



Agenda
City Council Regular Meeting
Tuesday, August 4, 2020 - 6:00 p.m.
Zoom - Public Telephone Access: (888) 788-0099 or (833) 548-0276
Meeting ID No. 944 9649 9677

Pursuant to Resolution No. 100-20, this meeting will be conducted remotely via Zoom and broadcast live on CityView Channel 192 and at ci.richland.wa.us. If you wish to provide comments for the Public Hearing and/or Public Comments portion of the meeting, please register [here](#) by 4:00 p.m. on the day of the meeting. Only those who register by the 4:00 p.m. deadline will be permitted to speak or have their comments read into the record during the meeting. Written comments that exceed two minutes when read aloud may not be read in their entirety, but will be available in the record for Council review.

City Council Regular Meeting - 6:00 p.m.

Welcome and Roll Call

Pledge of Allegiance

Approval of Agenda: (Approved by Motion)

Presentations:

- I. COVID-19 Update
- Cindy Reents, City Manager

Public Hearing: Please limit public hearing comments to 3 minutes. Comments must speak only to the item for which the hearing is convened. Records intended for Council consideration must be given to the City Clerk.

2. Amending the 2020 Budget in the Parks Capital Construction Fund, Ordinance No. 24-20
- Joe Schiessl, Parks & Public Facilities Director

Public Comments: Please limit public comments to 2 minutes. The public comment period is not an opportunity for dialogue with councilmembers, or for posing questions with the expectation of an immediate answer. Many questions require an opportunity for information-gathering and deliberation. For this reason, Council will accept comments, but will not directly respond to comments, questions or concerns during public comment. Records intended for Council consideration must be given to the City Clerk.

Consent Calendar: Approved by single vote; Councilmembers may transfer individual items to Items of Business for deliberation before voting.

Minutes:

3. Approval of the July 21, 2020 City Council Meeting Minutes
- Heather Kintzley, City Attorney.

Ordinances - First Reading:

4. Ordinance No. 17-20, Amending Richland Municipal Code Title 20: Life Safety
- Tom Huntington, Fire & Emergency Services Director
5. Ordinance No. 18-20, Amending Richland Municipal Code Title 21: Buildings and Construction
- Kerwin Jensen, Development Services Director

6. Ordinance No. 23-20, Amending Richland Municipal Code Sections 19.20.010 and 23.50.040 related to Procedures for Processing Planned Unit Developments
- Heather Kintzley, City Attorney
7. Ordinance No. 24-20, Amending the 2020 Budget in the Parks Capital Construction Fund
- Joe Schiessl, Parks & Public Facilities Director

Ordinances - Second Reading & Passage:

8. Ordinance No. 11-20, Amending the 2020 Budget in the Industrial Development Fund, Park Reserve Fund and Broadband Fund
- Kerwin Jensen, Development Services Director
9. Ordinance No. 15-20, Amending Richland Municipal Code Section 14.24.060 related to Retail Electric Rates
- Clint Whitney, Energy Services Director
10. Ordinance No. 20-20, Amending the 2020 Budget to Include the 2019 Budget Carryovers
- Cathleen Koch, Administrative Services Director
11. Ordinance No. 22-20, Amending Richland Municipal Code Section 23.42.210(D) related to Parking for Recreational Clubs
- Kerwin Jensen, Development Services Director

Resolutions - Adoption:

12. Resolution No. 103-20, Adopting the City's 2020 Integrated Resource Plan
- Clint Whitney, Energy Services Director
13. Resolution No. 108-20, Authorizing Acquisition of Real Property Interests from the Tri-City Railroad Company, LLC for the Steptoe Street/Tapteal Drive Intersection Improvements Project
- Pete Rogalsky, Public Works Director
14. Resolution No. 109-20, Authorizing a Purchase Agreement with Virginia Transformer Corporation for Procurement of the Gateway Substation Power Transformer
- Clint Whitney, Energy Services Director
15. Resolution No. 112-20, Approving an Agreement with TRIDEC for 2020 Marketing and Business Recruitment Services
- Kerwin Jensen, Development Services Director
16. Resolution No. 113-20, Authorizing the Award of Bid to Premier Excavation for the Clubhouse Lane Roundabout and Road Extension Project
- Kerwin Jensen, Development Services Director
17. Resolution No. 114-20, Authorizing a Cost Sharing Agreement with Falcon Video Communications, Inc. related to Infrastructure Construction for Duportail Bridge - Phase 2
- Pete Rogalsky, Public Works Director
18. Resolution No. 115-20, Authorizing a Cost Sharing Agreement with LightSpeed Networks, Inc. related to Infrastructure Construction for the Duportail Bridge - Phase 2
- Pete Rogalsky, Public Works Director

19. Resolution No. 116-20, Authorizing a Cost Sharing Agreement with Ziply Fiber related to Infrastructure Construction for Duportail Bridge - Phase 2
 - Pete Rogalsky, Public Works Director
20. Resolution No. 118-20, Authorizing a Grant Application to the Transportation Improvement Board supporting the Downtown Connectivity Project
 - Pete Rogalsky, Public Works Director
21. Resolution No. 119-20, Authorizing Inter-Agency Agreement IAA 93-101180 with the Washington State Department of Natural Resources
 - Tom Huntington, Fire & Emergency Services Director
22. Resolution No. 120-20, Authorizing Grant Agreements with the Washington State Library related to COVID-19-related Impacts
 - Joe Schiessl, Parks & Public Facilities Director

Items - Approval:

23. Appointment to the Tri-City Regional Hotel-Motel Commission: Andrew Lucero-Montano
 - Heather Kintzley, City Attorney

Expenditures - Approval:

Items of Business:

24. Resolution No. 110-20, Accepting a Request for Annexation (Allenwhite)
 - Kerwin Jensen, Development Services Director
25. Resolution No. 111-20, Accepting a Request for Annexation (Tiegs)
 - Kerwin Jensen, Development Services Director

Reports and Comments:

1. City Manager
2. City Council
3. Mayor

Executive Session : Council will move into executive session for 60 minutes pursuant to RCW 42.30.110(g) and RCW 42.30.110(i). No additional Council action will occur after the executive session.

Adjournment

City Council meetings are broadcast live on CityView Channel 192 and online at ci.richland.wa.us

Richland City Hall is ADA accessible. Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the meeting by calling the City Clerk's Office at 942-7389.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/4/2020

Agenda Category: Presentations

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:
COVID-19 Update

Department:
City Manager

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/4/2020

Agenda Category: Public Hearing

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Amending the 2020 Budget in the Parks Capital Construction Fund, Ordinance No. 24-20

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

Document Type:

Public Hearing Item

Recommended Motion:

None.

Summary:

State law requires that a public hearing be held before undesignated fund balance is appropriated for use. For more information on this item, please see the staff report related to Ordinance No. 24-20.

Fiscal Impact:

None.

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/4/2020

Agenda Category: Minutes

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Approval of the July 21, 2020 City Council Meeting Minutes

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
Minutes

Recommended Motion:

Approve the minutes of the Council meeting held on July 21, 2020.

Summary:

Draft meeting minutes from the Richland City Council meeting held on July 21, 2020 are presented for Council's consideration and approval.

Fiscal Impact:

None.

Attachments:

I. Draft 2020.07.21 City Council Meeting Minutes



MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING

Zoom - Public Telephone Access: (888) 788-0099 or (833) 548-0276

Meeting ID No. 952 4480 7475

Tuesday, July 21, 2020 - 5:15 p.m.

City Council Workshop - 5:15 p.m.

Mayor Lukson called the remote workshop to order at 5:15 p.m.

Attendance: Mayor Lukson, Mayor Pro Tem Kent, and Councilmembers Alvarez, Christensen, Lemley and Thompson were present.

Also remotely present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Chief of Police Bruce, Fire & Emergency Services Director Huntington, Development Services Director Jensen, Administrative Services Director Koch, Public Works Director Rogalsky, Parks & Public Facilities Director Schiessl, Energy Services Director Whitney, City Clerk Rogers, Dean Martin (Pacific Partners), and Ken Hira (City's economic development consultant).

Agenda Item

1. Project Update: Columbia Point Tracts D, E & Q

Development Services Director Jensen reminded Council that Pacific Partners was the development company selected by the City to move forward with this project. Mr. Jensen briefly presented on the proposed project.

Pacific Partners Residential, Inc. (PRR), the developer selected to move the project through the acquisition and development process, was represented by Dan Martin.

Mr. Jensen also introduced Ken Hira, an economic development and real estate consultant with Kosmont Company who was retained by the City to assist staff with negotiations with PRR. Mr. Hira presented a detailed overview of the proposed project, which included the purpose of the project, properties acquired or retained, purchase price of the property, payment of purchase price and agreements and terms.

Throughout the presentation, Council provided comments and engaged in a question and answer session with staff, Ken Hira and Dean Martin. Council advised that there were some additional details that needed to be refined in the second phase of the project before it felt comfortable moving forward.

City Council Regular Meeting - 6:00 p.m.

Mayor Lukson called the Council meeting to order at 6:00 p.m.

Welcome and Roll Call

Mayor Lukson welcomed those attending the virtual meeting.

Attendance: Mayor Lukson, Mayor Pro Tem Kent, and Councilmembers Alvarez, Christensen, Lemley and Thompson were present. Councilmember Anderson was absent.

COUNCILMEMBER THOMPSON MOVED AND MAYOR PRO TEM KENT SECONDED THE MOTION TO EXCUSE COUNCILMEMBER ANDERSON. THE MOTION CARRIED 6-0.

Also remotely present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Chief of Police Bruce, Fire & Emergency Services Director Huntington, Development Services Director Jensen, Administrative Services Director Koch, Public Works Director Rogalsky, Parks & Public Facilities Director Schiessl, Energy Services Director Whitney and City Clerk Rogers.

Pledge of Allegiance

Mayor Lukson led the Council and audience in the recitation of the Pledge of Allegiance.

Approval of Agenda

COUNCILMEMBER THOMPSON MOVED AND COUNCILMEMBER CHRISTENSEN SECONDED THE MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE MOTION CARRIED 6-0.

Presentations

2. COVID-19 Update

City Manager Reents stated that Benton County remains in a modified Phase 1.5 of the *Safe Start* reopening plan. Moreover, Governor Inslee has put a pause on all applications submitted to advance to further phases until at least July 28, 2020. Benton County and the Benton-Franklin Health District have been strongly encouraged to prepare the application for Phase 2 in advance so that it can be promptly submitted once the pause is lifted.

City Manager Reents provided an overview of data relating to the Benton County's number of confirmed positive cases, testing sites and face covering compliance rates. Approximately one-third of the Hanford workforce is back on site. Once authorization is received, another one-third of the workforce will be systematically incorporated using a phased approach.

City Manager Reents shared that the Richland Police Department, Richland Fire Department and the Parks & Public Facilities Department worked together to distribute approximately fifteen hundred (1,500) face coverings on Saturday, July 18, 2020, and another fifteen hundred (1,500) face coverings will be distributed on Friday, July 24, 2020 from 8:00 a.m. to 11:00 a.m. at the City Shops Building.

Councilmember Christensen provided comments regarding the COVID-19 statistics, and asked City Manager Reents to contact the health department for answers. City Manager Reents replied that there are discrepancies between the information posted on Governor Inslee's website, the Washington State Department of Health website, and local websites, which are supposed to be corrected. These discrepancies have made it challenging to locate accurate information. City Manager Reents further stated that the websites were checked before the meeting began, and that the corrected information is still forthcoming.

Councilmember Thompson provided comments relating to the COVID-19 metrics and the impact the pandemic has had on the community. Councilmember Thompson also shared his thoughts about low transmission rates among children, and the need to reopen schools in the fall.

Mayor Lukson shared comments relating to his recent telephone meeting with Governor Inslee, Secretary of Health Dr. John Weisman, the Department of Health and other elected officials. Mayor Lukson voiced frustrations with the COVID-19 mandates, the continued closure of the community despite extremely high compliance with face coverings, transmission rates, and what it will take to move to the next phase of the *Safe Start* plan.

The number of confirmed cases and transmission rates continue to increase despite the high percentage of citizens complying with the use of face coverings. Mayor Lukson made reference to an article published on the Centers for Disease Control website (CDC) which reported the number of documented positive cases are much higher than that actually reported. Though Benton County has a high compliance rate with wearing face coverings, Benton County can likely expect to remain in modified Phase 1.5 for the unforeseen future, especially if a reproduction number (R naught or R zero) is factored into the equation.

City Manager Reents clarified that the Tri-Cities has not been given its own R naught number since the research has not been done for this area. Instead, Benton County is currently subject to eastern Washington's R naught number. Mayor Lukson added that the Tri-Cities has the second or third highest percentage of confirmed positives (approximately twenty percent (20%) of all tests come back positive), and stated that continued social distancing will have to occur to reduce the number of positive cases.

Public Hearing

City Clerk Rogers read the Public Hearing and Public Comments procedures.

3. 2020 Integrated Resource Plan, Resolution No. 103-20

Energy Services Director Whitney explained that the purpose of the public hearing was to provide the public with an opportunity to provide testimony related to the electric utility's proposed Integrated Resource Plan. Mr. Whitney provided an overview of the 2020 Integrated Resource Plan.

Mayor Lukson opened and closed the public hearing at 6:25 p.m. No testimony was offered.

4. Amending the 2020 Budget in the Industrial Development Fund, Ordinance No. 11-20

Development Services Director Jensen presented on the proposed budget amendment to support six (6) expenses not anticipated in the 2020 Budget, and welcomed questions from Council.

Mayor Lukson opened and closed the public hearing at 6:27 p.m. No testimony was offered.

Public Comments

City Clerk Rogers read comments submitted by the following individuals:

Jennifer Bigelow - 202 Cullum Avenue, Richland, WA: Ms. Bigelow urged Council to reallocate police funding to fund other agencies and specialized programs.

Nancy Doran - 1516 Johnston Avenue, Richland, WA: Ms. Doran addressed comments made by several councilmembers during the July 7, 2020 City Council meeting regarding the renaming of Lee Boulevard. Ms. Doran provided a list of street names that have been changed over the years, and encouraged Council to rename Lee Boulevard.

Francesca Maier - 2146 Hudson Avenue, Richland, WA: Ms. Maier wrote in support of Ordinance No. 22-20, Amending Richland Municipal Code Section 23.42.210(D) related to Parking for Recreational Clubs.

Gary Petersen - 1420 Stevens Drive, Richland, WA: Mr. Petersen asked Council to consider renaming city hall to the Gustov A. Pehrson Building.

Rick Simon - 98402 N. Harrington Road, West Richland, WA: Mr. Simon called on behalf of Chad Bettsworth of Pahlisch Homes in support of Ordinance No. 22-20, Amending RMC Section 23.42.210(D) related to Parking for Recreational Clubs. Mr. Simon added that the code amendment will fix excessive parking standards, and supports the recommendations submitted by staff and the Richland Planning Commission.

Consent Calendar

City Clerk Rogers read the Consent Calendar.

COUNCILMEMBER THOMPSON MOVED AND COUNCILMEMBER CHRISTENSEN SECONDED THE MOTION TO APPROVE THE CONSENT AGENDA AS PUBLISHED. THOSE IN FAVOR: MAYOR LUKSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS ALVAREZ, CHRISTENSEN, LEMLEY AND THOMPSON. THOSE OPPOSED: NONE. THE MOTION CARRIED 6-0.

Minutes - Approval

5. Approval of the July 7, 2020 City Council Regular Meeting Minutes

Ordinances - First Reading

6. Ordinance No. 11-20, Amending the 2020 Budget in the Industrial Development Fund, Park Reserve Fund and Broadband Fund
7. Ordinance No. 15-20, Amending Richland Municipal Code Section 14.24.060 related to Retail Electric Rates
8. Ordinance No. 22-20, Amending Richland Municipal Code Section 23.42.210(D) related to Parking for Recreational Clubs

Ordinances - Second Reading & Passage

9. Ordinance No. 14-20, Vacating Portions of Brantingham Road
10. Ordinance No. 16-20, Amending Richland Municipal Code Sections 9.04.090 and 9.05.060 related to Coercion and Coercion – Domestic Violence
11. Ordinance No. 19-20, Amending Title 23 and the Official Zoning Map to Change Zoning on 98.16 Acres at Queensgate Drive and Legacy Lane (Sienna Hills)

Resolutions - Adoption

12. Resolution No. 104-20, Setting a Meeting Date to Meet with the Proponents of the Allenwhite Annexation
13. Resolution No. 105-20, Approving the Circulation of an Annexation Petition for the Zinsli Annexation
14. Resolution No. 106-20, Setting a Meeting Date to Meet with the Proponents of the Tiegs Annexation

Items - Approval

15. Appointment to the Parks & Recreation Commission: William Henry

Expenditures - Approval

16. Expenditures from June 1, 2020 to June 30, 2020 for \$29,836,780.34 including Check Nos. 280051-280906, Travel Check Nos. 19926-19929, Wire Nos. 8161-8197, Payroll Check Nos. 165972-167009, Payroll Wire/ACH Nos. 11544 - 11589, and Pension Check Nos. 5510-5538

Items of Business

17. Resolution No. 107-20, Approving the Preliminary Plat of Sienna Hills (Closed Record)

Planning Manager Stevens presented on the preliminary plat of Sienna Hills, adding that the preliminary plat application is accompanied by a concurrent and prerequisite rezone application. The Richland Hearing Examiner submitted a favorable recommendation, with conditions, for preliminary plat approval.

No members of the public signed up to speak to this item.

MAYOR LUKSON MOVED AND COUNCILMEMBER THOMPSON SECONDED THE MOTION TO APPROVE RESOLUTION NO. 107-20. THE MOTION CARRIED 6-0.

Reports and Comments

City Manager

City Manager Reents had no comments.

City Council

Mayor Pro Tem Kent announced that former councilmember Sheila Sullivan recently passed away. Mayor Pro Tem Kent added that Ms. Sullivan was an amazing community leader and mentor to her. Ms. Sullivan had a heart for the community and will be missed. Mayor Pro Tem Kent also encouraged everyone to wear a mask.

Councilmember Thompson commented on the recent legal vindication of late former Kennewick mayor Steve Young and MSA. Councilmember Thompson then echoed Mayor Pro Tem Kent's comments regarding the passing of Sheila Sullivan, and added that although they share different political viewpoints, Ms. Sullivan was a great person who did all in her power to help the City, including those who did agree with her. Ms. Sullivan was a model citizen who will be missed.

Councilmember Lemley shared a humorous memory of former Councilmember Sheila Sullivan.

Mayor

Mayor Lukson shared his frustrations with responses received from state and local leaders regarding the COVID-19 pandemic, including modifications to the guidance and regulations to reopen. Mayor Lukson reported that there are other counties with the same level of infection rates that have been authorized to advance to a higher phase. Mayor Lukson has requested that the Benton-Franklin Health District create more Public Service Announcements (PSA) on topics of social distancing and additional measures needed to

move to the next phase.

Executive Session

Executive Session Per RCW 42.30.110(g) and RCW 42.30.110(i).

MAYOR LUKSON MOVED AND COUNCILMEMBER LEMLEY SECONDED THE MOTION TO ENTER EXECUTIVE SESSION AT 6:53 P.M. FOR 45 MINUTES. THE MOTION CARRIED 6-0. COUNCILMEMBERS THOMPSON AND CHRISTENSEN DID NOT ATTEND.

Present for the executive session was Mayor Lukson, Mayor Pro Tem Kent, and Councilmembers Alvarez and Lemley. Assistant City Manager Jon Amundson and City Attorney Heather Kintzley were also present.

MAYOR LUKSON MOVED AND MAYOR PRO TEM KENT SECONDED THE MOTION TO EXTEND THE EXECUTIVE SESSION FOR AN ADDITIONAL 15 MINUTES AT 7:40 P.M. THE MOTION CARRIED 4-0. ANNOUNCEMENT WAS MADE BY STAFF IN THE VIRTUAL MEETING.

MAYOR LUKSON MOVED AND MAYOR PRO TEM SECONDED THE MOTION TO EXIT EXECUTIVE SESSION AT 7:55 P.M. THE MOTION CARRIED 4-0.

Adjournment

Mayor Lukson returned to the virtual meeting and adjourned the meeting at 8:00 p.m.

APPROVED:

ATTESTED:

Ryan Lukson, Mayor

Jennifer Rogers, City Clerk

DATE APPROVED:

DATE PUBLISHED:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/4/2020

Agenda Category: Ordinances - First Reading

Core Focus Area 1 - Promote Financial Stability & Operational Effectiveness

Core Focus Area 6 - Enhance Neighborhood & Community Safety

Subject:

Ordinance No. 17-20, Amending Richland Municipal Code Title 20: Life Safety

Department:

Fire & Emergency Services

Ordinance/Resolution Number:

17-20

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 17-20, amending Richland Municipal Code Title 20: Life Safety.

Summary:

The City has need, from time to time, to update the Richland Municipal Code (RMC) to eliminate ambiguity, resolve conflicts, and align with best practices. The last update to Title 20 RMC occurred in 2011.

Ordinance No. 17-20 proposes to make the following edits to Title 20 RMC:

- 1) City adoption of the most current edition of the International Fire Code adopted by Washington state in conformance with Washington Administrative Code (WAC) Chapter 51-54A;
- 2) Addition of RMC 20.02.029 Wildland Areas, which previously resided in RMC 21.01.030;
- 3) Clarifications in RMC 20.02.051 relating to fire protection water supplies;
- 4) Clarifications regarding sales permit fees, signage and RCW references related to fireworks sales in RMC 20.02.278;
- 5) Updates to RMC 20.02.280 Flammable Liquids Storage;
- 6) Chapter 20.05 updates and clarifies requirements related to commercial kitchen extinguishing systems and emergency responder radio coverage systems;
- 7) Updates to Chapter 20.06 relating to automatic fire alarm systems; and
- 8) Addition of RMC 20.09.020 in Chapter 20.09 to establish automatic external defibrillator standards.

Staff recommends approval of Ordinance No. 17-20 for first reading, by title only.

Fiscal Impact:

None.

Attachments:

- I. Ordinance No. 17-20

ORDINANCE NO. 17-20

AN ORDINANCE of the City of Richland amending Richland Municipal Code Title 20: Life Safety.

WHEREAS, the City has need, from time to time, to update the Richland Municipal Code (RMC) to eliminate ambiguity and bring it into alignment with current practices; and

WHEREAS, Richland Fire & Emergency Services (RF&ES) was legally established as a fire department on May 25, 1959 through Ordinance No. 45 to provide certain emergency medical, fire and rescue services; and

WHEREAS, a majority of RF&ES's code requirements are found in Title 20 of the Richland Municipal Code, entitled Life Safety; and

WHEREAS, edits to Title 20 RMC are necessary to bring the code into compliance with current practices and applicable law, and to relocate Richland Municipal Code Section 21.01.030 to the City's Fire Prevention Code.

NOW, THEREFORE, BE IT ORDAINED by the City of Richland as follows:

Section 1. Title 20 of the Richland Municipal Code, entitled Life Safety, as first enacted by Ordinance No. 55, and last amended by Ordinance No. 01-11, is hereby amended to read as follows:

Title 20 LIFE SAFETY

Chapters:

- 20.02 Fire Prevention Code**
- 20.05 Requirements for the Installation and Maintenance of Fire Alarm and Automatic Sprinkler Systems**
- 20.06 Rules and Regulations for Manual and Automatic Fire Alarm Systems 20.08 Fire Alarm System**
- 20.09 Emergency Medical Service**

Chapter 20.02 FIRE PREVENTION CODE

Sections:

- 20.02.010 Adoption of the International Fire Code – Purpose and policy declared.**
- 20.02.020 Enforcement.**
- 20.02.028 Repealed.**
- 20.02.029 Wildland Areas**
- 20.02.051 ~~Fire hydrant system~~ Fire Protection Water Supplies – Amendment to Section 507.**

- 20.02.070 Adoption of state-deleted sections of the International Fire Code.
- 20.02.080 Fixed fire protection testing and records.
- 20.02.278 Manufacture, sale and discharge of fireworks.
- 20.02.280 Biofuels in residential occupancies.
- 20.02.285 Flammable liquids in residential occupancies.
- 20.02.298 Maximum capacity within established limits.
- 20.02.300 Violations – Penalties.
- 20.02.310 Savings clause.
- 20.02.320 Repealer.
- 20.02.330 Severability.

20.02.010 Adoption of the International Fire Code – Purpose and policy declared.

Pursuant to the provisions of Chapter 51-54A WAC, and in conformance therewith, the International Fire Code, ~~2006 Edition~~, as adopted by the state of Washington, together with Appendices B, C, D, E, F and G ~~and the amendments incorporated in Chapter 51-54 WAC (except the amendments listed in WAC 51-54-0500)~~ as now, or hereafter, amended, is hereby adopted.

Reference to National Fire Protection Association (NFPA) standards in the International Fire Code shall refer to the most current version of said standards. In the event of a conflict between code provision(s) and an existing standard, including an existing city of Richland standard, the most restrictive of the two authorities will apply as determined by the fire code official.

It is the specific intent of the fire code of the city of Richland as herein adopted, modified and amended to place the obligation of complying with its requirements upon the owners and occupiers of the buildings and premises within its scope, and no provision of nor any term used in this fire code is intended to impose any duty whatsoever upon the city or any of its officers or employees, for whom the implementation and enforcement of this fire code shall be discretionary and not mandatory.

Nothing contained in this fire code is intended to be nor shall be construed to create or form the basis for any liability on the part of the city, or its officers, employees or agents, for any injury or damage resulting from the failure of a building or any premises to comply with the provisions of this fire code, or by reason or in consequence of any inspection, notice, order, certificate, permission or approval authorized or issued or done in connection with the implementation or enforcement of this fire code, or by reason of any action or inaction on the part of the city related in any manner to the enforcement of this fire code by its officers, employees or agents.

It is expressly the purpose of this fire code to provide for and promote the health, safety and welfare of the general public, and not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the provisions of this fire code.

20.02.020 Enforcement.

The chief of the Richland fire and emergency services department, the fire marshal or other designee, is the fire code official and is responsible for the administration and enforcement of the International Fire Code as adopted, modified and amended.

20.02.028 Inspection – Amendment to Section 106.11 of the International Fire Code. *Repealed by Ord. 01-11.*

20.02.029 Wildland Areas.

Wildland areas are areas which are undeveloped, uncultivated or unfit for cultivation, or are considered by the city of Richland to be wasteland or desert, or which are any combination of these descriptions and definitions and which are deemed by the city of Richland as a hazard for wild fire purposes. The following requirements apply to buildings and structures constructed on, in, or near wild-land areas:

A. All structures within 30 feet of a property line adjoining a wildland area shall have non-combustible siding, soffit, and skirting on the side adjacent to the wildland area when the wildland area is in excess of five (5) contiguous acres. This requirement shall not apply to interior lots of platted parcels of land and development phases whose streets are accessible and whose water system is operational.

B. Decks or porches 36 inches or less in height shall have skirting if within 30 feet of adjacent wild-land areas when the wild-land area is in excess of five (5) contiguous acres. Skirting shall be sufficiently constructed so as not to allow the accumulation of combustible material under the deck or porch. The area under the deck or porch shall not be used for storage.

C. When determined by the Fire Marshal, non-combustible siding or soffit material shall be required on the downhill side(s) of a structure or building that is within 30 feet of a grade that is 15 percent or greater in steepness. The grade shall be determined by the predominant slope on the downhill side measured from the structure or building and extending a maximum of 300 feet.

20.02.051 Fire Protection Water Supplies~~hydrant system~~ – Amendment to Section 507.

Section 507 of the International Fire Code is amended by amending Section 507 to read as follows:

Section 507.5.1 Where required. Where any portion of ~~the a~~ facility or building hereafter constructed or moved into or within the jurisdiction~~s~~, either by physical relocation or annexation, is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official~~;~~ provided, however, that ~~T~~he nearest hydrant from any commercial building shall be not more than 200 feet travel distance on an approved fire apparatus road.

Exceptions:

1. For Group R-3 and Group U occupancies, the maximum hydrant separation distance ~~requirement~~ shall be 600 feet, with no more than 300 feet travel distance to any structure on an approved fire apparatus road. The 300 feet hydrant distance shall not be obstructed by grade change, physical barriers, or other obstacles as determined by the fire code official.
2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, ~~or~~ 903.3.1.2 or 903.3.1.3, the ~~Fire Code~~ official may extend the distance.

The owner of any building or structure requiring fire hydrants as determined by the ~~Fire Code~~ official, shall install at their expense fire hydrants and whatever pipes and connections are necessary to connect to the existing water supply of the city.

Unlawful Conduct – Industrial or Commercial Zone Buildings. It is unlawful for any person, firm or corporation to occupy or use any building located in any use district, unless such building is within two hundred (200) feet travel distance of a fire hydrant.

20.02.070 Adoption of state-deleted sections of the International Fire Code.

International Fire Code Sections 503.1 through 503.4.1 shall be adopted.

20.02.080 Fixed fire protection testing and records.

Fixed fire protection systems testing records, noted throughout the International Fire Code and referenced standards, shall be submitted to the Richland fire and emergency services in the manner and frequency determined by the fire code official, as set forth in the fire standards found on the city of Richland website. Fire protection systems inspection, testing and/or maintenance companies must report confidence testing results, in the manner described above, within fourteen (14) calendar days of conclusion of the work being performed.

20.02.278 Manufacture, sale and discharge of fireworks.

A. The sale and discharging of fireworks within the city of Richland shall be in accordance with the Washington State Fireworks Law, Chapter 70.77 RCW, and Chapter 212-17 WAC, unless otherwise provided in this section.

B. Application for permits for public display and/or retail sales of fireworks shall be accompanied by a letter from the person legally responsible for the property on which such display and/or sale is to take place. Such letter shall grant permission to the applicant for the use of said property.

C. It shall be unlawful for any person or corporation to sell or give fireworks to anyone under the age of 16 unless that person is under the immediate supervision of an adult (18 years old or older). It shall be unlawful for a parent, guardian or other person responsible for a child under the age of 16 to allow that child to possess, use, discharge or transport any fireworks unless that child is under the immediate supervision of an adult. It shall be

unlawful for any person under the age of 16 to possess, use, discharge, or transport any fireworks unless under the immediate supervision of an adult (18 years old or older).

D. It is unlawful to use, fire or discharge any fireworks along the route of and during any parade or at any place of public assembly or in any commercial use district.

E. It is unlawful at any time to throw or toss any fireworks at any person, animal, vehicle or other thing or object.

F. The fee for a permit for the retail sale of fireworks and for the public display of fireworks shall be ~~\$25.00; provided, that bona fide charitable and nonprofit enterprises organized for charitable, benevolent, eleemosynary, educational, civic, patriotic, political, social, fraternal, athletic, or religious purposes and operating four or more stands for the retail sale of fireworks shall pay a single maximum fee of~~ \$100.00.

G. Signs shall be posted prominently at each firework sales outlet which state:

It is unlawful to sell or give fireworks to anyone under the age of sixteen (16) unless that person is under the immediate supervision of an adult (eighteen (18) years or older). It shall be unlawful for a parent, guardian or other person responsible for a child under the age of sixteen (16) to allow that child to possess, use, discharge or transport any fireworks unless that child is under the immediate supervision of an adult. RMC 20.02.278.

No Smoking, Discharge of Fireworks, Motor Vehicles, or Ignition Sources within 25 feet.

H. Smoking, ~~and~~ the discharge of fireworks, motor vehicles, and ignition sources are ~~shall be~~ prohibited within 25 feet of any building or stand in which fireworks are stored or sold at retail ~~or stored after hours~~.

I. Notwithstanding RCW 70.77.575 and 70.77.580, every retailer in the city of Richland is required to post prominently at each retail outlet a list of the fireworks that may be sold to the public under this section. The list is subject to approval by the fire code official and shall be submitted to the fire code official no later than May 31st of each year.

J. It shall be unlawful for any person to possess, sell or use in the city of Richland any of the following:

1. Helicopter or Aerial Spinner. Tube not more than one-half inch (12.5 mm) inside diameter and containing up to 20 grams of pyrotechnic composition. A propeller or blade is attached, which, upon ignition, lifts the rapidly spinning device into the air. A visible or audible effect is produced at the height of flight.

2. Mine or Shell. Heavy cardboard or paper tube up to two and one-half inches (63.5 mm) inside diameter attached to a wood or plastic base and containing up to 40 grams of pyrotechnic composition. Upon ignition, stars, firecrackers, or other devices are propelled into the air. The tube remains on the ground.

3. Sky Rocket. Tube not exceeding one-half inch (12.5 mm) inside diameter that may contain up to 20 grams of pyrotechnic composition. Sky rockets contain a wood stick for guidance and stability and rise into the air upon ignition. A burst of color or noise or both is produced at the height of flight.
4. Missile-Type Rocket. Device similar to a sky rocket in size, composition, and effect that uses fins rather than a stick for guidance and stability.
5. Firecracker or Salute. Small paper-wrapped or cardboard tube the external dimensions of which do not exceed one and one-half inches in length or one-quarter inch in diameter containing not more than 50 mg of pyrotechnic composition. Upon ignition, noise and a flash of light are produced.
6. Chaser. Small paper or cardboard tube that travels along the ground upon ignition. A whistling effect, or other noise, is often produced. The explosive composition used to create the noise may not exceed 50 mg.
7. Ground Spinner. Small device similar to a wheel in design and effect and placed on the ground and ignited. A shower of sparks and color is produced by the rapidly spinning device.
8. Roman Candle. Heavy paper or cardboard tube not exceeding three-eighths inch (9.5 mm) inside diameter and containing up to 20 grams of pyrotechnic composition. Upon ignition, up to 10 stars (pellets of pressed pyrotechnic composition that burn with bright color) are individually expelled at several-second intervals.
9. Smoke Device. Tube or sphere containing pyrotechnic composition that, upon ignition, produces white or colored smoke as the primary effect.
10. Jumping Jacks. A small tube containing pyrotechnic composition so that, upon ignition, the tube will bounce around and produce a flash.
11. Combination Items. Fireworks devices containing combinations of two or more of the effects described in WAC 212-17-198.
12. "Special fireworks" as defined in RCW 70.77.131 and WAC 212-17-~~345~~[040](#). Except with public display permits.
13. "Agricultural and wildlife fireworks" as defined in RCW 70.77.141 and WAC 212-17-045. Except with proper permit.
14. "Special effects" as defined in RCW 70.77.146. Except with proper permit.
15. Any fireworks devices which do not satisfy all the chemical content and construction requirements of WAC 212-17-050.

16. Any fireworks larger, in terms of size or amount of pyrotechnic composition, than specified in this section.

K. Any and all fireworks deemed to be in violation of this section shall be seized and properly destroyed by the police.

20.02.280 Biofuels in residential occupancies.

The manufacturing, sales, and storage of bio-fuels in all International Residential Code residences and accessory occupancies and all International Building Code residential occupancies require a fire permit. Operational constraints, or refusal of permit, may apply.

20.02.285 Flammable liquids in residential occupancies.

To store, handle or use Class 1 flammable liquids in all International Residential Code residences and accessory occupancies and all International Building Code residential occupancies, ~~except as listed in 2006 IFC 1205.6.16,~~ in excess of 10 gallons requires a fire permit. Operational constraints, or refusal of permit, may apply.

20.02.298 Maximum capacity within established limits.

The maximum capacity of liquefied petroleum gas is restricted. The limits referred to in ~~Section 3804.2~~ [Chapter 61](#) of the International Fire Code in which storage of liquefied petroleum gas is restricted are established as follows:

All use districts except I-1 (limited manufacturing), I-M (medium industrial) or M-2 (heavy manufacturing).

20.02.300 Violations – Penalties.

A. ~~Except for RMC 20.02.278,~~ it is unlawful for any person, firm or corporation to violate any of the provisions of this chapter. Any person who has violated any provision of this chapter shall have committed a civil infraction subject to a civil penalty as set forth in RMC 10.02.050(E).

Provided, if the same violator has been found to have committed an infraction violation for the same or similar conduct two separate times, and involving the same or similar sections of the Richland Municipal Code or other similar codes, the third or subsequent violation shall constitute a misdemeanor, punishable as provided in RMC 1.30.010 for criminal offenses.

B. For any violation of a continuing nature, each day's violation shall be considered a separate offense and shall subject the offender to the above penalties for each offense.

C. Violations and penalties of RMC 20.02.278, Manufacture, sale and discharge of fireworks, shall be considered a nontraffic infraction subject to a penalty of \$250.00 as determined by the Benton County district court.

20.02.310 Savings clause.

Nothing contained in any provision of this code shall apply to an offense charged at any time before the day when this code becomes effective. Any such offense shall be punished according to the provisions of the ordinances or other laws existing when such offense was charged in the same manner as if this code had not been enacted.

20.02.320 Repealer.

All ordinances and resolutions of the city of Richland bearing on the subject matter of fire prevention, with the exception of Chapter 20.05 RMC, which ordinances or resolutions are inconsistent with this chapter, are hereby repealed.

20.02.330 Severability.

The invalidity of any article, section, subsection, provision, clause or portion thereof, or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of this chapter or the validity of its application to other persons or circumstances.

Chapter 20.05

REQUIREMENTS FOR THE INSTALLATION AND MAINTENANCE OF FIRE ALARM, ~~AND~~ AUTOMATIC SPRINKLER, COMMERCIAL KITCHEN EXTINGUISHING, AND EMERGENCY RESPONDER RADIO COVERAGE SYSTEMS

Sections:

20.05.010 Purpose.

20.05.020 Fire alarm and automatic sprinkler system requirements.

20.05.022 Commercial Kitchen Extinguishing Systems

20.05.025 Emergency Responder Radio Coverage Systems

20.05.030 Severability.

20.05.040 Violations – Penalties.

20.05.010 Purpose.

The purpose of this chapter is to specify the requirements for fire alarm, ~~and~~ automatic sprinkler, commercial kitchen extinguishing, and emergency responder radio coverage systems, providing that degree of public safety ~~from fire~~ which can reasonably be required.

A. The requirements contained in this chapter govern when such systems shall be installed and maintained on the premises and the occupancies as specified.

B. In the event of any conflict between this chapter and the provisions of the International Fire Code and the International Building Code, the most restrictive standards shall govern as determined by the fire code official.

20.05.020 Fire alarm and automatic sprinkler system requirements.

A. Where Required. An approved fire alarm system and automatic sprinkler system shall be installed throughout all buildings constructed whose total floor area, or other requirements, meets or exceeds that listed in Table 20.05.020.

B. Exception. A fire barrier meeting the requirements of the International Building Code may be provided to divide buildings in excess of those square footages listed in Table 20.05.020.

C. Structures housing mixed occupancies when the sum of the ratios of actual area divided by allowable area (Table 20.05.020 for each occupancy) meets or exceeds one.

D. All fire alarm systems shall meet the requirements of RMC 20.06.070.

E. Required periodic testing and maintenance shall be conducted per the Fixed-Fire Protection Equipment Testing Standard. Documentation of required testing will be completed, in the method required by the fire code official, within fourteen (14) calendar days of completion.

F. Contact information for fire alarm and sprinkler systems shall include name, address, phone number and e-mail address. Building owner(s) are responsible for maintaining current contact information. Last known address will be used for all testing requirement notifications. Failure to maintain current contact information, or failure to receive notices, does not relieve the building owner(s) of testing and compliance obligations.

EG. Fire alarms and automatic fire sprinkler system alarms shall pass through a public safety answering point (PSAP) for Richland fire & emergency services. All fire alarm and automatic sprinkler alarm messages will be directed to the PSAP immediately and prior to any agency or individual being notified. ~~be transmitted to an approved fire dispatch center or an approved receiving center in a manner approved by the fire code official.~~

H. Where an NFPA 13D sprinkler system is required, it shall be an approved system, compliant with the city of Richland's cross connection control program, and without need for backflow prevention devices. An approved 13D sprinkler system shall be installed in accordance with NFPA 13D and IRC P2904, and shall meet the licensing requirements for installation of sprinkler systems in Chapter 18.270 RCW.

IF. Any building which proposes an addition or change of use or change of occupancy where the existing building currently exceeds the square footage or occupant loads shown in this title and Table 20.05.020 and any building which will exceed the square footage or occupant loads shown in those tables after the proposed addition(s) shall comply with those requirements for fire alarms, fire sprinklers, and/or fire areas.

Table 20.05.20

OCCUPANCY GROUP	OCCUPANCY DETAILS	FAS	FIRE ALARM REQUIREMENTS	CODE	FIRE SPRINKLER REQUIREMENTS	CODE
All (Except R3 and U)			IFC 907.2.12 – 907.7.3.2 may apply Floor > 25 feet above FD access > 20 sprinkler heads	IFC RMC IFC	IFC 903.2.11 – 903.2.12 may apply > 36 feet above FD access and > 30 occupants	IFC RMC
A1	Motion picture theaters, symphony/concert halls, theaters	2	≥ 300 occupants ≥ 4,500 SF ≥ 1,000 occupants – voice required	IFC RMC IFC	FA > 9,000 SF FA ≥ 300 occupants FA on floor other than level of discharge FA contains a multi-theater	RMC IFC IFC IFC
A2	Banquet halls, night clubs, taverns, bars, restaurants	2	≥ 100 occupants ≥ 4,500 SF ≥ 1,000 occupants – voice required	IFC RMC IFC	FA > 5,000 SF Nightclub – all FA ≥ 100 occupants FA on floor other than level of discharge	IFC WAC IFC IFC
A3	Churches, gyms, library	2	≥ 300 occupants ≥ 4,500 SF ≥ 1,000 occupants – voice required	IFC RMC IFC	FA > 9,000 SF > 300 occupant load FA on floor other than level of discharge	RMC IFC IFC
A4	Indoor sports viewing	2	≥ 300 occupants ≥ 4,500 SF ≥ 1,000 occupants – voice required	IFC RMC IFC	FA > 9,000 SF > 300 occupant load FA on floor other than level of discharge	RMC IFC IFC
A5	Outdoor sports viewing	2	≥ 300 occupants ≥ 1,000 occupants – voice required	IFC IFC	> 1,000 SF concession, retail, press box, other accessory use areas	IFC
B	Businesses – banks, barbers, clinics, > 12th grade education, labs, offices	2	≥ 6,000 SF ≥ 500 occupants > 100 occupants above or below exit level FA contains ambulatory health care facility	RMC IFC IFC IFC	≥ 12,000 SF	RMC
E	K-12 education	2	All	RMC	> 50 children Portable classroom cluster > 5,000 SF	WAC WAC
F1	Moderate hazard – appliances, bakeries, clothing, furniture, etc.	3	≥ 6,000 SF Two or more stories in height and Combined occupant load ≥ 500	RMC IFC IFC	≥ 12,000 SF FA FA > 3 stories above grade Woodworking operations > 2,500 SF	IFC IFC IFC
F2	Low hazard – beverages, brick, metal fabrication, etc.	2	≥ 9,000 SF Two or more stories in height and Combined occupant load ≥ 500	RMC IFC IFC	≥ 12,000 SF	RMC
H1	High hazard – explosives	4	All	RMC	All	IFC
H2	High hazard – combustibles & flammables	4	All	RMC	All	IFC
H3	High hazard – liquids	3	All	RMC	All	IFC
H4	Corrosives, toxics	2	All	RMC	All	IFC
H5	Semiconductor facilities	2	Any building containing this occupancy group	IFC	Any building containing this occupancy group	IFC
I1	Assisted living	2	All	RMC	Any building containing this occupancy group	IFC
I2	Hospital, nursing home	2	All	RMC	Any building containing this occupancy group	IFC

I3	Detention facilities	2	All	RMC	Any building containing this occupancy group	IFC
I4	Day care facilities any age < 24 hours > 5 persons	2	All	RMC	Any building containing this occupancy group	IFC
M	Retail, wholesale	2	≥ 6,000 SF ≥ 500 occupants ≥ 100 occupants above or below discharge	RMC IFC IFC	12,000 SF FA > 3 stories above grade Any upholstered furniture on display or sale All buildings as required by RMC Title 23	IFC IFC IFC IFC
R1	Hotels & motels (transient)	2	All Carbon monoxide	RMC WAC	Any building containing this occupancy group	IFC
R2	Apartments (non-transient)	2	All Carbon monoxide	RMC WAC	Any building containing this occupancy group	IFC
R3	Single-family, duplex, child care ≥ 5 persons < 24 hours	2	Single station smoke alarm Carbon monoxide	IFC WAC	Any building containing this occupancy group	WAC
S1	Moderate hazard – furniture, lumber, etc.	3	≥ 6,000 SF	RMC	≥ 12,000 SF FA > 3 stories above grade Storage of trucks and buses > 5,000 SF	IFC IFC IFC
	Repair garages	3	≥ 6,000 SF	RMC	≥ 12,000 SF 2 or more floors > 10,000 SF Repair garage vehicles in basement Commercial vehicle repair > 5,000 SF	IFC IFC IFC IFC
	Bulk tire storage	3	≥ 6,000 SF	RMC	≥ 12,000 SF	RMC
S2	Low hazard – parking garages, metal, glass	2	≥ 6,000 SF	RMC	All ≥ 12,000 SF Parking beneath other groups except R3 Commercial garage trucks or buses > 5,000 SF	RMC IFC IFC
U	Agriculture, towers, sheds	1	None		None	

FAS = Fire area separation from IBC Table 707.3.9 RMC = Richland Municipal Code Title 20

FA = Fire Area IFC = International Fire Code

SF = Square Feet WAC = Chapter 51-54 Washington Administrative Code

20.05.022 Commercial Kitchen Hood Extinguishing System Requirements

A. Where required. An approved commercial kitchen extinguishing system hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease-laden vapors as required by IFC Code & Commentary 609.2.

B. Commercial cooking systems shall be operated, inspected and maintained in accordance with IFC Section 609.3.1 through 609.3.4 and Chapter 11 of NFPA 96.

C. Required periodic testing and maintenance shall be conducted per the Fixed-Fire Protection Equipment Testing Standard. Documentation of required testing will be completed, in the method required by the fire code official, within fourteen (14) calendar days of completion.

D. Contact information for commercial kitchen hood extinguishing systems shall include name, address, phone number and e-mail address. Building owner(s) are responsible for maintaining current contact information. Last known address will be used for all testing requirement notifications. Failure to maintain current contact information, or failure to receive notices, does not relieve the building owner(s) of testing and compliance obligations.

20.05.025 Emergency Responder Radio Coverage Systems Requirements

A. Where required. All new buildings shall have approved radio coverage for emergency responders within the building based upon the jurisdiction's existing public safety communication systems coverage levels at the exterior of the building. This section does not require improvement of existing public safety communication systems. Installation, maintenance and testing shall conform to the city of Richland's Emergency Responder Radio Coverage Standard.

B. Emergency Responder Radio Coverage Systems shall be operated, maintained and inspected in accordance with IFC Section 510 and city of Richland standards.

C. Required periodic testing and maintenance shall be conducted per the Fixed-Fire Protection Equipment Testing Standard. Documentation of required testing will be completed, in the method required by the fire code official, within fourteen (14) calendar days of completion.

D. Contact information for emergency responder radio coverage systems shall include name, address, phone number and e-mail address. Building owner(s) are responsible for maintaining current contact information. Last known address will be used for all testing requirement notifications. Failure to maintain current contact information, or failure to receive notices, does not relieve the building owner(s) of testing and compliance obligations.

20.05.030 Severability.

The invalidity of any article, section, subsection, provision, clause or portion thereof, or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of this chapter or the validity of its application to other persons or circumstances.

20.05.040 Violations – Penalties.

A. It is unlawful for any person, firm or corporation to violate any of the provisions of this chapter. Any person who has violated any provision of this chapter shall have committed a civil infraction subject to a civil penalty as set forth in RMC 10.02.050(E).

B. For any violation of a continuing nature, each day's violation shall be considered a separate offense and shall subject the offender to the above penalties for each offense.

Chapter 20.06
RULES AND REGULATIONS FOR MANUAL AND AUTOMATIC FIRE ALARM
SYSTEMS

Sections:

20.06.010 Scope.

20.06.070 System requirements as related to occupancy.

20.06.080 General.

20.06.010 Scope.

The purpose of this chapter is to specify the design and installation regulations of fire alarm systems providing that degree of public safety from fire which can reasonably be required without involving unreasonable hardship or interference with normal use and occupancy of a building.

A. The regulations contained in this chapter govern the installation, use and maintenance of approved fire alarm systems required by RMC 20.05.020.

B. The regulations contained in this chapter govern the type of electrically supervised fire alarm signaling systems to be installed in the premises and the occupancies as specified.

C. In the event of any conflict between this chapter and the provisions of the National Fire Protection Association Standards, the International Fire Code, or the International Building Code, the most restrictive standards shall govern.

20.06.070 System requirements as related to occupancy.

All occupancies requiring an alarm system (see Table 20.05.020) shall have a fire-detection and alarm system consisting of the following:

A. Fire Alarm Control Unit. A system component that receives inputs from automatic and manual fire alarm initiating devices and is capable of supplying power to detection devices and transponder(s) of off-premises transmitter(s). The control unit is capable of providing a transfer of power to the notification appliances and transfer of condition to relays of devices.

B. Fire Alarm Signal Initiating Device. A system component that originates transmission of a change-of-state condition, such as in a smoke detector, manual fire alarm box, or supervisory switch.

1. Automatic smoke detection shall be provided for the protection of all required rated corridors.

2. Heat detectors shall be installed throughout the building.

Exception: Where automatic sprinkler protection installed in accordance with the International Fire Code is provided and connected to the building fire alarm system, automatic heat detection required by this section shall not be required.

3. Manual alarm actuating devices in accordance with International Fire Code Chapter 9.

Exception: Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system and the alarm notification appliances will activate upon sprinkler water flow.

C. Fire Alarm Notification Device. System components that alert occupants and fire department response personnel of a fire condition.

1. Audible and visible notification appliances shall be installed throughout the building. Device locations shall comply with NFPA 72 and manufacturer's product listing requirements.

2. Fire alarm control unit shall transmit an alarm to a constantly attended off-site UL certified or FM approved monitoring station.

3. Visual notification appliances shall be located on the external portion of buildings where riser rooms, fire alarm control units, remote annunciator panels and key boxes are located.

D. Fire Alarm Annunciator. A unit containing one or more indicator lamps, alphanumeric displays, or other equivalent means in which each indication provides status information about a circuit, condition or location. A fire alarm annunciator shall be provided at the primary entrance to the building.

E. Fire Detection and Alarm System Design. Approved automatic fire-detection and alarm systems shall be installed in accordance with the provisions of this code and the National Fire Protection Association National Fire Alarm Code (NFPA 72). Devices, combinations of devices, appliances, and equipment shall be approved for the intended application.

F. Sprinkler risers in commercial buildings shall be installed in a dedicated one (1) hour-rated riser room with direct access to the outside of the structure. The fire alarm control panel (FACP) will be located inside the riser room with a fire alarm annunciator located at the main entrance to the structure. A commercial Knoxbox 3200 series key box shall be located at the riser room main entrance. Additional key boxes may be required to support emergency access and public safety as determined by the fire code official.

20.06.080 General.

When there is an option of more than one type of system in any particular occupancy, the actual system to be installed shall be determined by the fire code official.

Chapter 20.08 FIRE ALARM SYSTEM

Sections:

- 20.08.020 Tampering with alarm system.**
- 20.08.030 Notice of doing work on fire alarm system.**
- 20.08.040 Requirements for fire alarm systems.**
- 20.08.050 Violations – Penalties.**

20.08.020 Tampering with alarm system.

It is unlawful for any person to tamper with or to knowingly cut, break, deface or actuate any alarm device (including auxiliary alarm devices, wires or wire supports or appurtenances thereto) or to intentionally transmit an alarm of fire knowing that no emergency exists; provided, that this section shall not apply to the following:

- A. Employees of the fire and emergency services department engaged in the performance of their official duties;
- B. Representatives of a manufacturer of fire alarm equipment who, with the consent of the fire code official and in the presence of employees of the fire and emergency services department, are engaged in modifying, adjusting, altering, repairing or replacing any fire alarm system or device or any of its component equipment;
- C. Insurance-rating engineers engaged in testing any alarm system or device with the consent of the fire code official.

20.08.030 Notice of doing work on fire alarm system.

Any person doing any work on a fire alarm system that may cause a signal to be transmitted shall notify the fire dispatch center before doing such work, stating the time and place thereof.

20.08.040 Requirements for fire alarm systems.

A. Fees for False Alarms.

1. For purposes of this subsection, the term “false alarm” means the activation of an auxiliary alarm device or system transmitting a signal when such activation results from improper or inadequate maintenance, defective equipment, or failure to protect the system, and no fire or other emergency exists on the premises.
2. For a fire and emergency response to a false alarm, the fire code official may charge and collect from the person having and maintaining such auxiliary device or alarm on premises owned or occupied by him fees equal to the current State Chief’s rate as follows:
 - a. For a response to premises at which no other false alarm has occurred within the preceding 90-day period, hereinafter referred to as a “first response,” a fee may

be charged if the system does not have a current confidence test [on file and documented in the manner required by the fire code official.](#)

b. For a second and all subsequent responses to premises within 90 days after a first response, a fee may be charged.

B. Ownership and Maintenance. Ownership and maintenance of auxiliary fire alarm devices, systems, and circuits shall remain and be the responsibility of the person owning or leasing the premises upon which such auxiliary device or system is located.

20.08.050 Violations – Penalties.

Except for RMC 20.08.020, Tampering with alarm system, any person who has violated any provision of this chapter shall have committed a civil infraction subject to a civil penalty as set forth in RMC 10.02.050(E).

Provided, if the same violator has been found to have committed an infraction violation for the same or similar conduct two separate times, with the violations occurring at the same location and involving the same or similar sections of the Richland Municipal Code or other similar codes, the third or subsequent violation shall constitute a misdemeanor, punishable as provided in RMC 1.30.010 for criminal offenses.

A violation of RMC 20.08.020, Tampering with alarm system, shall be prosecuted as a criminal misdemeanor under RMC 1.30.010.

Chapter 20.09 EMERGENCY MEDICAL SERVICE

Sections:

20.09.010 Elevator standards.

[20.09.020 Automatic External Defibrillator \(AED\) Standards](#)

20.09.010 Elevator standards.

New passenger elevators in buildings shall have minimum interior dimensions of 80 inches width and 51 inches depth. The minimum door opening shall be 42 inches. Exceptions: R3 occupancies and occupancies with an exterior access to an approved walkway for all floors served by the elevator.

[20.09.020 Automatic External Defibrillator \(AED\) Standards](#)

[A. Automatic external defibrillators shall be located in the following designated new or newly changed occupancy groups, new construction, and tenant improvements that involve more than 50% of the floor area:](#)

- [1. Athletic clubs with 50 or more occupants;](#)
- [2. Any assembly group of more than 100 occupants;](#)
- [3. Any other occupancy, other than an assembly group, of more than 250 occupants;](#)
- [4. Any outdoor event on city property with more than 250 occupants;](#)

5. Medical offices, dental offices, and clinics;
6. Institutional group occupancies I-1, I-2, and I-3;
7. Residential Group R1;
8. Residential Group R2.

B. Building owners required to install an AED must notify the fire code official of the AED's existence, location, removal, relocation and maintenance. Building owners must also provide written contact information for the person responsible for the AED (name, address, phone number, and e-mail address).

C. AEDs shall be located in a visible area accessible to the public and approved by the fire code official. AEDs shall be maintained as per the manufacturer's recommendations.

D. Expected AED users shall receive instruction in defibrillator use and cardiopulmonary resuscitation (CPR) through a course approved by the fire code official. AED users are to call 911 before the emergency use of an AED, and provide appropriate follow-up information to first responders upon request. Any use or attempted use of an AED shall also be promptly reported to the fire code official.

E. The purchase, maintenance and replacement of required AEDs is the responsibility of the building owner(s) or designee.

Section 2. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 3. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 4. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the ____ day of _____, 2020.

Ryan Lukson, Mayor

Attested by:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

Date Published: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/4/2020

Agenda Category: Ordinances - First Reading

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 18-20, Amending Richland Municipal Code Title 21: Buildings and Construction

Department:

Development Services

Ordinance/Resolution Number:

18-20

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 18-20, amending Richland Municipal Code Title 21: Buildings and Construction.

Summary:

The City has need, from time to time, to update the Richland Municipal Code (RMC) to eliminate ambiguity, resolve conflicts, and align with best practices. The last update to Title 21 RMC occurred in 2010.

Ordinance No. 18-20 proposes to make the following edits to Title 21 RMC:

- 1) Adoption of the latest building code editions as amended by the Washington State Building Code Council (SBCC);
- 2) Removal of Chapter 21.02 RMC Outdoor Light Fixtures and Chapter 21.03 RMC Flood Control Zone since these matters are currently regulated under Title 23: Zoning Regulations; and
- 3) Incorporation of changes to Tables I-A, I-I, A-33-A and A-33-B in accordance with Building Valuation Data published by the International Code Council (ICC) in the Building Safety Journal. This edit provides consistency with Table I-B, which sets the City's fee schedule for single-family homes.

Staff recommends approval of Ordinance No. 18-20 for first reading, by title only.

Fiscal Impact:

None.

Attachments:

- I. Ordinance No. 18-20

ORDINANCE NO. 18-20

AN ORDINANCE of the City of Richland amending
Richland Municipal Code Title 21: Buildings and Construction.

WHEREAS, the City has need, from time to time, to amend the Richland Municipal Code (RMC) to eliminate ambiguity and to bring it into alignment with best practices; and

WHEREAS, this housekeeping update is necessary to relocate Richland Municipal Code Section 21.01.030 to the Fire Prevention Code (see Ordinance No. 17-20), and to eliminate Chapters 21.02 and 21.03 of the RMC as duplicative of standards already found in the City's zoning code.

NOW, THEREFORE, BE IT ORDAINED by the City of Richland as follows:

Section 1. Title 21 of the Richland Municipal Code, entitled Buildings and Construction, as first enacted by Ordinance No. 20-04, and last amended by Ordinance No. 11-10, is hereby amended to read as follows:

Title 21 BUILDINGS AND CONSTRUCTION

Chapters:

21.01 Building Code

~~**21.02 Outdoor Light Fixtures**~~

~~**21.03 Flood Control Zone No. 9**~~

Chapter 21.01 BUILDING CODE

Sections:

21.01.010 Adoption of building codes.

21.01.020 Administration, permits, and fees.

~~**21.01.030 Wild-land areas**~~**Reserved.**

21.01.040 Cedar shakes and shingles prohibited.

21.01.050 Violations – Penalties.

21.01.060 Savings clause.

21.01.070 Severability.

21.01.010 Adoption of building codes.

All building and building-related codes as currently adopted, or as shall be adopted in future enactments by the state of Washington pursuant to RCW 19.27.031, together with all amendments as currently enacted, or as shall be enacted by the state of Washington, are hereby adopted as, and are herein referred to as, the building codes for the city of Richland; provided, that all additions, deletions, and amendments as set forth in this title and in Title 20 of the Richland Municipal Code (RMC) are also adopted.

The city of Richland shall adopt the following building codes consisting of the latest published editions of the following ~~except as where~~ as amended by the Washington State Building Code Council (SBCC):

~~A. International Building Code as published by the International Code Council, Inc., together with Appendix J, "Grading," and Appendix E, "Supplementary Accessibility Regulations," and together with Chapter 11 amendments entitled "Washington State Accessibility Regulations."~~

~~B. International Residential Code as published by the International Code Council, Inc., together with Appendix G, "Swimming Pools, Spas, and Hot Tubs"; except for Chapters 11 and 25 through 43, which are not adopted.~~

~~C. International Mechanical Code as published by the International Code Council, Inc.~~

~~D. International Fire Code as published by the International Code Council, Inc., except as amended by Title 20 of the Richland Municipal Code.~~

~~E. Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials, Inc., except for Chapters 12 and 15 and except for those requirements relating to venting and combustion air of fuel-fired appliances as found in Chapter 5 and those portions of the code addressing building sewers, all of which are not adopted.~~

~~F. Uniform Plumbing Code Standards (Appendices A, B, and I), as published by the International Association of Plumbing and Mechanical Officials, Inc., together with additional standards as adopted by the state pursuant to Chapters 19.27 and 34.05 RCW.~~

~~G. Washington State Energy Code, latest state-adopted edition.~~

~~H. Washington State Historic Building Code.~~

~~I. International Property Maintenance Code (IPMC) as published by the International Code Council, Inc., together with the height in inches as specified in RMC Title 9 for weeds which is hereby adopted into the applicable verbiage of Section 302.4 of the IPMC; where conflicts exist between the IPMC and requirements relating to nuisances in RMC Title 9, the city of Richland shall have sole discretion to pursue violations of either or both the IPMC and/or the RMC Title 9 specific ordinances or requirements until compliance is obtained.~~

~~J. International Green Construction Code as published by the International Code Council, Inc., and affiliated organizations.~~

~~K. ICC Performance Code for Buildings and Facilities as published by the International Code Council, Inc.~~

~~L. International Existing Building Code as published by the International Code Council, Inc.~~

- A. International Building Code including Appendix "J" with statewide amendments
- B. ICC/ANSI A117.1-09, Accessible and Usable Buildings and Facilities, with statewide amendments (adopted as part of the IBC)
- C. International Existing Building Code with statewide amendments (adopted through the IBC)
- D. International Residential Code with statewide amendments
- E. International Swimming Pool and Spa Code (adopted through IRC and IBC)
- F. International Mechanical Code with statewide amendments
- G. Liquefied Petroleum Gas Code (NFPA 58) For LP Gas
- H. National Fuel Gas Code (NFPA 54) for LP Gas installations
- I. International Fuel Gas Code with statewide amendments (adopted as part of the IMC)
- J. International Fire Code with statewide amendments, except as amended by Title 20 of the Richland Municipal Code.
- K. Uniform Plumbing Code with statewide amendments
- L. Washington State Energy Code

21.01.020 Administration, permits, and fees.

Chapter 1 of the International Building Code ~~and Chapter 34 of the International Building Code~~ and Chapter 1 of the International Residential Code are hereby amended by the following additions, deletions, and exceptions. Section numbers referenced here are to the International Building Code with the International Residential Code referenced by "R" and the section number in parenthesis. Notwithstanding these section numbers referenced from the current codes, all additions, deletions, and exceptions as noted herein shall apply to all future codes adopted by the state of Washington and thence adopted as the building codes for the city of Richland.

A. 101.4.5 Fire Prevention. This subsection shall be amended to add the following paragraph:

Table 20.05.020 from RMC Title 20 shall be considered as if they were integral to and part of this code. All affected chapters and sections of this code regarding fire sprinklers and fire alarms are hereby amended to include Table 20.05.020, ~~including Chapter 34 requirements which are amended as noted below under sub-section 3401.3.~~

~~B. 103.2 (R103.2) Appointment. This subsection shall be amended to read as follows:~~

~~The building official shall be the person appointed by the City of Richland to fill the position of Building Inspection Supervisor or its subsequent renamed position title acting in the same capacity.~~

~~B~~C. 105.1.1 Annual Permit. This subsection shall not be adopted. Annual permits shall not be issued within the city of Richland.

~~C~~D. 105.1.2 Annual Permit Records. This subsection shall not be adopted. Annual permit records shall not be valid within the city of Richland.

~~D~~E. 105.2 (R105.2) Work Exempt from Permit.

1. Building. Item (1) of this subcategory of Section 105.2 (R105.2) is hereby amended as shown below, and items ~~(14) and (15)~~ are is hereby added to this subcategory of Section 105.2 (R105.2). For the International Residential Code, items ~~(14) and (15)~~ as noted below shall be numbered and referenced as items ~~(11) and (12)~~.

