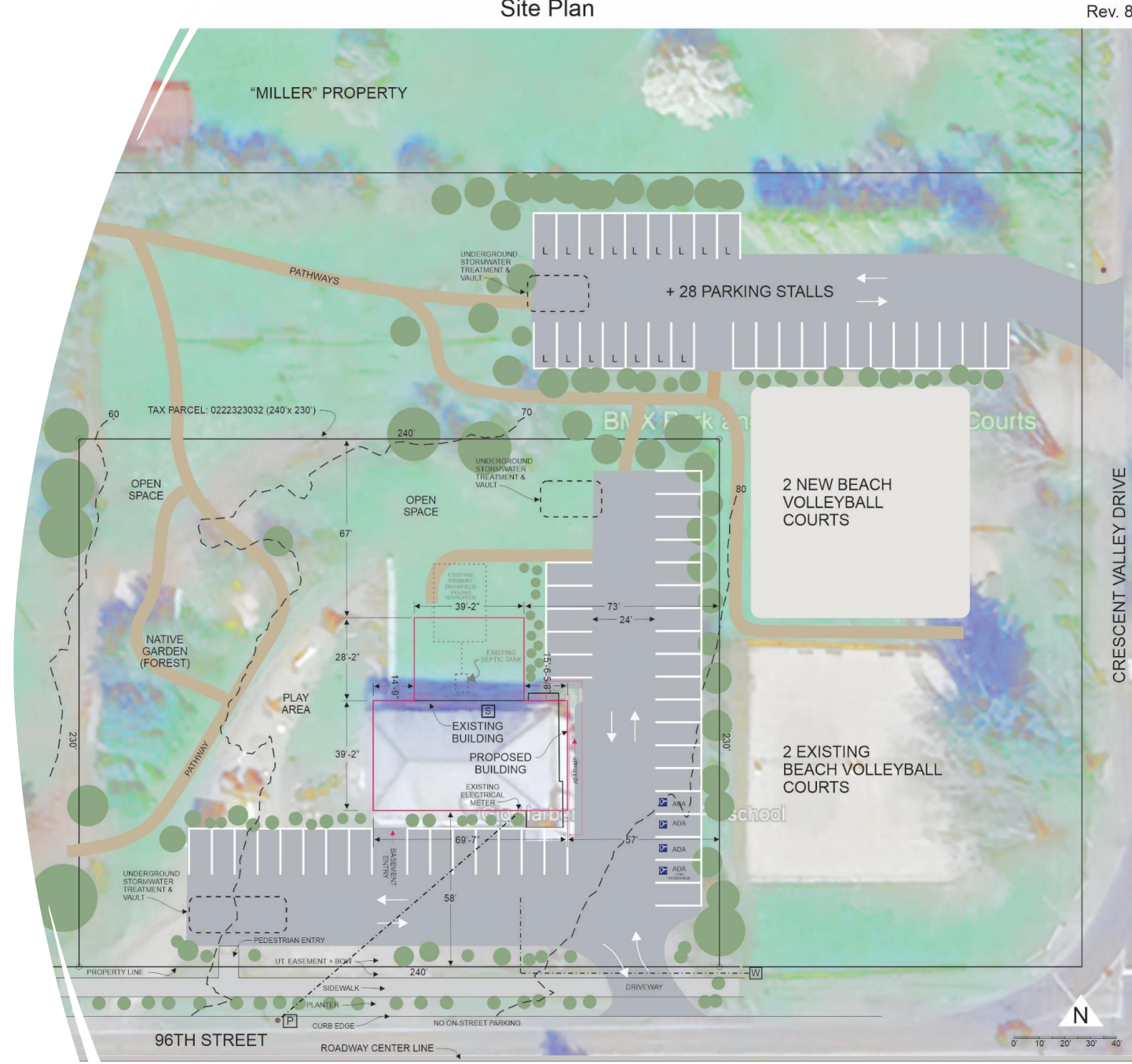
REVISED: 01-27-24

DRAWING NO. 012724A

Building Occupancy:
217



- **Alternate Option** for integrated parking reduces impact on Lodge surround and provides more parking for other use areas.





FUNDING STRATEGY



FUNDING = THREE KEY INGREDIENTS

1. Community Support ✓
2. Ground Floor Commitment – City Priority
3. Strategic Plan of Action for Implementation of Fund Raising
 - a. Full-on Commitment by Owner
 - b. 50/50 Approach (Invest/Raise)
 - c. One Third, One Third, One Third
 - i. Grant sources include county, state, and federal sources
 - i. Private donors (\$44k committed)



FUNDING SOURCES

“At Home” Commitment Options:

- Hospital Benefit Zone – Crescent Creek Park is already listed
- Capital or Operations Project Fund
- Parks Bond

“Big Bite” Grant Sources:

- Building for the Arts Fund (up to \$2M)
- Heritage Capital Projects Fund (up to \$1M)
- National Park Service – Historic Preservation Programs
- IMLS, NEA, and NEH, National Trust

Historic Register Structures can open doors to county, state and federal funding for preservation and “third place” community uses.



MANAGEMENT MODEL

If managed/leased by cultural-arts non-profit:

- Lower level is sole occupancy; upper level is managed Community Space
- Lease occupant is responsible for scheduling and general upkeep; building & grounds care by city
- Rental fees help support maintenance and upkeep; capital improvements in partnership
- Could include a fund-raising pre-management contract

Crescent Lodge, Gig Harbor, WA
(NW view)

Schoolhouse

PROJECT TAKE AWAYS

- There is a need for a Community Hall in Gig Harbor
- Concept plan addresses park needs for public restrooms and parking
- Addresses need for secure museum storage
- Arts groups need rehearsal and performance space
- A Community Hall opens the door to Leisure Tourism funding
- Project showed strong support for renovation of Lodge for many community uses
- **The Lodge becomes a place where everyone is welcome**

Crescent Lodge, Gig Harbor, WA
Interior (NW view)

Schoolhouse

CRESCENT LODGE GIG HARBOR MASONIC TEMPLE

WA Patriot Budget
April 29, 2024

Conceptual Pricing



WA Patriot Concept Estimate Summary

BASE BID ESTIMATE TOTAL	4,208,519
-------------------------	-----------

Washington State Sales Tax (WSST at 8.9%)	374,558
Grand total with Sales Tax	<u><u>4,583,077</u></u>

- Conceptual pricing includes construction costs only, does not include
- 1. Design/Permitting Fees (estimate 12-15% of construction costs)
 - 2. Owner Move & Furniture, Fixtures, Equipment (estimate 10-12% of construction costs)

Crescent Lodge - GH Masonic Temple

WA Patriot Concept Estimate Detail

THE CURRENT GRAND TOTAL = \$ 4,208,519

CSI / Spec	Description	Sub Name or Unit Price	Labor	Material	Sub	Equip/ Other	TOTAL	Comments
01 1000	General Conditions	estimated	520,000	X	X	X	520,000	8 months at \$65k per month allow for GCs
01 1010	Utility Hook-up Fees	By Owner	X	X	X	X	0	Excludes City Fees for Sewer / Water Connections
02 4000	G.C. Sitework	estimated	2,280	750	X	1,500	4,530	Allow for misc TESC support
02 4100	Demolition	estimated	X	X	60,000	X	60,000	Select Interior Demolition + Remove Siding + Openings in Wall for new building tie-in
02 0000	Asbestos Removal	estimated	X	X	12,500	X	12,500	allow for select ACM abatement - extents unknown
03 0000	Foundation Repairs	estimated	X	X	30,000	X	30,000	Allow for potential structural foundation repairs, extents TBD based on cracking
03 3000	Concrete Footings	estimated	X	X	15,000	X	15,000	120 LF of Footings for New Building
03 3000	Concrete SOG	estimated	X	X	11,000	X	11,000	\$10/SF SOG
03 3000	Concrete Walls	estimated	X	X	58,800	X	58,800	120 LF of 10' high concrete wall at basement perimeter (42 CY at \$1400/CY)
05 1000	Structural Steel - FOB	estimated	X	15,000	X	X	15,000	Steel Columns Support - 4 to 6 columns assumed
05 5000	Misc. Metal - Labor	estimated	9,120	1,300	X	2,500	12,920	Erect Steel Columns
05 5000	Misc. Metal - FOB	estimated	X	22,750	X	X	22,750	85 LF railing at \$150/LF + \$10k for Metal Canopy at Basement Entry
06 1000	Rough Carpentry	estimated	X	X	99,000	X	99,000	2200 SF at \$45/SF New Wood Framed Structure
06 8000	Finish Carpentry	estimated	15,200	15,000	X	X	30,200	Allow for select trim / features thruout first floor spaces
07 1111	Bituminous Waterproofing	estimated	X	X	20,000	X	20,000	Below grade waterproofing at basement walls
07 1500	Weather Barriers	estimated	X	X	11,970	X	11,970	\$3/SF for Tyvek + Furring for rainscreen
07 2100	Building Insulation	estimated	X	X	35,000	X	35,000	Insulate Exterior Walls New Building + Roof
07 4113	Metal Roof	estimated	X	X	120,000	X	120,000	4,000 SF New Metal Roof at \$30/SF
07 4213	Siding	estimated	X	X	79,800	X	79,800	\$20/SF metal or fiber cement siding
07 6200	Sheet Metal	estimated	X	X	15,000	X	15,000	Allow for misc window and door opening flashings
07 9005	Caulking & Sealants	estimated	3,800	1,500	X	X	5,300	Misc siding / trim caulking at exterior of building
08 0000	Doors & Windows Labor	estimated	20,900	1,500	X	X	22,400	Labor for install 22 new door openings
08 1113	Steel Doors & Frames	estimated	X	26,550	X	X	26,550	HM Frames & Doors Supply
08 2000	Wood Doors	estimated	X	19,500	X	X	19,500	Feature Entry Doors at \$6k + \$1500 for wood door/jamb on first floor interior doors
08 7000	Door Hardware - FOB	estimated	X	27,500	X	X	27,500	\$1250 per opening allow for door hardware
08 8000	Glass & Glazing	estimated	X	X	46,080	X	46,080	\$90/SF allowance for storefront or wood windows
09 2116	Gypsum Wallboard	estimated	X	X	50,000	X	50,000	Hang/Tape/Finish GWB Walls and Ceilings
09 3000	Ceramic Tile	estimated	X	X	44,130	X	44,130	Floor Tile at Restrooms + Wall tile to 6' high at wet walls
09 9500	Acoustical Ceilings	estimated	X	X	5,300	X	5,300	\$10/SF for Grid & Tile at Select Basement Rooms. Assume remianing OTS
09 9500	Acoustic Panels	estimated	X	X	19,800	X	19,800	1100 SF at \$18/SF for Felt or other acoutiscs at Multi-Purpose Space First Floor
09 6000	Resilient Flooring	estimated	X	X	42,000	X	42,000	3500 SF at \$12/SF for Resilient LVT Flooring at First Floor or Refinish Wood Floor or other
09 6500	Carpet	estimated	X	X	4,000	X	4,000	\$8/SF allow for select carpet tile at basement office / misc spaces
09 7000	Polished Concrete	estimated	X	X	24,500	X	24,500	2600 SF at \$7/SF allow for basement concrete finish
09 9000	Painting	estimated	X	X	45,000	X	45,000	Paint Exterior Siding + Paint Interior Partitions / HM Doors/Frames
10 1000	Specialty Labor	estimated	7,600	X	X	X	7,600	Install Toilet Accessories + Misc
10 1010	Toilet Partitions	estimated	X	X	13,500	X	13,500	9 Partitions at \$1500 each - high abuse resistant
10 1101	Visual Display Boards	No Scope	X	X	X	X	0	Assume none in scope
10 10260	Wall & Corner Protection	estimated	1,140	1,500	X	X	2,640	Allow for stainless steel corner guards at outside corners
10 10440	Signage	estimated	X	X	15,000	X	15,000	Allow for exterior / interior signage + signage at road
10 10520	Fire Extinguishers & Stuff	estimated	760	3,000	X	X	3,760	4 fire extinguishers and recessed cabinets
10 10800	Toilet Accessories	estimated	X	9,450	X	X	9,450	63 accessories at \$150 each average (soap disp, PT disp, mirrors, TP, etc.)
12 12000	Kitchen Equipment	estimated	X	X	35,000	X	35,000	Range/3 Comp Sink/Dish Washer/Hood/Free Standing Cooler/Freezer at Catering
12 12400	Casework	estimated	X	X	48,750	X	48,750	65 LF Plam casework w/ SS at \$750 per LF
12 12540	Window Blinds	estimated	X	X	7,680	X	7,680	512 SF at \$15/SF Allow for roller shades
21 0000	Fire Protection	Not Included	X	X	X	X	0	Assume Fire Sprinkler not required for building size / site access
22 0000	Plumbing	estimated	X	X	202,500	X	202,500	27 new fixtures waste/supply/vent at \$7500 per fixture
23 0000	HVAC	estimated	X	X	237,000	X	237,000	\$30/SF for new electrical HVAC Systems
26 0000	Electrical	estimated	X	X	474,000	X	474,000	\$60/SF allow for electrical primary power / lighting / added service / EV
26 0000	Solar Array	estimated	X	X	25,000	X	25,000	Allow for code compliant PV array for energy credit compliance
28 0000	Communications	estimated	X	X	50,000	X	50,000	Data and Camera / Security / Low Voltage Systems
28 0000	Fire Alarm	estimated	X	X	62,608	X	62,608	\$8/SF Allow for fire alarm
31 0000	Earthwork	estimated	X	X	350,000	X	350,000	Storm Tanks, Ex for Foundation, Sewer Connection, Electrical Trench etc.
31 1000	-ROW Bond	estimated	X	X	X	5,000	5,000	Required for any public ROW work
32 1216	Asphalt	estimated	X	X	167,200	X	167,200	20,900 SF Asphalt Pavement at \$8/SF
32 1313	Site Concrete	estimated	X	X	78,700	X	78,700	80 LF Concrete Ramp + 240 LF Sidewalk + 240 LF Curb/Gutter + 1 Approach
32 1723	Pavement Markings	estimated	X	X	10,000	X	10,000	Allow for parking lot striping + ADA Signage + wheelstops
32 2000	Site Fencing	estimated	X	X	17,500	X	17,500	Allow for select site fencing - none shown on prints currently
32 8000	Landscaping	estimated	X	X	150,000	X	150,000	7500 SF at \$20/SF landscaping at ROW + adjacent to building only
99 0000	Const Contingency	Allowance	X	X	X	352,842	352,842	10% Allow for design development, potential cost escalation, scope gaps
SUB-TOTAL			580,800	145,300	2,793,318	361,842	3,881,260	
Mark-up on Labor & Materials @ 7.0			40,656	10,171		25,329	76,156	
Mark-up on Sub-Contractors @ 7.0					195,532		195,532	
							4,152,948	SUB-TOTAL
								BOND
							26,994	INSURANCE (G/L)
							8,306	INSURANCE (BUILDERS B/R)
								PERMIT
								By Owner
								PLAN CHECK FEE
							20,271	B & O TAX
GRAND TOTAL							4,208,519	

Washington Patriot Clarifications

1	Base Bid detail pricing does not include sales tax. Bid Summary includes sales tax as add item.
2	Pricing includes builder's risk insurance by WA Patriot
3	Conceptual pricing provided based on renderings, floor plan and site plan conceptual plans dated 04/02/2024 and job walk of existing building held on April 15, 2024.
4	Pricing assumes entire building will need to comply with current energy code standards - including provisions for all electric mechanical systems, EV Charging and Solar Array to meet efficiency requirements.
5	Reference conceptual estimate detail notes for specific assumptions on individual line items for finishes and scope of work.
6	Pricing includes allowance for hazardous materials (asbestos / lead paint)
7	Pricing excludes design fees, permit fees, utility connection fees, special inspection and testing, commissioning, owner move-in, furniture, fixtures & equipment. See estimated percentage mark-ups on estimate summary for potential costs to be carried in owner budget for these items.
8	Pricing assumes work will take place in late 2025 or early 2026.
9	Pricing includes a construction contingency for material cost escalation and design development.



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APPENDIX N

MASTER PLAN COST ESTIMATES

Estimate of Probable Cost of Construction

HBB Landscape Architecture

Date: January 6, 2026

Project Name: Crescent Creek Park Master Plan
 Project Number: 2022-18
 Project Phase: Preferred Master Plan
 Prepared By: J.Li
 Checked By: J.Vong

Summary																					
		Construction Costs Only		Contractor Mark-Up (60%)		Soft Costs (20%)		Total Project Cost													
Phase 1A	Upper Terrace - Volleyball and Parking	\$	1,200,000	-	\$	1,500,000	\$	720,000	-	\$	900,000	\$	144,000	-	\$	180,000	\$	2,070,000	-	\$	2,580,000
Phase 1B	Upper Terrace - ADA Trail	\$	600,000	-	\$	800,000	\$	360,000	-	\$	480,000	\$	72,000	-	\$	96,000	\$	1,040,000	-	\$	1,380,000
Phase 1C	Upper Terrace - Vacant Lodge Building and Parking	\$	2,400,000	-	\$	3,500,000	\$	1,440,000	-	\$	2,100,000	\$	288,000	-	\$	420,000	\$	4,130,000	-	\$	6,020,000
Phase 2	Lower Terrace - Play Areas, Plazas and Trails	\$	2,400,000	-	\$	2,900,000	\$	1,440,000	-	\$	1,740,000	\$	288,000	-	\$	348,000	\$	4,130,000	-	\$	4,990,000
Phase 3	Middle Terrace - Fields and Courts	\$	1,700,000	-	\$	2,100,000	\$	1,020,000	-	\$	1,260,000	\$	204,000	-	\$	252,000	\$	2,930,000	-	\$	3,620,000
Total		\$	8,300,000	-	\$	10,800,000	\$	4,980,000	-	\$	6,480,000	\$	996,000	-	\$	1,296,000	\$	14,300,000	-	\$	18,590,000

NOTE: Cost are based on 2025 estimated cost of construction. Escallation is not include. High cost range includes an additional 20% contingency. See detail sheets for breakdown of Contractor Mark-Up and Soft Costs. High cost range for Phase 1C construction cost only is based on Museum Group cost estimate without any additonal contingency added.

Estimate of Probable Cost of Construction

HBB Landscape Architecture

Date: January 6, 2026

Project Name: Crescent Creek Park Master Plan
Project Number: 2022-18
Project Phase: Preferred Master Plan
Prepared By: J.Li
Checked By: J.Vong

Phase 1A - Upper Terrace (Low Cost Range)

Item	Description	Qty	Unit	Unit Cost	Item Total
1.00 Demolition/Site Preparation					
1.01	Tree Protection Fence and Signage	785	LF	\$5.50	\$4,400.00
1.02	Site Clearing and Grubbing (6" depth)	0.4	AC	\$15,000.00	\$6,200.00
1.03	Clear Brush and Sapling	1.00	LS	\$2,000.00	\$2,000.00
1.04	Existing Tree Removal	6	EA	\$500.00	\$3,000.00
1.05	Construction Fence (6' chainlink; temporary)	1,363	LF	\$12.00	\$16,400.00
1.06	Parking Lot Demo	0	SY	\$20.00	\$0.00
2.00 Earthwork					
2.01	Balance Cut/Fill on Site (6" average depth)	854	CY	\$10.00	\$8,600.00
2.02	Export Cut (12" average depth)	188	CY	\$22.00	\$4,200.00
2.03	Mass Grading (civil)	5,163	CY	\$25.00	\$129,100.00
2.04	Finish Grading (civil)	7,200	SY	\$2.00	\$14,400.00
4.00 Paving, Walls & Stormwater					
4.01	Asphalt Path - 6' wide (2" depth with 4" base)	0	SF	\$7.00	\$0.00
4.02	Pedestrian Concrete Paving - 6' wide (4" depth with 4" base)	4,542	SF	\$15.00	\$68,200.00
4.03	Pedestrian Staircase / Ramp with Handrails	473	SF	\$150.00	\$71,000.00
4.04	Plaza Paving (Color, unit paver, texture, etc.; approx. 1/4 of area)	0	SF	\$35.00	\$0.00
4.05	Soft Surface Trails (4" depth mulch)	0	CY	\$60.00	\$0.00
4.06	Planter Walls	0	LF	\$450.00	\$0.00
4.07	Seat Walls	105	LF	\$400.00	\$42,200.00
4.08	Parking / Driveway (civil)	7,087	SF	\$10.00	\$70,900.00
4.09	Parking Reseal / Striping	0	SF	\$3.00	\$0.00
4.10	Retaining Walls (civil)	1	LS	\$118,000.00	\$118,000.00
4.11	Stormwater Conveyance (civil)	1	LS	\$50,000.00	\$50,000.00
4.12	Stormwater Treatment (civil)	1	LS	\$50,000.00	\$50,000.00
4.13	Right-of-Way Improvements (civil) (NIC: lighting, median, ROW dedication)	1	LS	\$145,375.00	\$145,400.00
5.00 Site Improvements					
5.01	Bench	3	EA	\$2,000.00	\$6,000.00
5.02	Bike Rack	1	EA	\$1,200.00	\$1,200.00
5.03	Picnic Tables (NIC shelter area)	0	EA	\$3,500.00	\$0.00
5.04	Signage	1	LS	\$7,500.00	\$7,500.00
5.05	Play Area	0	EA	\$500,000.00	\$0.00
5.06	Nature / Hillside Play	0	EA	\$150,000.00	\$0.00
5.07	Seating / Gathering Area	0	EA	\$50,000.00	\$0.00
5.08	Wood Split-Rail Fence	0	LF	\$80.00	\$0.00
5.09	Volleyball Court (outdoor, subdrainage)	2	EA	\$50,000.00	\$100,000.00

5.10	Field Redevelopment (no lighting, natural turf, w/ subdrainage)	0	EA	\$875,000.00	\$0.00
5.10	Parking Lot Lighting	0	EA	\$12,000.00	\$0.00
5.11	Pedestrian Lighting	0	EA	\$7,000.00	\$0.00
5.12	Vehicular Entry Gates (manual)	1	EA	\$8,500.00	\$8,500.00

6.00	Planting				
6.01	Trees	12	EA	\$400.00	\$4,800.00
6.02	Low Shrubs and Groundcovers (with soil prep and irrigation)	5,378	SF	\$20.00	\$107,600.00
6.03	Native Buffer Planting (with soil prep and irrigation)	2,557	SF	\$12.00	\$30,700.00
6.04	Seed Lawn (with soil prep, no irrigation)	5,000	SF	\$1.50	\$7,500.00
6.05	Shoreline Mitigation (restoration / buffer enhancement)	0	SF	\$12.00	\$0.00
6.06	Right-of-Way Low Shrubs & Groundcover (w/ soil prep and irr, NIC median)	2,142	SF	\$20.00	\$42,900.00
6.07	Right-of-Way Trees (NIC median)	17	EA	\$400.00	\$6,800.00

7.00	Structures				
7.01	Masonic Lodge Demo	0	LS	\$280,000.00	\$0.00
7.02	Restroom (2 stall)	0	EA	\$350,000.00	\$0.00
7.03	Large Picnic Shelter (including tables, interpretive features, etc.)	0	EA	\$750,000.00	\$0.00
7.04	Small Picnic Shelter	0	EA	\$150,000.00	\$0.00
7.05	Existing Shelter Renovation	0	LS	\$50,000.00	\$0.00
7.06	Existing Restroom Renovation			(by City under separate contract)	
7.07	Masonic Lodge Renovation	1	LS	\$4,500,000.00	(NIC in Low Estimate)

	<i>Subtotal</i>	\$1,128,000.00
	<i>Contractor Mobilization & Overhead (20%)</i>	\$226,000.00
	<i>Contingency (30%)</i>	\$339,000.00
	<i>Sales Tax (9.1%)</i>	\$103,000.00
	Phase 1A Construction Total	\$1,796,000.00
	Soft Costs (20%)	\$360,000.00
	Phase 1A Total Project Cost	\$2,200,000.00

Estimate of Probable Cost of Construction

HBB Landscape Architecture

Date: January 6, 2026

Project Name: Crescent Creek Park Master Plan
Project Number: 2022-18
Project Phase: Preferred Master Plan
Prepared By: J.Li
Checked By: J.Vong

Phase 1B - Upper Terrace (Low Cost Range)

Item	Description	Qty	Unit	Unit Cost	Item Total
1.00	Demolition/Site Preparation				
1.01	Tree Protection Fence and Signage	785	LF	\$5.50	\$4,400.00
1.02	Site Clearing and Grubbing (6" depth)	0.4	AC	\$15,000.00	\$6,200.00
1.03	Clear Brush and Sapling	1.00	LS	\$2,000.00	\$2,000.00
1.04	Existing Tree Removal	2	EA	\$500.00	\$1,000.00
1.05	Construction Fence (6' chainlink; temporary)	1,363	LF	\$12.00	\$16,400.00
1.06	Parking Lot Demo	0	SY	\$20.00	\$0.00
2.00	Earthwork				
2.01	Balance Cut/Fill on Site (6" average depth)	854	CY	\$10.00	\$8,600.00
2.02	Export Cut (12" average depth)	0	CY	\$22.00	\$0.00
2.03	Mass Grading (civil)	5,500	CY	\$25.00	\$137,500.00
2.04	Finish Grading (civil)	4,600	SY	\$2.00	\$9,200.00
4.00	Paving, Walls & Stormwater				
4.01	Asphalt Path - 6' wide (2" depth with 4" base)	950	SF	\$7.00	\$6,700.00
4.02	Pedestrian Concrete Paving - 6' wide (4" depth with 4" base)	0	SF	\$15.00	\$0.00
4.03	Pedestrian Staircase / Ramp with Handrails	237	SF	\$150.00	\$35,500.00
4.04	Plaza Paving (Color, unit paver, texture, etc.; approx. 1/4 of area)	0	SF	\$35.00	\$0.00
4.05	Soft Surface Trails (4" depth mulch)	0	CY	\$60.00	\$0.00
4.06	Planter Walls	0	LF	\$450.00	\$0.00
4.07	Seat Walls	0	LF	\$400.00	\$0.00
4.08	Parking / Driveway (civil)	0	SF	\$10.00	\$0.00
4.09	Parking Reseal / Striping	0	SF	\$3.00	\$0.00
4.10	Retaining Walls (civil)	1	LS	\$0.00	\$0.00
4.11	Stormwater Conveyance (civil)	1	LS	\$35,000.00	\$35,000.00
4.12	Stormwater Treatment (civil)	1	LS	\$0.00	\$0.00
4.13	Right-of-Way Improvements (civil) (NIC: lighting, median, ROW dedication)	1	LS	\$0.00	\$0.00
5.00	Site Improvements				
5.01	Bench	2	EA	\$2,000.00	\$4,000.00
5.02	Bike Rack	0	EA	\$1,200.00	\$0.00
5.03	Picnic Tables (NIC shelter area)	0	EA	\$3,500.00	\$0.00
5.04	Signage	1	LS	\$5,000.00	\$5,000.00
5.05	Play Area	0	EA	\$500,000.00	\$0.00
5.06	Nature / Hillside Play	0	EA	\$150,000.00	\$0.00
5.07	Seating / Gathering Area	0	EA	\$50,000.00	\$0.00
5.08	Wood Split-Rail Fence	0	LF	\$80.00	\$0.00

5.09	Volleyball Court (outdoor, subdrainage)	0	EA	\$50,000.00	\$0.00
5.10	Field Redevelopment (no lighting, natural turf, w/ subdrainage)	0	EA	\$875,000.00	\$0.00
5.10	Parking Lot Lighting	0	EA	\$12,000.00	\$0.00
5.11	Pedestrian Lighting	0	EA	\$7,000.00	\$0.00
5.12	Vehicular Entry Gates (manual)	0	EA	\$8,500.00	\$0.00