1. One-story detached accessory structures used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 200 square feet, are exempted from the requirements for a building permit. A permit for location placement of such exempt structures shall be issued by the City of Richland prior to construction or erection of these structures. The location placement permit shall be based upon a scalable site plan provided by the applicant and shall show all existing structures on the property together with the distances from all structures to property lines and to other structures, all existing easements and property lines, and all new structure or building proposals. The location placement permit shall be binding upon the applicant for location placement of the structure for all purposes and requirements of Title 23 of the Richland Municipal Code. The location placement permit shall not require payment of any permit fees. Fees associated with any other aspect of the structure or building proposal including, but not limited to, easement encroachment permits and right-of-way construction permits, shall be as currently enacted in the Richland Municipal Code.

~~10. In the International Residential Code, the entire item shall be amended to read as, "Decks that are not more than 30 inches above grade." In the International Building Code, this item remains as stated.~~

~~14. (Item 11 for International Residential Code). Radio, television antennas or antenna towers of light weight construction intended for domestic use only, and not to exceed thirty-five (35) feet in height.~~

15. (Item 12 for International Residential Code). Amusement devices and structures, including Merry-go-rounds, ~~ferris~~ Ferris wheels, rotating conveyances, slides, similar devices, and accessory structures whose use is necessary for operation of such amusement devices and structures, any accessory structure included in the provisions of this sub-section shall be limited to a cover or roof over each device; but shall not include any storage building or detached structure which is not an integral part of the device.

2. Electrical. This entire subcategory, including repairs and maintenance, radio and television transmitting devices, and temporary testing systems, shall not be adopted. All electrical permits and permit exemptions shall be as set forth by the State of Washington Department of Labor and Industries.

3. Plumbing. Items (1) and (2) of this subcategory shall not be adopted. All plumbing permits and plumbing permit exemptions shall be as set forth in the adopted plumbing code.

~~EF~~. 105.8 (R105.8). This subsection shall be amended to add the following paragraph:

All contractors and sub-contractors shall have a valid and current business license to conduct business within the City of Richland pursuant to Title 5 of the Richland Municipal Code and shall have a valid and current contractor's license and registration with the State of Washington, Department of Labor and Industries, prior to commencing any actual construction work within the City of Richland.

~~EG~~. 109.2 and 109.3 (R108.2 and R108.3) Schedule of Permit Fees and Building Permit Valuations. Shall adopt the code of these subsections as stated in both the International Building Code and the International Residential Code; in addition, the following subsection language shall be added as clarification to fees and valuations:

Building. Fees for building permits and related inspections shall be as set forth in Table 1-A from the 1997 Uniform Building Code as previously published by the International Code Council, Inc. The valuation of construction used for the calculation of the building permit fee from Table 1-A shall be the greater of either the valuation noted in Supplemental Table 1-B or the declared valuation of construction from the applicant for the permit. The declared valuation shall include the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems, and any other permanent equipment. Valuations not shown in Supplemental Table 1-B shall be based on the "Building Valuation Data" as published in the Building Safety Journal by the International Code Council, Inc., or shall be as determined by the building official to reflect the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems, and any other permanent equipment. The Supplemental Table 1-B shall be updated on January 1st of each year and shall incorporate changes from the "Building Valuation Data" as published in the Building Safety Journal by the International Code Council, Inc., except that those mathematical formulas presented in the "Building Valuation Data" which calculate fees shall not be incorporated or adopted.

Plan Review. Fees for review and examination of required construction plans and/or construction data shall be calculated at sixty-five percent (65%) of the building permit fee as set forth in Table 1-A from the 1997 Uniform Building Code as previously published by the International Code Council, Inc. These plan review fees shall be in addition to the building permit fee and shall be payable at the time of first submittal of plans together with a completed application for permit. There shall be no fee required for the review and examination of plans for any detached, single-family dwelling construction; attached, two-family dwelling construction; or construction of accessory buildings to or additions to such one- and two-family dwellings; except for additional review and examination of changes made to plans for such one- and two-family dwellings, additions, or accessory buildings after completion of the plan review or after issuance of the building permit, all of which will be required to pay a fee as shown in item ~~(4)~~ (2) of Table 1-A. Additional plan review required by changes, additions, corrections, or revisions made to the plans after completion of the

initial plan review or after issuance of the building permit shall be required to pay a fee as shown in item ~~(4)~~ (2) of Table 1-A.

Plumbing. Fees for plumbing permits and related inspections shall be as set forth in Table 1-1 of the 1997 Uniform Plumbing Code as previously published by the International Association of Plumbing and Mechanical Officials, Inc., and shall incorporate changes from the "Building Valuation Data" group R-3, type VB as published in the Building Safety Journal by the International Code Council, Inc., except that those mathematical formulas presented in the "Building Valuation Data" which calculate fees shall not be incorporated or adopted and except that plumbing work associated with a current and active building permit shall not require any permit fee. Fees for review and examination of plumbing plans and/or construction data shall be calculated at twenty-five percent (25%) of the plumbing permit fee as set forth in Table 1-1, except that plumbing plans associated with a submittal of building plans shall not require any plan review fee or additional plan review fee. Additional plan review required by changes, additions, corrections, or revisions to the plans after completion of the plan review or after issuance of the permit shall be required to pay a fee as shown in item ~~(4)~~ of Table 1-1 or as shown in item ~~(4)~~ (2) of Table 1-A of the 1997 Uniform Building Code for plumbing work associated with a building permit.

Mechanical. Fees for mechanical permits and related inspections shall be as set forth in Table 1-A of the 1997 Uniform Mechanical Code as previously published by the International Conference of Building Officials, Inc., and shall incorporate changes from the "Building Valuation Data" group R-3, type VB as published in the Building Safety Journal by the International Code Council, Inc., except that those mathematical formulas presented in the "Building Valuation Data" which calculate fees shall not be incorporated or adopted and except that mechanical work associated with a current and active building permit shall not require any permit fee. Fees for review and examination of mechanical plans and/or construction data shall be calculated at twenty-five percent (25%) of the mechanical permit fee as set forth in Table 1-A, except that mechanical plans associated with a submittal of building plans shall not be required to pay any plan review fee or additional plan review fee. Additional plan review required by changes, additions, corrections, or revisions to the plans after completion of the plan review or after issuance of the permit shall be required to pay a fee as shown in item ~~(4)~~ (2) of Table 1-A or as shown in item ~~(4)~~ (2) of Table 1-A of the 1997 Uniform Building Code for mechanical work associated with a building permit.

Grading. Fees for grading permits, for review of grading plans, and for related inspections shall be as set forth in Table A-33-A and Table A-33-B of the 1997 Uniform Building Code, Appendix Chapter 33, as previously published by the International Code Council, Inc. and shall incorporate changes from the "Building Valuation Data" group R-3, type VB as published in the Building Safety Journal by the International Code Council, Inc., except that those mathematical formulas presented in the "Building Valuation Data" which calculate fees shall not be incorporated or adopted.

Factory-Assembled Structures. Notwithstanding any other provision of the Richland Municipal Code, fees for installation of a factory-assembled structure, including structures meeting the requirements of Title 23 of the Richland Municipal Code for manufactured homes or designated manufactured homes, shall be ~~one hundred fifty dollars (\$150.00)~~ three hundred dollars (\$300.00) per installation. Fees for building permits for structures attached to a factory-assembled structure, including, but not limited to, garages that are not structurally dependent upon the factory-assembled structure for support, shall be as noted above for building permits and plan review based on valuation of construction. Where a conflict exists between the fee noted here and fees described in other titles of the Richland Municipal Code, the fee noted here shall apply. Factory-assembled structures constructed prior to June 15, 1976, shall be required to undergo inspection and approval by the State of Washington, Department of Labor and Industries, prior to issuance of the installation permit.

Energy Code (NREC). Fees for review of plans and inspection of the construction work related to sections of the Washington State Energy Code that prescribe requirements for non-residential buildings, previously referred to as the Non-Residential Energy Code (NREC), shall be as set forth

in the following table. This fee shall not be applied to mechanical permits where mechanical equipment is being replaced with equipment of the same fuel source as the existing equipment.

TOTAL VALUATION	NREC FEE
\$1 to \$20,000	\$100
\$20,001 to \$300,000	\$100 for the first \$20,000 plus \$3.00 for each additional \$1,000 or fraction thereof, to and including \$300,000.
\$300,001 to \$800,000	\$940 for the first \$300,000 plus \$1.00 for each additional \$1,000 or fraction thereof, to and including \$800,000.
\$800,001 to \$1,020,000	\$1,440 for the first \$800,000 plus \$0.50 for each additional \$1,000 or fraction thereof, to and including \$1,020,000.
\$1,020,001 or more	\$1,550 maximum

GH. 111.1 (R110.1) Use and Occupancy. This subsection shall be amended to add the following paragraph:

The building official shall not issue a certificate of occupancy until approval has been obtained from all City of Richland departments and divisions and from all State of Washington and Federal agencies having jurisdiction or authority over the building project. The finance manager, or currently designated person responsible for finances and accounting, of the City of Richland is authorized and directed to deny any requests for utility services, including, but not limited to, electrical service, solid waste removal, water service, and sewer service, on a permanent-user basis, unless the applicant demonstrates that the building for which such service is requested has been issued a certificate of occupancy or temporary certificate of occupancy by the building official. Provisional utility services may be provided to the extent necessary for construction of the building prior to issuance of such a certificate so long as the building is not used or occupied.

H. 113.1 (R112.1) General. The Board of Appeals as described in this section shall mean the Mid-Columbia Board of Appeals as currently established by the jurisdictions of the City of Richland, the City of Kennewick, the City of West Richland, the City of Pasco, Benton County, and Franklin County, together with such other jurisdictions as currently constitute the Mid-Columbia Board of Appeals. The Board of Appeals as described in other codes adopted herein as the Building Codes for the City of Richland shall also mean the Mid-Columbia Board of Appeals. The code enforcement board as established in RMC Title 2 shall not constitute the Board of Appeals as described here.

~~**J. 3401.3 Existing Buildings or Structures.** This subsection shall be amended to add the following paragraph:~~

~~Pursuant to the requirement of RMC Title 20, Section 20.05.010(B) concerning conflict of codes, in cases where the valuation for calculating the application of Table 20.05.020 to additions or alterations of existing buildings pursuant to RMC Title 20 results in conflicting requirements compared to requirements based on the application of Chapter 34 with Table 20.05.020 included as part of this code, the more restrictive requirements shall apply. Notwithstanding the valuation requirements described here and in RMC Title 20, any building which proposes an addition or change of use or change of occupancy where the existing building currently exceeds the square footage or occupant loads shown in RMC Title 20, Table 20.05.020, and any building which will exceed the square footage or occupant loads shown in those tables after the proposed addition(s) shall comply with those requirements for fire alarms, fire sprinklers, and/or fire areas.~~

~~21.01.030 Wild-land areas.~~

~~Wild-land areas are areas which are undeveloped, uncultivated or unfit for cultivation, or are considered by the city of Richland to be wasteland or desert, or which are any combination of these descriptions and definitions and which are deemed by the city of Richland as a hazard for wild fire purposes. The following requirements apply to buildings and structures constructed on, in, or near wild-land areas:~~

~~A. All structures within 30 feet of a property line adjoining a wild-land area shall have noncombustible siding, soffit, and skirting on the side adjacent to the wild-land area when the wild-land area is in excess of five contiguous acres. This requirement shall not apply to interior lots of platted parcels of land and development phases whose streets are accessible and whose water system is operational.~~

~~B. Decks or porches 36 inches or less in height shall have skirting if within 30 feet of adjacent wild-land areas when the wild-land area is in excess of five contiguous acres. Skirting shall be sufficiently constructed so as not to allow the accumulation of combustible material under the deck or porch. The area under the deck or porch shall not be used for storage.~~

~~C. When determined by the Fire Marshal, noncombustible siding or soffit material shall be required on the downhill side(s) of a structure or building that is within 30 feet of a grade that is 15 percent or greater in steepness. The grade shall be determined by the predominant slope on the downhill side measured from the structure or building and extending a maximum of 300 feet. [Ord. 20-04; Ord. 11-10 § 1.01].~~

21.01.040 Cedar shakes and shingles prohibited.

The use of cedar shakes or cedar shingles, or roofing material of wood with similar flame spread characteristics, or other roofing material with similar flame spread characteristics, is hereby prohibited on all new construction. Replacement, repair, or additions onto existing single-family structures or buildings with existing cedar shakes or existing cedar shingles or existing wood roofing materials with similar flame spread characteristics is permitted, provided any replacement areas and all new roofing areas use Class C or higher fire-retardant treated shakes or shingles on the roof. The use of wood siding of any

type shall not be prohibited except as provided in the adopted building codes of this chapter.

21.01.050 Violations – Penalties.

Any violation of any provision of this title shall be considered either a civil infraction pursuant to RMC Title 10 punishable by a fine of not less than \$250.00; or shall be considered a criminal violation as described below. Violations which are subject to the requirements for obtaining a permit in order to correct or abate the violation shall comply with the voluntary correction agreement pursuant to RMC Title 10 and shall obtain the required permit and follow all the provisions of the issued permit.

Any violation of any provision of this title, or of any provision within the codes adopted in this chapter, which is not considered to be a civil infraction as described above and in RMC Title 10, shall be considered a criminal misdemeanor offense subject to the penalties described in RMC 9.02.020(C).

For any violation of a continuing nature, each day's violation shall be considered a separate offense and shall subject the offender to the above penalty for each offense.

21.01.060 Savings clause.

Nothing contained in any provision of this chapter shall apply to an offense charged at any time prior to the date upon which this chapter is effective. Any such offense shall be punished according to the provision of the ordinances or other laws in effect when such offense was charged in the same manner as if this chapter had not been enacted.

21.01.070 Severability.

The provisions of this chapter are declared to be separate and severable, and the invalidity of any section, subsection, provision, clause or portion of this chapter, or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of this chapter or the validity of its application to other persons or circumstances.

Chapter 21.02 OUTDOOR LIGHT FIXTURES

Sections:

~~21.02.010 Definitions.~~

~~21.02.020 General requirements.~~

~~21.02.030 Acts declared unlawful.~~

~~21.02.040 Exemptions.~~

~~21.02.050 Exclusions.~~

~~21.02.060 Conflict with other ordinances.~~

~~21.02.070 Enforcement.~~

~~21.02.080 Violations – Penalties.~~

~~21.02.090 Limitation of actions.~~

~~21.02.100 Severability.~~

~~21.02.010 Definitions.~~

~~“Individual” means any private individual, tenant, lessee, owner or any commercial entity including but not limited to companies, partnerships, joint ventures or corporations.~~

~~“Installed” means the initial installation of outdoor light fixtures as defined herein made subsequent to the enactment of this chapter and does not pertain or apply to those outdoor light fixtures existing at the time of enactment of the ordinance codified herein or those outdoor light fixtures for street lighting projects on order or in stock at the time of enactment of the ordinance codified herein; provided, that a list, detailing the quantity and description, by order or stock number, of any such lighting fixtures on order or in stock is filed with the development services director within 90 days of the effective date of the ordinance codified in this title.~~

~~“Outdoor light fixtures” includes but is not limited to lighting for billboard, street lights, shopping center parking area lights, externally or internally illuminated on-site or business advertising signs and arena-type lighting.~~

~~21.02.020 General requirements.~~

~~All outdoor light fixtures installed on or after February 25, 1995, in that area known as the Horn Rapids Triangle, bounded on the north by the Horn Rapids Road, on the east by the department of energy railroad, on the south by Van Giesen Street and on the west by Richland city limits, shall be shielded from above in such a manner that the edge of the shield is level with or below the center of the light source; provided, that high intensity discharge lighting fixtures, in lieu of shields, shall be equipped with refractors which minimize any direct light emitted above the horizontal, and, where economically feasible, provide cut-off distribution of light as defined by the Illuminating Engineering Society.~~

~~21.02.030 Acts declared unlawful.~~

~~It is unlawful for any individual to engage in the following activities:~~

- ~~A. The operation of a searchlight for advertising purposes between midnight and sunrise;~~
- ~~B. The illumination after midnight of an outdoor public recreation facility unless a specific recreational activity is already in progress.~~

~~21.02.040 Exemptions.~~

~~A. Any individual as defined herein may submit a written request to the chief building inspector for a temporary exemption to the requirements of this chapter. The request for the exemption shall contain as a minimum the following information:~~

- ~~1. Type and use of outdoor light fixture involved;~~
- ~~2. Specific size of outdoor light fixture;~~
- ~~3. Physical size of outdoor light fixture;~~
- ~~4. Total wattage of lamp or lamps;~~
- ~~5. Proposed location of outdoor light;~~
- ~~6. Duration of use of outdoor light.~~

~~In addition to the above data, the building official may request any additional information which would enable him to make a reasonable evaluation of the request for exemption.~~

~~B. The building official shall have 10 work days from the receipt of the request for exemption in which to accept or to reject the request. If rejected, such rejection shall be in writing and the individual making the request shall have the right of appeal to the board of adjustment for review of the decision of the building official. [Ord. 20-04].~~

~~21.02.050 Exclusions.~~

~~A. Outdoor light fixtures of all types within the city limits of Richland existing prior to the effective date of the ordinance codified herein.~~

~~B. Private residential incandescent outdoor illumination.~~

~~C. Light produced directly by the combustion of natural gas or other fuels.~~

~~D. Signs in which light is produced by glass tubing filled with neon, argon and/or krypton.~~

~~E. Signs of the type constructed of translucent materials and wholly illuminated from within which are in compliance with RMC 21.02.020.~~

~~F. Fluorescent type lamps having at least 80 percent of the total emergent flux lying in the spectral region above 4,900 angstrom units. A list of fluorescent lamps meeting the requirements is on file with the building official.~~

~~G. Private and commercial holiday lighting.~~

~~21.02.060 Conflict with other ordinances.~~

~~Where a provision of the Richland Municipal Code, the Washington Revised Statutes, or the United States Code requires for the purpose of health, welfare or public safety a lighting requirement contrary to the provision of this chapter, the provision shall prevail over any or all requirements of this chapter.~~

~~21.02.070 Enforcement.~~

~~The development and permit services manager is authorized and directed to perform all acts necessary and appropriate to enforce and to give effect to this chapter. [Ord. 20-04].~~

~~21.02.080 Violations—Penalties.~~

~~Any person who has violated any provision of this chapter shall have committed a civil infraction subject to a civil penalty as set forth in RMC 10.02.050(E).~~

~~Provided, if the same violator has been found to have committed an infraction violation for the same or similar conduct two separate times, with the violations occurring at the same location and involving the same or similar sections of the Richland Municipal Code or other similar codes, the third or subsequent violation shall constitute a misdemeanor, punishable as provided in RMC 1.30.010 for criminal offenses.~~

~~For any violation of a continuing nature, each day's violation shall be considered a separate offense and may subject the offender to the above penalty for each offense.~~

~~21.02.090 Limitation of actions.~~

~~Any action brought under the provisions of this chapter must be commenced within one year after the date the violation occurred.~~

~~21.02.100 Severability.~~

~~If any provision of this chapter or its application to any individual or circumstance is held invalid, the remainder of the chapter or the application of the provision to other individuals or circumstances is not affected.~~

~~Chapter 21.03~~
~~FLOOD CONTROL ZONE NO. 9~~

~~Sections:~~

~~21.03.010 Scope and authority.~~

~~21.03.020 Administration and enforcement.~~

~~21.03.010 Scope and authority.~~

~~This chapter shall apply to all lands located in that portion of Flood Control Zone No. 9 inside the corporate limits of Richland and below the 100-year flood elevation as shown on the map marked "Exhibit A" attached to the ordinance codified in this title. The city of Richland accepts the authority for administering the permit program established in RCW 86.16.080. The acceptance of this authority is pursuant to the provisions of RCW 86.16.085 and Chapter 173-142 WAC and the Order of Delegation (Docket No. DE 82-428) issued by the Director of the Department of Ecology on July 26, 1982.~~

~~21.03.020 Administration and enforcement.~~

~~The responsible official for administering and enforcing the provisions of this chapter shall be the planning and inspection services director or his designee. The provisions of this chapter shall be deemed to have been fully enforced so long as the responsible official is administering the requirements of Ordinance No. 22-81, and complying with the Order of Delegation (Docket No. DE 82-428) issued July 26, 1982. The provisions of this chapter shall be administered in a manner that is consistent with all other applicable governmental regulations.~~

Section 2. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 3. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 4. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the _____ day of _____, 2020.

Ryan Lukson, Mayor

Attested by:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

Date Published: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/4/2020

Agenda Category: Ordinances - First Reading

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 23-20, Amending Richland Municipal Code Sections 19.20.010 and 23.50.040 related to Procedures for Processing Planned Unit Developments

Department:

City Attorney

Ordinance/Resolution Number:

23-20

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 23-20, amending Richland Municipal Code Sections 19.20.010 and 23.50.040 related to procedures for processing planned unit developments.

Summary:

The City has need, from time to time, to amend the Richland Municipal Code to resolve conflicts and eliminate ambiguity. In 2014, through Ordinance No. 24-14, Richland City Council very purposefully sent all planned unit development (PUD) reviews to the Richland Hearing Examiner, who is tasked with holding a public hearing and making a recommendation to City Council.

Staff recently discovered that not all of the necessary edits were executed through Ordinance No. 24-14, and an unintended conflict presently exists between RMC 23.50.040 and RMC 19.20.010 related to procedural review of planned unit developments.

Ordinance No. 23-20 is a housekeeping action that will resolve the conflict and carry out the intent of Ordinance No. 24-14.

Staff recommends approval of Ordinance No. 24-14 for first reading, by title only.

Fiscal Impact:

None.

Attachments:

I. Ordinance No. 23-20

ORDINANCE NO. 23-20

AN ORDINANCE of the City of Richland amending Richland Municipal Code Sections 19.20.010 and 23.50.040 related to procedures for processing planned unit developments.

WHEREAS, the City has need, from time to time, to amend the Richland Municipal Code to resolve conflicts and eliminate ambiguity; and

WHEREAS, an unintended conflict currently exists between RMC 23.50.040 and RMC 19.20.010 related to procedural review of planned unit developments; and

WHEREAS, the edits contained herein are necessary to resolve the conflict.

NOW, THEREFORE, BE IT ORDAINED by the City of Richland as follows:

Section 1. Richland Municipal Code Section 19.20.010, entitled Procedures for processing development permits, as first enacted by Ordinance No. 12-96, and last amended by Ordinance No. 51-19, is hereby amended as follows:

19.20.010 Procedures for processing development permits.

For the purpose of project permit processing, all development permit applications shall be classified as one of the following: Type I, Type II, Type III, or Type IIIA. Legislative decisions are Type IV actions, and are addressed in RMC 19.20.050. Exclusions from the requirements of project permit application processing are contained in RMC 19.20.070.

A. Type I permits include the following types of permit applications:

1. Minor revisions to planned unit developments;
2. Final approvals of planned unit developments;
3. Short plats;
4. Small binding site plans;
5. Minor revisions to preliminary plats;
6. Minor revisions to site plans;
7. Minor revisions to special use permits;
8. Minor revisions to shoreline substantial development permits;
9. Minor new substantial development permits that meet any of the following criteria:

- a. Single-family residences not constructed by an owner, lessee, or contract purchaser for their own use;
- b. Single-family nonexempt docks; and
- c. New developments on a site of one acre or less and with a cost of less than \$500,000;

10. Accessory dwelling units;

11. Extension of preliminary plat approvals.

B. Type II permits include the following types of permit applications:

- 1. Shoreline substantial development permits not classified as Type I permits or major revisions thereof;
- 2. Large binding site plans;
- 3. Site plan approvals or major revisions thereof;
- 4. Building height exceptions;
- 5. Design review – acceptance of alternative design standards;
- 6. Schools on small sites;
- 7. Joint use parking reductions;
- 8. Special sign permits;
- 9. Special use permits or major revisions thereof.

C. Type III permits include the following types of permit applications:

- 1. Preliminary plats or major revisions thereof;
- ~~2. Planned unit developments—preliminary approvals;~~
- ~~3~~2. Plat alterations or vacations.

D. Type IIIA permits include the following types of permit applications:

- 1. ~~s~~Site-specific rezones;
- 2. Planned unit developments – preliminary approvals.

E. Type IV permits include the following types of permit applications:

1. Zoning code text and zoning district amendments;
2. Adoption of development regulations and amendments;
3. Area-wide rezones to implement new city policies;
4. Adoption of the comprehensive plan and any plan amendments; and
5. Annexations.

Section 2. Richland Municipal Code Section 23.50.040, entitled Consideration of reclassification to PUD and preliminary PUD plan, as first enacted by Ordinance No. 28-05, and last amended by Ordinance No. 24-14, is hereby amended as follows:

23.50.040 Consideration of reclassification to PUD and preliminary PUD plan.

A. Upon receipt of an application for reclassification to PUD and preliminary PUD plan approval, the administrative official shall publish a notice of hearing in a manner consistent with the requirements of Chapter 19.40 RMC and schedule the application for consideration by the hearing examiner. The preliminary PUD plan shall indicate:

1. Relationship of the property to the surrounding area, including identification of nearby uses and peripheral treatment of the PUD to maximize compatibility and integration of the PUD with nearby existing or proposed uses;
2. Proposed land uses and approximate building locations or buildable areas;
3. Location, arrangement and width of proposed streets and pedestrian ways, and the design and arrangement of off-street parking areas, loading areas and recreation vehicle storage areas;
4. Location, layout and conceptual design of parks, playgrounds and open spaces;
5. Location and extent of trees, watercourses, rock outcrops and any other features, indicating any significant features to be removed, improved or preserved;
6. Topography at a minimum five-foot contour interval;
7. Building heights and setbacks from property lines;
8. Preliminary architectural plans and elevations of typical buildings and structures, except single-family detached dwellings;
9. Landscape plans for open space, parks, recreation facilities, streets, parking facilities and pedestrian ways;

10. Proposed ownership pattern, including preliminary subdivision plan if property is to be subdivided;

11. The proposed method of maintaining common facilities;

12. Proposed source of water supply, electric supply, sewage disposal, and storm drainage systems;

13. General timetable of development, including a phasing schedule if the project will be developed in phases; or

14. For PUDs containing residential uses, graphic and, where necessary, written description of proposed nonresidential uses and facilities. In addition, a table shall be provided showing the total site acreage, total number of dwelling units proposed, and the dwelling unit density of adjacent subdivisions.

B. The hearing examiner shall conduct an open record public hearing and review of the request for reclassification to PUD and preliminary PUD plan approval as required by RMC Title 19 for Type III [A](#) permit application. The hearing examiner, after public hearing, shall recommend to the city council that the application be granted (with or without additional conditions) or denied. Such recommendation shall be based on the hearing examiner's determination of whether:

1. The PUD district development will be compatible with nearby developments and uses;

2. Peripheral treatment ensures proper transition between PUD uses and nearby external uses and developments;

3. The development will be consistent with the comprehensive plan and with the purpose of the PUD district;

4. The development can be completed within a reasonable period of time.

C. The hearing examiner's recommendation shall include findings of fact with due consideration to all issues raised pro and con, and the reasons for the hearing examiner's action referring expressly to the maps, and other documents constituting the proposed plan and program, and matters of record. Such recommendation together with findings, maps, staff recommendation and related documents shall be submitted to the city clerk. Where the hearing examiner has recommended approval, the city attorney shall prepare an ordinance for council consideration at the same meeting at which the council considers the recommendation of the hearing examiner. Such ordinance shall provide for the designation of the subject property as a planned unit development district for uses enumerated on the plan subject to the proposal and additional special conditions, if any, recommended by the hearing examiner. The council may adopt, adopt with modifications or deny the application for reclassification to PUD and preliminary PUD plan approval.

D. Preliminary planned unit development approval shall be effective for one year from date of the second reading of the ordinance conditionally approving the preliminary planned unit development plan. The ordinance authorizing the planned unit development shall only confer development rights upon the applicant or his successor in interest upon submission and approval of a final development plan which shall be in substantial conformity with the preliminary planned unit development plan and must be submitted within one year of passage of the ordinance granting preliminary planned unit development. The petitioner shall submit to the administrative official for review within the provided time limit its final development plan as provided in the final approval section. The administrative official shall thereupon approve or disapprove the final development plan; provided, that such final plan shall only be disapproved if it fails to conform substantially to the plan approved by the city council, or if the final plan conflicts with RMC 23.50.070 (Changes and modifications). In the event such proposed plan is disapproved, the petitioner may, at his election, resubmit a modified final plan to the administrative official or stand upon his proposed final plan and appeal such ruling to the hearing examiner. If the hearing examiner disapproves the final development plan, that decision shall be final.

Section 3. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 4. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 5. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the ____ day of _____, 2020.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

Date Published: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/4/2020

Agenda Category: Ordinances - First Reading

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Ordinance No. 24-20, Amending the 2020 Budget in the Parks Capital Construction Fund

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

24-20

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 24-20, accepting Recreation and Conservation Office grant funding and amending the 2020 Budget in the Parks Capital Construction Fund.

Summary:

On December 4, 2018, Richland City Council adopted Resolution No. 166-18 authorizing the City Manager to submit a grant application to the Washington State Recreation and Conservation Office for funding to improve the access road to the Horn Rapids Off-Road Vehicle (ORV) Park. The City was awarded a 2019 Recreation and Conservation Office grant in the amount of \$269,500 for the Horn Rapids ORV Park access road reconstruction project. The City entered into an agreement with the Recreation and Conservation Office (see Richland Contract No. 416-19) for \$269,500 of state funds and \$30,500 of local matching funds (10.17%), for a total of \$300,000.

Ordinance No. 24-20 is necessary to accept and appropriate the Recreation and Conservation Office grant funding, and to allocate the City's match requirement. Sufficient unappropriated funds are available in the Park Reserve Fund to support the City's required match.

A duly advertised public hearing will be held tonight pursuant to RCW 35.33.091.

Staff recommends approval of Ordinance No. 24-20 for first reading, by title only.

Fiscal Impact:

The City entered into an agreement with the Recreation and Conservation Office (Contract No. 416-19) for \$269,500 of state funds and \$30,500 of local matching funds (10.17%), for a total of \$300,000. Sufficient unappropriated fund balance is available in the Parks Reserve Fund to support the City's match requirement.

Attachments:

- I. Ordinance No. 24-20

ORDINANCE NO. 24-20

AN ORDINANCE of the City of Richland amending the 2020 Budget to provide for additional appropriations and declaring that a public emergency exists in the Parks Reserve Fund.

WHEREAS, on November 19, 2019, Richland City Council approved Ordinance No. 55-18 approving the 2020 Budget; and

WHEREAS, on December 4, 2018, Richland City Council adopted Resolution No. 166-18 authorizing the City Manager to submit a grant application to the Washington State Recreation and Conservation Office for funding to improve the access road to the Horn Rapids Off-Road Vehicle (ORV) Park; and

WHEREAS, the City was awarded a 2019 Recreation and Conservation Office grant in the amount of \$269,500 for the Horn Rapids ORV Park access road reconstruction project; and

WHEREAS, the City entered into an agreement with the Recreation and Conservation Office (see Richland Contract No. 416-19) for \$269,500 of state funds and \$30,500 of local matching funds (10.17%), for a total of \$300,000; and

WHEREAS, when the 2020 Budget was prepared, no funds were appropriated in the Parks Capital Project Fund for the Horn Rapids ORV Park access road reconstruction project; and

WHEREAS, sufficient unappropriated funds are available in the Park Reserve Fund to support the required budget adjustment; and

WHEREAS, a public hearing was held pursuant to RCW 35.33.091 on August 4, 2020, regarding the increase in appropriations from beginning fund balance in the Park Reserve Fund.

NOW, THEREFORE, BE IT ORDAINED by the City of Richland as follows:

Section 1. Facts Constituting Emergency. The expenses contained within this Ordinance were not anticipated when the 2020 Budget was approved.

Section 2. Declaration of Public Emergency. Due to circumstances described above, Richland City Council declares that a public emergency exists in the Parks Reserve Fund.

Section 3. Amendment of the 2020 Budget. The 2020 Budget is hereby amended to provide additional appropriations in the Parks Capital Project Fund from unappropriated fund balance as follows:

Parks Reserve Fund

Current Appropriation: \$ 1,008,561

Increase in Appropriation: \$ 30,500 Source: Parks Reserve Fund Balance

Amended Appropriation: \$ 1,039,061

Section 4. The 2020 Budget is hereby amended to provide additional appropriations in the Parks Capital Project Fund from Recreation and Conservation Office grant funds and a transfer from the Parks Reserve Fund as follows:

Parks Capital Project Fund

Current Appropriation: \$ 7,655,618

Increase in Appropriation \$ 30,500 Source: Parks Reserve Fund Transfer

Increase in Appropriation: \$ 269,500 Source: RCO Grant

Amended Appropriation: \$ 7,955,618

Section 5. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the ____ day of _____, 2020.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

Date Published: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/4/2020

Agenda Category: Ordinances - Second Reading & Passage

Core Focus Area 3 - Increase Economic Vitality

Subject:

Ordinance No. 11-20, Amending the 2020 Budget in the Industrial Development Fund, Park Reserve Fund and Broadband Fund

Department:

Development Services

Ordinance/Resolution Number:

11-20

Document Type:

Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 11-20, amending the 2020 Budget in the Industrial Development Fund, Park Reserve Fund and Broadband Fund.

Summary:

The purpose of the proposed adjustment is to fund several items that were not anticipated when the 2020 Budget was developed. The requested adjustments are summarized as follows:

1. Relocation of electrical power for parking lot lights and segregation of parking lot irrigation at 1100/1200 Jadwin Avenue. The lights and irrigation for the city-owned parking lot were connected to the new owner's system and had to be segregated.
2. Maintenance (mowing and irrigation) by the Parks & Public Facilities crews of several city-owned surplus properties that are managed by the Economic Development Division.
3. Real estate consultant services (Kosmont Company) to develop plans and continue negotiations with a developer for Tracts D & E at Columbia Point.
4. Transportation planning in the Horn Rapids area. The rapid growth and demand for infrastructure and transportation services is driving the need to conduct a study for future planning.
5. Fiber extension along Kingsgate Drive to serve commercial customers. This extension is not part of existing plans for broadband infrastructure and also allows for expanded fiber along new 1st Street in the future.
6. Additional funding for surveying services in the Horn Rapids area due to increased interest in land, new lots being created, and boundary line adjustments prior to sales.

A public hearing has been held in compliance with state law. Staff recommends approval of Ordinance No. 11-20 for second reading and passage.

Fiscal Impact:

This budget adjustment will reduce the balance in the Parks Reserve Fund by \$11,200 and reduce the unallocated fund balance in the Industrial Development Fund by \$300,000.

Attachments:

1. Ordinance No. 11-20

ORDINANCE NO. 11-20

AN ORDINANCE of the City of Richland amending the 2020 Budget to provide for additional appropriations in the City's Industrial Development Fund, Park Reserve Fund and Broadband Fund, and declaring that a public emergency exists in certain funds.

WHEREAS, on November 19, 2019, Richland City Council approved Ordinance No. 55-18 approving the 2020 Budget; and

WHEREAS, no funds were appropriated in the Industrial Development Fund for maintenance of surplus city-owned land, separation of irrigation and lighting on city-owned land, extension of fiber infrastructure along Kingsgate Way, or real estate consulting costs; and

WHEREAS, sufficient unappropriated funds are available in the Industrial Development Fund and the Park Reserve Fund to support the required budget adjustment; and

WHEREAS, on July 21, 2020, a public hearing was held pursuant to RCW 35.33.091 regarding the proposed increase in appropriations from beginning fund balance in the Industrial Development Fund and Park Reserve Fund.

NOW, THEREFORE, BE IT ORDAINED by the City of Richland as follows:

Section 1. Facts Constituting Emergency. The expenses contained within this ordinance were not anticipated when the 2020 Budget was approved.

Section 2. Declaration of Public Emergency. Due to circumstances described above, Richland City Council declares that a public emergency exists in the Industrial Development Fund and Park Reserve Fund.

Section 3. Amendment of the 2020 Budget. The 2020 Budget is hereby amended to provide additional appropriations in the Industrial Development Fund, Park Reserve Fund, and Broadband Fund from the identified sources as follows:

Industrial Development Fund

Current Appropriation:	\$ 5,100,735	
Increase in Appropriation:	\$ 300,000	Source: Unappropriated Fund Balance
Increase in Appropriation:	<u>\$ 11,200</u>	Source: Interfund Transfers
Amended Appropriation:	<u>\$ 5,411,935</u>	

Park Reserve Fund

Current Appropriation: \$ 997,361

Increase in Appropriation: \$ 11,200 Source: Unappropriated Fund Balance

Amended Appropriation: \$ 1,008,561

Broadband Fund

Current Appropriation: \$ 637,089

Increase in Appropriation: \$ 90,000 Source: Interfund Transfers

Amended Appropriation: \$ 727,089

Section 4. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 5. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 4th day of August, 2020.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

Date Published: August 9, 2020



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/4/2020

Agenda Category: Ordinances - Second Reading & Passage

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 15-20, Amending Richland Municipal Code Section 14.24.060 related to Retail Electric Rates

Department:

Energy Services

Ordinance/Resolution Number:

15-20

Document Type:

Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 15-20, amending Richland Municipal Code Section 14.24.060 related to retail electric rates to account for small cell electric usage.

Summary:

The City revised Richland Municipal Code (RMC) Title 23 to address zoning of small cell communication facilities, and Title 28 for franchise provisions of small cell facilities.

The purpose of this ordinance is to facilitate a quick review and installation of unmetered electrical services similar to those provided to cable television amplifiers. Ordinance No. 15-20 adds small cell electrical service to existing Schedule 90 for Cable Television Amplifiers, and aligns the energy rate to be the same as Schedule 20 for Small General Service.

Staff recommends approval of Ordinance No. 15-20 for second reading and passage.

Fiscal Impact:

Total revenue for Schedule 90: Cable Television Amplifier in 2019 was approximately \$43,200 compared to a total electrical rate revenue of \$66M. The addition of small cell services to Schedule 90 and aligning the energy rate to the same as Small General Service is not going to generate significant revenue after accounting for wholesale power costs.

Attachments:

I. Ordinance No. 15-20

ORDINANCE NO. 15-20

AN ORDINANCE of the City of Richland amending Richland Municipal Code Section 14.24.060 related to retail electric rates.

WHEREAS, Richland Municipal Code (RMC) Title 14 provides for electrical service procedures applicable to the installation of electrical services in the City; and

WHEREAS, Richland City Council previously enacted amendments in RMC Titles 23 and 28 addressing zoning and franchise provisions to support deployment of small cell facilities throughout the City; and

WHEREAS, Richland City Council acknowledges the growing use of smart phones, personal wireless devices, and internet data services, and therefore deems it to be in the public interest to provide electrical services to small cell installations using processes established in Chapter 14 RMC; and

WHEREAS, the Utilities Advisory Committee (UAC) has reviewed and approves of staff's recommendation, which is to add small cell installations to existing Schedule 90 for Cable Television Amplifiers, and align the energy rate to the same as Schedule 20 for Small General Service.

NOW, THEREFORE, BE IT ORDAINED by the City of Richland as follows:

Section 1. Richland Municipal Code Section 14.24.060, entitled Retail electric rates, as first enacted by Ordinance No. 90, and last amended by Ordinance No. 19-19, is hereby amended to read as follows:

RMC 14.24.060 Retail electric rates.

Rates for electricity are summarized by class of service as listed below. Rates are effective with the first bill received in June 2019 and apply to all usage during the billing period.

SCHEDULE 10: General Residential

- A. Availability: In all territory serviced by the city's electrical utility.
- B. Applicability: To domestic uses of electric energy by all residential customers not eligible under other rate schedules.
- C. Character of Service: Sixty hertz alternating current of such phase and voltage as the electric utility may have available.
- D. Delivery Point: The following rates are based upon the supply of service to the entire premises through a single delivery and metering point. Separate supply for the same customer at other points of consumption shall be separately metered and billed.

E. Rates:

Daily Service Charge:

Single-phase service: \$0.69/day

Multiphase service: \$0.98/day

Monthly Energy Charge: \$0.0741/kWh

- F. For electrical service supplied to residential customers qualifying as low income senior or low income disabled citizens, the service charge shall be waived and the energy charge shall be discounted 15 percent of Schedule 10. Qualifications and other information regarding low income senior or low income disabled citizens can be found in Chapter 3.29 RMC (finance).

SCHEDULE 20: Small General Service

- A. Availability: In all territory served by the city's electric utility.

- B. Applicability: To all nonresidential uses supplied through a single meter where anticipated monthly maximum demand does not exceed 50 kilowatts and the load is not eligible under other rate schedules.

- C. Character of Service: Sixty hertz alternating current of such phase and voltage as the electric utility may have available.

D. Rates:

Daily Service Charge:

Single-phase service: \$0.86/day

Multiphase service: \$1.16/day

Monthly Energy Charge: \$0.0667/kWh

Monthly Demand Charge: No Charge

SCHEDULE 22: Medium General Service

- A. Availability: In all territory served by the city's electric utility.

- B. Applicability: To all nonresidential uses supplied through a single meter, where anticipated monthly maximum demand is greater than 50 kilowatts, but less than or equal to 300 kilowatts, and the load is not eligible under other rate schedules.

- C. Character of Service: Sixty hertz alternating current of such phase and voltage as the electric utility may have available.

D. Rates:

Daily Service Charge:

Single-phase service: \$1.38/day

Multiphase service:	\$1.66/day
Monthly Energy Charge:	\$0.0428/kWh
Monthly Demand Charge:	\$5.17/kW

SCHEDULE 24: Large General Service

- A. Availability: In all territory served by the city's electric utility.
- B. Applicability: To all nonresidential uses supplied through a single meter, where anticipated monthly maximum demand is greater than 300 kilowatts, but less than or equal to 1,000 kilowatts, and the load is not eligible under other rate schedules.
- C. Character of Service: Sixty hertz alternating current of such phase and voltage as the electric utility may have available.
- D. Rates:

Daily Service Charge:	
Multiphase service:	\$2.01/day
Monthly Energy Charge:	\$0.0428/kWh
Monthly Demand Charge:	\$5.58/kW

SCHEDULE 30: Small Industrial

- A. Availability: In all territory served by the city's electric utility.
- B. Applicability: To all nonresidential uses supplied through a single meter where anticipated monthly maximum demand is greater than 1,000 kilowatts but less than or equal to 5,000 kilowatts and the load is not eligible under other rate schedules.
- C. Character of Service: Sixty hertz alternating current of such phase and voltage as the electric utility may have available.
- D. Rates:

Daily Service Charge:	
Multiphase service:	\$8.34/day
Monthly Energy Charge:	\$0.0428/kWh
Monthly Demand Charge:	\$5.92/kW

SCHEDULE 31: Large Industrial

- A. Availability: In all territory served by the city's electric utility.

- B. Applicability: To all nonresidential uses supplied through a single meter where anticipated monthly maximum demand is greater than 5,000 kilowatts and the load is not eligible for service under other rate schedules.
- C. Character of Service: Sixty hertz alternating current of such phase and voltage as the electric utility may have available.
- D. Rates:

Daily Service Charge:	\$8.34/day
Monthly Energy Charge:	\$0.0423/kWh
Monthly Demand Charge:	\$5.52/kW

SCHEDULE 33: Economic Development Rate

- A. Terms and conditions of negotiated rate will be by contract.
- B. Will be based upon the benefits derived from the new load and/or employment opportunities that expand the local economy.
- C. Will utilize marginal costing concept.

SCHEDULE 40: Small Irrigation 0 – 60 Horsepower

- A. Availability: In all territory served by the city's electric utility.
- B. Applicability: To uses of electrical power on a continuous basis for seasonal agricultural irrigation pumping or agricultural drainage pumping.
- C. Character of Service: Sixty hertz alternating current of such phase and voltage as the electric utility may have available.
- D. Rates:

Monthly Energy Charge:	\$0.0650/kWh
Monthly Demand Charge:	No Charge

Annual Service Charge:
To be billed at beginning of irrigation season.
(1) \$194.10 single-phase service.
(2) \$258.80 multiphase service.

SCHEDULE 45: Large Irrigation Over 60 Horsepower

- A. Availability: In all territory served by the city's electric utility.
- B. Applicability: To uses of electrical power on a continuous basis for seasonal agricultural irrigation pumping or agricultural drainage pumping.

- C. Character of Service: Sixty hertz alternating current of such phase and voltage as the electric utility may have available.
- D. Rates:
- | | |
|------------------------|--------------|
| Monthly Energy Charge: | \$0.0428/kWh |
| Monthly Demand Charge: | \$7.30/kW |
| Annual Service Charge: | |
- To be billed at beginning of irrigation season.
- \$0.57/horsepower all horsepower greater than 60, plus:
- (1) \$194.10 single-phase service.
- (2) \$258.80 multiphase service.

SCHEDULE 60: Traffic Lighting

- A. Availability: In all territory served by the city's electric utility.
- B. Applicability: To municipally owned traffic-regulating signal systems on public streets and highways.
- C. Character of Service: Sixty hertz alternating current of such phase and voltage as the electric utility may have available.
- D. Rates:
- | | |
|------------------------|--------------|
| Daily Service Charge: | \$0.69/day |
| Monthly Energy Charge: | \$0.0653/kWh |

SCHEDULE 90: Cable Television Amplifier/[Small Cell](#)

- A. Availability: In all territory served by the city's electric utility.
- B. Applicability: To owners of cable television amplifiers [or small cell](#) installed on facilities owned by the city's electric utility.
- C. Character of Service: Sixty hertz alternating current of such phase and voltage as the electric utility may have available.
- D. Rates:
- | | |
|------------------------|---|
| Monthly Energy Charge: | \$0.0553 \$0.0667 /kWh |
|------------------------|---|

SCHEDULE 100: New Large Single Load

- A. Availability: In all territory served by the city's electric utility.

- B. Applicability: To new large single load customers defined in Public Law 96-501 and as such constitute electrical loads greater than or equal to 10 average megawatts during any consecutive 12-month period and which cause the utility to incur wholesale power costs in excess of normal rates.
- C. Character of Service: Sixty hertz alternating current of such phase and voltage as the electric utility may have available.
- D. Rates: Terms and conditions of negotiated rate will be by contract.

Section 2. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 3. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 4. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 4th day of August, 2020.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

Date Published: August 9, 2020



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/4/2020

Agenda Category: Ordinances - Second Reading & Passage

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 20-20, Amending the 2020 Budget to Include the 2019 Budget Carryovers

Department:

Administrative Services

Ordinance/Resolution Number:

20-20

Document Type:

Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 20-20, approving the identified carryovers and new revenues, and authorizing staff to make the necessary budget adjustments to appropriate \$38,430,002 into the 2020 Budget as provided therein.

Summary:

All appropriations in any current operating fund lapse at the end of each fiscal year.

At this time, it is necessary to carry over unexpended appropriations from the prior fiscal year to the current fiscal year for goods and services which had not yet been received by the end of 2019, but were encumbered and committed during that year; and for uncompleted improvements in progress, including capital improvement and business license reserve projects, and grant-related expenditures at the end of the year. RCW 35.33.151 expressly allows for this action.

Ordinance No. 20-20 amends the 2020 Budget to increase appropriations in the funds listed in the ordinance for the proposed carryovers. The proposed 2019 Budget carryover total of \$38,430,002 includes previously approved capital improvement projects (CIP), grant-funded programs, and encumbered goods and services not yet received at year end. The carryover ordinance also authorizes the appropriation of certain earned revenues not previously budgeted.

The sources of funds for the 2019 carryovers include unrealized grants, loans, and contributions of \$10,194,931 and fund balance of \$28,235,071.

A public hearing has been held in compliance with state law. Staff recommends approval of Ordinance No. 20-20 for second reading and passage.

Fiscal Impact:

Yes

The total increase in appropriations to the 2020 Budget is \$38,430,002. This includes the carryover of \$33,728,829 in approved CIP projects, \$2,852,814 in other grant-funded programs, and \$1,848,359 in encumbered goods and services.

Attachments:

1. Ordinance No. 20-20
2. 2019 Appropriation Carryovers

ORDINANCE NO. 20-20

AN ORDINANCE of the City of Richland amending the 2020 Budget to provide for additional appropriations from the carryover of prior year budget to complete certain uncompleted capital projects and encumbered purchases of goods and services and certain revenues not previously appropriated.

WHEREAS, on November 19, 2019, the Richland City Council passed Ordinance No. 55-19 approving the 2020 Budget, including the 2020-2025 Capital Improvement Plan (CIP); and

WHEREAS, it is necessary to carry over unexpended appropriations from the prior fiscal year to the current fiscal year for goods and services which had not yet been received by the end of the year, but were encumbered and committed in the prior year; and for uncompleted improvements in progress, including capital improvement and business license reserve projects, and grant-related expenditures at the end of the year; and

WHEREAS, RCW 35.33.151 provides for carryover of appropriations to the following year for payment of uncompleted programs and improvements in progress or on orders subsequently filled or claims subsequently billed for goods or services not completed by the end of the fiscal year; and

WHEREAS, this funding appropriation enables completion of unfinished capital improvement projects and payment of encumbered goods and services not received by year end; and

WHEREAS, pursuant to RCW 35.33.091, a duly noticed public hearing was held on July 7, 2020 regarding the increase in appropriations from beginning fund balance and new revenue as listed in the table of Section 3 of this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the City of Richland as follows:

Section 1. Facts Constituting Emergency. The expenses contained within this Ordinance were not anticipated when the 2020 Budget was approved. The increased appropriations contained within this Ordinance total \$38,430,002 of which \$38,430,002 was previously appropriated in the prior fiscal year's final budget. These appropriations are necessary for completion of approved projects and purchases, and are identified by fund in Section 3 of this Ordinance.

Section 2. Declaration of Public Emergency. Due to circumstances described above, Richland City Council declares that a public emergency exists in the City's Funds described in Section 3 of this Ordinance.

Section 3. Amendment of the 2020 Budget. The 2020 Budget is hereby amended to provide for additional appropriations. The sources of funds contained in this Ordinance included unrealized grants, loans and contributions in the amount of \$10,194,931, and fund balance in the amount of \$28,235,071. These balances are identified for each fund in the following table:

CHANGES IN APPROPRIATION FROM 2019 CARRYOVERS							
FUND #	FUND NAME	SOURCES OF FUNDS			USES OF FUNDS		
		CARRYOVER REVENUE	CARRYOVER APPROPRIATED FUND BALANCE	TOTAL INCREASE IN SOURCES OF FUNDS	CURRENT APPROVED APPROPRIATIONS	CHANGE IN APPROPRIATIONS	TOTAL AMENDED APPROPRIATIONS
001	General	\$ 9,467	\$ 1,737,012	\$ 1,746,479	\$ 61,254,785	\$ 1,746,479	\$ 63,001,264
101	Streets	\$ -	\$ 256,020	\$ 256,020	\$ 4,098,906	\$ 256,020	\$ 4,354,926
150	Hotel/Motel	-	200,000	200,000	1,220,000	200,000	1,420,000
153	Community Dev. Block Grant	350,326	105,177	455,503	474,246	455,503	929,749
154	HOME	1,524,182	863,662	2,387,844	929,814	2,387,844	3,317,658
301	Streets Capital Construction	6,960,130	4,596,134	11,556,264	16,939,985	11,556,264	28,496,249
380	Park Project Construction	700,000	3,503,263	4,203,263	3,412,956	4,203,263	7,616,219
385	General Government Const.	-	604,770	604,770	-	604,770	604,770
402	Water Utility	50,000	7,409,500	7,459,500	24,221,320	7,459,500	31,680,820
403	Wastewater Utility	-	2,355,897	2,355,897	14,257,631	2,355,897	16,613,528
404	Solid Waste Utility	-	4,149,185	4,149,185	10,795,977	4,149,185	14,945,162
405	Storm Water Utility	600,826	1,150,484	1,751,310	3,317,914	1,751,310	5,069,224
407	Medical Services Utility	-	1,425	1,425	6,516,963	1,425	6,518,388
408	Broadband Utility	-	176,234	176,234	460,855	176,234	637,089
503	Equipment Replacement	-	1,126,307	1,126,307	7,457,234	1,126,307	8,583,541
	Total	\$ 10,194,931	\$ 28,235,071	\$ 38,430,002	\$ 155,358,586	\$ 38,430,002	\$ 193,788,588

Section 4. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 4th day of August, 2020.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

Date Published: August 9, 2020

2019 Carryovers - Encumbered, Expanded and Special Programs

Expenditure Org	Object	Vendor	Description	PO #	Amount
K1710100	4117	AHBL, INC	EXPERT SERVICES	25040	30,966
D2586000	4117	GARY MCLEAN	EXPERT SERVICES	25233	7,178
IT188500	4107	SMARSH, INC	OTHER PROFESSIONAL SERVICES	25244	3,864
C5131100	1104	STAFF INTERNSHIP	INTERMITTENT/TEMP SALARIES		15,346
A2148920	4202	INFOSEND, INC	POSTAGE	25459	38,823
A2148920	4911	INFOSEND, INC	OUTSIDE SERVICES PROVIDED	25459	71,782
K1710100	4117	MCKAY & SPOSITO, INC	EXPERT SERVICES	26055	2,136
F1222000	2201	SEA WESTERN, INC	UNIFORM/CLOTHING ALLOWANCE	26144	968
K3755000	4806	BENJAMIN'S CARPET ONE	REPAIRS AND MAINT-STRUCTURES	26247	44,200
K3755000	4806	PAINTMASTER SERVICES, INC	REPAIRS AND MAINT-STRUCTURES	26249	13,901
F1222000	3501	FIANDER & ASSOCIATES, LLC	SMALL TOOLS AND EQUIPMENT	26273	4,903
IT188500	4117	CERIUM NETWORKS, INC	EXPERT SERVICES	26352	3,270
L1212200	2201	LN CURTIS & SONS	UNIFORM/CLOTHING ALLOWANCE	21900025	1,178
K1710100	3583	ATHLACION TOPCO, LLC	SOFTWARE-LICENSING & UPGRADES	21900030	850
L1212200	2201	SEATTLE SEWING SOLUTIONS, INC	UNIFORM/CLOTHING ALLOWANCE	21900041	1,070
L1212200	2201	LN CURTIS & SONS	UNIFORM/CLOTHING ALLOWANCE	21900045	972
C2131000	4107	FINANCIAL CONSULTING SOLUTIONS GROUP, INC	OTHER PROFESSIONAL SERVICES	21900047	7,695
L1212200	2201	SEATTLE SEWING SOLUTIONS, INC	UNIFORM/CLOTHING ALLOWANCE	21900049	1,072
L1212200	2201	SEATTLE SEWING SOLUTIONS, INC	UNIFORM/CLOTHING ALLOWANCE	21900050	547
L1212200	2201	SEATTLE SEWING SOLUTIONS, INC	UNIFORM/CLOTHING ALLOWANCE	21900051	525
L1212200	2201	SEATTLE SEWING SOLUTIONS, INC	UNIFORM/CLOTHING ALLOWANCE	21900052	498
L1212200	3501	GALLS, LLC	SMALL TOOLS AND EQUIPMENT	21900078	2,706
L1211000	4135	PCARD CHARGE	SHARED VALUES		1,798
IT188500	4802	CERIUM NETWORKS, INC	REPAIRS AND MAINT-EQUIPMENT	21900103	3,801
L1212200	2201	GALLS, LLC	UNIFORM/CLOTHING ALLOWANCE	21900105	152
L1212200	3102	GALLS, LLC	OPERATING SUPPLIES & MATERIALS	21900105	186
K3768010	4814	RECREATION TODAY OF IDAHO, LLC	REPAIR & MAINT PKS FACILITIES	21900123	3,868
L1212200	3501	MOTOROLA SOLUTIONS, INC	SMALL TOOLS AND EQUIPMENT	21900124	5,667
IT188500	3520	DELL COMPUTER CORPORATION	REPLCEMNT COMPUTING EQUIPMENT	21900151	2,357
IT188500	3520	DELL COMPUTER CORPORATION	REPLCEMNT COMPUTING EQUIPMENT	21900153	874
Total General Fund					273,152
T1429000	4117	JUB ENGINEERS, INC	EXPERT SERVICES	25780	22,084
T1423000	3109	TRAFFIC SAFETY SUPPLY CO, INC	FIELD SUPPLIES	21900093	12,023
T1429000	9848	NORTHEND TRUCK EQUIPMENT, LLC	SNOW REMOVAL EQUIPMENT	21900118	22,630
T1429000	9848	THE PAPE' GROUP	SNOW REMOVAL EQUIPMENT	21900176	65,768
T1429000	4117		EXPERT SERVICES		39,000
T1471000	3138	NORTH AMERICAN TIE & TIIMBER LLC	REPAIR/MAINTENANCE SUPPLIES	22000209	21,017
T1426100	4808	ECONOLITE CONTROL PRODUCTS INC	INTERFUND SRV-TRAFFIC SIGNALS	21900040	22,500
T1426100	9812	ECONOLITE CONTROL PRODUCTS INC	INTERFUND SRV-STREET LIGHTS	21900040	14,858
T1426100	9813	ECONOLITE CONTROL PRODUCTS INC	INTERFUND SRV-TRAFFIC SIGNALS	21900040	36,139
Total Streets Fund					256,020
S2013500	4117	GRAY & OSBORNE, INC	EXPERT SERVICES	23223	1,131
S2013500	4117	JUB ENGINEERING	EXPERT SERVICES	25463	10,000
S3358000	4117	MURRAYSMITH, INC	EXPERT SERVICES	25471	8,396
S3358000	4911	ALS GROUP USA CORP	OUTSIDE SERVICES PROVIDED	21900129	1,061
S3358000	3102	SOLENI, LLC	OPERATING SUPPLIES & MATERIALS	21900131	9,382
S3358000	4911	ALS GROUP USA CORP	OUTSIDE SERVICES PROVIDED	21900139	1,671
S3358000	3138	HURLEY ENGINEERING	REPAIR/MAINTENANCE SUPPLIES	21900142	2,054
S3358000	4911	ALS GROUP USA CORP	OUTSIDE SERVICES PROVIDED	21900154	1,641
S3358000	4911	ALS GROUP USA CORP	OUTSIDE SERVICES PROVIDED	21900155	1,671
Total Wastewater Fund					37,007
G2013700	4117	PARAMETRIX, INC	EXPERT SERVICES	23220	114,650
G4378200	4117	TESTAMERICA LABORATORIES, INC	EXPERT SERVICES	25539	7,481
G4378200	4117	PARAMETRIX, INC	EXPERT SERVICES	25569	32,316
Total Solid Waste Fund					154,447
F2227000	2201	SEA WESTERN, INC	UNIFORM/CLOTHING ALLOWANCE	26144	1,425
Total Medical Services Fund					1,425
A5941810	6405	GRANDE FORD TRUCK SALES, INC	REPLACE TRUCK #3296	24799	283,289
A5941810	6405	GRANDE FORD TRUCK SALES, INC	NEW DUMP TRUCK	25237	214,230
A5941810	6405	WESTERN PETERBILT, INC	REPLACE GARBAGE TRUCK #3285	25832	314,394
A5941810	6405	WESTERN PETERBILT, INC	REPLACE GARBAGE TRUCK #3311	25833	314,394
Total Equip Replacement Fund					1,126,307
Total Encumbered/Miscellaneous Carryover					\$ 1,848,359
M1587080	4924		COMMERCIAL IMPROVEMENT PROJECT		30,000
M1189000	6209		ANIMAL CONTROL SHELTER		1,433,860
Total General Fund					1,463,860

2019 Carryovers - Encumbered, Expanded and Special Programs

Expenditure Org	Object	Vendor	Description	PO #	Amount
D6970000	5528		CIP - TRANSFER TO PARKS CONSTR FOR WAYFINDING		200,000
			Total Hotel/Motel Fund		200,000
T2953010	6397		CIP - REVITALIZATION AREA (RAISE)		86,419
T2953010	6368		CIP - ECON DEVELOPMENT ROAD PROJECTS		119,100
T2955010	6302		CIP - DUPORTAIL BRIDGE		6,812,935
T2953010	6369		CIP - CENTER PARKWAY - NORTH-GAGE TO TAPT		645,178
T2953010	6331		CIP - COL PARK TRAIL IMPROVE EAST		147,195
T2953010	6395		CIP - STEPTOE/TAPTEAL IMPROVEMENTS		168,662
T2953010	6322		CIP - CENTER PKY WEST LESLIE TO CLEARWATE		166,808
T2956200	6403		CIP - VANTAGE HIGHWAY PATHWAY PHASE 2		79,500
T2953010	6403		CIP - DUPORTAIL CORRIDOR INTERSECTION IMP		(14,105)
T2953010	6326		CIP - SWIFT BLVD IMPROVEMENTS		550,500
T2953010	6318		CIP - SOUTH RICHLAND COLLECTOR STREETS		19,673
T2953010	6394		CIP - PAVEMENT PRES GWW RESURFACE		1,845,101
T2953010	6367		CIP - VAN GIESEN/THAYER IMPROVEMENTS		64,600
T2956400	6310		CIP - MCMURRAY RAPID FLASH BEACON		285,999
T2956400	6319		CIP - TRAFFIC SIGNAL SYSTEM SAFETY UPGRAD		578,700
			Total Streets Capital Construction Fund		11,556,264
K5947610	6209		CIP - HOWARD AMON PARK IMPROVEMENTS		632,488
K5947610	6312		CIP - RIVERS TO RIDGES TRAIL BADGER MT		896,029
K5947610	6335		CIP - PARKS & NEIGHBORHOOD SAFETY PROGRAM		97,958
K5947610	6403		CIP - HOWARD AMON PARK		14,871
K5947610	6403		CIP - BADGER MOUNTAIN PARK IMPROVEMENTS		271,385
K5947610	6403		CIP - DROLLINGER PARK AMENITIES		31,644
K5947610	6403		CIP - HORN RAPIDS INFIELD & FENCE RENEWAL		43,377
K5947610	6403		CIP - TRAILHEAD PARK REPLACEMENT STEPS BY		17,434
K5947610	6403		CIP - MCMURRAY PARK SPORTS COURT		75,000
K5947610	6403		CIP - COLUMBIA PLAYFIELD IMPROVEMENTS		140,268
K5947610	6403		CIP - SHORELINE DEFERRED MAINTENANCE		85,279
K5947610	6403		CIP - WAYFINDING SIGNAGE & GATEWAY ENTRAN		862,860
K5947610	6403		CIP - COL PT MARINA PARK ENHANCEMENTS		864,669
K5947610	6403		CIP - CITY READER BOARD		170,000
			Total Park Project Construction Fund		4,203,263
MH941810	6335		CIP - ACCESS CONTROL & SECURITY CAMERA RP		183,980
MH941820	6403		CIP - SWIFT CORRIDOR: CITY HALL REPLACEMT		176,562
MH941820	4177		CIP - SWIFT CORRIDOR: CITY HALL REPLACEMT		244,229
			Total General Govt Construction Fund		604,770
W1943410	6403		CIP - LORAYNE J WATER IMPROVEMENTS		1,797,841
W1943410	6403		CIP - DISTRIBUTION R&R		901,110
W1943410	6403		CIP - IRRIGATION CAP IMPROVEMENT		291,678
W1943410	6403		CIP - WATER TREATMENT PLANT R&R		845,963
W1943410	6403		CIP - YAKIMA RIVER CROSSING PIPELINE REPL		64,298
W1943410	6403		CIP - CHIEF JOSEPH MIDDLE SCHOOL IRRIG		149,950
W1943410	6403		CIP - AUTOMATIC METER READING SYSTEM		3,235,000
W1943410	6403		CIP - COLUMBIA RIVER INTAKE SCREEN UPGRAD		148,659
W1943410	6403		CIP - ISLAND VIEW SUPPLY REDUNDANCY PROJE		25,000
			Total Water Fund		7,459,500
S1943510	6403		CIP - COLLECTION SYSTEM RENEW & REPLACEME		888,260
S1943510	6403		CIP - INFLUENT UPGRADES		545,510
S1943510	6403		CIP - WASTEWATER TREATMENT FAC R&R		885,119
			Total Wastewater Fund		2,318,889
G1943710	6403		CIP - DISPOSAL CAPACITY IMPROVEMENTS		3,784,756
G1943710	6403		CIP - LANDFILL CLOSURE PHASE 2		225,000
G1943710	6403		CIP - COMPOST PROCESSING IMPROVEMENTS		(15,017)
			Total Solid Waste Fund		3,994,738
R1943110	6403		CIP - STORMWATER REHABILITATION & REPLACE		130,136
R1943110	6403		CIP - WATER QUALITY RETROFIT PROGRAM		6,651
R1943110	6403		CIP - COL PARK TRAIL IMPROVE EAST		600,826
R1943110	6403		CIP - COL PARK TRAIL EAST STORM		1,013,697
			Total Stormwater Fund		1,751,310
N1013200	6421		FIBER OPTIC INFRASTRUCTURE		176,234
			Total Broadband Fund		176,234
			Total CIP/Capital Project Carryover		\$ 33,728,829

2019 Carryovers - Encumbered, Expanded and Special Programs					
Expenditure Org	Object	Vendor	Description	PO #	Amount
L1211000	4117		HUMAN TRAFFICKING GRANT		9,467
			Total General Fund Grant Carryover		9,467
D7587110	4995		OWNER OCCUPIED REHAB - PROGRAM INCOME		105,177
D7970000	5502		TRANSFER TO STREETS		219,645
D7970000	5528		TRANSFER TO PARKS PROJECT CONSTRUCTION		75,000
D7587110	4997		UNALLOCATED EXPENSES		55,681
			Total CDGB Fund Grant Carryover		455,503
D8587110	4982		CHDO-RICHLAND		318,914
D8587110	4985		PROGRAM INCOME-RICHLAND		127,372
D8587110	4986		PROGRAM INCOME-KENNEWICK		492,792
D8587110	4987		PROGRAM INCOME-PASCO		207,976
D8587110	4988		ENTITLEMENT-RICHLAND		413,038
D8587110	4989		ENTITLEMENT-KENNEWICK		396,728
D8587110	4991		ENTITLEMENT-PASCO		294,452
D8587020	5200		RICHLAND UNALLOCATED ADMIN		98,927
D8587020	5202		PASCO UNALLOCATED AD		1,409
D8587020	5203		KENNEWICK UNALLOCATED AD		36,237
			Total HOME Fund Grant Carryover		2,387,844
			Total Grant Carryover		\$ 2,852,814
			2018 Encumbered/Miscellaneous Carryover		\$ 1,848,359
			2018 CIP/Capital Project Carryover		\$ 33,728,829
			2018 Grant Carryover		\$ 2,852,814
			Total 2018 Carryover		\$ 38,430,002



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/4/2020

Agenda Category: Ordinances - Second Reading & Passage

Core Focus Area 3 - Increase Economic Vitality

Subject:

Ordinance No. 22-20, Amending Richland Municipal Code Section 23.42.210(D) related to Parking for Recreational Clubs

Department:

Development Services

Ordinance/Resolution Number:

22-20

Document Type:

Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 22-20, amending RMC Section 23.42.210(D) related to off-street parking for recreational clubs.