6.00	Planting				
6.01	Trees	6	EA	\$400.00	\$2,400.00
6.02	Low Shrubs and Groundcovers (with soil prep and irrigation)	1,000	SF	\$20.00	\$20,000.00
6.03	Native Buffer Planting (with soil prep and irrigation)	5,113	SF	\$12.00	\$61,400.00
6.04	Seed Lawn (with soil prep, no irrigation)	10,000	SF	\$1.50	\$15,000.00
6.05	Shoreline Mitigation (restoration / buffer enhancement)	0	SF	\$12.00	\$0.00
6.06	Right-of-Way Low Shrubs & Groundcover (w/ soil prep and irr, NIC median)	0	SF	\$20.00	\$0.00
6.07	Right-of-Way Trees (NIC median)	0	EA	\$400.00	\$0.00

7.00	Structures				
7.01	Masonic Lodge Demo	0	LS	\$280,000.00	\$0.00
7.02	Restroom (2 stall)	0	EA	\$350,000.00	\$0.00
7.03	Large Picnic Shelter (including tables, interpretive features, etc.)	0	EA	\$750,000.00	\$0.00
7.04	Small Picnic Shelter	1	EA	\$150,000.00	\$150,000.00
7.05	Existing Shelter Renovation (arch)	0	LS	\$50,000.00	\$0.00
7.06	Existing Restroom Renovation (arch)			(by City under separate contract)	
7.07	Masonic Lodge Renovation	1	LS	\$4,500,000.00	(NIC in Low Estimate)

	<i>Subtotal</i>	\$521,000.00
	<i>Contractor Mobilization & Overhead (20%)</i>	\$105,000.00
	<i>Contingency (30%)</i>	\$157,000.00
	<i>Sales Tax (9.1%)</i>	\$48,000.00
	Phase 1B Construction Total	\$831,000.00
	<i>Soft Costs (20%)</i>	\$167,000.00
	Phase 1B Total Project Cost	\$1,000,000.00

Estimate of Probable Cost of Construction

HBB Landscape Architecture

Date: January 6, 2026

Project Name: Crescent Creek Park Master Plan
 Project Number: 2022-18
 Project Phase: Preferred Master Plan
 Prepared By: J.Li
 Checked By: J.Vong

Phase 1C - Upper Terrace (Low Cost Range)

Item	Description	Qty	Unit	Unit Cost	Item Total
1.00	Demolition/Site Preparation				
1.01	Tree Protection Fence and Signage	785	LF	\$5.50	\$4,400.00
1.02	Site Clearing and Grubbing (6" depth)	0.4	AC	\$15,000.00	\$6,200.00
1.03	Clear Brush and Sapling	1.00	LS		\$0.00
1.04	Existing Tree Removal	2	EA	\$500.00	\$1,000.00
1.05	Construction Fence (6' chainlink; temporary)	1,363	LF	\$12.00	\$16,400.00
1.06	Parking Lot Demo	906	SY	\$20.00	\$18,200.00
2.00	Earthwork				
2.01	Balance Cut/Fill on Site (6" average depth)	854	CY	\$10.00	\$8,600.00
2.02	Export Cut (12" average depth)	188	CY	\$22.00	\$4,200.00
2.03	Mass Grading (civil)	3,500	CY	\$25.00	\$87,500.00
2.04	Finish Grading (civil)	5,500	SY	\$2.00	\$11,000.00
4.00	Paving, Walls & Stormwater				
4.01	Asphalt Path - 6' wide (2" depth with 4" base)	0	SF	\$7.00	\$0.00
4.02	Pedestrian Concrete Paving - 6' wide (4" depth with 4" base)	4,542	SF	\$15.00	\$68,200.00
4.03	Pedestrian Staircase / Ramp with Handrails	0	SF	\$150.00	\$0.00
4.04	Plaza Paving (Color, unit paver, texture, etc.; approx. 1/4 of area)	3,985	SF	\$35.00	\$139,500.00
4.05	Soft Surface Trails (4" depth mulch)	0	CY	\$60.00	\$0.00
4.06	Planter Walls	0	LF	\$450.00	\$0.00
4.07	Seat Walls	0	LF	\$400.00	\$0.00
4.08	Parking / Driveway (civil)	14,173	SF	\$10.00	\$141,800.00
4.09	Parking Reseal / Striping	0	SF	\$3.00	\$0.00
4.10	Retaining Walls (civil)	1	LS	\$15,000.00	\$15,000.00
4.11	Stormwater Conveyance (civil)	1	LS	\$70,000.00	\$70,000.00
4.12	Stormwater Treatment (civil)	1	LS	\$55,000.00	\$55,000.00
4.13	Right-of-Way Improvements (civil) (NIC: lighting, median, ROW dedication)	1	LS	\$145,375.00	\$145,400.00
5.00	Site Improvements				
5.01	Bench	2	EA	\$2,000.00	\$4,000.00
5.02	Bike Rack	1	EA	\$1,200.00	\$1,200.00
5.03	Picnic Tables (NIC shelter area)	4	EA	\$3,500.00	\$14,000.00
5.04	Signage	1	LS	\$7,500.00	\$7,500.00
5.05	Play Area	0	EA	\$500,000.00	\$0.00
5.06	Nature / Hillside Play	0	EA	\$150,000.00	\$0.00
5.07	Seating / Gathering Area	0	EA	\$50,000.00	\$0.00
5.08	Wood Split-Rail Fence	0	LF	\$80.00	\$0.00

5.09	Volleyball Court (outdoor, subdrainage)	0	EA	\$50,000.00	\$0.00
5.10	Field Redevelopment (no lighting, natural turf, w/ subdrainage)	0	EA	\$875,000.00	\$0.00
5.10	Parking Lot Lighting	0	EA	\$12,000.00	\$0.00
5.11	Pedestrian Lighting	0	EA	\$7,000.00	\$0.00
5.12	Vehicular Entry Gates (manual)	1	EA	\$8,500.00	\$8,500.00

6.00	Planting				
6.01	Trees	15	EA	\$400.00	\$6,000.00
6.02	Low Shrubs and Groundcovers (with soil prep and irrigation)	5,378	SF	\$20.00	\$107,600.00
6.03	Native Buffer Planting (with soil prep and irrigation)	1,000	SF	\$12.00	\$12,000.00
6.04	Seed Lawn (with soil prep, no irrigation)	2,500	SF	\$1.50	\$3,800.00
6.05	Shoreline Mitigation (restoration / buffer enhancement)	0	SF	\$12.00	\$0.00
6.06	Right-of-Way Low Shrubs & Groundcover (w/ soil prep and irr, NIC median)	2,142	SF	\$20.00	\$42,900.00
6.07	Right-of-Way Trees (NIC median)	17	EA	\$400.00	\$6,800.00

7.00	Structures				
7.01	Masonic Lodge Demo	1	LS	\$280,000.00	\$280,000.00
7.02	Restroom (2 stall)	1	EA	\$350,000.00	\$350,000.00
7.03	Large Picnic Shelter (including tables, interpretive features, etc.)	1	EA	\$750,000.00	\$750,000.00
7.04	Small Picnic Shelter	0	EA	\$150,000.00	\$0.00
7.05	Existing Shelter Renovation	0	LS	\$50,000.00	\$0.00
7.06	Existing Restroom Renovation			(by City under separate contract)	
7.07	Masonic Lodge Renovation	1	LS	\$3,500,000.00	(NIC in Low Estimate)

	<i>Subtotal</i>	\$2,387,000.00
	<i>Contractor Mobilization & Overhead (20%)</i>	\$478,000.00
	<i>Contingency (30%)</i>	\$717,000.00
	<i>Sales Tax (9.1%)</i>	\$218,000.00
	Phase 1C Construction Total	\$3,800,000.00
	Soft Costs (20%)	\$760,000.00
	Phase 1C Total Project Cost	\$4,600,000.00

Estimate of Probable Cost of Construction

HBB Landscape Architecture

Date: January 6, 2026

Project Name: Crescent Creek Park Master Plan
Project Number: 2022-18
Project Phase: Preferred Master Plan
Prepared By: J.Li
Checked By: J.Vong

Phase 2 - Lower Terrace (Low Cost Range)

Item	Description	Qty	Unit	Unit Cost	Item Total
1.00	Demolition/Site Preparation				
1.01	Tree Protection Fence and Signage	3,071	LF	\$5.50	\$16,900.00
1.02	Site Clearing and Grubbing (6" depth)	0.9	AC	\$15,000.00	\$13,500.00
1.03	Clear Brush and Sapling	1.00	LS	\$4,000.00	\$4,000.00
1.04	Existing Tree Removal	10	EA	\$500.00	\$5,000.00
1.05	Construction Fence (6' chainlink, temporary)	1,700	LF	\$12.00	\$20,400.00
1.06	Parking Lot Demo (civil)	1,372	SY	\$20.00	\$27,500.00
2.00	Earthwork				
2.01	Balance Cut/Fill on Site (6" average depth)	2,081	CY	\$10.00	\$20,900.00
2.02	Export Cut (24" average depth)	531	CY	\$22.00	\$11,700.00
2.03	Mass Grading (civil)	7,695	CY	\$25.00	\$192,400.00
2.04	Finish Grading (civil)	14,584	SY	\$2.00	\$29,200.00
4.00	Paving, Walls & Stormwater				
4.01	Asphalt Path - 6' wide (2" depth with 4" base)	0	SF	\$7.00	\$0.00
4.02	Pedestrian Concrete Paving - 6' wide (4" depth with 4" base)	6,514	SF	\$15.00	\$97,800.00
4.03	Pedestrian Staircase / Ramp with Handrails	236	SF	\$150.00	\$35,400.00
4.04	Plaza Paving (Color, unit paver, texture, etc.; approx. 1/4 of area)	0	SF	\$35.00	\$0.00
4.05	Soft Surface Trails (4" depth mulch)	44	CY	\$60.00	\$2,700.00
4.06	Planter Walls	0	LF	\$450.00	\$0.00
4.07	Seat Walls	0	LF	\$400.00	\$0.00
4.08	Parking / Driveway (civil)	1,743	SF	\$10.00	\$17,500.00
4.09	Parking Reseal / Striping	9,040	SF	\$3.00	\$27,200.00
4.10	Retaining Walls (civil)	1	LS	\$52,000.00	\$52,000.00
4.11	Stormwater Conveyance (civil)	1	LS	\$38,000.00	\$38,000.00
4.12	Stormwater Treatment (civil)	1	LS	\$42,500.00	\$42,500.00
4.13	Right-of-Way Improvements (civil) (NIC: lighting, median, ROW dedication)	0	LS	\$0.00	\$0.00
5.00	Site Improvements				
5.01	Bench	5	EA	\$2,000.00	\$10,000.00
5.02	Bike Rack	2	EA	\$1,500.00	\$3,000.00
5.03	Picnic Tables (NIC shelter area)	5	EA	\$3,500.00	\$17,500.00
5.04	Signage	1	LS	\$20,000.00	\$20,000.00
5.05	Play Area	2	EA	\$500,000.00	\$1,000,000.00
5.06	Nature / Hillside Play	1	EA	\$150,000.00	\$150,000.00
5.07	Seating / Gathering Area	0	EA	\$50,000.00	\$0.00
5.08	Wood Split-Rail Fence	0	LF	\$80.00	\$0.00

5.09	Volleyball Court (outdoor, subdrainage)	0	EA	\$50,000.00	\$0.00
5.10	Field Redevelopment (no lighting, natural turf, w/ subdrainage)	0	EA	\$875,000.00	\$0.00
5.10	Parking Lot Lighting	0	EA	\$12,000.00	\$0.00
5.11	Pedestrian Lighting	0	EA	\$7,000.00	\$0.00
5.12	Vehicular Entry Gates (Manual)	0	EA	\$8,500.00	\$0.00

6.00	Planting				
6.01	Trees	23	EA	\$400.00	\$9,200.00
6.02	Low Shrubs and Groundcovers (with soil prep and irrigation)	10,308	SF	\$20.00	\$206,200.00
6.03	Native Buffer Planting (with soil prep and irrigation)	8,317	SF	\$12.00	\$99,900.00
6.04	Seed Lawn (with soil prep, no irrigation)	50,339	SF	\$1.50	\$75,600.00
6.05	Shoreline Mitigation (restoration / buffer enhancement)	6,022	SF	\$12.00	\$72,300.00
6.06	Right-of-Way Low Shrubs & Groundcover (w/ soil prep and irr, NIC median)	0	SF	\$20.00	\$0.00
6.07	Right-of-Way Trees (NIC median)	0	EA	\$400.00	\$0.00

7.00	Buildings				
7.01	Masonic Lodge Demo	0	LS	\$280,000.00	\$0.00
7.02	Restroom (2 stall)	0	EA	\$350,000.00	\$0.00
7.03	Large Picnic Shelter (including tables, interepretive features, etc.)	0	EA	\$750,000.00	\$0.00
7.04	Small Picnic Shelter (inlcuding tables)	0	EA	\$150,000.00	\$0.00
7.05	Existing Shelter Renovation (arch)	1	LS	\$50,000.00	\$50,000.00
7.06	Existing Restroom Renovation (arch)			(by City under separate contract)	
7.07	Masonic Lodge Renovation	1	LS	\$4,500,000.00	(NIC in Low Esitmate)

<i>Subtotal</i>	\$2,369,000.00
<i>Contractor Mobilization & Overhead (20%)</i>	\$474,000.00
<i>Contingency (30%)</i>	\$711,000.00
<i>Sales Tax (9.1%)</i>	\$216,000.00
Phase 2 Construction Total	\$3,770,000.00
Soft Costs (20%)	\$754,000.00
Phase 2 Total Project Cost	\$4,600,000.00

Estimate of Probable Cost of Construction

HBB Landscape Architecture

Date: January 6, 2026

Project Name: Crescent Creek Park Master Plan
Project Number: 2022-18
Project Phase: Preferred Master Plan
Prepared By: J.Li
Checked By: J.Vong

Phase 3 - Middle Terrace (Low Cost Range)

Item	Description	Qty	Unit	Unit Cost	Item Total
1.00	Demolition/Site Preparation				
1.01	Tree Protection Fence and Signage	1,600	LF	\$5.50	\$8,900.00
1.02	Site Clearing and Grubbing (6" depth)	0.2	AC	\$15,000.00	\$3,000.00
1.03	Clear Brush and Sapling	1.00	LS	\$4,000.00	\$4,000.00
1.04	Existing Tree Removal	12	EA	\$500.00	\$6,000.00
1.05	Construction Fence (6' chainlink, temporary)	1,642	LF	\$12.00	\$19,700.00
1.06	Parking Lot Demo	0	SY	\$20.00	\$0.00
2.00	Earthwork				
2.01	Balance Cut/Fill on Site (6" average depth)	1,543	CY	\$10.00	\$15,500.00
2.02	Export Cut (12" average depth)	1,345	CY	\$22.00	\$29,600.00
2.03	Mass Grading (civil)	3465	CY	\$25.00	\$86,700.00
2.04	Finish Grading (civil)	9696	SY	\$2.00	\$19,400.00
4.00	Paving, Walls & Stormwater				
4.01	Asphalt Path - 6' wide (2" depth with 4" base)	0	SF	\$7.00	\$0.00
4.02	Pedestrian Concrete Paving - 6' wide (4" depth with 4" base)	2,457	SF	\$15.00	\$36,900.00
4.03	Pedestrian Staircase / Ramp with Handrails	1,190	SF	\$150.00	\$178,600.00
4.04	Plaza Paving (Color, unit paver, texture, etc.; approx. 1/4 of area)	0	SF	\$20.00	\$0.00
4.05	Soft Surface Trails (4" depth mulch)	30	CY	\$55.00	\$1,700.00
4.06	Planter Walls	0	LF	\$268.00	\$0.00
4.07	Seat Walls	0	LF	\$400.00	\$0.00
4.08	Parking / Driveway (civil)	0	SF	\$10.00	\$0.00
4.09	Parking Reseal / Striping	0	SF	\$3.00	\$0.00
4.10	Retaining Walls (civil)	0	LS	\$0.00	\$0.00
4.11	Stormwater Conveyance (civil)	1	LS	\$20,000.00	\$20,000.00
4.12	Stormwater Treatment (civil)	1	LS	\$8,000.00	\$8,000.00
4.13	Right-of-Way Improvements (civil) (NIC: lighting, median, ROW dedication)	0	LS	\$0.00	\$0.00
5.00	Site Improvements				
5.01	Bench	2	EA	\$2,000.00	\$4,000.00
5.02	Bike Rack	0	EA	\$1,500.00	\$0.00
5.03	Picnic Tables (NIC shelter area)	1	EA	\$3,500.00	\$3,500.00
5.04	Signage	1	LS	\$5,000.00	\$5,000.00
5.05	Play Area	0	EA	\$500,000.00	\$0.00
5.06	Nature / Hillside Play	0	EA	\$150,000.00	\$0.00
5.07	Seating / Gathering Area	0	EA	\$50,000.00	\$0.00
5.08	Wood Split-Rail Fence	0	LF	\$80.00	\$0.00

5.09	Volleyball Court (outdoor, subdrainage)	0	EA	\$50,000.00	\$0.00
5.10	Field Redevelopment (no lighting, natural turf, w/ subdrainage, no irr)	1	EA	\$875,000.00	\$875,000.00
5.11	Parking Lot Lighting	0	EA	\$12,000.00	\$0.00
5.12	Pedestrian Lighting	0	EA	\$7,000.00	\$0.00
5.13	Vehicular Entry Gates (Manual)	0	EA	\$8,500.00	\$0.00

6.00	Planting				
6.01	Trees	23	EA	\$400.00	\$9,200.00
6.02	Low Shrubs and Groundcovers (with soil prep and irrigation)	3,018	SF	\$20.00	\$60,400.00
6.03	Native Buffer Planting (with soil prep and irrigation)	4,857	SF	\$12.00	\$58,300.00
6.04	Seed Lawn (with soil prep, no irrigation)	56,853	SF	\$1.50	\$85,300.00
6.05	Shoreline Mitigation (restoration / buffer enhancement)	0	SF	\$12.00	\$0.00
6.06	Right-of-Way Low Shrubs & Groundcover (w/ soil prep and irr, NIC median)	0	SF	\$20.00	\$0.00
6.07	Right-of-Way Trees (NIC median)	0	EA	\$400.00	\$0.00

7.00	Buildings				
7.01	Masonic Lodge Demo	0	LS	\$280,000.00	\$0.00
7.02	Restroom (2 stall)	0	EA	\$350,000.00	\$0.00
7.03	Large Picnic Shelter (including tables, interpretive features, etc.)	0	EA	\$750,000.00	\$0.00
7.04	Small Picnic Shelter (including tables)	1	EA	\$150,000.00	\$150,000.00
7.05	Existing Shelter Renovation (arch)	0	LS	\$50,000.00	\$0.00
7.06	Existing Restroom Renovation (arch)			(by City under separate contract)	
7.07	Masonic Lodge Renovation	1	LS	\$4,500,000.00	(NIC in Low Estimate)

<i>Subtotal</i>	\$1,689,000.00
<i>Contractor Mobilization & Overhead (20%)</i>	\$338,000.00
<i>Contingency (30%)</i>	\$507,000.00
<i>Sales Tax (9.1%)</i>	\$154,000.00
Phase 3 Construction Total	\$2,688,000.00
Soft Costs (20%)	\$538,000.00
Phase 3 Total Project Cost	\$3,300,000.00

APPENDIX N

MASTER PLAN ADOPTION RESOLUTION



**City of Gig Harbor
City Council Agenda Bill**

Meeting Date: January 26, 2026

SUBJECT: Resolution 1352 Approving the Final Plat for the Summit Pointe Plat

SUBMITTED BY: Katharine Shaffer

DEPARTMENT: Community Development

PHONE: 253-853-7615

SUGGESTED MOTION: Move to approve Resolution 1352 for Summit Pointe Final Plat.

BACKGROUND INFORMATION: Attached for city council consideration is a resolution making findings of approval for the final plat known as Summit Pointe, located along 112th Street within the Medium Density Residential (R-2) zoning district.

The applicant, Larson & Associates, Inc., received preliminary plat approval for the Summit Pointe subdivision from the city Hearing Examiner on November 13, 2023. The final plat represents the last step in the subdivision approval process and reflects the approved preliminary layout, conditions of approval, and required dedications.

A final plat is the legal document that depicts the subdivision layout and associated public and private dedications and is prepared for recording with the Pierce County Auditor. The application is processed as a Type IV project permit pursuant to Chapter 19.01.003 of the Gig Harbor Municipal Code, with final decision authority vested in the City Council.

The proposed final plat includes the division of approximately 16.71 acres into 56 single-family residential lots, along with associated infrastructure improvements, perimeter landscape areas, and dedicated tracts intended to serve the future residents of the development.

Staff have reviewed the final plat for compliance with the approval criteria set forth in Chapter 16.06 of the Gig Harbor Municipal Code and determined that the application substantially conforms to the approved preliminary plat, applicable development standards, and all imposed conditions of approval. In accordance with the Gig Harbor Municipal Code, the Community Development Director has reviewed the proposal and provided approval and a recommendation for City Council consideration.

Council action is requested to adopt the resolution approving the findings for the Summit Pointe final plat.

FISCAL CONSIDERATION:

ATTACHMENTS: None

STRATEGIC PLAN PRIORITY: Strategic Plan Priority 3 — Maintain small town character and historic preservation while growing responsibly.

BEFORE THE CITY OF GIG HARBOR HEARING EXAMINER

IN RE:) HEARING NOS. PL-PPLAT-21-0001,
) PL-DR-22-0001 & PL-SEPA-22-0001
SUMMIT POINTE PRELIMINARY)
PLAT,) FINDINGS OF FACT,
) CONCLUSIONS OF LAW AND
) DECISION

OWNER: Rush Residential, Inc.
6622 Woolochet Drive
Gig Harbor, Washington 98335

APPLICANT: Grant Middleton
Larson & Associates
9027 Pacific Avenue, Suite 4
Tacoma, Washington 98444

REPRESENTATIVE: William Lynn
Gordon Thomas Honeywell
1201 Pacific Avenue, Suite 2100
Tacoma, Washington 98402

PLANNER: Robin Bolster-Grant, Principal Planner

LOCATION: 6302 112th Street and 11302 Burnham Drive

SUMMARY OF REQUEST:

The Applicant seeks Preliminary Plat approval for the development of 16.71 acres into 56 single-family residential lots. The subdivision also includes a private internal road, access tracts, open space tracts, and a storm tract.

The site is located at 6302 112th Street and 11302 Burnham Drive. It is located on the north and south sides of 112th Street approximately 950 feet west of the intersection of 112th Street and Burnham Drive. The site is partially located on a reclaimed rock quarry and slopes steeply from west to east.

SUMMARY OF DECISION:

The requested Preliminary Plat is **approved** subject to slightly modified conditions from those recommended by City Staff.

DATE OF DECISION: November 13, 2023.

*Findings of Fact, Conclusions
of Law and Decision - 1*

CITY OF GIG HARBOR HEARING EXAMINER
299 N.W. CENTER ST. / P.O. BOX 939
CHEHALIS, WASHINGTON 98532
Phone: 360-748-3386/Fax: 748-3387

PUBLIC HEARING

The public hearing commenced at approximately 2:30 p.m., on Tuesday, November 7, 2023. The hearing took place remotely utilizing the Zoom platform with the City Staff serving as host. The City appeared through Robin Bolster-Grant, Principal Planner. The Applicant appeared through Scott Clark and Grant Middleton of Larson & Associates, and was represented by William Lynn. Other City Staff and Applicant representatives were also present. No members of the public were present. Testimony was received from Robin Bolster-Grant, Scott Clark and Grant Middleton. There was no public testimony. All testimony was taken under oath and a verbatim recording of the proceedings was maintained.

The following exhibits were received in advance of the public hearing or during the public hearing:

- A. Public Notices.
- B. Preliminary Civil Plat Plan set dated May 16, 2023.
- C. Landscape Plan, received December 28, 2012.
- D. Development Agreement and Comprehensive Plan Amendment, dated November 2016.
- E. Geotechnical Report prepared by GeoResources, dated April 11, 2022, updated May 18, 2023.
- F. SEPA Determination of Nonsignificance dated September 13, 2023.
- G. Notice of Application Comments.
- H. Determination of Nonsignificance comments.
- I. Notice of Public Hearing Comments.
- J. Water Availability Letter prepared by Washington Water Service, dated January 12, 2022.
- K. Preliminary Sewer Hydraulic Report, prepared by Larson and Associates, dated May 17, 2023.
- L. Traffic Impact Analysis, prepared by Heath & Associates, Inc., dated April 27, 2023.
- M. Transportation Capacity Reservation Certificate dated May 4, 2023.
- N. Sewer Capacity Reservation Certificate dated June 16, 2023.
- O. Preliminary Storm Drainage Report, prepared by Larson and Associated, dated May 19, 2023.
- P. Recorded Sanitary Sewer Easement, dated June 9, 2023.
- Q. Public Works SEPA Memo dated July 6, 2023.
- R. City PowerPoint presentation.
- S. Revised Exhibit C to Development Agreement (Exhibit D).

*Findings of Fact, Conclusions
of Law and Decision - 2*

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1 **City's Presentation:**

2 The hearing commenced with the testimony of Robin Bolster-Grant, Principal Planner. Ms.
3 Bolster-Grant relied primarily on her Staff Report dated October 16, 2023. As laid out in her
4 report, the proposed Preliminary Plat known as the "Summit Pointe Preliminary Plat", consists of
5 16.71 acres straddling 112th Street, with a street address of 6302 112th Street and 11302
6 Burnham Drive. The Preliminary Plat proposes the subdivision of this acreage into 56 single-
7 family residential lots along with a private internal road (Tract A), three access tracts (Tracts D,
8 C and E), a storm tract (Tract G), and two open space tracts: a large open space tract along the
9 south and west boundary of the portion of the plat lying north of 112th Street (Tract B), and a
10 second open space tract along the south boundary of the proposed lots located south of 112th
11 Street (Tract F) all as identified in the Conceptual Plans found at Exhibit B.

12 The site is currently vacant. It previously served as a rock quarry. The portion of the site north
13 of 112th Street is sparsely vegetated in keeping with its former use as a quarry. The strip of
14 property south of 112th contains scattered native vegetation including several mature Douglas
15 Fir. The site slopes from west to east, at first steeply (with grades of approximately 50%) and
16 then more gradually as it extends across the former quarry site.

17 The site is zoned Medium Density Residential (R-2). Property to the north is undeveloped and
18 zoned Low Density Residential (R-1); property to the east is undeveloped and zoned General
19 Business District (B-2) as well as Low Density Residential (R-1); property to the south is an
20 existing residential area zoned R-1 as well as areas that are within unincorporated Pierce County;
21 and to the west is an existing residential area zoned R-1. The property is designated as Medium
22 Residential in the City's Comprehensive Plan.

23 The property was annexed into the City in 2009. Its zoning designation was amended to
24 Medium Residential in 2016. At the same time, the property owner entered into a Development
25 Agreement (Exhibit D) allowing for its further development but subject to various conditions.
Among other things, the Development Agreement restricted the site's development to no more
than 85 lots and required that it be rezoned to R-2. The Agreement also imposed various
perimeter buffers as depicted on Exhibit C of the Agreement. This Exhibit C was later amended
(Exhibit S).

Comments from local and state agencies and area tribes have been relatively minimal. Some
public comment has been received (Exhibits H and I) from nearby property owners. Their
comments have largely focused on three issues: (1) the lack of any recreational facilities within
the development; (2) the use of 112th Street for parking by its residents, especially those living
south of 112th Street; and (3) and concerns over the loss of mature trees and other vegetative
buffering currently existing along the south boundary of the portion lying south of 112th Street.
Although City Staff has carefully considered these comments, they have not resulted in any
changes to the proposed plat as discussed more fully below. At the conclusion of her testimony

25 *Findings of Fact, Conclusions
of Law and Decision - 3*

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1 Ms. Bolster-Grant asked that the Preliminary Plat be approved subject to the conditions set forth
2 in the Staff Report commencing at page 19.

3 At the conclusion of Ms. Bolster-Grant's testimony, the Hearing Examiner asked several
4 questions relating to the concerns expressed by nearby residents. Ms. Bolster-Grant was asked
5 why the plat does not include a recreational open space tract. She explained that the R-2 zoning
6 does not require this and that the City does not impose this condition on relatively small
7 residential developments. Instead, the City will impose a park impact fee. Ms. Bolster-Grant
8 was then asked about parking along 112th Street. With the assistance of Public Works Staff, she
9 explained that 112th is designated as a "local road" by the City and that it must have parking on
10 one side of the street. The side of the street to be allowed parking will be determined by the City
11 Engineer based upon safety and other considerations. Public Works Staff added, however, that
12 the Hearing Examiner could direct that "no parking" signs be installed along the opposite side of
13 the road to better ensure that parking was limited to one side. The Hearing Examiner indicated
14 his intent to impose this requirement. Discussion then turned to proposed landscaping and the
15 issue of whether existing vegetative buffering would be preserved. Ms. Bolster-Grant noted that
16 existing vegetation would be preserved within the required 25-foot boundary along the south
17 portion of the site located south of 112th Street and that all significant trees would either be
18 retained or replaced in accordance with the Significant Tree Replacement requirements. This led
19 to a further discussion regarding the buffering requirements found in the Development
20 Agreement and its requirement for various buffers as identified on Exhibit C to the Development
21 Agreement. It was explained that this exhibit was later amended to better reflect the required
22 buffers (Exhibit S). Ms. Bolster-Grant stated that the final Landscaping Plan will comply with
23 all requirements for buffering as found in the amended Exhibit C to the Development
24 Agreement.

25 **Applicant's Presentation:**

26 At the conclusion of the City's presentation the Applicant's attorney, William Lynn, spoke
27 briefly. In further response to the Hearing Examiner's questions regarding the lack of any
28 recreational open space, Mr. Lynn explained that Gig Harbor and other cities have moved away
29 from such requirements in smaller developments as they have been found to be difficult to
30 maintain and can become a liability. Instead, this development and similar ones will be imposed
31 substantial park impact fees to assist with the development of regional park facilities. Mr. Lynn
32 also helped explain the earlier difficulties with the original Exhibit C to the Development
33 Agreement and its replacement by an amended Exhibit C. He confirmed that the project must
34 comply with the buffer requirements as found in the amended Exhibit C and that the proposed
35 Landscaping Plan is intended to accomplish this.

36 Following Mr. Lynn's comments the Applicant appeared through its representatives, Scott Clark
37 and Grant Middleton. Their presentation was brief and largely confirmed that the Applicant has
38 no objection to the conditions recommended by City Staff. Mr. Clark also noted that each

39 *Findings of Fact, Conclusions
40 of Law and Decision - 4*

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1 residence along 112th Street will have four parking spaces (two garage spaces, two driveway
2 spaces) and so parking along 112th Street should not be significant.

3 **Public Testimony:**

4 At the conclusion of the Applicant's presentation the hearing was opened for public comment.
5 There were no members of the public present and no public testimony.

6 **ANALYSIS**

7 The Preliminary Plat application is fairly straightforward and has been carefully reviewed by
8 City Staff. Although there has been some neighborhood concerns regarding recreational
9 facilities, street parking and vegetative buffering, these concerns have been carefully considered
10 by Staff when suggesting conditions of project approval. Nonetheless, I conclude that additional
11 conditions should be imposed which: (1) provide "no parking" signage along the opposite side
of the street where parking will be allowed, and (2) clarify that all landscaping must comply with
the buffering requirements found in the Development Agreement as demonstrated in the
amended Exhibit C to the Agreement. Subject to these additional conditions, I conclude that the
Preliminary Plat should be approved. I therefore make the following:

12 **FINDINGS OF FACT**

13 1. Any Findings contained in the foregoing Background, Public Hearing or Analysis
14 Sections are incorporated herein by reference and adopted by the Hearing Examiner as his
Findings of Fact.

15 2. The Hearing Examiner has admitted documentary evidence into the record, heard
16 testimony, and taken this matter under advisement.

17 3. The City Staff, as responsible official, issued a SEPA Determination of Nonsignificance
18 (DNS) on September 13, 2023. The DNS has not been appealed and is final (Exhibit F).

19 4. Notice of the application was posted at the site on January 20, 2022, and also published in
20 the Tacoma News Tribune, sent to State agencies, and mailed to all property owners within 300
21 feet of the subject site on January 20, 2022. The notice generated four comments from agencies
22 and tribes and nine comments from nearby residents. The comments from agencies and tribes
were relatively straightforward. The comments from members of the public expressed concern
over the lack of recreational facilities; parking along 112th Street; and retention of existing
mature trees and other vegetation along the south boundary of the site.

23 5. Notice of the Determination of Nonsignificance was also mailed to property owners
24 within 300 feet of the subject site on September 14, 2023, submitted to the Department of

25 *Findings of Fact, Conclusions
of Law and Decision - 5*

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1 Ecology and published in the Tacoma News Tribune. The City received one additional comment
2 in response to the DNS from Pierce Transit which merely indicated that it does not serve the area
and that it has no other comments.

3 6. Notice of the Public Hearing before the Hearing Examiner was posted on the subject site
4 on September 29, 2023, published in the Tacoma News Tribune on October 3, 2023, and mailed
5 to all property owners within 300 feet of the subject site on October 3, 2023. The City received
6 two additional written comments in response: (1) a nearby landowner was concerned that
construction activity might cause damage to her property; and (2) another nearby resident who
had earlier provided comment sought assurance that his earlier comments were being considered.

7 7. The scheduled hearing date was canceled and rescheduled to November 7, 2023. A new
8 Notice of Hearing was posted onsite, published and mailed to all property owners on October 20,
2023. The revised notice did not generate any additional public comment. All legal notices of
9 the proposed action have therefore been satisfied.

10 8. The Applicant proposes to develop a former rock quarry contained 16.71 acres into 56
11 single-family residential lots. The proposed development also includes an internal private
12 roadway proving circular access to the development (Tract A); three access tracts (Tracts C, D
13 and E), a storm tract (Tract G), a large open space tract along the south and west portion of the
14 site located north of 112th Street (Tract B), and an additional open space tract along the south
15 boundary of the portion located south of 112th Street (Tract F). All of these tracts and other
16 development are shown on the Conceptual Plans (Exhibit B). As shown on the Conceptual Plans,
the westerly portion of the main site will be retained in open space to preserve a steep slope
formed by earlier use as a rock quarry. The site descends easterly from this steep slope in a more
gentle descent. The primary site north of 112th Street is largely void of vegetation as a result of
early quarry activities. The portion located south of 112th Street contains an existing vegetative
buffer including several larger Douglas Fir.

17 9. The parcel is located in the Medium Density Residential (R-2) zoning designation. This
18 zoning designation is intended to allow for a moderate density of land use that is greater than is
19 permitted in the R-1 district but less than that permitted in the R-3 district, and is intended to
20 provide a transition between higher density residential districts in order to preserve the primary
21 residential character of existing lower density residential areas. Abutting properties to the north
22 are undeveloped and have a zoning designation of Low Density Residential (R-1); properties
23 abutting to the east are also undeveloped and have a zoning designation of General Business
24 District (B-2) and Low Density Residential (R-1); properties abutting to the south contain
25 existing residential areas having either an R-1 zoning designation or are located in
unincorporated Pierce County; and properties abutting to the west contain existing residential
areas with a zoning designation of R-1.

*Findings of Fact, Conclusions
of Law and Decision - 6*

CITY OF GIG HARBOR HEARING EXAMINER
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1 10. The subject property is designated as Medium Residential in the Future Land Use Map of
2 the City's Comprehensive Plan. This land use category is intended to provide medium density
3 single and duplex residential development and serve as a buffer between higher and lower
intensity uses.

4 11. Access to the site is via 112th Street. Internal access into the site will be provided by a
5 new private internal road (Tract A). Three access tracts (Tract C, D and E) will extend from this
primary roadway to provide access to individual lots.

6 12. As noted previously, the majority of the site was used as a rock quarry and has undergone
7 substantial excavation. The project proposes an additional 25,881 cubic yards of excavation
8 along with 27,430 cubic yards of fill to be imported. The discrepancy between these two
amounts is consistent with the approved Development Agreement.

9 13. There are no wetlands or streams on or near the subject property but it does contain steep
10 slopes of approximately 50% due to the historic gravel mining operations. A Geotechnical
Report was prepared for the project (Exhibit E) which determines that these slopes do not pose a
landslide hazard.

11 Findings Relating to Consistency with the Comprehensive Plan.

12 14. The site is designated as Medium Density Residential in the City's Comprehensive Plan.

13 15. The Staff Report, commencing at page 7, analyzes the project's consistency with the
14 Comprehensive Plan. Staff finds that the project, as conditioned, is consistent with Goal 2.2 and
15 Policies 2.2.3.B and 2.2.3.K; Goal 2.3 and Policies 2.5.1 and 2.5.2. Staff concludes that the
16 project, as conditioned, is consistent with the City's Comprehensive Plan. The Hearing
Examiner concurs.

17 Findings Relating to Compliance with the Municipal Code.

18 16. Prior to obtaining Preliminary Plat approval, the Applicant must show that the request
19 satisfies the criteria set forth in GHMC 16.05.003. The purpose of these regulations is to
20 promote public health, safety and general welfare in accordance with the standard established by
the State. Per GHMC 16.05.003, the Hearing Examiner shall make an inquiry into the public use
and interest proposed to be served by the establishment of the subdivision and shall make
findings as to each criteria.

21 17. Per GHMC 16.05.003.1, the Preliminary Plat must conform to Chapter 16.08, General
22 Requirements for Subdivision Approval. Staff finds that the Preliminary Plat conforms to the
23 General Requirements for Subdivision Approval as set forth more fully below. The Hearing
Examiner concurs.

24
25 *Findings of Fact, Conclusions
of Law and Decision - 7*

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18. Per GHMC 16.05.003.2, it must be demonstrated that appropriate provisions are made for, but not limited to, public health, safety and general welfare, for open spaces, drainage ways, streets or roads, alleys, or other public ways, transit stops, potable water supplies, sanitary waste, parks and recreation, playgrounds, schools and schoolgrounds, and shall consider all relevant facts, including sidewalks and other planning features, that assure safe walking conditions for students who only walk to and from school.

19. The Staff Report, commencing at page 9, examines these criteria and finds that all requirements have been satisfied:

- The project satisfies requirements for open spaces by providing a 40-foot landscape buffer adjacent to property to the east and north, and a 25-foot landscape perimeter buffer abutting residential development to the north, west and south. All buffers must conform to the requirements of the Development Agreement including the amended buffer map attached to the Agreement. In total, the project will provide 232,304 square feet of perimeter buffer open space.

- The City Engineer has reviewed the proposal and recommends approval subject to various conditions relating to stormwater design including compliance with the City public work standards and the Stormwater Design Manual. The project includes new stormwater drainage pipes within private access roads leading to a new stormwater infiltration pond (Tract G) located in the northern portion of the site. The Applicant will be required to treat stormwater runoff prior to discharge to 112th Street with the use of a riser control structure to meter runoff rates.

- The Applicant proposes one new private road (Tract A). On-street parking is proposed on both sides of the private road unless the City Engineer later determines this to be unnecessary. On-street parking is also provided on one side of 112th Street. As noted earlier, adjoining property owners have expressed valid concerns over parking along 112th Street such that steps should be taken to ensure that such parking occurs on only one side of the street. To that end, "no parking" signs need to be placed along the opposite side of the street to ensure that on-street parking is limited to one side of the street.

- The City requested public comment from Pierce Transit and did not receive any objection or proposed conditions.

- The project is located outside of the City water service area. The subdivision will be served by Washington Water.

- A Sewer Concurrency Reservation Certificate application (Exhibit N) and Sewer Hydraulic Report (Exhibit K) were submitted for preliminary approval. The project includes 15-foot sanitary sewer easement between the developer and the property owner to the east in order to connect to the City's sewer main north of 112th Street (Exhibit P). The City Engineer has determined that the City has sufficient capacity for the project's sanitary waste.

*Findings of Fact, Conclusions
of Law and Decision - 8*

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1 ● There are existing sidewalks along both sides of 112th Street fronting Lots 1-9
2 and at the intersection with the proposed new private road (Tract A). As a result, no new
3 sidewalks will be needed along 112th Street. Internal sidewalks will be constructed along both
4 sides of the new private road as indicated in the Conceptual Plans.

5 20. Based upon all of these Findings, the City Staff concludes that the project, as
6 conditioned, has made all appropriate provisions as required by GHMC 16.05.003.2. The
7 Hearing Examiner concurs.

8 21. GHMC 16.05.003.3 requires that the public interest will be served by the subdivision and
9 dedication. City Staff finds that the project, as conditioned, has been found to be consistent with
10 the Comprehensive Plan; Title 16 of the GHMC, Title 17 (Zoning) and Title 18 (Environment).
11 City Staff therefore finds that the public will be served by this subdivision and its dedication.
12 The Hearing Examiner concurs.

13 Findings Relating to Chapter 16.08 - General Requirements for Subdivision Approval.

14 22. In addition to the requirements found in GHMC 16.05.003, all subdivisions must also
15 meet the general requirements for subdivision approval found within GHMC 16.08.001.A-F.
16 The Staff Report, commencing at page 11, contains extensive findings relating to each of these
17 requirements and concludes that the project, as conditioned, satisfies all general requirements for
18 subdivision approval as required by GHMC 16.08.001. The Hearing Examiner concurs.

19 Findings Relating to Compliance with Chapter 17.20 GHMC.

20 23. The project is located within the R-2 zoning district. Within this district, a minimum lot
21 area is 5,800 square feet, minimum lot width is 0.7% of the lot area in lineal feet, and maximum
22 density is six units per acre.

23 24. The project will have a net developable area of 14.77 acres. Based upon the maximum
24 density of six units per acre, the project is consistent with the land use and density requirements.
25 The Hearing Examiner concurs.

Findings Relating to Compliance with Chapter 17.72 GHMC - Off-Street Parking and Loading.

26 25. Each single-family dwelling will require two off-street parking spaces per GHMC
27 17.72.030 together with one guest parking space for every four new dwellings, for a total of 70
28 parking spaces.

29 26. Compliance with off-street parking requirements will be reviewed at the time of building
30 permits.

31 *Findings of Fact, Conclusions
32 of Law and Decision - 9*

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27. City Staff finds that the requirements of Chapter 17.72 for off-street parking are therefore met. The Hearing Examiner concurs.

Findings Relating to Compliance with Chapter 17.78 GHMC - Trees, Landscaping and Screening.

28. As earlier noted, the property is subject to a Development Agreement which, among other things, establishes requirements for perimeter buffers as identified on Exhibit C to the Development Agreement.

29. The original Exhibit C to the Development Agreement was unclear as to the exact buffer requirements. As a result, the Exhibit C has been amended to provide greater clarity (Exhibit S). The project's landscaping and buffers must be consistent with the amended Exhibit C to the Development Agreement.

30. The Applicant has provided a Landscape Plan (Exhibit C) which describes a proposed planning schedule for trees, shrubs and groundcover. City Staff finds that the Landscape Plan provides sufficient buffer protection for residential neighborhoods surrounding the project and that the plan is consistent with the amended Exhibit C to the Development Agreement.

31. All significant trees within the perimeter landscape area will be retained per GHMC 17.78.060.B.1 along with one deciduous tree a minimum of 2-inch caliper or one 6-foot Evergreen tree per 200 square feet, to be distributed throughout the perimeter landscape area in a natural planting pattern per GHMC 17.78.060.B.2.d.

32. City Staff finds that the project, as conditioned, satisfies all requirements for trees, landscaping and screening pursuant to Chapter 17.78 GHMC. The Hearing Examiner concurs.

Findings Relating to Compliance with GHMC 17.99.240 - Natural Site Conditions.

33. GHMC 17.99.240 encourages site development to be designed to reflect the natural conditions of the site including topography and existing vegetation. These goals are further analyzed through Subsections A-G. The Staff Report, commencing at page 15, examines each of these requirements and finds that the project, as conditioned:

- A. Limits clearing to no more than 50% of significant trees and retains vegetation in all required buffers and setbacks.
- B. Retains natural vegetation on undeveloped portions of the site, with minimal tree removal anticipated.
- C. Maintains natural topography to the extent practicable, recognizing that the majority of the site was historically used as a rock quarry and was substantially

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excavated. As earlier noted, the project anticipates approximately 25,881 cubic yards of excavation along with approximately 27,430 cubic yards of fill to be imported. The minor discrepancy between these amounts is consistent with the Development Agreement.

- D. The project incorporates approximately 25% of significant trees into the project by retaining existing trees along the perimeter of the project in numbers exceeding the 25% requirement.
- E. The project has been conditioned on requiring the replacement of any lost trees.
- F. The project retains the natural symmetry of trees as no tree trimming is proposed.
- G. The Landscape Plan is designed to maintain the health and fullness of natural vegetation in all buffer areas and the project has been conditioned on satisfying this requirement.

Staff therefore concludes that the project is consistent with all criteria set forth in GHMC 17.99.240. The Hearing Examiner concurs.

Findings Relating to Chapter 18.08 - Critical Areas.

34. Critical area review is required for all development including subdivisions. GHMC 18.08.034.A.5.

35. The City recognizes land subject to natural hazards as Critical Areas. This includes properties with slopes in excess of 50%. The site contains slopes of up to 40% along the northeastern and eastern portions and up to 30% at the eastern and southern portions.

36. The Applicant has provided a Geotechnical Report dated April 11, 2022, amended March 9, 2023 (Exhibit E). The report finds a large landslide south and east of the site. In addition, portions of slopes both onsite and offsite to the east have moderate to high susceptibility for shallow landslides but no active or historic landslides are mapped on or within 300 feet of the site. The report recommends the use of undisturbed buffers to ensure that the proposed project will not be impacted by steep slopes. The project has been designed to incorporate expanded buffers consistent with those imposed by the Development Agreement along the western portion of the site to mitigate against impacts to the proposed development.

37. The report also finds that there are no slopes on or in the immediate vicinity of the site that meet the definition of a ravine or bluff. The report also finds no evidence of landslide activity or landslide hazards observed onsite. No evidence of erosion or erosion hazards were observed. The report concludes that the site is suitable for the proposed development.

Findings Relating to Cultural Resources.

38. In response to the SEPA Determination, the Squaxin Island Tribe provided comment stating that they had no specific concerns for the proposal but if the Washington State

*Findings of Fact, Conclusions
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1 Department of Ecology and Historic Preservation (DAHP) recommends any survey or study, the
2 Tribe concurs with the recommendation. DAHP has not recommended a survey or study.

3 Other general Findings.

4 39. The Staff Report, commencing at page 17, contains Findings that the project has
5 undergone extensive review by operations and engineering staff; that appropriate provisions for
6 potable water supplies and an adequate water supply have been met; that the project complies
7 with all development regulations, is consistent with the City's Comprehensive Plan, and is
8 otherwise compliant with all applicable local, State and federal laws; that no further mitigation is
9 required under SEPA; that the City has adequate sewer capacity for the project; that the project
10 has provided an adequate preliminary drainage control plan which will provide both water
11 quality control and water quantity control consistent with the City's Stormwater Management
12 and Site Development Manual; and that the project will satisfy all traffic requirements.
13 Operations and engineering staff therefore find that the project satisfies all City requirements.

14 40. The Fire Marshal/Building Official has also reviewed the project and has no objection.

15 41. City Staff recommends approval of the project subject to the conditions set forth in the
16 Staff Report. The Applicant has no objection to any of the proposed conditions.

17 42. As previously noted, two additional conditions should be imposed to better ensure that
18 the project satisfies all requirements:

19 A. "No parking" signs shall be installed along 112th Street on the opposite side of the
20 street on which on-street parking will be allowed.

21 B. The final Landscape Plan shall comply with all landscaping and buffering
22 requirements as set forth in the Development Agreement and as identified on amended
23 Exhibit C to the Agreement.

24 Based upon the foregoing Findings of Fact, the Hearing Examiner makes the following:

25 **CONCLUSIONS OF LAW**

1. The Hearing Examiner has jurisdiction over the parties and the subject matter.

2. Any Conclusions of Law contained in the foregoing Background, Public Hearing,
Analysis, or Findings of Fact are hereby incorporated by reference and adopted by the Hearing
Examiner as his Conclusions of Law.

3. All notice requirements have been met.

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- 1 4. All SEPA requirements have been met.
- 2 5. The project, as conditioned, is consistent with the City's Comprehensive Plan.
- 3 6. The Preliminary Plat conforms to Chapter 16.08 GHMC, General Requirements for
4 Subdivision Approval.
- 5 7. Appropriate provisions have been made for the public health, safety and general welfare,
6 for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable
7 water supplies, sanitary waste, parks and recreation, playgrounds, schools and schoolgrounds,
and has considered all relevant facts, including sidewalks and other planning features, to assure
safe walking conditions for students who only walk to and from school.
- 8 8. The public interest will be served by the subdivision and dedication.
- 9 9. All of the general requirements for subdivision approval found in GHMC 16.08.001.A-F
10 have been met.
- 11 10. All bulk and density requirements set forth in Chapter 17.20, Medium Density
Residential (R-2) have been met.
- 12 11. All requirements for off-street parking and loading per Chapter 17.72 GHMC have been
13 met.
- 14 12. All requirements for trees, landscaping and screening per Chapter 17.78 GHMC have
15 been met.
- 16 13. All requirements for landscaping and buffering per the Development Agreement have
17 been met.
- 18 14. The goals of GHMC 17.99.240 for natural site conditions have been satisfied.
- 19 15. All requirements of the Critical Areas Ordinance, Chapter 18.08 have been met.
- 20 16. All requirements for the protection of cultural resources have been met.
- 21 17. The proposed Preliminary Plan should be approved subject to slightly modified
conditions from those set forth in the Staff Report.

22 **DECISION**

23 The Preliminary Plat is **approved** subject to the following conditions:

24

25 *Findings of Fact, Conclusions
of Law and Decision - 13*

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1 **Land Use Special Conditions:**

- 2 1. All required perimeter landscape and screening buffers shall be vegetated to meet or exceed
3 the requirements for residential plats and consistent with the Consistency Review Map
4 prepared by Larson and Associates, dated 4/15/22. This requirement shall be met prior to
5 final plat approval.
- 6 2. The required buffer, including the 25-foot wide perimeter landscape buffer and 40-foot
7 transition zone buffer shall be established as a covenant on the final plat and labeled to
8 identify the nature of the buffer.
- 9 3. Final landscape construction plans consistent with the landscape plans approved by the land
10 use permit process shall be submitted with civil permit applications and shall include the
11 required tree protection measures.
- 12 4. The owner shall ensure that all recommended requirements of the geotechnical report
13 prepared by Georesources dated April 11, 2022, revised March 9, 2023, or as otherwise
14 amended by revised reports, are implemented.
- 15 5. The tree protection measures as specified in GHMC 17.78.092 shall be implemented prior to
16 any major excavation with heavy equipment. The owner shall contact the Planning Division
17 to conduct an inspection of the final tree protection fencing location prior to beginning
18 work.
- 19 6. Any trees required to be retained pursuant to this land use approval which are subsequently
20 removed or damaged shall be replaced per the requirements in GHMC 17.99.240.E.
- 21 7. Any dedication, donation, or grant as shown on the face of the plat shall be considered to all
22 intents and purposes as a quitclaim deed to the said donee(s) or grantee(s) for their use for
23 the purpose intended by the donor(s) or grantor(s).
- 24 8. "No parking" signs shall be installed along 112th Street on the opposite side of the street on
25 which on-street parking will be allowed.
- 26 9. The final Landscape Plan shall comply with all landscaping and buffering requirements as
27 set forth in the Development Agreement and as identified on amended Exhibit C to the
28 Agreement.

29 **Engineering Conditions:**

- 30 1. The owner shall pay stormwater mitigation fee prior to the approval of the final plat.

31 *Findings of Fact, Conclusions
32 of Law and Decision - 14*

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2. School and park impact fees, as required by GHMC 19.12.050.C.11 shall be collected for all residential development prior to the issuance of a building permit.
3. The owner shall execute and record a Sanitary Sewer Maintenance Agreement, as approved by the City, with the Pierce County Auditor's office. The recording number (Auditor's File Number [AFN]) shall be noted on the final plat.
4. The owner shall execute and record a Stormwater Maintenance Agreement, as approved by the City, with the Pierce County Auditor's office. The recording number (AFN) shall be noted on the final plat.
5. At the time of civil permit review, the Final Drainage Control Plan shall include a tabulation of the current and proposed impervious, pollution generating pervious and impervious, disturbed pervious, and undisturbed areas.
6. At the time of civil permit review, the Final Drainage Control Plan shall include the current storm drainage configuration.
7. The City may remove any traffic control devices placed or constructed within the City right-of-way not approved by this division. Any liability incurred by the City due to nonconformance by the Applicant shall be transferred to the Applicant.
8. Permanent survey control monuments shall be placed to establish public street centerlines, intersections, angle points, curves, subdivision boundaries, and other points of control. A minimum of two permanent survey control monuments shall be installed at locations determined by the City in accordance with the City's PWS and recorded with the Pierce County Survey Control Division prior to final engineering approval of civil improvements.
9. The final plan map shall note (where quoted) or delineate the following:
 - a. "WARNING: City of Gig Harbor has no responsibility to build, improve, maintain or otherwise service private roadways or driveways within, or providing access to, property described in this plat".
 - b. "Increased stormwater runoff from the private road(s), building(s), driveway(s) and parking area(s) shall not be directed to City infrastructure. Increased stormwater runoff shall be retained/detained on site and discharged at the approved outfalls".
 - c. "Where seasonal drainage crosses subject property, existing natural drainage pathways and outfalls shall be maintained".
 - d. Stormwater drain connections for runoff from buildings and parking surfaces shall be shown on individual building lots.
 - e. Provisions shall be made for the private roads and easements to be open at all times for emergency and public service vehicle use.

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- 1 f. "This plat is subject to a stormwater maintenance agreement recorded under the
2 primary AFN.
3 g. "Stormwater/drainage easements are hereby granted for the installation, inspection,
4 and maintenance of utilities and drainage facilities as delineated on this plat map. No
5 encroachment will be placed within the easements shown on the plat that may
6 damage or interfere with the installation, inspection, and maintenance of utilities.
7 Inspection, maintenance, and expense thereof the utilities and drainage facilities shall
8 be the responsibility of the property owner(s) or its heirs or assigns, as noted under
9 the stormwater maintenance agreement for the plat".
10 h. The private road shall not be gated at the entrance without providing access to all
11 water meters for reading.