Summary:

Chad Bettesworth, on behalf of Pahlisch Homes, filed an application for a text amendment to RMC Section 23.42.210(D) related to off-street parking for recreational clubs. The proposed text amendment would reduce the off-street parking requirement for recreational clubs.

Over the years, the off-street parking requirement for recreational clubs has not been consistently administered by the City, as is evidenced by a number of newer recreational facilities that do not appear to meet current code-required parking standards. As a result, the proponent and the City worked together to address the situation through the proposed text amendment.

The applicant proposed three (3) options for the Richland Planning Commission to consider. The Planning Commission conducted a public hearing for the proposal on June 24, 2020, and after some minor modifications, now favorably recommends approval of Ordinance No. 22-20.

Staff recommends approval of Ordinance No. 22-20 for second reading and passage.

Fiscal Impact:

None.

Attachments:

1. Ordinance No. 22-10
2. CA2020-102 Full Staff Report - Recreational Club Parking

ORDINANCE NO. 22-20

AN ORDINANCE of the City of Richland amending Richland Municipal Code Section 23.42.210 related to recreational clubs.

WHEREAS, the City has need, from time to time, to update the Richland Municipal Code (RMC) to improve its effectiveness; and

WHEREAS, on June 24, 2020, the Richland Planning Commission held a public hearing regarding modifications to the land use table found in RMC Section 23.26.210; and

WHEREAS, the Richland Planning Commission recommends amending RMC Section 23.26.210 to modify the parking requirements at recreational clubs as provided herein.

NOW, THEREFORE, BE IT ORDAINED by the City of Richland as follows:

Section 1. Richland Municipal Code Section 23.42.210, related to Recreational clubs, as enacted by Ordinance No. 28-05, is hereby amended to read as follows:

Chapter 23.42 GENERAL PROVISIONS AND SPECIAL CONDITIONS

23.42.210 Recreational clubs.

The applicant for a recreational club shall submit facts to the administrative official showing the suitability of the site for the use; legal provisions insuring the maintenance of the use (both structures and open space) so as to prevent the use from becoming a public liability (such legal provisions shall be reviewed and approved as to form by the city attorney); further, the applicant shall submit a report indicating the club membership size and area to be served by the club. The following dimensional standards shall apply:

A. Minimum Lot Area. The lot size for a recreational club shall conform to that of the district in which the development is located.

B. Lot Coverage. Lot coverage shall be the same as the district in which the development is located. (This standard shall be applicable to building only.)

C. Minimum Side Yard Setback. All outdoor, intensively used recreational facilities, i.e., swimming pools, tennis courts, lawn bowling courts, and similar uses shall be set back 35 feet from all property lines not abutting a public street.

D. Off-Street Parking. All off-street parking spaces shall be located on the same site as the principal use. There shall be provided one (1) space per 2,000 5,000 square feet of designated and improved recreational area; plus one (1) space per 300 square feet of gross floor area for any building used for public assembly and/or for recreational purposes; plus one (1) space per 300 square feet of water surface area of a pool

(exclusive of hot tubs); provided, however, that 25% of vehicle parking spaces may be converted to bicycle spaces at a rate of three (3) bicycle spaces per one (1) vehicle space.
~~gross land area, plus one additional space per two employees. Should the development include an indoor recreational facility or assembly area there shall be provided one additional space per 40 square feet of gross useable floor area.~~

E. Sound Standards. No amplifiers or loud speakers of any kind shall be installed outside of any buildings.

F. Fencing – Screening. Fencing and screening shall comply with RMC 23.38.070(B).

Section 2. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 3. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 4. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 4th day of August, 2020.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

Published: August 9, 2020

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: CA2020-102

PREPARED BY: MIKE STEVENS
MEETING DATE: JUNE 24, 2020

GENERAL INFORMATION:

APPLICANT: CHAD BETTESWORTH ON BEHALF OF PAHLISCH HOMES
CA2020-102

REQUEST: TEXT AMENDMENT TO RMC SECTION 23.42.210 (D) – OFF-STREET PARKING FOR RECREATIONAL CLUBS. THE PROPOSED TEXT AMENDMENT WOULD REDUCE THE OFF-STREET PARKING REQUIREMENT FOR RECREATIONAL CLUBS.

LOCATION: CITYWIDE

REASON FOR REQUEST

Chad Bettsworth on behalf of Pahlisch Homes has filed an application for a text amendment to RMC Section 23.42.210 (D) – Off-street parking for recreational clubs. The proposed text amendment would reduce the off-street parking requirement for recreational clubs.

The specific action causing the text amendment request is the required number of off-street parking spaces that would be required and the amount of land area that those parking spaces take.

It does not appear that the off-street parking requirement has been consistently administered by the City as a number of newer recreational facilities do not appear to have the amount of parking required by this section of the code. As a result, the proponent has worked with the City in order to address the situation via the proposed text amendment. The current proposal includes three (3) different options for the Planning Commission to consider. A detailed explanation of the proposed code amendment has been provided by the applicant and is attached as Exhibit “1” to this report.

ANALYSIS

Off-street parking is necessary for recreational facilities as many of the people who will frequent them may choose to drive. In addition, private recreational facilities are often the site of larger gatherings such as birthday parties, graduation parties, anniversaries, etc. The issue comes down to how many parking spaces should be required. The

current code appears to be excessive in the number of parking spaces required, which is why the applicant has provided three (3) different options for the Planning Commission to consider.

Staff recommends that the Planning Commission discuss the issue and agree on a text amendment that would still require off-street parking to be required for recreational clubs/facilities, but that better takes into consideration the fact that many of these recreational clubs/facilities are located within/adjacent to single-family neighborhoods or apartment complexes where many of the local residents will choose to walk, rather than drive.

PUBLIC NOTICE/ COMMENTS

Notice of the proposed amendment was provided to local and state agencies. Notice was also published in the Tri-Cities Herald, posted at official posting places and on the city's official website. Notice was provided to the Washington State Dept. of Commerce and other state agencies as required by RCW 36.70A.

No substantive comments were received from the public and/or governmental entities as of the date the staff report was prepared.

SEPA

The City of Richland has utilized the Optional DNS Process as outlined in WAC 197-11-355. The end of the public comment period was Friday, April 3, 2020. However, due to the postponement of the Planning Commission hearing, the City did not issue the Determination of Non-Significance (DNS) until June 17, 2020. It should be noted that no comments were received.

FINDINGS OF FACT

1. Over time the need for new uses changes within the City of Richland.
2. Chad Bettsworth on behalf of Pahlisch Homes has filed an application for a text amendment to RMC Section 23.42.210 (D) – Off-street parking for recreational clubs. The proposed text amendment would reduce the off-street parking requirement for recreational clubs.
3. RMC Section 23.42.210 (D) as currently written requires off-street parking in an amount that exceeds what would normally be considered necessary for recreational clubs.
4. The City of Richland has inconsistently applied the requirements of RMC Section 23.42.210 (D). As a result, numerous recreational clubs/facilities throughout the City have parking that does not meet the requirements of RMC Section 23.42.210 (D).
5. Notice of the proposed amendment was provided to local and state agencies. Notice was also published in the Tri-Cities Herald, posted at the official posting places and on the city's official website. Notice was provided to the Washington State Dept. of Commerce and other state agencies as required by RCW 36.70A.
6. No substantive comments regarding the proposed code amendment were received.
7. The Washington State Department of Commerce received the 60-day Notice of

Intent to Adopt Amendment and granted expedited review.

8. The City issued a SEPA Threshold Determination of Non-Significance on June 17, 2020.
9. The City of Richland utilized the Optional DNS Process as outlined in WAC 197-11-355. The end of the public comment period was Friday, April 3, 2020.

CONCLUSIONS OF LAW

1. The Planning Commission has jurisdiction to hold an open record public hearing and issue a recommendation on the proposed ordinance amendment to the City Council.
2. The proposed code amendment is consistent with the goals and policies of the City's Comprehensive Plan.

RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in Staff Report (CA2020-102) and recommend to the City Council adoption of a proposed code amendment to RMC Section 23.42.210 (D) which better suits the amount of off-street parking deemed necessary for recreational clubs/facilities.

ALTERNATIVES

1. Recommend approval of the amendment as proposed (Option 1, 2 or 3);
2. Recommend approval of the amendment, as modified by the Planning Commission.
3. Recommend denial of the amendment;

RECOMMENDED MOTION

I move that the Planning Commission recommend approval of the proposed amendment to RMC Section 23.42.210 (D) based upon the above listed Findings of Fact and Conclusions of Law.

EXHIBITS

1. Application Materials
2. Draft Code Amendments
3. SEPA DNS & SEPA Checklist
4. Department of Commerce Notice
5. Public Notice and Comments Received

Exhibit 1



**City of Richland
Development Services**

625 Swift Blvd. MS-35
Richland, WA 99352
☎ (509) 942-7794
☎ (509) 942-7764

Code Amendment Application

Note: A Pre-Application meeting is required prior to submittal of an application.

APPLICANT		☐ Contact Person
Company:	Pahlisch Homes	UBI#
Contact:	Chad Bettesworth	
Address:	219 SW Wilson Avenue, Suite 100, Bend Oregon, 97702	
Phone:	541.385.6762	Email: chadb@pahlisch.com

DESCRIPTION OF PROPOSED AMENDMENT
Proposed revision to the off-street parking requirement that applies to 'recreational clubs'. The current code language requires off-street parking at a rate that is in excess of actual need.

APPLICATION MUST INCLUDE:
1. Completed application and filing fee
2. SEPA Checklist (if necessary)
3. Other information as determined by the Administrator

ANSWER QUESTIONS AS COMPLETELY AS POSSIBLE
Section(s) of code proposed to be amended (include code citation): RMC Section 23.42.210(D) Off-Street Parking for recreational clubs
Summary of requested code amendment(s): The proposed code amendment would reduce the off-street parking requirement for recreational clubs which is currently based on the size of the parcel and size of buildings. The proposed language includes several alternatives, which are listed in the attached supplemental sheets.
Reason(s) for code amendment(s): The proposed code amendment would reduce a requirement for off-street parking that is not needed. Existing recreational clubs in the City do not meet the existing standard and yet there is not a parking shortage. Similar types of recreational facilities such as those provided in apartment complexes, manufactured home parks and recreational vehicle parks do not have similar parking requirements. A more detailed explanation is attached.

Is the proposed amendment consistent with the applicable provisions of the Comprehensive Plan? Is a Comprehensive Plan amendment necessary to implement the proposed amendment?

The comprehensive plan contains no direct reference to desirable rates of off-street parking for these types of facilities. No amendment to the existing plan is required in order to implement the proposed code amendment.

Does the proposed amendment bear a substantial relation to the public health, safety, welfare and protection of the environment? Please explain:

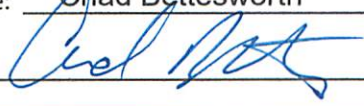
Yes. The proposed amendment would eliminate a requirement for excessive parking, thereby reducing the amount of surface paving needed for these uses and reducing the amount of storm water runoff generated by parking lots. The current language discourages the development of new recreational clubs as the parking standard is excessive to the point that it makes projects unfeasible, thereby reducing amenities to residential neighborhoods that would otherwise be provided.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application. The information provided in this application contains no misstatement of fact.
2. I am an owner(s), authorized agent(s) of an owner(s), or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW, or I am exempt from the requirements of the Chapter 18.27 RCW.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Printed Name: Chad Bettsworth

Applicant Signature:  Date 3/3/20

Pahlisch Homes
Proposed Zoning Code Amendment Supplemental Sheet
March 3, 2020

Proposed Code Revision:

The applicant proposes to make the following change to Section 23.42.210 of the Municipal Code:

23.42.210 Recreational clubs.

The applicant for a recreational club shall submit facts to the administrative official showing the suitability of the site for the use; legal provisions insuring the maintenance of the use (both structures and open space) so as to prevent the use from becoming a public liability (such legal provisions shall be reviewed and approved as to form by the city attorney); further, the applicant shall submit a report indicating the club membership size and area to be served by the club. The following dimensional standards shall apply:

A. Minimum Lot Area. The lot size for a recreational club shall conform to that of the district in which the development is located.

B. Lot Coverage. Lot coverage shall be the same as the district in which the development is located. (This standard shall be applicable to building only.)

C. Minimum Side Yard Setback. All outdoor, intensively used recreational facilities, i.e., swimming pools, tennis courts, lawn bowling courts, and similar uses shall be set back 35 feet from all property lines not abutting a public street.

D. Off-Street Parking. All off-street parking spaces shall be located on the same site as the principal use. There shall be provided one space per ~~2,000~~ 5,000 square feet of gross land area, ~~plus one additional space per two employees. Should the development include an indoor recreational facility or assembly area there shall be provided one additional space per 40 square feet of gross useable floor area.~~

Or

D. Off-Street Parking. All off-street parking spaces shall be located on the same site as the principal use. There shall be provided one space per 300 square feet of gross floor area for any building used for public assembly and/or for recreational purposes, ~~plus one additional space per two employees. Should the development include an indoor recreational facility or assembly area there shall be provided one additional space per 40 square feet of gross useable floor area.~~

Or

D. Off-Street Parking. All off-street parking spaces shall be located on the same site as the principal use. There shall be provided one space per 300 square feet of water surface area of a swimming pool exclusive of hot tubs, ~~2,000 square feet of gross land area, plus one additional space per two employees. Should the development include an indoor recreational facility or assembly area there shall be provided one additional space per 40 square feet of gross useable floor area.~~

E. Sound Standards. No amplifiers or loud speakers of any kind shall be installed outside of any buildings.

F. Fencing – Screening. Fencing and screening shall comply with RMC 23.38.070(B). [Ord. 28-05 § 1.02].

Background:

The applicant, the owner and developer of the plat of Westcliffe Heights, proposes providing a recreational amenity for the residents of that plat. This amenity improvement would consist of the construction of an outdoor pool and surrounding concrete deck, with a hot tub and two small buildings (totaling 2,281 square feet in area) on a 0.82-acre site and which clearly falls under the definition of a “recreational club” as listed below:

23.06.800 Recreational club – definition

“Recreational club” means an area devoted to facilities and equipment for recreational purposes, swimming pools, tennis courts, playgrounds, community clubhouses, and other similar uses maintained by a nonprofit organization whose membership is limited to the residents within the area in which it is located; provided, that membership shall not be denied to residents of the area based solely on race, creed or color. [Ord. 28-05 § 1.02; Ord. 59-19 § 3].

In applying the existing off-street parking standard for this proposal, 18 parking spaces would be required based on land area and 57 spaces would be required for the proposed buildings for a total of 75 parking spaces. The amount of land needed for a parking stall (typically 20' x 9') varies by configuration of the site, topography and location of the proposed improvements; however, a general rule of thumb is that approximately 400 square feet is needed per parking stall when the requirement for both an access drive and parking stall is considered. So the 75 required parking stalls would need approximately 30,000 square feet of the 35,719 square feet available on the site. With this existing code requirement, 84% of the total site area would be devoted to parking. There would be barely enough room for the proposed 2,200 square feet of building, let alone the pool or hot tub.

Rationale for Proposed Code Change:

While it's evident that the current code language does not work in the specific instance of the Westcliffe Heights subdivision, there is ample evidence that the code requirement is excessive when applied to existing situations throughout the City. The following table provides summary data for five existing facilities that all meet the definition of “recreational club.”

Existing Recreational Clubs within Richland

Club	Location	Site Size	Facilities Provided
Rivercrest Swim Club	2305 Benton	.37 acres	Outdoor Pool Building 12 Parking Spaces
Clipper Ridge HOA	2498 Bay Court	6.09 acres	Outdoor Pool Recreation Center Tennis Courts Basketball Court Approximately 20 parking stalls
Northview Swim Club	Spring/Davison	.23 acres	Outdoor Pool 6 Parking Spaces
Indian Springs Swim Club	237 Indian Court	.56 acres	Outdoor Pool Buildings 13 Parking Spaces
Lynnwood Swim & Tennis Club	628 Lynnwood	.75 acres	Outdoor Pool Building Tennis Courts 13 Parking Spaces

The following table applies the current code language to existing facilities which in 4 of 5 cases do not meet the off-street parking standard. In most cases, the amount of available parking is substantially lower than the amount required under code. We do not assert that these existing facilities are operating in a manner that is inconsistent with the City code. There has been no analysis to determine when the facilities were developed and what parking standards were in effect at that time. Further, we do not assert that any of the facilities are in need of additional parking. To the contrary, we believe that there is adequate off-street parking available for each of these facilities. This data is presented to demonstrate that the existing parking standard needs to be amended.

Current Code's Parking Requirements Applied to Existing Recreational Clubs within Richland

Club	Site Size (acres)	Site Parking Required* (under the current Code)	Building Size (sq. ft.)	Building Parking Required** (under the current Code)	Total Parking Required (under the current Code)	Total Parking Provided	Parking Deficit (under the current Code)
Rivercrest Swim Club	.37	8	500	13	21	12	9
Clipper Ridge HOA	6.09	133	4,450	111	244	20	224
Northview Swim Club	.23	5	0	0	5	6	-
Indian Springs Swim Club	.56	12	1,545	39	51	13	38
Lynnwood Swim & Tennis Club	.75	16	1,000	25	41	13	28

* One parking stall per 2,000 square feet land area

**One parking stall per 40 square feet building area

The key aspect of a recreational club, as defined in the City code, is that the membership of the club is *limited to the residents within the area in which it is located*. It is not intended to draw people from other parts of the City. In fact, if no on-site parking were provided, the only users of the recreational facilities provided within the club would be the residents of the neighborhood who could walk to the facility. This circumstance is recognized in other parts of the code as it relates to off-street parking requirements. For instance:

- Section 23.46.140 provides standards for manufactured home parks. It allows for community recreation facilities for the residents and guests of the park. Yet no additional parking is mandated under the code for these facilities;
- Section 23.42.220 provides standards for recreational vehicle parks and mandates that a minimum land area within the park be devoted to recreational facilities. But there is no parking requirement associated with those recreational facilities.
- Chapter 23.18 provides for apartments in the R-3 district and allows for semi-public pools, which are defined as being for the convenience of the residents or guests and for which the general public does not have access. Again, no additional parking requirement is mandated beyond those established for the primary apartment use.

In each of these cases, it is clear that since the recreational facility use is specifically designed for the residents of the park or complex, no additional parking is required. The residents' parking needs have already been accounted for in the parking standards that apply to apartments, mobile home parks and recreational vehicle parks. The same concept should apply to recreational clubs that are intended to serve local neighborhoods.

A further example that the parking requirement for this use is inflated is the George Prout Pool. The pool is a public facility located within a public park and is intended to serve the entire community. The pool is located on a 4.56 acre site and in addition to the pool includes a building of approximately 5,000 square feet. It also includes a total of 39 off-street parking spaces. If the recreational club parking standards were to be applied to this site, 99 parking spaces would be needed based on the land area and an additional 125 spaces would be needed for the building for a total parking requirement of 224 spaces. Yet the Prout Pool is intended to serve residents City-wide, not just within a neighborhood.

Finally, the standard for buildings is hugely inflated. At one space per 40 square feet of building, it is the highest parking standard in the City code. As a point of comparison, places of assembly, such as dance halls or exhibition halls require one space per 150 square feet of building area, restaurants require 1 space for 100 square feet of building area and a drive-thru restaurant requires one space per 50 square feet of building area.

Justification for Proposed Standard:

The intent of a recreational club is to provide recreational amenities for the residents of a particular neighborhood. Therefore, any off-street parking standard should account for the likelihood that a large percentage of the users of the facility would or could walk to the facility and therefore the demand for off-street parking would be lessened. As recreational clubs may include a variety of facilities including open space, recreational buildings, swimming pools, tennis courts or other similar amenities, the parking standard should be flexible to account for a variety of circumstances.

As a point of comparison, this analysis included a brief review of parking standards that are in place within other Tri-Cities communities. While there are no specific standards for recreational clubs, the following standards are somewhat similar in nature to certain aspects of a recreational club:

- The City of Kennewick requires one parking space for 250 square feet of gross floor area for entertainment/recreational facilities;
- The City of Pasco requires one parking space for every 200 square feet of water surface area for swimming pools;
- Neither the cities of Richland, Pasco or Kennewick identify an off-street parking standard for open space or public parks.

There are several proposed alternatives included in the application for the City's consideration because parking needs will vary based on the type of amenities that are provided within a given recreational club. A parking standard of one space per 5,000 square feet is suggested because it provides some limited parking while ensuring that the majority of site (90+ %) will be left in open space and/or recreational amenities and not covered over with an asphalt parking lot.

A parking requirement of one space per 300 square feet of recreational building area is similar to the 250 square foot standard in place in Kennewick with a discount provided for the likelihood of facility users who would walk rather than drive to the facility. Additionally, the proposed language ensures parking requirements would not be applied to small structures like pool maintenance buildings, storage sheds or restrooms which would not in and of themselves create a parking demand.

A parking requirement of one space per 300 square feet of water surface area for swimming pools is similar to the City of Pasco requirement with a discount provided for pool users who would walk rather than drive to the pool.

Any one of these standards would be a great improvement over the current code language. One final observation relating to recreational clubs is that these facilities would be operated by a non-profit organization for the benefit of the neighborhood. Typically, this duty would be assumed by a Home Owners Association. There may be some events held at a recreational club that could result in higher demand for parking than what is available on-site. Examples may be a member of the recreational club scheduling use of the facility for a graduation party or a family reunion. The HOA, as the operator of the facility could choose to disallow such events if they created a parking problem or choose to allow them on an infrequent basis if their community residents accepted this circumstance. In any event, the parking standard set forth by the City should be based on meeting the demand for the typical use of the facility, not the one or two occasions annually where a parking shortage could occur.

Conclusion:

The proposed code amendment would be a benefit to the City for the following reasons:

- It would eliminate the current disincentive that developers have in providing recreational clubs within their developments since installing parking in excess of need is expensive, wasteful of land resources and increases storm water runoff;
- It would make parking requirements for recreational clubs closer to on par with the parking standards applied to recreational amenities in other types of residential uses such as manufactured housing parks, apartments and recreational vehicle parks;
- It would encourage the users of recreational clubs to walk to their facilities rather than drive and would also discourage the use of the facilities by residents who don't live in close proximity to the club.

Exhibit 2

ORDINANCE NO. XXX-XX

AN ORDINANCE of the City of Richland amending Section 23.42.210, Recreational clubs, related to the amount of required off-street parking.

WHEREAS, from time to time the City has need to update its development regulations; and

WHEREAS, on April 22, 2020, the Richland Planning Commission conducted a public hearing regarding modifications to the land use table contained within RMC Section 23.26.210; and

WHEREAS, the Richland Planning Commission recommends that the following changes be made to RMC Section 23.26.210.

NOW, THEREFORE, BE IT ORDAINED by the City of Richland as follows:

Section 1. RMC Section 23.42.210 of the Richland Municipal Code, as enacted by Ordinance No. XX-XX, and last amended by Ordinance No. XX-XX, is hereby amended to read as follows:

23.42.210 Recreational clubs.

The applicant for a recreational club shall submit facts to the administrative official showing the suitability of the site for the use; legal provisions insuring the maintenance of the use (both structures and open space) so as to prevent the use from becoming a public liability (such legal provisions shall be reviewed and approved as to form by the city attorney); further, the applicant shall submit a report indicating the club membership size and area to be served by the club. The following dimensional standards shall apply:

A. Minimum Lot Area. The lot size for a recreational club shall conform to that of the district in which the development is located.

B. Lot Coverage. Lot coverage shall be the same as the district in which the development is located. (This standard shall be applicable to building only.)

C. Minimum Side Yard Setback. All outdoor, intensively used recreational facilities, i.e., swimming pools, tennis courts, lawn bowling courts, and similar uses shall be set back 35 feet from all property lines not abutting a public street.

D. Off-Street Parking. All off-street parking spaces shall be located on the same site as the principal use. There shall be provided one space per ~~2,000~~ 5,000 square feet of gross land area, ~~plus one additional space per two employees. Should the development include an indoor recreational facility or assembly area there shall be provided one additional space per 40 square feet of gross useable floor area.~~

OR

D. Off-Street Parking. All off-street parking spaces shall be located on the same site as the principal use. There shall be provided one space per 300 square feet of gross floor area for any building used for public assembly and/or for recreational purposes. ~~2,000 square feet of gross land area, plus one additional space per two employees. Should the development include an indoor recreational facility or assembly area there shall be provided one additional space per 40 square feet of gross useable floor area.~~

OR

D. Off-Street Parking. All off-street parking spaces shall be located on the same site as the principal use. There shall be provided one space per 300 square feet of water surface area of a swimming pool exclusive of hot tubs. ~~2,000 square feet of gross land area, plus one additional space per two employees. Should the development include an indoor recreational facility or assembly area there shall be provided one additional space per 40 square feet of gross useable floor area.~~

E. Sound Standards. No amplifiers or loud speakers of any kind shall be installed outside of any buildings.

F. Fencing – Screening. Fencing and screening shall comply with RMC 23.38.070(B). [Ord. 28-05 § 1.02]

Section 2. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the **XX** day of **Month**, 20**XX**.

RYAN LUKSON
Mayor

ATTEST:

APPROVED AS TO FORM:

Jennifer Rogers, City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: _____

Exhibit 3



File No. EA2020-108

CITY OF RICHLAND **Determination of Non-Significance**

Description of Proposal: Text amendment to RMC Title 23, Section 23.42.210 (D), Off-street parking for recreational clubs. The proposed text amendment would reduce the off-street parking requirement for recreational clubs.

Proponent: Chad Bettesworth

Location of Proposal: City-Wide.

Lead Agency: City of Richland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

() There is no comment for the DNS.

() This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen days from the date of issuance.

(X) This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official: Mike Stevens

Position/Title: Planning Manager

Address: 625 Swift Blvd., MS #35, Richland, WA 99352

Date: June 17, 2020

Signature _____

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:
Pahlisch Homes proposed zoning code amendment (RMC 23.42.210)
2. Name of applicant:
Pahlisch Homes
3. Address and phone number of applicant and contact person:
219 SW Wilson Avenue, Suite 100, Bend Oregon
Contact: Chad Bettesworth 541.385.6762

4. Date checklist prepared:

March 3, 2020

5. Agency requesting checklist:

City of Richland

6. Proposed timing or schedule (including phasing, if applicable):

Estimated processing time of the request is approximately 3 months.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No other applications are pending

10. List any government approvals or permits that will be needed for your proposal, if known.

City of Richland approval of zoning code amendment.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Amendment to the Richland zoning code (RMC 23.42.210) to reduce the off-street parking requirements associated with recreational clubs.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Potentially citywide in any of the following zoning districts: Agricultural, Suburban Agriculture, Single Family Residential Districts (R1-12, R1-10, R-2, R2-S, Multi Family Residential, Commercial Limited Business, Central Business District and Waterfront.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)
 - 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
 - 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
 - 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
 - 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

2) Could waste materials enter ground or surface waters? If so, generally describe.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site:

- _____deciduous tree: alder, maple, aspen, other
- _____evergreen tree: fir, cedar, pine, other
- _____shrubs
- _____grass
- _____pasture
- _____crop or grain
- _____Orchards, vineyards or other permanent crops.
- _____wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- _____water plants: water lily, eelgrass, milfoil, other
- _____other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?
- c. List threatened and endangered species known to be on or near the site.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
- e. List all noxious weeds and invasive species known to be on or near the site.

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
 mammals: deer, bear, elk, beaver, other:
 fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.
- c. Is the site part of a migration route? If so, explain.
- d. Proposed measures to preserve or enhance wildlife, if any:
- e. List any invasive animal species known to be on or near the site.

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
 - 1) Describe any known or possible contamination at the site from present or past uses.
 - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
 - 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
 - 4) Describe special emergency services that might be required.
 - 5) Proposed measures to reduce or control environmental health hazards, if any:
- b. *Noise*
 - 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
 - 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
 - 3) Proposed measures to reduce or control noise impacts, if any:

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?
 - 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
- c. Describe any structures on the site.
- d. Will any structures be demolished? If so, what?
- e. What is the current zoning classification of the site?
- f. What is the current comprehensive plan designation of the site?
- g. If applicable, what is the current shoreline master program designation of the site?
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
- i. Approximately how many people would reside or work in the completed project?
- j. Approximately how many people would the completed project displace?
- k. Proposed measures to avoid or reduce displacement impacts, if any:

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
- c. Proposed measures to reduce or control housing impacts, if any:

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
- b. What views in the immediate vicinity would be altered or obstructed?
- b. Proposed measures to reduce or control aesthetic impacts, if any:

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
- c. What existing off-site sources of light or glare may affect your proposal?
- d. Proposed measures to reduce or control light and glare impacts, if any:

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?
- b. Would the proposed project displace any existing recreational uses? If so, describe.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
- h. Proposed measures to reduce or control transportation impacts, if any:

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.
- b. Proposed measures to reduce or control direct impacts on public services, if any.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____
- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee Chad Bettesworth

Position and Agency/Organization Director of Land Development, Pahlisch Homes

Date Submitted: March 3, 2020

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

A reduction in the overall amount of off-street parking would help to limit the amount of storm water runoff generated by asphalt parking lots. It would not have impacts to air emissions or result in the release of toxic or hazardous substances.

Proposed measures to avoid or reduce such increases are:

None are needed.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Reducing the amount of asphalt paving on a given site may result in a larger percentage of a recreational club site being left in a natural state, thereby potentially preserving native plants. The impacts of this action would be minimal but would be less than what would occur without the proposed code amendment.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None are needed.

3. How would the proposal be likely to deplete energy or natural resources?

Some material and energy savings would result from construction of smaller parking lots.

Proposed measures to protect or conserve energy and natural resources are:

None are needed.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,

wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Typically recreational clubs would not be located within environmentally sensitive areas. To the extent that a recreational club may impact a sensitive area, the footprint of the facility could be smaller, given the smaller parking lot that would be required to serve the use, so impacts would be marginally reduced.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None are needed.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The reduction in off-street parking may provide some incentive for neighborhood organizations and/or developers to build recreational clubs to serve their neighborhoods, thereby increasing the recreational amenities that would be available to residents.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None are needed.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

No increased demands on transportation systems or public utilities would result from the proposal. To the extent that recreational facilities would be provided for neighborhoods, the demand for city-wide park and recreational facilities could be slightly decreased.

Proposed measures to reduce or respond to such demand(s) are:

None are needed.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed code amendment to reduce parking requirements would not be in conflict with any existing environmental regulations.



Department of Commerce

Notice of Intent to Adopt Amendment / Notice of Adoption Cover Sheet

Pursuant to RCW 36.70A.106, the following jurisdiction provides the following required state agency notice.

1. Jurisdiction Name:	City of Richland – Development Services Dept.
2. Select Submittal Type: Select the Type of Submittal listed. (Select One Only)	☐ 60-Day Notice of Intent to Adopt Amendment. ☒ Request of Expedited Review / Notice of Intent to Adopt Amendment. ☐ Supplemental Submittal for existing Notice of Intent to Adopt Amendment. ☐ Notice of Final Adoption of Amendment.
3. Amendment Type: Select Type of Amendment listed. (Select One Only)	☐ Comprehensive Plan Amendment. ☒ Development Regulation Amendment. ☐ Critical Areas Ordinance Amendment. ☐ Combined Comprehensive and Development Regulation Amendments. ☐ Countywide Planning Policy .
4. Description Enter a brief description of the amendment. Begin your description with “Proposed” or “Adopted”, based on the type of Amendment you are submitting. Examples: “ <i>Proposed comprehensive plan amendment for the GMA periodic update.</i> ” or “ <i>Adopted Ordinance 123, adoption amendment to the sign code.</i> ” (Maximum 400 characters).	Proposed amendment to RMC Sections 23.42.210 (D), Off Street Parking for Recreational Clubs. The proposed amendment to Section 23.42.210 (D) would reduce the off-street parking requirement for recreational clubs. The proposed language includes several alternatives for the Planning Commission and City Council to review.



Department of Commerce

5. Is this action part of your 8-year periodic update required under RCW 36.70A.130 of the Growth Management Act (GMA)?	☐ Yes ☒ No
6. Proposed Dates: Enter the anticipated public hearing date(s) for your Planning Commission/Planning Board or for your Council/Commission.	Planning Commission: April 22, 2020 City Council: May 19, 2020 & June 2, 2020 Proposed / Date of Adoption: June 2, 2020
7. Contact Information:	
A. Prefix/Salutation: (Examples: "Mr.", "Ms.", or "The Honorable" (elected official))	Mr.
B. Name:	Mike Stevens
C. Title:	Planning Manager
D. Email:	mstevens@ci.richland.wa.us
E. Work Phone:	(509) 942-7596
F. Cell/Mobile Phone: (optional)	
Consultant Information:	
G. Is this person a consultant?	☐ Yes
H. Consulting Firm name?	
8. Would you like Commerce to contact you for Technical Assistance regarding this submitted amendment?	☐ Yes

REQUIRED: Attach or include a copy of the proposed amendment text or document(s). We do not accept a website hyperlink requiring us to retrieve external documents. Jurisdictions must submit the actual document(s) to Commerce. If you experience difficulty, please email the reviewteam@commerce.wa.gov

Questions? Call the review team at (509) 725-3066.

ORDINANCE NO. XXX-XX

AN ORDINANCE of the City of Richland amending
Section 23.42.210, Recreational clubs, related to the amount
of required off-street parking.

WHEREAS, from time to time the City has need to update its development
regulations; and

WHEREAS, on April 22, 2020, the Richland Planning Commission conducted a
public hearing regarding modifications to the land use table contained within RMC Section
23.26.210; and

WHEREAS, the Richland Planning Commission recommends that the following
changes be made to RMC Section 23.26.210.

NOW, THEREFORE, BE IT ORDAINED by the City of Richland as follows:

Section 1. RMC Section 23.42.210 of the Richland Municipal Code, as enacted by
Ordinance No. XX-XX, and last amended by Ordinance No. XX-XX, is hereby amended
to read as follows:

23.42.210 Recreational clubs.

The applicant for a recreational club shall submit facts to the administrative official showing the suitability of the site for the use; legal provisions insuring the maintenance of the use (both structures and open space) so as to prevent the use from becoming a public liability (such legal provisions shall be reviewed and approved as to form by the city attorney); further, the applicant shall submit a report indicating the club membership size and area to be served by the club. The following dimensional standards shall apply:

A. Minimum Lot Area. The lot size for a recreational club shall conform to that of the district in which the development is located.

B. Lot Coverage. Lot coverage shall be the same as the district in which the development is located. (This standard shall be applicable to building only.)

C. Minimum Side Yard Setback. All outdoor, intensively used recreational facilities, i.e., swimming pools, tennis courts, lawn bowling courts, and similar uses shall be set back 35 feet from all property lines not abutting a public street.

D. Off-Street Parking. All off-street parking spaces shall be located on the same site as the principal use. There shall be provided one space per ~~2,000~~ 5,000 square feet of gross land area, ~~plus one additional space per two employees. Should the development include an indoor recreational facility or assembly area there shall be provided one additional space per 40 square feet of gross useable floor area.~~

OR

D. Off-Street Parking. All off-street parking spaces shall be located on the same site as the principal use. There shall be provided one space per 300 square feet of gross floor area for any building used for public assembly and/or for recreational purposes. ~~2,000 square feet of gross land area, plus one additional space per two employees. Should the development include an indoor recreational facility or assembly area there shall be provided one additional space per 40 square feet of gross useable floor area.~~

OR

D. Off-Street Parking. All off-street parking spaces shall be located on the same site as the principal use. There shall be provided one space per 300 square feet of water surface area of a swimming pool exclusive of hot tubs. ~~2,000 square feet of gross land area, plus one additional space per two employees. Should the development include an indoor recreational facility or assembly area there shall be provided one additional space per 40 square feet of gross useable floor area.~~

E. Sound Standards. No amplifiers or loud speakers of any kind shall be installed outside of any buildings.

F. Fencing – Screening. Fencing and screening shall comply with RMC 23.38.070(B). [Ord. 28-05 § 1.02]

Section 2. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the XX day of Month, 20XX.

RYAN LUKSON
Mayor

ATTEST:

APPROVED AS TO FORM:

Jennifer Rogers, City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: _____



THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2020-S-1296

Submittal Date Time: 03/11/2020

Submittal Information

Jurisdiction	City of Richland
Submittal Type	Request for Expedited Review / Notice of Intent to Adopt
	Amendment
Amendment Type	Development Regulation Amendment

Amendment Information

Brief Description

Proposed amendment to RMC Sections 23.42.210 (D), Off Street Parking for Recreational Clubs.

☐ Yes, this is a part of the 8-year periodic update schedule, required under RCW 36.70A.130.

Anticipated/Proposed Date of Adoption 06/02/2020

Attachments

Attachment Type	File Name	Upload Date
Correspondence	City of Richland Zoning Code Amendment CA2020-102.msg	03/12/2020 02:24 PM
Development Regulation Amendment - Draft	CA2020-102 Referral Packet.pdf	03/12/2020 02:26 PM

Contact Information

Prefix	Mr.
First Name	Mike
Last Name	Stevens
Title	Planning Manager
Work	(509) 942-7596
Cell	

Email mstevens@ci.richland.wa.us

☐ Yes, I would like to be contacted for Technical Assistance.

Certification

Entered by Linda Weyl on 3/12/2020 2:29:46 PM

Intake Received Date	03/11/2020
Full Name	Mike Stevens
Email	mstevens@ci.richland.wa.us



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

03/12/2020

Mr. Mike Stevens
Planning Manager
City of Richland
505 Swift Boulevard
Post Office Box 190
Richland, WA 99352

Sent Via Electronic Mail

Re: City of Richland--2020-S-1296--Request for Expedited Review / Notice of Intent to Adopt Amendment

Dear Mr. Stevens:

Thank you for sending the Washington State Department of Commerce (Commerce) the Request for Expedited Review / Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

Proposed amendment to RMC Sections 23.42.210 (D), Off Street Parking for Recreational Clubs.

We received your submittal on 03/11/2020 and processed it with the Submittal ID 2020-S-1296. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 05/10/2020.

You requested expedited review under [RCW 36.70A.106\(3\)\(b\)](#). We have forwarded a copy of this notice to other state agencies for expedited review and comment. If one or more state agencies indicate that they will be commenting, then Commerce will deny expedited review and the standard 60-day review period (from date received) will apply. Commerce will notify you by e-mail regarding of approval or denial of your expedited review request. If approved for expedited review, then final adoption may occur no earlier than fifteen calendar days after the original date of receipt by Commerce.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call William Simpson, (509) 280-3602.

Sincerely,

Review Team
Growth Management Services



Exhibit 5

CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (CA2020-102 & EA2020-108)

Notice is hereby given that Chad Bettsworth on behalf of Pahlisch Homes has filed an application for a text amendment to RMC Section 23.42.210 (D) – Off-street parking for recreational clubs. The proposed text amendment would reduce the off-street parking requirement for recreational clubs.

Pursuant to Richland Municipal Code (RMC) Section 19.20 the Richland Planning Commission will conduct a public hearing and review of the application at 6:00 p.m., April 22, 2020 in the Richland City Hall Council Chambers, 625 Swift Boulevard. All interested parties are invited to attend and present testimony at the public hearing.

Environmental Review: The proposal is subject to environmental review. The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed development. The environmental checklist and related file information are available to the public and can be viewed in the Development Services Division Office or City of Richland website www.ci.richland.wa.us.

Any person desiring to express his views or to be notified of any decisions pertaining to this application should notify Mike Stevens, Planning Manager, 625 Swift Blvd., MS-35, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to mstevens@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Friday, April 3, 2020 to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing.

Copies of the staff report and recommendation will be available in the Development Services Division Office or City of Richland website www.ci.richland.wa.us beginning Friday, April 17, 2020.

Please publish the following:

Type of Legal Ad:	Public Hearing Notice
Date(s) of Publication:	Monday, February 3, 2020
Richland's TCH Account:	450543

For Invoice Text Box on TCH Invoice PC PHN – CA2020-101, EA2020-104
(Richland MUNIS Description)

For PO Box on TCH Invoice D2586000 4401
(Richland Account No. - MUNIS)

Attention: Jana Duncan (TF)

CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING, AND OPTIONAL DNS

The City of Richland received an application for text amendments to RMC Section 23.30.020 – Public use districts permitted land uses and to RMC Section 23.06 - Definitions. The proposed text amendments would result in the following use as an allowable Special Use in the PPF (Public Use) zoning district: "Clinic, School-Based".

The Richland Planning Commission will conduct a public hearing and review of the application at 6:00 p.m., Wednesday, February 26, 2020 in the Richland City Hall Council Chambers, 625 Swift Boulevard. All interested parties are invited to attend and present testimony at the public hearing.

Environmental Review: The proposal is subject to environmental review. The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed development. The environmental checklist and related file information are available to the public and can be viewed in the Development Services Division Office or City of Richland website www.ci.richland.wa.us.

Any person desiring to express his views or to be notified of any decisions pertaining to this application should notify Mike Stevens, Planning Manager, 625 Swift Blvd., MS-35, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to mstevens@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Tuesday, February 18, 2020 to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing.

Copies of the staff report and recommendation will be available in the Development Services Division Office or City of Richland website www.ci.richland.wa.us beginning Friday, February 21, 2020.

From: [Rebecca Hiles](#)
To: [Stevens, Mike](#)
Subject: RE: City of Richland Zoning Code Amendment CA2020-102
Date: Friday, March 27, 2020 10:42:12 AM
Attachments: [image001.jpg](#)
[image002.png](#)

Mike,

KID has no comments on this matter.

Rebecca S. Hiles, E.I.T.
Staff Engineer

Kennewick Irrigation District
2015 S. Ely Street
Kennewick, WA 99337
[509-460-5442](tel:509-460-5442) [Direct Line]
[509-586-6012](tel:509-586-6012) ext. 138 [Business Line]
[509-586-9111](tel:509-586-9111) [Customer Service]
<mailto:rhiles@kid.org>



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From: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>
Sent: Wednesday, March 11, 2020 11:10 AM
To: Anthony Muai <anthony.muai@ci.kennewick.wa.us>; Anthony Von Moos <anthony.vonmoos@co.benton.wa.us>; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Webcsr PUD <webcsr@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Boring, Michael <MBoring@CI.RICHLAND.WA.US>; Boshart, Thomas <tboshart@CI.RICHLAND.WA.US>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Catherine Dickson <catherinedickson@ctuir.org>; Clark Posey <clark.posey@co.benton.wa.us>; BCES Hamilton, Craig <c.hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; Darrick Dietrich <darrick@basindisposal.com>; Dean Kelley <dean.kelley@chartercom.com>; BCES Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers

<dxrogers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; Florinda Coleman <florinda.coleman@co.benton.wa.us>; Ghbein, Briana <bghbein@ci.richland.wa.us>; Greg McCormick <gregory.mccormick@ci.kennewick.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Gregory Goodwin <gregory.l.goodwin@ftr.com>; Gwen Clear <gcle461@ecy.wa.gov>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; USPS Ina N. Beutler <ina.n.beutler@usps.gov>; Jason McShane <JMcShane@kid.org>; Jennings, Tyler <tjennings@CI.RICHLAND.WA.US>; Jerrod Macpherson <Jerrod.Macpherson@co.benton.wa.us>; Joseph Cichy <joseph.cichy@ftr.com>; Joseph Cottrell <jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; Development <development@kid.org>; Brad Crawford <BCrawford@kid.org>; Lopez, Brandin <blopez@CI.RICHLAND.WA.US>; M. Deklyne <mjdekyne@bpa.gov>; BCES Map <map@bces.wa.gov>; Pasco99301 <99301PascoWA-Postmaster@usps.gov>; Paul Gonseth <gonsetp@wsdot.wa.gov>; Reathafor, Jason <JReathafor@CI.RICHLAND.WA.US>; Rebecca Hiles <rhiles@kid.org>; Review Team <reviewteam@commerce.wa.gov>; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Rick Dawson <rickd@bfhd.wa.gov>; Rob Rodger <rob.rodger@bentoncleanair.org>; Robin Priddy <robin.priddy@bentoncleanair.org>; Roscoe Slade <roscoe@westrichland.org>; BCES Gates, Sarah <s.gates@bces.wa.gov>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth Defoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; WA Dept of Fish & Wildlife <lopezlal@dfw.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; West, Julie <jwest@ci.richland.wa.us>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; William Simpson <william.simpson@commerce.wa.gov>

Subject: City of Richland Zoning Code Amendment CA2020-102

Attached to this email you will find a copy of a proposed zoning code text amendment. The proposed text amendment would reduce the number of required off-street parking spaces for facilities defined as "Recreational Clubs" by the Richland Municipal Code. The City is requesting Expedited Review by the Dept. of Commerce.

The City of Richland is utilizing the Optional DNS Review Process. As a result, this may be your only chance to comment on the proposed text amendment. Please review and respond back with comments by 5:00 PM, Friday, April 3, 2020.

If you have any questions, please feel free to contact me.

Thank you,



Mike Stevens
Planning Manager
625 Swift Blvd. | Richland, WA 99352
(509) 942-7596

Disclaimer: Emails and attachments sent to or from the City of Richland are public records subject to release under the Washington Public Records Act, Chapter 42.56 RCW. Sender and Recipient have no expectation of privacy in emails transmitted to or from the City of Richland.

From: [Eric Mendenhall](#)
To: [Stevens, Mike](#)
Subject: RE: City of Richland Zoning Code Amendment CA2020-102
Date: Wednesday, March 11, 2020 1:32:09 PM
Attachments: [image001.png](#)

Mike,

The City has no official comment.

Food for thought: Have you considered implementing a max parking requirement? This would allow these uses to establish their need and not overbuild parking.

Regards,

Eric Mendenhall
Community Development Manager

From: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>
Sent: Wednesday, March 11, 2020 11:11 AM
To: Anthony Muai <anthony.muai@ci.kennewick.wa.us>; Anthony Von Moos <anthony.vonmoos@co.benton.wa.us>; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Webcsr PUD <webcsr@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Boring, Michael <MBoring@CI.RICHLAND.WA.US>; Boshart, Thomas <tboshart@CI.RICHLAND.WA.US>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Catherine Dickson <catherinedickson@ctuir.org>; Clark Posey <clark.posey@co.benton.wa.us>; BCES Hamilton, Craig <c.hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; Darrick Dietrich <darrick@basindisposal.com>; Dean Kelley <dean.kelley@chartercom.com>; BCES Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrogers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; Florinda Coleman <florinda.coleman@co.benton.wa.us>; Ghbein, Briana <bghbein@ci.richland.wa.us>; Greg McCormick <gregory.mccormick@ci.kennewick.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Gregory Goodwin <gregory.l.goodwin@ftr.com>; Gwen Clear <gcle461@ecy.wa.gov>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; USPS Ina N. Beutler <ina.n.beutler@usps.gov>; Jason McShane <jmcshane@kid.org>; Jennings, Tyler <tjennings@CI.RICHLAND.WA.US>; Jerrod Macpherson <Jerrod.Macpherson@co.benton.wa.us>; Joseph Cichy <joseph.cichy@ftr.com>; Joseph Cottrell <jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; Lopez, Brandin <blopez@CI.RICHLAND.WA.US>; M. Deklyne <mjddeklyne@bpa.gov>; BCES Map <map@bces.wa.gov>; Pasco99301 <99301PascoWA-Postmaster@usps.gov>; Paul Gonseth <gonsetp@wsdot.wa.gov>; ReathaFord, Jason <JReathaFord@CI.RICHLAND.WA.US>; Rebecca Hiles <rhiles@kid.org>; Review Team <reviewteam@commerce.wa.gov>; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>;

Rick Dawson <rickd@bfhd.wa.gov>; Rob Rodger <rob.rodger@bentoncleanair.org>; Robin Priddy <robin.priddy@bentoncleanair.org>; Roscoe Slade <roscoe@westrichland.org>; BCES Gates, Sarah <s.gates@bces.wa.gov>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth DeFoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; WA Dept of Fish & Wildlife <lopezlal@dfw.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; West, Julie <jwest@ci.richland.wa.us>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; William Simpson <william.simpson@commerce.wa.gov>

Subject: City of Richland Zoning Code Amendment CA2020-102

Attached to this email you will find a copy of a proposed zoning code text amendment. The proposed text amendment would reduce the number of required off-street parking spaces for facilities defined as "Recreational Clubs" by the Richland Municipal Code. The City is requesting Expedited Review by the Dept. of Commerce.

The City of Richland is utilizing the Optional DNS Review Process. As a result, this may be your only chance to comment on the proposed text amendment. Please review and respond back with comments by 5:00 PM, Friday, April 3, 2020.

If you have any questions, please feel free to contact me.

Thank you,



Mike Stevens
Planning Manager
625 Swift Blvd. | Richland, WA 99352
(509) 942-7596

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COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/4/2020

Agenda Category: Resolutions - Adoption

Core Focus Area 1 - Promote Financial Stability & Operational Effectiveness

Core Focus Area 4 - Manage our Natural Resources

Subject:

Resolution No. 103-20, Adopting the City's 2020 Integrated Resource Plan

Department:

Energy Services

Ordinance/Resolution Number:

103-20

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 103-20, adopting the City's 2020 Integrated Resource Plan and authorizing its submission to Washington State Department of Commerce.

Summary:

An integrated resource plan (IRP) is an important tool for effective utility management and planning for future load, conservation, power supply, and renewable and carbon-free energy integration. Richland Energy Services' (RES) IRP will serve as the basis for near- and long-term planning and policy development.

RES has reached the 25,000 customer threshold and is no longer a Bonneville Power Administration (BPA) full requirements customer. As such, RES needs to satisfy the requirements of Chapter 19.280 RCW, Electric Utility Resource Plans and submit an IRP to the Washington State Department of Commerce.

RES contracted with EES Consulting to consult with staff and develop its 2020 IRP, 2019 Conservation Potential Assessment (CPA), and its Renewable Energy Acquisition Assessment, which also meet the requirements of Washington's Energy Independence Act, Chapter 19.285 RCW. The IRP will guide staff in complying with the Washington Clean Energy Transformation Act (CETA), Chapter 19.405 RCW.

The following IRP recommendations are the lowest cost and risk resource options for the City: maintain and maximize the City's Tier 1 allocation of the Bonneville Power Administration's (BPA's) federal-based system presently comprising over 97% of the City's reliable, low-cost, carbon-free wholesale electricity purchases; achieve all cost-effective energy efficiency as the least expensive resource available to RES; and purchase market, solar and wind power to serve load and purchase renewable energy credits (RECs) to meet Chapter 19.285 RCW renewable energy requirements.

RES staff and EES Consulting presented the IRP to the Utility Advisory Committee (UAC) on July 14, 2020, which unanimously endorsed the IRP. In addition, there were no public comments at the public hearing held during the July 21, 2020 City Council meeting. Staff recommends adoption of Resolution No. 103-20.

Fiscal Impact:

The recommended average 20-year resource portfolio cost is estimated at \$187,000,000, which will be funded through electric rates and included in future budgets.

Attachments:

1. Resolution No. 103-20
2. 2019 Conservation Potential Assessment
3. 2020 Proposed Integrated Resource Plan

RESOLUTION NO. 103-20

A RESOLUTION of the City of Richland adopting
Richland Energy Service's 2020 Integrated Resource Plan.

WHEREAS, the City of Richland operates an electric utility providing customers reliable service at the lowest reasonable cost through wholesale power purchases, efficient operations, and energy efficiency; and

WHEREAS, Richland Energy Services (RES) is no longer a Bonneville Power Administration (BPA) full requirements customer, and will reach the 25,000-customer threshold in 2020; and

WHEREAS, Chapter 19.280 RCW requires utilities that are no longer full requirements customers of BPA and have more than 25,000 customers to develop an Integrated Resource Plan (IRP) and submit the IRP to Washington State Department of Commerce; and

WHEREAS, an IRP is an important tool for effective utility management to plan for future load, conservation, power supply, and renewable and carbon-free energy integration; and

WHEREAS, EES Consulting and Efficiency Solutions assisted RES staff in analyzing and determining risks and cost from demand-side and supply-side resources over a 20-year IRP forecast; and

WHEREAS, by 2024, the City will be required to comply with Washington's Energy Independence Act (EIA), Chapter 19.285 RCW, by pursuing all cost-effective, reliable and feasible energy conservation; and

WHEREAS, by 2026, the City will be required to use eligible renewable energy resources, equivalent renewable energy credits, or any combination thereof to meet the following annual electric load targets: at least 3% of its load by January 1, 2026 and each year thereafter through December 31, 2029; at least 9% of its load by January 1, 2030 and each year thereafter through December 31, 2033; and at least 15% of its load by January 1, 2034, and each year thereafter; and

WHEREAS, the City will be required to comply with Washington's Clean Energy Transformation Act (CETA), Chapter 19.405 RCW, by eliminating any allocation of coal-fired energy resources by December 31, 2025; making all retail electric sales greenhouse gas neutral by January 1, 2030; and setting a standard for the electric utility to meet 100% of its total retail electric load using non-emitting and renewable resources or alternative compliance options by January 1, 2045; and

WHEREAS, the IRP will serve as the basis for energy resource planning, policy development, and compliance with EIA and CETA; and

WHEREAS, at its July 14, 2020 meeting, the Utility Advisory Committee (UAC) endorsed the IRP and recommended Council adoption; and

WHEREAS, on July 21, 2020, Richland City Council held a public hearing to obtain public comment on the IRP as required by Chapter 19.280 RCW. No public testimony was offered.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the Richland Energy Services 2020 Integrated Resource Plan is hereby adopted for use in guiding staff in pursuing cost-effective demand-side and supply-side resources while maintaining a reliable electrical system.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 4th day of August, 2020.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

Richland Energy Services

2019 Conservation Potential Assessment Final Report

March 20, 2020

Prepared by:



1455 NW Irving Street, Suite 200
Portland, Oregon 97209

A registered professional engineering and management
consulting firm with offices throughout the United States

Telephone: (425) 889-2700 Facsimile: (425) 889-2725



March 20, 2020

Ms. Sandi Edgemon
Richland Energy Services
625 Swift Boulevard, MS-23
Richland, Washington 99352

SUBJECT: 2019 Conservation Potential Assessment

Dear Ms. Edgemon:

Please find attached the final report summarizing the 2019 Richland Energy Services Conservation Potential Assessment (CPA). This report covers the time period from 2020 through 2039. The measures and information used to develop Richland's preliminary conservation potential incorporate the most current information available for Energy Independence Act (EIA) reporting.

We would like to acknowledge and thank you and your staff for the excellent support in developing and providing the baseline data for this project.

Best Regards,

A handwritten signature in black ink that reads 'Steve Andersen'.

Steve Andersen
Manager of Project Evaluations

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Executive Summary

This report describes the methodology and results of the 2019 Conservation Potential Assessment (CPA) for Richland Energy Services (Richland). This assessment provides estimates of energy savings by sector for the period 2020 to 2039. The assessment considers a wide range of conservation resources that are reliable, available and cost-effective within the 20-year planning period.

Background

Richland provides electricity service to over 24,500 customers in Benton County, Washington, excluding Benton PUD 1's service territory.

Washington's Energy Independence Act (EIA), effective January 1, 2010 and modified October 4, 2016, requires that utilities with more than 25,000 customers (known as qualifying utilities) pursue all cost-effective conservation resources and meet conservation targets set using a utility-specific conservation potential assessment methodology. Although Richland is currently below the customer requirement, the utility is expected to exceed the 25,000-customer threshold in 2020.

The EIA sets forth specific requirements for setting, pursuing and reporting on conservation targets. The methodology used in this assessment complies with RCW 19.285.040 and WAC 194-37-070 Section 5 parts (a) through (d) and is consistent with the methodology used by the Northwest Power and Conservation Council (Council) in developing the Seventh Power Plan. Thus, this Conservation Potential Assessment will support Richland's compliance with EIA requirements.

This assessment was built on the same model used in the 2017 CPA cycle, which was based on the completed Seventh Power Plan. The model was subsequently updated, to reflect changes since the completion of the 2017 CPA. The primary model updates included the following:

- New Avoided Costs
 - Recent forecast of power market prices
 - Updated values for avoided generation capacity
 - New transmission and distribution capacity costs based on new values from the Council
- Updated Customer Characteristics Data
 - New residential home counts
 - Updated commercial floor area
 - Updated industrial sector consumption
- Measure Updates
 - Measure savings, costs, and lifetimes were updated based on the latest updates available from the Regional Technical Forum (RTF)

- New measures not included in the Seventh Plan but subsequently reviewed by the RTF were added
- Accounting for Recent Achievements
 - Internal programs
 - NEEA programs

The first step of this assessment was to carefully define and update the planning assumptions using the current data and forecasts. The Base Case conditions were defined as the most likely market conditions over the planning horizon, and the conservation potential was estimated based on these assumptions. Additional scenarios were also developed to test a range of conditions and evaluate risk.

Results

Table ES-1 shows the high-level results of this assessment. The economically achievable potential by sector in 2, 6, 10, and 20-year increments is included. The total 20-year energy efficiency potential is 15.79 aMW. The most important numbers per the EIA are the 10-year potential of 9.75 aMW, and the two-year potential of 1.47 aMW.

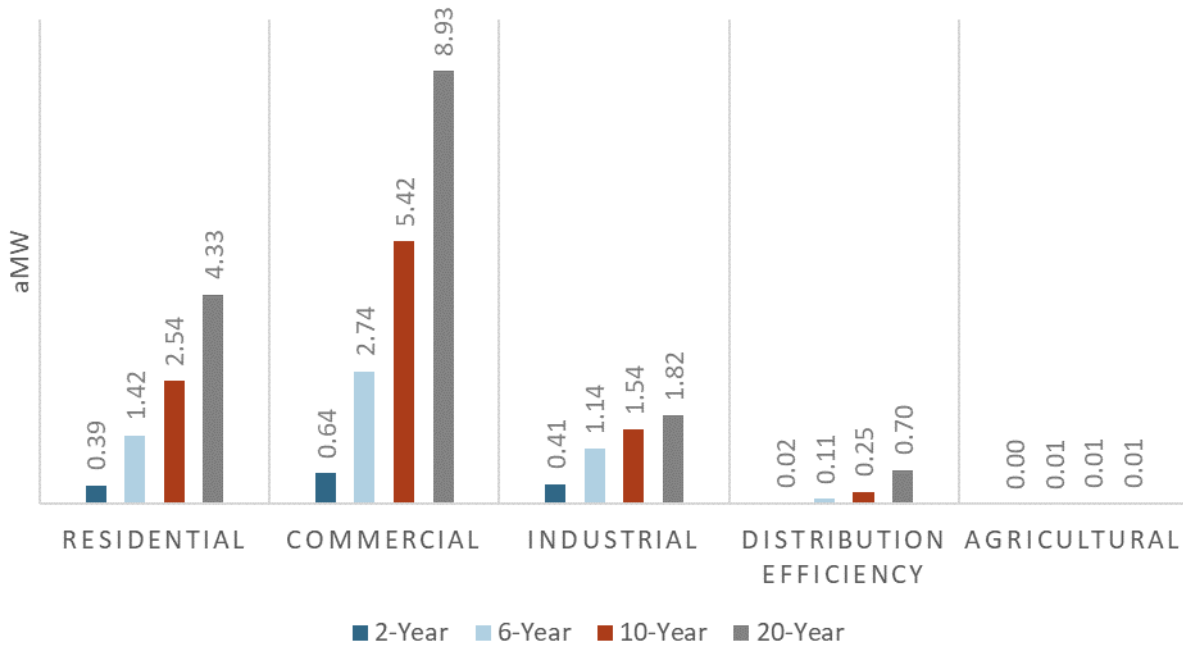
These estimates include energy efficiency that could be achieved through Richland’s utility programs and also through Richland’s share of the Northwest Energy Efficiency Alliance (NEEA) accomplishments. Some code and standard changes may also account for part of the potential, especially in the later years. In some cases, the savings from those changes will be quantified by NEEA or through BPA’s Momentum Savings work. While not quantified at a utility-specific level, the Momentum Savings quantified by BPA could be further savings claimed against the Seventh Plan conservation targets.