12 DATED this 13th day of November, 2023.

13 
14 _____
15 Mark C. Scheibmeir
16 City of Gig Harbor Hearing Examiner

17 **APPEAL OF HEARING EXAMINER'S DECISION**

18 This is the final Decision of the City of Gig Harbor Hearing Examiner and may be appealed in
19 accordance with Chapter 36.70C RCW.
20
21
22
23
24

25 *Findings of Fact, Conclusions
of Law and Decision - 16*

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BURNHAM HEIGHTS (AKA SUMMIT POINTE)

SHEET 1 OF 7

A PORTION OF SE 1/4 OF THE SW 1/4 & SW 1/4 OF THE SE 1/4, SECTION 25, TOWNSHIP 22 NORTH,
RANGE 1 EAST, W.M. CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON

DEDICATION

WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED PROPERTY DEDICATE THESE LOTS TO THE PURCHASERS THEREOF. ALL ROADS/SHARED ACCESS FACILITIES ARE NOT DEDICATED TO THE PUBLIC. EACH LOT OWNER SHALL HAVE AN EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES, AND ANY OTHER PURPOSES NOT INCONSISTENT WITH ITS USE AS A ROADWAY, OVER AND ACROSS ALL THE PRIVATE ROADS/SHARED ACCESS FACILITIES SHOWN ON THE PLAT. THE OWNERS RESERVE THE RIGHT TO MAKE ANY NECESSARY CUTS AND FILLS UPON THESE LOTS IN THE ORIGINAL REASONABLE GRADING OF THESE ROADS/SHARED ACCESS FACILITIES. THESE ROADS/SHARED ACCESS FACILITIES WILL NOT BE DEDICATED TO THE CITY OF GIG HARBOR UNTIL SUCH TIME AS THEY ARE CONSTRUCTED TO CITY OF GIG HARBOR STANDARDS, AND AT SUCH TIME AS THE CITY OF GIG HARBOR DESIRES TO ACCEPT THEM.

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED BURNHAM HEIGHTS, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION OF COVENANTS FOR BURNHAM HEIGHTS, A PLAT COMMUNITY, RECORDED UNDER PIERCE COUNTY RECORDING NO. 202512190542.

WE HEREBY CONVEY AN EASEMENT FOR INGRESS, EGRESS, WATER, AND UTILITIES OVER, UNDER, AND ACROSS THE PRIVATE ROADS AS SHOWN HEREON TO THE PRESENT AND FUTURE LOT OWNERS OF EXISTING AND FUTURE PHASES FOR THE PLAT OF BURNHAM HEIGHTS, A PLAT COMMUNITY, FOR ALL PURPOSES NOT INCONSISTENT WITH THE USE OF A PRIVATE ROAD, UTILITY EASEMENT, AND (WATER EASEMENT - IN FAVOR OF WASHINGTON WATER SERVICES COMPANY).

RUSH RESIDENTIAL, INC., A WASHINGTON CORPORATION.

SCOTT A. WALKER, VICE PRESIDENT RUSH RESIDENTIAL, INC.

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
)ss
COUNTY OF PIERCE)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SCOTT A. WALKER IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS VICE PRESIDENT OF RUSH RESIDENTIAL, INC., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL THIS DAY OF , 20 .

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT
(PRINT NAME)
MY COMMISSION EXPIRES



APPROVALS

CITY MAYOR
EXAMINED AND APPROVED DAY OF , 20

I HEREBY CERTIFY THAT THIS PLAT OF BURNHAM HEIGHTS IS DULY APPROVED BY THE CITY OF GIG HARBOR CITY COUNCIL THE DAY OF , 20 .

MAYOR, CITY OF GIG HARBOR DATE

CITY CLERK CERTIFICATE

I HEREBY CERTIFY THAT ALL DELINQUENT ASSESSMENTS FOR WHICH THIS PROPERTY MAY BE LIABLE AS OF THE DATE OF CERTIFICATION HAVE BEEN FULLY PAID, SATISFIED OR DISCHARGED.

EXAMINED AND APPROVED THIS DAY OF , 20 .

CITY CLERK, CITY OF GIG HARBOR, WASHINGTON DATE

CITY COMMUNITY DEVELOPMENT DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF BURNHAM HEIGHTS IS IN CONFORMANCE WITH THE CITY COMPREHENSIVE PLAN AND COMPLIES WITH THE CITY'S DEVELOPMENT REGULATIONS UNDER GHMC TITLES 16 AND 17.

EXAMINED AND APPROVED THIS DAY OF , 20 .

COMMUNITY DEVELOPMENT DIRECTOR,
CITY OF GIG HARBOR, WASHINGTON DATE

CITY ENGINEER

I HEREBY CERTIFY THAT THIS PLAT OF BURNHAM HEIGHTS COMPLIES WITH THE APPLICABLE PROVISIONS OF THE CITY OF GIG HARBOR PUBLIC WORKS CONSTRUCTION STANDARDS.

CITY ENGINEER, CITY OF GIG HARBOR, WASHINGTON DATE

COUNTY ASSESSOR-TREASURER

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE HAVE BEEN FULLY PAID AND DISCHARGED.

Marty Campbell by *Kg* 1/2/26
ASSESSOR-TREASURER, PIERCE COUNTY, WASHINGTON DATE

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE CITY OF GIG HARBOR THIS DAY OF , 20 ,
AT MINUTES PAST , AND RECORDED IN VOLUME OF PLATS, PAGES(S) .

RECORDING NUMBER: FEE:

PIERCE COUNTY AUDITOR BY

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY DONE BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE BEARINGS AND DISTANCES ARE SHOWN CORRECTLY; THAT THE PERIMETER MONUMENTS HAVE BEEN SET AND THAT ALL OTHER MONUMENTS AND LOT CORNERS HAVE BEEN SET OR BONDED WITH THE COUNTY AND WILL BE SET PRIOR TO THE RELEASE OF THE BOND; THAT I HAVE COMPLIED WITH ALL STATE AND COUNTY REGULATIONS GOVERNING PLATTING AND THAT IT CONFORMS TO THE APPROVED PRELIMINARY PLAT AND THE CONDITIONS OF APPROVAL THEREOF.

FURTHERMORE, THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF RUSH RESIDENTIAL INC., IN DECEMBER, 2025. I HEREBY CERTIFY THAT THIS MAP FOR BURNHAM HEIGHTS, A PLAT COMMUNITY, IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

Thomas E. Battey Dec. 30, 2025
THOMAS E. BATTEY DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 30425

SURVEYOR ACKNOWLEDGEMENT

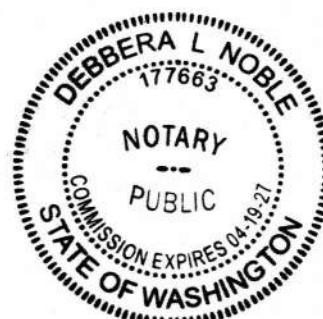
STATE OF WASHINGTON)
)ss
COUNTY OF PIERCE)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THOMAS E. BATTEY IS THE PERSON WHO APPEARED BEFORE ME, ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30th DAY OF December 20 25.

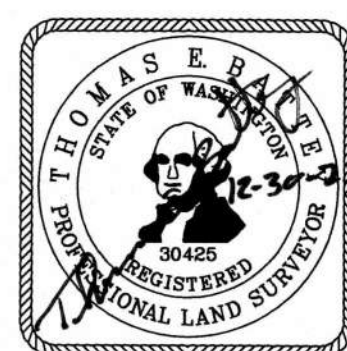
Debbora L. Noble
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Debbora L. Noble
(PRINTED NAME)

MY APPOINTMENT EXPIRES: 04/19/2027



SHEET INDEX

- 1) DEDICATION AND SIGNATURES
- 2) LEGAL DESCRIPTION, TITLE EXCEPTIONS, AND NOTES
- 3) SECTION SUBDIVISION AND BOUNDARY
- 4) LOTS
- 5) LOTS (CONTINUED), LOT & TRACT TABLES, LINE & CURVE TABLES, AND ADDRESSES
- 6) WATERLINE AND SANITARY SEWER EASEMENT DETAILS
- 7) EASEMENTS DETAILS (CONTINUED)



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AND ASSOCIATES
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9700 FP
12/30/2025

9027 PACIFIC AVENUE, SUITE 4
TACOMA, WASHINGTON 98444-6247
(253)474-3404 / FAX (253)472-7358

BURNHAM HEIGHTS (AKA SUMMIT POINTE)

A PORTION OF SE 1/4 OF THE SW 1/4 & SW 1/4 OF THE SE 1/4, SECTION 25, TOWNSHIP 22 NORTH,
RANGE 1 EAST, W.M. CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON

SHEET 2 OF 7

LEGAL DESCRIPTION

(PER FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, INC. SUBDIVISION GUARANTEE NO. 611307383 DATED DECEMBER 11, 2025)
PARCEL A P/N:0122253072
THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON LYING NORTHERLY OF 112TH STREET NW AND LYING NORTHERLY, EASTERLY, AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 25; THENCE NORTH 88°14'09" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 493.13 FEET TO THE SOUTHEAST CORNER OF PLAT ALTERATION OF HORIZON WEST AS SHOWN ON THE PLAT THEREOF RECORDED UNDER RECORDING NO. 200602085007; THENCE NORTH 02°16'29" EAST 150.82 FEET; THENCE SOUTH 86°50'41" EAST 11.32 FEET; THENCE NORTH 02°16'29" EAST 55.50 FEET; THENCE SOUTH 86°50'41" EAST 48.54 FEET TO THE POINT OF BEGINNING; THENCE NORTH 54°16'31" WEST 62.70 FEET; THENCE NORTH 88°39'04" WEST 159.07 FEET; THENCE NORTH 02°26'35" EAST 16.26 FEET; THENCE NORTH 88°14'09" WEST 93.21 FEET; THENCE NORTH 02°16'41" EAST 10.00 FEET TO AN ANGLE POINT IN TRACT C OF THE AFOREMENTIONED PLAT ALTERATION OF HORIZON WEST; THENCE ALONG THE BOUNDARY OF SAID PLAT THE FOLLOWING COURSES: NORTH 02°16'41" EAST 686.83 FEET; NORTH 48°02'05" EAST 336.42 FEET; SOUTH 58°38'37" EAST 227.14 FEET; SOUTH 89°33'05" EAST 302.68 FEET TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 25 AND THE TERMINUS OF THIS LINE DESCRIPTION.

(ALSO KNOWN AS REVISED PARCEL A, CITY OF GIG HARBOR BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NO. 201007285003, IN PIERCE COUNTY, WASHINGTON.)

PARCEL B P/N:0122253074
THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON, LYING SOUTHERLY OF 112TH STREET NW AND EASTERLY OF 63RD AVENUE NW.

PARCEL C P/N:0122254092
THAT PORTION OF THE SOUTH 165 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, LYING SOUTHERLY AND WESTERLY OF 112TH STREET NW, PIERCE COUNTY, WASHINGTON.

ALL SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

TITLE EXCEPTIONS

- (PER FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, INC. SUBDIVISION GUARANTEE NO. 611307383 DATED DECEMBER 11, 2025)
- 1-6 NOT SURVEY RELATED
7. RESERVATIONS AND RECITALS CONTAINED IN THE DEED AS SET FORTH BELOW:
DATED : JUNE 6, 1908
RECORDING DATE: SEPTEMBER 9, 1909
RECORDING NO.: 299182
AFFECTS: PARCELS A AND B
SAID DOCUMENT PROVIDES FOR, AMONG OTHER THINGS, THE FOLLOWING:
TIMBER AND RIGHTS TO CONSTRUCT SKID ROADS, LOGGING ROADS AND OTHER (NOT PLOTTABLE)
8. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS,DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS AS SET FORTH ON THE SURVEY:
RECORDING NO: 9102040246
(ENCOMPASSES ENTIRE SITE)
9. UTILITY EXTENSION AND CAPACITY AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
EXECUTED BY: CITY OF GIG HARBOR AND WALTER H. SMITH
RECORDING DATE: APRIL 6, 1992
RECORDING NO.: 9204060662
AMENDMENT TO UTILITY EXTENSION AND CAPACITY AGREEMENT WAS RECORDED UNDER RECORDING NO. 9501090112.
(NOT PLOTTABLE)
10. MITIGATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
EXECUTED BY: WALTER H. SMITH AND NORMA K. SMITH, HUSBAND AND WIFE AND PENINSULA SCHOOL DISTRICT NO. 401
RECORDING DATE: JANUARY 26, 1993
RECORDING NO.: 9301260249
AFFECTS: PARCELS A, B AND OTHER PROPERTY
(NOT PLOTTABLE)
11. ROAD AND UTILITY EASEMENT GRANT AND AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: DECEMBER 15, 1994
RECORDING NO.: 9412150141
(SHOWN AS 112TH ST CT)
12. UTILITY EXTENSION, CAPACITY AGREEMENT AND AGREEMENT WAIVING RIGHT TO PROTEST LID AND THE TERMS AND CONDITIONS THEREOF:
EXECUTED BY: CITY OF GIG HARBOR AND WALTER H. SMITH
RECORDING DATE: OCTOBER 29, 1997
RECORDING NO.: 9710290075
AFFECTS: PARCELS A, B AND OTHER PROPERTY
(NOT PLOTTABLE)
13. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS AS SET FORTH ON BOUNDARY LINE ADJUSTMENT:
RECORDING NO: 201007285003
(ENCOMPASSES THE ENTIRETY OF PARCEL A)
14. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSES: PEDESTRIAN AND VEHICULAR ACCESS AND UTILITIES
RECORDING DATE: JUNE 13, 2016
RECORDING NO.: 201606130035
AFFECTS: EASTERLY 30 FEET OF PARCEL A AND OTHER PROPERTY
(AS SHOWN)
15. DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
EXECUTED BY: CITY OF GIG HARBOR AND WALTER H. SMITH AND NORMA K. SMITH, AS TENANTS-IN-COMMON
RECORDING DATE: DECEMBER 6, 2016
RECORDING NO.: 201612060071
(ENCOMPASSES ENTIRE SITE)

16-20 NOT SURVEY RELATED

CITY OF GIG HARBOR NOTES

1. WARNING: CITY OF GIG HARBOR HAS NO RESPONSIBILITY TO BUILD, MAINTAIN OR OTHERWISE SERVICE PRIVATE ROAD WAYS OR DRIVEWAYS WITHIN, OR PROVIDING ACCESS TO, PROPERTY DESCRIBED IN THIS PLAT.
2. INCREASED STORMWATER RUNOFF FROM PRIVATE ROAD(S), BUILDING(S), DRIVEWAY(S) AND PARKING AREA(S) SHALL NOT BE DIRECTED TO CITY INFRASTRUCTURE. INCREASED STORMWATER RUNOFF SHALL BE RETAINED/DETAINED ON SITE AND DISCHARGED AT THE APPROVED OUTFALLS.
3. WHERE SEASONAL DRAINAGE CROSSES SUBJECT PROPERTY, EXISTING NATURAL DRAINAGE PATHWAYS AND OUTFALLS SHALL BE MAINTAINED.
4. STORMWATER DRAIN CONNECTIONS FOR RUNOFF FROM BUILDINGS AND PARKING SURFACES SHALL BE SHOWN ON INDIVIDUAL BUILDING LOTS.
5. PROVISIONS SHALL BE MADE FOR THE PRIVATE ROADS AND EASEMENTS TO BE OPEN AT ALL TIMES FOR EMERGENCY AND PUBLIC SERVICE VEHICLE USE.
6. THIS PLAT IS SUBJECT TO A STORMWATER MAINTENANCE AGREEMENT RECORDED UNDER THE PRIMARY AFN 202512080236.
7. STORMWATER/DRAINAGE EASEMENTS ARE HEREBY GRANTED FOR THE INSTALLATION, INSPECTION, AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES AS DELINEATED ON THIS PLAT MAP. NO ENCROACHMENT WILL BE PLACED WITHIN THE EASEMENTS SHOWN ON THE PLAT THAT MAY DAMAGE OR INTERFERE WITH THE INSTALLATION, INSPECTION, MAINTENANCE OF UTILITIES. INSPECTION, MAINTENANCE, AND EXPENSE THEREOF THE UTILITIES AND DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR ITS HEIRS OR ASSIGNS, AS NOTED UNDER THE STORMWATER MAINTENANCE AGREEMENT FOR THE PLAT.
8. THE PRIVATE ROAD SHALL NOT BE GATED AT THE ENTRANCE WITHOUT PROVIDING ACCESS TO ALL WATER METERS FOR READING.
9. THIS PLAT IS SUBJECT TO A SANITARY SEWER MAINTENANCE AGREEMENT RECORDED UNDER PIERCE COUNTY AUDITORS FILE NUMBER 202512080237. SEWER WITHIN 112TH AND THE SEWER EASEMENT LOCATED WITHIN TRACT B SHALL BE PRIVATELY MAINTAINED UNTIL SUCH TIME THE CITY DETERMINES THE SEWER SHALL BE TURNED OVER TO THE CITY. A YEARLY ENCROACHMENT PERMIT SHALL BE APPLIED FOR WITH THE CITY TO MAINTAIN THE MAIN UNTIL SUCH TIME THE MAIN IS TURNED OVER TO THE CITY.
10. ALL RUNOFF FROM IMPERMEABLE SURFACES, ROOF DRAINS, AND YARD DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
11. LOT IMPERVIOUS AREA SHALL NOT EXCEED 3,700 SQ. FT. PER LOT

TRACT NOTES

TRACT A IS A PRIVATE SANITARY SEWER EASEMENT, PRIVATE WATER EASEMENT IN FAVOR OF WASHINGTON WATER SERVICE COMPANY, AND PRIVATE ROAD TRACT. THE OWNERS OF EACH LOT WILL HOLD A 1/56TH UNDIVIDED INTEREST IN SAID TRACTS. THE BURNHAM HEIGHTS HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.

TRACT B IS A PRIVATE LANDSCAPE AND OPEN SPACE TRACT. THE OWNERS OF EACH LOT WILL HOLD A 1/56TH UNDIVIDED INTEREST IN SAID TRACTS. THE BURNHAM HEIGHTS HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.

TRACTS C, D, AND E ARE PRIVATE SHARED ACCESS AND UTILITIES TRACTS. THE OWNERS OF EACH LOT WILL HOLD A 1/56TH UNDIVIDED INTEREST IN SAID TRACTS. THE BURNHAM HEIGHTS HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS.

TRACT F IS A PRIVATE OPEN SPACE AND LANDSCAPE TRACT. THE OWNERS OF EACH LOT WILL HOLD A 1/56TH UNDIVIDED INTEREST IN SAID TRACTS. THE BURNHAM HEIGHTS HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.

TRACT G IS A PRIVATE STORMWATER UTILITIES TRACT. THE OWNERS OF EACH LOT WILL HOLD A 1/56TH UNDIVIDED INTEREST IN SAID TRACTS. THE BURNHAM HEIGHTS HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.

EASEMENT PROVISIONS

AN EASEMENT, WITHIN THE BOUNDARIES OF THIS SUBDIVISION IS HEREBY RESERVED FOR AND GRANTED TO, TACOMA POWER, PUGET SOUND ENERGY, ANY POWER COMPANY, WASHINGTON WATER SERVICE COMPANY, ANY WATER COMPANY, ANY TELEPHONE COMPANY, LUMEN, ANY GAS COMPANY, COMCAST, ANY CABLE TELEVISION COMPANY, U.S. POSTAL SERVICE, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE FRONT 10 FEET PARALLEL WITH AND ADJOINING THE INTERNAL FRONTAGE OF ALL LOTS AND TRACTS 'A', 'C', 'D' & 'E' IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND DISTRIBUTION SYSTEMS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVICE TO THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, AND UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES STATED.

AFTER COMPLETION OF ANY ALLOWED ACTIVITY WITHIN THE ABOVE MENTIONED EASEMENT, THE GROUND SURFACE WILL BE RESTORED TO THE CONDITION THAT EXISTED BEFORE THE ACTIVITY TOOK PLACE.

MAINTENANCE COVENANT

EASEMENTS ARE HEREBY GRANTED FOR INSTALLATION, INSPECTION, AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES AS DELINEATED ON THE PLAT FOR THE SUBDIVISION . NO ENCROACHMENT WILL BE PLACED WITHIN THE EASEMENTS SHOWN ON THE PLAT WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION, INSPECTION, AND MAINTENANCE OF UTILITIES. MAINTENANCE AND EXPENSE THEREOF OF THE UTILITIES AND DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION AS ESTABLISHED BY THE COVENANT RECORDED UNDER THE AUDITOR'S FILE NUMBER: 202512190542.

BUILDING SETBACK NOTES

FRONT: = 12 FEET FOR PORCHES
20 FEET FOR BUILDINGS
26 FEET FOR GARAGES/VEHICLE ACCESS

SIDES: = 8 FEET

REAR: = 30 FEET

SURVEY INFORMATION

HORIZONTAL DATUM
NAD 83/11 WASHINGTON STATE PLANE, SOUTH ZONE ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN) STATIONS

METHODOLOGY
METHOD OF SURVEY AND FIELD EQUIPMENT USED FOR THIS SURVEY: FIELD TRAVERSE, UTILIZING A TRIMBLE S5 OF S6 TOTAL STATION) AND GPS RTK ROVER METHODOLOGY

SURVEY STANDARDS
THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT" CHAPTER 58.09 RCW AND 332-130 WAC

SURVEYORS NOTE
ALL LOT CORNERS ARE MONUMENT WITH A 1/2" STEEL BAR AND I.D. CAP LS 30425 (UNLESS OTHERWISE NOTED) AND WHITE GUARD STAKE





**LARSON
AND ASSOCIATES**
LAND SURVEYORS
ENGINEERS
PLANNERS

9027 PACIFIC AVENUE, SUITE 4
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(253)474-3404 / FAX (253)472-7358

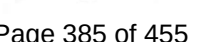
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12/30/2025

SHEET 3 OF 7

SECTION SUBDIVISION

25
26i
EAST 1/4 CORNER SECTION 25
=====

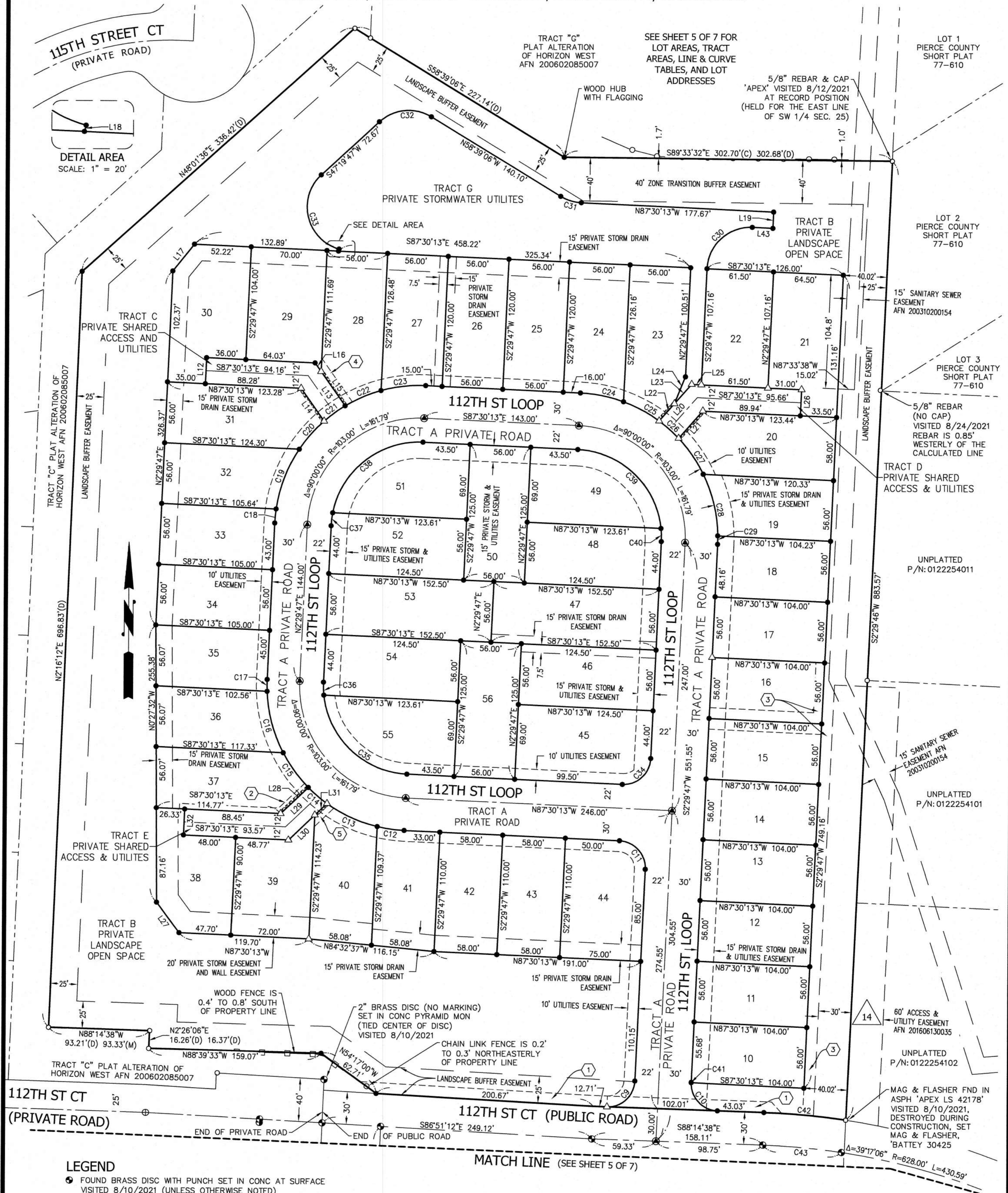
SEE SHEET 7 FOR LINE TYPE LEGEND



BURNHAM HEIGHTS (AKA SUMMIT POINTE)

SHEET 4 OF 7

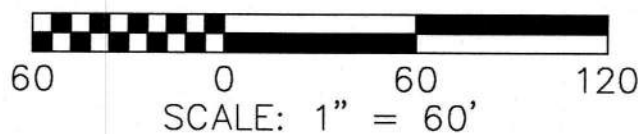
A PORTION OF SE 1/4 OF THE SW 1/4 & SW 1/4 OF THE SE 1/4, SECTION 25, TOWNSHIP 22 NORTH,
RANGE 1 EAST, W.M. CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON



LEGEND

- FOUND BRASS DISC WITH PUNCH SET IN CONC AT SURFACE
VISITED 8/10/2021 (UNLESS OTHERWISE NOTED)
- ⊕ CALCULATED MONUMENT POSITION
- ⊙ SET CITY OF GIG HARBOR STANDARD ROAD MONUMENT
- FOUND 5/8" REBAR & CAP, 'APEX' ENG 34130/18902'
AT RECORD POSITION (UNLESS OTHERWISE NOTED)
- SET 1/2" REBAR & CAP, BATTEY 30425
- △ SET MAG & FLASHER, BATTEY 30425
- ▬ 2 FOOT NO ACCESS EASEMENT
- (C) CALCULATED DISTANCE
- (D) DEED DISTANCE
- (M) MEASURED DISTANCE
- # EASEMENT, SEE SHEET 6 & 7 FOR FURTHER INFORMATION

SEE SHEET 7 FOR LINE TYPE LEGEND



LARSON AND ASSOCIATES

LAND SURVEYORS
ENGINEERS
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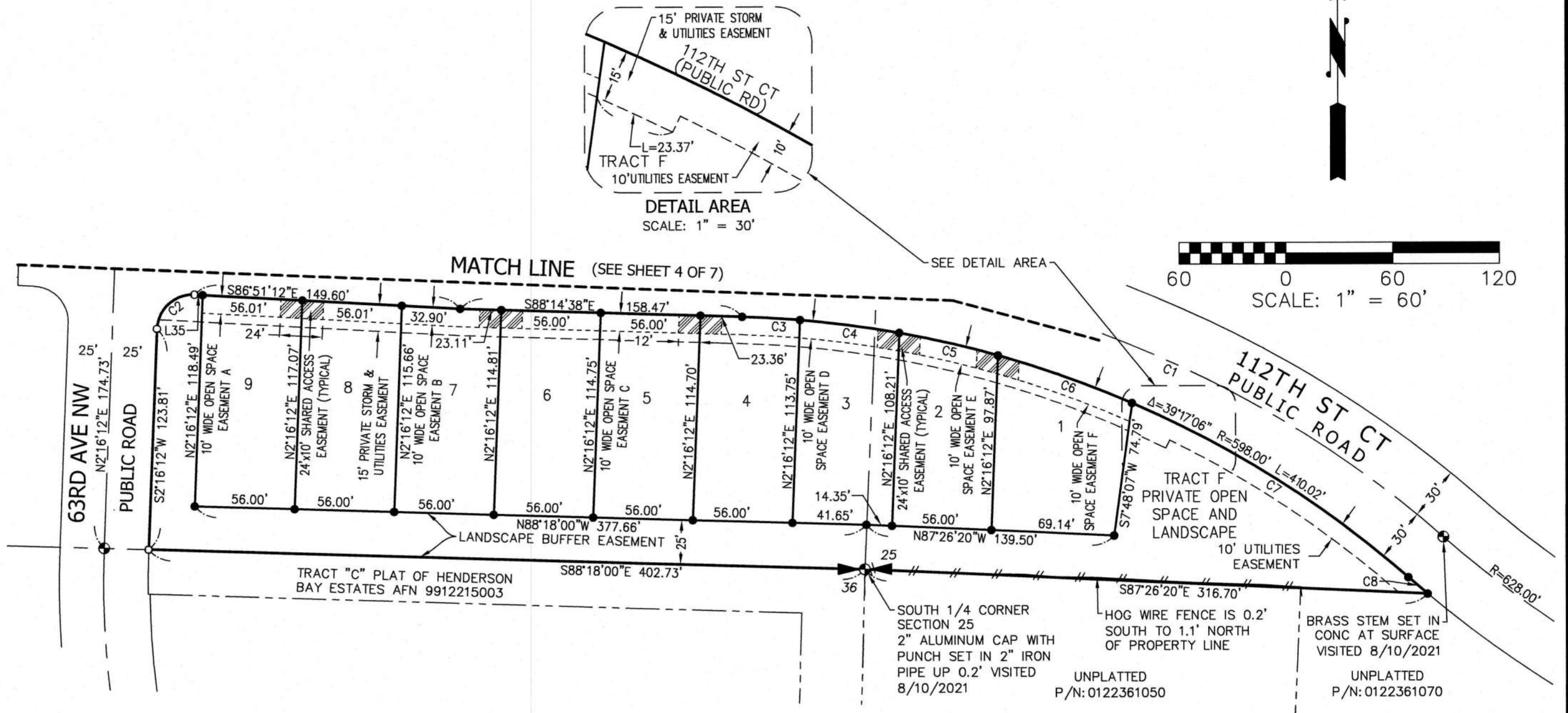
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BURNHAM HEIGHTS (AKA SUMMIT POINTE)

SHEET 5 OF 7

A PORTION OF SE 1/4 OF THE SW 1/4 & SW 1/4 OF THE SE 1/4, SECTION 25, TOWNSHIP 22 NORTH,
RANGE 1 EAST, W.M. CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON



LOT TABLE		
LOT #	AREA	ADDRESS
1	6,382 SF [0.147 ACRES]	6110 112TH ST CT
2	5,796 SF [0.133 ACRES]	6121 112TH ST CT
3	6,235 SF [0.143 ACRES]	6134 112TH ST CT
4	6,412 SF [0.147 ACRES]	6158 112TH ST CT
5	6,425 SF [0.148 ACRES]	6176 112TH ST CT
6	6,428 SF [0.148 ACRES]	6218 112TH ST CT
7	6,444 SF [0.148 ACRES]	6232 112TH ST CT
8	6,517 SF [0.150 ACRES]	6250 112TH ST CT
9	6,596 SF [0.151 ACRES]	6274 112TH ST CT
10	5,824 SF [0.134 ACRES]	11211 112TH ST LOOP
11	5,824 SF [0.134 ACRES]	11219 112TH ST LOOP
12	5,824 SF [0.134 ACRES]	11227 112TH ST LOOP
13	5,824 SF [0.134 ACRES]	11235 112TH ST LOOP
14	5,824 SF [0.134 ACRES]	11243 112TH ST LOOP
15	5,824 SF [0.134 ACRES]	11251 112TH ST LOOP
16	5,824 SF [0.134 ACRES]	11269 112TH ST LOOP
17	5,824 SF [0.134 ACRES]	11277 112TH ST LOOP
18	5,825 SF [0.134 ACRES]	11285 112TH ST LOOP
19	6,162 SF [0.141 ACRES]	11293 112TH ST LOOP
20	7,685 SF [0.176 ACRES]	11301 112TH ST LOOP
21	7,716 SF [0.177 ACRES]	11309 112TH ST LOOP
22	6,590 SF [0.151 ACRES]	11317 112TH ST LOOP
23	7,291 SF [0.167 ACRES]	11325 112TH ST LOOP
24	6,801 SF [0.156 ACRES]	11333 112TH ST LOOP
25	6,720 SF [0.154 ACRES]	11341 112TH ST LOOP
26	6,720 SF [0.154 ACRES]	11349 112TH ST LOOP
27	6,808 SF [0.156 ACRES]	11357 112TH ST LOOP
28	7,316 SF [0.168 ACRES]	11365 112TH ST LOOP

LOT TABLE		
LOT #	AREA	ADDRESS
29	7,303 SF [0.168 ACRES]	11373 112TH ST LOOP
30	7,983 SF [0.183 ACRES]	11381 112TH ST LOOP
31	7,524 SF [0.173 ACRES]	11389 112TH ST LOOP
32	6,307 SF [0.145 ACRES]	11397 112TH ST LOOP
33	5,883 SF [0.135 ACRES]	11405 112TH ST LOOP
34	5,880 SF [0.135 ACRES]	11413 112TH ST LOOP
35	5,801 SF [0.133 ACRES]	11421 112TH ST LOOP
36	6,028 SF [0.138 ACRES]	11429 112TH ST LOOP
37	7,145 SF [0.164 ACRES]	11437 112TH ST LOOP
38	6,706 SF [0.154 ACRES]	11445 112TH ST LOOP
39	6,761 SF [0.155 ACRES]	11453 112TH ST LOOP
40	6,766 SF [0.155 ACRES]	11461 112TH ST LOOP
41	6,313 SF [0.145 ACRES]	11469 112TH ST LOOP
42	6,380 SF [0.146 ACRES]	11477 112TH ST LOOP
43	6,380 SF [0.146 ACRES]	11485 112TH ST LOOP
44	8,116 SF [0.186 ACRES]	11493 112TH ST LOOP
45	8,456 SF [0.194 ACRES]	11250 112TH ST LOOP
46	6,972 SF [0.160 ACRES]	11270 112TH ST LOOP
47	8,540 SF [0.196 ACRES]	11290 112TH ST LOOP
48	6,968 SF [0.160 ACRES]	11310 112TH ST LOOP
49	7,186 SF [0.165 ACRES]	11330 112TH ST LOOP
50	7,000 SF [0.161 ACRES]	11350 112TH ST LOOP
51	7,186 SF [0.165 ACRES]	11370 112TH ST LOOP
52	6,968 SF [0.160 ACRES]	11390 112TH ST LOOP
53	8,540 SF [0.196 ACRES]	11410 112TH ST LOOP
54	6,968 SF [0.160 ACRES]	11430 112TH ST LOOP
55	7,186 SF [0.165 ACRES]	11450 112TH ST LOOP
56	7,000 SF [0.161 ACRES]	11470 112TH ST LOOP

TRACT TABLE	
NAME AND PURPOSE	AREA
TRACT A PRIVATE ROAD	80,446 SF [1.85 ACRES]
TRACT B PRIVATE LANDSCAPE AND OPEN SPACE	201,954 SF [4.64 ACRES]
TRACT C PRIVATE SHARED ACCESS AND UTILITIES	3,272 SF [0.08 ACRES]
TRACT D PRIVATE SHARED ACCESS AND UTILITIES	3,233 SF [0.07 ACRES]
TRACT E PRIVATE SHARED ACCESS AND UTILITIES	3,166 SF [0.07 ACRES]
TRACT F PRIVATE OPEN SPACE AND LANDSCAPE	26,393 SF [0.61 ACRES]
TRACT G PRIVATE STORMWATER AND UTILITIES	33,441 SF [0.77 ACRES]

OPEN SPACE EASEMENT TABLE	
OPEN SPACE EASEMENT	AREA
EASEMENT A	440 SF [0.01 ACRES]
EASEMENT B	880 SF [0.02 ACRES]
EASEMENT C	880 SF [0.02 ACRES]
EASEMENT D	882 SF [0.02 ACRES]
EASEMENT E	326 SF [0.01 ACRES]
EASEMENT F	672 SF [0.02 ACRES]

LINE TABLE		
LINE #	LENGTH	DIRECTION
L12	24.00'	N2°29'47"E
L13	41.98'	S35°18'53"E
L14	36.83'	N35°18'53"W
L15	38.49'	N35°18'53"W
L16	9.73'	N35°18'53"W
L17	31.77'	S38°43'25"W
L18	1.98'	S15°01'27"W
L19	15.04'	N2°29'47"E
L20	38.88'	N41°34'26"E
L21	33.65'	N41°34'26"E
L22	21.28'	N41°34'26"E
L23	23.92'	N41°34'26"E
L24	26.76'	N22°02'07"E
L25	8.87'	N87°30'13"W
L26	24.00'	S2°29'47"W
L27	34.88'	S36°53'20"E
L28	35.09'	N46°17'24"E
L29	40.21'	N46°17'24"E
L30	33.57'	S46°17'24"W
L31	15.44'	S46°17'24"W
L32	24.00'	N2°29'47"E
L33	158.47'	N88°14'38"W
L34	149.60'	N86°51'12"W
L35	4.69'	N86°51'12"W
L36	123.81'	S2°16'12"W
L37	157.75'	N88°14'38"W
L38	200.67'	N86°51'12"W
L39	62.71'	N54°17'00"W
L40	159.07'	N88°39'33"W
L41	16.26'	N2°26'06"E
L42	93.21'	N88°14'38"W
L43	19.02'	S87°30'13"E

LINES L1-L11 ARE OMITTED

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	357.75'	628.00'	32°38'22"
C2	31.72'	20.00'	90°52'36"
C3	32.65'	598.00'	3°07'42"
C4	56.26'	598.00'	5°23'26"
C5	57.02'	598.00'	5°27'47"
C6	80.03'	598.00'	7°40'04"
C7	184.06'	598.00'	17°38'07"
C8	14.25'	658.00'	1°14'27"
C9	38.95'	25.00'	89°15'35"
C10	39.27'	25.00'	90°00'00"
C11	39.27'	25.00'	90°00'00"
C12	25.15'	133.00'	10°50'04"
C13	51.30'	133.00'	22°06'07"
C14	22.77'	133.00'	9°48'27"
C15	39.48'	133.00'	17°00'23"
C16	59.20'	133.00'	25°30'18"
C17	11.01'	133.00'	4°44'42"
C18	13.02'	133.00'	5°36'36"
C19	59.52'	133.00'	25°38'33"
C20	34.57'	133.00'	14°53'39"
C21	24.04'	133.00'	10°21'16"
C22	36.08'	133.00'	15°32'38"
C23	41.68'	133.00'	17°57'18"
C24	40.63'	133.00'	17°30'10"
C25	37.41'	133.00'	16°06'56"
C26	24.03'	133.00'	10°21'12"
C27	40.25'	133.00'	17°20'28"
C28	58.74'	133.00'	25°18'22"
C29	7.85'	133.00'	3°22'51"
C30	62.80'	39.98'	90°00'00"
C31	20.13'	39.98'	28°51'07"
C32	51.70'	40.02'	74°01'07"
C33	85.43'	40.02'	122°18'19"
C34	39.27'	25.00'	90°00'00"
C35	115.19'	81.00'	81°28'49"
C36	12.04'	81.00'	8°31'11"
C37	12.05'	81.00'	8°31'19"
C38	115.19'	81.00'	81°28'41"
C39	115.19'	81.00'	81°28'41"
C40	12.05'	81.00'	8°31'19"
C41	0.32'	25.00'	0°44'25"
C42	75.79'	658.00'	6°35'57"
C43	72.84'	628.00'	6°38'44"

LEGEND

- FOUND BRASS DISC WITH PUNCH SET IN CONC AT SURFACE VISITED 8/10/2021 (UNLESS OTHERWISE NOTED)
- SET CITY OF GIG HARBOR STANDARD ROAD MONUMENT
- FOUND 5/8" REBAR & CAP, 'APEX ENG 34130/18902' AT RECORD POSITION (UNLESS OTHERWISE NOTED)
- SET 1/2" REBAR & CAP, BATTEY 30425



SHARED ACCESS EASEMENT



SEE SHEET 7 FOR LINE TYPE LEGEND

LARSON AND ASSOCIATES
LAND SURVEYORS
ENGINEERS
PLANNERS

9700 FP
12/30/2025

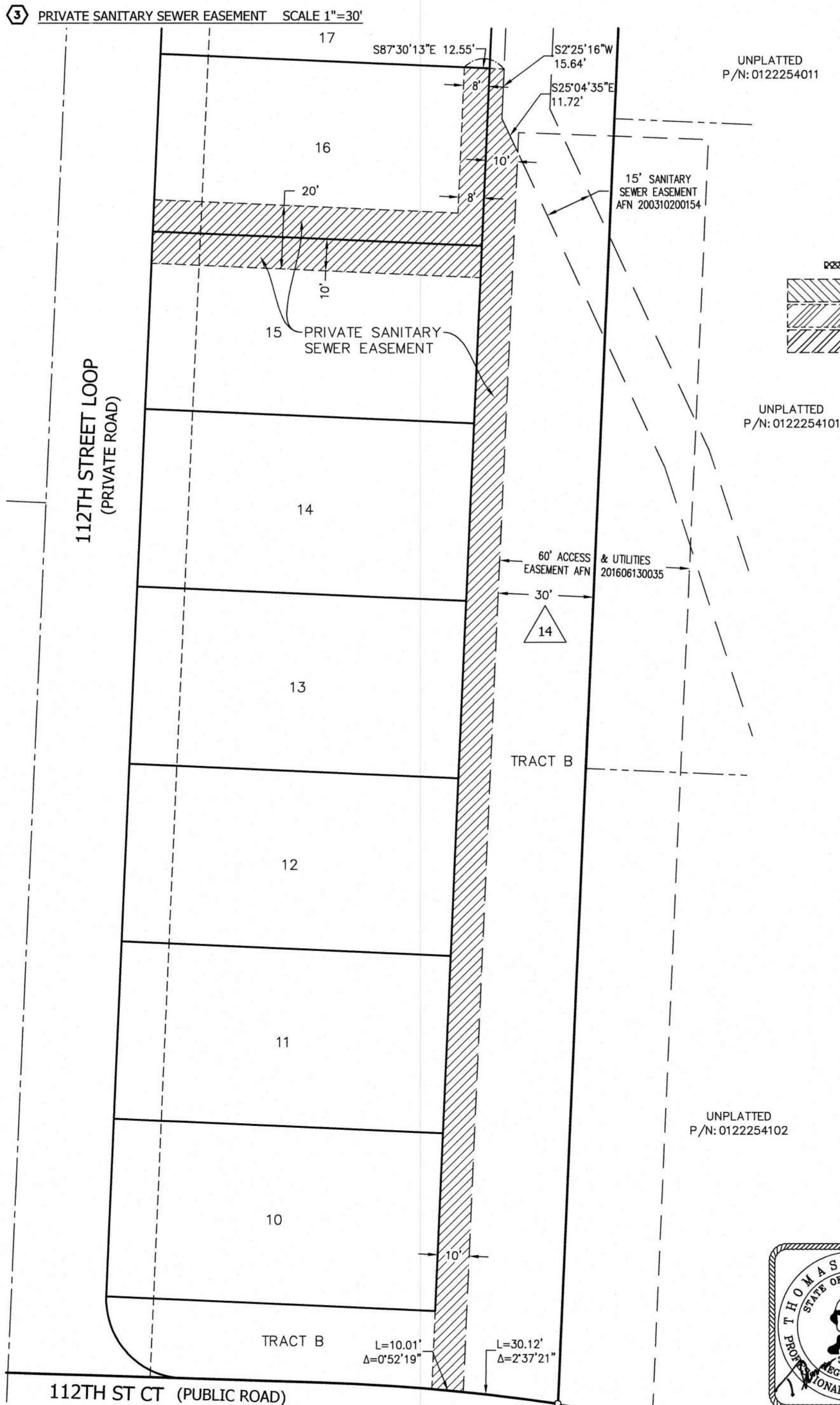
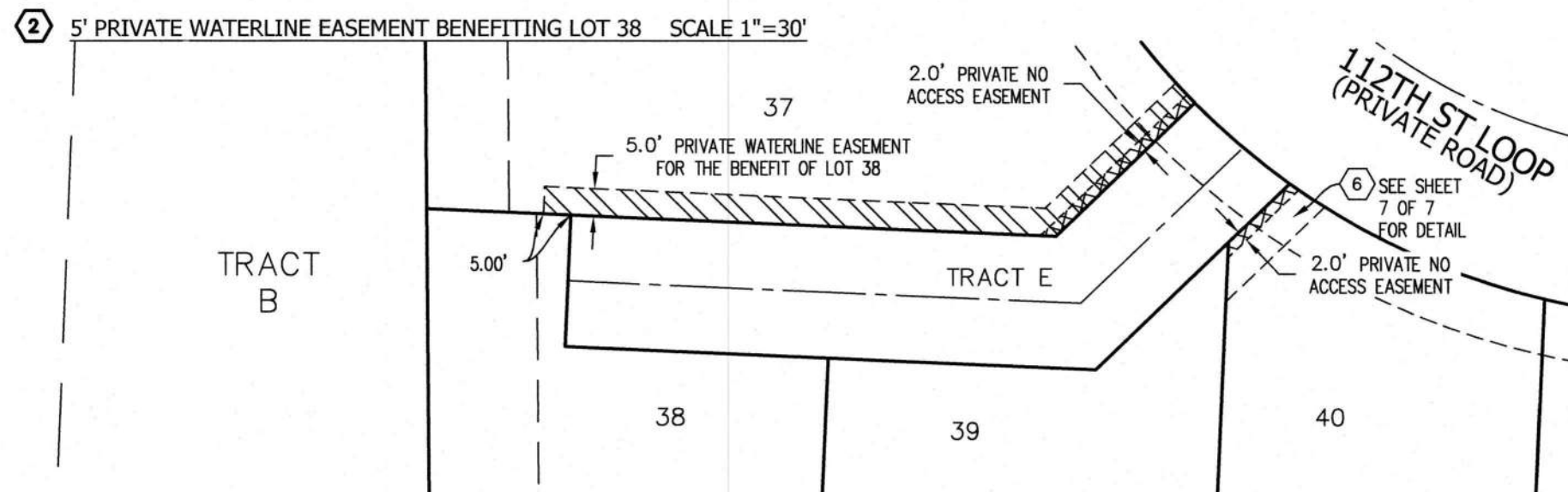
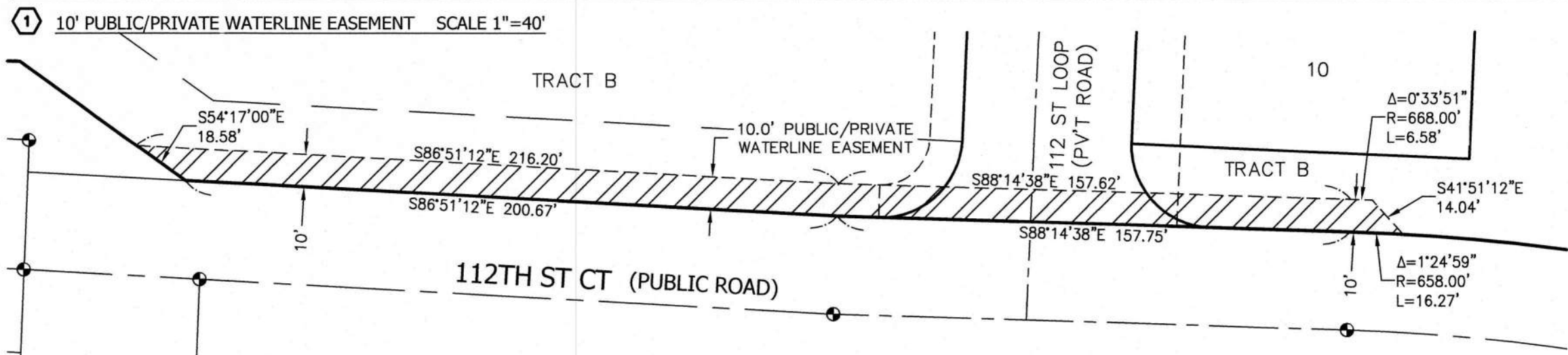
9027 PACIFIC AVENUE, SUITE 4
TACOMA, WASHINGTON 98444-6247
(253)474-3404 / FAX (253)472-7358

BURNHAM HEIGHTS (AKA SUMMIT POINTE)

SHEET 6 OF 7

A PORTION OF SE 1/4 OF THE SW 1/4 & SW 1/4 OF THE SE 1/4, SECTION 25, TOWNSHIP 22 NORTH,
RANGE 1 EAST, W.M. CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON

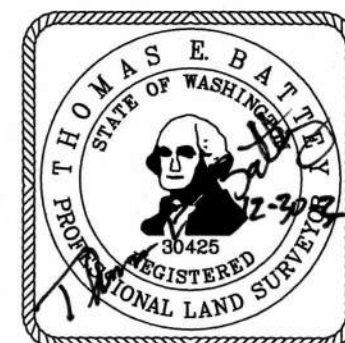
EASEMENTS



LEGEND

- 2 FOOT NO ACCESS EASEMENT
- PRIVATE SANITARY SEWER EASEMENT
- SHARED ACCESS EASEMENT
- WATER LINE EASEMENT
- EASEMENT, SEE SHEET 6 & 7 FOR FURTHER INFORMATION

SEE SHEET 7 FOR LINE TYPE LEGEND





**LARSON
AND ASSOCIATES**
LAND SURVEYORS
ENGINEERS
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9700 FP
12/30/2025

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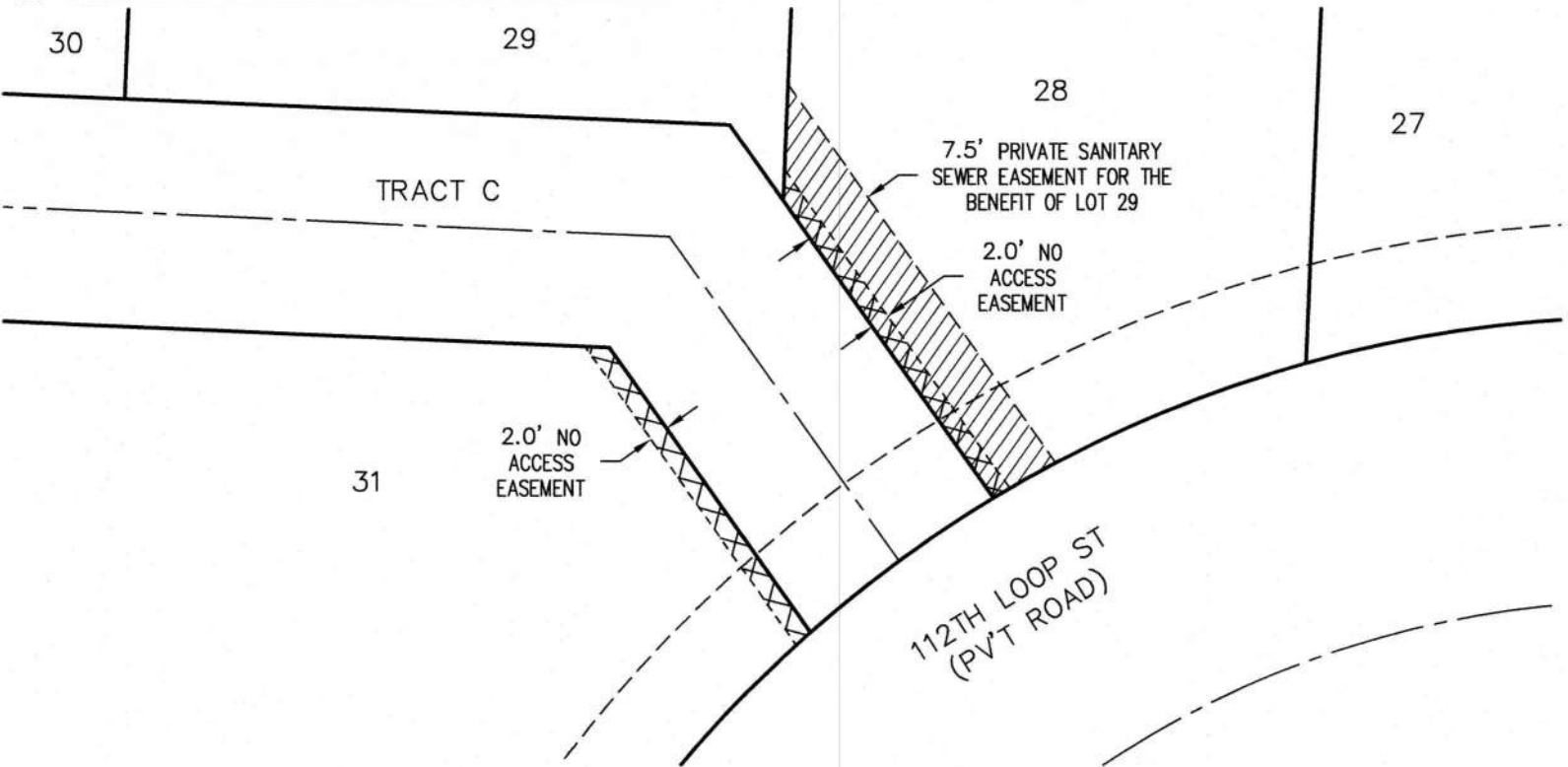
BURNHAM HEIGHTS (AKA SUMMIT POINTE)

SHEET 7 OF 7

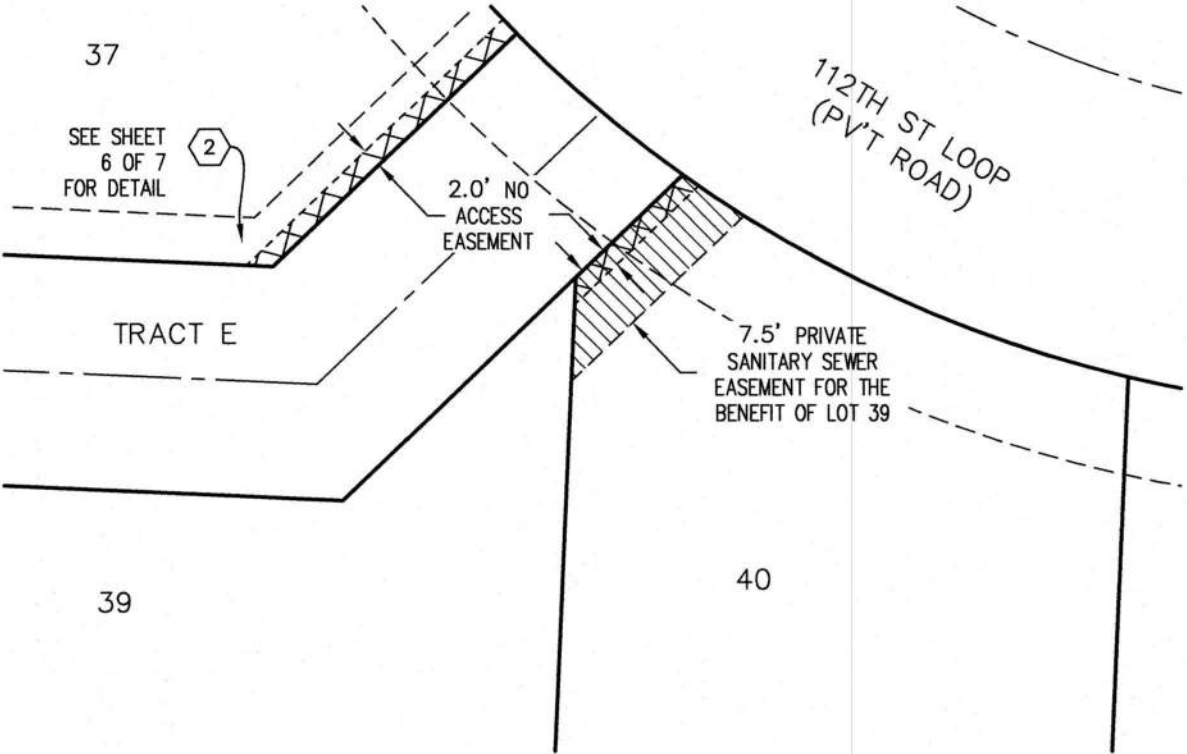
A PORTION OF SE 1/4 OF THE SW 1/4 & SW 1/4 OF THE SE 1/4, SECTION 25, TOWNSHIP 22 NORTH,
RANGE 1 EAST, W.M. CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON

EASEMENTS (CONTINUED)

4 7.5' PRIVATE SANITARY SEWER EASEMENT FOR THE BENEFIT OF LOT 29 SCALE 1"=20'



5 7.5' PRIVATE SANITARY SEWER EASEMENT FOR THE BENEFIT OF LOT 39 SCALE 1"=20'



LINTYPE LEGEND

- PROPERTY LINE
- ADJOINER LOT LINE
- LOT LINE
- SECTION SUBDIVISION LINE
- RIGHT OF WAY
- PUBLIC ROAD CENTERLINE
- PRIVATE ROAD CENTERLINE
- CHAIN LINK FENCE
- HOG WIRE FENCE
- LANDSCAPE BUFFER EASEMENT
- PRIVATE SANITARY SEWER EASEMENT
- PUBLIC SANITARY SEWER EASEMENT
- PRIVATE STORM DRAIN EASEMENT
- SHARED ACCESS EASEMENT
- SHARED ACCESS & UTILITIES EASEMENT
- UTILITY EASEMENT
- WATER LINE EASEMENT
- WOOD FENCE
- 2' NO ACCESS EASEMENT

LEGEND

- # EASEMENT, SEE SHEET 6 & 7 FOR FURTHER INFORMATION





**LARSON
AND ASSOCIATES**
LAND SURVEYORS
ENGINEERS
PLANNERS

9700 FP
12/30/2025

9027 PACIFIC AVENUE, SUITE 4
TACOMA, WASHINGTON 98444-6247
(253)474-3404 / FAX (253)472-7358



TO: Mayor Barber and City Council
FROM: Eric Baker, Community Development Director
SUBJECT: Closed Record Decision-Final Plat– Summit Pointe Plat
DATE: January 26, 2026

INFORMATION/BACKGROUND:

The applicant, Rush Residential, Inc., has requested final plat approval for the Summit Pointe Plat to allow the division of the property into 56 residential lots together with associated common tracts, private roadways, open space, and stormwater facilities. The plat will be served by an internal private road system and includes multiple tracts for common open space, stormwater management, and shared access. The site is located within the City of Gig Harbor in the SE ¼ of Section 25, Township 22 North, Range 1 East, W.M., Pierce County, Washington.