Table ES-1 Cost Effective Potential (aMW)				
	2-Year*	6-Year	10-Year	20-Year
Residential	0.39	1.42	2.54	4.33
Commercial	0.64	2.74	5.42	8.93
Industrial	0.41	1.14	1.54	1.82
Distribution Efficiency	0.02	0.11	0.25	0.70
Agricultural	0.00	0.01	0.01	0.01
Total	1.47	5.41	9.75	15.79

*2020 and 2021

Note: Numbers in this table and others throughout the report may not add to total due to rounding.

Figure ES-1
Cost-Effective Potential

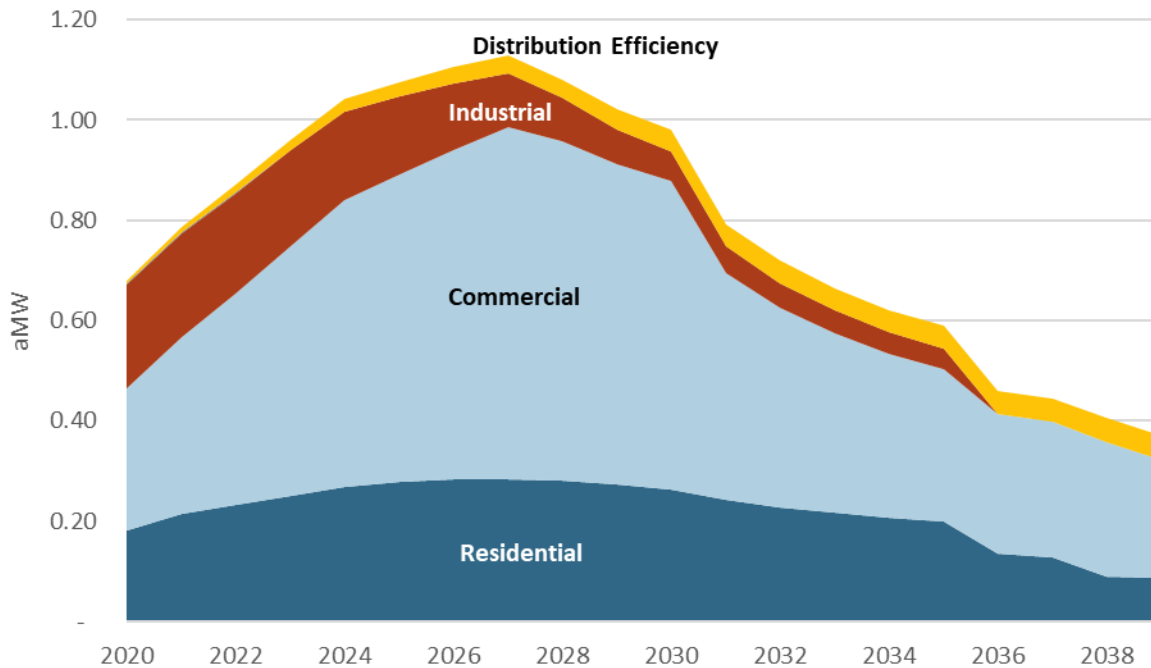


Energy efficiency also has the potential to reduce peak demands. Based upon hourly load profiles developed for the Seventh Power Plan and load data provided by Richland, the reductions in peak demand provided by energy efficiency are summarized in Table ES-2 below. Richland’s annual peak occurs in the winter evenings. In addition to these peak demand savings, demand savings would occur throughout the year.

Table ES-2 Cost Effective Demand Savings - Base Case (MW)				
	2-Year	6-Year	10-Year	20-Year
Residential	1.24	4.15	7.04	11.62
Commercial	0.98	4.13	8.06	13.18
Industrial	0.48	1.30	1.76	2.08
Distribution Efficiency	0.02	0.13	0.31	0.87
Agricultural	0.00	0.01	0.01	0.01
Total	2.72	9.73	17.17	27.76

The 20-year energy efficiency potential is shown on an annual basis in Figure ES-2. This assessment shows annual potential starting at 0.68 aMW in 2020 and ramping up to 1.13 aMW in 2027. Ramp rates from the Northwest Power and Conservation Council’s (Council) Seventh Power Plan technical documentation were used to develop the annual savings potential estimates over the 20-year study. In some instances, alternate ramp rates were assigned to measures to better fit Richland’s recent potential.

Figure ES-2
Annual Cost-Effective Energy Efficiency Potential Estimates



Relative to the 2017 CPA cycle, the amount of cost-effective potential in the residential sector has decreased. Much of the change is due to federal lighting standards scheduled to take effect in 2020. These standards require efficiency levels only found in CFLs and LEDs; and with CFLs losing market share to LEDs, energy efficiency programs may not be necessary for residential lighting. While there is some uncertainty about whether the federal standard will be implemented, Washington state recently enacted identical standards, also scheduled to take effect in 2020. Accordingly, residential lighting measures have not been included in this CPA. The remaining conservation potential in the residential sector is among the HVAC and water heating end uses. Notable areas for achievement include:

- HVAC-related measures, including weatherization and duct sealing
- Water heating measures like heat pump water heaters and clothes washers

Significant conservation is also available in Richland’s commercial sector. Notable areas for commercial sector savings potential include:

- Lighting – including exterior and lighting power density measures
- Commercial HVAC measures like rooftop unit controllers and ductless heat pumps

Comparison to Previous Assessment

Table ES-3 shows a comparison of 2, 10, and 20-year Base Case conservation potential by customer sector for this assessment and the results of Richland’s 2010 and 2017 CPA.

Table ES-3
Comparison of 2010 and 2017 CPA to 2019 CPA Cost-Effective Potential

	10-Year				20-Year			
	2010	2017	2019	% Change	2010	2017	2019	% Change
Residential	7.12	2.01	2.54	-44%	14.20	3.60	4.33	-51%
Commercial	7.38	1.01	5.42	29%	15.36	2.09	8.93	2%
Industrial	1.02	0.68	1.54	81%	2.18	0.89	1.82	19%
Distribution Efficiency	1.16	0.24	0.25	-64%	2.13	0.69	0.70	-50%
Agricultural	0.00	0.00	0.01	-	0.00	0.00	0.01	-
Total	16.68	3.94	9.75	-5%	33.87	7.26	15.79	-23%

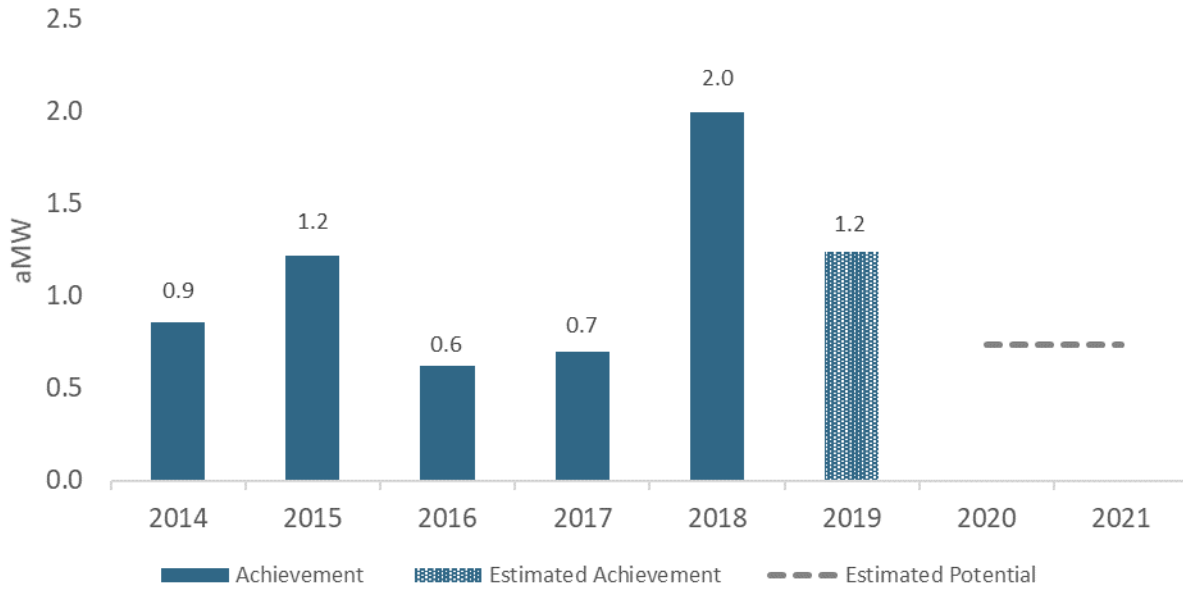
**Note that the 2010 columns refer to the CPA completed in 2009 for the time period of 2010 through 2029, the 2017 columns refer to the CPA completed in 2016 for the time period of 2017 through 2036. The % Change is calculated as the 2019 change from the average of 2010 and 2017 cost-effective potential.*

The results of this 2019 assessment are lower than the 2010 results and higher than 2017 for a variety of reasons. The CPA model has been updated in accordance to the Seventh Plan, avoided cost assumptions have changed, as well as the above-mentioned changes to lighting standards. On top of these changes Richland has experienced growth in population, load and other economic inputs to the CPA model which increases the pool from which cost-effective potential is estimated. Some of the change in potential between the commercial and industrial sectors is the result of more accurate industrial classification which has moved some load from the commercial to the industrial sector. Additionally, the Council updated its assumptions on the value of deferred transmission and distribution capital expenditures, with the new values being significantly lower. The extent to which each measure realizes these values depends on its contribution to reducing peak demands, so measures in the residential and commercial sectors, which tend to contribute more to reducing system peaks, were more impacted. Savings in the industrial sector tend to be more evenly distributed across time, so the changes in assumptions had less of an impact to the industrial sector.

Targets and Achievement

Figure ES-3 compares Richland's historic conservation achievement with its targets. The biennium potential for this assessment shows a decrease from historic achievement given the likely changes to residential lighting programs, however the potential remains realistic as these savings were not considered when aligning potential with recent program history. The figure shows that Richland has consistently met its projected energy efficiency target, and that the potential estimates presented in this report are achievable through Richland's utility conservation programs and the utility's share of NEEA savings.

Figure ES-3
Historic Achievement and Targets



Conclusion

This report summarizes the CPA conducted for Richland for the 2020 to 2039 timeframe. Based on the results of the Base Case scenario, the total 10-year cost effective potential is 9.75 aMW and the 2-year potential is 1.47 aMW. This assessment results in lower potential than the previous assessments, largely due to the exclusion of many residential lighting measures as well as the change in the valuation of transmission and distribution capacity costs. The avoided cost assumptions are discussed further in Appendix IV.

Introduction

Objectives

The objective of this report is to describe the results of the Richland Energy Services (Richland) 2019 Electric Conservation Potential Assessment (CPA). This assessment provides estimates of energy savings by sector for the period 2020 to 2039, with the primary focus on 2020 to 2029 (10 years). This analysis has been conducted in a manner consistent with requirements set forth in 19.285 RCW (EIA) and 194-37 WAC (EIA implementation) and is part of Richland's compliance documentation. The results and guidance presented in this report will also assist Richland in strategic planning for its conservation programs in the near future.

The conservation measures used in this analysis are based on the measures included in the Council's Seventh Power Plan and updated where appropriate with subsequent changes approved by the Regional Technical Forum (RTF). The assessment considered a wide range of conservation resources that are reliable, available, and cost-effective within the 20-year planning period.

Electric Utility Resource Plan Requirements

According to Chapter 19.280 RCW, utilities with at least 25,000 customers are required to develop Integrated Resource Plans (IRPs) by September 2008 and biennially thereafter. Richland expects to exceed the 25,000-customer threshold in 2020 and, as such, is developing an IRP and CPA. The legislation mandates that these resource plans include assessments of commercially available conservation and efficiency measures. This CPA is designed to assist in meeting these requirements for conservation analyses. More background information is provided below.

Energy Independence Act

Chapter 19.285 RCW, the Energy Independence Act, requires that, "each qualifying utility pursue all available conservation that is cost-effective, reliable and feasible." The timeline for requirements of the Energy Independence Act are detailed below:

- By January 1, 2010 – Identify achievable cost-effective conservation potential through 2019 using methodologies consistent with the Pacific Northwest Power and Conservation Council's (Council) latest power planning document.
- Beginning January 2010, each utility shall establish a biennial acquisition target for cost-effective conservation that is no lower than the utility's pro rata share for the two-year period of the cost-effective conservation potential for the subsequent ten years.
- By June 2012, each utility shall submit an annual conservation report to the department (the department of commerce or its successor). The report shall document the utility's progress in meeting the targets established in RCW 19.285.040.
- Beginning on January 1, 2014, cost-effective conservation achieved by a qualifying utility in excess of its biennial acquisition target may be used to help meet the immediately

subsequent two biennial acquisition targets, such that no more than twenty percent of any biennial target may be met with excess conservation savings.

City of Richland I-937 Compliance Summary Steps: 2020 Qualification

Year	Conservation/ Renewable Target	January 1 - Compliance Actions	June 1 – Reporting Requirements
2021	NA		Report 25,000 customer status to State
2022	NA		
2023	NA	Complete/update 10-year CPA and expand EE programs. Augment staff.	
2024	10% of CPA	Acquire 1/10 th of CPA within one year.	Report CPA and 2024 conservation savings (optional)
2025	Additional 10% of CPA (or 20% at end of 2 years)	Complete/update 10-year CPA. Acquire 2/10 th of CPA within two years.	Report previous year's conservation savings and renewables. (optional)
2026	10% of CPA 3% Renewables		Report CPA and previous two years' conservation savings and renewables.
2027	Additional 10% of CPA (or 20% at end of 2 years) 3% of Renewables	Complete/update 10-year CPA. Acquire 2/10 th of CPA within two years.	Report previous year's conservation savings and renewables.
2028	10% of CPA 3% Renewables		Report CPA and previous two years' conservation savings and renewables.
2029	Additional 10% of CPA (or 20% at end of 2 years) 3% of Renewables	Complete/update 10-year CPA. Acquire 2/10 th of CPA within two years.	Report previous year's conservation savings and renewables.
2030	10% of CPA 9% Renewables		Report CPA and previous two years' conservation savings and renewables.
2031	Additional 10% of CPA (or 20% at end of 2 years) 9% of Renewables	Complete/update 10-year CPA. Acquire 2/10 th of CPA within two years.	Report previous year's conservation savings and renewables.
2032	10% of CPA 9% Renewables		Report CPA and previous two years' conservation savings and renewables.
2033	Additional 10% of CPA (or 20% at end of 2 years) 9% of Renewables	Complete/update 10-year CPA. Acquire 2/10 th of CPA within two years.	Report previous year's conservation savings and renewables.
2034	10% of CPA 15% Renewables		Report CPA and previous two years' conservation savings and renewables.
2035	Additional 10% of CPA (or 20% at end of 2 years) 15% of Renewables	Complete/update 10-year CPA. Acquire 2/10 th of CPA within two years.	Report previous year's conservation savings and renewables.

Other Legislative Considerations

Washington State recently enacted several laws that impact conservation planning. Washington's Clean Energy Transformation Act (CETA), ESSB 5116, has several components that impact conservation planning. First it requires the use of a specific social cost of carbon in utility planning. It also sets several requirements for the retail sales of electricity to be from greenhouse gas free or renewable sources. This CPA has accounted for these changes to avoided cost assumptions associated with this legislation in the 2021 CPA.

Washington HB 1444 enacts efficiency standards for a variety of appliances, some of which are included as measures in this CPA. This law takes effect on July 28, 2019 and applies to products manufactured after January 1, 2021. As the law applies to the manufacturing date, products not meeting the efficiency levels set forth in the law could continue to be sold in 2021 and a reasonable time of six months or more may be necessary for product inventories to turn over. As such, the standards contained in this law will be addressed in the 2021 CPA.

This report summarizes the preliminary results of a comprehensive CPA conducted following the steps provided for a Utility Analysis. A checklist of how this analysis meets EIA requirements is included in Appendix III.

Study Uncertainties

The savings estimates presented in this study are subject to the uncertainties associated with the input data. This study utilized the best available data at the time of its development; however, the results of future studies will change as the planning environment evolves. Specific areas of uncertainty include the following:

- Customer characteristic data – Residential and commercial building data and appliance saturations are in many cases based on regional studies and surveys. There are uncertainties related to the extent that Richland's service area is similar to that of the region, or that the regional survey data represents the population.
- Measure data – In particular, savings and cost estimates (when comparing to current market conditions), as prepared by the Council and RTF, will vary across the region. In some cases, measure applicability or other attributes have been estimated by the Council or the RTF based on professional judgment or limited market research.
- Market price forecasts – Market prices and forecasts are continually changing. The market price forecasts for electricity and natural gas utilized in this analysis represent a snapshot in time. Given a different snapshot in time, the results of the analysis would vary. However, risk credits are included in the analysis to mitigate the market price risk over the study period.
- Utility system assumptions – Credits have been included in this analysis to account for the avoided costs of transmission and distribution system expansion. Though potential transmission and distribution system cost savings are dependent on local conditions, the Council considers these credits to be representative estimates of these avoided costs.

- Discount rate –This CPA uses a discount rate that is specific to Richland. The rate reflects the current borrowing market although changes in borrowing rates will likely vary over the study period.
- Forecasted load and customer growth – The CPA bases the 20-year potential estimates on forecasted loads and customer growth. Each of these forecasts includes a level of uncertainty.
- Load shape data – The Council provides conservation load shapes for evaluating the timing of energy savings. In practice, load shapes will vary by utility based on weather, customer types, and other factors. This assessment uses the hourly load shapes used in the Seventh Plan to estimate peak demand savings over the planning period, based on shaped energy savings. Since the load shapes are a mix of older Northwest and California data, peak demand savings presented in this report may vary from actual peak demand savings.
- Frozen Efficiency – Consistent with the Council’s methodology, the measure baseline efficiency levels and end-using devices do not change over the planning period. In addition, it is assumed that once an energy efficiency measure is installed, it will remain in place over the remainder of the study period.

Due to these uncertainties and the changing environment, under the EIA, qualifying utilities must update their CPAs every two years to reflect the best available information.

Report Organization

The main report is organized with the following main sections:

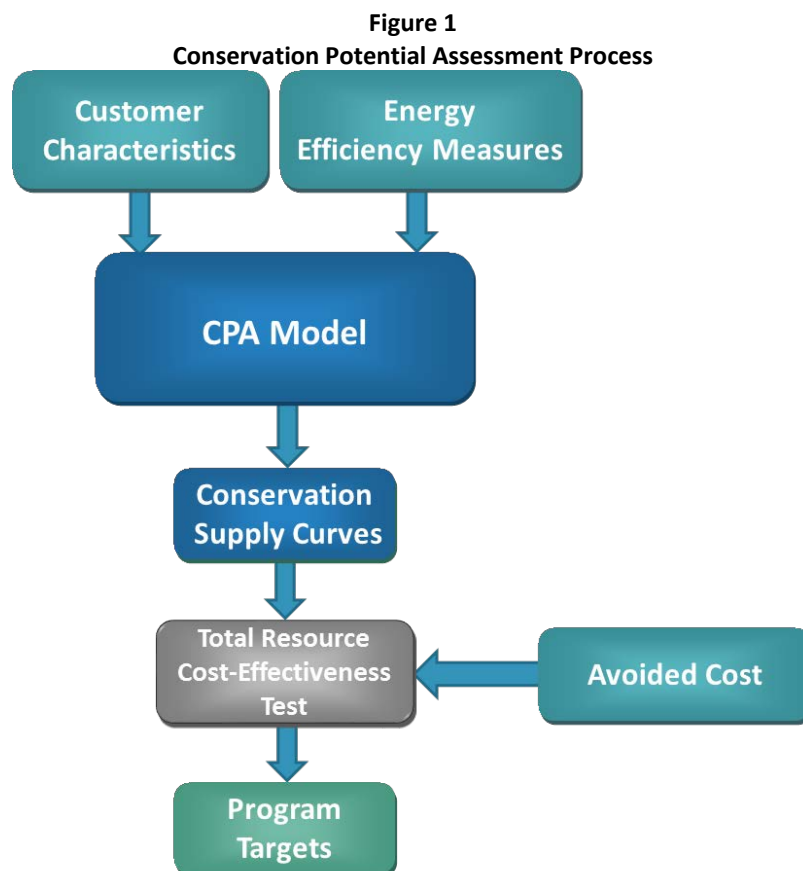
- Methodology – CPA methodology along with some of the overarching assumptions
- Recent Conservation Achievement – Richland’s recent achievements and current energy efficiency programs
- Customer Characteristics – Housing and commercial building data for updating the baseline conditions
- Results – Energy Savings and Costs – Primary base case results
- Scenario Results – Results of all scenarios
- Summary
- References & Appendices

Methodology

This study is a comprehensive assessment of the energy efficiency potential in Richland’s service area. The methodology complies with RCW 19.285.040 and WAC 194-37-070 Section 5 parts (a) through (d) and is consistent with the methodology used by the Northwest Power and Conservation Council (Council) in developing the Seventh Power Plan. This section provides a broad overview of the methodology used to develop Richland’s conservation potential target. Specific assumptions and details of methodology as it pertains to compliance with the EIA compliance are provided in Appendix III of this report.

Basic Modeling Methodology

The basic methodology used for this assessment is illustrated in Figure 1. A key factor is the kilowatt hours saved annually from the installation of an individual energy efficiency measure. The savings from each measure is multiplied by the total number of measures that could be installed over the life of the program. Savings from each individual measure are then aggregated to produce the total potential.



Customer Characteristic Data

Assessment of customer characteristics includes estimating both the number of locations where a measure could feasibly be installed, as well as the share—or saturation—of measures that have already been installed. For this analysis, the characterization of Richland’s service territory was determined using data from the Northwest Energy Efficiency Alliance (NEEA) commercial and residential building stock assessments. Details of data sources and assumptions are discussed for each sector later in the report.

This assessment also sourced baseline measure saturation data from the Council’s Seventh Plan measure workbooks. The Council’s data was developed from NEEA’s Building Stock Assessments, studies, market research and other sources. This data was updated with NEEA’s 2016 Residential Building Stock Assessment and Richland’s historic conservation achievement data, where applicable. Richland’s historic achievement is discussed in detail in the next section.

Energy Efficiency Measure Data

The characterization of efficiency measures includes measure savings, demand savings, measure costs, and measure life. Other features, such as measure load shape, operation and maintenance costs, and non-energy benefits are also important for measure definition. The Council’s Seventh Power Plan is the primary source for conservation measure data. Where appropriate, the Council’s Seventh Plan supply curve workbooks have been updated to include any subsequent updates from the RTF. New measures reviewed by the RTF were also added to the model.

The measure data include adjustments from raw savings data for several factors. The effects of space-heating interaction, for example, are included for all lighting and appliance measures, where appropriate. For example, if an electrically-heated house is retrofitted with efficient lighting, the heat that was originally provided by the inefficient lighting will have to be made up by the electric heating system. These interaction factors are included in measure savings data to produce net energy savings.

Other financial-related data needed for defining measure costs and benefits include: discount rate, avoided costs, line losses, and deferred capacity-expansion benefits.

A list of measures by end-use used in this CPA is included in Appendix VI.

Types of Potential

Once the customer characteristics and energy efficiency measures are fully described, energy efficiency potential can be quantified. Three types of potential are used in this study: technical, achievable, and economic or cost-effective potential. Technical potential is the theoretical maximum efficiency in the service territory if cost and market barriers are not considered. Market barriers and other consumer acceptance constraints reduce the total potential savings of an energy efficient measure. When these factors are applied, the remaining potential is called the achievable potential. Economic potential is a subset of the achievable potential that has been

screened for cost effectiveness through a benefit-cost test. Figure 2 illustrates the three types of potential followed by more detailed explanations.

Figure 2
Types of Energy Efficiency Potential¹



Technical – Technical potential is the amount of energy efficiency potential that is available, regardless of cost or other technological or market constraints, such as customer willingness to adopt a given measure. It represents the theoretical maximum amount of energy efficiency that is possible in a utility’s service territory absent these constraints.

Estimating the technical potential begins with determining a value for the energy efficiency measure savings. Additionally, the number of applicable units must be estimated. Applicable units are the units across a service territory where the measure could feasibly be installed. This includes accounting for units that may have already be installed the measure. The value is highly dependent on the measure and the housing stock. For example, a heat pump measure may only be applicable to single family homes with electric space heating equipment. A saturation factor accounts for measures that have already been completed.

In addition, technical potential considers the interaction and stacking effects of measures. For example, interaction occurs when a home installs energy efficient lighting and the demands on the heating system rise due to a reduction in heat emitted by the lights. If a home installs both insulation and a high-efficiency heat pump, the total savings of these stacked measures is less than if each measure were installed individually because the demands on the heating system are lower in a well-insulated home. Interaction is addressed by accounting for impacts on other energy uses. Stacked measures within the same end use are often addressed by considering the

¹ Reproduced from U.S. Environmental Protection Agency. *Guide to Resource Planning with Energy Efficiency*. Figure 2-1, November 2007

savings of each measure as if it were installed after other measures that impact the same end use.

The total technical potential is often significantly more than the amount of achievable and economic potential. The difference between technical potential and achievable potential is a result of the number of measures assumed to be unaffected by market barriers. Economic potential is further limited due to the number of measures in the achievable potential that are not cost-effective.

Achievable Technical – Achievable technical potential, also referred to as achievable potential, is the amount of potential that can be achieved with a given set of market conditions. Achievable potential considers many of the realistic barriers to adopting energy efficiency measures. These barriers include market availability of technology, consumer acceptance, non-measure costs, and the practical limitations of ramping up a program over time. The level of achievable potential can increase or decrease depending on the given incentive level of the measure. The Council assumes a maximum achievability of 85% for all measures over the 20-year study period. This is a consequence of a pilot program offered in Hood River, Oregon where home weatherization measures were offered at no cost. The pilot was able to reach over 90% of homes. The Council also uses a variety of ramp rates to estimate the rate of achievement over time. This CPA follows the Council’s methodology, including the both the achievability and ramp rate assumptions.

Economic – Economic potential is the amount of potential that passes an economic benefit-cost test. In Washington State, EIA requirements stipulate that the total resource cost test (TRC) be used to determine economic potential. The TRC includes all costs and benefits of the measure regardless of who pays a cost or receives the benefit. Costs and benefits include the following: capital cost, O&M cost over the life of the measure, disposal costs, program administration costs, environmental benefits, distribution and transmission benefits, energy savings benefits, economic effects, and non-energy savings benefits. Non-energy costs and benefits can be difficult to enumerate, yet non-energy costs are quantified where feasible and realistic. Examples of non-quantifiable benefits might include: added comfort and reduced road noise from better insulation or increased real estate value from new windows. A quantifiable non-energy benefit might include reduced detergent costs or reduced water and sewer charges from energy efficient clothes washers.

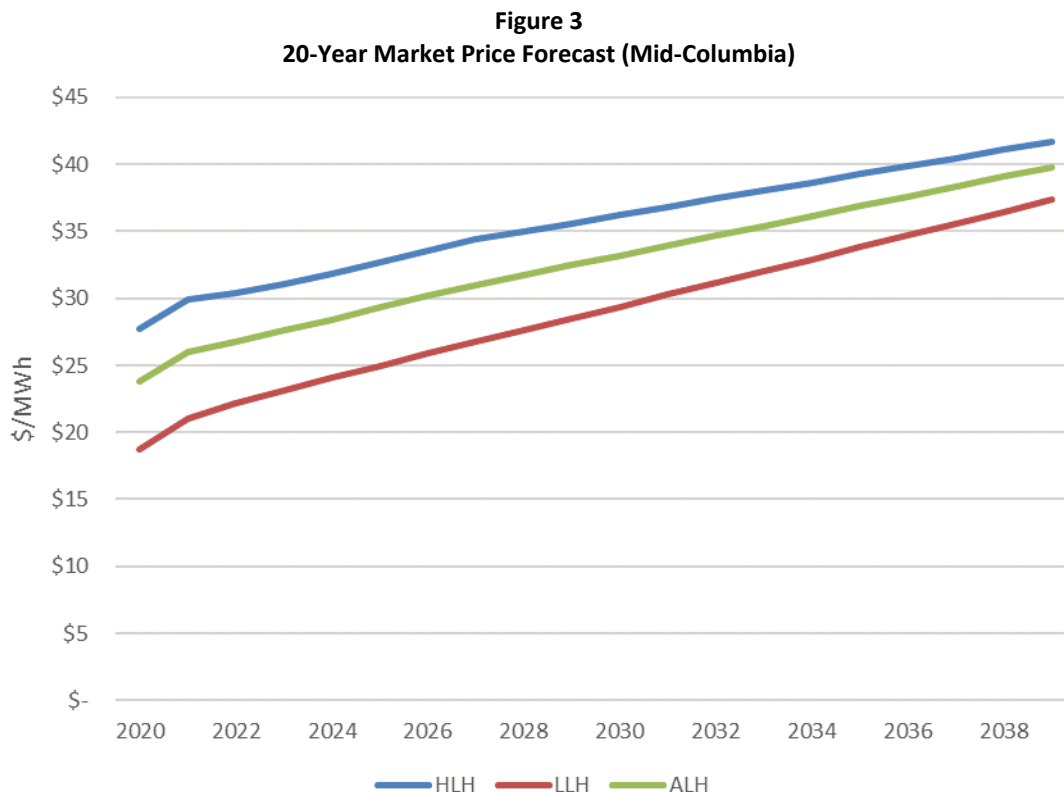
For this potential assessment, the Council’s ProCost model was used to determine cost effectiveness for each energy efficiency measure. The ProCost model values measure energy savings by time of day using conservation load shapes (by end-use) and segmented energy prices. The version of ProCost used in the 2019 CPA evaluates measure savings on an hourly basis, but ultimately values the energy savings during two segments covering high and low load hour time periods.

Avoided Cost

Energy

The avoided cost of energy is the cost that is avoided through the acquisition of energy efficiency in lieu of other resources. Avoided costs are used to value energy savings benefits when conducting cost effectiveness tests and are included in the numerator in a benefit-cost test. The avoided costs typically include energy-based values (\$/aMW) and values associated with the demand savings (\$/kW) provided by energy efficiency. These energy benefits are often based on the cost of a generating resource, a forecast of market prices, or the avoided resource identified in the resource planning process.

Figure 3 shows the market price forecast that was used as the primary avoided cost component for the planning period. The price forecast is shown for heavy load hours (HLH), light load hours (LLH), and average load hours (ALH).



The EIA requires that utilities “...set avoided costs equal to a forecast of market prices.” As discussed in Appendix IV, Richland currently meets the majority of its peak demands through purchases of Tier 1 power from BPA. Since Richland’s loads exceed its rate period high water mark, as defined in the current BPA power contract, a relatively small amount of Richland’s capacity needs are met through non-federal market purchases. As such, Richland’s marginal purchases are currently market-based power purchase contracts. This matches up well with EIA rules that require the use of market prices in the calculation of avoided costs.

Social Cost of Carbon & Renewable Energy Credits

In addition to the avoided cost of energy, energy efficiency provides the benefit of reducing carbon emissions. The EIA rules require the inclusion of the social cost of carbon, and Washington's recently enacted Clean Energy Transformation Act seeks specifies which values should be used. These values were used in the development of the results discussed in this report. Additional scenarios considered other values. While rulemaking is still ongoing, state staff have proposed adopting the social cost of carbon developed by the federal Interagency Workgroup using the 2.5 percent discount rate, the same values that the CETA requires investor-owned utilities to use.

These carbon costs were included in all avoided cost scenarios.

Related to the social cost of carbon is the value of renewable energy credits. Washington's Energy Independence Act established a Renewable Portfolio Standard (RPS) for utilities with 25,000 or more customers. In 2020, utilities are required to source 15% of all electricity sold to retail customers from renewable energy resources and in 2030 the requirement effectively goes to 100%, while allowing 20% of the requirement to be met through RECs or other means. Conservation can reduce the cost of this requirement by reducing Richland's load. Further details are discussed in Appendix IV.

Transmission and Distribution System Benefits

The EIA requires that deferred capacity expansion benefits for transmission and distribution systems be included in the cost-effectiveness analysis. To account for the value of deferred transmission and distribution system expansion, Council staff developed a distribution system credit value of \$6.33/kW-year and a transmission system credit of \$2.85/kW-year applied to peak savings from conservation measures, at the time of the regional transmission and local distribution system peaks. These values were developed in preparation for the 2021 Power Plan.

Generation Capacity

Currently, Richland is a load-following customer of BPA and pays a demand charge to BPA, based on its peak demand every month. The demand charge is set in each rate case based on the marginal capacity resource. Currently, the demand charges are approximately \$10/kw-month and are based on an LMS100 combustion turbine. These demand charges effectively serve as the marginal cost of generation capacity for Richland.

By assuming a monthly shape to conservation's demand savings, the charges were converted into a value of \$81/kW-year. For the base case, it was assumed BPA's demand charges will increase in real terms by 3% annually. Over twenty years, the resulting cost of avoided capacity is \$89/kW-year (2012\$) in levelized terms. In the low scenario, no cost escalation was assumed, resulting in a 20-year levelized cost of \$69/kW-yr.

In the Council's Seventh Power Plan, a generation capacity value of \$115/kW-year was explicitly calculated (\$2012). This value was used in the high scenario.

Risk Analysis

In the past, CPAs have included risk mitigation credits in the scenario analysis to account for risks that were not quantified. Rather than including an explicit risk credit in each of the scenarios, this CPA addresses the uncertainty of the inputs by varying the avoided cost values. The avoided cost components that were varied included the energy prices, generation capacity value, and the social cost of carbon. Through the variance of these components, implied risk credits of up to \$18/MWh and \$26/kW-year were included in the avoided cost. For reference, in the past, the Council has calculated risk credits using stochastic portfolio modeling resulting in risk mitigation credits of up to \$55/MWh (\$2016) depending on the value of the avoided cost inputs.

Additional information regarding the avoided cost forecast and risk mitigation credit values is included in Appendix IV.

Pacific Northwest Electric Power Planning and Conservation Act Credit

Finally, a 10% benefit was added to all avoided cost components as required by the Pacific Northwest Electric Power Planning and Conservation Act.

Discount and Finance Rate

The Council develops real discount rate assumptions for each of its Power Plans. The most recent real discount rate assumption developed by the Council is 4%, which was used in the Seventh Plan. For Richland, a discount rate of 3.75% was used to model conservation potential for this assessment. This discount rate is used by Richland in other financial modelling. The discount rate is used to convert future cost and benefit streams into present values. The present values are then used to compare net benefits across measures that realize costs and benefits at different times and over different useful lives.

In addition, the Council uses a finance rate that is developed from two sets of assumptions. The first set of assumptions describes the relative shares of the cost of conservation distributed to various sponsors. Conservation is funded by the Bonneville Power Administration, utilities, and customers. The second set of assumptions looks at the financing parameters for each of these entities to establish the after-tax average cost of capital for each group. These figures are then weighted, based on each group's assumed share of project cost to arrive at a composite finance rate.

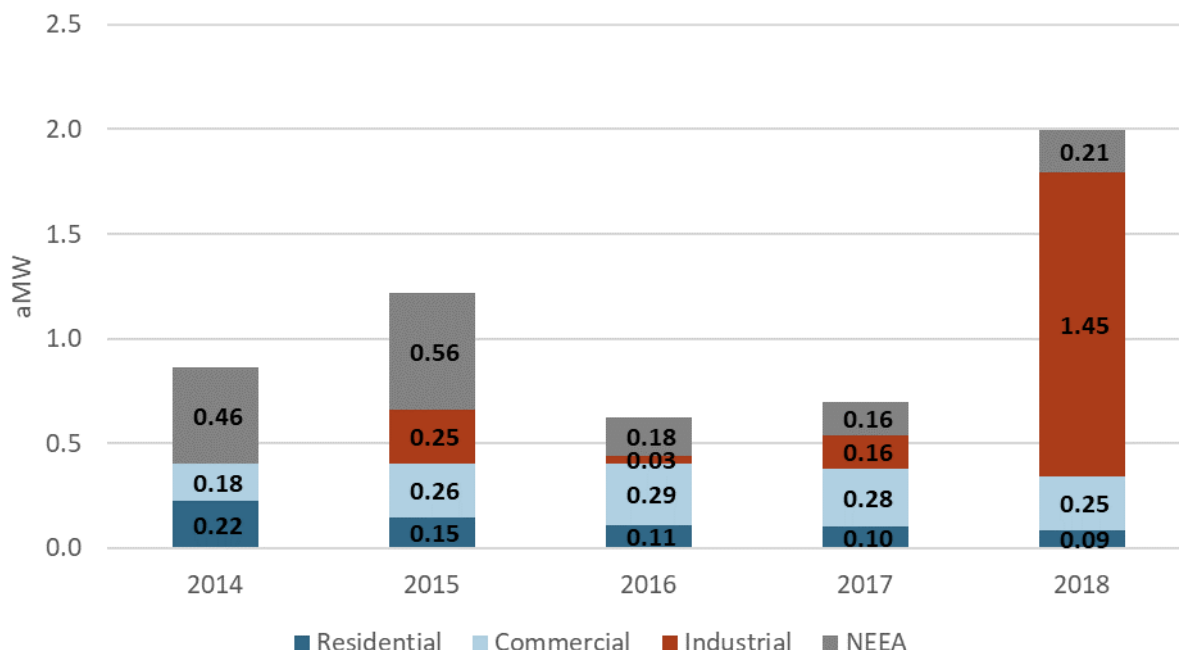
Recent Conservation Achievement

Richland has pursued conservation and energy efficiency resources. Currently, the utility offers several rebate programs for both residential and non-residential customers. These include residential heating and weatherization and programs for non-residential lighting and custom projects for non-residential customers.

Figure 4 details the distribution of conservation among the utility's customer sectors and through Northwest Energy Efficiency Alliance (NEEA) efforts over the past five years. Richland's conservation achievement has averaged 1.08 aMW per year since 2014. More detail for these savings is provided below for each sector.

Savings from NEEA declined significantly in 2016. The decline was caused by the adoption of the Seventh Power Plan, which resets the baseline against which NEEA's market transformation savings are claimed. As NEEA's work to transform markets continues and its initiatives continue to build market share of efficient products, the savings will continue to grow, as is apparent below. NEEA's work helps bring energy efficient emerging technologies, like ductless heat pumps and heat pump water heaters to the Northwest markets.

Figure 4
Richland's Recent Conservation History by Sector



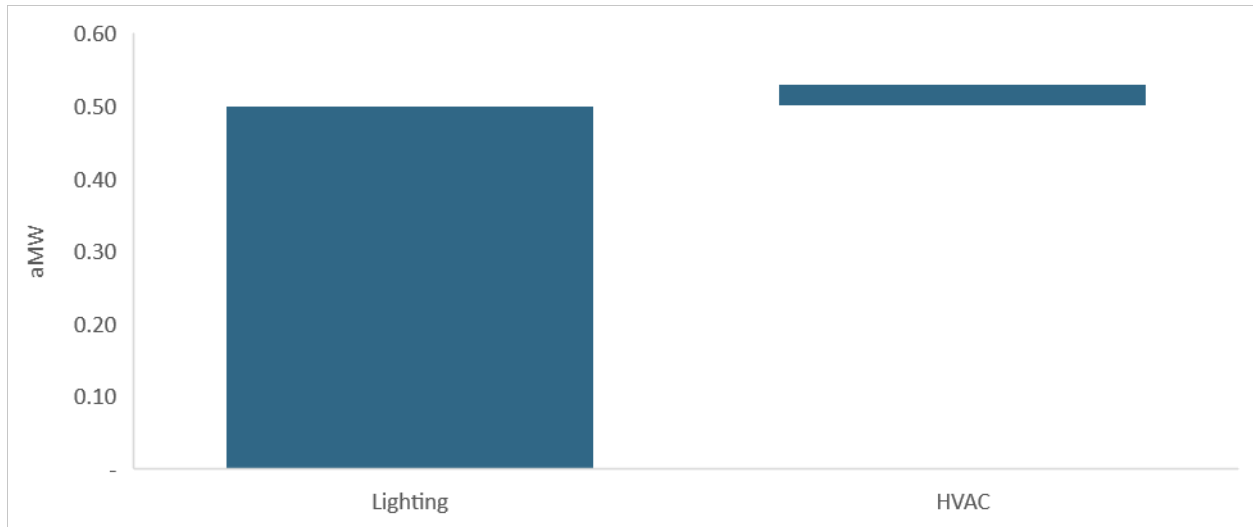
Residential

Richland achieved 0.19 aMW of residential conservation in 2017 and 2018. All of these savings occurred in the HVAC end-use.

Commercial

Historic achievement in the commercial sector is due to lighting and HVAC. Figure 5 shows the breakdown of 2017 and 2018 savings.

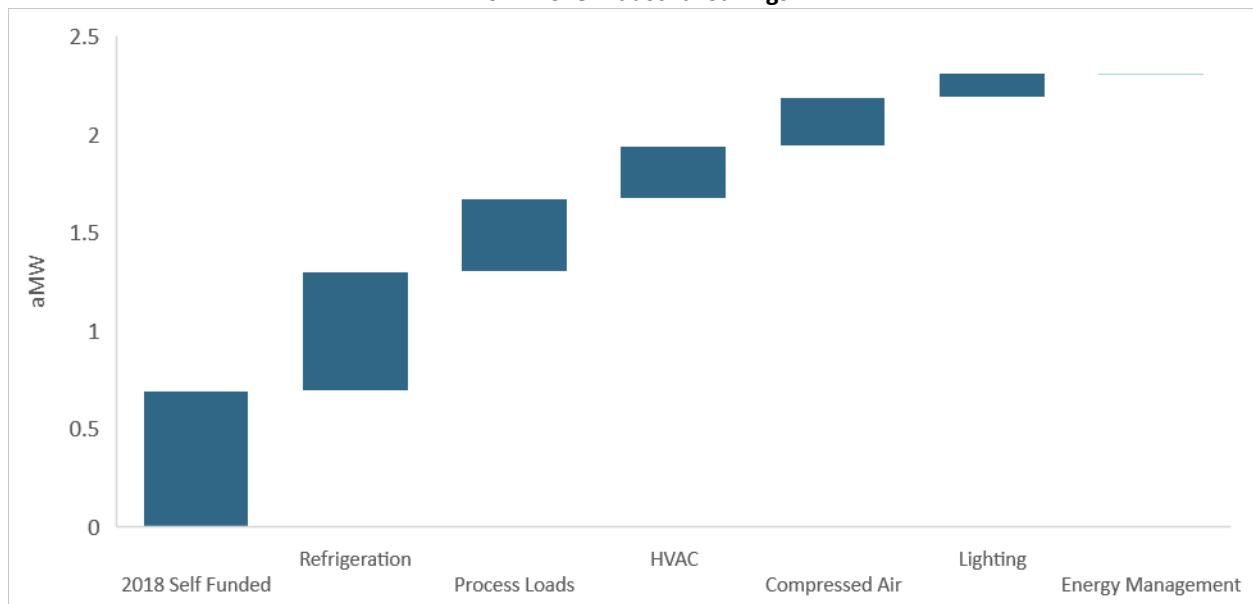
Figure 5
2017-2018 Commercial Savings



Industrial

Historic achievement in the industrial sector is primarily due to custom projects, refrigeration and process loads.

Figure 6
2017-2018 Industrial Savings



Current Conservation Programs

Richland offers a wide range of conservation programs to its customers. These programs include rebates and low-interest loans to qualified customers for energy efficient HVAC equipment and conservation measures including insulation, windows, and doors. Customers can select only a rebate or apply for a low-interest loan with a rebate. For commercial and industrial customers rebates are available for lighting and custom projects.

Summary

Richland plans to continue offering incentives for energy efficiency investments. The results of this study will help Richland program managers in strategic planning for energy efficiency program offerings, incentive levels, and program review.

Customer Characteristics Data

Richland serves more than 24,500 electric customers in Benton County, Washington, with a service area population of nearly 57,500. A key component of an energy efficiency assessment is to understand the characteristics of these customers – primarily the building and end-use characteristics. These characteristics are described below for each customer sector.

Residential

For the residential sector, the key characteristics include house type, heat fuel type, and water heating. Table 1 shows relevant residential data for single family, multi-family and manufactured homes in Richland’s service territory. The data is based on the Northwest Energy Efficiency Alliance’s (NEEA) 2016 Residential Building Stock Assessment (RBSA) as well as data from the US Census. The data shown in Table 1 provides estimates of the current residential characteristics in Richland’s service territory and are utilized as the baseline in this study.

This assessment assumes an average annual residential growth rate of 1.0 percent.

Table 1 Residential Building Characteristics				
Heating Zone	Cooling Zone	Solar Zone	Residential Households	Total Population
1	3	3	24,196	57,426
	Single Family	Multifamily Low Rise	Multifamily High Rise	Manufactured
Heating / Cooling System Saturations				
Electric Forced Air Furnace (FAF)	6%	16%	16%	56%
Heat Pump (HP)	61%	0%	0%	19%
Ductless HP (DHP)	3%	0%	0%	0%
Electric Zonal (Baseboard)	6%	67%	67%	0%
Central AC	20%	12%	12%	44%
Room AC	12%	63%	63%	13%
Appliance Saturations				
Electric WH	79%	77%	77%	94%
Refrigerator	136%	105%	105%	119%
Freezer	45%	16%	16%	50%
Clothes Washer	96%	53%	53%	100%
Clothes Dryer	91%	49%	49%	100%
Dishwasher	87%	67%	67%	88%
Electric Oven	96%	100%	100%	100%
Desktop	49%	40%	40%	56%
Laptop	53%	35%	35%	38%
Monitor	51%	44%	44%	56%

Commercial

Building square footage is the key parameter in determining conservation potential for the commercial sector, as many of the measures are based on savings as a function of building area (kWh per square foot). The 2020 commercial square footage was estimated with 2018 load data provided by Richland. Load data was converted to floor area by applying energy use intensity values from the Commercial Building Stock Assessment (CBSA).

Table 2 shows 2020 commercial square footage and growth rates in each of the 18 building categories. The growth rates presented in Table 2 do not include commercial building demolition assumptions for Richland's service territory. Demolition rates are based on Council assumptions and vary by year and building segment. The average growth rate for commercial buildings is 1.2%.

Table 2 Commercial Building Square Footage by Segment		
Segment	Area (Square Feet)	Growth Rate
Large Office	6,625,296	
Medium Office	9,449,283	
Small Office	503,552	
Extra Large Retail	1,912,331	
Large Retail	690,311	
Medium Retail	478,259	
Small Retail	20,882	
School (K-12)	1,643,867	
University	413,762	
Warehouse	5,564,246	
Supermarket	17,243	
Mini Mart	49,832	
Restaurant	232,200	
Lodging	572,093	
Hospital	1,063,551	
Residential Care	341,531	
Assembly	506,939	
Other Commercial	1,395,817	
Total	31,480,994	1.2%

Industrial

The methodology for estimating industrial potential is different than approaches used for the residential and commercial sectors primarily because industrial energy efficiency opportunities are based on the distribution of electricity use among processes at industrial facilities. Industrial potential for this assessment was estimated based on the Council's "top-down" methodology that utilizes annual consumption by industrial segment and then disaggregates total electricity usage by process shares to create an end-use profile for each segment. Estimated measure savings are applied to each sector's process shares.

Richland provided 2018 energy use for its industrial customers. Individual industrial customer usage and projected growth is shown by industrial segment in Table 3.

Table 3 Industrial Sector Load by Segment		
Segment	Annual Base Load (2018 MWh)	Annual Growth Rate
Foundries	25,355	1.0%
Frozen Food	57,487	1.7%
Other Food	9,328	1.0%
Metal Fabrication	37,715	0.5%
Cold Storage	3,311	4.1%
Chemical	189	1.0%
Miscellaneous Manufacturing	15,601	1.2%
Total	148,986	1.2%

Distribution Efficiency (DEI)

For this analysis, EES developed an estimate of distribution system conservation potential using the Council's Seventh Plan approach. The Seventh Plan estimates distribution potential for five measures as a fraction of end system sales ranging from 0.1 to 3.9 kWh per aMW, depending on the measure.

Richland provided a total system load for 2018. The forecast was then adjusted to account for transmission system losses only, since the savings happen at the distribution level. Distribution system potential is discussed in detail in the next section.

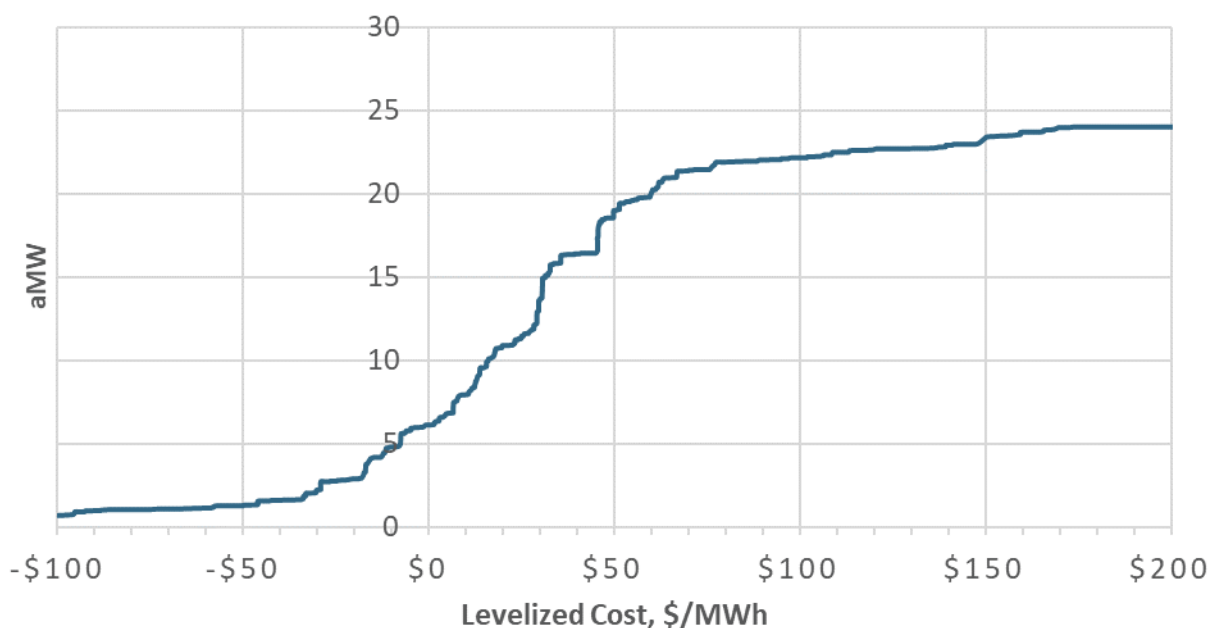
Results – Energy Savings and Costs

Achievable Conservation Potential

Achievable potential is the amount of energy efficiency potential that is available regardless of cost. It represents the theoretical maximum amount of achievable energy efficiency savings.

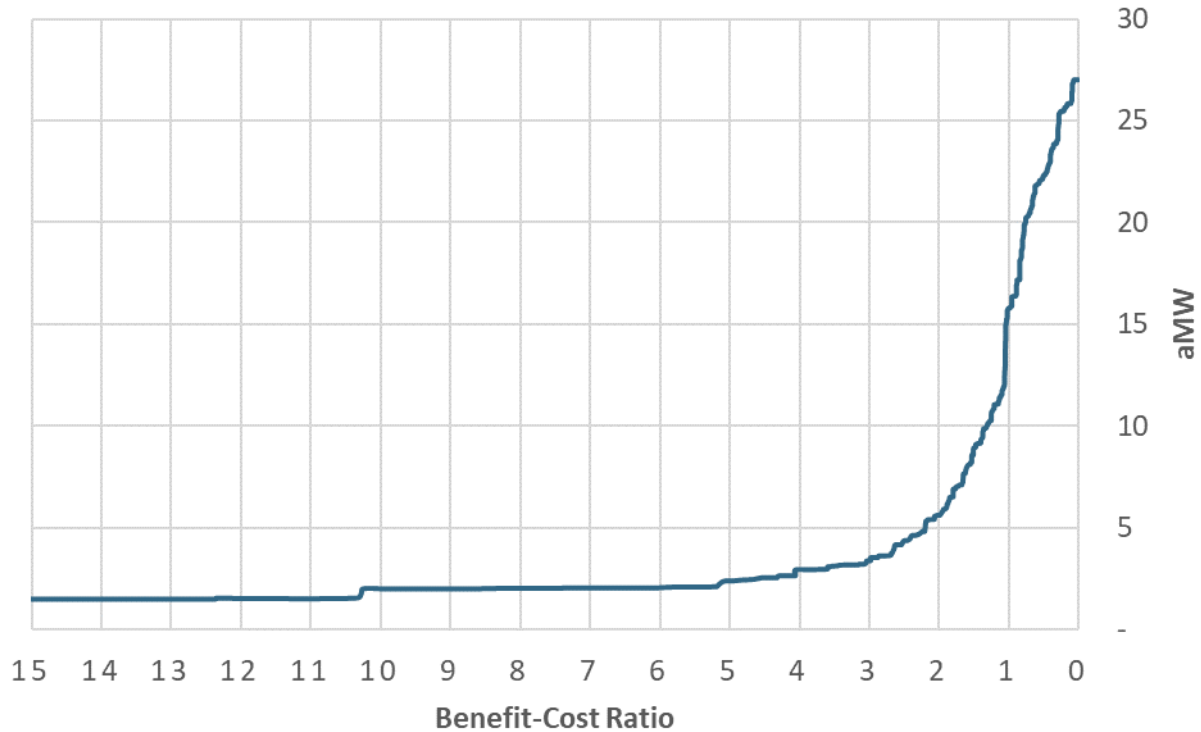
Figure 7, below, shows a supply curve of 20-year achievable potential. A supply curve is developed by plotting energy efficiency savings potential (aMW) against the levelized cost (\$/MWh) of the conservation. The technical potential has not been screened for cost effectiveness. Costs are standardized (levelized), allowing for the comparison of measures with different lives. The supply curve facilitates comparison of demand-side resources to supply-side resources and is often used in conjunction with resource plans. Figure 7 shows that 13.2 aMW of saving potential are available for less than \$30/MWh and over 22 aMW are available for under \$80/aMW. Total achievable potential for Richland is approximately 27 aMW over the 20-year study period.

Figure 7
20-Year Technical-Achievable Potential Supply Curve



While useful for considering the costs of conservation measures, supply curves based on levelized cost are limited in that not all energy savings are equally valued. Another way to depict a supply curve is based on the benefit-cost ratio, as shown in Figure 8 below. This figure repeats the overall finding that 15.79 aMW of potential is cost-effective with a benefit-cost ratio greater than or equal to 1.0. The line is steep near the point where the benefit-cost ratio is 1.0, suggesting significant changes in economic potential if avoided cost parameters are changed.

Figure 8
Benefit-Cost Ratio Supply Curve



Economic Achievable Conservation Potential

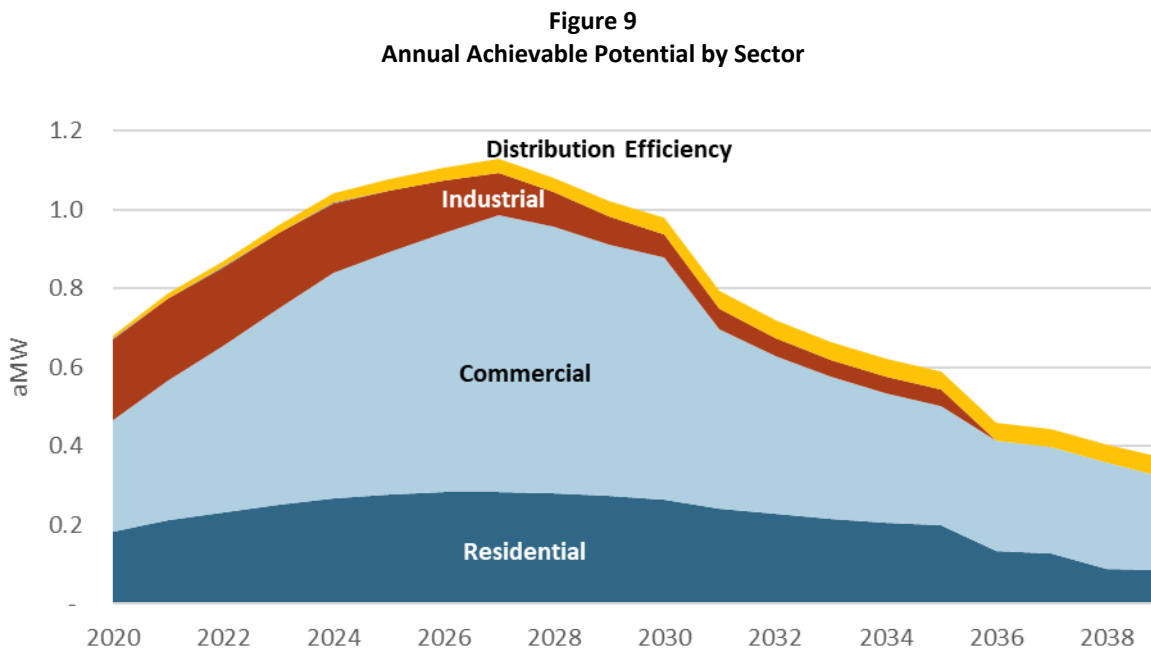
Economic achievable, also referred to as economic potential or cost-effective potential is the amount of potential that passes the Total Resource Cost (TRC) test. This means that the present value of the benefits exceeds the present value of the measure costs over its lifetime.

Table 4 shows aMW of economically achievable potential by sector in 2, 6, 10 and 20-year increments. Annual potential estimates by sector are included in Appendix VII. Compared with the achievable potential, it shows that 15.79 aMW of the total 27.03 aMW is cost-effective for Richland. The last section of this report discusses how these values could be used for setting targets.

Table 4				
Cost-Effective Achievable Potential - Base Case (aMW)				
	2-Year	6-Year	10-Year	20-Year
Residential	0.39	1.42	2.54	4.33
Commercial	0.64	2.74	5.42	8.93
Industrial	0.41	1.14	1.54	1.82
Distribution Efficiency	0.02	0.11	0.25	0.70
Agricultural	0.00	0.01	0.01	0.01
Total	1.47	5.41	9.75	15.79

Sector Summary

Figure 9 shows economic achievable potential by sector on an annual basis.



The largest share of the potential is in the commercial sector followed by substantial savings potential in the residential sector. Ramp rates are used to establish reasonable conservation achievement levels. Adjustments to these ramp rates were made to reflect the timeline of this CPA. Additionally, alternate ramp rates were assigned to reflect Richland’s current rate of program achievement. These changes decelerated the acquisition of potential in all sectors except distribution efficiency and agricultural. Achievement levels are affected by factors including timing and availability of measure installation (lost opportunity), program (technological) maturity, non-programmatic savings, and current utility staffing and funding. Ramp rates are further discussed in Appendix V.

Table 7 below shows how recent program history compares to the near-term program potential. Residential savings exclude lighting savings, as these measures were excluded from the program potential. Savings from NEEA have been allocated to the appropriate sectors.

	Program History				Potential		
	2017	2018	2019	Average	2020	2021	2022
Residential	0.229	0.249	0.220	0.233	0.181	0.213	0.232
Commercial	0.307	0.295	0.507	0.370	0.284	0.354	0.420
Industrial	0.165	1.453	0.514	0.711	0.206	0.207	0.201
Distribution Efficiency	-	-	-	-	0.001	0.001	0.001
Agricultural	-	-	-	-	0.007	0.011	0.015
Total	0.701	1.997	1.241	1.313	0.680	0.786	0.870

Residential

Residential savings potential has been impacted by the expected impact of federal lighting standards scheduled to take effect in 2020 as well as changes to the value of capacity savings in the avoided cost.

Figure 10 shows the distribution of annual residential potential across measure end uses for the first ten years of the planning period. As can be seen, the cost-effective potential is primarily comprised of measures in the HVAC and water heating end uses. Measures in other end uses, such as refrigeration, did not pass the economic screening.

The HVAC end use includes both heating equipment and weatherization measures such as attic insulation, ductless heat pumps, and Wi-Fi-enabled thermostats.

Water heating is a growing area of potential, with heat pump water heaters providing the majority of cost-effective savings. Showerheads are also a significant contributor. Other measures included in the water heating end use include aerators, behavior programs, clothes washers, and thermostatic shutoff valves.

Electronics contribute slightly to Richland’s potential with both computer and monitor measures. Food preparation also contributes somewhat with electric oven and microwave measures.

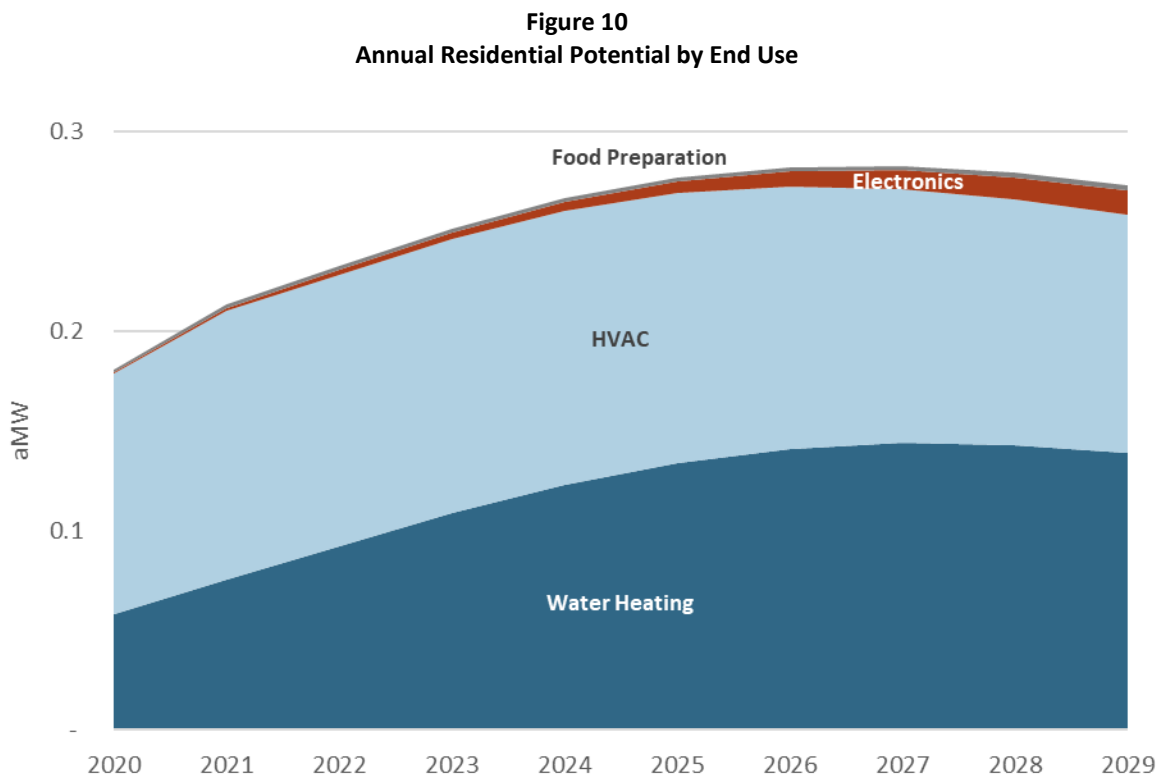
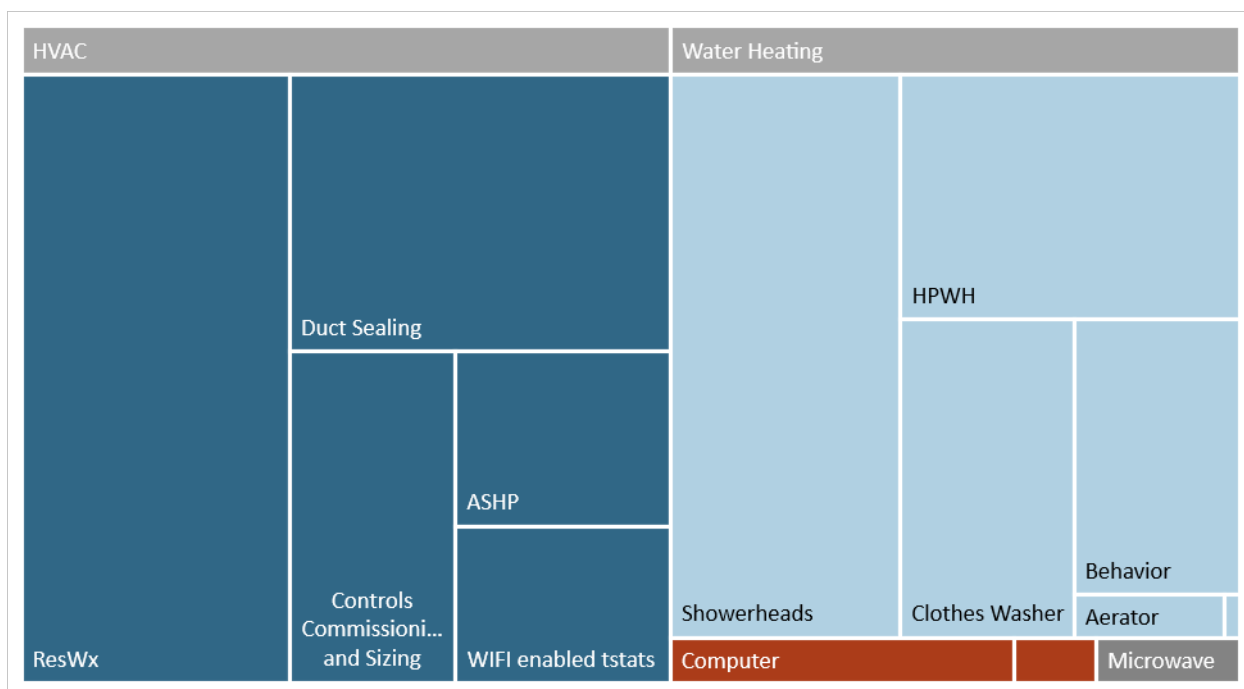


Figure 11 shows how the 10-year residential potential breaks down into end uses and key measure categories. The area of each block represents its share of the total 10-year residential potential.