The Summit Pointe preliminary plat (PL-PPLAT-21-0001) was approved by the Hearing Examiner by decision dated July 10, 2025, authorizing a 56-lot residential subdivision subject to conditions of approval. The Hearing Examiner's decision incorporates the analysis and recommendations contained in the Hearing Examiner staff report for PL-PPLAT-21-0001 and requires, among other things:

- Construction of on-site and frontage improvements to meet applicable City street, utility, and access standards.
- Provision of adequate public water and sanitary sewer service to each lot.
- Construction and perpetual maintenance of stormwater facilities designed and constructed in accordance with the City's adopted stormwater standards.
- Establishment of a homeowners' association (HOA) and recordation of Covenants, Conditions, Restrictions, Easements and Reservations (CCRs) that assign responsibility for ownership and maintenance of common elements, including private streets, open space tracts, landscaping, and stormwater facilities.
- Recording of specific plat notes addressing private road responsibilities, no-parking areas within the plat and along certain frontages, and other use and maintenance limitations necessary to implement the conditions of approval.

The “Declaration of Covenants, Conditions, Restrictions, Easements and Reservations for Burnham Heights Homeowners’ Association (aka Summit Pointe)”, recorded concurrent with the plat, establishes the Burnham Heights Homeowners’ Association and defines “Units” as the 56 lots created by the Summit Pointe Plat. The CCRs assign responsibility to the HOA to own and maintain the platted tracts and common elements, including but not limited to:

- Tract A – Internal Private Road / Utilities
- Tract B – Open Space & Landscape
- Tracts C, D & E – Shared Access / Utility Tract
- Tract F – Open Space
- Tract G - Stormwater

The CCRs further clarify that the common elements include private roads, street trees, landscaping, drainage and stormwater facilities, signage, and related improvements. They also implement no-parking requirements within the subdivision, including restrictions on parking:

- In front of Lots 1–9 and 45–56 and along the plat boundary on 63rd Avenue, as depicted on Exhibit A – No Parking Area, and
- On the internal private road, where enforcement and fines are administered by the HOA, and along 112th and 63rd within City limits, where enforcement is by the City consistent with adopted ordinances.

These provisions are intended to implement and carry forward the Hearing Examiner’s conditions related to maintenance responsibilities, parking management, and long-term operation of subdivision infrastructure.

The final plat drawing dated December 9, 2025, together with the approved civil construction plans and recorded CCRs, comprises the proposal now before the City Council for final plat approval.

The following is an analysis of the request for consistency with the criteria for approval of a final plat in GHMC Chapter 16.06 and with the conditions of approval imposed on the project by the Hearing Examiner.

POLICY CONSIDERATIONS: Final Plat

Staff has reviewed the request for consistency with the criteria for approval of the final plat as specified in Gig Harbor Municipal Code (GHMC) Chapter 16.06, and has determined that the applicant has met the criteria for approval of the final plat as follows:

GHMC 16.06.004 Recommendation as prerequisites for final plat approval:

Each preliminary plat submitted for final approval shall be accompanied by the following recommendations:

- A. Local health department or other agency furnishing sewage disposal and supplying water as to the adequacy of the proposed means of sewage disposal and water supply;*

The City of Gig Harbor furnishes both water and sanitary sewer service to the site. Public Works has reviewed the project civil plans and confirmed that adequate public water and sewer facilities are provided to serve the 56 residential lots in accordance with City standards and applicable state regulations. All required extensions, fire hydrants, and service connections have been, or will be, constructed and accepted prior to recording of the final plat.

- B. Community Development Director's recommendation as to compliance with all of the terms of preliminary plat approval of the proposed plat or subdivision;*

The Hearing Examiner's preliminary plat decision dated July 10, 2025, for PL-PPLAT-21-0001 approved Summit Pointe as a 56-lot residential subdivision subject to conditions of approval.

Staff has reviewed the final plat drawing, the approved civil construction plans, and the Burnham Heights CCRs recorded with the Pierce County Auditor. Based on this review, staff finds that:

1. The final plat layout (lot configuration, number of lots, tracts, and right-of-way) is consistent with the approved preliminary plat and the Hearing Examiner's findings.
2. Required common tracts have been created and labeled consistent with the conditions of approval and CCRs:
 - Tract A – Internal Private Road / Utilities
 - Tract B – Open Space & Landscape
 - Tracts C, D & E – Shared Access / Utility Tract
 - Tract F – Open Space
 - Tract G - Stormwater

3. The final plat includes easements necessary for utilities, drainage, access, and maintenance as required by City standards and the Hearing Examiner's decision.
4. The recorded CCRs establish the Burnham Heights Homeowners' Association, assign common-element maintenance obligations (including private streets, open space, landscaping, and stormwater facilities) to the HOA, and contain provisions implementing the required no-parking areas and restrictions for internal streets and along 63rd Avenue and 112th Street, consistent with the preliminary plat conditions.
5. Frontage improvements and on-site civil improvements have been designed to meet City Public Works Standards and constructed or bonded consistent with the conditions of approval.

C. Approval of the City Engineer.

The City Engineer recommends approval of the final plat as all conditions imposed on the preliminary plat requiring engineering department approval have been constructed or improved satisfactorily.

GHMC 16.06.005-Criteria for approval of subdivisions:

A final plat application shall be approved if the subdivision proposed for approval:

- A. Meets all general requirements for plat approval as set forth in Chapter 16.08 GHMC, General Requirements for Subdivision Approval;*

Summit Pointe Plat has met the requirements of the Gig Harbor Municipal Code. The proposed subdivision conforms to all applicable zoning ordinances and the comprehensive plan. The applicant has complied with the requirements to dedicate open space, utilities and access easements. The approved record drawings document that the construction of required improvements comply with the City's adopted public works construction standards. In addition, the final plat contains the required certificates from the owner, surveyor, and city and county officials.

- B. Conforms to all terms of the preliminary plat approval;*

The proposed final plat of Summit Pointe Plat conforms to the conditions of the preliminary plat as follows:

HEX Condition 1: *All required perimeter landscape and screening buffers shall be vegetated to meet or exceed the requirements for residential plats, and consistent with the Consistency Review Map prepared by Larson and Associates, dated 4/15/22. This requirement shall be met prior to final plat approval.*

HEX Condition 2: *The required 25-foot wide perimeter landscape buffer and 40-foot transition zone buffer shall be established as a covenant on the final plat and*

labeled to identify the nature of the buffer.

HEX Condition 3: *Final landscape construction plans consistent with the landscape plans approved by the land use permit process shall be submitted with civil permit applications and shall include the required tree protection measures.*

This condition is informational in nature; the final plat complies with this condition.

HEX Condition 4: *The owner shall ensure that all recommended requirements of the critical area evaluation prepared by Georesources dated April 11, 2022, revised March 9, 2023, or as otherwise amended by revised reports, are implemented.*

This condition is informational in nature; the final plat complies with this condition.

HEX Condition 5: *The tree protection measures as specified in GHMC 17.78.092, and any tree protection measures recommended by the arborist of record, shall be implemented prior to any major excavation with heavy equipment. The applicant shall contact the Planning Division to conduct an inspection of the final tree protection fencing location prior to beginning work.*

This condition has been satisfied through the civil permit issued for the plat.

HEX Condition 6: *Any trees required to be retained pursuant to this land use approval which have subsequently removed or damaged shall be replaced per the requirements in GHMC 17.99.240.E.*

This condition is informational in nature; the final plat complies with this condition.

HEX Condition 7: *Any dedication, donation or grant as shown on the face of the plat shall be considered to all intents and purposes as a quitclaim deed to the said done(s) grantee(s) for his/her/their use for the purpose intended by the donor(s) or grantor(s)*

This condition is informational in nature; the final plat complies with this condition.

HEX Condition 8: *“No Parking” signs shall be installed along 112th Street on the opposite side of the street on which on-street parking will be allowed.*

This condition will be verified during the time of inspection.

HEX Condition 9: *The final Landscape Plan shall comply with all landscaping and buffering requirements as set forth in the Development Agreement and as identified on amended Exhibit C to the Agreement*

This condition is informational in nature; the final plat complies with this condition.

HEX Condition 10: *The owner shall pay stormwater mitigation fee prior to the approval of the final plat.*

Pursuant to Public Works, all requirements under this condition have been met in accordance with the Public Works Standards and the Storm Water Design Manual.

HEX Condition 11: *School and park impact fees, as required by GHMC 19.12.050.C.11 shall be collected for all residential development prior to the issuance of a building permit..*

This condition is informational in nature; the final plat complies with this condition.

HEX Condition 12: *The owner shall execute and record a Sanitary Sewer Maintenance Agreement, as approved by the City, with the Pierce County Auditor's office. The recording number (Auditor's File Number [AFN]) shall be noted on the final plat.*

The recording number has been noted on the final plat sheet two, plat note #9.

HEX Condition 13: *The owner shall execute and record a Stormwater Maintenance Agreement, as approved by the City, with the Pierce County Auditor's office. The recording number (AFN) shall be noted on the final plat*

The recording number has been noted on the final plat sheet two, plat note #6.

HEX Condition 14: *At the time of civil permit review, the Final Drainage Control Plan shall include a tabulation of the current and proposed impervious, pollution generating pervious and impervious, disturbed pervious, and undisturbed areas.*

This condition has been satisfied through the civil permit issued for the plat.

HEX Condition 15: *At the time of civil permit review, the Final Drainage Control Plan shall include the current storm drainage configuration.*

This condition has been satisfied through the civil permit issued for the plat.

HEX Condition 16: *The City may remove any traffic control devices placed or constructed within the City right-of-way not approved by this division. Any liability incurred by the City due to nonconformance by the applicant shall be transferred to the applicant.*

This condition is informational in nature; the final plat complies with this condition.

HEX Condition 17: *Permanent survey control monuments shall be placed to establish public street centerlines, intersections, angle points, curves, subdivision boundaries and other points of control. A minimum of two permanent survey control monuments shall be installed at locations determined by the City in accordance with the City's Public Works Standards and recorded with the Pierce County Auditor prior to final engineering approval of civil improvements.*

Pursuant to Public Works, all requirements under this condition have been met in accordance with the Public Works Standards.

HEX Condition 18: *The final plat map shall note (where quoted) or delineate the following:*

- a. *"WARNING: City of Gig Harbor has no responsibility to build, improve, maintain or otherwise service private roadways or driveways within, or providing access to, property described in this plat."*
- b. *"increased stormwater runoff from the private road(s), building(s), driveway(s) and parking area(s) shall not be directed to City infrastructure. Increased stormwater runoff shall be retained/detained on site and discharged at the approved outfalls."*
- c. *"Where seasonal drainage crosses subject property, no or disruption of the natural flow shall be permitted."*
- d. *Stormwater drain connections for runoff from buildings and parking surfaces shall be shown on individual building lots.*
- e. *Provisions shall be made for the private roads and easements to be open at all times for emergency and public service vehicle use.*
- f. *"This plat is subject to stormwater maintenance agreement recorded under the primary AFN."*
- g. *"Stormwater/Drainage easements are hereby granted for the installation, inspection, and maintenance of utilities and drainage facilities as delineated on this plat map. No encroachment will be placed within the*

easements shown on the plat that may damage or interfere with the installation, inspection, and maintenance of utilities. Maintenance and expense thereof of the utilities and drainage facilities shall be the responsibility of the property owner(s) or its heirs or assigns, as noted under the stormwater maintenance agreement for the plat.”

- h. The private road shall not be gated at the entrance without providing access to all water meters for reading.*

The language has been included on sheet two of the final plat as plat notes #1-8.

- C. Meets the requirements of Chapter 58.17 RCW, other applicable state laws, this title and any other applicable city ordinances which were in effect at the time of preliminary plat approval.

The proposed final plat meets the requirements of Chapter 58.17 RCW, the requirements of Title 16 and those of other applicable city ordinances.

- D. *Director’s Decision:* Eric Baker, Community Development Director, recommends that the City Council move to **adopt** this resolution approving the final plat for Summit Pointe Plat.

RESOLUTION 1352

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, APPROVING THE FINAL PLAT FOR SUMMIT POINTE, LOCATED ALONG 112TH STREET COURT NEAR ITS INTERSECTION WITH 63RD AVENUE NORTHWEST, AND CITY OF GIG HARBOR FILE NO. PL-FPLAT-25-0001.

WHEREAS, on July 10, 2025, the City of Gig Harbor Hearing Examiner conditionally granted preliminary plat approval to The Summit Pointe Preliminary Plat, located 112th Street Court near its intersection with 63rd Avenue Northwest; Pierce County Assessor-Treasurer Parcel Number 0122253072, 0122253074, and 0122254092; and

WHEREAS, an application for final plat approval was submitted to the city on July 10, 2025, and deemed complete August 6, 2025; and

WHEREAS, the proposed final plat application materials were circulated to the appropriate departments of the city for review; and

WHEREAS, the city requested revisions to the final plat drawing and CC&Rs on September 9, 2025; and

WHEREAS, the applicant worked with the City through multiple rounds of review to comply with all necessary code requirements, address all requested revisions, and pay all required fees; and

WHEREAS, on January 2, 2026, the city accepted the final record and survey drawings submitted by the applicant for the public and private infrastructures required in the civil construction of the plat; and

WHEREAS, the final drawings of the proposed final plat and requested documents were circulated to the appropriate departments of the city and recommendations for approval were obtained; and

WHEREAS, the proposed plat certificate has been reviewed by the city attorney and all certificates of completion as required by GHMC Section 16.06.001 have been received; and

WHEREAS, the city council reviewed the application for the final plat at its regular meeting of January 26, 2026;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Gig Harbor, Washington:

Section 1. Findings. The city council hereby finds that, pursuant to Gig Harbor Municipal Code 16.06.005, the Summit Pointe Plat, subject to the conditions imposed in Section 2:

1. Meets all general requirements for plat approval as set forth in Chapter 16.08 GHMC, General Requirements for Subdivision Approval; and
2. Conforms to all terms of the preliminary plat approval with a landscaping bond accepted in lieu of installation of the required and uncompleted landscaping; and
3. Meets the requirements of Chapter 58.17 RCW, other applicable state laws, Title 16 GHMC, and all applicable ordinances which were in effect at the time of preliminary plat approval.

Section 2. Approval: Conditions. The city council hereby approves the Summit Pointe Final Plat, File No. PL-FPLAT-25-0001, subject to the following conditions:

1. Declaration of Covenants, Conditions and Restrictions for The Burnham Heights Homeowners Association shall be recorded with the County Auditor prior to the recording of the final plat.

Section 3. The city council directs the mayor and all other appropriate city officials to inscribe and execute the city's written approval on the face of the plat.

Section 4. The city shall record the final plat with the county auditor, at the expense of the applicant, after all inspections and approvals, and after all fees, charges and assessments due the city resulting from the subdivision development have been paid in full.

ADOPTED by the City Council of the City of Gig Harbor at a regular meeting thereof, held this 26th day of January, 2026.

Mary K. Barber
Mayor

Attest:

Joshua Stecker, CMC
City Clerk

GENERAL FUND – NON-DEPARTMENTAL
Admin – City Clerk

Goal	Status of Goal (as described in the 2025-26 Budget)
Continue to facilitate the appropriate and timely response to the increasing volume of public records requests to be more open, accountable, and responsive to the public. Implement the public records policy.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 50% Notes:
Continue to implement open data access on the city's website. Open data can facilitate government transparency, accountability, and public participation.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 50% Notes:
Work for continued compliance with document and electronic records retention and ways to facilitate record retrieval through the Records Management Committee.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 50% Notes:
Develop a Gig Harbor Citizens Academy to provide a transparent learning and partnership opportunity with the public.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 0% Notes: Objective deprioritized by administration for 2025
Manage the Americans with Disabilities Act (ADA) compliance as the city's ADA Coordinator. Ensure high standard of ADA compliance.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 50% Notes:
Support tourism and tourism organizations through lodging tax grant funding.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 50% Notes:
Develop a Cultural Access Program.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 25% Notes: This initiative is on pause, as it was not supported by GH voters.
Support establishment of a Creative District.	Goal on track to be met by end of 2026: ☐ Yes ☒ No

	Goal will be met under budget: ☐ Yes ☐ No Percent complete as of 12/31/25: 0% Notes: Objective deprioritized by administration
Support sister city activities.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 50% Notes:
Review and amend city fee schedules.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 50% Notes:

GENERAL FUND – NON-DEPARTMENTAL
Admin – Communications & Community Relations

Goal	Status of Goal (as described in the 2025-26 Budget)
Create a citywide Communications Strategy and Plan. \$50,000 (2025)	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 40% Notes: This will evolve as the city strategic plan is updated and finalized.
Develop a city social media policy to avoid violations of OPMA.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 100% Notes: City social media policy (A-18-03) was adopted on 12/10/2018. Additional social media guidelines were deployed in April 2025. Issues related to OPMA violations on social media platforms are unknown to the communications manager. Concerns about rolling meetings on any platform should be addressed through training on OPMA rules.
Launch City of Gig Harbor Instagram account. Consider other social media opportunities.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 0% Notes: Revisions to this goal may be needed as the city strategic plan is revised.
Collaborate with all departments to share city project information with the public in an interactive manner. Utilize electronic and paper methods. \$50,000 (2025-26)	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 100% Notes: This is coordinated through the PW StoryMap, Traffic Alerts, News Flashes, GAB, social media, flyers, and in-person events. This budget could be repurposed for on-call graphic design services or to expand staff access to Adobe Creative Suite, Canva, or social media

	platform management (Hootsuite) tools.
Develop and maintain a Community Advisory Committee Program to increase communication and interaction with neighborhoods. \$20,000 (2025-26)	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 0% Notes: Revisions to this goal may be needed as the city strategic plan is revised.
Maintain and enhance the Gig-A-Byte newsletter.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 100% Notes: New community events guidelines and redesigned layout deployed in August 2025.

GENERAL FUND – NON-DEPARTMENTAL

Objective	Status of Objective (as described in the 2025-26 Budget)
Financial. The annual audit performed by the state auditor's office: \$50,000. Insurance for General Governmental activities: \$912,938.	Objective on track to be met by end of 2026: ☒ Yes ☐ No Objective anticipated to be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 50% Notes: 2024 Annual SAO Audit still in progress as of January 13,2026.
Operating transfers out. General fund transfers to other funds for 2025-26 are as follows: Transfers out by fund amounts Street Operating \$5,500,000 Building Capital 150,000 LTGO Debt <u>1,950,000</u> <u> Total \$7,600,000</u>	Objective on track to be met by end of 2026: ☒ Yes ☐ No Objective anticipated to be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 23% Notes: Transfers to funds will occur as needed

GENERAL FUND – NON-DEPARTMENTAL
Admin – Housing, Health and Human Services Program

Goal	Status of Goal (as described in the 2025-26 Budget)
Identify grant funded opportunities to establish, support, and sustain a Designated Co-Response Program. This program would fall under the leadership of the Housing, Health, and Human Services Program Manager in partnership with Gig Harbor Police Department and Gig Harbor Fire & Medic One.	Goal on track to be met by end of 2026: x Yes ☐ No Goal will be met under budget: x Yes ☐ No Percent complete as of 12/31/25: 40% Notes: Working closely with PD in determination of program development.
Implement City Youth Council. \$5,000 annually	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 100% (implementation) Notes: Youth Council has been implemented and is ongoing.
Community, Diversity, and Equity Mayoral Committee. \$5,000 annually	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 100% Notes: Final presentation will be completed in the next two weeks.
Maintain H3 program high level of service.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 100% Notes: Continually ongoing
Research and develop the city's response to homeless encampments.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 100% Notes: City policy written and adopted.
Update income guidelines for Senior Discount Utility Program.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 100% Notes: Updated program launched 1/1/25

GENERAL FUND – NON-DEPARTMENTAL
Admin – HR

Goal	Status of Goal (as described in the 2025-26 Budget)
Productivity and efficiency – a priority focus in this budget cycle is identifying a Human Resources Information System (HRIS) solution supporting the effective administration and reporting of attendance, benefit management, payroll, performance management, talent acquisition, timekeeping, training, and more. \$45,000 one-time implementation cost (2025-26); \$50,000 annually	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 100% Notes: Implementation has been completed and the program fully operational as of October 2025.
Rewards and recognition – enhance staff engagement by developing a framework for celebrating and rewarding special projects, achievements, service excellence, teamwork, and overall performance.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 50% Notes: Staff reward and recognition efforts are occurring continuously.
Safety and risk – engage with and utilize full scope of services and standards established by Risk Management Service Agency (RMSA), mitigate risk factors by prioritizing timely staff safety training.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 38% Notes: Safety and risk measures are in place and continuously being reviewed and implemented. Staff refresher trainings are assigned and completed as appropriate, i.e. defensive driving, harassment, discrimination. Working with Chief Federici and team to develop a mandatory all-staff active shooter training course for 1Q of 2026 as part of an overall critical incident training program.
Staff experience – improve onboarding with an enhanced New Employee Orientation Program, sustain Well City and Better Commuter Business awards, assess and implement wage study recommendations as the budget allows, further integrate DEIB in support of creating an atmosphere where everyone has an equal opportunity to thrive, feels valued, respected, and empowered to contribute their unique perspectives and talents.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 50% Notes: The WellCity program is championed by the city’s wellness committee. Staff engagement and participation in events and activities continues to be strong. In 4Q there were several well-attended holiday events and successful wellness program promotion and engagement efforts. The

	December DEIB session was focused on learning about holiday traditions in various cultures.
Staff training and development – performance evaluations, supervisory training, leadership academy.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 50% Notes: Harbor Rising, the city's inaugural development program for emerging leaders, concluded with 11 graduates from departments across the city. Several staff attended discipline-specific conferences (i.e. planning, communications, public safety, etc.) and some supervisors attended drug and alcohol training facilitated by the city's insurance carrier.
Conduct an ITS staffing study. \$45,000 (2025)	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 100% Notes: ITS staffing study has been completed. The final report will be utilized by the new ITS Manager to guide and prioritize their workplan. A presentation will be provided to council by the consultant in a January study session.
Update safety manual and accident prevention program.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 0% Notes: Project currently pending the Risk & Safety Program Manager hire.

GENERAL FUND – NON-DEPARTMENTAL
Admin – ITS

Goal	Status of Goal (as described in the 2025-26 Budget)
Fund Management: Establish ITS internal service fund	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 5% Notes:
Data Management: - Migration of data from box.com to Microsoft 365 to align the city's data with the productivity products used by city staff. - Equipment refreshes server and storage hardware citywide due to vendor planned obsolescence. Servers (5) Replacement Cost \$103,870 with Storage \$62,282 and Firewalls \$39,487. - Continue to migrate services that rely on legacy plain old telephone systems (POTS) to more cost-effective options.	Goal on track to be met by end of 2026: ☐ Yes ☒ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 50% Notes: SmartGov linked documents will require extensive manual effort to migrate from BOX to OneDrive, this is still being researched. Server hardware refresh is complete. Firewalls at PWOPS and WWTP to be replaced 1/2026. POTS project on track for EOY completion
Cyber Security: - Cyber Security Penetration Testing and Remediation. \$60,000 - Implementation of Multi-factor Authentication (MFA) at Windows logon. \$20,000	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 65% Notes: Pen testing completed. MFA on track for completion by 11/2026.
Building Facilities: - Collaborate with Public Works to implement fire protection/detection systems in the server room. Installation and Training \$31,500 - Collaborate with Public Works to upgrade fiber optic cables that feed the Public Works Operations and Wastewater Division buildings from Civic Center.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 5% Notes: Public works facilitating fire suppression system. Determined that installing city-owned fiber to PW and WWTP is not cost effective, ITS to secure better fiber network service from new vendor. Likely to be completed before EOY 2026.