Figure 11
Annual Residential Potential by End-Use



Commercial

Commercial lighting measures are the largest share of commercial conservation potential for the 2019 CPA planning period (Figure 12). Lighting savings are lower in this assessment after accounting for the federal EISA standard, which impacts several commercial measures.

HVAC control measures continue to make up a substantial part of the balance of commercial conservation potential for this assessment period. Significant measures in this category include advanced rooftop controls, ductless heat pumps and variable refrigerant flow technology.

Commercial HVAC measures are often more complicated and disruptive to install compared to lighting measures and are, therefore, more slowly acquired.

Figure 12
Annual Commercial Potential by End Use

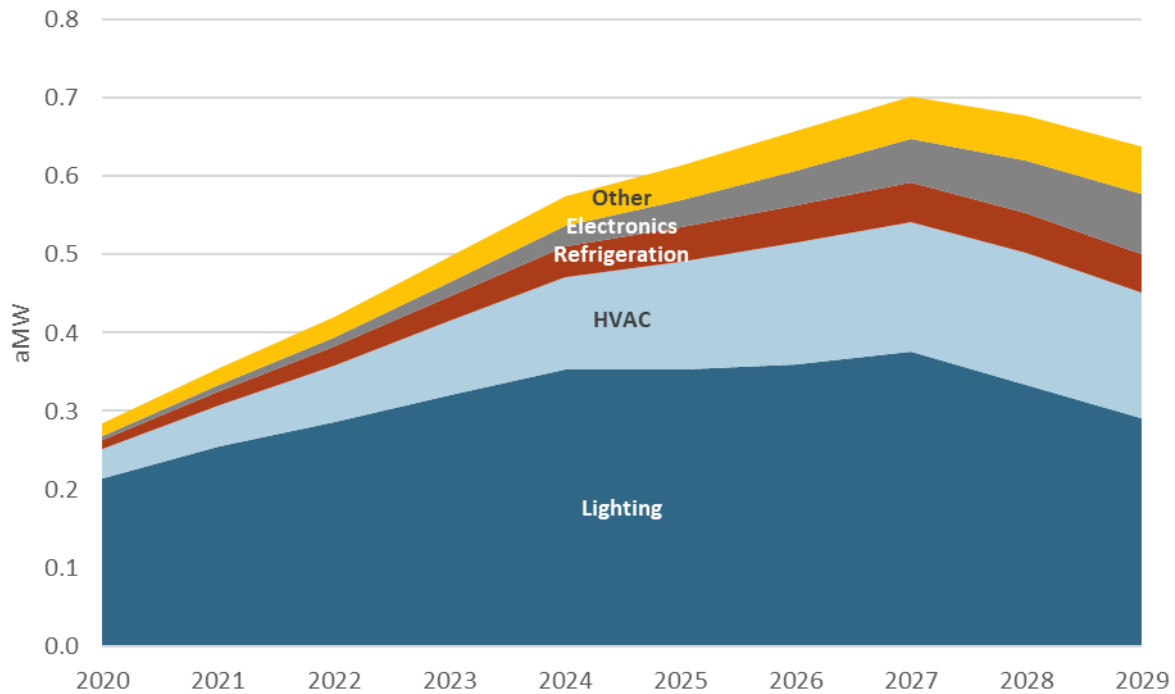
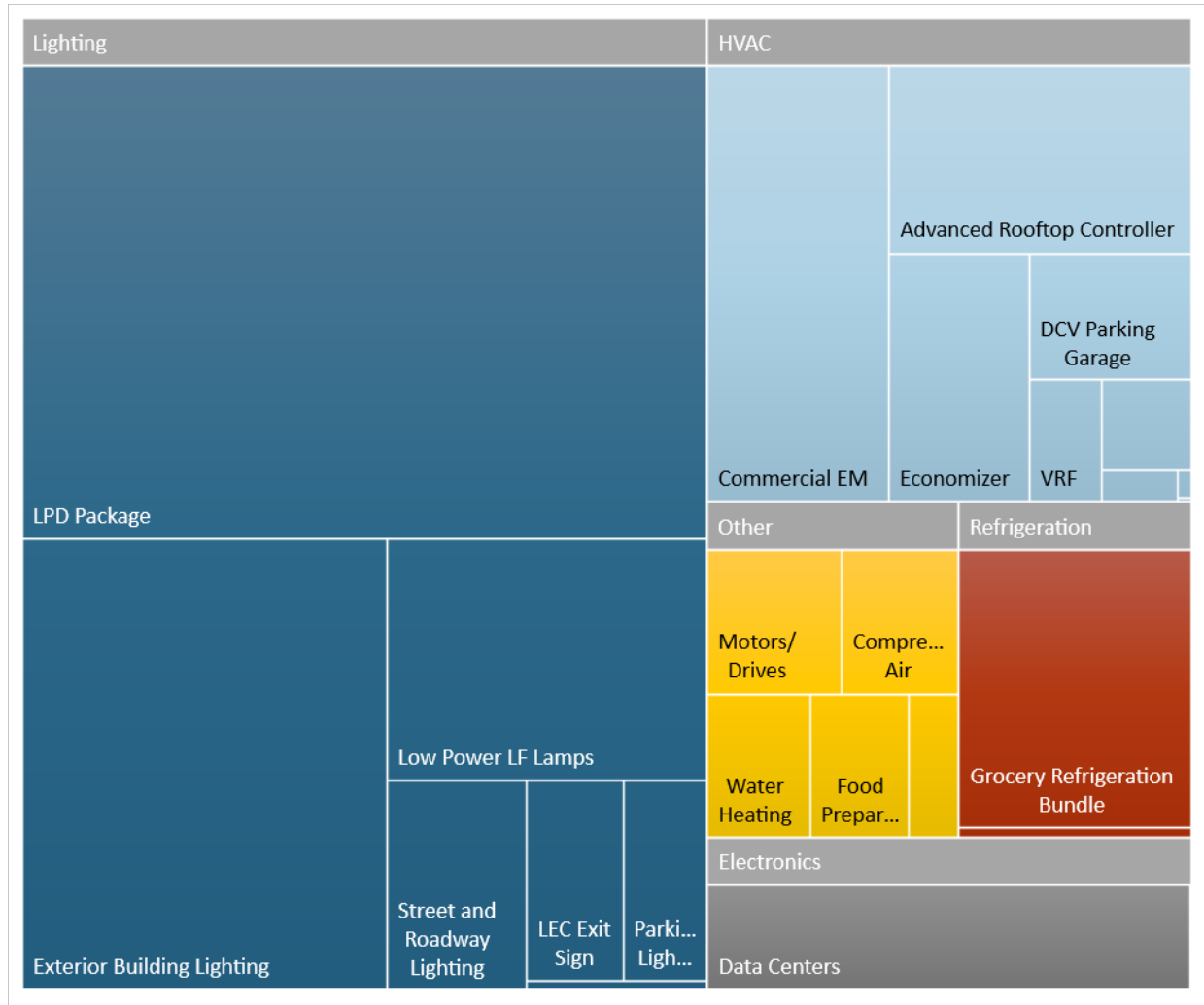


Figure 12 shows that, unlike residential potential, the commercial potential is characterized by a diverse set of measures and end uses due to the more varied nature of commercial buildings. The Other category is made up of measures in the compressed air, motors/drives, process loads, food preparation and water heating end uses. Detail of the savings by these end uses can be found in Appendix V.

The key end uses and measures within the commercial sector are shown in Figure 13. The area of each block represents its share of the 10-year commercial potential.

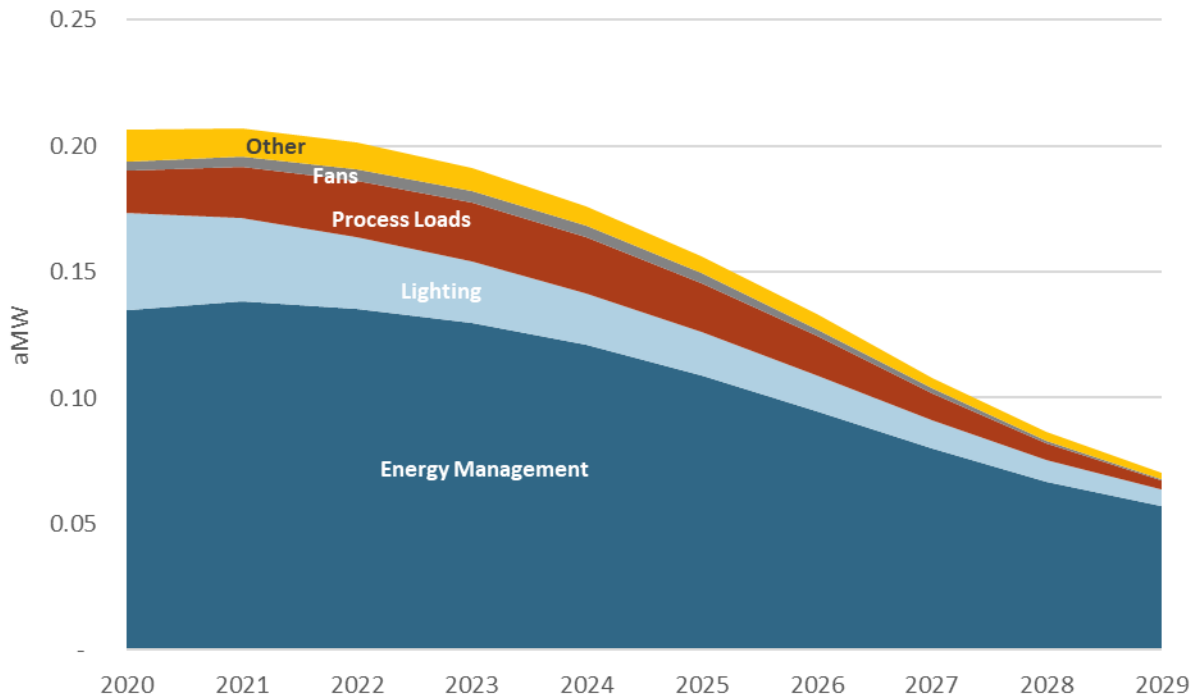
Figure 13
Commercial Potential by End Use and Measure Category



Industrial

Industrial sector potential by end-use category is shown in Figure 14. The majority of industrial potential is made up of energy management. Other measures also contribute savings to this sector, such as lighting and process load measures. The 2, 6, 10 and 20-year industrial sector potential estimates by measure end-use category are provided in Appendix VI.

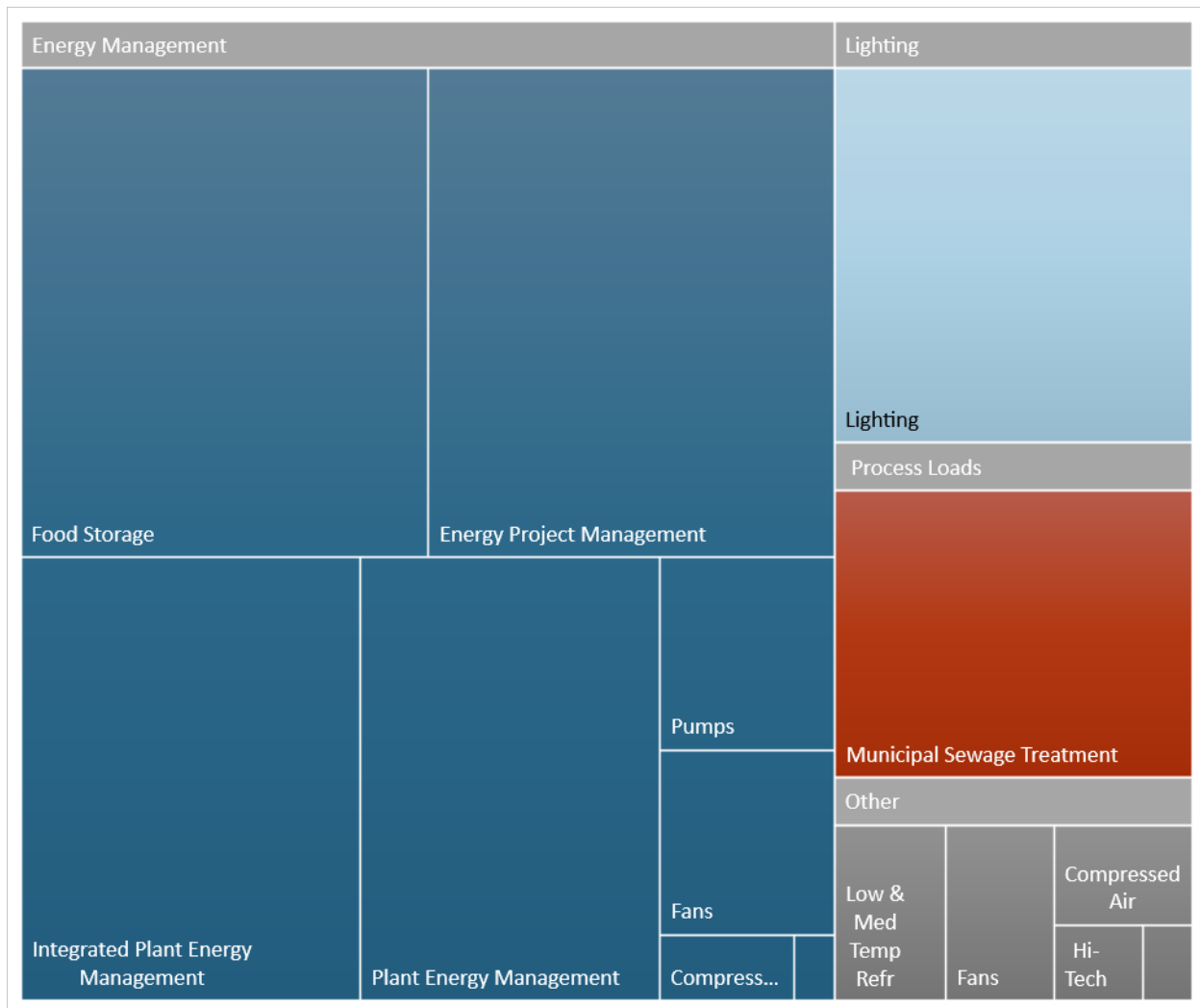
Figure 14
Annual Industrial Potential by End Use



In Figure 14, the Other category is comprised of measures in the high-tech, compressed air, low and medium temperature refrigeration, and metals end uses.

Figure 15 shows how the 10-year industrial potential breaks down by end use and measure categories. Energy management is a suite of behavioral measures targeted towards specific end uses or generally at industrial sites (such as energy project management, integrated plant energy management and plant energy management).

Figure 15
Industrial Potential by End Use and Measure Category

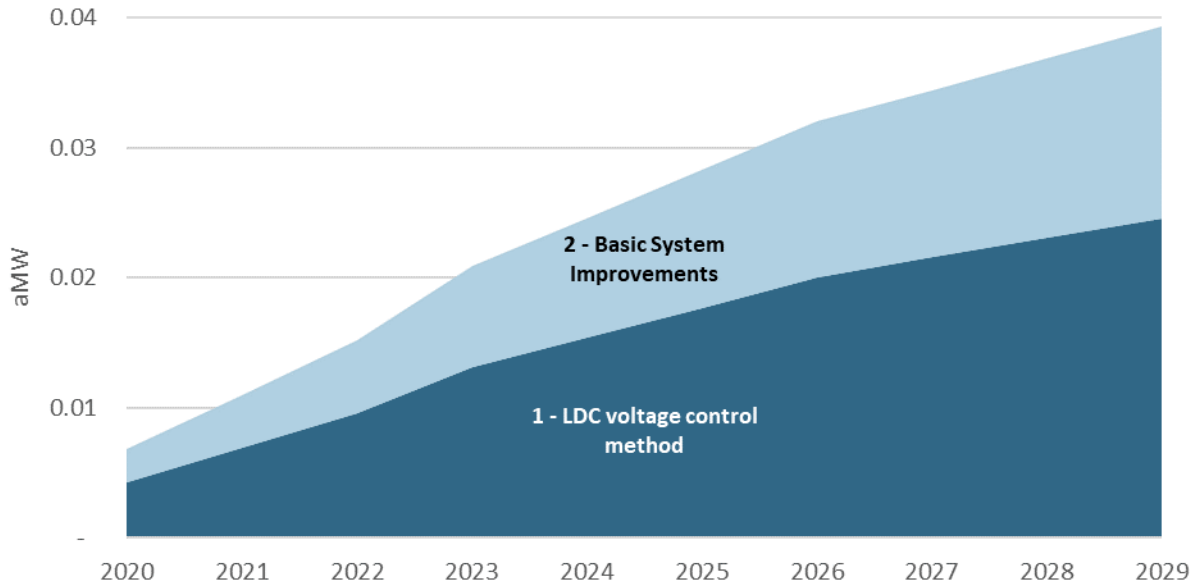


Distribution Efficiency

Distribution system energy efficiency measures regulate voltage and upgrade systems to improve the efficiency of utility distribution systems and reduce line losses. Distribution system potential was estimated using the Council’s methodology, which considers five different measures. The Seventh Plan estimates distribution system potential based on end system energy sales.

Distribution system conservation potential is shown in Figure 16. Although five measures were considered in the analysis, only two measures were identified as cost effective. The cost estimates for distribution system potential shown in Table 7 in the previous section are also based on the end-system sales method.

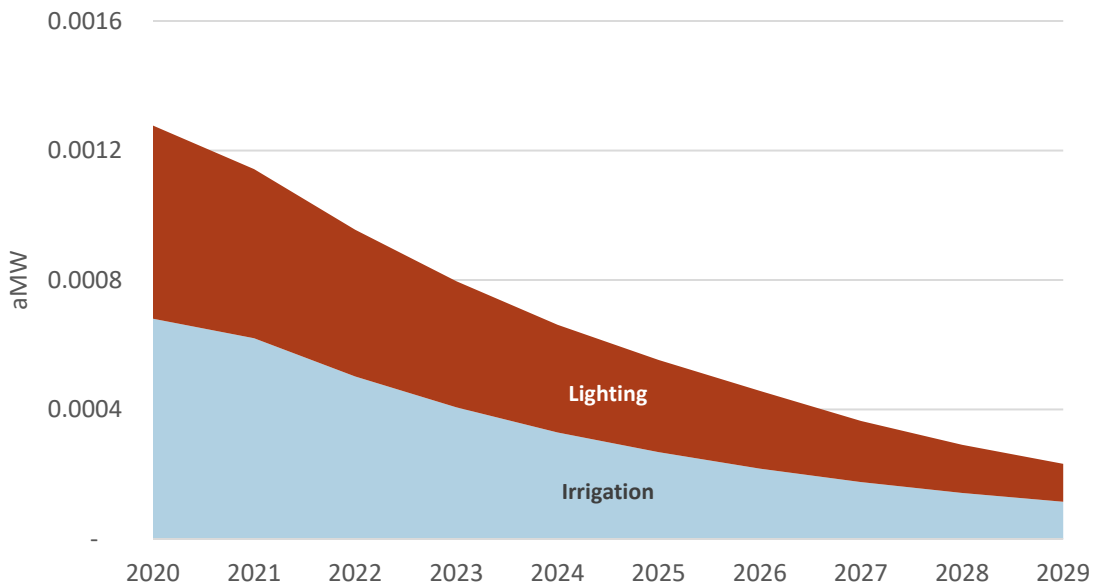
Figure 16
Annual Distribution System Potential by End Use



Agricultural

Figure 17 below show agricultural potential by end-use through 2029. Potential is made up of irrigation and lighting measures.

Figure 17
Annual Agricultural Potential by End Use



Cost

Budget costs can be estimated at a high level based on the incremental cost of the measures (Table 8). The assumptions in this estimate include: 20 percent of measure cost for administrative costs and 40 percent for incentive costs. These costs for administrative expenses and incentives are standard assumptions and are used in the Seventh Power Plan.

This table shows that Richland can expect to spend \$3.5 million to realize estimated savings over the next two years including program administration costs. The bottom row of Table 8 shows the cost per MWh of first-year savings. Annual utility program costs can be found in Appendix VIII.

Table 8				
Utility Program Costs (2019\$)				
	2-Year	6-Year	10-Year	20-Year
Residential	\$1,587,000	\$5,124,000	\$8,426,000	\$13,934,000
Commercial	\$1,241,000	\$5,415,000	\$10,945,000	\$20,245,000
Industrial	\$517,000	\$1,413,000	\$1,908,000	\$2,268,000
Distribution Efficiency	\$6,000	\$37,000	\$85,000	\$240,000
Agricultural	\$4,000	\$8,000	\$11,000	\$12,000
Total	\$3,355,000	\$11,997,000	\$21,375,000	\$36,699,000
\$/First Year MWh	\$261	\$253	\$250	\$265

The cost estimates above are conservative estimates for costs going forward since they are based on historic values. Future conservation achievement may be more costly/difficult since the lowest cost, easiest programs are usually implemented first. In addition, as energy efficiency markets become more saturated, it may require more effort from Richland to acquire conservation through its programs. This additional effort may increase administrative costs.

Besides looking at the utility cost, Richland may also wish to consider the total resource cost (TRC) cost of energy efficiency. The total resource cost reflects the cost that the utility and ratepayer will together pay for conservation, similar to how the costs of other power resources are considered (such as in an IRP) and ultimately paid. The TRC costs are shown below (Table 9), levelized over the measure life of each measure. TRC costs by sector and end use are presented in Appendix VIII. Based on costs from the Seventh Power Plan, distribution efficiency measures are by far the lowest cost resource.

Table 9 TRC Levelized Cost (2019\$/kWh)				
	2-Year	6-Year	10-Year	20-Year
Residential	\$0.063	\$0.060	\$0.058	\$0.060
Commercial	\$0.047	\$0.048	\$0.048	\$0.052
Industrial	\$0.036	\$0.037	\$0.037	\$0.036
Distribution Efficiency	\$0.007	\$0.007	\$0.007	\$0.007
Agricultural	\$0.042	\$0.042	\$0.042	\$0.042
Total	\$0.049	\$0.049	\$0.049	\$0.051

Scenario Results

The costs and savings discussed in the results section describe the Base Case scenario. Under this scenario, annual potential for the planning period was estimated by applying assumptions that reflect Richland’s expected most likely future loads and avoided costs. In addition, the Council’s 20-year ramp rates were applied to each measure and then adjusted to more closely reflect Richland’s recent historic conservation achievement.

Additional scenarios were developed to identify a range of possible outcomes that account for uncertainties over the planning period. In addition to the Base Case scenario, this assessment tested Low and High avoided cost scenarios to test the sensitivity of the results to different future avoided cost values. The avoided cost values in the Low and High scenarios reflect values that are realistic and lower or higher, respectively, than the Base Case assumptions.

To understand the sensitivity of the identified savings potential to avoided cost values alone, all other inputs were held constant while varying avoided cost inputs.

Table 10 summarizes the Base, Low, and High avoided cost input values. Rather than using a single generic risk adder applied to each unit of energy, the Low and High avoided cost values consider lower and higher potential future values for each avoided cost input. These values reflect potential price risks based upon both the energy and capacity value of each measure. The final row tabulates the implied risk adders for the Low and High scenarios by summarizing all additions or subtractions relative to the Base Case values. Risk adders are provided in both energy and demand savings values. The first set of values is the maximum (or minimum in the case of negative values). The second set of risk adder values are the average values in energy terms. Further discussion of these values is provided in Appendix IV.

Table 10 Avoided Cost Assumptions by Scenario, \$2012			
	Base	Low	High
Energy	Market Forecast	-50%-85% Confidence Interval*	+50%-85% Confidence Interval*
Social Cost of Carbon	Federal 2.5% Discount Rate Values	Federal 2.5% Discount Rate Values	Federal 2.5% Discount Rate Values
Value of REC Compliance	Existing RPS + CETA	Existing RPS + CETA	Existing RPS + CETA
Distribution System Credit, \$/kW-year	\$6.33	\$6.33	\$6.33
Transmission System Credit, \$/kW-year	\$2.85	\$2.85	\$2.85
Deferred Generation Capacity Credit, \$/kW-year	\$89	\$69	\$115
Implied Risk Adder:			
\$/aMW	N/A	Up to -\$18/aMW -\$20/kW-year	Up to \$18/aMW \$26/kW-year
\$/kW-year		Average of -\$11/aMW -\$20/kW-year	Average of \$11/aMW \$26/kW-year

Table 11 summarizes results across each avoided input scenario, using Base Case load forecasts and measure acquisition rates.

Table 11 Cost-Effective Potential - Scenario Comparison (aMW)				
	2-Year	6-Year	10-Year	20-Year
Base Case	1.47	5.41	9.75	15.79
Low Scenario	1.05	3.85	6.77	10.29
High Scenario	1.82	6.46	11.58	19.07

In the table above, the change in cost-effective potential when going from the base to the low case is greater than the change in potential when going from the base to the high case. This suggests that there is less risk in pursuing energy efficiency that would end up costing more than the avoided costs, but more risk in undervaluing energy efficiency. This suggests that there is real risk of doing too little energy efficiency, as there could be additional energy efficiency that would be cost effective if some of the avoided costs assumed in the base case were too low.

This result is somewhat evident from the Benefit-Cost Ratio supply curve presented earlier in the report. The supply curve has a steep slope to the right of the threshold of cost-effectiveness, where the BCR equals 1.0, suggesting a high degree of sensitivity to upward changes in avoided cost parameters. The fact that the cost-effective potential increased more in the high avoided cost scenario than in the low scenario indicates the nature of the risk: there is more risk to undervaluing energy efficiency than overvaluing it. Richland should consider this outcome when selecting their goals.

In addition to analyzing the sensitivity of the 20-year cost-effective potential to variation in avoided costs, this analysis considered the sensitivity of results to the avoided cost scenarios described above in combination with different sector growth rates. These scenarios are described below.

Low Scenario

The Low Conservation scenario evaluates the cost-effective energy efficiency potential under a low market price forecast. The Base Case market price forecast and other avoided cost assumptions were adjusted downward as outlined in Table 10 above.

Under the Low scenario sector growth assumptions were not changed. Results of the Low scenario analysis are shown in Table 12.

Key parameters for the Low scenario include:

- Low avoided cost assumptions

Table 12 Cost-Effective Potential - Low Case (aMW)				
	2-Year	6-Year	10-Year	20-Year
Residential	0.21	0.83	1.46	2.43
Commercial	0.51	2.07	3.91	5.86
Industrial	0.31	0.84	1.12	1.29
Distribution Efficiency	0.02	0.11	0.25	0.70
Agricultural	0.00	0.00	0.01	0.01
Total	1.05	3.85	6.77	10.29

High Scenario

Richland's High Conservation scenario makes use of the high avoided cost assumptions described above in Table 10.

Key parameters for the High scenario include:

- High avoided cost assumptions

Table 13 Cost Effective Achievable Potential - High Case (aMW)				
	2-Year	6-Year	10-Year	20-Year
Residential	0.44	1.68	3.16	5.93
Commercial	0.74	3.07	6.01	9.78
Industrial	0.61	1.56	2.05	2.36
Distribution Efficiency	0.03	0.15	0.35	0.99
Agricultural	0.00	0.01	0.01	0.01
Total	1.82	6.46	11.58	19.07

Summary

This report summarizes the results of the 2019 CPA conducted for Richland Energy Services. The assessment provides estimates of energy savings by sector for the period 2020 to 2039, with a focus on the first 10 years of the planning period, as per EIA requirements. The assessment considered a wide range of conservation resources that are reliable, available, and cost effective within the 20-year planning period.

Federal lighting standards impacting many residential lighting measures and new, lower values for capacity savings has resulted in less cost-effective potential than was identified in the 2017 CPA cycle. The cost-effective potential identified in this report remains the lowest cost and lowest risk resource and will serve to keep future electricity costs to a minimum.

Methodology and Compliance with State Mandates

The energy efficiency potential reported in this document is calculated using methodology consistent with the Council's methodology for assessing conservation resources. Appendix III lists each requirement and describes how each item was completed. In addition to using methodology consistent with the Council's Seventh Power Plan, this assessment utilized many of the measure assumptions that the Council developed for the Seventh Regional Power Plan. Additional measure updates subsequent to the Seventh Plan were also incorporated. Utility-specific data regarding customer characteristics, service-area composition, and historic conservation achievements were used, in conjunction with the measures identified by the Council, to determine available energy-efficiency potential. This close connection with the Council methodology enables compliance with the Washington EIA.

Three types of energy-efficiency potential were calculated: technical, achievable, and economic. Most of the results shown in this report are the economic potential, or the potential that is cost effective in the Richland service territory. The economic and achievable potential considers savings that will be captured through utility program efforts, market transformation and implementation of codes and standards. Often, realization of full savings from a measure will require efforts across all three areas. Historic efforts to measure the savings from codes and standards have been limited, but regional efforts to identify and track savings are increasing as they become an important component of the efforts to meet aggressive regional conservation targets.

Conservation Targets

The EIA states that utilities must establish a biennial target that is “no lower than the qualifying utility’s pro rata share for that two-year period of its cost-effective conservation potential for the subsequent ten-year period.”² However, the State Auditor’s Office has stated that:

The term pro-rata can be defined as equal portions but it can also be defined as a proportion of an “exactly calculable factor.” For the purposes of the Energy Independence Act, a pro-rata share could be interpreted as an even 20 percent of a utility’s 10-year assessment but state law does not require an even 20 percent.³

The State Auditor’s Office expects that qualifying utilities have analysis to support targets that are more or less than the 20 percent of the ten-year assessments. This document serves as support for the target selected by Richland and approved by its City Council.

Summary

This study shows a range of conservation target scenarios. These scenarios are estimates based on the set of assumptions detailed in this report and supporting documentation and models. Due to the uncertainties discussed in the Introduction section of this report, actual available and cost-effective conservation may vary from the estimates provided in this report.

² RCW 19.285.040 Energy conservation and renewable energy targets.

³ State Auditor’s Office. Energy Independence Act Criteria Analysis. Pro-Rata Definition. CA No. 2011-03. https://www.sao.wa.gov/local/Documents/CA_No_2011_03_pro-rata.pdf

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Appendix I – Acronyms

aMW –Average Megawatt

BPA – Bonneville Power Administration

CFL – Compact Fluorescent Light Bulb

EIA – Energy Independence Act

EES – EES Consulting

HLH – Heavy load hour energy

HVAC – Heating, ventilation and air-conditioning

kW – kilowatt

kWh – kilowatt-hour

LED – Light-emitting diode

LLH – Light load hour energy

MF –Multi-Family

MH –Manufactured House

MW –Megawatt

aMW –Megawatt-hour

NEEA – Northwest Energy Efficiency Alliance

NPV – Net Present Value

O&M – Operation and Maintenance

RPS – Renewable Portfolio Standard

RTF – Regional Technical Forum

SB 5116 – Washington Senate Bill 5116

UC – Utility Cost

Appendix II – Glossary

7th Power Plan: Seventh Northwest Conservation and Electric Power Plan, Feb 2016. A regional resource plan produced by the Northwest Power and Conservation Council (Council).

Average Megawatt (aMW): Average hourly usage of electricity, as measured in megawatts, across all hours of a given day, month or year.

Avoided Cost: Refers to the cost of the next best alternative. For conservation, avoided costs are usually market prices.

Achievable Potential: Conservation potential that considers how many measures will actually be implemented after considering market barriers. For lost-opportunity measures, there is only a certain number of expired units or new construction available in a specified time frame. The Council assumes 85% of all measures are achievable. Sometimes achievable potential is a share of economic potential, and sometimes achievable potential is defined as a share of technical potential.

Cost Effective: A conservation measure is cost effective if the present value of its benefits is greater than the present value of its costs. The primary test is the Total Resource Cost test (TRC), in other words, the present value of all benefits is equal to or greater than the present value of all costs. All benefits and costs for the utility and its customers are included, regardless of who pays the costs or receives the benefits.

Economic Potential: Conservation potential that considers the cost and benefits and passes a cost-effectiveness test.

Levelized Cost: Resource costs are compared on a levelized-cost basis. Levelized cost is a measure of resource costs over the lifetime of the resource. Evaluating costs with consideration of the resource life standardizes costs and allows for a straightforward comparison.

Lost Opportunity: Lost-opportunity measures are those that are only available at a specific time, such as new construction or equipment at the end of its life. Examples include heat-pump upgrades, appliances, or premium HVAC in commercial buildings.

MW (megawatt): 1,000 kilowatts of electricity. The generating capacity of utility plants is expressed in megawatts.

Northwest Energy Efficiency Alliance (NEEA): The alliance is a unique partnership among the Northwest region's utilities, with the mission to drive the development and adoption of energy-efficient products and services.

Northwest Power and Conservation Council “The Council”: The Council develops and maintains a regional power plan and a fish and wildlife program to balance the Northwest's environment and energy needs. Their three tasks are to: develop a 20-year electric power plan that will guarantee adequate and reliable energy at the lowest economic and environmental cost to the Northwest; develop a program to protect and rebuild fish and wildlife populations affected by hydropower development in the Columbia River Basin; and educate and involve the public in the Council's decision-making processes.

Regional Technical Forum (RTF): The Regional Technical Forum (RTF) is an advisory committee established in 1999 to develop standards to verify and evaluate conservation savings. Members are appointed by the Council and include individuals experienced in conservation program planning, implementation and evaluation.

Renewable Portfolio Standards: Washington state utilities with more than 25,000 customers are required to meet defined %ages of their load with eligible renewable resources by 2012, 2016, and 2020.

Retrofit (discretionary): Retrofit measures are those that can be replaced at any time during the unit's life. Examples include lighting, shower heads, pre-rinse spray heads, or refrigerator decommissioning.

Technical Potential: Technical potential includes all conservation potential, regardless of cost or achievability. Technical potential is conservation that is technically feasible.

Total Resource Cost Test (TRC): This test is used by the Council and nationally to determine whether or not conservation measures are cost effective. A measure passes the TRC if the ratio of the present value of all benefits (no matter who receives them) to the present value of all costs (no matter who incurs them) is equal to or greater than one.

Appendix III – Documenting Conservation Targets

References:

- 1) Report – “Richland 2019 Conservation Potential Assessment.” Final Report – March 20, 2020.
- 2) Model – “EES CPA Model-v3.3_base.xlsm” and supporting files
 - a. MC_AND_LOADSHAPE-Richland-Base.xlsm – referred to as “MC and Loadshape file” – contains price and load shape data

WAC 194-37-070 Documenting Development of Conservation Targets; Utility Analysis Option

NWPCC Methodology	EES Consulting Procedure	Reference
a) Technical Potential: Determine the amount of conservation that is technically feasible, considering measures and the number of these measures that could be physically be installed or implemented, without regard to achievability or cost.	The model includes estimates for stock (e.g. number of homes, square feet of commercial floor area, industrial load) and the number of each measure that can be implemented per unit of stock. The technical potential is further constrained by the amount of stock that has already completed the measure.	Model – the technical potential is calculated as part of the achievable potential, described below.
b) Achievable Potential: Determine the amount of the conservation technical potential that is available within the planning period, considering barriers to market penetration and the rate at which savings could be acquired.	The assessment conducted for Richland used ramp rate curves to identify the amount of achievable potential for each measure. Those assumptions are for the 20-year planning period. An additional factor of 85% was included to account for market barriers in the calculation of achievable potential.	Model – the use of these factors can be found on the sector measure tabs, such as ‘Residential Measures’. Additionally, the complete set of ramp rates used can be found on the ‘Ramp Rates’ tab.
c) Economic Achievable Potential: Establish the economic achievable potential, which is the conservation potential that is cost-effective, reliable, and feasible, by comparing the total resource cost of conservation measures to the cost of other resources available to meet expected demand for electricity and capacity.	Benefits and costs were evaluated using multiple inputs; benefit was then divided by cost. Measures achieving a benefit-cost ratio greater than one were tallied. These measures are considered achievable and cost-effective (or “economic”).	Model – BC Ratios are calculated at the individual level by ProCost and passed up to the model.

**WAC 194-37-070 Documenting Development of Conservation
Targets; Utility Analysis Option**

NWPCC Methodology	EES Consulting Procedure	Reference
d) Total Resource Cost: In determining economic achievable potential, perform a life-cycle cost analysis of measures or programs	The life-cycle cost analysis was performed using the Council's ProCost model. Incremental costs, savings, and lifetimes for each measure were the basis for this analysis. The Council and RTF assumptions were utilized.	Model – supporting files include all of the ProCost files used in the Seventh Plan. The life-cycle cost calculations and methods are identical to those used by the Council.
e) Conduct a total resource cost analysis that assesses all costs and all benefits of conservation measures regardless of who pays the costs or receives the benefits	Cost analysis was conducted per the Council's methodology. Capital cost, administrative cost, annual O&M cost and periodic replacement costs were all considered on the cost side. Energy, non-energy, O&M and all other quantifiable benefits were included on the benefits side. The Total Resource Cost (TRC) benefit cost ratio was used to screen measures for cost-effectiveness (i.e., those greater than one are cost-effective).	Model – the "Measure Info Rollup" files pull in all the results from each avoided cost scenario, including the BC ratios from the ProCost results. These results are then linked to by the Conservation Potential Assessment model. The TRC analysis is done at the lowest level of the model in the ProCost files.
f) Include the incremental savings and incremental costs of measures and replacement measures where resources or measures have different measure lifetimes	Savings, cost, and lifetime assumptions from the Council's 7 th Plan and RTF were used.	Model – supporting files include all of the ProCost files used in the Seventh Plan. The life-cycle cost calculations and methods are identical to those used by the Council.
g) Calculate the value of energy saved based on when it is saved. In performing this calculation, use time differentiated avoided costs to conduct the analysis that determines the financial value of energy saved through conservation	The Council's Seventh Plan measure load shapes were used to calculate time of day of savings and measure values were weighted based upon peak and off-peak pricing. This was handled using the Council's ProCost program, so it was handled in the same way as the Seventh Power Plan models.	Model – See MC file for load shapes. The ProCost files handle the calculations.
h) Include the increase or decrease in annual or periodic operations and maintenance costs due to conservation measures	Operations and maintenance costs for each measure were accounted for in the total resource cost per the Council's assumptions.	Model – the ProCost files contain the same assumptions for periodic O&M as the Council and RTF.

**WAC 194-37-070 Documenting Development of Conservation
Targets; Utility Analysis Option**

NWPCC Methodology	EES Consulting Procedure	Reference
i) Include avoided energy costs equal to a forecast of regional market prices, which represents the cost of the next increment of available and reliable power supply available to the utility for the life of the energy efficiency measures to which it is compared	A regional market price forecast for the planning period was created and provided by EES. A discussion of methodologies used to develop the avoided cost forecast is provided in Appendix IV.	Report –See Appendix IV. Model – See MC File (“TEA Base” worksheet).
j) Include deferred capacity expansion benefits for transmission and distribution systems	Deferred transmission capacity expansion benefits were given a benefit of \$2.85/kW-year in the cost-effectiveness analysis. A distribution system credit of \$6.33/kW-year was also used.	Model – this value can be found on the ProData page of each ProCost file.
k) Include deferred generation benefits consistent with the contribution to system peak capacity of the conservation measure	Deferred generation capacity expansion benefits were given a value of \$ 72/kW-year in the base case cost effectiveness analysis. This is based upon Richland’s marginal cost for generation capacity. Alternate values were used for the low and high scenarios.	Model – this value can be found on the ProData page of the ProCost Batch Runner file. The generation capacity value was not originally included as part of ProCost during the development of the 7 th Plan, so the value has been combined with the distribution capacity benefit, since the timing of Richland’s system peak and the regional peak are different.
l) Include the social cost of carbon emissions from avoided non-conservation resources	The avoided cost data include Federal 2.5% discount rate values.	Report – See avoided cost appendix
m) Include a risk mitigation credit to reflect the additional value of conservation, not otherwise accounted for in other inputs, in reducing risk associated with costs of avoided non-conservation resources	In this analysis, risk was considered by varying avoided cost inputs and analyzing the variation in results. Rather than an individual and non-specific risk adder, our analysis included a range of possible values for each avoided cost input.	The scenarios section of the report documents the inputs used and the results associated.
n) Include all non-energy impacts that a resource or measure may provide that can be quantified and monetized	Quantifiable non-energy benefits were included where appropriate. Assumptions for non-energy benefits are the same as in the Council’s Seventh Power Plan. Non-energy benefits include, for example, water savings from clothes washers.	Model – the ProCost files contain the same assumptions for non-power benefits as the Council and RTF. The calculations are handled in by ProCost.

**WAC 194-37-070 Documenting Development of Conservation
Targets; Utility Analysis Option**

NWPCC Methodology	EES Consulting Procedure	Reference
o) Include an estimate of program administrative costs	Total costs were tabulated and an estimated 20% of total was assigned as the administrative cost. This value is consistent with regional average and BPA programs. The 20% value was used in the Fifth, Sixth, and Seventh Power plans.	Model – this value can be found on the ProData page of the ProCost Batch Runner file.
p) Include the cost of financing measures using the capital costs of the entity that is expected to pay for the measure	Costs of financing measures were included utilizing the same assumptions from the Seventh Power Plan.	Model – this value can be found on the ProData page of the ProCost Batch Runner file.
q) Discount future costs and benefits at a discount rate equal to the discount rate used by the utility in evaluating non-conservation resources	Discount rates were applied to each measure based upon the Council's methodology. A real discount rate of 4% was used, based on the Council's most recent analyses in support of the Seventh Plan	Model – this value can be found on the ProData page of the ProCost Batch Runner file.
r) Include a ten percent bonus for the energy and capacity benefits of conservation measures as defined in 16 U.S.C. § 839a of the Pacific Northwest Electric Power Planning and Conservation Act	A 10% bonus was added to all measures in the model parameters per the Conservation Act.	Model – this value can be found on the ProData page of the ProCost Batch Runner file.

Appendix IV – Avoided Cost and Risk Exposure

EES Consulting (EES) has conducted a Conservation Potential Assessment (CPA) for the City of Richland Energy Services Department (RES) for the period 2020 through 2039, following the requirements of RCW 19.285 and WAC 194.37. According to WAC 197.37.070, the cost-effectiveness of conservation must be evaluated by setting avoided energy costs equal to a forecast of regional market prices. In addition, several other components of the avoided cost of energy efficiency savings must be evaluated including generation capacity value, transmission and distribution costs, risk, and the social cost of carbon.

This appendix describes each of the avoided cost assumptions and provides a range of values that was evaluated in the 2019 CPA. The 2019 CPA considers three avoided cost scenarios: Base, Low, and High. Each of these is discussed below.

Avoided Energy Value

For the purposes of the 2019 CPA, EES has prepared a forecast of market prices for the Mid-Columbia (Mid-C) trading hub. This section summarizes the methodology used to develop the forecast, benchmarks it against other forecasts, and compares the forecast to the market forecast used in RES's 2015 CPA.

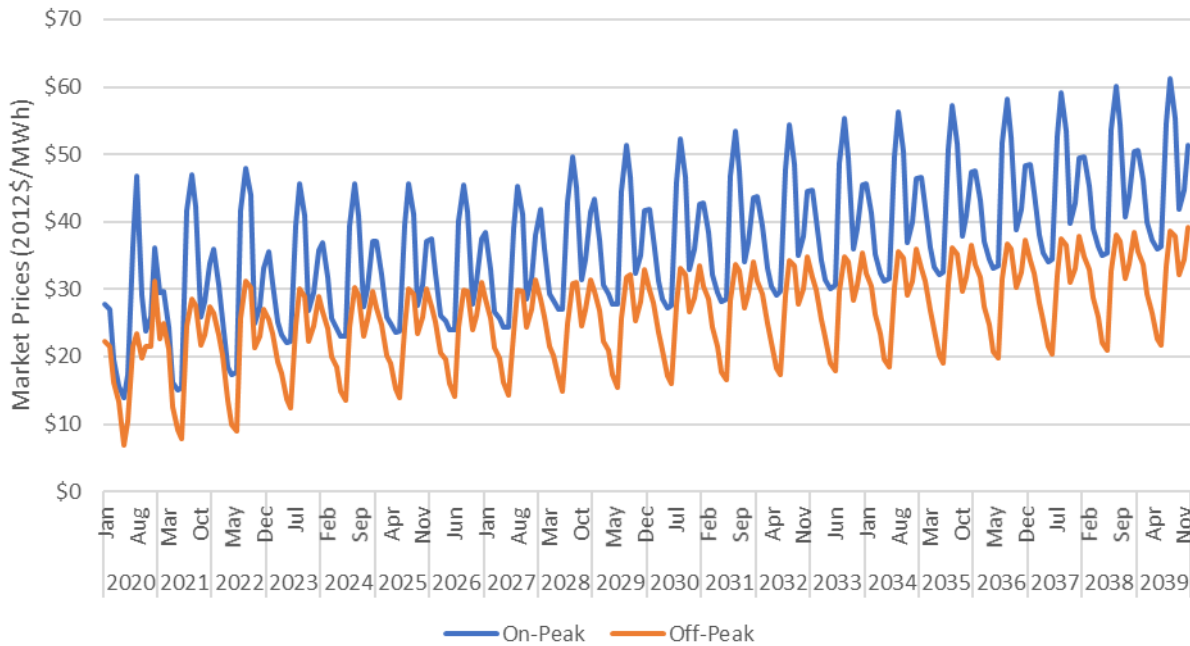
Methodology

For the period January 2020 to October 2029, projected monthly on- and off-peak market prices were provided through a subscription service. These market prices were sourced on November 1, 2019. EES extended the sourced market prices through the remainder of the CPA period by applying a simple linear model controlling for seasonal variation in prices. The resulting price forecast for the period January 2020 to December 2039 has an annual growth rate of 2.9%.

Results

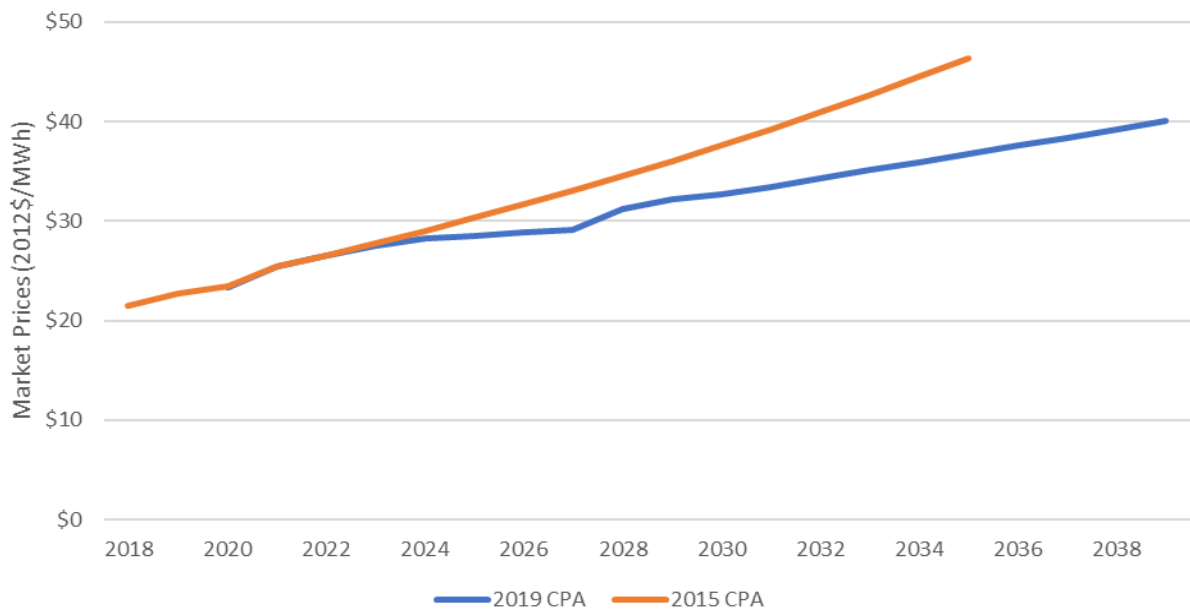
Figure IV-1 illustrates the resulting monthly, diurnal market price forecast. The levelized value of around-the-clock forecast market prices over the study period is \$31.22/MWh in 2012 dollars, assuming a 3.75 percent real discount rate.

Figure IV-1
Forecast Mid-C Market Prices



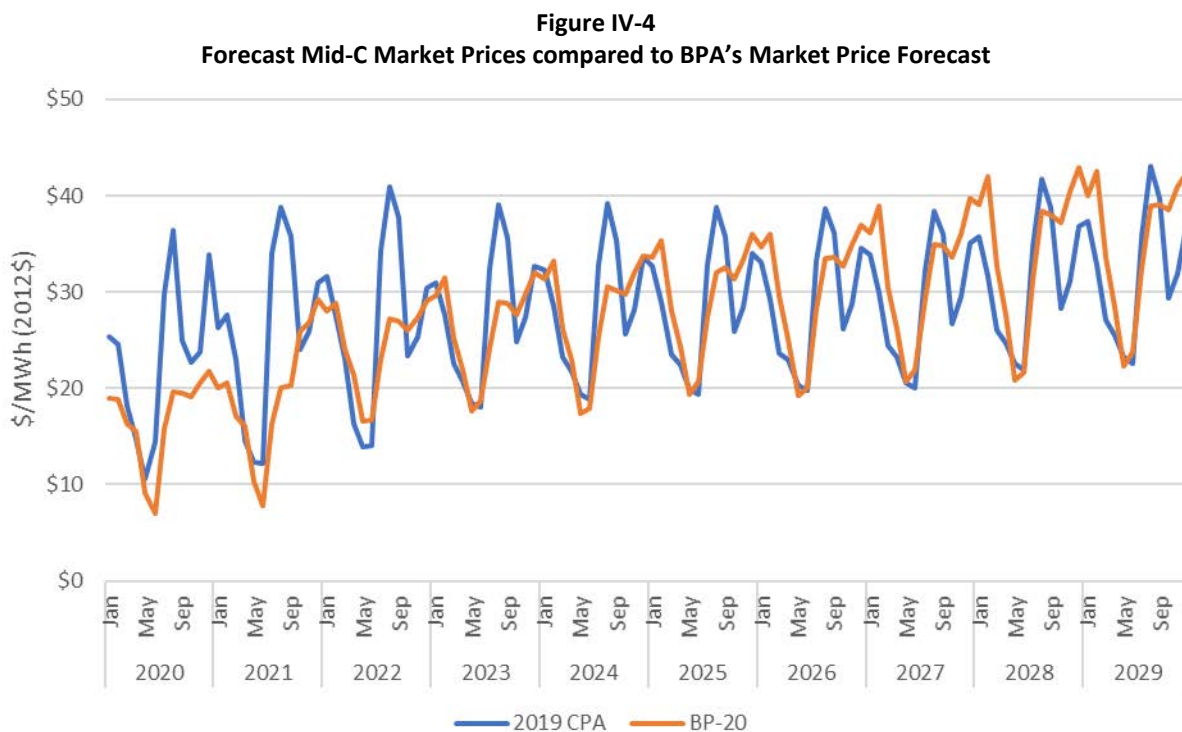
This market price forecast is slightly lower than the market price forecast used in RES's previous CPA, conducted in 2015. Figure IV-2 compares the average annual price of the two forecasts. The 2019 CPA's 20-year market price forecast begins at approximately the same values as the 2015 CPA, however lower prices in 2024 through 2029 result in a divergence in the later forecast period of roughly nine dollars.

Figure IV-2
Forecast Mid-C Market Prices in 2019 CPA and 2015 CPA



Benchmarking

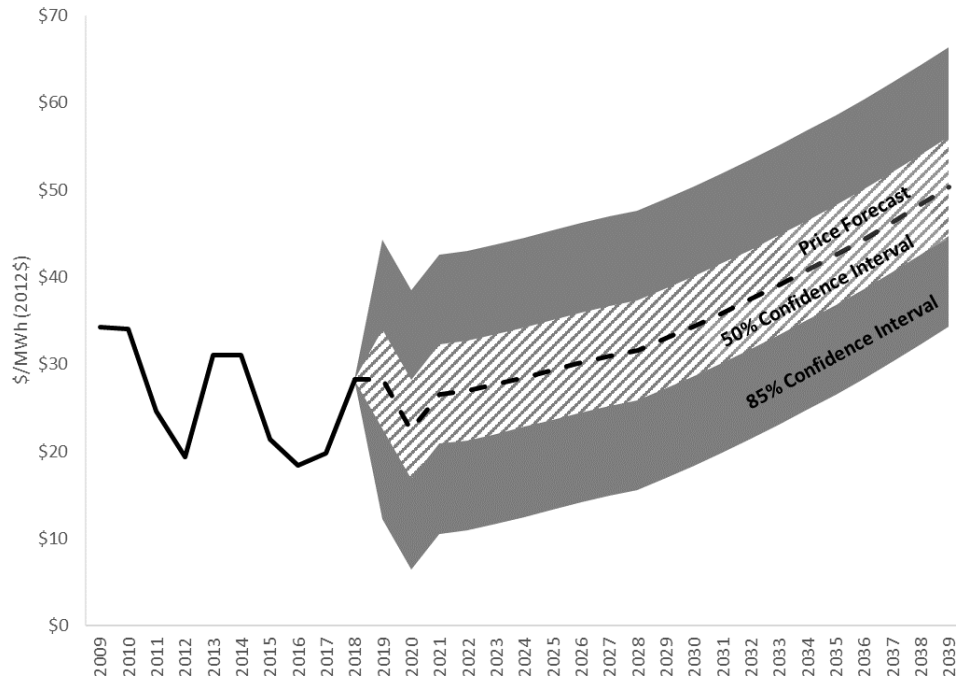
Figure IV-4 compares the EES market forecast with the 2020-29 market price forecast included in BPA's rate models used in the calculation of BPA's initial proposal for FY 2020-21 power rates. The monthly shapes differ in the short term as the BPA market price forecast is lower through the first few years, likely due to lower market power prices at the time it was prepared, in the second quarter of 2019. The forecasts are similar from summer 2021 forward, noting the CPA forecast peaks higher in summer months.



High and Low Scenarios

To reflect a range of possible future outcomes, EES calculated high- and low-case market price forecasts. To do this, EES looked at a history of monthly Mid-C energy prices from the past ten years and fit a simple model controlling for monthly variation and a time trend. From this model a prediction interval was calculated moving from a 50% to an 85% confidence interval over time to estimate the high and low market price forecasts. Figure IV-5 illustrates how the historic and forecast prices were used to develop the confidence intervals used to develop the high and low forecasts.

Figure IV-5
Mid-C Market Price History and Forecast with Confidence Intervals



Figures IV-6 and IV-7 compare the resulting price forecasts, for on-peak and off-peak load hours, respectively.

Figure IV-6
On-Peak Mid-C Market Price Forecast

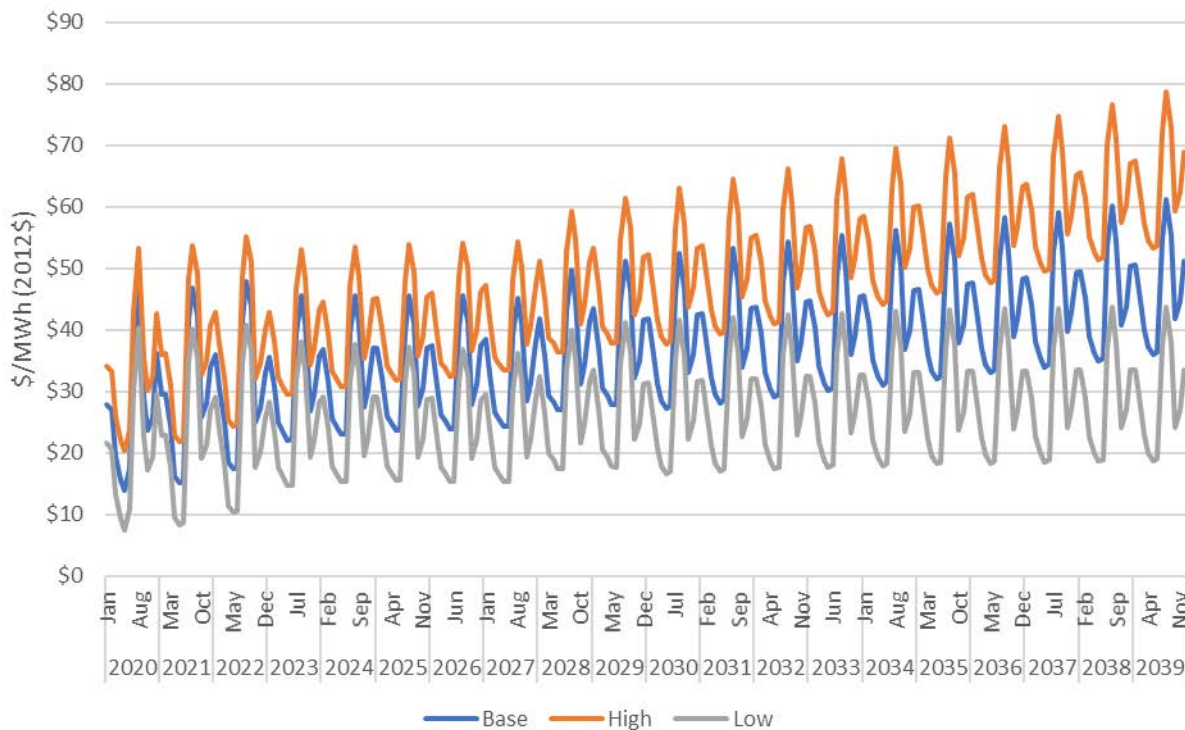
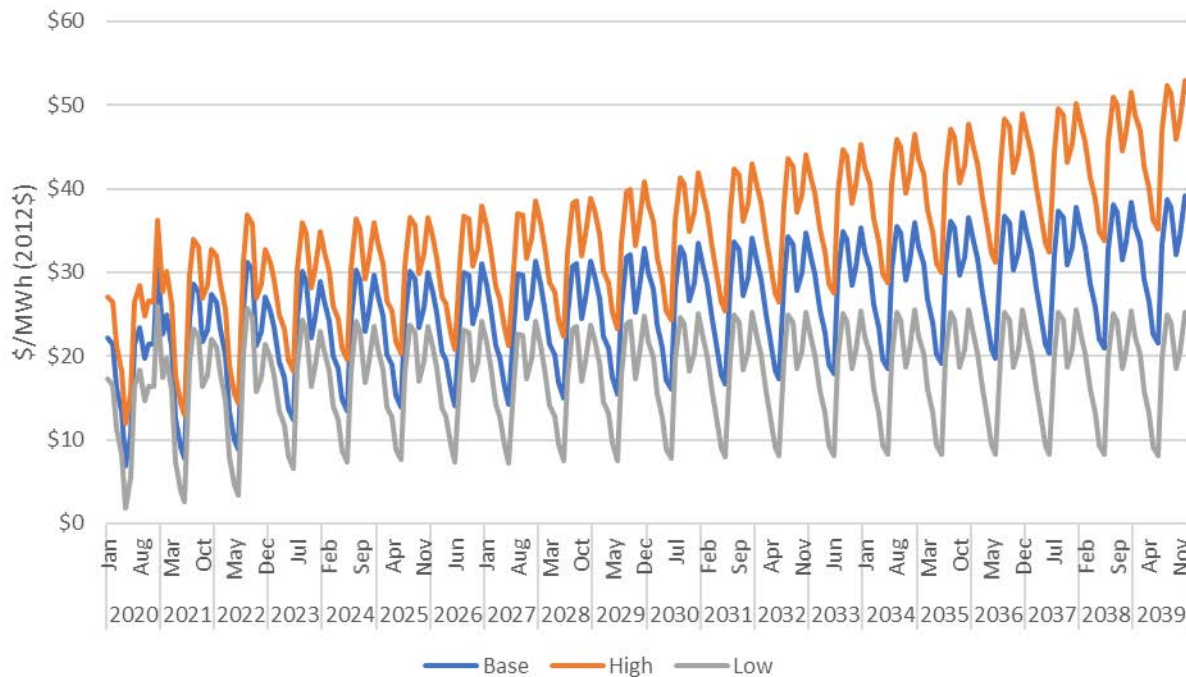


Figure IV-7
Off-Peak Mid-C Market Price Forecast



Avoided Cost Adders and Risk

From a total resource cost perspective, energy efficiency provides multiple benefits beyond the avoided cost of energy. These include deferred capital expenses on generation, transmission, and distribution capacity; as well as the reduction of required renewable energy credit (REC) purchases, avoided social costs of carbon emissions, and the reduction of utility resource portfolio risk exposure. Since energy efficiency measures provide both peak demand and energy savings, these other benefits are monetized as value per unit of either kWh or kW savings.

Energy-Based Avoided Cost Adders:

1. Social Cost of Carbon
2. Renewable Energy Credits
3. Risk Reduction Premium

Peak Demand-Based Adders:

1. Generation Capacity Deferral
2. Transmission Capacity Deferral
3. Distribution Capacity Deferral

The estimated values and associated uncertainties for these avoided cost components are provided below. EES evaluated the energy efficiency potential under a range of avoided cost adders and identified the sensitivity of the results to changes in these values.