GENERAL FUND – NON-DEPARTMENTAL
Admin - Mayor/City Administrator

Goal	Status of Goal (as described in the 2025-26 Budget)
Maintain state lobbying contract. \$40,000 annually	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 50% Notes:
Provide funding for the Gig Harbor Waterfront Alliance and its continued activities to promote downtown businesses. \$25,000 annually	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 50% Notes:
Collaborate with local organizations in support of senior services and activities. \$40,000 annually	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 5% Notes:
Support creative art endeavors in the city in implementation of the arts and culture element of the comprehensive plan. \$35,000 annually	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 50% Notes:
Promote and attract new businesses to downtown Gig Harbor through a variety of methods.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 12.5% Notes:
Sister City Program support. \$5,000 (2025-26)	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 0% Notes: No request for funding received YTD
Emerging Leaders Training Program. 2025 will be the inaugural year for the City of Gig Harbor Emerging Leaders Training Program, intended to provide training opportunities for staff interested in advancing their careers into the management and leadership realm of municipal government. \$5,000 annually	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 50% Notes:

CAPITAL PROJECTS - CITY BUILDINGS

Goal	Status of Goal (as described in the 2025-26 Budget)
Civic Center HVAC Upgrade. The city completed a feasibility study in 2022 to identify Civic Center HVAC replacement alternatives that reduce the city's carbon emissions, reduce energy costs, and reduce future maintenance costs. Based on the outcome of the feasibility study, the city initiated a construction contract in 2023 with MacDonald Miller, as a Washington State Department of Enterprise Services Energy Services Company, to replace the Civic Center's HVAC system. This work will be completed in early 2025. \$150,000	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 98% Notes: The contractor has completed all installation work and is currently balancing and fine tuning the operation of the new equipment.
Civic Center Fire System and Intrusion Upgrades. The current building fire system at the Civic Center was installed when the building was constructed over 19 years ago. The current equipment and software are no longer supported by the vendor. Additionally, per updated requirements of the Federal Bureau of Investigation (FBI), this system must have fire suppression installed by 2026. The proposed new equipment will include new fire control panel, smoke beam sensors, emergency door closing units, a fire suppression system for the computer server room, and access card readers to certain interior double doors. This project also will replace the outdated intrusion system in the Civic Center with new door/motion sensors and keypads and add security cameras at various locations throughout the Civic Center. \$87,500	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 0% Notes:
Operations Center Decant Facility. The City of Gig Harbor currently has an agreement with the City of Port Orchard to use Port Orchard's decant facility for Gig Harbor's vector waste. While this agreement provides a less expensive alternative than other regional disposal facilities, trucking waste to Port Orchard is expensive and time consuming. Additionally, the ability to wash and maintain vehicles, including the street sweeper, does not exist at our current facility.	Goal on track to be met by end of 2026: ☐ Yes ☒ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 20% Notes: Staff are collaborating with the design consultant to consider project cost-saving options. Enhanced maintenance plan has been submitted to Ecology. If approved, we will pursue a CN grant with funding available in

The city has space and infrastructure at the Operations Center to install a decant facility. This objective will complete the design, permitting, and construction of a new decant facility in 2025 at the existing Operations Center. The city will review funding sources, including a grant through Department of Ecology, by way of an enhanced stormwater maintenance plan and the city's Opportunity fund through Pierce County Flood Control Zone District. \$1,500,000	2027. Project is at 30% design currently.
Operations Center Fueling Station. The city currently relies on retail fueling for all vehicles and equipment. These retail facilities are unreliable, often provide poor fuel quality, and increase the possibility of fraud. Adding a fueling station at the Operations Center for both diesel and unleaded fuel will provide the city with fuel during emergency responses, reduce fuel costs, provide greater accountability, and help the city meets its climate goal by providing a climate-friendly R99 diesel option that will also reduce maintenance costs over time with reduced emissions. \$480,000	Goal on track to be met by end of 2026: ☐ Yes ☒ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 20% Notes: For cost saving measures, this project is included as part of the design effort for the Decant Facility project. Project is at 30% design and on the same track as the Decant Facility.
Civic Center Security Upgrades at Reception Areas. The Civic Center has four counters that have no separation between the public and staff. This proposed work would provide improved security features, including placing a security barrier between staff and the public. \$30,000	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 15% Notes: The city is preparing to construct a glass storefront at the entrance to Building A in early 2026.
Civic Center Police Department Security Gate Upgrades. This work consists of replacing the two original security gates at the Civic Center with new security gates. The original gates are worn and require routine maintenance, for which most parts are no longer available. Additionally, the original gates do not meet the current safety standards and vendors are no longer willing to fabricate replacement parts due to liability reasons. This work was originally anticipated to be completed in 2024. \$75,000	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 5% Notes:

CAPITAL PROJECTS - PARKS DEVELOPMENT

Gig Harbor Sports Complex Phase 1B - Construction. The city has been proceeding with developing a sports complex in Gig Harbor North since the city acquired park land in this area in 2011. The city then developed a series of master plans for the sports complex and the scope of the complex increased until 2018 when the project developed into the phased development of what we have today. The current Phase 1 consists of two sub-phases that are interrelated but not equivalent. The YMCA will proceed with the Phase 1A project, which consists of two artificial turf fields with associated lighting and parking. The city is proceeding with Phase 1B, which includes a pickleball and bocce ball courts, multiple playgrounds, multiple pavilions, and a natural turf open space. The design and permitting effort for the project was initiated in 2022 with construction beginning in May 2024. The construction is anticipated to be completed by early 2025. \$2,000,000	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☐ Yes ☒ No Percent complete as of 12/31/25: 98% Notes: Substantial completion is issued for the project. Contractor is completing punch list and change order work. The project will be slightly over budget due to the need to construct a dumpster enclosure. City council approved the additional budget expenditure for the trash enclosure work.
Crescent Creek Restroom Remodel – Design, Permitting, and Construction. The restrooms at Crescent Creek Park were built in the 1970s and do not fully meet ADA standards. The fixtures inside the restrooms are old and wearing out. This project would improve ADA accessibility and provide modern fixtures to the popular park by hiring a consultant to design and permit for ADA improvements, add a new roof, and provide lockable unisex bathrooms. \$190,000	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 2% Notes: Draft floorplan design completed as part of Crescent Creek Master Plan update contract.
Crescent Creek Play Area Resurfacing and Sand Pit Modifications. The pebble flex surface of the playground area at Crescent Creek Park has reached the end of its useful life. This project would install an artificial turf product designed for playground retrofits over the top of the pebble flex, keeping with the water and land themes in colored product. This same material is being used at Phase 1B of the sports complex. Additionally, the sand from the sand pit has caused	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 0% Notes:

degradation to the surface faster than expected when the sand inevitably leaves the sand pit. This project would either move the sand pit outside the playground or add a fence to the area. \$40,000	
Soundview Forest Tree Maintenance. An arborist report was conducted in Soundview Forest in 2018. Many trees were identified as needing to be removed or serviced for the health of the forest. This work would hire a tree service company to implement the recommendations of the arborist report. \$125,000	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 5% Notes: Should go out to bid by end of February.
Crescent Creek Park – Master Plan. The city’s Crescent Creek Park (previously known as “City Park”) has developed, redeveloped, and expanded in a sporadic fashion, with six parcels and four different zones. Staff, with the support of a consultant, will conclude the public visioning that began in 2022 then establish, with Council support, a master plan for Crescent Creek Park. The planning efforts were put on hold for a year to allow a group of area residents to come up with a plan to save the Masonic Lodge. \$110,000	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 95% Notes: Scheduled for council adoption 1/26/26
Jerisich Dock – Design, Permitting, and Re-decking. During king tides, the decking on the pier portion of Jerisich Dock often lifts up and floats on the water. A structural analysis of the pier is needed to determine the structural integrity of the pier. Additionally, the floats need to be analyzed for structural integrity, along with the dingy dock. Some structural repairs will likely be required along with the associated engineering. A total replacement of the decking materials will be performed after the structural analysis is completed. All repairs will be completed by city staff. \$66,000	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 0% Notes: Staff is working with a consultant to provide a preliminary project scoping assessment.
Finholm View Climb - Structural Analysis, Design, and Permitting. Structural failures in 2023 highlighted the need for a full structural analysis of the city’s Finholm View Climb. This work will also include completion of any necessary design and permitting to complete future improvements to the structure. \$30,000	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 0% Notes:

Adam Tallman Park – Wetland Review and Trail Improvements. The wetlands at Adam Tallman Park continue to expand and the trails frequently flood and cause tree mortality. The paved portion of the trail is hazardous due to tree root growth which causes buckling. This project would hire a wetland biologist to review the wetlands and recommend enhancements and management techniques. The pavement would likely be removed and replaced with fine gravel that would be ADA compliant, while also allowing materials to be repositioned when conditions change. Construction of the improvements would be completed by a non-profit work crew to re-establish the trails. \$50,000	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 3% Notes: Scope and fee for wetland and habitat
Loop Trail Construction and Signage at txʷaalqəl Conservation Area (Phase 2). The various funding agreements for Phases 1, 2, and 4 of the city's txʷaalqəl Conservation Area require public access via pedestrian trails. The primary proposed trail is a loop trail on Phase 2. For this loop trail, there is an existing roadbed and bridge that was slated to provide public access to the existing, overgrown pedestrian trails. However, the bridge was found to need significant structural repairs prior to being used. Therefore, for this objective the city will consider designing and permitting a new pedestrian access from the Cushman Trail to the existing trails. This project will also include marked trails, signage, and a small parking area at the Phase 3 site. The city is considering contracting with a non-profit work crew to develop and enhance the trails and other related work on the conservation properties. This objective will also complete a feasibility study to consider next steps for the existing bridge and complete initial design based on the outcome of the feasibility study. \$75,000	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 15% Notes: Design complete. TPU needs to amend agreement. Waiting on this to begin construction. We have verbal approval from TPU for the project, but need to wait for official paperwork.
Splash Pad Replumbing and Rewiring – Design and Construction. The splash pad at the Welcome Plaza at Skansie Park was originally designed as an artistic water feature, not a publicly accessible splash pad. This change to a public splash pad led to the	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 5%

primary components being placed in an underground vault in the middle of the plaza. To use the feature as a public splash pad, the vault needs to be accessed daily by staff. With the equipment being placed in a damp, enclosed environment and with staff needing frequent access, the piping and electrical controls have broken down. This project intends to replumb and rewire the splash pad to make it accessible above ground and allow for longer life of the system, as well as ease of maintenance. \$250,000	Notes: Consultant kickoff to begin in January, 2026. Construction expected in fall of 2026.
Basketball Court at Civic Center Skate Park – Design and Permitting. This project would design and permit an outdoor basketball court at the skate park located at the Civic Center campus. This work could be consolidated with the Grandview Restroom Removal/Construction project. \$45,000	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 0% Notes:
Commercial Fishing Homeport Design, Permitting, and Construction. In 2012, the city purchased three waterfront parcels along Harborview Drive which eventually became Ancich Waterfront Park. Due to its waterfront location, the city's vision for the site quickly focused on waterfront uses, including access for commercial fishing vessels, human powered craft, and public access. The park vision was adopted through Resolution 949 in 2013 and soon after the city applied for grants and looked for other funding sources. Due to funding constraints, the city decided to develop the site in phases that included upland development, human powered craft launch site, and commercial fishing operation development. The upland development was completed in 2018. The human powered craft launch site was completed in 2021. This proposed objective will complete the design and permitting effort, then initiate a construction contract for the new float system for the commercial fishing homeport at the park. \$3,480,000	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 42% Notes:
Gig Harbor Sports Complex Phase 1A. The YMCA has a lease agreement with the city from 2021 that allows the YMCA to manage and use the Sports Complex Phase 1A site, north of the Phase 1B project. The	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 80%

YMCA must construct Phase 1A, including two lighted, artificial turf fields. The city will be contributing HBZ funds and multiple grants to help construct Phase 1A. The city anticipated using a \$120,000 Pierce County Appropriation as part of the Phase 1A work; however, due to the expenditure timeline this amount was spent on Phase 1B and the remaining \$120,000 in REET funds from Phase 1B are allocated to Phase 1A. The anticipated timeline for completion of Phase 1A is 2026. \$2,329,820	Notes: City's role in Phase 1A funding is complete. The funds have been handed over, and the legislative appropriation has been closed out.
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CAPITAL PROJECTS - STREET DIVISION

Burnham Drive Half-Width Roadway Improvements Phase 1A – Construction. Complete the construction of approximately 1,400 LF of pedestrian and roadway improvements along the east side of Burnham Drive, between 96th Street and the northerly Eagles driveway, where a sidewalk gap exists. This work will also replace a storm culvert with a bridge to enhance fish passage (identified separately in Storm Capital, fund 412). The bridge and the roadway project were awarded as one contract with two bid schedules. This project was also awarded a Transportation Improvement Board (TIB) grant in their 2023 call for projects. \$3,000,000	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☐ Yes ☒ No Percent complete as of 12/31/25: 100% Notes: This project has received physical completion. Engineering and Finance staff are working together and tracking that any project overages are addressed and reallocated between other streets and utility funds. Project is going through public works contracting close out procedures.
Wollochet Drive/Wagner Way Intersection Improvements. Complete the construction of a traffic signal at the intersection of Wollochet Drive and Wagner Way. This project will include ADA upgrades and will interconnect this signal to the remaining signals in the Wollochet Drive corridor. This project was awarded a TIB grant in the 2023 call for projects. \$800,000	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 97% Notes: City has issued substantial completion for the project. Waiting on minor electrical work to be completed in Q1 of 2026.
Pavement Maintenance and ADA Improvements – Soundview Drive (Hollycroft to Magnolia). The city's Water Division completed the Soundview Drive Watermain Replacement project in 2024. However, with this project the city only completed an asphalt trench patch, which is interim and does not meet the city's standard.	Goal on track to be met by end of 2026: ☐ Yes ☒ No Goal will be met under budget: ☐ Yes ☒ No Percent complete as of 12/31/25: 15% Notes: 30% design for Soundview reviewed by engineering staff. However,

The existing patch must be replaced with a full pavement replacement for the lane in which the watermain was placed. Further, due to existing pavement conditions, the entirety of Soundview Drive along the limits of the watermain project is a top candidate for pavement maintenance by means of an asphalt overlay. However, the Water Division cannot pay for street improvements per RCW. Therefore, this objective would design and construct ADA improvements along Soundview Drive and complete asphalt overlay in the same project limits as the 2024 watermain project using funds from both Water Capital and Street Capital. From a previously deferred objective, this work will include installation of a new rectangular rapid flashing beacon near the 5600 block of Soundview Drive. The estimate for this project is \$2,780,000, of which \$1,780,000 is identified in Street Capital and \$1,000,000 is identified in Water Capital. \$1,780,000	based on the mid-biennial budget amendment, Staff is pursuing a contract amendment with consultant team to add Borgen and Harborview design to the project scope. Borgen and Harborview were originally deferred to a future budget cycle. Unfortunately, the pavement condition warranted moving the design construction to 2026-27. Staff anticipates bringing a design contract amendment to council on January 26th, 2026 to include the additional design effort for the addition of Soundview lighting, Borgen pavement maintenance design, and Harborview Pavement maintenance design.
Grandview Street/Pioneer Way Signal Loop Replacement. The loops at the Grandview Street/Pioneer Way intersection have failed and can no longer detect vehicles approaching the intersection. This signal is temporarily set in a timed mode and regularly gives a set amount of green time per intersection leg. There are multiple trench patches throughout the intersection which have contributed to the poor pavement condition. This objective will design and construct new signal loops. \$250,000	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 15% Notes: The city has decided on a path forward to repair the failed loops that will be less impactful and for a lower cost.
Pavement Maintenance and ADA improvements – 38th Avenue (city limits to 41st Street). This project will perform pavement maintenance on 38th Avenue based on the city's pavement maintenance ratings. When the city moves forward with the overlay project, all impacted ADA pedestrian facilities along the corridor are required to be brought into compliance with current standards. \$200,000	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 15% Notes: This effort is being completed with the Soundview pavement maintenance design contract. 30% design complete.
38th Avenue Phase 2 Half-Width Roadway Improvements. This objective will construct half-width roadway improvements along the east side of 38th Avenue from 56th Street to	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No

Hunt Street. This objective will also coordinate the installation of dry sewer in accordance with the associated Wastewater Capital objective. The city is prioritizing saving mature trees in the corridor and using low impact development stormwater practices where soil infiltration rates allow. The project design is anticipated to be complete in 2024, while the right of way and construction phase will extend into the 2025-26 budget cycle. The city is applying for TIB grants for this project via TIBs 2024 call for projects. \$4,645,000	Percent complete as of 12/31/25: 50% Notes: The city has received 100% contract documents for review. Engineering staff received direction from council at a study session to inform the dry sewer design. Engineering and finance are working together to redistribute funds and confirm any potential project overages are a transferred between streets and utility funds.
38th Avenue Phase 2 Half-Width Roundabout Improvements. This objective will construct a roundabout at the intersection of 56th Street and 38th Ave. A traffic impact analysis was conducted by the city that demonstrates the need for a roundabout instead of a signal at this location as a long-term intersection control. A roundabout will improve vehicular level of service and enhance vehicular safety, while accommodating for pedestrians and cyclists. \$3,310,000	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 50% Notes: The city has received 100% contract documents for review. The city is currently working with adjacent property owners to acquire right of way.
New Streetlight Installations – Peacock Hill Avenue and Borgen Blvd (West End). Consultant to perform illumination analysis. Operations staff to purchase and install nine new 20-foot streetlights along the east side of Peacock Hill Avenue from Vernhardson Street to Ringold Street. Along Borgen Blvd this work will occur between the western Target entrance and the lower roundabout. This will fill in a gap of streetlights along this section of roadway and is mostly located along the city's own property. \$60,000	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 30% Notes:
Wollochet Drive/SR 16 Westbound On-ramp Right Turn Lane. Complete the design and construction of a right turn lane along eastbound Wollochet Drive to the SR 16 westbound on-ramp. This project has been awarded state funds and requires coordination with WSDOT. Design and/or construction of this project may be combined with staff supported objective #6. \$1,450,000	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 55% Notes: The city returned comments on 60% plans. Coordination with WSDOT is ongoing. Both interchange projects will be bid as 1 project.
Wollochet Drive/SR 16 Eastbound Off-ramp Right Turn Lane. Complete the design	Goal on track to be met by end of 2026: ☒ Yes ☐ No

and construction of a right turn lane on the SR 16 eastbound off-ramp approaching the signal. This project has been awarded state funds and requires coordination with WSDOT. Design and/or construction of this project may be combined with staff supported objective #5. \$2,050,000	Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 55% Notes: City returned comments on 60% plans. Coordination with WSDOT is ongoing. Both interchange projects will be bid as 1 project.
Harbor Hill Drive Landscape Mitigation. As part of the Harbor Hill Drive extension project constructed in 2017, the city removed some native vegetation within a portion of Northarbor Business Park. This objective will complete the installation of landscape mitigation associated with the removal of this native vegetation. \$110,000	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☐ Yes ☒ No Percent complete as of 12/31/25: 30% Notes: Engineering staff has consulted with a landscape architect to ensure a superior project with the appropriate tree selection and optimal survivability rates. The Harbor Hil storm pond will be the primary location for the replantings. Project bid opening scheduled for January 14, 2026. Engineer's estimate is higher than what is identified in the budget. Staff will know more when bids are received.
Peacock Hill Avenue Half-Street Improvements – Design and Permitting. The city initiated a design contract in 2024 to install city standard half-street frontage improvements along the west side of Peacock Hill Avenue between the 9900 block and Apollo Way. Due to topography, the project will require property acquisition to install slopes and/or walls behind sidewalk. Additionally, in conjunction with this street improvement project, the city is installing a new watermain along the limits of the street improvements in the 450 Zone to add redundancy to a large area of the zone that is supplied by a dead-end watermain. The Water Capital fund is providing additional funding to pay for the watermain design and construction. \$620,000	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 50% Notes: The city is working with consultant to select appropriate roadway section and stormwater BMPs. There are 9 ROW acquisitions necessary for this project. This effort has commenced. A flashing beacon crosswalk was added to the southern segment of the project to provide continuous sidewalk from Gig Harbor north to the Finholm district.
Harbor History Museum Driveway Entrance Revision. In 2012, as part of the city's Donkey Creek Daylighting project, the city installed new sidewalk at the entrance to the Harbor History Museum driveway. The back of the new driveway, despite meeting	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☐ Yes ☒ No Percent complete as of 12/31/25: 80%

standards at the time, has a vertical curve that causes some vehicles to scrape along the asphalt driveway. This proposed objective will revise the sidewalk and driveway grade at the entrance to the Harbor History Museum to reduce the large change in grade that exists. This objective has been in the city's budget since 2017 but due to other priorities it has not been completed. This objective is proposed to be designed by Engineering Division staff and put out to bid for construction through a Small Public Works Contract. \$100,000	Notes: This project went to bid and a small public works contract was awarded. Project expected to be substantially complete in early 2026. The bid awarded was over the expected budget. The additional expenditure was authorized by council.
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CAPITAL PROJECTS - WASTEWATER DIVISION

Lift Station 5 (Harborview Drive Ferry Landing Area) Basin Improvements. The city's existing Lift Station 5 is located along the shoreline of Gig Harbor Bay, adjacent to residential houses in the 2800 block of Harborview Drive. This project was approved to move forward with staff's recommendation (alternative 5) to rehabilitate the existing wet well, relocate vacuum prime pumps and necessary equipment to a safer location, install a backup generator, line the existing gravity main along the beach, and coat manholes. \$2,980,000	Goal on track to be met by end of 2026: ☐ Yes ☒ No Goal will be met under budget: ☐ Yes ☒ No Percent complete as of 12/31/25: 50% Notes: Staff is working with the design consultant to perform a final design project review and coordinating necessary easements with the adjacent property owner. Final PS&E packet expected from consultant in January. Cultural artifacts were discovered onsite. The city and our consultants are working with DAHP to develop an inadvertent discovery plan and archeological permit. This discovery has the potential to delay the project into 2027. This will also have budget implications.
Lift Station 1 (Crescent Creek Park) Rehabilitation. In 2023, the design of a new lift station was approved. Design is expected to be completed in early 2025 with construction to begin in 2025 or 2026. \$3,475,000	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 35% Notes: Staff has submitted local and state permits. City's consultant is working towards a bid set by the end of 2025. Construction anticipated spring of 2026.
Lift Station 14 (Wagner Way) Improvements. Lift Station 14 was built in	Goal on track to be met by end of 2026: ☒ Yes ☐ No

2001 and receives a high load of hydrogen sulfide laden effluent from the Wollochet Bay Sewer District. This has caused a significant amount of damage to the coating and piping located inside the manhole just prior to the wet well and in the wet well itself. This station also needs a new pump and level control system as the existing components are over 20 years old and very unreliable. The level control probe has become very problematic to maintenance staff due to fouling caused by grease and wipes. This probe would be replaced with the city's standard ultra sonic transducer. New piping, valving, flow meter, and backup diesel pump are expected to be part of these improvements. \$750,000	Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 5% Notes: Staff meetings are being held internally to confirm design parameters. Consultant has been selected. Design contract anticipated to be at the January 12, 2026 council meeting.
Wastewater Treatment Plant Digester Upgrades/Centrifuge Ammonia Control. The current centrifuge operation at the city's wastewater treatment plant (WWTP) contributes a high proportion of ammonia concentration to the WWTP by way of its discharge. This high concentration severely limits the throughput of the centrifuge without causing detrimental impacts to the treatment plant. The proposed improvements will increase centrifuge capacity and plant efficiency. A side benefit will likely be a reduction in power costs for reduced blower and centrifuge runtime. This project is currently in the design phase and is expected to go out for bid and construction in 2025 or 2026. \$3,500,000	Goal on track to be met by end of 2026: ☐ Yes ☒ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 35% Notes: Staff received the 90% design plans and are currently reviewing. Engineering estimate for construction is \$5,100,000. Due to upcoming, unknown permit revision requirements, Public Works is considering pausing on this design.
Lift Stations 13 & 16 Pump Control Upgrades. The pump control equipment that was installed at both lift stations is becoming very unreliable and is no longer manufactured. In 2024, a new control panel and equipment for Lift Station 16 was designed for construction. This request is for the design of a control panel for Lift Station 13 and construction of the new control panel and related equipment at both lift stations. \$305,000	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 45% Notes: A contractor has been chosen and construction of upgrades to lift station 16. The submittal review process has begun with construction to begin by March of 2026. Design plans for upgrades to lift station 13 have begun and are expected to be complete by February 2026.
Centrifuge VFD and Control Component Replacement. The electrical drive	Goal on track to be met by end of 2026: ☒ Yes ☐ No

components and variable frequency drives (VFDs) are now obsolete. Due to the importance of centrifuge operation and biosolids production, replacement of this control equipment is necessary. \$40,000	Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 100% Notes: Component replacement was completed in November of 2025.
38th Avenue Dry Sewer Design and Construction. As part of the city's 38 th Avenue Phase 2 project and continuing the unique circumstance for the city to place dry sewer, the city is proceeding with designing and permitting two separate dry gravity sewer main along the 38th Avenue Phase 2 corridor. The first section is between 56th Street to 60th Street. The second section is between 61st Street and Hunt Street. The construction of this work may be associated with a future latecomers agreement or possibly ULID. \$400,000	(See Capital Project under Streets Division)

CAPITAL PROJECTS - WATER DIVISION

Shurgard Water Tank Recoating. This project will repaint the exterior and interior of the city's Shurgard water tank. Engineering staff will assemble the contract documents and manage the construction. \$750,000	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 100% Notes: Project complete
Well #9 (11944 Olympus Way) Development and Water Rights Processing. In accordance with the city's 2018 Water System Plan, the city is proposing to develop Well #9 in the Gig Harbor North area adjacent to the city's Gig Harbor North water tank as a redundant groundwater supply system. Once Well #9 is online, it will mitigate the need for additional standby (emergency) storage in storage tanks. This improvement is consistent with the city's operational goals of investing in its supply sources to make for a more redundant and reliable system. The city will also begin working with the Washington State Department of Ecology to obtain water rights for Well #9. \$555,500	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☐ Yes ☒ No Percent complete as of 12/31/25: 15% Notes: Due to a change to have Well #9 installed at its onset as an emergency water source, the city is proceeding with design efforts to drill the well in 2026 instead of the previously scheduled drilling in 2027.
Soundview Drive Asbestos-Cement Watermain Replacement. This project	Goal on track to be met by end of 2026:

would resolve a series of operational issues for the water system in Soundview Drive, while also removing all the aging and soft asbestos cement watermain within Soundview Drive. This project would also suspend any work on the pedestrian crossing at Hunt Street until such time the watermain replacement work is completed. \$600,000	☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 100% Notes: This project has been issued physical completion and closed out.
Soundview Drive Pavement Maintenance. The city's Water Division completed the Soundview Drive Watermain Replacement project in 2024. However, with this project the city has only completed a short-term asphalt trench patch. This patch must be replaced with a full pavement replacement for the lane in which the watermain was placed. One lane of this pavement maintenance project will be paid by the water capital fund and one lane will be paid by the street capital fund. \$1,000,000	(See Capital Project under Streets Division)
Well House 5 and 6 Well Site Re-development. Wells #5 and #6 are the city's largest water producing site with two deep aquifer wells located on one parcel in the North Creek subdivision off of Skansie Ave. The well house is undersized for the equipment and piping that's currently in the well building, and the building needs reconstruction due to its age. The well control panels, soft start motor starters, and well house plumbing are outdated and in need of replacement and upgrading to a variable frequency drive (VFD). This project will reconfigure the well head plumbing and provide a new well control building with a separate electrical, plumbing, and chlorine rooms. Additionally, this redevelopment will also consider future accommodations for iron and manganese filtration. \$500,000	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 0% Notes:
Manganese Treatment Feasibility Study and Design and Permitting. Per new regulations from the Department of Health Office of Drinking Water, iron and manganese minerals are changing from secondary contaminants to primary and will require treatment before distribution. This project will assess the city well sites, recommend the treatment level and type,	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 0% Notes: Due to the ongoing customer complaints due to manganese, staff is preparing to select a consultant using the MRSC consultant roster so that this

prioritize the well site installations, and recommend where treatment facilities should be located at each well site. \$350,000	study is complete in time for consideration as part of the 2027-28 budget.
Canterwood Drive Watermain Redundancy. Currently, the watermain that feeds the north end of Canterwood Drive is a dead-end main. If something should happen with this water line, there is potential that this area, including St. Anthony's Hospital, could be without water service until the issue is resolved. This project will install a new watermain from the hospital site to the existing city water system located in the Harbor Crossings subdivision located in the Gig Harbor North area. This new watermain will provide the needed redundant loop to this area to ensure that there are multiple feeds in case of an emergency. \$1,000,000	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 22% Notes: Design and permitting have commenced.
Peacock Hill Avenue Watermain Loop. Currently the watermain that feeds water to Burnham Drive south of 96th, Prentice, Harbor Ridge Middle School, Woodworth, Ringold, Sutherland, and the homes on the west side of Peacock Hill are fed by a dead-end main that runs from 96th Street down Burnham Drive. If something should happen to this main, a large section of Peacock Hill would be without water. This project would analyze the best route to install a new watermain to loop this area of the city and provide for a redundant way to feed water to west Peacock Hill. \$100,000	(See Capital Project under Streets Division)