Social Cost of Carbon

The social cost of carbon is a cost that society incurs when fossil fuels are burned to generate electricity. EIA rules require that CPAs include the social cost of carbon when evaluating cost effectiveness using the total resource cost test (TRC). Further, Washington state's Clean Energy Transformation Act (CETA) seeks to specify what values utilities use. While rulemaking is still ongoing, state staff have proposed adopting the social cost of carbon developed by the federal Interagency Workgroup using the 2.5 percent discount rate, the same values that the CETA requires investor-owned utilities to use.

These carbon costs were included in all avoided cost scenarios.

In addition to these carbon costs, the variation of the marginal generation resource over time also needs to be considered. In the spring runoff season, hydropower and wind are the likely marginal resources, while gas turbines likely serve as the marginal resource at other times of the year. Accordingly, EES has assumed zero pounds of CO₂ production per kWh in April through July and 0.84 lbs. of CO₂ per kWh in all other months.

Beginning in 2030, CETA requires that all energy be greenhouse gas neutral, although there are provisions for alternate compliance paths until 2045. As such, the CPA assumes that all energy will be carbon-free from 2030 through the end of the study period.

Value of Renewable Portfolio Standard Compliance

Washington's Energy Independence Act established a Renewable Portfolio Standard (RPS) for utilities with 25,000 or more customers. RES will be required to source 3% of all electricity sold to retail customers from renewable energy resources beginning in 2026. In 2030, the requirement increases to 9%.

Washington's CETA requires that 100% of sales be greenhouse gas neutral in 2030, although 20% can be achieved through alternate compliance options such as the purchase of Renewable Energy Credits (RECs). Due to these requirements, energy efficiency's value in reducing RPS compliance costs changes over time.

From 2025 to 2029, energy efficiency can reduce the cost of compliance associated with the existing RPS requirements by reducing RES's overall load. Under a 3% RPS requirement, for every 100 units of energy efficiency acquired, RES's RPS spending requirement is reduced by 3 units. In effect, this adds 3 percent of the costs of RECs to the avoided costs of energy efficiency. EES has used a blend of several forecasts of REC prices and incorporated them into the avoided costs of energy efficiency accordingly.

Beginning in 2030, all energy sales must be greenhouse gas neutral, allowing for 20% of the compliance to be achieved through purchases of RECs or other means. Accordingly, the CPA assumes that the marginal cost of power in 2030 would be the market price of power plus the full cost of a REC.

Risk Adder

In general, the risk that any utility faces is that energy efficiency will be undervalued, either in terms of the value per kWh or per kW of savings, leading to an under-investment in energy efficiency and exposure to higher market prices or preventable investments in infrastructure. The converse risk—an over-valuing of energy and subsequent over-investment in energy efficiency—is also possible, albeit less likely. For example, an over-investment would occur if an assumption is made that economic conditions will remain basically the same as they are today, and subsequent sector shifts or economic downturns cause large industrial customers to close their operations. Energy efficiency investments in these facilities may not have been in place long enough to provide the anticipated low-cost resource.

In order to address risk, the Council develops a risk adder (\$/MWh) for its cost-effectiveness analysis of energy efficiency measures. This adder represents the value of energy efficiency savings not explicitly accounted for in the avoided cost parameters. The risk adder is included to ensure an efficient level of investment in energy efficiency resources under current planning conditions. Specifically, in cases where the market price has been low compared to historic levels, the risk adder accounts for the likely possibility that market prices will increase above current forecasts.

The value of the risk adder has varied depending on the avoided cost input values. The adder is the result of stochastic modeling and represents the lower risk nature of energy efficiency resources. In the Sixth Power Plan the risk adder was significant (up to \$50/MWh for some measures). In the Seventh Power Plan the risk adder was determined to be \$0/MWh after the addition of the generation capacity deferral credit. While the Council uses stochastic portfolio modeling to value the risk credit, utilities conduct scenario and uncertainty analysis. The scenarios modeled in RES's CPA include an inherent value for the risk credit.

For RES's 2019 CPA, the avoided cost parameters have been estimated explicitly and a scenario analysis is performed. Therefore, no risk adder was used for the base case. Variation in other avoided cost inputs covers a range of reasonable outcomes and is sufficient to identify the sensitivity of the cost-effective energy efficiency potential to a range of outcomes. The scenario results present a range of cost-effective energy efficiency potential, and the identification of RES's biennial target based on the range modeled effectively selects the utility's preferred risk strategy and associated risk credit.

Deferred Transmission and Distribution System Investment

Energy efficiency measure savings reduce capacity requirements on both the transmission and distribution systems. The Council recently updated its estimates for these capacity savings, which were \$31/kW-year and \$26/kW-year for distribution and transmission systems, respectively (2012\$). These values were used in the Seventh Plan. The new values, \$2.85/kW-year and \$6.33/kW-year (2012\$) for transmission and distribution systems, respectively, will be used in the next Power Plan. These assumptions are used in all scenarios in the CPA.

Deferred Investment in Generation Capacity

Currently, RES is a load-following customer of BPA and pays a demand charge to BPA, based on its peak demand every month. The demand charge is set in each rate case based on the marginal capacity resource. Currently, the demand charges are approximately \$10/kw-month and are based on an LMS100 combustion turbine. These demand charges effectively serve as the marginal cost of generation capacity for RES.

By assuming a monthly shape to conservation's demand savings, the charges were converted into a value of \$81/kW-year. For the base case, it was assumed BPA's demand charges will increase in real terms by 3% annually. Over twenty years, the resulting cost of avoided capacity is \$89/kW-year (2012\$) in levelized terms. In the low scenario, no cost escalation was assumed, resulting in a 20-year levelized cost of \$69/kW-yr.

In the Council's Seventh Power Plan⁴, a generation capacity value of \$115/kW-year was explicitly calculated (\$2012). This value was used in the high scenario.

Summary of Scenario Assumptions

Table 1 summarizes the recommended scenario assumptions. The Base Case represents the most likely future.

⁴ <https://www.nwcouncil.org/energy/powerplan/7/home/>

Table IV-1 Avoided Cost Assumptions by Scenario			
	Base	Low	High
Energy	Market Forecast	-50%-85% Confidence Interval*	+50%-85% Confidence Interval*
Social Cost of Carbon	Federal 2.5% Discount Rate Values	Federal 2.5% Discount Rate Values	Federal 2.5% Discount Rate Values
Value of RPS Compliance	Existing RPS + CETA	Existing RPS + CETA	Existing RPS + CETA
Distribution System Credit, \$/kW-year (2012\$)	\$6.33	\$6.33	\$6.33
Transmission System Credit, \$/kW-year (2012\$)	\$2.85	\$2.85	\$2.85
Deferred Generation Capacity Credit, \$/kW-year (2012\$)	\$89	\$69	\$115
Implied Risk Adder	N/A	Up to -\$18/MWh -\$20/kW-year Average of -\$11/MWh -\$20/kW-year	Up to \$18/MWh \$26/kW-year Average of \$11/MWh \$26/kW-year

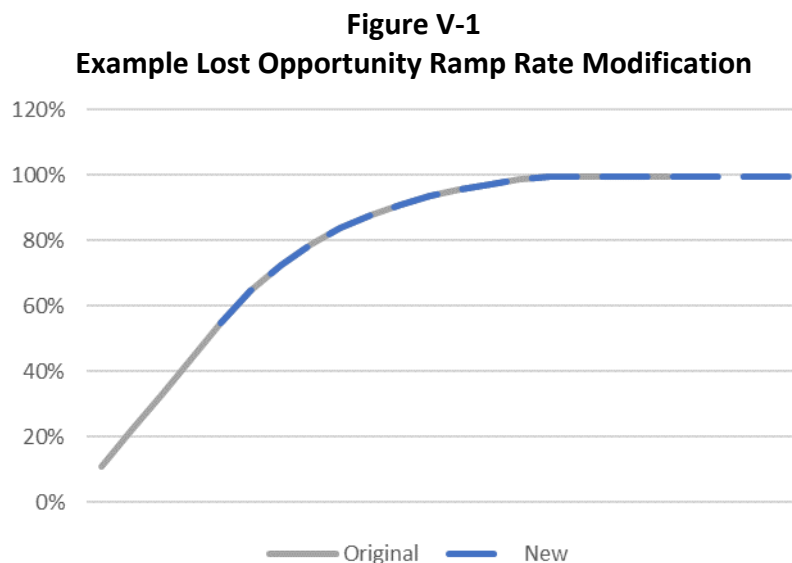
*As noted above prediction intervals were used based on the last 10 years of data for high and low estimates.

Appendix V – Ramp Rate Documentation

This section is intended to document how measure-level ramp rates were adjusted to align near term potential with recent achievements of Richland programs.

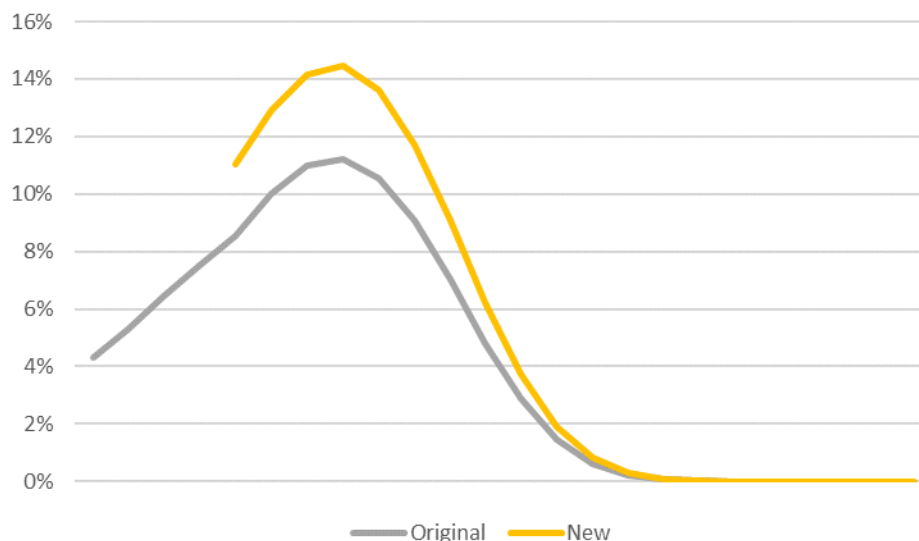
Modelling work began with the Seventh Plan ramp rate assignments for each measure. For new measures added to the model, an appropriate ramp rate was selected based on the maturity of each measure. Seventh Plan ramp rates were also adjusted to fit the 2020-2039 timeline of this CPA. The adjustment made to each ramp rate varied depending on the type of ramp rate, since different types of ramp rates are applied to retrofit and lost opportunity measures.

For lost opportunity measures, the ramp rates represent the share of equipment turning over in a given year that is achieved by efficiency programs. For these ramp rates, the only modification necessary was to extrapolate the final years to cover the time period relevant to the 2019 CPA. An example of this is shown in Figure V-1 below.



For retrofit ramp rates, a different adjustment was necessary. The ramp rates applied to retrofit measures describe the portion of the entire stock that is acquired in a given year. For these ramp rates, new values were calculated based on the original ramp rate values. The new value was set as the original ramp rate value for a given year, divided by the sum of original ramp rate values over the 2020-2039 timeframe. This approach reflects the fact that a portion of the stock has already been acquired and continuing with the pace projected by the Seventh Plan would mean acquiring a larger percentage of a smaller remaining stock. An example of this is shown below in figure V-2.

Figure V-2
Example Retrofit Ramp Rate Modification



With these modified ramp rates, Richland’s program achievements from 2017-2018 and estimates for 2019 were compared at a sector level with the first three years of the study period, 2020-2022. Savings from NEEA’s market transformation initiatives were allocated to the appropriate sectors. This allowed for the identification of sectors where ramp rate adjustments may be necessary.

Table V-1 below shows the results of the comparison by sector *after* ramp rate adjustments were made. Note that these totals do not include savings from Richland’s residential lighting program.

Table V-1 Comparison of Sector-Level Program Achievement and Potential (aMW)							
	Program History				Potential		
	2017	2018	2019	Average	2020	2021	2022
Residential	0.229	0.249	0.220	0.233	0.181	0.213	0.232
Commercial	0.307	0.295	0.507	0.370	0.284	0.354	0.497
Industrial	0.165	1.453	0.514	0.711	0.206	0.207	0.201
Agricultural	-	-	-	-	0.001	0.001	0.001
Distribution Efficiency	-	-	-	-	0.007	0.011	0.015
Total	0.701	1.997	1.241	1.313	0.680	0.786	0.870

Measure detail for each sector was acquired from BPA reporting, allowing for additional comparisons at the end use level, although savings from NEEA could not be allocated to individual measures or end uses.

Table V-2 below shows a comparison of historical accomplishments and future potential for the residential sector, by end use. Additional commentary is provided below.

Table V-2
Comparison of Residential Achievement and Potential (aMW)

End Use	Program History				Potential		
	2017	2018	2019	Average	2020	2021	2022
Dryer	-	-	-	-	-	-	-
Electronics	-	-	-	-	0.001	0.002	0.002
Food Preparation	-	-	-	-	0.001	0.002	0.002
HVAC	0.102	0.086	-	0.094	0.121	0.135	0.136
Lighting	-	-	-	-	-	-	-
Refrigeration	-	-	-	-	-	-	-
Water Heating	-	-	-	-	0.058	0.075	0.092
Whole Bldg/Meter Level	-	-	-	-	-	-	-
NEEA	0.127	0.163	0.171	0.154	-	-	-
Total	0.229	0.249	0.220	0.233	.181	0.213	0.232

Electronics – Savings in this category were delayed and spread out as Richland has not achieved savings in this category in recent years. Savings from NEEA’s consumer electronics initiative may apply here.

HVAC – This category was set to align approximately with the historical savings. Additional savings from NEEA’s market transformation may apply here. Slower ramp rates were applied to some measures to align with program potential.

Water Heating – Savings in this category were delayed and spread out as Richland has not achieved savings in this category in recent years. Savings from NEEA’s consumer electronics initiative may apply here.

The commercial sector achievements and estimated potential are shown in Table V-3, with additional commentary below.

**Table V-3
Comparison of Commercial Achievement and Potential (aMW)**

End Use	Program History				Potential		
	2017	2018	2019	Average	2020	2021	2022
Compressed Air	-	-	-	-	0.004	0.005	0.007
Electronics	-	-	-	-	0.005	0.008	0.013
Food Preparation	-	-	-	-	0.004	0.005	0.006
HVAC	0.030	0.001	-	0.015	0.037	0.053	0.072
Lighting	0.245	0.254	-	0.250	0.214	0.254	0.285
Motors/Drives	-	-	-	-	0.003	0.004	0.006
Process Loads	-	-	-	-	0.001	0.002	0.002
Refrigeration	-	-	-	-	0.012	0.018	0.024
Water Heating	-	-	-	-	0.003	0.004	0.005
NEEA	0.032	0.041	0.043	0.038	-	-	-
Total	0.307	0.295	0.51	0.370	0.284	0.354	0.420

HVAC – Commercial HVAC ramp rates were decreased from Seventh Plan rates to more accurately reflect Richland’s historical savings.

Lighting - Commercial lighting ramp rates were decreased from Seventh Plan rates to more accurately reflect Richland’s historical savings.

Richland did not report savings in other end uses and ramp rates were decreased from Seventh Plan rates where cost-effective potential was identified.

The majority of savings in the Industrial sector are achieved by large custom projects and therefore are not directly mappable to individual end uses. Therefore, EES slowed down ramp rates in the Industrial sector to more closely align with recent levels of program achievement at the sector level and accounting for large custom projects completed in 2018 and 2019. The resulting conservation potential is shown above in Table V-1.

Appendix VI – Measure List

This appendix provides a high-level measure list of the energy efficiency measures evaluated in the 2019 CPA. The CPA evaluated thousands of measures; the measure list does not include each individual measure; rather it summarizes the measures at the category level, some of which are repeated across different units of stock, such as single family, multifamily, and manufactured homes. Specifically, utility conservation potential is modeled based on incremental costs and savings of individual measures. Individual measures are then combined into measure categories to more realistically reflect utility-conservation program organization and offerings. For example, single-family attic insulation measures are modeled for a variety of upgrade increments: R-0 to R-38, R-0 to R-49, or R-19 to R-38. The increments make it possible to model measure savings and costs at a more precise level. Each of these individual measures are then bundled across all housing types to result in one measure group: attic insulation.

The measure list used in this CPA was developed based on information from the Regional Technical Forum (RTF) and the Northwest Power and Conservation Council (Council). The RTF and the Council continually maintain and update a list of regional conservation measures based on new data, changing market conditions, regulatory changes, and technological developments. The measure list provided in this appendix includes the most up-to date information available at the time this CPA was developed.

The following tables list the conservation measures (at the category level) that were used to model conservation potential presented in this report. Measure data was sourced from the Council’s Seventh Plan workbooks and the RTF’s Unit Energy Savings (UES) workbooks. Note that some measures may not be applicable to an individual utility’s service territory based on characteristics of the utility’s customer sectors.

Table VI-1 Residential End Uses and Measures		
End Use	Measures/Categories	Data Source
Dryer	Heat Pump Clothes Dryer	7th Plan
Electronics	Advanced Power Strips	7th Plan, RTF
	Energy Star Computers	7th Plan
	Energy Star Monitors	7th Plan
Food Preparation	Electric Oven	7th Plan
	Microwave	7th Plan
HVAC	Air Source Heat Pump	7th Plan, RTF
	Controls, Commissioning, and Sizing	7th Plan, RTF
	Ductless Heat Pump	7th Plan, RTF
	Ducted Ductless Heat Pump	7th Plan
	Duct Sealing	7th Plan, RTF
	Ground Source Heat Pump	7th Plan, RTF
	Heat Recovery Ventilation	7th Plan
	Attic Insulation	7th Plan, RTF
	Floor Insulation	7th Plan, RTF
	Wall Insulation	7th Plan, RTF
	Windows	7th Plan, RTF
	Wi-Fi Enabled Thermostats	7th Plan
Lighting	Linear Fluorescent Lighting	7th Plan, RTF
	LED General Purpose and Dimmable	7th Plan, RTF
	LED Decorative and Mini-Base	7th Plan, RTF
	LED Globe	7th Plan, RTF
	LED Reflectors and Outdoor	7th Plan, RTF
	LED Three-Way	7th Plan, RTF
Refrigeration	Freezer	7th Plan
	Refrigerator	7th Plan
Water Heating	Aerator	7th Plan
	Behavior Savings	7th Plan
	Clothes Washer	7th Plan
	Dishwasher	7th Plan
	Heat Pump Water Heater	7th Plan, RTF
	Showerheads	7th Plan, RTF
	Solar Water Heater	7th Plan
	Thermostatic Valve	RTF
	Wastewater Heat Recovery	7th Plan
Whole Building	EV Charging Equipment	7th Plan

Table VI-2 Commercial End Uses and Measures		
End Use	Measures/Categories	Data Source
Compressed Air	Controls, Equipment, & Demand Reduction	7th Plan
Electronics	Energy Star Computers	7th Plan
	Energy Star Monitors	7th Plan
	Smart Plug Power Strips	7th Plan, RTF
	Data Center Measures	7th Plan
Food Preparation	Combination Ovens	7th Plan, RTF
	Convection Ovens	7th Plan, RTF
	Fryers	7th Plan, RTF
	Hot Food Holding Cabinet	7th Plan, RTF
	Steamer	7th Plan, RTF
	Pre-Rinse Spray Valve	7th Plan, RTF
HVAC	Advanced Rooftop Controller	7th Plan
	Commercial Energy Management	7th Plan
	Demand Control Ventilation	7th Plan
	Ductless Heat Pumps	7th Plan
	Economizers	7th Plan
	Secondary Glazing Systems	7th Plan
	Variable Refrigerant Flow	7th Plan
	Web-Enabled Programmable Thermostat	7th Plan
Lighting	Bi-Level Stairwell Lighting	7th Plan
	Exterior Building Lighting	7th Plan
	Exit Signs	7th Plan
	Lighting Controls	7th Plan
	Linear Fluorescent Lamps	7th Plan
	LED Lighting	7th Plan
	Street Lighting	7th Plan
Motors/Drives	ECM for Variable Air Volume	7th Plan
	Motor Rewinds	7th Plan
Process Loads	Municipal Water Supply	7th Plan
Refrigeration	Grocery Refrigeration Bundle	7th Plan, RTF
	Water Cooler Controls	7th Plan
Water Heating	Commercial Clothes Washer	7th Plan, RTF
	Showerheads	7th Plan
	Tank Water Heaters	7th Plan

Table VI-3 Industrial End Uses and Measures		
End Use	Measures/Categories	Data Source
Compressed Air	Air Compressor Equipment	7th Plan
	Demand Reduction	7th Plan
Energy Management	Air Compressor Optimization	7th Plan
	Energy Project Management	7th Plan
	Fan Energy Management	7th Plan
	Fan System Optimization	7th Plan
	Cold Storage Tune-up	7th Plan
	Chiller Optimization	7th Plan
	Integrated Plant Energy Management	7th Plan
	Plant Energy Management	7th Plan
	Pump Energy Management	7th Plan
	Pump System Optimization	7th Plan
Fans	Efficient Centrifugal Fan	7th Plan
	Fan Equipment Upgrade	7th Plan
Hi-Tech	Clean Room Filter Strategy	7th Plan
	Clean Room HVAC	7th Plan
	Chip Fab: Eliminate Exhaust	7th Plan
	Chip Fab: Exhaust Injector	7th Plan
	Chip Fab: Reduce Gas Pressure	7th Plan
	Chip Fab: Solid State Chiller	7th Plan
Lighting	Efficient Lighting	7th Plan
	High-Bay Lighting	7th Plan
	Lighting Controls	7th Plan
Low & Medium Temp Refrigeration	Food: Cooling and Storage	7th Plan
	Cold Storage Retrofit	7th Plan
	Grocery Distribution Retrofit	7th Plan
Material Handling	Material Handling Equipment	7th Plan
	Material Handling VFD	7th Plan
Metals	New Arc Furnace	7th Plan
Misc.	Synchronous Belts	7th Plan
	Food Storage: CO2 Scrubber	7th Plan
	Food Storage: Membrane	7th Plan
Motors	Motor Rewinds	7th Plan
Paper	Efficient Pulp Screen	7th Plan
	Material Handling	7th Plan
	Premium Control	7th Plan
	Premium Fan	7th Plan
Process Loads	Municipal Sewage Treatment	7th Plan
Pulp	Efficient Agitator	7th Plan
	Effluent Treatment System	7th Plan
	Premium Process	7th Plan
	Refiner Plate Improvement	7th Plan
	Refiner Replacement	7th Plan
Pumps	Equipment Upgrade	7th Plan
Transformers	New/Retrofit Transformer	7th Plan
Wood	Hydraulic Press	7th Plan
	Pneumatic Conveyor	7th Plan

Table IV-4 Agriculture End Uses and Measures		
End Use	Measures/Categories	Data Source
Dairy Efficiency	Efficient Lighting	7th Plan
	Milk Pre-Cooler	7th Plan
	Vacuum Pump	7th Plan
Irrigation	Low Energy Sprinkler Application	7th Plan
	Irrigation Hardware	7th Plan, RTF
	Scientific Irrigation Scheduling	7th Plan, BPA
Lighting	Agricultural Lighting	7th Plan
Motors/Drives	Motor Rewinds	7th Plan

Table VI-4 Distribution Efficiency End Uses and Measures		
End Use	Measures/Categories	Data Source
Distribution Efficiency	LDC Voltage Control	7th Plan
	Light System Improvements	7th Plan
	Major System Improvements	7th Plan
	EOL Voltage Control Method	7th Plan
	SCL Implement EOL w/ Improvements	7th Plan

Appendix VII – Energy Efficiency Potential by End-Use

Residential	aMW																			
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Dryer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Electronics	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.01	0.01	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Food Preparation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
HVAC	0.12	0.13	0.14	0.14	0.14	0.14	0.13	0.13	0.12	0.12	0.12	0.11	0.11	0.11	0.11	0.10	0.06	0.06	0.06	0.06
Lighting	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Refrigeration	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Water Heating	0.06	0.08	0.09	0.11	0.12	0.13	0.14	0.14	0.14	0.14	0.13	0.12	0.11	0.11	0.10	0.09	0.07	0.06	0.03	0.02
Whole Bldg/Meter Le	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	0.18	0.21	0.23	0.25	0.27	0.28	0.28	0.28	0.28	0.27	0.26	0.24	0.23	0.22	0.21	0.20	0.13	0.13	0.09	0.09

Residential - Detail	aMW																			
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Dryer																				
Clothes Dryer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Electronics																				
Advanced Power Strips	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Computer	0.001	0.001	0.002	0.003	0.004	0.005	0.006	0.007	0.009	0.010	0.010	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001
Monitor	0.000	0.000	0.000	0.001	0.001	0.001	0.001	0.002	0.002	0.002	0.003	0.003	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Food Preparation																				
Electric Oven	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Microwave	0.001	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
HVAC																				
ASHP	0.003	0.004	0.006	0.009	0.011	0.014	0.016	0.018	0.020	0.021	0.022	0.023	0.023	0.024	0.024	0.024	0.024	0.024	0.024	0.024
Controls Commissioning and Sizing	0.004	0.006	0.009	0.013	0.017	0.020	0.024	0.027	0.029	0.031	0.033	0.034	0.034	0.035	0.035	0.035	0.035	0.035	0.035	0.035
DHP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
DHP Ducted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Duct Sealing	0.040	0.044	0.042	0.040	0.038	0.035	0.032	0.029	0.026	0.023	0.022	0.020	0.019	0.018	0.017	0.016	-	-	-	-
GSHP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Heat Recovery Ventilation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ResWx	0.062	0.068	0.066	0.064	0.060	0.055	0.049	0.043	0.038	0.034	0.031	0.028	0.026	0.025	0.023	0.022	-	-	-	-
WIFI enabled tstats	0.012	0.013	0.012	0.012	0.011	0.011	0.011	0.010	0.010	0.009	0.009	0.009	0.008	0.008	0.008	0.007	0.002	0.002	0.002	0.002
Lighting																				
LF Lighting	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting PPA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Refrigeration																				
Freezer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Refrigerator	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Water Heating																				
Aerator	0.001	0.002	0.002	0.003	0.003	0.003	0.003	0.002	0.002	0.002	0.001	0.001	0.001	0.001	0.001	0.000	0.000	0.000	0.000	0.000
Behavior	0.016	0.019	0.021	0.021	0.020	0.018	0.014	0.010	0.007	0.005	0.003	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002
Clothes Washer	0.012	0.014	0.016	0.018	0.019	0.020	0.020	0.021	0.021	0.022	0.022	0.022	0.022	0.022	0.022	0.022	0.007	0.004	0.004	0.004
Dishwasher	0.001	0.001	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
HPWH	0.006	0.010	0.014	0.020	0.025	0.031	0.036	0.041	0.045	0.048	0.050	0.052	0.053	0.054	0.054	0.054	0.054	0.049	0.012	0.009
Showerheads	0.016	0.022	0.029	0.036	0.044	0.051	0.056	0.060	0.060	0.057	0.051	0.043	0.034	0.026	0.019	0.014	0.009	0.009	0.009	0.009
Solar Water Heater	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Thermostatic Valve	0.005	0.007	0.009	0.011	0.012	0.012	0.011	0.009	0.008	0.006	0.004	0.003	0.002	0.001	0.001	0.000	-	-	-	-
WasteWater Heat Recovery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Whole Bldg/Meter Level																				
EV Supply Equip	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	0.181	0.213	0.232	0.251	0.267	0.277	0.282	0.283	0.279	0.273	0.263	0.241	0.227	0.216	0.206	0.198	0.134	0.126	0.089	0.086

Commercial	aMW																			
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Compressed Air	0.00	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.00	0.00	0.00	-	-	-
Electronics	0.01	0.01	0.01	0.02	0.03	0.03	0.04	0.06	0.07	0.08	0.09	0.02	-	-	-	-	-	-	-	-
Food Preparation	0.00	0.00	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.00	0.00	0.00	-	-	-	-
HVAC	0.04	0.05	0.07	0.09	0.12	0.14	0.16	0.17	0.17	0.16	0.14	0.12	0.09	0.07	0.05	0.03	0.02	0.02	0.02	0.02
Lighting	0.21	0.25	0.29	0.32	0.35	0.35	0.36	0.38	0.33	0.29	0.28	0.22	0.22	0.23	0.23	0.23	0.23	0.22	0.22	0.19
Motors/Drives	0.00	0.00	0.01	0.01	0.01	0.01	0.01	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Process Loads	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.01	0.01	0.01	0.00	0.00	0.00	0.00	0.00	-	-	-	-
Refrigeration	0.01	0.02	0.02	0.03	0.04	0.04	0.05	0.05	0.05	0.05	0.04	0.03	0.03	0.02	0.01	0.01	-	-	-	-
Water Heating	0.00	0.00	0.00	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.02	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
Total	0.28	0.35	0.42	0.50	0.57	0.61	0.66	0.70	0.68	0.64	0.62	0.45	0.40	0.36	0.33	0.30	0.28	0.27	0.27	0.24

Commercial - Detail	aMW																			
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Compressed Air	0.004	0.005	0.007	0.008	0.009	0.011	0.012	0.012	0.012	0.012	0.011	0.009	0.008	0.006	0.005	0.004	0.000	-	-	-
Electronics																				
Data Centers	0.005	0.008	0.013	0.018	0.025	0.034	0.045	0.055	0.067	0.078	0.090	0.017	-	-	-	-	-	-	-	-
Desktop	0.000	0.000	0.000	0.000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Laptop	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-	-	-	-	-	-	-	-	-	-	-	-	-
Monitor	0.000	0.000	0.000	0.000	0.000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Smart Plug Power Strips	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Food Preparation																				
Cooking Equipment	0.003	0.004	0.005	0.006	0.007	0.008	0.009	0.009	0.010	0.010	0.011	0.011	0.011	0.004	-	-	-	-	-	-
Pre-Rinse Spray Valve	0.001	0.001	0.001	0.001	0.001	0.001	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-	-	-	-
HVAC																				
Advanced Rooftop Controller	0.010	0.014	0.019	0.025	0.030	0.036	0.040	0.042	0.042	0.039	0.034	0.028	0.021	0.014	0.009	0.004	-	-	-	-
Commercial EM	0.013	0.019	0.026	0.034	0.042	0.050	0.055	0.059	0.059	0.055	0.049	0.039	0.029	0.020	0.012	0.006	-	-	-	-
DCV Parking Garage	0.004	0.005	0.007	0.009	0.011	0.013	0.014	0.015	0.015	0.014	0.012	0.010	0.008	0.005	0.003	0.001	-	-	-	-
DCV Restaurant Hood	0.001	0.002	0.002	0.003	0.004	0.005	0.006	0.006	0.006	0.006	0.006	0.005	0.003	0.002	0.002	0.001	-	-	-	-
Demand Control Ventilation	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-	-	-	-
DHP	0.002	0.003	0.004	0.005	0.006	0.007	0.008	0.008	0.009	0.008	0.008	0.006	0.005	0.004	0.003	0.002	0.001	0.001	0.001	0.001
Economizer	0.006	0.009	0.012	0.015	0.019	0.022	0.025	0.026	0.026	0.024	0.021	0.017	0.013	0.009	0.005	0.003	-	-	-	-
Premium Fume Hood	0.000	0.000	0.000	0.001	0.001	0.001	0.002	0.002	0.002	0.003	0.003	0.004	0.004	0.004	0.004	0.004	0.005	0.005	0.005	0.005
Secondary Glazing Systems	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
VRF	0.001	0.001	0.002	0.003	0.004	0.005	0.006	0.007	0.008	0.009	0.010	0.011	0.011	0.011	0.012	0.012	0.012	0.012	0.012	0.012
WEPT	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-	-	-	-
Lighting																				
Bi-Level Stairwell Lighting	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Exterior Building Lighting	0.040	0.050	0.057	0.071	0.085	0.099	0.111	0.121	0.100	0.084	0.070	0.013	0.013	0.013	0.013	0.014	0.014	0.014	0.014	0.014
LEC Exit Sign	0.007	0.008	0.009	0.009	0.010	0.010	0.010	0.011	0.011	0.011	0.011	0.011	0.011	0.011	0.011	0.012	0.012	0.004	0.003	0.003
Lighting Controls Interior	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.000
Low Power LF Lamps	0.032	0.037	0.041	0.045	0.048	0.050	0.051	0.053	0.028	-	-	-	-	-	-	-	-	-	-	-
LPD Package	0.102	0.123	0.138	0.152	0.165	0.175	0.182	0.187	0.190	0.192	0.193	0.195	0.194	0.195	0.196	0.196	0.197	0.197	0.197	0.164
Parking Lighting	0.008	0.011	0.014	0.017	0.020	0.013	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Street and Roadway Lighting	0.024	0.025	0.025	0.026	0.026	0.005	0.004	0.004	0.004	0.004	0.004	0.004	0.004	0.004	0.004	0.004	0.004	0.005	0.005	0.005
Motors/Drives																				
ECM-VAV	0.002	0.004	0.006	0.007	0.009	0.011	0.013	0.015	0.016	0.017	0.018	0.019	0.019	0.019	0.019	0.019	0.019	0.019	0.019	0.019
MotorsRewind	0.000	0.000	0.000	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Process Loads																				
Municipal Water Supply	0.001	0.002	0.002	0.003	0.004	0.005	0.005	0.006	0.006	0.006	0.005	0.004	0.003	0.002	0.001	0.001	-	-	-	-
Refrigeration																				
Grocery Refrigeration Bundle	0.012	0.017	0.022	0.029	0.036	0.042	0.048	0.051	0.051	0.048	0.042	0.034	0.026	0.017	0.011	0.005	-	-	-	-
Water Cooler Controls	0.001	0.001	0.002	0.003	0.004	0.002	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Water Heating																				
Commercial Clothes Washer	0.001	0.001	0.001	0.001	0.001	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.000	-	-	-	-	-	-	-
Showerheads	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002	-	-	-	-
WHTanks	0.001	0.001	0.002	0.003	0.004	0.005	0.006	0.007	0.009	0.010	0.011	0.012	0.012	0.013	0.013	0.013	0.013	0.013	0.013	0.013
Total	0.284	0.354	0.420	0.497	0.574	0.613	0.657	0.702	0.677	0.638	0.615	0.454	0.400	0.359	0.327	0.304	0.278	0.271	0.269	0.236

Industrial	aMW																			
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Compressed Air	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	-	-	-
Energy Management	0.13	0.14	0.14	0.13	0.12	0.11	0.09	0.08	0.07	0.06	0.05	0.05	0.04	0.04	0.04	0.04	-	-	-	-
Fans	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	-	-	-
Hi-Tech	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	-	-	-
Lighting	0.04	0.03	0.03	0.02	0.02	0.02	0.01	0.01	0.01	0.01	0.01	0.00	0.00	0.00	0.00	0.00	-	-	-	-
Low & Med Temp Ref	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	-	-	-
Material Handling	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Metals	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	-	-	-
Misc	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Motors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Paper	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Process Loads	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	-	-	-
Pulp	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pumps	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transformers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wood	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	0.21	0.21	0.20	0.19	0.18	0.16	0.13	0.11	0.09	0.07	0.06	0.05	0.05	0.04	0.04	0.04	-	-	-	-

Industrial - Detail	aMW																			
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Compressed Air	0.004	0.004	0.003	0.003	0.002	0.002	0.002	0.001	0.001	0.001	0.001	0.000	0.000	0.000	0.000	0.000	-	-	-	-
Energy Management																				
Compressed Air	0.002	0.002	0.002	0.001	0.001	0.001	0.001	0.001	0.001	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-	-	-	-
Energy Project Management	0.032	0.034	0.032	0.030	0.029	0.027	0.026	0.024	0.023	0.021	0.020	0.019	0.018	0.017	0.016	0.015	-	-	-	-
Fans	0.005	0.006	0.007	0.007	0.006	0.005	0.004	0.003	0.002	0.001	0.000	0.000	0.000	0.000	0.000	0.000	-	-	-	-
Food Storage	0.033	0.037	0.040	0.040	0.038	0.032	0.025	0.017	0.011	0.006	0.003	0.001	0.001	0.000	0.000	0.000	-	-	-	-
Hi-Tech	0.000	0.000	0.001	0.001	0.001	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-	-	-	-
Integrated Plant Energy Manageme	0.021	0.021	0.021	0.021	0.021	0.021	0.021	0.021	0.021	0.021	0.021	0.021	0.021	0.021	0.021	0.021	-	-	-	-
Plant Energy Management	0.036	0.031	0.026	0.022	0.019	0.016	0.013	0.010	0.008	0.006	0.005	0.004	0.003	0.002	0.002	0.001	-	-	-	-
Pumps	0.005	0.006	0.007	0.007	0.007	0.006	0.004	0.003	0.002	0.001	0.000	0.000	0.000	0.000	0.000	0.000	-	-	-	-
Fans	0.004	0.004	0.005	0.005	0.004	0.004	0.003	0.002	0.001	0.001	0.000	0.000	0.000	0.000	0.000	0.000	-	-	-	-
Hi-Tech	0.001	0.001	0.002	0.002	0.002	0.001	0.001	0.001	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-	-	-	-
Lighting	0.038	0.033	0.028	0.024	0.020	0.017	0.014	0.011	0.009	0.007	0.005	0.004	0.003	0.002	0.002	0.002	-	-	-	-
Low & Med Temp Refr																				
Food Processing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Food Storage	0.006	0.005	0.005	0.004	0.003	0.003	0.002	0.002	0.001	0.001	0.001	0.001	0.001	0.000	0.000	0.000	-	-	-	-
Material Handling	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Metals	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001	-	-	-	-
Misc																				
Belts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Food Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Motors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Paper	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Process Loads																				
Municipal Sewage Treatment	0.017	0.020	0.022	0.023	0.022	0.019	0.015	0.011	0.006	0.003	0.001	0.001	0.000	0.000	0.000	0.000	-	-	-	-
Pulp	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pumps	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transformers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wood	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	0.206	0.207	0.201	0.191	0.176	0.156	0.133	0.108	0.087	0.070	0.059	0.052	0.048	0.045	0.043	0.041	-	-	-	-

Agricultural	aMW																			
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Dairy Efficiency	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	-	-	-
Lighting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	-	-	-
Motors/Drives	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	-	-	-

Distribution Efficiency	aMW																			
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
1 - LDC voltage control n	0.00	0.01	0.01	0.01	0.02	0.02	0.02	0.02	0.02	0.02	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03
2 - Light system improve	0.00	0.00	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
3 - Major system improv	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4 - EOL voltage control n	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
A - SCL implement EOL v	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	0.01	0.01	0.02	0.02	0.02	0.03	0.03	0.03	0.04	0.04	0.04	0.04	0.04	0.04	0.05	0.05	0.05	0.05	0.05	0.05

Appendix VIII – Cost Estimates by End-Use

Utility Program Costs (2019\$)																				
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Residential	\$744,000	\$843,000	\$865,000	\$887,000	\$896,000	\$889,000	\$870,000	\$841,000	\$810,000	\$781,000	\$753,000	\$712,000	\$686,000	\$666,000	\$648,000	\$632,000	\$359,000	\$353,000	\$351,000	\$349,000
Commercial	\$548,000	\$693,000	\$828,000	\$982,000	\$1,136,000	\$1,228,000	\$1,325,000	\$1,416,000	\$1,411,000	\$1,378,000	\$1,337,000	\$1,103,000	\$1,020,000	\$959,000	\$910,000	\$874,000	\$833,000	\$785,000	\$779,000	\$701,000
Industrial	\$260,000	\$257,000	\$249,000	\$236,000	\$217,000	\$193,000	\$165,000	\$134,000	\$108,000	\$88,000	\$74,000	\$65,000	\$60,000	\$56,000	\$53,000	\$51,000	\$0	\$0	\$0	\$0
Distribution Efficiency	\$2,000	\$4,000	\$5,000	\$7,000	\$8,000	\$10,000	\$11,000	\$12,000	\$13,000	\$13,000	\$14,000	\$15,000	\$15,000	\$15,000	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000
Agricultural	\$2,000	\$2,000	\$2,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$1,556,000	\$1,799,000	\$1,949,000	\$2,113,000	\$2,258,000	\$2,321,000	\$2,372,000	\$2,404,000	\$2,342,000	\$2,260,000	\$2,178,000	\$1,895,000	\$1,781,000	\$1,696,000	\$1,627,000	\$1,573,000	\$1,208,000	\$1,154,000	\$1,146,000	\$1,066,000
\$/First Year MWh	\$261	\$261	\$256	\$251	\$248	\$246	\$245	\$243	\$247	\$253	\$254	\$273	\$283	\$291	\$299	\$305	\$301	\$297	\$323	\$329

TRC Levelized Cost (2019\$/kWh)				
	2-Year	6-Year	10-Year	20-Year
Residential	\$ 0.063	0.059949	0.058323	0.059527
Dryer				
Electronics	\$ 0.070	\$ 0.070	\$ 0.070	\$ 0.070
Food Preparation	\$ 0.083	\$ 0.083	\$ 0.083	\$ 0.083
HVAC	\$ 0.072	\$ 0.074	\$ 0.076	\$ 0.082
Lighting				
Refrigeration				
Water Heating	\$ 0.042	\$ 0.034	\$ 0.029	\$ 0.023
Whole Bldg/Meter Level				
Commercial	\$ 0.047	\$ 0.048	\$ 0.048	\$ 0.052
Compressed Air	\$ 0.008	\$ 0.008	\$ 0.008	\$ 0.008
Electronics	\$ 0.041	\$ 0.041	\$ 0.041	\$ 0.041
Food Preparation	\$ 0.034	\$ 0.022	\$ 0.018	\$ 0.016
HVAC	\$ 0.048	\$ 0.049	\$ 0.049	\$ 0.051
Lighting	\$ 0.049	\$ 0.050	\$ 0.052	\$ 0.056
Motors/Drives	\$ 0.035	\$ 0.035	\$ 0.035	\$ 0.035
Process Loads	\$ 0.039	\$ 0.039	\$ 0.039	\$ 0.039
Refrigeration	\$ 0.038	\$ 0.038	\$ 0.038	\$ 0.038
Water Heating	\$ 0.052	\$ 0.058	\$ 0.062	\$ 0.064
Industrial	\$ 0.036	\$ 0.037	\$ 0.037	\$ 0.036
Compressed Air	\$ 0.015	\$ 0.015	\$ 0.015	\$ 0.015
Energy Management	\$ 0.022	\$ 0.023	\$ 0.024	\$ 0.026
Fans	\$ 0.017	\$ 0.017	\$ 0.017	\$ 0.017
Hi-Tech	\$ 0.015	\$ 0.015	\$ 0.015	\$ 0.015
Lighting	\$ 0.059	\$ 0.059	\$ 0.059	\$ 0.059
Low & Med Temp Refr	\$ 0.054	\$ 0.054	\$ 0.054	\$ 0.054
Material Handling				
Metals	\$ 0.017	\$ 0.017	\$ 0.017	\$ 0.017
Misc				
Motors				
Paper				
Process Loads	\$ 0.075	\$ 0.075	\$ 0.075	\$ 0.075
Pulp				
Pumps				
Transformers				
Wood				
Distribution Efficiency	\$ 0.007	\$ 0.007	\$ 0.007	\$ 0.007
Agricultural	\$ 0.042	\$ 0.042	\$ 0.042	\$ 0.042
Dairy Efficiency				
Irrigation	\$ 0.051	\$ 0.051	\$ 0.051	\$ 0.051
Lighting	\$ 0.040	\$ 0.040	\$ 0.040	\$ 0.040
Motors/Drives				
Total	\$0.049	\$0.049	\$0.049	\$0.051

Richland Energy Services

2020 Integrated Resource Plan Draft

April 23, 2020

Prepared by:



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DRAFT



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April 23, 2020

Ms. Sandi Edgemon
Richland Energy Services
840 Northgate
Richland, Washington 99352

Dear Ms. Edgemon:

It is with pleasure that EES Consulting (EES) submits this draft of the 2020 Integrated Resource Plan for Richland Energy Services (RES).

We appreciate all of the assistance you and your staff have provided in conjunction with this study. Please feel free to contact me directly with any questions or comments.

Very truly yours,



Steve Andersen
Manager

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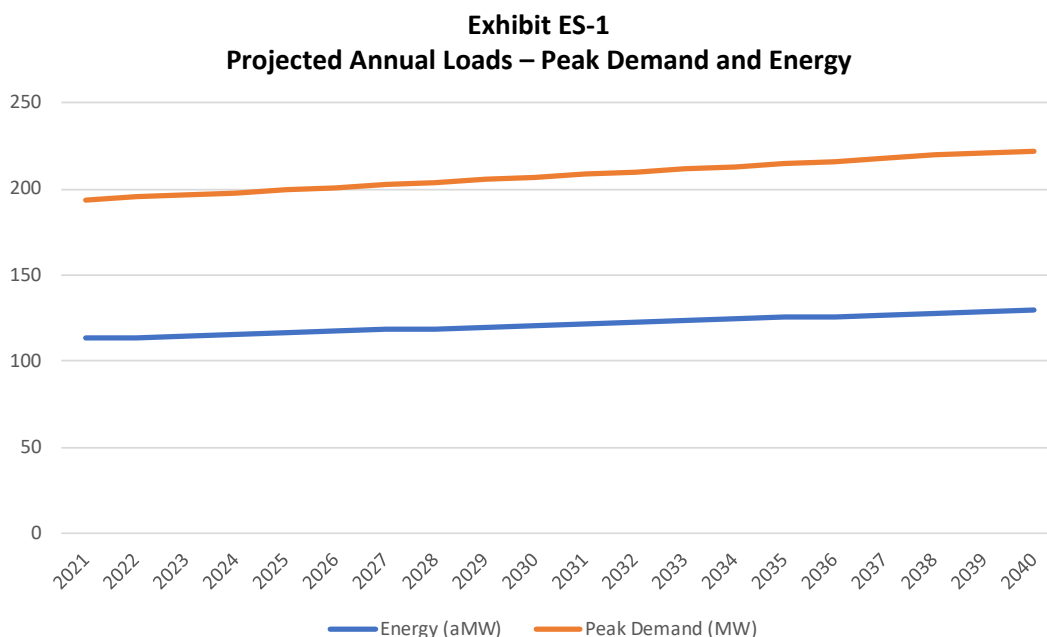
Executive Summary

In 2006, Washington State enacted House Bill 1010, requiring public utilities that are not full requirements customers of the Bonneville Power Administration (BPA) and that serve more than 25,000 customers to complete an Integrated Resource Plan (IRP) in accordance with RCW 19.280. Richland Energy Services' (RES) total customer count eclipsed the 25,000-customer threshold in January 2020. Given that RES is now over the 25,000-customer threshold, this IRP has been completed in response to the state mandate. Under the law RES is required to submit a full report every four years with accompanying updates every two years. RES voluntarily completed a full IRP in 2016. RES is submitting second full IRP in 2020. The 20-year study period for the 2020 IRP is 2021 through 2040.

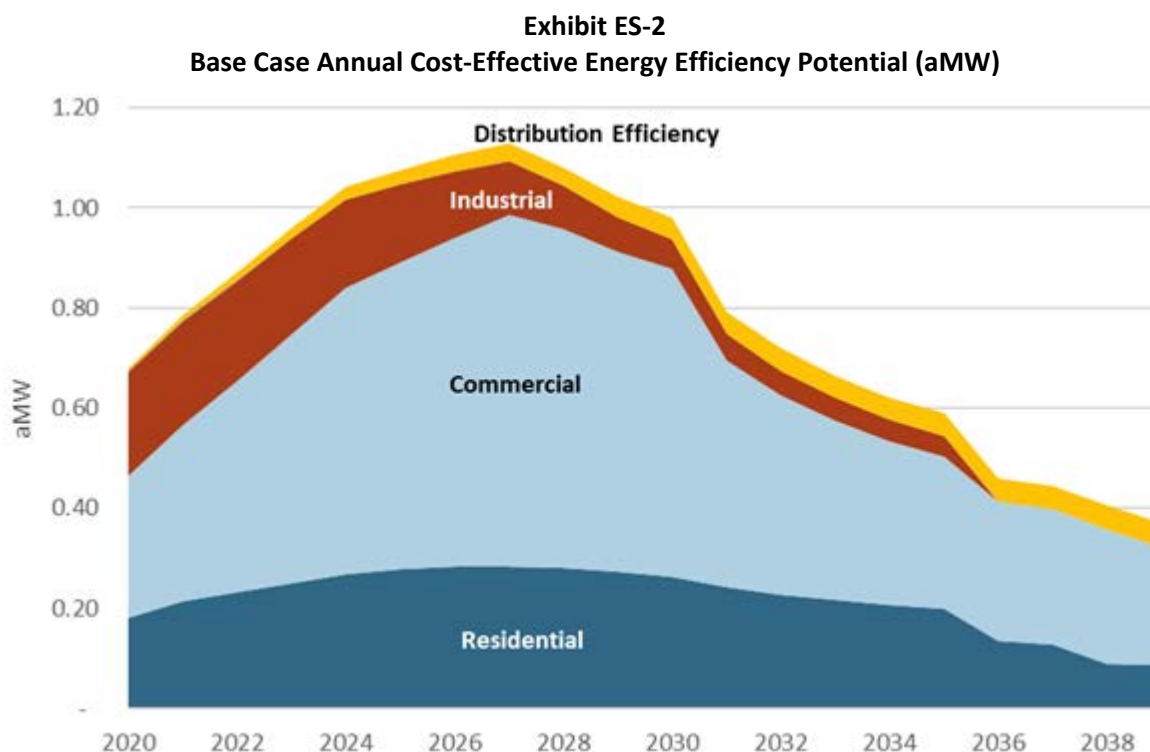
IRPs evaluate potential future resources in areas of reliability, cost, risk and environmental impact. IRPs consider demand-side resources on an equal basis with supply-side resources by comparing 20-year levelized costs. This report lays out the updated analysis performed by EES with respect to its forecast loads, existing resources, and future resource strategies. In addition, this report provides updates on the regulatory considerations and constraints that impact RES's resource planning.

Projected Loads and Existing Resources

Exhibit ES-1 shows total system annual energy (power purchase requirements) and peak demands for the 20-year study period 2021-40.



As shown above, loads are projected to be escalate steadily in CY21 through CY40. The average annual growth rate is 0.7 percent for energy and peak demand. The load forecast shown above includes anticipated conservation achievements. According to the Conservation Potential Assessment (CPA) completed by EES Consulting in February 2020, projected cumulative conservation acquisitions are approximately 138,320 MWh or 15.8 aMW over the 20-year study period. Exhibit ES-2 below shows the base case annual cost-effective energy efficiency potential identified in the CPA by sector.



Source: RES's 2020 Conservation Potential Assessment

RES currently purchases 90 percent of its power requirements from BPA under a 20-year contract that expires in September 2028, 3 percent from BPA through a short-term Tier 2 product purchase that expires in September 2021, 7 percent from NIES through contracts that expire in September 2023 and 0.5 percent from the Horn Rapids Solar and Storage Training Project.

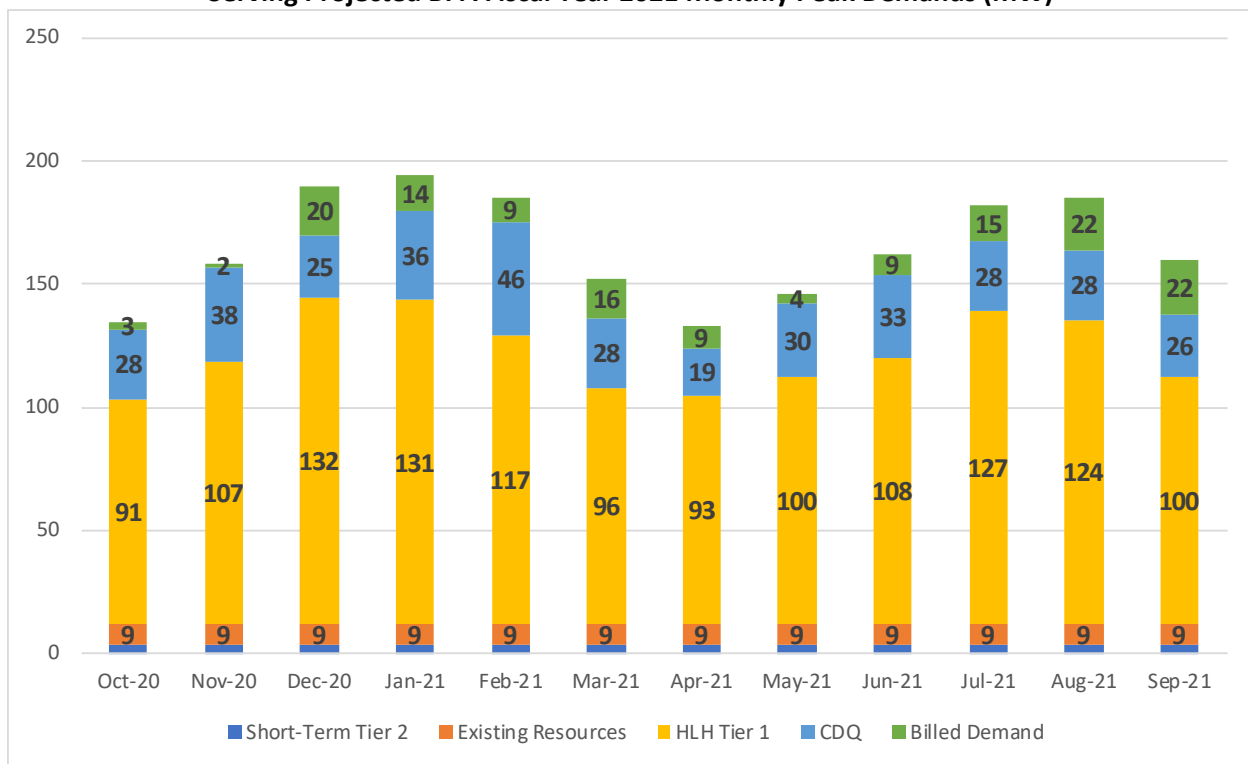
Power requirements above BPA Tier 1 allocations may be purchased from BPA at Tier 2 rates or from alternative suppliers including market purchases and owned generation. Above-HWM load must be served by flat blocks of power. BPA offers utilities several alternatives for Tier 2 power products and associated pricing. BPA's Tier 2 rates are designed to recover the full costs of the generating resources or market purchases used to serve Tier 2 loads.

As a load following customer, RES currently purchases all of its peak demand requirements from BPA. The monthly billing determinants for BPA's demand product are calculated by taking RES's

monthly system peak demand less RES's average on-peak energy consumption less RES's above HWM purchases and RES's Contract Demand Quantity (CDQ). The monthly CDQs are set for the contract period (through September 2028) and are based on historic load factors. RES's CDQs vary between a high of 46 megawatts and low of 19 megawatts. The average monthly demand billing determinant is projected to be near 12 megawatts in CY21.

Figure ES-3 shows an example of the calculation of BPA's demand billing determinant. The monthly peak demands shown below are based on BPA's total retail load and customer system peak forecasts for RES.

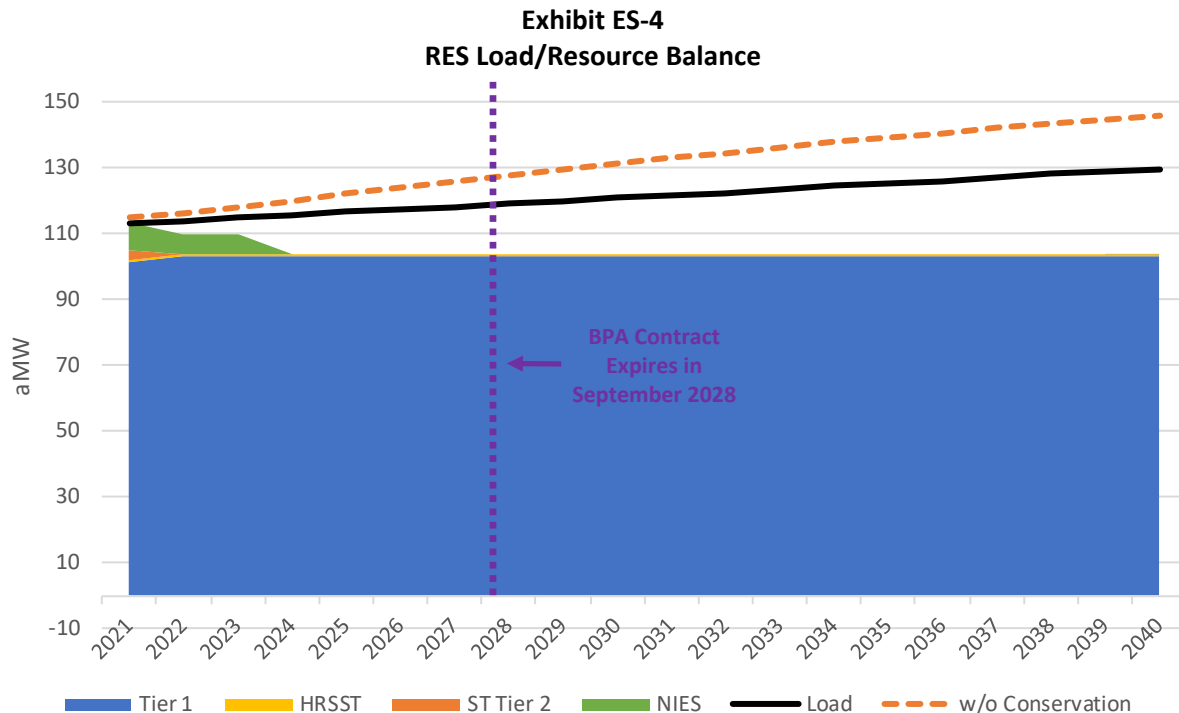
Figure ES-3
Serving Projected BPA Fiscal Year 2021 Monthly Peak Demands (MW)



Note: Existing Resources include NIES purchase and HRSST.

BPA's monthly demand rates vary between a high of \$12.10 per kilowatt and a low of \$5.04 per kilowatt. Given the relatively high BPA demand rates reducing peak demands can result in fairly significant savings. If the demand billing determinant could be reduced by 1 megawatt in each month, RES's annual purchased power costs could be reduced by \$120,000. As such, it is important to consider resources such as demand response units that can reduce RES's monthly peak demands.

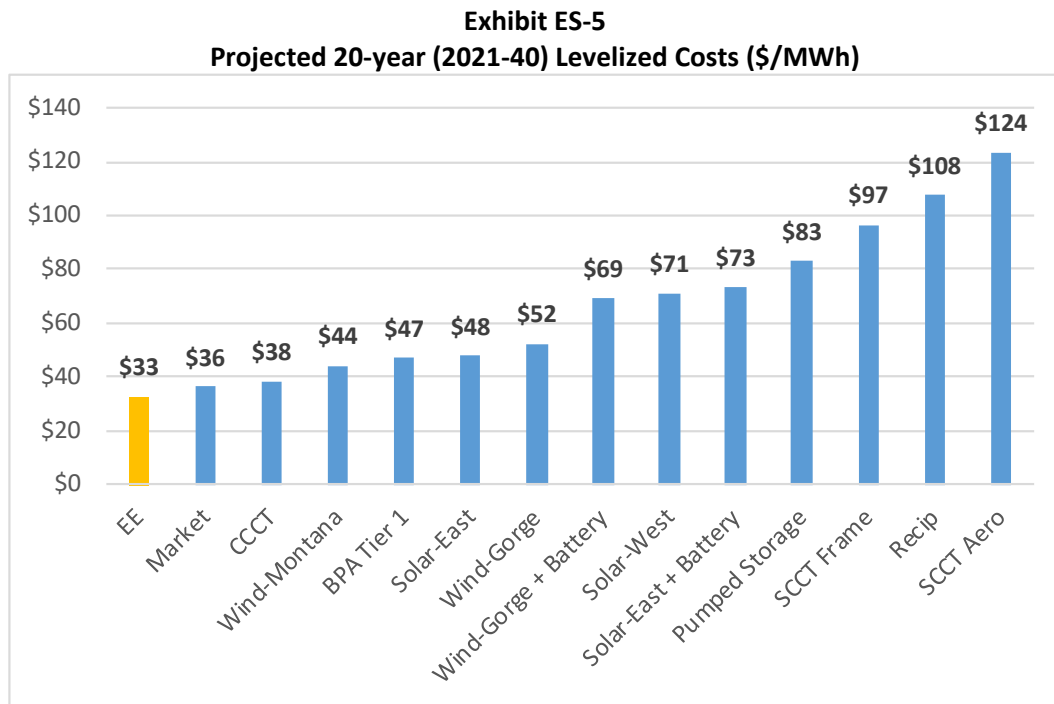
RES's existing resource portfolio also includes the Horned Rapids Solar, Storage and Training Project (HRSST) and a market purchase through Northwest Intergovernmental Energy Supply (NIES). Exhibit ES-4 below shows RES's load/resource balance including non-federal resources.



Note: Tier 1 purchases are set for the current rate period (through September 2028). Tier 1 purchases shown after 2028 assume RES's allocation of BPA Tier 1 power does not change in the next contract period. Projected conservation achievements align with the annual achievements shown in Exhibit ES-2.

As shown above in Exhibit ES-4, RES is short on resources through 2040. On a short-term basis, RES can serve above-HWM load with market purchases through NIES or another entity.

Exhibit ES-5 below shows the nominal levelized costs of the supply-side resources discussed in the body of this report. The 20-year levelized cost of energy efficiency is per RES's 2019 CPA. The BPA Tier 1 rate assume 3 percent BPA rate increases every other year (every rate case).



Source: Utility IRPs, NW Power Council Data and RES Conservation Potential Assessment.

Exhibit ES-5 shows that energy efficiency and the wholesale market are the lowest cost resources followed by utility scale wind located in Montana, a combined cycle combustion turbine, utility scale solar located on the east side of the Cascade Mountains and BPA Tier 1 rates. The Production Tax Credit (PTC), which is applicable to wind projects at a reduced credit of 60 percent, expires at the end of 2020. Wind project costs are shown above without the PTC. The Investment Tax Credit (ITC), which is applicable to solar projects, is 30 percent in 2019, but steps down to 26 percent in 2020, 22 percent in 2021 and 10 percent in 2022 where it will remain. Solar project costs are shown above include a 10 percent ITC.

The Clean Energy Transformation Act (CETA) requires electric utilities in Washington State to include the social cost of greenhouse gas emissions in resource evaluation, planning and acquisition [RCW 19.280.030(3)]. The Washington State Department of Commerce has determined that customer-owned utilities should use the same cost values that the legislature has enacted for investor-owned utilities which establishes a specific set of cost values developed by a federal interagency working group in 2016. Inflation factors will escalate costs to the base years used in IRPs. Based on the methodology established by the working group, the projected social cost of carbon used in this analysis includes the following assumptions:

- 2021 cost of carbon (per metric tons): \$76.5/metric ton
- 2021 cost of carbon (per MMBtu): \$4.06/MMBtu, assuming 53 kilograms of CO₂ per MMBtu

The projected social cost of carbon impacts the resources shown above in Exhibit ES-5 differently, based on the resources' carbon content, which is determined by their heat rate in Btu/kWh. Including the social cost of carbon increases the 20-year levelized costs of the following resources included in Exhibit ES-5:

Market: \$23/MWh based on an assumed market heat rate of 7,195 Btu/kWh in August- March when gas-fired resources are the marginal resource; 0 Btu/kWh during spring/summer runoff season when hydro or wind serve as marginal resource

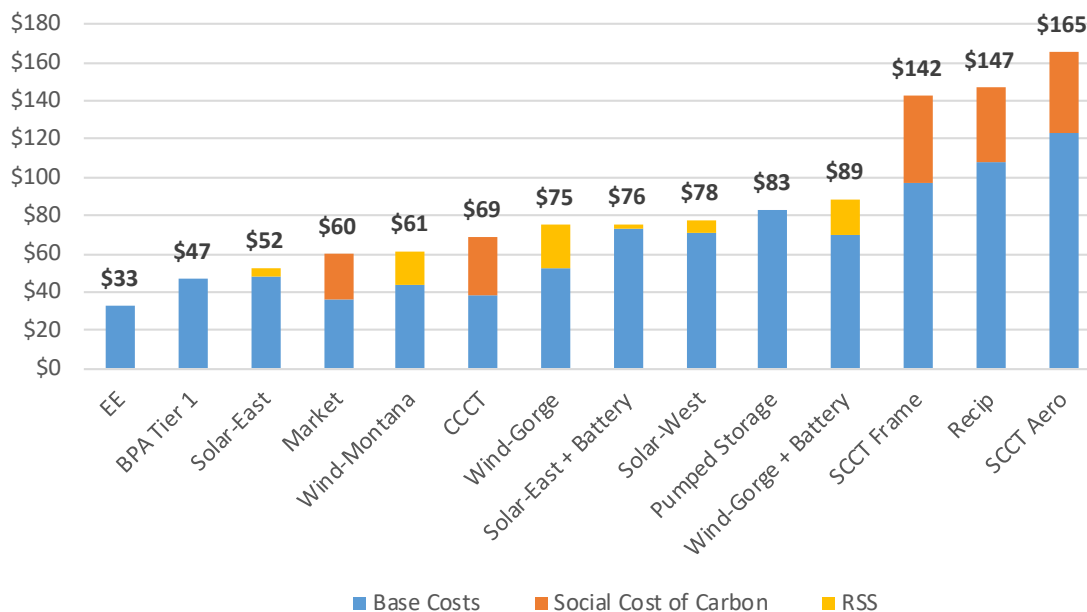
- CCCT: \$32/MWh based on an assumed heat rate of 6,550 Btu/kWh
- Reciprocating Engine: \$39/MWh based on an assumed heat rate of 8,350 Btu/kWh
- SCCT Aero: \$42/MWh based on an assumed heat rate of 8,930 Btu/kWh
- SCCT Frame: \$46/MWh based on an assumed heat rate of 9,773 Btu/kWh

Due to the intermittency of wind and the unpredictability of the output, the amount of hourly generation is uncertain. Since wind output cannot be assumed to be available in all hours, other generating resources need to be on call to be ramped down when wind resources provide generation and ramped up when wind resources do not provide generation. Providing within-hour balancing services for variable wind power, including additional reserve capacity and shifting generation patterns is known as wind integration. BPA uses the capacity and flexibility of its resource pool to provide wind integration services to its customer utilities through a product known as Resource Support Services (RSS).

Under the current BPA power contract, above-HWM load must be served with flat resources. BPA's RSS products flatten intermittent renewable generation across hours, days and seasons, resulting in flat blocks of power. Since solar generation is also not flat across all hours RSS products are also used to flatten utilities' solar power purchases. RSS prices are resource specific since wind and solar resources have different capabilities primarily based on their capacity factors. Based on RSS prices currently offered by BPA an RSS of \$20/MWh is assumed for wind projects located in the Gorge, \$15/MWh for Montana wind, \$5/MWh for solar projects located on the west-side of the Cascades and \$3.5/MWh for solar project on the east side.

Exhibit ES-6 below shows the nominal levelized costs of the supply-side resources including the projected social cost of carbon and RSS.

Exhibit ES-6
Projected 20-year (2021-40) Levelized Costs including Social Cost of Carbon and RSS (\$/MWh)

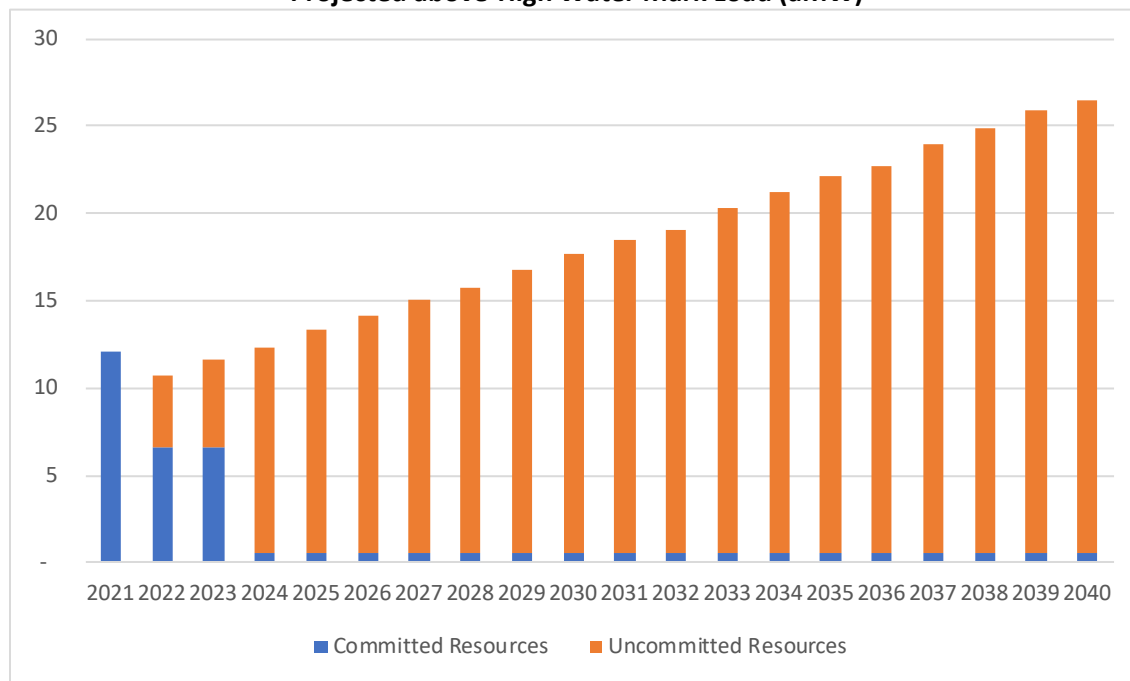


As shown above when the social cost of carbon is included in the analysis the cost of a CCCT falls from being the 3rd lowest cost resource to the 6th lowest cost resource and the market falls from 2nd to 4th.

Portfolios

Projected above-HWM loads are shown below in Figure ES-7. Committed resources include the NIES purchase in 2021 through 2023 and HRSST in all years.

Exhibit ES-7
Projected above-High Water Mark Load (aMW)

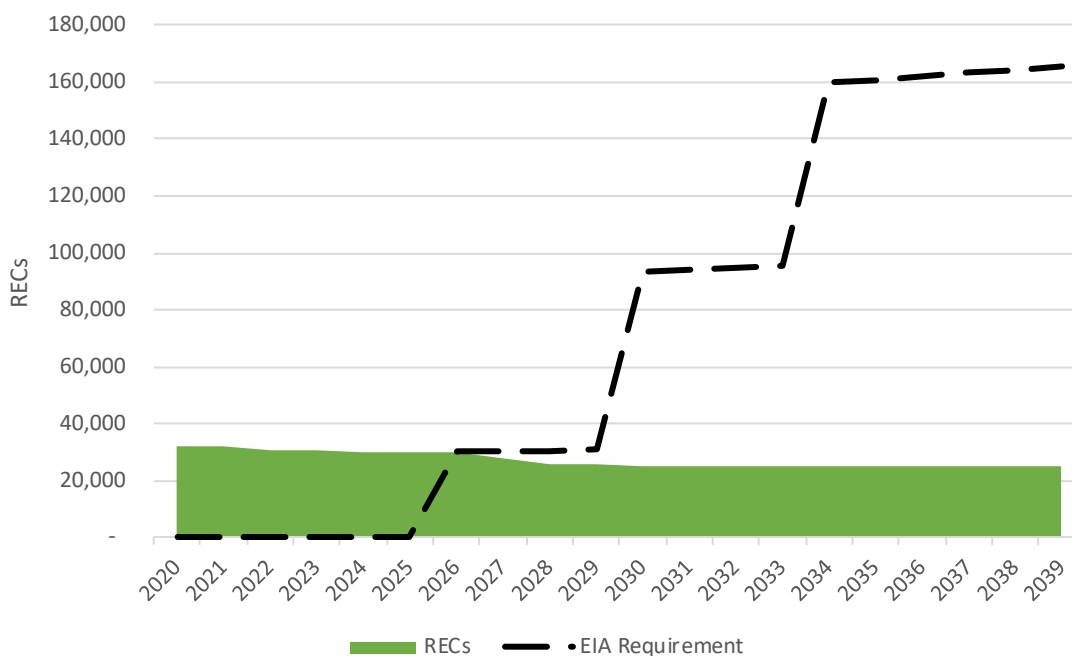


As shown above, RES is short on committed above-HWM serving resources in 2020 through 2040. In addition to being short on load-serving resources RES is also short on RECs required to meet the renewable energy requirements under the Energy Independence Act. RES exceeded the 25,000-customer threshold in January 2020. As such, RES is required to comply with the EIA's renewable energy targets as follows:

- 3 percent of retail load must be served by renewables in 2026-29
- 9 percent of retail load must be served by renewables in 2030-33
- 15 percent of retail load must be served by renewables beginning in 2034

Figure ES-8 shows RES's REC position compared to its requirements under the EIA.

Exhibit ES-8
RES Projected RECs vs. EIA Requirements



The RECs shown above (green area) are a combination of RECs associated with RES's purchase of the renewable resources (wind and incremental hydro) included in BPA's Tier 1 resource pool and HRSST. HRSST accounts for approximately 55 percent of the RECs currently under contract. HRSST RECs count as double because HRSST is a distributed resource. Distributed resources are eligible to use a 2.0 REC multiplier under the EIA.

The costs of serving RES's above-HWM loads while meeting the EIA's renewable energy requirements were calculated for three scenarios or portfolios.

As shown above, RES needs to acquire additional RECs, either from eligible renewable resources or from the REC market, beginning in 2027. Vintage 2016 HRSST and BPA Tier 1 RECs are sufficient to meet the first year of EIA requirements. Three portfolios were developed for meeting RES's above-HWM and renewable energy purchase requirements:

- Portfolio #1: Wholesale market purchases serve above-HWM load and REC purchases used to meet EIA requirements.
- Portfolio #2: Wholesale market and wind purchases serve above-HWM load and RECs from wind purchase meet EIA Requirements.
- Portfolio #3: Wholesale market, wind and solar purchases serve above-HWM load and RECs from wind and solar purchases meet EIA Requirements.

A sensitivity analysis is included to determine a range of costs associated with each portfolio. The sensitivity analysis is a deterministic analysis to show a best case, worst case, and expected case of the costs associated with each portfolio.

The three portfolios included in the analysis are discussed below.

Portfolio #1: Market Purchases Serve Above-HWM Load and REC Purchases Meet EIA Requirements

Figure ES-9 below shows a resource stack in which RES purchases enough power from the wholesale market to meet its load requirements. The blue area in Exhibit ES-9 includes BPA Tier 1 power, NIES purchases and HRSST.

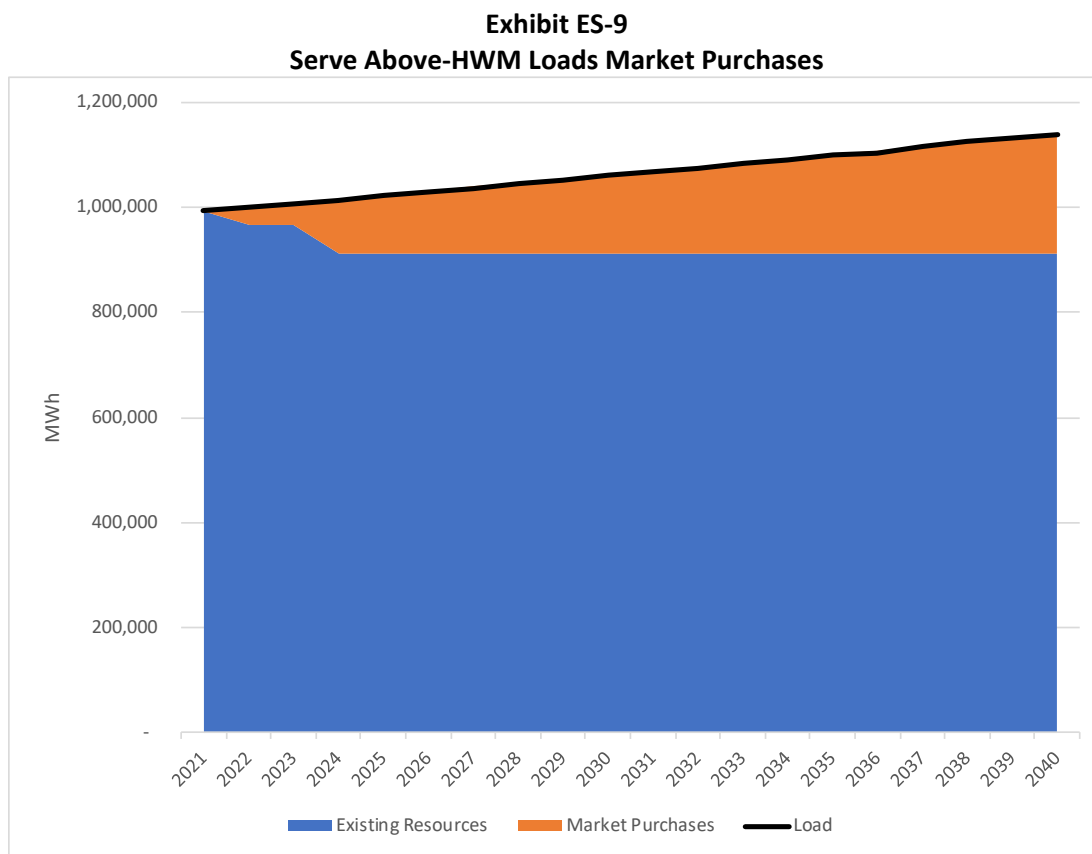
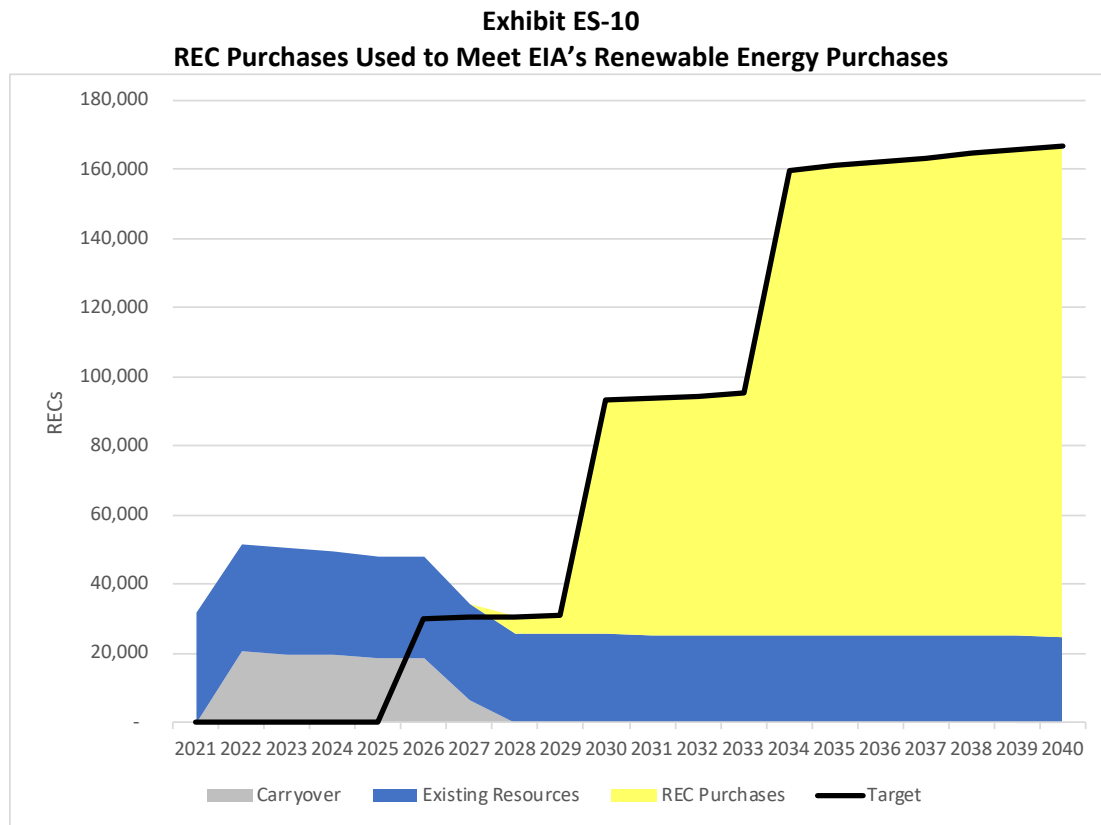


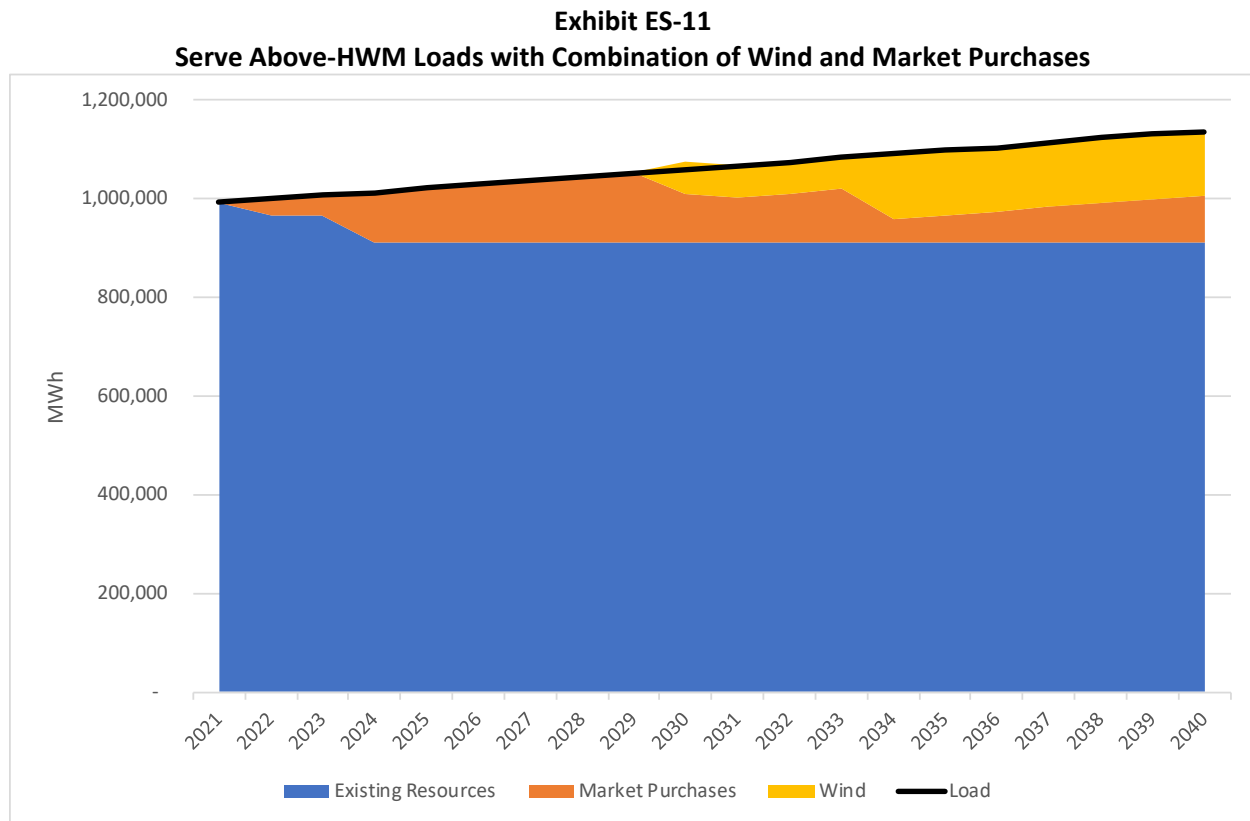
Exhibit ES-10 below shows RES's REC portfolio compared to its renewable energy requirement/target under the EIA. In this portfolio the REC short positions shown above in Exhibit ES-8 are met entirely through REC purchases.



Under the EIA utilities can use RECs from the previous year, the current year and the subsequent year to satisfy renewable energy requirements. For example, during the first year of compliance (CY26), RES can use vintage 2025, vintage 2026 and vintage 2027 RECs to meet the CY26 renewable target of 3 percent. The carryover amounts shown in gray in Exhibit ES-10 represent HRSST and BPA Tier 1 RECs from the prior year.

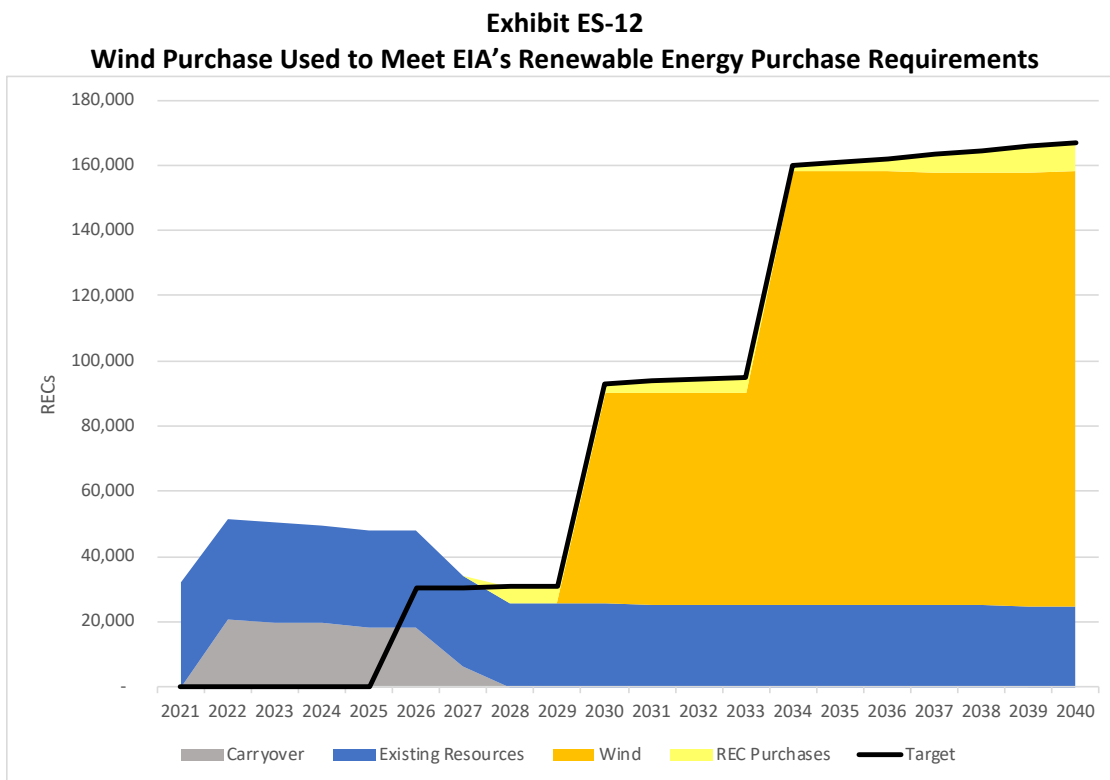
Portfolio #2: Serve Above-HWM Load with Market and Wind Purchases and Use RECs from Wind Purchase to Meet EIA Requirements

Exhibit ES-11 below shows a resource stack in which RES serves nearly half of its above-HWM load with output from a wind project and the other half from wholesale market purchases. The blue area in Exhibit ES-11 includes BPA Tier 1 power, NIES purchases and HRSST.



As shown in Exhibit ES-11, above-HWM loads are served by wholesale market purchases (orange area) in the earlier years with wind power serving increasing amounts of load through 2040. The amount of wind purchases layered into the portfolio is dictated based on the EIA renewable energy requirements. Wind purchases increase from 3.5 MW in 2028-2030 to 23 MW in 2031-33 and 43 MW in 2034-2040. A capacity factor of 37 percent is assumed for the wind project which is assumed to be located in the Columbia River Gorge.

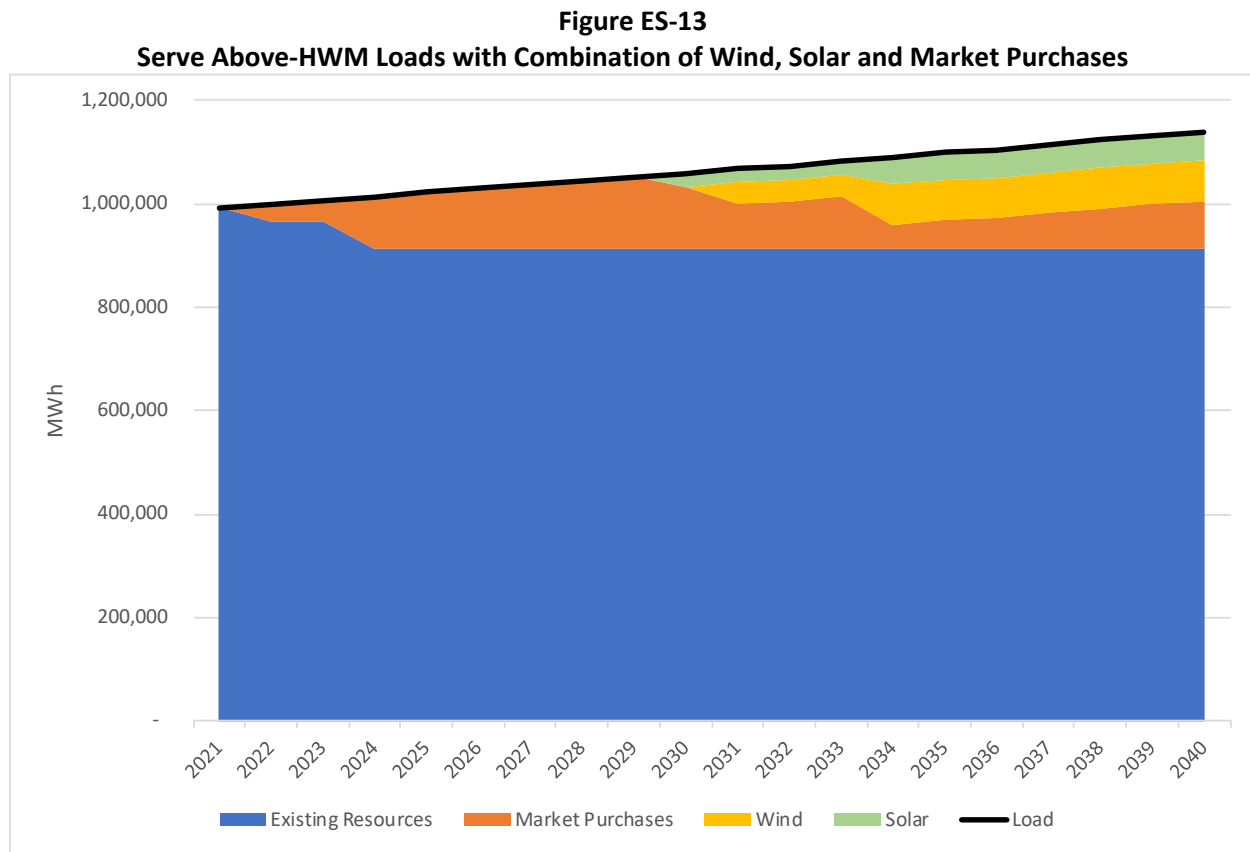
Exhibit ES-12 below shows that wind RECs fill in the short REC positions identified in Exhibit ES-8.



As shown above REC purchases (yellow area) are used to meet small REC deficits in Portfolio #2.

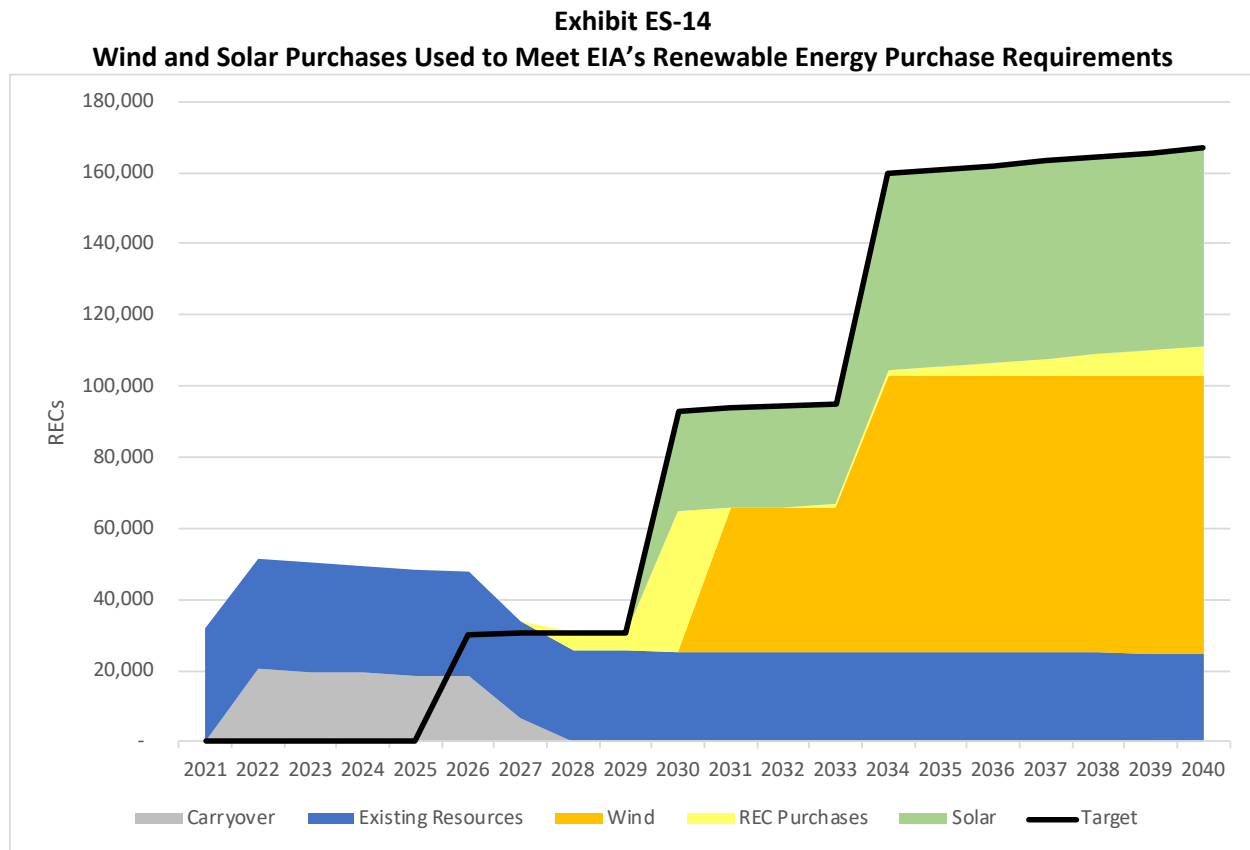
Portfolio #3: Serve Above-HWM Loads with Market, Wind and Solar Purchases and Use RECs from Wind and Solar Purchases to Meet EIA Requirements

Exhibit ES-13 below shows a resource stack in which RES serves nearly half of its above-HWM load with output from wind and solar projects and the other half from wholesale market purchases. The blue area in Exhibit ES-11 includes BPA Tier 1 power, NIES purchases and HRSST.



As shown in Exhibit ES-13, above-HWM loads are served by wholesale market purchases (orange area) in the earlier years with solar and wind power serving increasing amounts of load through 2040. The amount of solar and wind purchases layered into the portfolio is dictated based on the EIA renewable energy requirements. Solar purchases increase from 4 MW in 2028-2030 to 12 MW in 2031-33 and 19.5 MW in 2034-2040. A capacity factor of 32.5 percent is assumed for the solar project which assumed to be located on the east side of the Cascades. Wind purchases increase from 12.5 MW in 2031-2034 to 26.25 MW in 2034-40. A capacity factor of 37 percent is assumed for the wind project (same as Portfolio #2).

Exhibit ES-14 below shows that solar and wind RECs fill in the short REC positions identified in Exhibit ES-8.

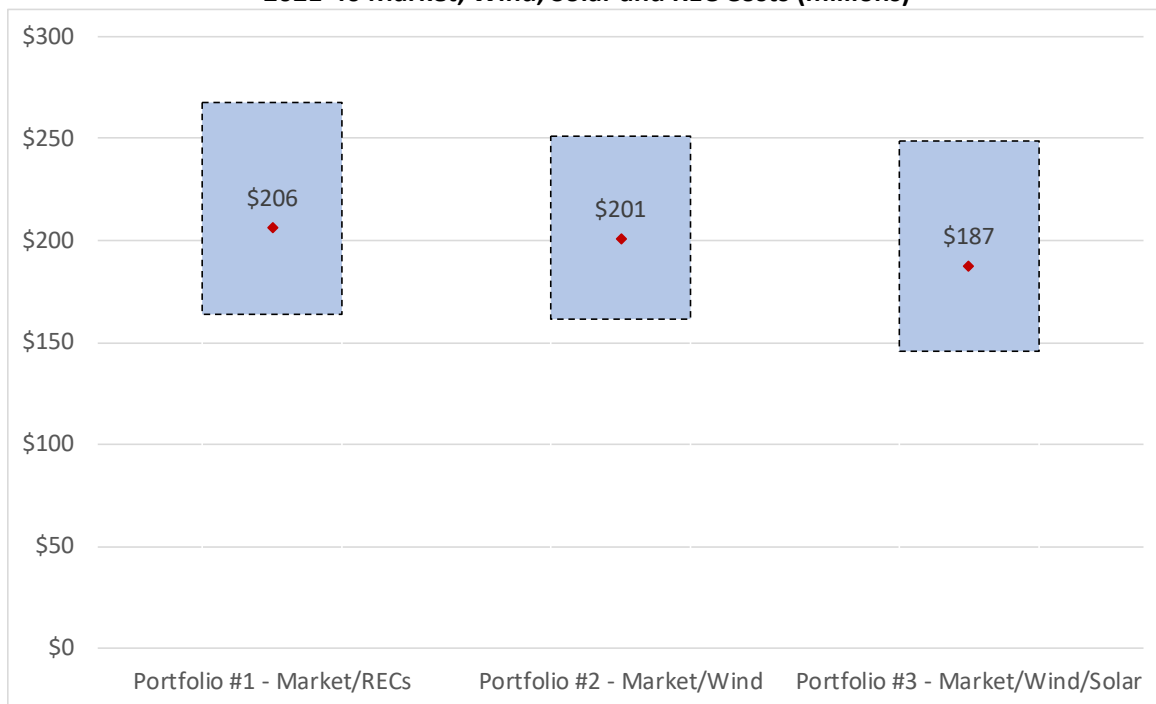


As shown above REC purchases (yellow area) are used to meet small REC deficits in Portfolio #3.

The cost of serving above-HWM load and meeting EIA renewable energy requirements was calculated for the three portfolios for the 20-year test period 2021-40. A sensitivity analysis was included to determine a range of costs associated with each portfolio.

For each portfolio, ES-15 shows the range of potential costs associated with new wholesale market, solar, wind and REC purchases required to serve above-HWM load and meet the EIA's renewable energy requirements.

Exhibit ES-15
2021-40 Market, Wind, Solar and REC Costs (millions)



Total costs under base case pricing assumptions are depicted by the red diamonds in Exhibit ES-15. As shown above, Portfolio #3 has the lowest costs. Portfolio #3 has the lowest costs because it includes east-side solar and, as shown above in Exhibit ES-6, the 20-year levelized east-side solar cost of \$52/MWh is less expensive than the market (\$60/MWh) and wind located in the Gorge (\$75/MWh).

The bottom of the blue box shows costs using low cost assumptions while the top of the blue box shows costs using high cost assumptions. The Portfolio #2 and #3 low cost cases include higher capacity factors and lower capital, fixed O&M and RSS costs for wind and solar purchases. The Portfolio #2 and #3 high cost cases include lower capacity factors and higher capital, fixed O&M and RSS costs for wind and solar purchases. The Portfolio #1 and #2 low and high cost cases include low and high wholesale market and REC prices, respectively, and the social cost of carbon. Low market prices are approximately 25 percent lower than base case market prices. High market prices are approximately 35 percent greater than base case market prices.

Recommendations

Below are specific recommendations based on observations made throughout this report.

BPA Tier 1 Power: RES should not take any actions that would result in decreases to the Tier 1 allocation rights in its current and future BPA power contracts. Although wholesale market prices are currently less than BPA Tier 1 rates, market prices are exposed to supply and price risks to

which BPA power purchases, are not exposed. In addition, market prices are for flat blocks of power with no load shaping capability while BPA's load following product serves RES's hourly loads. As such, in order to properly compare market prices to BPA's rates the cost of load following would need to be added to the market price of power. In addition, BPA's resources are carbon-free and, under CETA, RES will need to be carbon neutral by 2030 and carbon-free by 2045.

Energy Efficiency: The cost-effective energy efficiency measures identified in RES's 2019 CPA, are the least expensive resources available to RES. Implementing these measures will reduce RES's above-HWM load which will reduce RES's market price risk exposure since above-HWM load is served by market purchases (renewable and non-renewable).

Renewable Energy Purchase Requirements: RES will be required to comply with renewable energy purchase requirements under the EIA beginning in 2026. RES is short renewable energy beginning in 2027. The lowest cost and lowest risk portfolio that complies with renewable energy purchase requirements is to purchase a combination of market, solar and wind power to serve above-HWM load and meet renewable energy requirements using the RECs associated with the solar and wind purchases. RES should work with NIES to identify a blend of market, solar and wind power purchases that can serve load and meet EIA requirements. Purchasing through NIES, rather than going it alone, should reduce costs due to economies of scale and administrative burden. The cost of renewable resources, RECs, and market prices should be monitored going forward to ensure that this remains the best strategy.

Local Resources: In order to diversify its resource portfolio, increase its self-sustainability and decrease its dependence on BPA transmission to serve load and reduce its wholesale transmission costs, RES should continue to promote local resource development, such as the HRSST, and consider pursuing state and federal grant money that would allow RES to accelerate local resource development. Potential local resources include small scale solar, cogeneration at wastewater treatment plants, and battery storage systems that complement small scale solar systems and provide backup in the event of a transmission contingency.

Demand Response: RES should gauge its customers' interest in participating in Demand Response programs. If enough customers are interested, RES should pursue the installation of Demand Response Units (DRUs) to help RES reduce its peak demands and, thus, its demand costs under the current BPA power contract.

Rooftop Solar: RES currently has over 200 customers with rooftop solar installations, with more than half of those installed over the past two years. Despite recent tariffs on imported solar panels, the cost of solar power is expected to continue to decrease. As an east-side utility, rooftop solar installations have relatively high capacity factors (compared to west-side utilities). The relatively high capacity factors and downward trajectory of solar costs will likely continue to make rooftop solar an attractive to RES customers. RES should consider taking steps to prepare itself for continued growth in rooftop solar installations so that RES can be in a better position to

operate a truly “smart” and efficient grid. This would ultimately result in lower distribution system and power supply costs.

CETA Compliance: Beginning in 2022 as RES prepares to ramp up to carbon neutrality in 2030, RES should consider, offsetting the small amount of carbon included in its BPA purchases and a percentage of the carbon included in its non-federal purchases with REC purchases. RES should consider sourcing all of its non-federal purchases that are used to serve above-HWM load to carbon-free resources, such as hydro, by 2030.

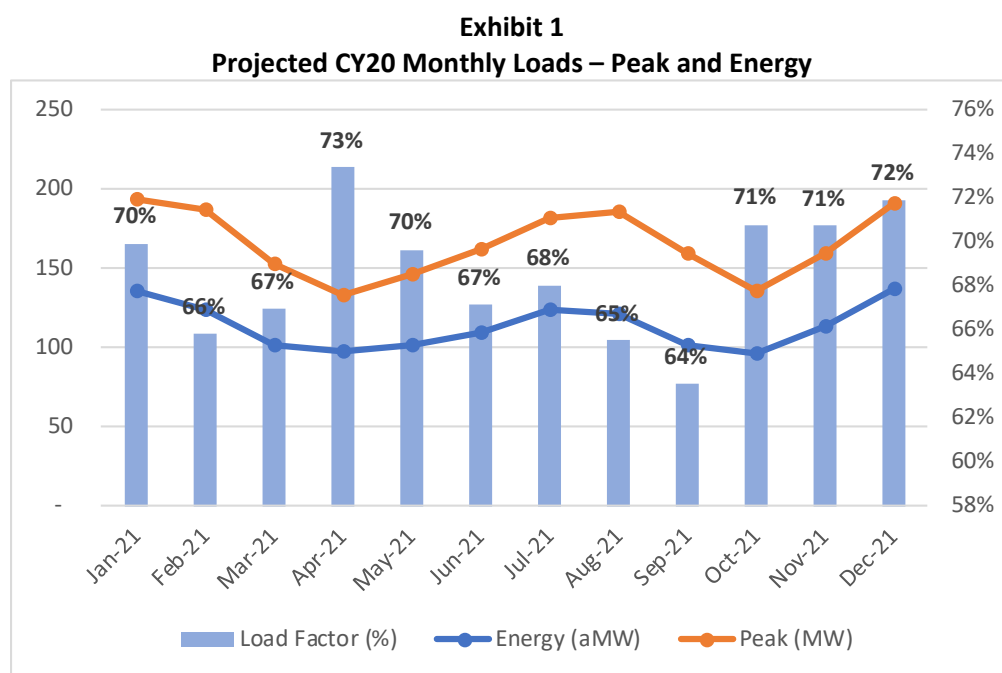
Projected Load/Resource Balance

The objective of this study is to evaluate RES's existing resources to determine future net energy and capacity requirements. In addition, this analysis evaluates the costs and benefits associated with a variety of alternative resources that could be deployed to serve RES's projected above-High Water Mark (HWM) loads over the 20-year planning period 2021 to 2040.

EES Consulting has reviewed RES's projected loads and, based on RES's projected load/resource balance, assessed RES's future resource needs over the 20-year study period 2021-40. Projected loads provided by RES, as described below, will be used to assess RES's above-HWM loads and future resource needs.

Projected Load

Exhibit 1 below shows RES's projected total system monthly energy (power purchase requirements), peak demands (MW) and load factors for test first year of the 20-year test period (CY21). Projected purchased power requirements are based on the sum of forecast retail sales and distribution system losses. Projected monthly energy loads vary from lows of 96 and 97 aMW in September and April, respectively, to highs of 136 and 137 aMW in January and December, respectively. The projected load for the year is 113 aMW. Projected monthly peak demands vary from a low of 133 MW in April to a high of 194 MW in January.

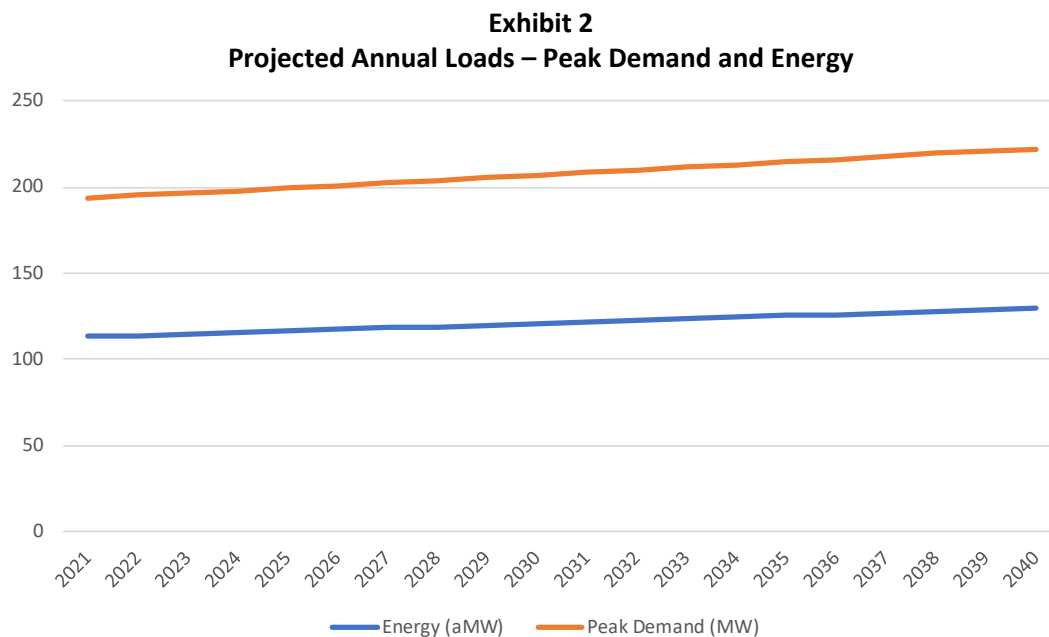


The load forecast provided by RES, which was prepared by BPA, only goes out through 2029. The average annual growth rate included in the load forecast is 0.7 percent. This growth rate was

assumed to continue in 2030 through 2040. Some of the key assumptions for the base case forecast are provided below.

- No significant large customer additions
- Continue conservation acquisitions
- 0.7 percent load growth

Exhibit 2 shows total system annual energy (power purchase requirements) and peak demands for the 20-year study period 2021-40.



As shown above, the study assumes that projected loads escalate at a steady rate through 2040.

Existing Resources

RES currently purchases 90 percent of its power requirements from BPA under a 20-year contract that expires in September 2028, 3 percent from BPA through a short-term Tier 2 product purchase that expires in September 2021, 7 percent from NIES through contracts that expire in September 2023 and 0.5 percent from the Horn Rapids Solar and Storage Training Project.

BPA markets electric energy from 29 federal hydroelectric projects in the Pacific Northwest, certain nuclear projects, and contractual purchases and exchanges to meet approximately 50 percent of the Pacific Northwest's energy requirement.

The rate structure included in BPA's current power contracts was developed through a formal proceeding known as the Tiered Rate Methodology (TRM). BPA's rates are tiered with market-based rates serving load growth above 2010 actual loads (the high-water mark or HWM). Under TRM, the sum of the Tier 1 allocations of all of BPA's customer utilities is roughly equal the capability of the Federal Based System (FBS) under critical water conditions. With this approach, each BPA customer effectively receives a share of output from the FBS for a 20-year contract period (expires September 30, 2028).

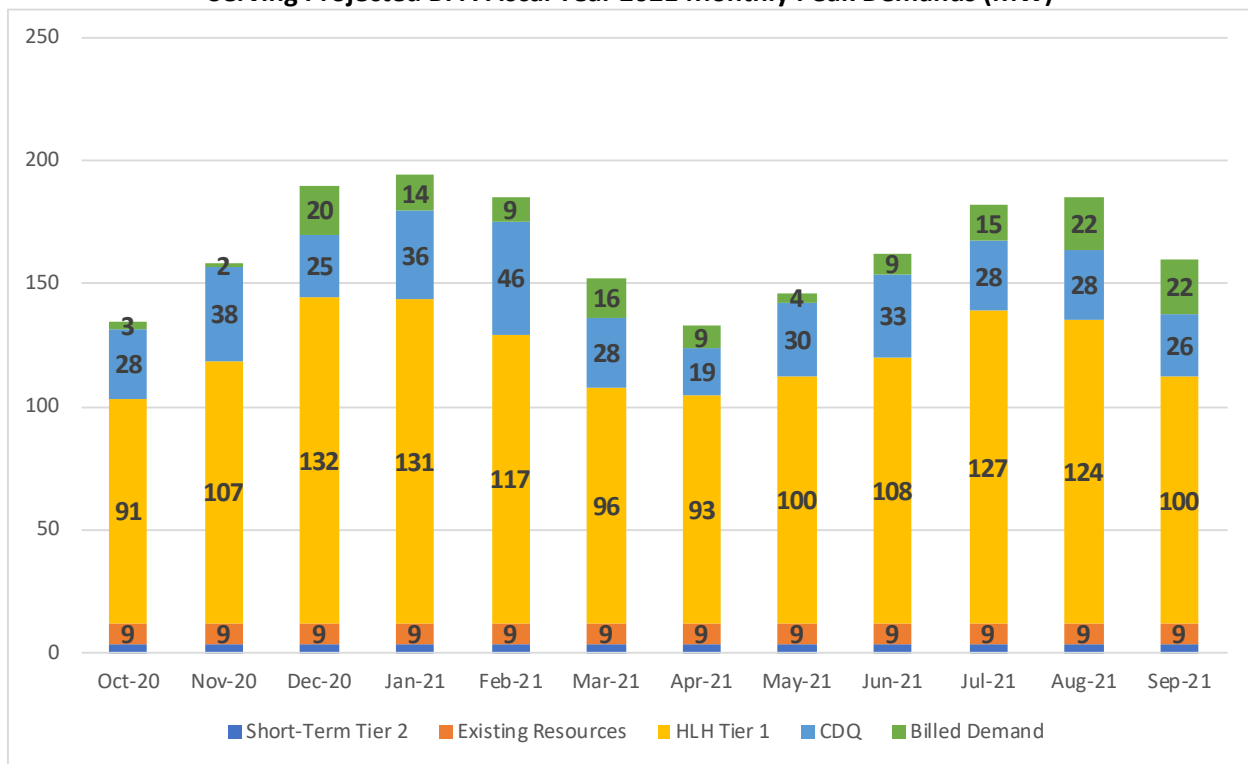
Under the current BPA power contract, RES's contract HWM (CHWM) is 105.4 aMW. RES's CHWM was established based on RES's historic loads and represents RES's maximum allocation of BPA Tier 1 system power. RES's rate period HWM (RHWM) for the current rate period (October 2019 through September 2021) is 103.3 aMW. RHWMs are established for each two-year rate period based on projected RES loads and projected BPA Tier 1 system capability. RES's BPA fiscal year loads are projected to be near 113 aMW, or 10 aMW greater than its RHWM during the current rate period. Under the current BPA contract, load growth above a utility's RHWM is served at market-based prices by either one of BPA's Tier 2 products or by a non-federal (i.e. non-BPA) resource. RES has committed to supplying any above-HWM load that may materialize prior to FY25 with non-federal purchases.

BPA's load following customers, including RES, are subject to BPA's load shaping rates. These rates apply when a utility's monthly load shape is different than the utility's monthly share of energy available from the FBS. Load shaping charges apply during months in which a utility's share of the FBS is less than a utility's power requirements. Load shaping credits apply during months in which a utility's power requirements are less than the utility's share of the FBS. Load shaping rates are based on BPA's projection of market prices at the time of the rate case. RES's projected CY21 power supply costs include net load shaping credits of approximately \$790,000.

As a load following customer, RES currently purchases all of its peak demand requirements from BPA. The monthly billing determinants for BPA's demand product are calculated by taking RES's monthly system peak demand less RES's average on-peak energy consumption less RES's above HWM purchases and RES's Contract Demand Quantity (CDQ). The monthly CDQs are set for the contract period (through September 2028) and are based on historic load factors. RES's CDQs vary between a high of 46 megawatts and low of 19 megawatts. The average monthly demand billing determinant is projected to be near 12 megawatts in CY21.

Exhibit 3 shows an example of the calculation of BPA's demand billing determinant. The monthly peak demands shown below are based on the monthly demand forecast provided by EES and monthly load factors based on BPA's total retail load and customer system peak forecasts for RES.

Exhibit 3
Serving Projected BPA Fiscal Year 2021 Monthly Peak Demands (MW)



Note: Existing Resources include NIES purchase and HRSST.

BPA's monthly demand rates vary between a high of \$12.10 per kilowatt and a low of \$5.04 per kilowatt. Given the relatively high BPA demand rates reducing peak demands can result in fairly significant savings. If the demand billing determinant could be reduced by 1 megawatt in each month, RES's annual purchased power costs could be reduced by \$120,000. As such, it is important to consider resources such as demand response units that can reduce RES's monthly peak demands.

BPA also owns and operates approximately 75 percent of the Pacific Northwest's high-voltage transmission system. BPA's transmission facilities interconnect with utilities in the Canadian province of British Columbia and with utilities in California. RES also purchases transmission and ancillary services from BPA under a Network or "NT" contract. BPA sets rates for transmission and ancillary services every other year through its rate case process. BPA's rates for each service are based on forecast sales and forecast costs associated with providing services.

As discussed below, RES's existing resource portfolio includes the Horn Rapids Solar, Storage and Training Project (HRSST) and a market purchase through Northwest Intergovernmental Energy Supply (NIES).

Northwest Intergovernmental Energy Supply

Northwest Intergovernmental Energy Supply (NIES) is a subsidiary of Northwest Requirements Utilities (NRU) which is a trade association that serves 53 member utilities. NRU's primary function is to participate in BPA rate cases and other BPA rate related activities including Integrated Program Review, Quarterly Business Review, Capital Planning and other arenas.

Through NIES, NRU facilitates members' purchases of non-federal resources to serve above-HWM loads. NIES members include 12 BPA customer utilities. The utilities include public utility districts and municipal utilities. NIES members decide, based on their above-HWM resource needs, whether or not they want to participate in market power purchases. The value of NIES is that it can purchase large quantities of power to be used to serve the loads of several utilities and does not have to purchase odd lots of power (generally defined as quantities less than 25 megawatts). This typically results in lower purchase prices compared to the purchase prices associated with purchasing smaller quantities of power to serve individual utilities relatively small above-HWM loads.

RES is currently purchasing an 8 MW flat block of power through NIES. The NIES purchase steps down to 6 MW in October 2021 and expires in October 2023.

Horn Rapids Solar, Storage and Training Project

The Horn Rapids Solar, Storage & Training Project (HRSST), located with RES's service territory, is a utility-scale solar and storage facility. The facility combines solar generation with battery storage and technician training. Construction began in February 2020 and is expected to be complete by the end of 2020. The project will include a 4 MW generating array of photovoltaic panels and a 1 MW battery storage system. The project will be interconnected to RES's distribution system and will provide enough energy to power 600 RES residential customers. Average annual generation from the project is projected to be 0.582 aMW. The capacity factor is expected to be 21 percent.

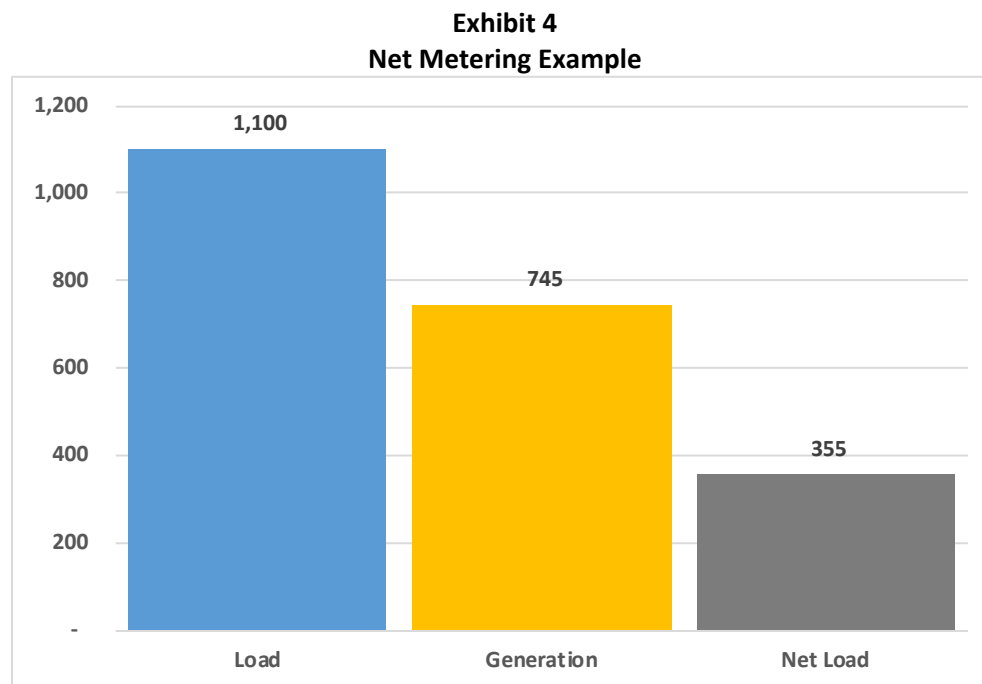
Potelco, a utility construction company based in Sumner, Washington is building the system. The solar portion of the project will be owned by Tucci Energy Services. Energy Northwest will own and operate the battery storage system. The battery system will smooth out the output from the solar, shift off-peak generation to times when the energy is needed, and help reduce peak energy demand. The battery system has the capability to store up to 4 hours or 4 MWh of energy. The project will serve as a training ground for solar and battery technicians throughout the nation.

Distributed Generation

Distributed generation like the HRSST has several advantages over central-station generation, including enhanced localized reliability; improved efficiency due to avoided transmission losses;

and a partial hedge against changing future power costs. Most DG technologies are relatively new to the electric industry and rapid deployment of distributed generation can stress distribution system reliability. For example, the rapid growth of rooftop solar in some service territories has increased the total solar generation on some circuits to a level where the utility had to put a moratorium on the installation of additional rooftop solar installations until reliability issues could be addressed.

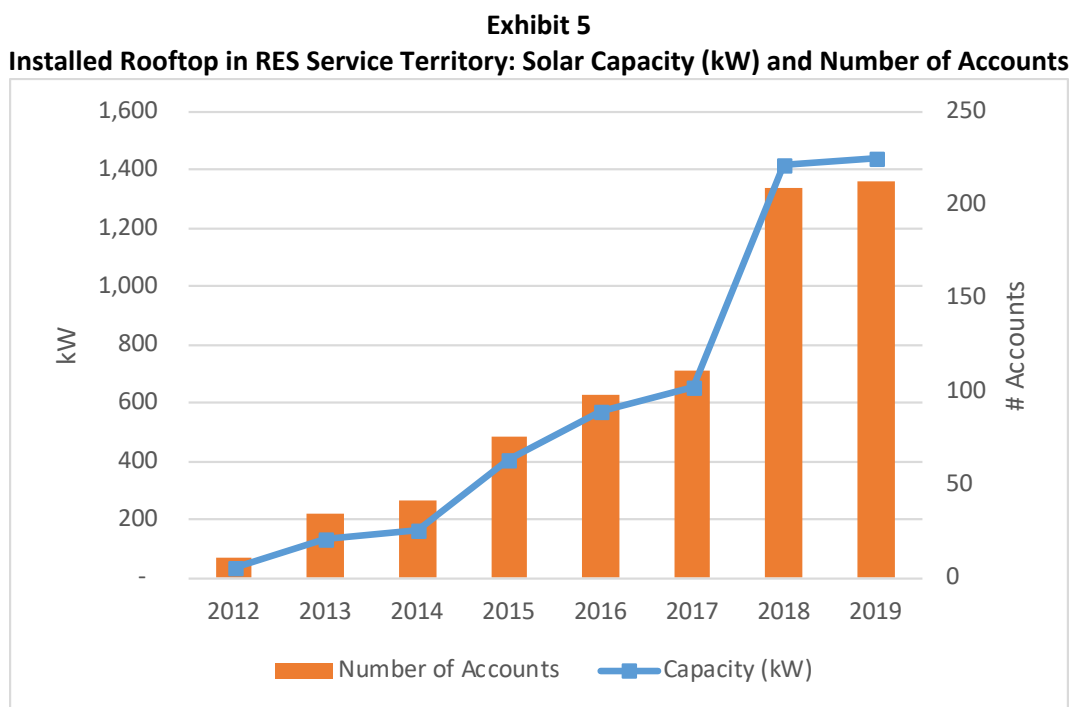
In net metering, the meter simply “runs backwards” when a homeowner’s solar panel or other generation equipment is producing more electricity than the property is using, sending the excess energy back through the utility’s distribution system lines to other energy consumers. An example of a typical net metering customer’s monthly load (1,100 kWh/month), generation and net metered load is shown below in Exhibit 4. The example assumes a rooftop solar installation with a capacity of 6.8 kW and capacity factor of 15 percent at a residential home with 1,100 kWh of load.



Net-metering rules vary by state. Some states limit the amount of surplus energy that can be rolled over from year to year, while others do not. Washington's net-metering law applies to systems up to 100 kilowatts of capacity that generate electricity using solar, wind, hydro, biogas from animal waste, or combined heat and power technologies (including fuel cells). All customer classes are eligible, and all utilities, including municipal utilities and electric cooperatives, must offer net metering. Under Washington State law, net metering is available on a first-come, first-served basis until the cumulative generating capacity of net-metered systems equals 4 percent of a utility’s 1996 peak demand. Based on RES’s 1996 peak demand, the cap on net metering for RES is 8,191 kW.

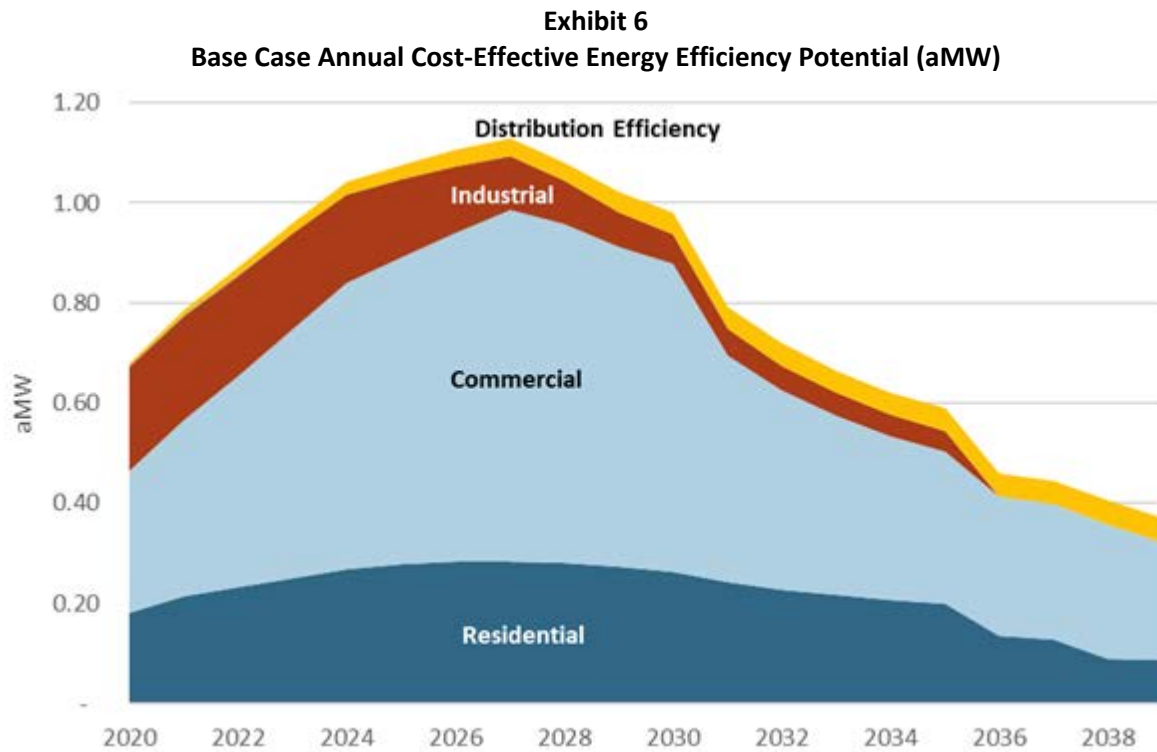
Net excess generation (NEG) is credited to the customer's next bill at the utility's retail rate. On April 30 of each calendar year, any remaining NEG is surrendered to the utility without compensation to the customer.