CAPITAL PROJECTS - STORMWATER DIVISION

Burnham Drive Culvert Replacement at 96th Street. Due to this culvert being listed by the Washington State Department of Fish and Wildlife as a partial fish barrier, this work requires the culvert be replaced with a new fish-passable culvert. A Public Works contract for construction of this project was awarded in 2024. Construction will likely be completed in 2025. This work is being performed as part of the Burnham Drive Half-Width Roadway Improvements Phase 1A project included in the Streets Capital fund (No. 102). \$1,250,000	(See Capital Project under Streets Division)
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Storm Pipe Slip Lining. This work will perform the slip lining of two storm pipes in the city right of way due to failed pipe connections. These two storm pipes are located at the east end of Mountain View Place and in Vernhardson Street in the vicinity of Crescent Creek. Staff anticipates the design being completed by city staff and constructed through a Small Public Works Contract. \$187,000	Goal on track to be met by end of 2026: ☐ Yes ☒ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 0% Notes: Engineering staff coordinated with operations and determined the Mountain View Place pipe is not a candidate for slip lining due to a recent successful repair. Depending on the severity of the damage near the Crescent Creek culvert, the project will likely be tied to a future project to replace the Crescent Creek Culvert in a future budget cycle.
North Creek Culvert Replacement – Design and Permitting. Based on the outcome of the 2022 North Creek Culvert Feasibility Study, this objective will complete the current design and permitting effort for the North Creek Culvert Replacement project. Staff and the consultant will also continue to seek out grants to support the costs for construction, which may begin as soon as 2026. \$350,000	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 60% Notes: Consultant is expected to complete design in spring of 2026 however if any changes are made to the project scope due to the Remote Site Incubators, project schedule would be impacted. Engineering staff has recently coordinated with Gig Harbor fisherman civic club and is working with consultant to draft a feasibility memo for council review.
Stormwater Prioritization and Permitting – Outfalls to Marine Waters – Upgrades. Per the city's NPDES Stormwater Permit, the city has completed an inventory of all city stormwater outfalls. This objective will verify operational responsibilities and generate a prioritized list of capital improvement projects to correct or replace the deficient outfalls and a maintenance plan for all stormwater outfalls. This objective will utilize city staff and a consultant for conceptual design and permitting and may also include funding for maintenance of at least one outfall, depending on staff capacity. Consultant support may include a survey and environmental reports with maintenance	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 0% Notes:

being completed either by staff or a Small Public Works Contract. \$300,000	
Improvements at Soundview Drive Stormwater Outfall. The city's stormwater outfall at the northern terminus of Soundview Drive discharges large volumes of stormwater onto the beach of Gig Harbor at a high velocity during periods of heavy rain. This project aims to dissipate the energy of this stormwater discharge and restore the subsequent beach erosion that has occurred at the outfall. This work may coincide with the city's Commercial Fishing Homeport project. \$200,000	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 20% Notes:

GENERAL FUND – CITY BUILDINGS

Goal	Status of Goal (as described in the 2025-26 Budget)
Improve the management and maintenance of the city's brass key mechanisms and inventory. This includes purchasing a key cutter as well as management software to better and more securely organize and manage the city's brass keys.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 0% Notes:
Replace the entire security fencing around the Operations Center. This fence was installed decades ago and has sustained significant damage in its life due to downed trees and limbs.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 0% Notes:
Purchase workout equipment for the available workout room at the Public Works Shop.	Goal on track to be met by end of 2026: ☐ Yes ☒ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 0% Notes: Funding for this goal was not originally included in the 2025-26 budget. This goal will be proposed for the 2027-28 budget.
Install a new dust collection system at the Public Works Wood Shop to improve safety and overall working conditions.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 100% Notes:

GENERAL FUND – COMMUNITY DEVELOPMENT

Goal	Status of Goal (as described in the 2025-26 Budget)
Complete 2024 Comprehensive Plan Periodic Update; update and amend our Development Regulations to implement the Comprehensive Plan; streamline permitting processes; review and update of the Design Manual; Shoreline Master Plan update (state requires by July 2026); and review and update of critical areas regulations (required by state and due December 2025). \$184,000 (2025-26)	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 100% Notes: COMPLETED - Adopted 4/14/25. PSRC Certification is July 2025.
Complete Climate Action Comprehensive Plan Element. \$145,000 (2025-26)	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 85% Notes: Draft Element and Vulnerability Assessment completed. Consideration by Council in 2026.
“Judson” Comprehensive Plan Subarea Element. \$100,000 (2025-26)	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 5% Notes: Developing work plan, boundary and goals for Council consideration.
Urban Forestry/Tree Preservation ordinance. \$48,749 (2025)	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 5% Notes: Comp Plan policies adopted. References in draft Climate Element (above).
Downtown Parking Study/parking regulation update. \$70,000 (2025)	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 45% Notes: Parking study existing conditions report complete.

On-call planning support for permitting. \$15,000 (2025-26)	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 25% Notes: With full staff and complexities getting a qualified consultant, funding may be better used elsewhere.
Establish a Planning Intern Program.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 40% Notes: Assessing opportunities and expected intern focus with new planning staff.
Records management planning.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 30% Notes: In process.
Update the GHMC Zoning and Environment titles as necessary based on needs and to reflect changes necessary to implement 2024 comprehensive plan update.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☐ Yes ☒ No Percent complete as of 12/31/25: 45% Notes: Phase 1 (Zoning Map and density updates) adopted. Phase 2 (site design and use requirements regarding housing) preliminary draft in development.
Increased staff access to training and education.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 65% Notes: Exploring new training opportunities for existing and recently hired staff
Review and update GHMC Section 12.12 to further clarify the city's Historic Street Name list.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 100% Notes: Reviewed. More than 28 street names remain on the current list and no petitions submitted this year. No further action unless Council directs otherwise.

Fully develop the SmartGov Portal and Dashboard for permit management and data reporting.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 30% Notes: Internal tech team composed and developing report templates.
Draft an accessory dwelling unit (ADU) ordinance per House Bill 1337.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 100% Notes: Council Adopted May 12, 2025.
Draft a STEP (Emergency Shelters, Transitional Housing, Emergency Housing, Permanent Supportive Housing) ordinance per RCW's 35A21.430, 35.21.683 & 36.70A.070(2)).	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 20% Notes: Comp Plan policies adopted. Code amendments to be considered with Phase 2 Code development.
Evaluate measures to permit processing efficiencies and process improvements.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 25% Notes: Reviewing SmartGov capabilities
Draft a dangerous building abatement code ordinance.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 100% Notes: City has adopted State model ordinance that established a legally-supportable process.
Draft a Landlord / Tenant Act Client Assistance Memo.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 85% Notes: Memo complete and soon to be available to the public.
Draft a Landlord / Tenant Act Inspection Request form.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 5% Notes: See above regarding CAM. Council directed no further action on expansion of program due to limitations of local issue and impacts on staffing.

Draft Standard Operating Procedure or process guidelines for the code enforcement officer position.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 65% Notes: Draft in development
Evaluate benefits of bringing the fire inspection program in house to the Building Division.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 50% Notes: Updating 2019 cost analysis to determine impacts on departments as well as internal service costs.
Develop work plan to improve permit process, efficiencies, and permit processing times by establishing processing goals and metrics to track improvements to meet established goals.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 35% Notes: Ordinance adopted. Tech group to be reconvened to discuss implementation. Awaiting hire of Development Review Engineer.
Work with Community Development staff and the Public Works Department to reimagine our lobby space to improve the customer experience and access to information and help.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 45% Notes: Storefront design complete and construction being scheduled for early 2026.

GENERAL FUND – JUDICIAL-MUNICIPAL COURT

Goal	Status of Goal (as described in the 2025-26 Budget)
Purchase dedicated IT server network needed to resume implementation of Enterprise Justice electronic case management and filing system.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 0% Notes: On temporary hold pending further research.
Update and translate additional court forms for improved access to justice.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 0% Notes:
Implement court security and safety training.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 50% Notes:
Increase pro tempore judge pay to align with industry norms and inflation.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 100% Notes:
Expand video hearings with Pierce County Jail to reduce or eliminate the need for transporting incarcerated defendants.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 100% Notes:

SPECIAL REVENUE FUND – HOTEL/MOTEL TAX

Goal	Status of Goal (as described in the 2025-26 Budget)
Fund the Destination Marketing Organization efforts of the Chamber of Commerce. \$480,00 annually (2025-26 contract executed in August 2024)	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 50% Notes:
Continue to fund other applications as recommended by LTAC.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 50% Notes:

GENERAL FUND – PARKS OPERATING

Goal	Status of Goal (as described in the 2025-26 Budget)
Install native trees and shrubs at various parks, streetscapes, and other city grounds.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 45% Notes:
Per PROS Plan, identify priorities and processes to guide the city's land conservation interests.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 10% Notes:
Establish Park Standards that address park safety, desired outcomes, and maintenance expectations.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 50% Notes:
Develop Open Space Management Plan(s) to identify public lands and conserved critical lands for coordinated management approaches.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 25% Notes: Management Plan for Phase 4 of conservation area was adopted in 2025. Phase 3 will be adopted by end of 2026.
Develop a pilot recycling program in Skansie Park during events through participation, education, and support from local businesses and interest groups.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 0% Notes:
Start a program to replace/update fixtures and amenities at public restrooms to include hand dryers, sinks/faucets, toilets, and urinals, and standardize what components are used.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 15% Notes:
Start a program to replace aging aggregate surfaced drinking fountains that do not offer bottle filling.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget:

	☒ Yes ☐ No Percent complete as of 12/31/25: 0% Notes:
Resurface the pebble flex surface with artificial turf at Crescent Creek Park, including relocating the sand box play feature. The sand continues to cause early failure of surfacing. This retrofit/resurface will be similar to the new design of the Phase 1B playground.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 5% Notes:
Develop and award a Small Public Works Contract to clean and resurface the floors of public restrooms with a professional non-skid coating that is chemical resistant.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 0% Notes:
Start a program to replace outdated and broken picnic tables and benches in parks and streetscapes and standardize the furniture that is used.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 10% Notes:
Start a program to replace worn out trash receptacles and standardize the trash receptacles that are used.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 50% Notes:
Purchase and outfit a second standard duty truck with a Dumper Dogg bed for use in parks and in restroom cleaning activities.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 100% Notes:
Replace lawn mowers in our fleet with more robust equipment that can handle the heavy use seasonally. Currently over half of our mower fleet is 10+ years old.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 10% Notes:
Replant and reclaim many areas at the Civic Center Green that have become grass as plants have died or been removed. Replant with native plants that match the original landscape design.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 15% Notes:

Support the Harbor Arbor Art program. \$7,500 Annually.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 5% Notes:
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SPECIAL REVENUE FUND – PEDESTRIAN SAFETY FUND

Goal	Status of Goal (as described in the 2025-26 Budget)
Install various crosswalks with rectangular rapid flashing beacons (RRFBs) as necessary and/or install sidewalks at the direction of the mayor or council that are identified in the city's current Transportation Improvement Program, transportation element, or Active Transportation Plan.	Goal on track to be met by end of 2026: ☐ Yes ☒ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 5% Notes: This work is being completed as part of the Soundview Drive Pavement Maintenance project, which is now anticipated to be completed in 2027.

GENERAL FUND – POLICE

Goal	Status of Goal (as described in the 2025-26 Budget)
Maintain low crime rate.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: % Notes:
Add administrative lieutenant position.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: FTE 100% Notes: The department has two Lieutenant positions: one Administrative Lieutenant and one Operations Lieutenant. Our most tenured Lieutenant currently serves in the Operations role and is retiring in the near future. The Administrative Lieutenant FTE allocation is in place. In preparation for the upcoming retirement, our newly appointed Lieutenant is training to assume the Operations Lieutenant role. During this transition period, the new Lieutenant is temporarily covering the duties of the Administrative Lieutenant. A conditional job offer has been extended to a qualified (Admin) Lieutenant applicant, with a potential start date of February 2, 2026. This timeline is intended to align with the retirement of the current Operations Lieutenant and ensure continuity of leadership and operational oversight.

Complete hiring process of two budgeted police officer positions.	Goal on track to be met by end of 2026: ☒ Yes ☒ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 100% Notes: The Police Department is authorized for 26 full-time equivalent (FTE) police positions. As of December 31, 2025, the Gig Harbor Police Department is currently at hiring capacity.
Replace eight patrol cars (with hybrid options). \$319,995 (2025); \$323,285 (2026) 6x Received and operational 3x Pending delivery (Includes replacement of one totaled vehicle.)	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☐ Yes ☐ No Percent complete as of 12/31/25: % Notes: An existing vehicle in the department's fleet was totaled in a collision in which the Police Department was not at fault. A replacement will be required.
Replace two staff vehicles (Admin LT and Ops Lieutenant). \$105,000 (2025)	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 100% Notes: 1x Admin Lieutenant- Operational 1x Ops Lieutenant- Operational Vehicles are operational and in service.
Replace COPS Vehicle with Support Vehicle/Small Truck. \$28,000 (2025)	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 100% Notes: Operational and in service.

Increase traffic enforcement through increased staffing.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☐ Yes ☐ No Percent complete as of 12/31/25: % Notes: Traffic enforcement has continued to increase compared to the same period last year. A Quick Traffic Enforcement Glimpse: To start the new year (<i>January 1–12</i>): • 2026: 154 traffic stops • 2025: 77 traffic stops • 2024: 48 traffic stops • 2023: 29 traffic stops
Achieve full state accreditation.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 100% Notes: All standards have been achieved. The official award was received on May 21, 2025. The department has transitioned into accreditation maintenance mode with a focus on annual standards compliance.

SPECIAL REVENUE FUND – PUBLIC ART CAPITAL PROJECTS

Goal	Status of Goal (as described in the 2025-26 Budget)
Harborview/Stinson Roundabout Sidewalk art. \$25,000	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☐ Yes ☒ No Percent complete as of 12/31/25: 100% Notes: The concrete finish work associated with this project was bid using the small works process but resulted in a construction cost significantly more than anticipated. The new total project cost is \$40,000.

GENERAL FUND – PUBLIC WORKS

Goal	Status of Goal (as described in the 2025-26 Budget)
Update the city's 2018 Public Works Standards.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 30% Notes:
Procure and maintain all city vehicles and equipment. Consider new vehicle procurement method(s).	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 50% Notes:
Increase the positional accuracy of our assets in our GIS by utilizing high accuracy global positioning systems (GPS) technologies.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 50% Notes:.
Increase opportunities to work across departments to utilize online GIS mapping to communicate with the public. GIS will work to develop additional applications to support construction, police, and tourism, among other specific uses as identified.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 50% Notes:
Develop standards for GIS data management in conjunction with the update of the Public Works Standards. This will standardize the way the city obtains and imports data from other agencies.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 10% Notes:
Develop a strategy to continue our partnership with the Washington State Reference Network. This network provides the city with access to a set of reference towers allowing for high-accuracy, mobile data collection. Our current agreement ends in late 2026.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 0% Notes:

ENTERPRISE FUND – SHORECREST SEWER OPERATING

Goal	Status of Goal (as described in the 2025-26 Budget)
Continue to complete the maintenance tasks on time to comply with the Department of Health and receive the annual LOSS operating permit.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 55% Notes:

ENTERPRISE FUND – STORMWATER OPERATING

Goal	Status of Goal (as described in the 2025-26 Budget)
Begin the process of updating the stormwater management and site development manual as required by the 2024-2029 NPDES permit.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 15% Notes:
Update the storm section of the Public Works Standards as necessary to reflect the design manual and current policies and procedures as needed.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 20% Notes:
Provide inspection and reporting support for the city's newly implemented Local Source Control Program.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 30% Notes:
Complete the stormwater utility rate study that was initiated in 2022.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 100% Notes:
Develop and implement a new Storm Drain Art Program.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 15% Notes:
Maintain compliance throughout the city's NPDES Stormwater permit, thus resulting in no G20 Non-compliance letters during the upcoming permit cycle.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 50% Notes:
Implement the enhanced maintenance stormwater program as required per our agreement with Department of Ecology.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 20% Notes:

Develop and implement a citywide ditch facility cleaning program. This program will assess ditch facilities capturing the degree of degradation. A cleaning and repair schedule will then be implemented to bring these facilities into compliance.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 15% Notes:
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SPECIAL REVENUE FUND – STREET OPERATING

Goal	Status of Goal (as described in the 2025-26 Budget)
Utilize the services of an on-call professional traffic engineer to address various issues that need a solution when city staff are not available or do not have the resources where the city is reimbursed for any such expenditures.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 50% Notes:
Complete a comprehensive update to the city's 2018 Public Works Standards (including adding traffic calming measures, sidewalk design, utility updates, etc.) and provide a process to receive input from the public (including an ad hoc pedestrian/cyclist advisory committee to consult on pedestrian/cyclist-related standards). This work will be supported by a consultant.	(See Goal under General Fund – Public Works)
Review existing on-street parking standards, develop new parking standards and codes, consider new locations and draft a program for ADA parallel parking stalls in the right of way, create an implementation plan and receive input from other city departments and external stakeholders.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 0% Notes:
Continue to replace sections of sidewalk around the city to maintain safety and accessibility in accordance with the annual sidewalk replacement program.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 40% Notes:
Install upgrades to pedestrian signal crossings along the Cushman Trail at Hollycroft Street and Olympic Drive.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 25% Notes:
Develop and institute a roadway shoulder maintenance program.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 30% Notes:

Relocate power to streetlights in front of 3025 Harborview Drive so they are energized from city power supply.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 0% Notes:
Coordinate with WSDOT to upgrade signal traffic controllers for signal cabinets at eight intersections along Olympic Drive and Pt Fosdick Drive.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 10% Notes:
Begin a streetlight LED replacement program to remove our existing LED streetlights that were replaced as part of the 2017 LED replacement project and install with the city's current standard.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 50% Notes:
Begin a vehicle leasing program to reduce vehicle maintenance costs and reduce the city's carbon footprint by utilizing alternative fuels where applicable.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 50% Notes:
Institute a comprehensive program to purchase and install a battery backup system for the Point Fosdick Drive/Olympic Drive traffic signal, in conjunction with WSDOT.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 100% Notes:
Complete a citywide pavement coring analysis to prioritize future pavement maintenance project locations. Hot mix asphalt (HMA) cores and road base samples will be taken citywide, on classified roadways, and determine which are deficient, which are good HMA overlay candidates, and which will require full roadway section rebuild.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 0% Notes:
Consider and implement updates to the transportation impact fee and the active transportation plan based on the updated and adopted transportation element.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 100% Notes: Completed per Ord. 1549.

ENTERPRISE FUND – WASTEWATER OPERATING

Goal	Status of Goal (as described in the 2025-26 Budget)
Software upgrades to SCADA system with computer replacement (the existing SCADA software and computers which were installed in 2009 need upgrading and replacement).	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 95% Notes: The new software and hardware have been installed. Only final adjustments and clean-up items are left to project completion.
Complete more sewer hydraulic model updates.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 75% Notes:.
Replace pump at Lift Station 3A. This will add redundancy and provide a backup pump in case of failure.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☐ Yes ☒ No Percent complete as of 12/31/25: 90% Notes: The cost of the pump is approximately 10% over the \$100,000 that was budgeted. The pump is scheduled for delivery in January 2026.
Remove accumulated grit from digester tanks at the WWTP. This grit is also creating operational problems within the digester aeration system.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 100% Notes:
Install a backup Hidrostral pump at Lift Station 4B to add redundancy in case of pump failure.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☐ Yes ☒ No Percent complete as of 12/31/25: 90% Notes: The cost of this pump is approximately 5% over the \$60,000 that was budgeted. This pump has been delivered but not yet installed.
Purchase gravity main line inspection equipment which will be more cost effective and will allow staff to perform gravity main	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☐ Yes ☒ No

line inspections throughout the year as time allows.	Percent complete as of 12/31/25: 100% Notes: The total cost of this equipment exceeded the \$30,000 budgeted by approximately 5%.
Purchase a new dishwasher for the lab if repair is not feasible or cost effective.	Goal on track to be met by end of 2026: ☐ Yes ☒ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 0% Notes: In-house repairs have been adequate to ensure the proper operation of dishwasher and therefore this purchase is no longer necessary.

ENTERPRISE FUND – WATER OPERATING

Goal	Status of Goal (as described in the 2025-26 Budget)
Complete the water utility rate study that was initiated in 2023.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 100% Notes:
Hire consultant to complete an emergency drought policy.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 0% Notes: Funding for this goal was not originally included in the 2025-26 budget.
Hire contractor to perform comprehensive maintenance on all water system pressure reducing valves.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 20% Notes: Funding for this goal was not originally included in the 2025-26 budget.
Establish on-call service contract with electrician to assist in well site electrical issues as they arise.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 100% Notes:
Replace old security fencing around Skansie tank, Well #3A, Well #4, and East tank site to enhance perimeter security.	Goal on track to be met by end of 2026: ☐ Yes ☒ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 0% Notes: Security priorities have adjusted to instead install security cameras at East Tank and North Tank sites. Existing security fencing is sufficient until 2027-28 budget cycle.
Replace existing asbestos watermain on Foster and Erickson and remove main on “no name” road and install new water services.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No

	Percent complete as of 12/31/25: 33% Notes:
Install a water filling station at new Operations Center.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 10% Notes: Funding for this goal was not originally included in the 2025-26 budget.
Remove the “pump to waste” feature on Well #6 per DOH requirements.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 25% Notes:
Hire consultant to perform arch flash study on all well houses and booster pump station.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 90% Notes:
Hire consultant to perform comprehensive leak detection program and train city staff to perform this task in the future.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 100% Notes:
Install VFD (variable frequency drive) on Well #2.	Goal on track to be met by end of 2026: ☐ Yes ☒ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 0% Notes: This project will be deferred until 2027-28 budget cycle since this work would not be complete before the 2026 water production season begins.
Video Skansie tank.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 0% Notes:
Install emergency backup power source (possibly solar battery backup) on the North tank site.	Goal on track to be met by end of 2026: ☒ Yes ☐ No Goal will be met under budget:

	☒ Yes ☐ No Percent complete as of 12/31/25: 0% Notes:
Inspect and clean the well casing and well screens at Well #2.	Goal on track to be met by end of 2026: ☐ Yes ☒ No Goal will be met under budget: ☒ Yes ☐ No Percent complete as of 12/31/25: 0% Notes: This project will be deferred until 2027-28 budget cycle since this work would not be complete before the 2026 water production season begins.

UPCOMING GIG HARBOR CITY MEETINGS

ALL AGENDA ITEMS TENTATIVE – SUBJECT TO CHANGE

Please see the meeting agenda for specific details on how to attend: <https://www.gigharborwa.gov/811/Agendas-Minutes>

Day	Date	Time	Group	Agenda Items
TH	Jan. 22	5:30pm	Planning Commission	Welcome new Commissioners 2026 Work Plan
M	Jan. 26	5:30pm	City Council Meeting	Presentation: • PD Promotions (2) and swearing in (4) • Youth Council Update Consent: • Resolution/Ordinance XXXX Adopting Revised Business Hours for the Civic Center • Professional Services Contract Amendment #2 with Parametrix for LS#5A • Pleasurecraft Modification of Easement • Resolution 13XX Supporting the PSD Levy/Proposition Business: • Resolution 13XX Approving the Final Plat for Summit Pointe • Council Committee Assignments • Election of Mayor Pro Tempore • Ordinance ##### Wage Schedule Amendment • Resolution 13XX Adopting Crescent Creek Park Master Plan • Milton Avenue Non-user Statute Street Vacation • Professional Services Contract Amendment #1 with Parametrix for Pavement Maintenance • Resolution 13XX Naming the Boat Storage Building at Ancich Waterfront Park Staff Report: Quarterly Finance & Budget Reports
TU	Jan. 27	5:30 pm	Historic Preservation Commission	
TH	Jan. 29	3:00pm	City Council Study Session FULL	• Introduction of Board/Commission Appointees (Planning Commission, LTAC) • Public Works Staffing Study (60-min) • ITS Staffing Study (30-min) • Legislative Update – Shelly Helder (30-min)
TH	Feb. 5	3:00pm	Civil Service Commission	
M	Feb. 9	5:30pm	City Council Meeting	Presentation: • Red Cross Month Proclamation (Larry Bleich) Consent Agenda: • Confirmation of Planning Commission Appointee

UPCOMING GIG HARBOR CITY MEETINGS

ALL AGENDA ITEMS TENTATIVE – SUBJECT TO CHANGE

Please see the meeting agenda for specific details on how to attend: <https://www.gigharborwa.gov/811/Agendas-Minutes>

Day	Date	Time	Group	Agenda Items
				• Construction Contract with Gig Harbor Excavation LLC for CIP-2404 Harbor Hill Landscape Mitigation • Contract Amendment #1 with AHBL for CIP-2404 Harbor Hill Landscape Mitigation • YMCA Sports Complex Services Agreement
TH	Feb. 12	3:00pm	City Council Study Session	• Legislative Update – Shelly Helder (30-min) • 2025 Season-end South Sound Pumpout Report (20-min)
M	Feb. 23	5:30pm	City Council Meeting	Presentation: • Black History Month Proclamation (Isam Taylor) • Retirement Ceremony – Lt Fred Douglas • Swearing in of new Lt
TH	Feb. 26	3:00pm	City Council Study Session	• Manganese Feasibility Study Discussion and Next Steps (15-min) • South Sound Military and Communities Partnership (SSMCP) Presentation (30-min)
M	Mar. 9	5:30pm	City Council Meeting	Presentation: • GGHF – GH Senior Center Building Update (Joyce Schultz)
M	Mar. 23	5:30pm	City Council Meeting	
M	Apr. 13	5:30pm	City Council Meeting	Presentation: • GH Junior Sailing Update (Joan Storkman)