Exhibit 5 below shows cumulative installed solar capacity and customer counts for net-metering customers in RES's service territory. The biggest increases occurred in 2018 when 98 customers installed rooftop solar and added 763 kW of capacity to the system. As of August 2019, RES had 212 net metered customers with 1,440 kW of installed solar capacity.



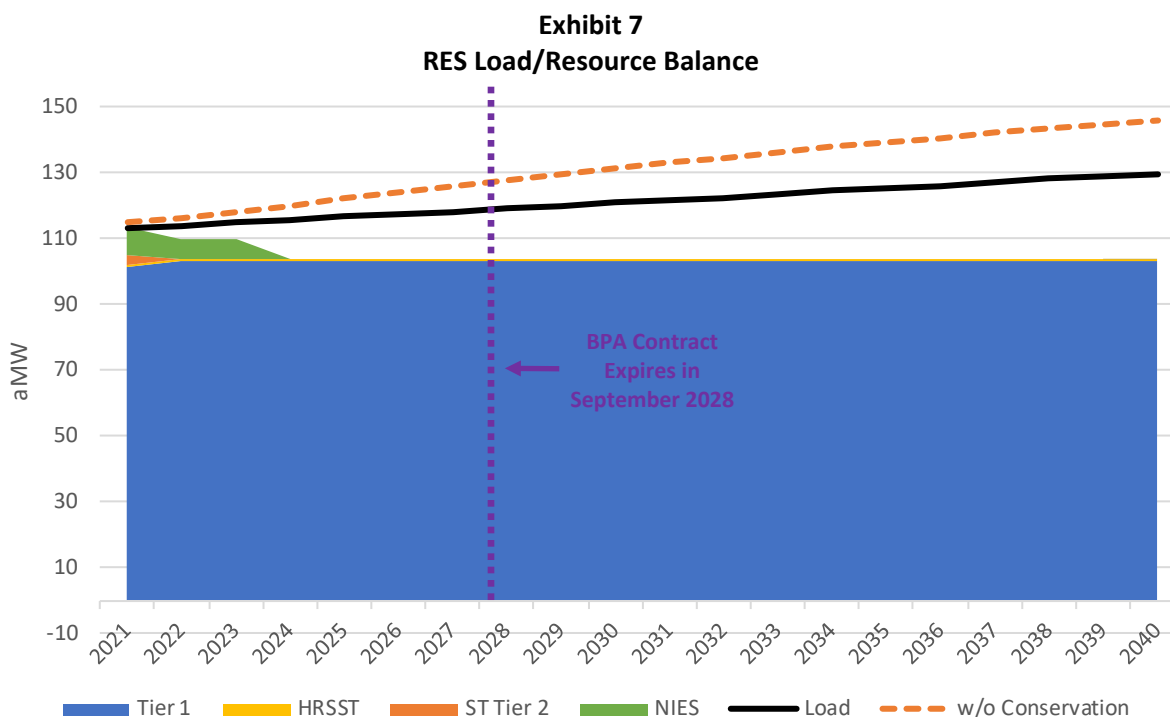
Load/Resource Balance

As discussed above, the load forecast includes a 0.7 percent annual load growth rate over the 20-year study period. The load forecast includes anticipated conservation achievements. According to the 2019 Conservation Potential Assessment (CPA) completed by EES Consulting, projected cumulative conservation acquisitions are approximately 138,320 MWh or 15.8 aMW over the 20-year study period. The CPA base case shows annual conservation acquisitions averaging near 6,800 MWh or 0.8 aMW across all sectors including residential, commercial, industrial, distribution efficiency and agriculture. Exhibit 6 below shows the base case annual cost-effective energy efficiency potential identified in the CPA by sector.



Source: RES's 2019 Conservation Potential Assessment

Exhibit 7 below shows RES's load/resource balance including non-federal resources.



Note: Tier 1 purchases are set for the current rate period (through September 2028). Tier 1 purchases shown after 2028 assume RES's allocation of BPA Tier 1 power does not change in the next contract period. Projected conservation achievements align with the annual achievements shown in Exhibit ES-2.

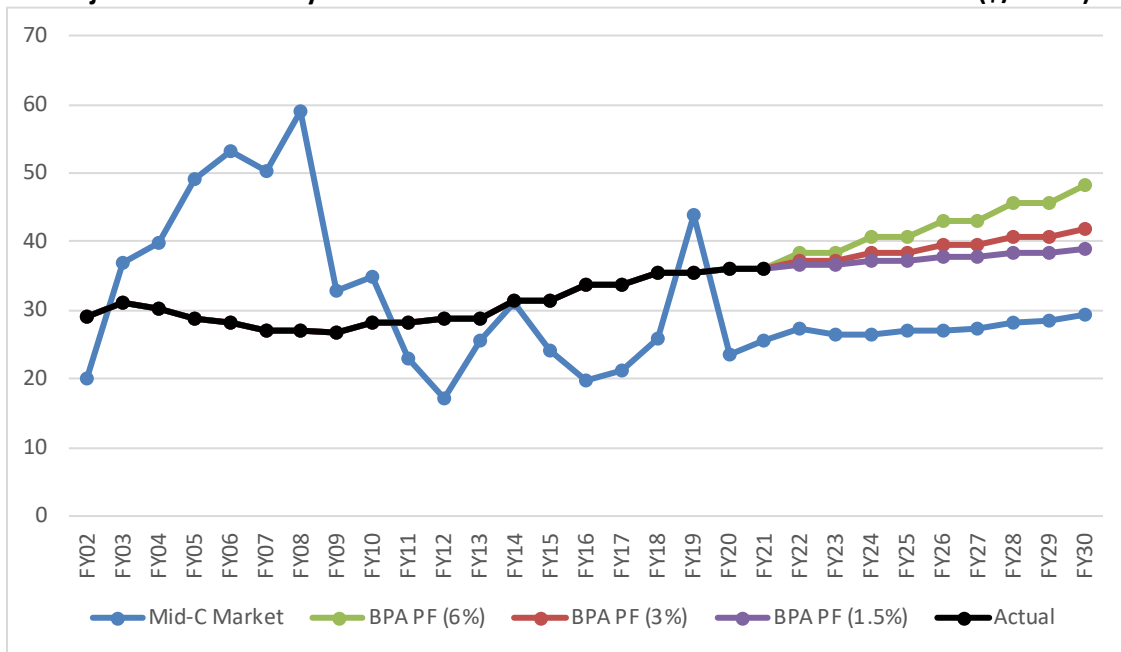
As shown above in Exhibit 7, RES is short on resources through 2040. On a short-term basis, RES can serve above-HWM load with market purchases through NIES or another entity.

Exhibit 7 shows that, absent RES's projected conservation achievements, which are per the 2019 CPA base case, RES's loads would increase at a much faster rate. Without conservation, RES's projected loads would increase by 31 aMW between 2021 and 2040 with an average annual load growth rate of 1.3 percent.

It is unknown whether the quantity of power and transmission currently provided by BPA under existing contracts will be available under new contracts that begin in October 2028. There is also uncertainty with respect to BPA's future power rates. BPA's rates continue to increase with each two-year rate period. Thanks to low natural gas prices and depressed loads, BPA's power rates are currently greater than wholesale market prices. Whether or not this trend will continue is unknown. Based on current projections of wholesale market and natural gas market prices it could be argued that BPA's rates will be above market for an extended period of time.

Exhibit 8 below shows projected wholesale market prices by BPA fiscal year compared to projected BPA rates with varying BPA rate increases. The average BPA rate increase under the current contract is near 5 percent. The rate increase in the most recent rate case was only 1.5 percent. BPA fiscal years run from October through September.

Exhibit 8
Projected BPA Priority Firm Rates and Forward Mid-Columbia Market Prices (\$/MWh)



Forward market prices shown above are as of February 14, 2020. Market prices are dynamic.

Exhibit 8 extends out through BPA fiscal year 2030, which is three years after the current power contracts expire in 2028. Forward market prices change every hour and, as such, the forward prices shown above are simply a snapshot in time. Forward market prices have, for the most part, been lower than BPA's rates for more than a decade due, primarily, to the low cost of natural gas. As discussed above, forward wholesale market prices are for flat blocks of power across all hours, days and months of a year. BPA's load following product follows RES's loads across all hours, days and months. As such, Exhibit 8 does not show an apples to apples comparison. The estimated value of load following service is estimated to be between \$5 to 7/MWh. In addition, BPA's power is almost entirely carbon-free. Carbon-free power will continue to have greater value in the wholesale market as states' carbon policies come into play.

Generating Resources

This section provides background information on the current status of a range of supply-side resource options. This includes some history as well as the latest information on commercially operational projects and demonstration projects in place, as well as research currently underway. The research surveyed available sources in the Western Electrical Coordinating Council (WECC) to determine potential future options available to RES.

As noted above RES currently purchases power from BPA as a load following customer under a 17-year contract that expires at the end of September 2028. Under the current BPA power contracts, total Tier 1 allocations are roughly equal to the capability of the FBS under critical water conditions. Power required to serve above-HWM load may be provided by owned resources or purchased from BPA through a Tier 2 product purchase or from alternative/non-federal suppliers.

BPA's Tier 2 products are priced at Tier 2 rates. BPA's Tier 2 rates are designed to recover the full costs of the generating resources and/or market purchases that will be used to serve Tier 2 loads. BPA offers utilities several Tier 2 power products and associated pricing. Tier 2 product choices include:

Short-Term Tier 2: Utilities commit to purchase power for two-year rate period. Rates are determined each rate period and reflect the cost of market purchases to serve short-term Tier 2 purchases-

Vintage Tier 2: Utilities make a long-term commitment to purchase the output from a specific generating resource. Rates are based on the projected costs of the resources.

Since BPA's Tier 2 short-term rates are based on market purchases made at market prices, Tier 2 short-term-rates should, on a planning basis, be considered to be equal to forecast market prices.

Supply-Side Resource Development Overview

There are several legislative mandates that will play key roles in the development of new resources in the Northwest. While a wide range of supply side resource options are considered by utilities in the screening of resources, many are quickly eliminated from consideration due to the legislative mandates.

Due to Renewable Portfolio Standard (RPS) requirements in Washington and elsewhere in the region (California, Oregon and Montana), there is currently a high demand for renewable resources. As discussed above, utilities in Washington State with 25,000 customers or more are obligated to purchase eligible renewable energy on an annual basis in order to comply with the Energy Independence Act (EIA). The EIA requires utilities to obtain increasing percentages of their

total retail load from eligible renewable resources, such as solar and wind. The renewable energy purchase requirements increased from 3 percent in 2012-15 to 9 percent in 2016-19 and 15 percent beginning in 2020.

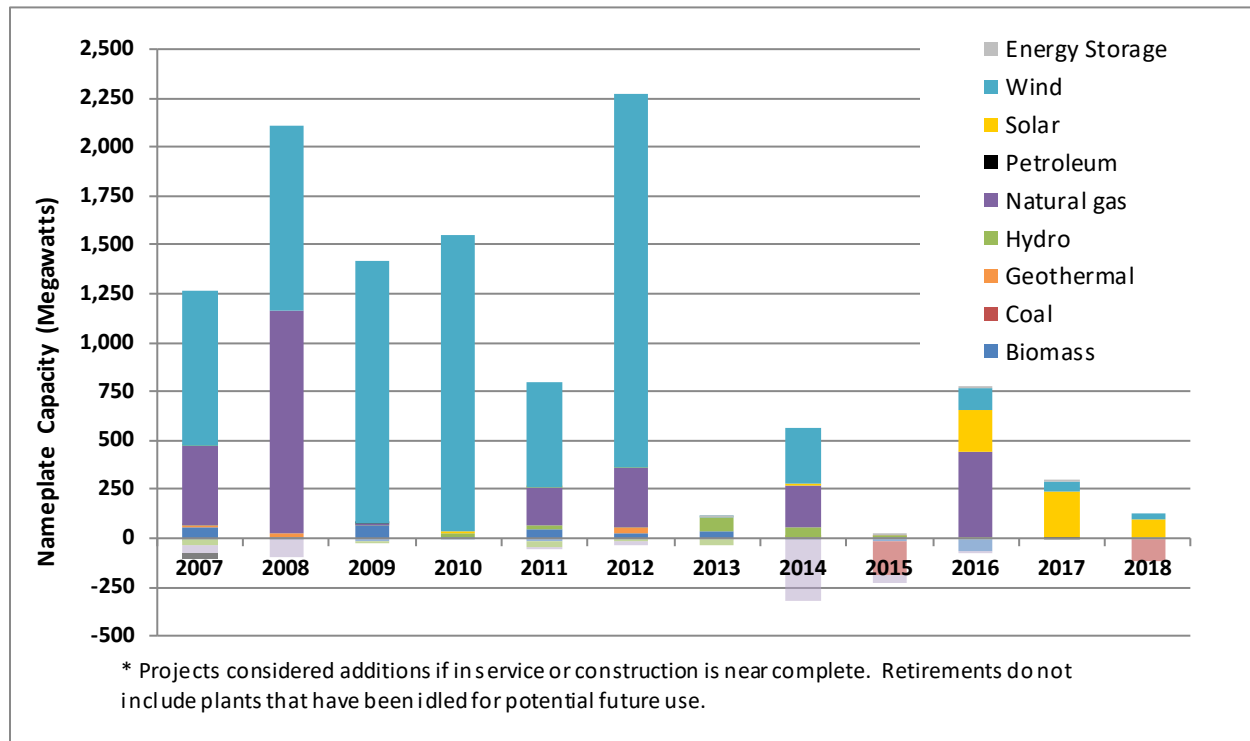
RES exceeded the 25,000-customer threshold in January 2020. As such, RES is required to comply with the EIA's renewable energy targets as follows:

- 3 percent of retail load must be served by renewables in 2026-29
- 9 percent of retail load must be served by renewables in 2030-33
- 15 percent of retail load must be served by renewables beginning in 2034

Oregon's largest utilities must currently acquire 20 percent of their energy from renewables. The requirements increase to 25 percent in 2025 and 50 percent in 2040.

As shown below in Exhibit 9, recent supply side resource development in the Northwest has primarily been limited to wind projects required to meet RPS requirements and natural gas plants. Exhibit 9 demonstrates that wind has been the most readily available and cost-effective renewable resource while natural gas-fired generation has been the most readily available and cost-effective non-renewable resource. According to the NWPCC approximately 7,500 MW of wind and 2,700 MW of natural gas-fired generation was developed between 2007 and 2018 compared to 250 MW of biomass, 175 MW of hydro, 550 MW of utility-scale solar, 60 MW of geothermal and 12 MW of energy storage.

Exhibit 9
Pacific Northwest Generation Additions and Retirements (MW)



Source: Northwest Power and Conservation Council (August 2018)

Supply-side resources can be divided into two categories – dispatchable and not dispatchable. Wind and solar, which are renewable and carbon-free, are not dispatchable. Some renewable resources are dispatchable such as geothermal, landfill gas and biomass. Non-renewable resources typically are dispatchable. Exhibit 10 below shows a summary of supply-side resource characteristics.

Exhibit 10
Supply-Side Resource Characteristics

	Dispatchable	Energy	Capacity	Flexibility	Renewable	Carbon-Free	New Builds
Coal	Yes	Yes	No	No	No	No	No
Natural Gas – Base	Yes	Yes	Yes	Yes	No	No	Yes
Natural Gas – Peaker	Yes	No	Yes	Yes	No	No	Yes
Nuclear	Yes	Yes	No	No	No	Yes	No
Hydro	Yes	Yes	Yes	Yes	No	Yes	Limited
Wind	No	Yes	No	No	Yes	Yes	Yes
Solar - Photovoltaic	No	Yes	No	No	Yes	Yes	Yes
Solar – Thermal	Limited	Yes	Limited	No	Yes	Yes	Yes
Geothermal	Yes	Yes	Yes	Yes	Yes	Yes	No
Storage (e.g. Battery)	Yes	No	Yes	Yes	Yes	Yes	Yes
Energy Efficiency	No	Yes	No	No	No	Yes	Yes
Demand Response*	Yes	No	Yes	Yes	No	Yes	Yes

*Including dispatchable load.

Source: Northwest Power and Conservation Council

It should be noted that the supply-side resources developed in the Northwest over the past decade have primarily been wind projects and as such, have no dispatch-ability or contribution to meeting peak demands. While the region’s hydroelectric system is capable of providing adequate generation to meet energy load requirements and peaking capacity requirements under base case conditions, the region will need additional winter peaking capacity to maintain system adequacy under low hydro and extreme weather conditions. As such, the potential for demand response programs that reduce the need for peaking resources and battery systems that can back up renewable resources will be assessed by most utilities over the next five to ten years.

Ownership versus Partnering

The costs associated with the various supply side resource alternatives included in this report are the same regardless of whether a utility chooses to purchase shares of the output of a generating resource via a power purchase agreement or to own the resource outright. There are advantages to both options. The advantages to purchasing a share of the output from a generating resource rather than developing and owning a resource include:

- Economies of scale typically show that resources need to be fairly large (minimum of 70 to 100 MW) to be cost effective.
- Resource development contains significant risk, such as capital expenditure overruns and delays in the commercial operation date.
- Resource operation also includes significant risk, such as the potential for major unplanned outages and fuel price uncertainties.

The most significant risks associated with resource development include capital expenditure overruns and delays in the commercial operation date (COD). Capital expenditure overruns can be caused by increased costs associated with plant equipment, fuel transportation infrastructure (i.e. gas pipeline interconnects) and transmission interconnections. Delays in the COD could require the utility to purchase market power to cover the months prior to the COD when the utility may be short resources due to the delay. This represents a significant risk because the utility would have no choice but to pay prevailing market prices. The complexity of arranging capital financing can also be very time consuming, complicated, and could lead to delays in the COD. The complexity and time required to set up financing is only exacerbated when multiple entities/utilities with different structures (municipalities, coops, public utilities, etc.) finance and build a resource together.

There are also significant risks associated with resource ownership after a project has achieved commercial operation. The most significant of these risks are fluctuating fuel prices and major plant outages. Both of these risks could leave a utility relying on fuel or power markets to provide power required to serve load. Historically, natural gas markets in particular have shown great volatility. This volatility requires utilities to closely manage the risks associated with their fuel purchases via risk management policies. Locking in fuel prices is the best way to hedge against a utility's exposure to fluctuating market prices; however, utilities that own gas-fired resources can never fully insulate themselves from market uncertainty. Major plant outages could leave a utility with no other option but to purchase energy at prevailing electric market prices. This represents significant risk exposure for the utility during these periods.

There are also benefits to resource ownership including:

- Ability to economically dispatch the resource
- Fewer transmission constraints if the resource is sited within the utility's service territory
- Greater ability to hedge market risks associated with fuel purchases
- Ability to manage fuel transportation costs
- Greater flexibility to use the resource as a load following resource, particularly with respect to meeting peak demands

There are opportunities for RES to participate in the acquisition of above-HWM load serving resources as it has done with power purchases made through NIES. The benefits of acquiring resources within a pool of utilities includes reduced costs due to economies of scale, diversified pool of alternative resources technologies that may not otherwise be available to an individual utility and access to information regarding potential new resource opportunities that may not otherwise be available. In addition, scheduling and purchasing power in increments of at least 25 megawatts can result in savings via economies of scale. Buying and selling power on the open market in relatively small pieces can be administratively burdensome and result in paying premiums for purchases and related services.

Generating Resource Costs and Characteristics

Estimated cost information for both fossil fuel-fired and renewable resources included in this report is based on current market prices for plant equipment and a survey of published resource planning studies. The NWPCC's 2021 Power Plan (currently under development), annual data provided by the Energy Information Administration and IRPs developed by regional utilities in the Pacific Northwest in 2019 were surveyed to provide benchmarks for capital, fixed and variable operation and maintenance, and environmental mitigation costs. Fossil fuel-fired resource cost estimates included in this section are provided with and without the projected social cost of carbon.

Transmission costs are not included in the generating resource cost calculations included in this report. As a BPA network transmission customer, the cost of delivering resources to RES's points of delivery with BPA does not vary by location, with the exception of generation projects that are located within 75 circuit miles of a utilities' point of delivery. These resources qualify for BPA's Short Distance Discount (SDD). RES could potentially reduce its BPA transmission costs if it were to purchase a share of the output of a generating project that qualifies for the SDD. Wind projects such as the proposed Horse Heaven Hills wind project and the Nine Canyon wind project, phase 1 of which has been in commercial operation since 2002, both of which are within 75 miles of an RES point of delivery would qualify for the SDD. There is also the potential for more wind and solar projects as well as small scale modular reactors that would qualify for the SDD. The discount is based on average heavy load hour generation and, as such, base load resources, such as small-scale modular reactors, and resources that peak during heavy load hours, such as solar, would receive a larger credit than wind projects under BPA's current rate schedules.

Clean Energy Transformation Act

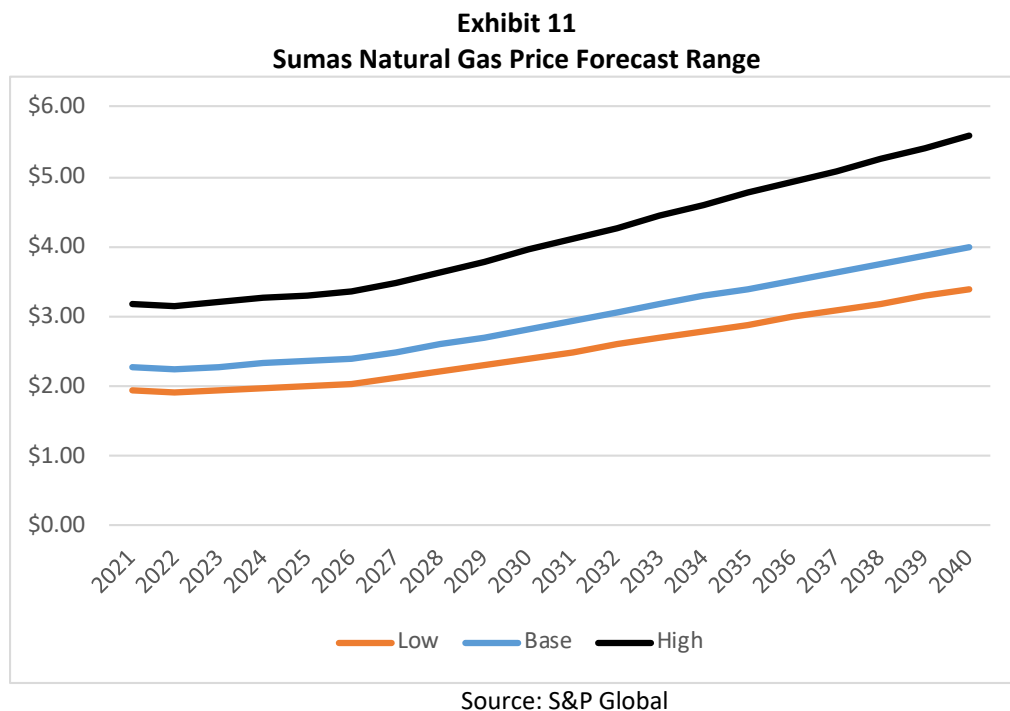
Washington passed the Clean Energy Transformation Act (CETA) in May 2019. CETA rulemaking is currently in progress and is scheduled to conclude at the end of calendar year 2020. Under the CETA all load in the state of Washington must be served by carbon-free resources by 2045. The CETA applies to all electric utilities serving retail customers in Washington and sets specific milestones to reach the required 100 percent carbon-free energy supply. The first milestone is in 2022, when each utility must prepare and publish a clean energy implementation plan with its own targets for energy efficiency and renewable energy.

Under the CETA, utilities must eliminate coal-fired electricity from their resource portfolios by 2025. RES's resource portfolio already meets this requirement. In 2030, all retail sales must be greenhouse gas neutral, although up to 20 percent can come from alternate compliance options such as purchasing RECs. As a BPA load following customer, RES's path to complying with the 2030 requirement is fairly straightforward. There is a small amount of market purchases included in RES's power purchases from BPA. If necessary, the small amount of carbon included in RES's BPA purchases can be offset with a small amount of REC purchases. In order to comply with CETA, beginning in 2030, RES will need to serve above-HWM load with market purchases sourced to

carbon-free resources, such as hydro, or purchase RECs to complement market purchases from unspecified sources.

Natural Gas-Fired Combustion Turbines

Fuel costs typically represent 60 to 80 percent of combustion turbine (CT) project costs. Natural gas prices are currently low by historic standards due to the advancements in hydraulic fracking that occurred over the past decade. These advancements have significantly increased the supply of natural gas available in North America. Exhibit 11 below shows the range of natural gas price forecasts for the Sumas delivery point.



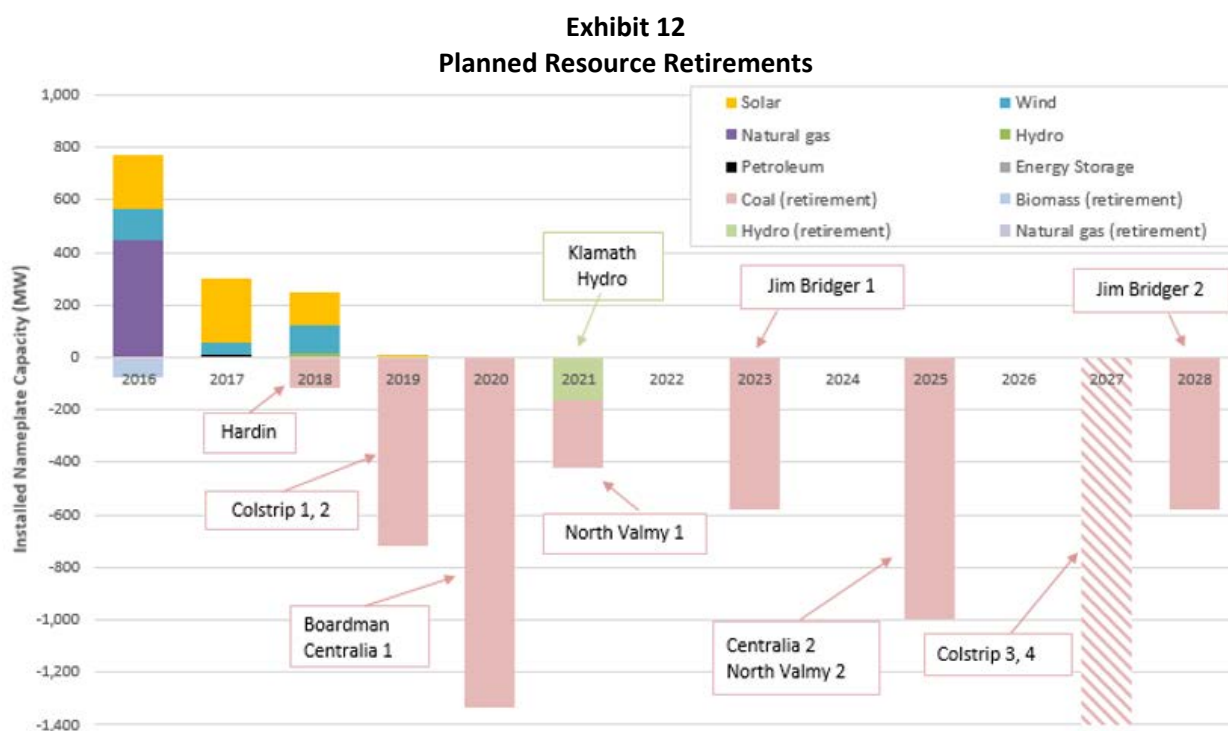
The high natural gas price forecast recognizes the possibility that demand may outstrip supply in the future due to limited supplies. The supply of natural gas could become limited if global economic growth accelerates and/or if the use of gas-fired resources as a ‘bridge resources’, used to provide peaking capability and reliably serve base load until carbon-free resource technologies mature, is accelerated. A build-up of new natural gas-fired generating stations to be used as bridge resources could drive up natural gas market prices as could an increase in the amount of natural gas that is exported out of the U.S. as liquefied natural gas. The low case assumes slow world economic growth which reduces the pressure on energy supplies.

Two types of CTs are typically included in resource studies: simple-cycle combustion turbines (SCCTs) and combined-cycle combustion turbines (CCCTs). The primary difference between the two technologies is that a CCCT recovers the waste steam that is lost in a simple-cycle and uses this energy to turn an additional steam turbine. In base-load operations, a CCCT is preferred

because of its greater thermal efficiency and lower cost on a per unit basis. A SCCT is more appropriate to ramp generation levels up and down to meet peak loads and back up intermittent renewable resources.

Coal

Coal combustion is one of the oldest and most well-established methods of generating electricity. Due to environmental regulations of the air emissions and other environmental impacts associated with coal-fired power plants, very large central station plants (1,000 megawatts or more) are no longer considered to be economically efficient. In addition, the development of coal plants is prohibited by legislation in Washington, Oregon and California. Legislation also calls for the retirement of existing coal plants. The planned retirements of coal plants on the west coast are shown below in Exhibit 12.



Source: NWPCC, Generating Resources Advisory Committee's December 2019 Meeting

According to the Sierra Club, 270 coal plants, or more than 50 percent of the 530 coal plants that were in operation in 2010 in the United States have been shut down. Coal plant retirements are likely to continue across the U.S. due to low natural gas prices and legislation regulating carbon emissions.

Nuclear

Due to the long lead-time, development and permitting timeframe and issues related to the disposal of spent fuel, it is unlikely that new large-scale nuclear power plants will be developed.

In addition, three nuclear power accidents have influenced the discontinuation of nuclear power: the 1979 Three Mile Island partial nuclear meltdown in the United States, the 1986 Chernobyl disaster in Russia, and the 2011 Fukushima nuclear disaster in Japan. Following the March 2011 Fukushima nuclear disaster, Germany permanently shut down eight of its 17 reactors and pledged to close the rest by the end of 2022. Italy voted overwhelmingly to keep their country non-nuclear. Switzerland and Spain have banned the construction of new reactors. Japan is also reducing its reliance on nuclear power.

In the United States, eight nuclear plants have shut down in the past six years because they could not compete with the lower running costs of natural gas projects. A ninth plant, the San Onofre Nuclear Generating Station (SONGS), shut down in 2013 due to the failed replacement of steam generators. Ten more nuclear plants are scheduled to shut down between now and 2025, including Diablo Canyon's two reactors in California in 2024 and 2025. Since nuclear plants are carbon-free, carbon dioxide emissions generally increase in regions in which nuclear plants are shut down. Annual carbon dioxide emissions increased by an estimated 11 million tons due to the closure of SONGS which had a capacity of near 1,100 MW.

BPA's Tier 1 resource pool includes the 1,190-megawatt Columbia Generating Station (CGS), a nuclear power plant that began operating in 1984. CGS is the only commercial nuclear energy facility in the region. All of its output is provided to BPA at the cost of production under a formal "net billing" agreement in which BPA pays the costs of maintaining and operating the facility.

Small Scale Modular Reactors

NuScale Power LLC submitted a design certification application to the Nuclear Regulatory Commission in January 2017. In December 2019, NuScale completed phase 4 of the NRC's six-phase safety review process for small modular reactor applications. Phases 5 and 6 are scheduled to be completed in May and September 2020, respectively. The modules can be combined in 12-part units producing as much as 600 megawatts. The systems are built in a factory and are scalable such that utilities can add modules as loads increase. NuScale is backed by the U.S. Department of Energy, which awarded \$226 million to NuScale in 2013 to develop small scale nuclear modular reactor technology as a clean alternative to fossil fuels.

Utah Area Municipal Power System (UAMPS) selected NuScale and partner Energy Northwest to construct a small scale nuclear modular plant in Idaho, near the Department of Energy's Idaho National Energy Laboratory near Idaho Falls. The UAMPS project, scheduled to for commercial operation 2026, would be the first of its kind in the region.

Energy Northwest representatives have said that their experience with the plant in Idaho may lead the way toward siting a small modular reactor somewhere in the Northwest. Given the region's historical experience with nuclear power and the presence of ENW, the Tri-Cities would likely be first on the list of potential locations to site a small nuclear reactor in Washington. Modular reactors may provide a valuable future resource alternative in the state of Washington.

as utilities attempt to balance the need for carbon-free resources required to meet CETA with the need for baseload resources that can reliably serve load.

There are currently no commercially operational SMRs. The NWPCC considers SMRs to be an “emerging” technology and will not include SMRs in the 2021 Plan’s resource portfolios. According to NuScale the levelized cost of energy of the first commercially operational SMR will be near \$65/MWh.

Renewable Energy Overview

The primary benefit of renewable energy projects, such as wind and solar, is that they provide renewable, carbon-free energy that can be used to meet state RPS and carbon-free energy requirements. In addition, renewable projects allow utilities to diversify their risk portfolio by reducing their exposure to fuel price risk.

Due to RPS requirements in Washington State and elsewhere in the region, there was competition for wind projects during the period 2006 through 2012. However, as shown in Exhibit 1 above, wind project development has slowed since 2012. Most utilities have addressed their near-term RPS requirements and are now working toward identifying renewable resources that can help them meet carbon-free requirements such as CETA. There is a risk that, due to the renewable and carbon-free energy targets, large utilities in the Northwest and California may be purchasing much of the supply of the least cost/high capacity factor wind and solar projects. With large utilities purchasing large amounts of renewable generation and competition from out of region utilities with increasing RPS and carbon-free requirements, it may be difficult for small- and medium-sized utilities to find enough megawatts to meet their own requirements. There are a great number of uncertainties surrounding future state and federal renewable and carbon-free energy requirements and the impact on eligible renewable and carbon-free generation available in the market and Renewable Energy Credit (REC) prices.

Since 2005, various tax credits have been available to encourage the development of renewable generation. Each tax credit is discussed below.

The Energy Policy Act of 2005 provided for the renewal of the **Production Tax Credit (PTC)** for wind resources placed in service by December 2007. Since then, the PTC has been extended several times such that the PTC currently provides a credit of 2.5 cents per kWh of actual energy generated applicable to the first 10 years of operation. In December 2015, the expiration date for the full tax credit was extended to apply to wind facilities that commence construction before December 31, 2016. The tax credit was phased down beginning in 2017 but will, on a reduced basis, be available to wind facilities that begin construction between January 1, 2017 and December 31, 2020. The PTC was reduced by 20 percent, 40 percent and 60 percent for wind facilities commencing construction in 2017, 2018 and 2019, respectively. Recent legislation will allow wind projects completed in 2020 to be eligible for 60 percent of the credit. For all other

technologies, the credit is not available for systems whose construction commenced after December 31, 2017 and the credit is set to expire for wind projects at the end of 2020.

Investment Tax Credits (ITC) are similar to the PTC except that a share of project expenditures is available as a tax credit up front (rather than over the course of 10 years like the PTC). The ITC applies to solar, fuel cells, small wind turbines, geothermal, micro-turbines, and combined heat and power. Depending on the technology and timing of investment, it may be more beneficial for developers to pursue the ITC rather than the PTC. Based on current regulations, the current 30 percent credit was available to eligible wind facilities placed in service on or before December 31, 2016, after which time the credits ramped down by 6 percent per year until they expired on December 31, 2019. The credit for equipment that uses solar energy to generate electricity, to heat or cool (or provide hot water for use in) a structure, or to provide solar process heat was 30 percent through 2019. The credit for solar projects decreased from 30 percent in 2019 to 26 percent in 2020 and will decrease to 22 percent in 2021 and 10 percent in 2022, where it will remain. The credit is not available for residential systems. The credit for geothermal generating projects will remain at 10 percent (does not expire).

The federal **Renewable Energy Production Incentive (REPI)** provides incentive payments similar to the PTC for electricity produced and sold by new qualifying renewable energy facilities owned by not-for-profit electrical cooperatives, public utilities and state governments. Qualifying systems are eligible for annual incentive payments for the first 10-year period of their operation just like the PTC; however, REPI benefits are subject to the availability of annual appropriations in each federal fiscal year of operation. The REPI program has been under-funded in recent years, with appropriations so low that utilities have not been able to utilize the program.

Wind Generation

Wind turbines convert wind energy into electricity by collecting kinetic energy generated when the blades that are connected to a drive shaft (rotor) turn a turbine generator. Individual wind turbines typically have a capacity of near 2.5 megawatts. Wind generation facilities typically range in size from 50 to 300 megawatts.

Wind generation developed rapidly in the Pacific Northwest over the past decade as shown above in Exhibit 1. Currently there is over 9,000 megawatts of capacity from wind projects installed in the Pacific Northwest. According to the Renewable Northwest Project, only 240 megawatts of wind is currently under construction in south central Montana. However, due to RPS and carbon-free energy requirements, such as CETA, wind will be a viable and feasible renewable resource in the future.

The capacity factors of wind projects located in the Columbia River Gorge vary from 30 to 40 percent. The average capacity factors of wind project located in eastern Montana vary from 35 to 45 percent. Due to transmission constraints, almost all of the wind projects developed over the past decade have a capacity factors of 30 to 35 percent.

Due to the intermittency of wind and the unpredictability of the output, the amount of hourly generation is uncertain. The fact that wind power generation is variable, and not wholly predictable, means that electricity system operators must provide additional reserves to counter the additional risk in balancing power supply and demand. In addition, wind power output is often not be available when it is most needed such as during summer heat waves, or winter arctic outbreaks, when wind turbine generation is low due to reduced wind velocities.

Since wind output cannot be assumed to be available in all hours, other generating resources need to be on call to be ramped down when wind resources provide generation and ramped up when wind resources do not provide generation. Providing within-hour balancing services for variable wind power, including additional reserve capacity and shifting generation patterns is known as wind integration. Typically, this requires larger utilities that operate control areas to use dispatchable resources to balance total generation and total load. Currently, the capacity and flexibility for balancing intermittent wind in BPA's Balancing Authority Area comes almost entirely from the Federal Base System.

Based on a survey of capital costs, capacity factors and O&M costs included in the NWPCC's 2021 Power Plan (under development) and recent IRPs completed by IOUs in the region, the projected 20-year (2021-40) levelized cost of wind energy in the Northwest ranges from \$44 per megawatt-hour for a project located in eastern Montana with a 43 percent capacity factor to \$52 for a project located in the Columbia River Gorge with a 37 percent capacity factor. PTC credits were not included in the levelized cost calculations. The assumptions included in the levelized cost calculations are provided below in Exhibit 19.

Utility-Scale Solar

Solar energy is the direct harnessing of the sun's energy. The major issues to overcome with respect to solar energy are: 1) the intermittent and variable manner in which sun energy arrives at the earth's surface and 2) the large area required to collect the sun's energy at a useful rate. In the case of solar Photovoltaic (PV) systems, the process is direct, via silicon-based cells. In the case of Concentrating Solar Power (CSP), the process involves heating a transfer fluid to produce steam to run a generator. Both of these technologies are discussed below.

PV systems use PV cells to convert sunlight into direct current electricity. PV cells are made from silicon and come wired together in 5 feet by 3 foot by 1.5-inch-deep panels. A group of panels mounted on a frame is called a PV array. There are numerous large-scale PV projects installed around the world. These installations include all sizes of commercial and public facilities (from a few to several hundred megawatts). A typical capacity factor for a PV system is near 20 percent.

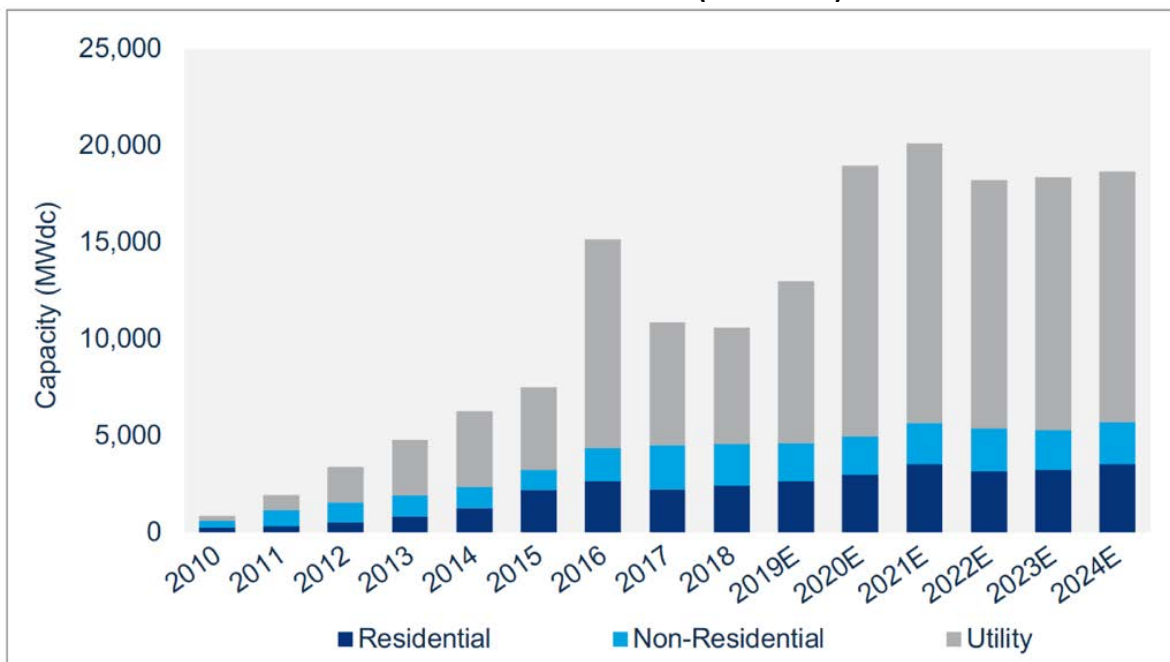
CSP technologies use reflective materials such as mirrors to concentrate the sun's energy and convert it to electricity. CSP technologies are more efficient (approximately 30 percent capacity factor) than PV and have the potential to be more cost-effective and practical than PV for centralized plants. The general types of CSP technologies are:

- **Dish Systems:** A dish system uses a mirrored dish (similar to a very large satellite dish) which collects and concentrates the sun's heat onto a receiver, which absorbs the heat and transfers it to fluid within an engine. The heat causes the fluid to expand against a piston or turbine to produce mechanical power. The mechanical power is then used to run a generator or alternator to produce electricity.
- **Parabolic Troughs:** Parabolic-trough systems concentrate the sun's energy through long rectangular, curved (U-shaped) mirrors. The mirrors are tilted toward the sun, focusing sunlight on a pipe that runs down the center of the trough. This heats the oil flowing through the pipe. The hot oil then is used to boil water in a conventional steam generator to produce electricity.
- **Power Towers:** A power tower system uses a large field of mirrors to concentrate sunlight onto the top of a tower, where a receiver sits. This process heats molten salt that is flowing through the receiver. The salt's heat is used to generate electricity through a conventional steam generator. Molten salt retains heat efficiently, so it can be stored for days before being converted into electricity. That means electricity can be produced on cloudy days or even several hours after sunset.
- **Concentrating Photovoltaic:** Concentrating PVs use optics to concentrate sunlight onto a small area of solar cells. These photovoltaic cells convert the light into electricity. Most concentrators use tracking capability that allows concentrators to take advantage of as much daylight as possible from dawn until dusk.

CSP projects have higher costs than PV systems and take more time to construct. Due to these factors, CSP projects are most likely to be built in the Southwest. The relatively high costs and investment risk of long-distance transmission needed for the output of the highly efficient plants to reach Northwest load centers have made them less attractive in the Northwest.

The national solar energy market is changing rapidly. Over 10,000 megawatts of solar capacity was added in the U.S. in 2018 and near 13,000 megawatts in 2019. Exhibit 13 shows actual solar PV capacity installations in 2010 through 2018 and expected installations in 2019 through 2024.

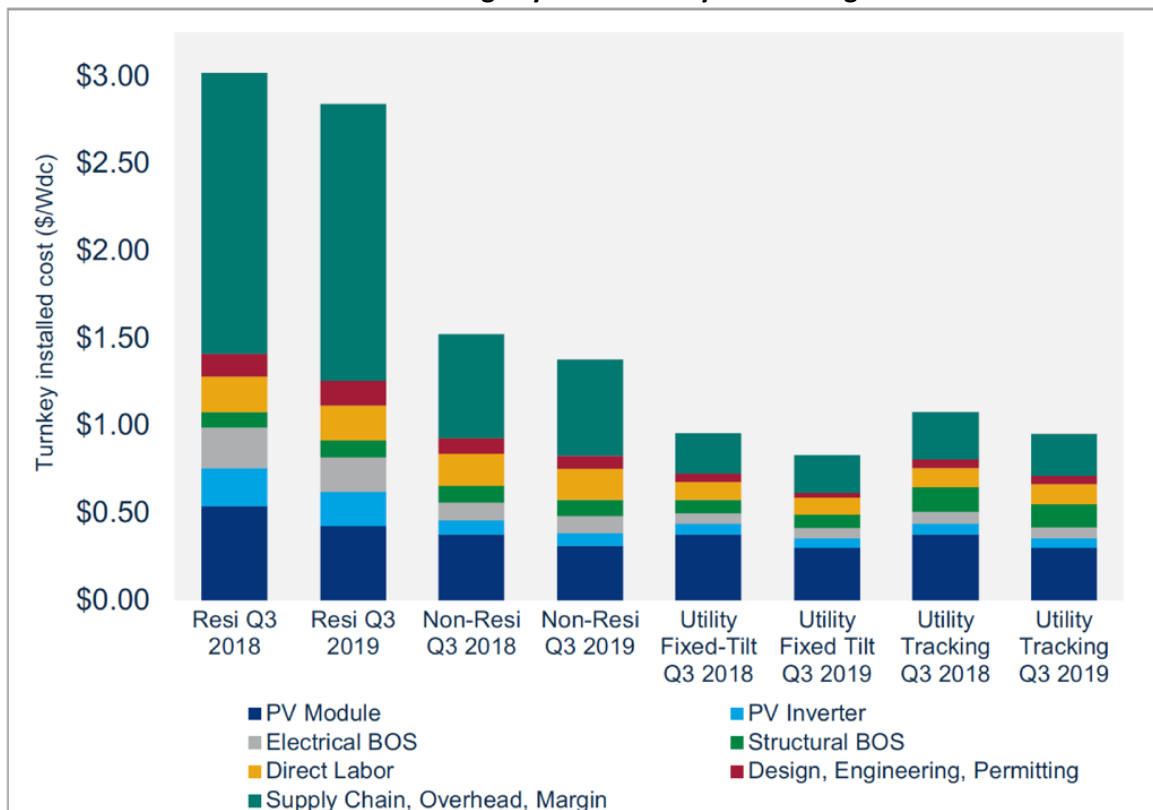
Exhibit 13
U.S. PV Installation Forecast (2010-2024)



Source: Wood Mackenzie Power & Renewables

The cost of both small- and large-scale solar projects has been steeply declining over the past decade. As shown below in Exhibit 14, the current cost of utility-scale solar PV is less than \$1/watt.

Exhibit 14
U.S. Solar PV Average System Costs by Market Segment

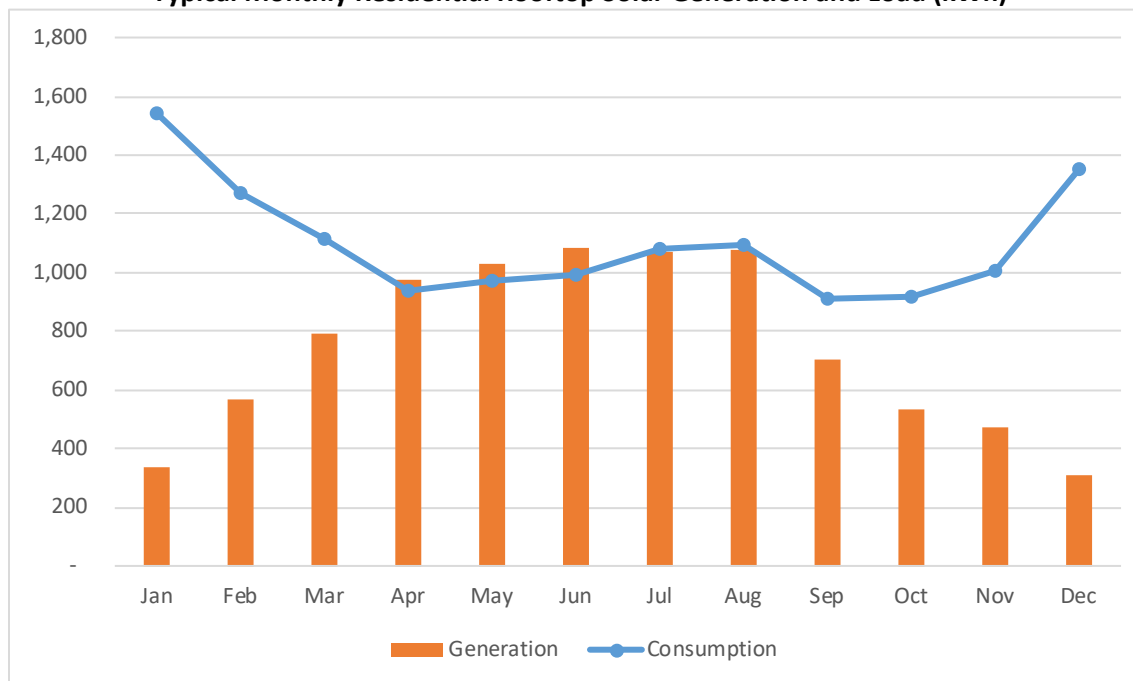


Source: Wood Mackenzie Power & Renewables

In addition to declining equipment costs, there are federal and state subsidies and incentives that decrease the cost of solar in the state of Washington.

Due to relatively low solar generating capacity, the cost effectiveness of solar is, however, reduced in Washington State compared to locations like southern California or Arizona. Exhibit 15 below demonstrates that solar generation is not an ideal match for RES's residential loads.

Exhibit 15
Typical Monthly Residential Rooftop Solar Generation and Load (kWh)



Note: Assumes average monthly residential load of 1,100 kWh, rooftop solar capacity of 6.8 kW and an average monthly capacity factor of 15 percent.

The blue line in Exhibit 15 above shows the typical seasonal load of a residential customer in RES's service territory compared to the typical output expected from a 6.8-kilowatt rooftop solar installation. As shown above, loads exceed solar generation during 7 months of the year and solar generation matches up well with loads during the other 5 months. Generally speaking, the seasonal shape of RES's residential load is the opposite of the seasonal shape of solar generation with peak loads in the winter and low solar generating potential in the winter. The same mismatch of load and generation shapes would apply to a utility scale solar (greater than 1 MW) located in RES's service territory.

Based on a survey of capital costs, capacity factors and O&M costs included in the NWPCC's 2021 Power Plan (under development) and recent IRPs completed by IOUs in the region, the projected 20-year (2021-40) levelized cost of solar energy located on the west-side of the Cascade mountains is near \$71 per megawatt-hour. The levelized cost calculation assumes a 22 percent capacity factor. ITC credits were included in the calculations at 10 percent (as discussed above). The levelized cost of an east-side solar project with a capacity factor of 33 percent is near \$48/MWh. All of the assumptions included in the levelized cost calculation are provided below in Exhibit 19.

Geothermal

Geothermal projects, like wind and solar, have little or no carbon dioxide emissions. Unlike solar and wind projects, geothermal projects have relatively high capacity factors and can be used as base-load resources. The three types of geothermal power plants are:

- *Dry Steam Plants:* Steam directly from a geothermal reservoir is used to turn generator turbines.
- *Flash Steam Plants:* High pressure hot water is converted to steam to turn generator turbines. After cooling, the steam condenses to water and is injected back into the ground. Most geothermal plants are flash steam plants.
- *Binary Cycle Plants:* Heat from geothermal hot water is transferred to another liquid. Upon heating the second liquid is turned into steam that turns the generator turbines.

Current U.S. geothermal electric power production totals approximately 3,600 megawatts of installed capacity. The largest group of geothermal plants in the world is located in The Geysers, a geothermal field in California. The Geysers includes 22 geothermal power plants with a total capacity of 1,517 megawatts of installed capacity. The 13-megawatt Raft River project in southern Idaho became the first commercially operational geothermal project in the Northwest when it began operations in January 2008. The 28.5-megawatt Neal Hot Springs project in southeastern Oregon is the largest geothermal plant operating in the Northwest.

Potential geothermal resources in the Northwest include deep vertical faults in the Basin and Range geological province in southeastern Oregon and Southern Idaho and shallow magmatic intrusions associated with the volcanoes of the Cascade mountain range. Geothermal development in the Northwest has historically been constrained by high-risk, low-success exploration and well field confirmation. In addition, most of these locations are remote and would require significant transmission investments to facilitate transmitting the power to load centers.

The NWPCC considers geothermal to be an “emerging” technology and will not include geothermal in the 2021 Plan’s resource portfolios.

Wave Power

Wave energy is the result of the capacity of waves to do work. Ocean waves are generated by the influence of the wind on the ocean surface first causing ripples. As the wind continues to blow, the ripples become chop, then fully developed seas, and finally swells. In deep water, the energy in waves can travel for thousands of miles until that energy is finally dissipated on distant shores.

There are three main types of wave energy technologies. One type uses floats, buoys, or pitching devices to generate electricity using the rise and fall of ocean swells to drive hydraulic pumps. A

second type uses oscillating water column devices to generate electricity at the shore using the rise and fall of water within a cylindrical shaft. The rising water drives air out of the top of the shaft, powering an air-driven turbine. Third, a tapered channel, or overtopping device can be located either on or offshore. These devices concentrate waves and drive them into an elevated reservoir, where power is then generated using hydropower turbines as the water is released. The vast majority of recently proposed wave energy projects would use offshore floats, buoys or pitching devices.

By producing wave energy from a range of different sites, possibly with different types of technology and taking advantage of the comparative consistency of the wave resource itself, studies have suggested that wave energy integration should be easier than that of wind energy. The reserve or backup generation necessary for wave energy integration should be less than that associated with wind generation. Wave power projects are still in the pilot program phase of development and, as such, not considered a viable option in the near future.

Tidal Power

Tidal in-stream energy is created by harnessing the power of the moving mass of water caused by the gravitational forces of the sun and the moon, and the centrifugal and inertial forces on the earth's waters. The gravitational forces of the sun and moon and the centrifugal/inertial forces caused by the rotation of the earth around the center of mass of the earth-moon system create two "bulges" in the earth's oceans: one closest to the moon, and the other on the opposite side of the globe.

Built in 1966, the Rance tidal power plant in northern France was the first tidal power station in the world. Total turbine capacity of the project is approximately 240 megawatts. This type of tidal power generation requires construction of a huge dam called a "barrage" which is built across an estuary. When the tide goes in and out, the water flows through tunnels in the dam. The ebb and flow of the tides is used to turn a turbine, or it can be used to push air through a pipe, which then turns a turbine. Large lock gates, like the ones used on canals, allow ships to pass. The largest tidal power plant in the world, the 254-megawatt Sihwa Lake tidal power plant in South Korea, began operating in 2011.

More recent technology, known as tidal in-stream energy conversion (TISEC) devices, use tidal current to drive turbines coupled to electrical generators. A typical tidal power plant involves a farm of multiple, underwater TISECs. Depending on the TISEC technology, the TISEC unit can be either rigidly fixed in place under the water surface or it may float inside the water column, tethered to a cable attached to the sea floor. This technology is evolving through a pre-commercial research phase but is expected to be commercially available within the next decade.

There are several locations in the Puget Sound area that have potential for tidal energy. However, due to funding challenges and the lengthy permitting and licensing process, to date, no pilot tidal

energy projects have been deployed in the Puget Sound area. Tidal projects are still in the pilot program phase of development and, as such, not considered a viable option in the near future.

Micro-Hydro

Micro hydro is a type of hydroelectric power that typically produces from 5 to 100 kilowatts of electricity using the flow of water. The amount of generation at a particular project depends on the projected hydraulic head and flow of the project. The higher each of these are, the greater the potential capacity. Hydraulic head is the pressure measurement of water falling in a pipe expressed as a function of the vertical distance the water descends. A drop in elevation of at least two feet is typically required. Flow is the projected amount of water that falls in the project and is usually measured in gallons per minute, cubic feet per second, or liters per second.

The majority of micro-hydro projects are simply smaller versions of hydro projects that include intake structures, penstocks and powerhouses. A few examples of micro-hydro projects are discussed below:

- *Fish Ladders:* Small generators that use the attraction water from fish ladders to turn small turbines are another example of micro-hydro projects. Permitting a micro-hydro project could be a lengthy process due to the potential environmental impacts. Utilizing the existing infrastructure of the fish ladders of an existing dam or pipe-fed water systems would allow utilities to significantly simplify the permitting process and, in many cases, increase the capacity factor of the generation.
- *Municipal Water Systems Technology #1:* There are a lot of aging municipal water system pipes that will need to be replaced in the near future. It makes sense to consider replacing some of the pipes with pipes that include micro turbines, especially for cities and utilities that have clean energy requirements. The two biggest benefits of utilizing existing water systems are that there is no environmental impact and the projects would have high capacity factors since they will be generating energy 24 hours a day. The water systems need to have a sufficient amount of gravity flow for these technologies to work. Conduit projects use a turbine to perform the function of a Pressure Reducing Valve (PRV). As with a PRV, a hydropower turbine reduces pressure. Instead of dissipating excess energy like a PRV, however, the turbine converts the energy to usable power. Canyon Power has developed a project in Logan, Utah that uses this technology.
- *Municipal Water Systems Technology #2:* Lucid Energy has designed a hydroelectric system in which energy is generated as water flows through turbines integrated into municipal water pipes. Lucid Energy's system puts four small turbines in a section of pipe upstream from the PRV. The PRV still operates downstream from the turbines. The lifespan of the PRV is extended because the turbines remove quite a bit of the pressure. The city of Riverside, CA uses this technology to power water system operations during the day and streetlights at night. In Portland, Oregon, the power generated by the project is sold under a 20-year contract to Portland General Electric. The Portland Water Bureau will own the system after

20 years. The system generates 900 MWh per year or enough to power 100 homes. Lucid Energy's website says the cost of power is between 5 and 12 cents/kWh.

If RES and the City of Richland are interested in examining the potential for siting distributed generation using the municipal water system the first step would be to do an analysis of the gravity flow (aka head pressure) to determine if this technology is an option.

Biomass Energy Overview

Biomass is made up mainly of the elements carbon and hydrogen. Several technologies can be employed to free the energy bound up in these chemical compounds. Biomass fuels include the following:

- Forest residue: log slash and forest thinning
- Paper mill residue: wood chips, shavings, sander dust and other wood waste
- Pulp chemical recovery: spent pulping liquor used in chemical pulping of wood
- Agricultural crop residues: obtained after harvesting cycle of commodity crops
- Energy crops: grown specifically for use as feedstocks in energy generation processes including hybrid poplar, hybrid willow and switchgrass
- Animal waste: combustible gas obtained by anaerobic decomposition of animal manure
- Municipal solid waste: organic component of municipal solid waste
- Landfill gas/wastewater treatment: combustible gas obtained by anaerobic decomposition of organic matter in landfills and wastewater treatment plants

Four biomass energy technologies are discussed in detail below.

Landfill Gas Projects

Landfill gas consists mainly of methane and carbon dioxide and is produced when organic wastes in landfill sites decay. Landfill gas must be burned or flared in order to reduce the hazards associated with a large buildup of gas. Instead of being released directly into the atmosphere where it is a potent GHG, the methane can be used as fuel to power a turbine. For this reason, landfill gas generation is hailed for its potential reductions to GHG. It is estimated that methane has 21 times the greenhouse warming potential of carbon dioxide. Landfill gas generation is also popular for reducing regional and local pollution. RES should consider whether there is any potential for participating in a landfill gas project in the Tri-Cities area.

Anaerobic Digesters (Farm Manure)

Animal waste management is a critical factor in protecting water quality. Anaerobic digestion is one method of handling manure that is likely to become more prevalent due to standards that require large (700 cows or more) dairy operations to obtain discharge permits. The permits require that an approved method of managing manure be included in dairies' practices. The Environmental Protection Agency favors anaerobic digestion for managing manure. Manure is

fed into a tank in which methanogen bacteria breakdown volatile solids into methane gas and carbon dioxide. The gas can be used by reciprocating engines to produce electricity. This method of generating power falls under the “biomass” categorization and qualifies as an eligible renewable resource under Washington’s RPS rules. The on-going costs and logistical challenges associated with acquiring, transporting and handling biomass fuels are relatively high.

Animal wastes contain large quantities of nitrogen, phosphorous, potassium, and bacteria. If not properly managed, these wastes can enter surface water and cause eutrophication (excessive richness of nutrients in a lake or other body of water, frequently due to runoff from the land, which causes a dense growth of plant life and death of animal life from lack of oxygen).

The Department of Ecology assumes the primary enforcement role to ensure that agricultural operations do not degrade water quality. Farm owners are encouraged to work with the Natural Resources Conservation Service and the local Conservation District to develop and implement farm plans and Best Management Practices (BMPs) to protect water quality. Collecting and transporting manure to a generating facility would help farmers adhere to BMPs and reduce their risk of being fined by the Department of Ecology. This could ultimately reduce farmers’ overall compliance costs. A project would also protect water quality and provide local renewable generation.

Wastewater Treatment Plants

Water resource recovery facilities, traditionally known as wastewater treatment plants, are uniquely positioned to be leaders in on-site renewable energy generation and energy conservation. Treatment facilities are very energy intensive. On-site cogeneration engines can be fueled by two fuels: biogas produced from the anaerobic digestion of wastewater sludge and biogas produced from the co-digestion of fats, oils and grease (“FOG”). The cogeneration also provides heat to the treatment plant.

An initial investment in a FOG receiving and processing facility must be made in order to access a second source of biogas. However, a FOG station can also have profound operation and maintenance benefits. Diverting fats, oils and grease at their source (e.g. restaurants and food processors) before they get flushed into the wastewater collection system avoids significant collection system cleanout costs. The tipping fees FOG haulers pay to the county could result in a new revenue stream.

When combined with energy efficiency investments and on-site solar generation, the facilities can be managed to achieve net-zero energy demand. Net-zero energy consumption is the goal of a wastewater treatment plant in Gresham, Oregon. The Gresham facility is generating power using two 395-kilowatt co-generation engines fueled by biogas, including biogas from a FOG facility, and a 420-kilowatt solar system. The generation systems combined with energy efficiency investments will result in net-zero energy consumption for the facility. The facility is also generating RECs that are sold to the local utility which will use them to comply with state RPS

requirements. The Energy Trust of Oregon provided assistance and funds to lower the facility's energy efficiency and reduce generation costs.

The potential for installing biogas-fueled generation at any of the wastewater treatment facilities located in RES's service territory should be explored.

Biomass-Woody Debris

Direct combustion (the burning of material by direct heat) is the simplest method of capturing the stored chemical energy in biomass. Biomass generating projects fueled by woody debris typically burn forest waste. Cogeneration, sometimes referred to as combined heat and power, is the joint production of electricity and useful thermal or mechanical energy. The heat generated by burning woody debris is typically sold to a manufacturing process, a greenhouse or another industrial application that has a use for thermal energy. The electricity generated by a biomass-woody debris project is typically sold to the local utility.

Generating projects can be relatively small (e.g. 1 to 2 megawatts). RES's current BPA power contract allows "behind the meter" resources of up to 1 megawatt. "Behind-the-meter" resources essentially reduce utilities' net loads on BPA.

Biomass generation fueled by woody-debris is dispatch-able and can be ramped up and down to follow daily load fluctuations. The ability to dispatch generation could allow RES to reduce its peak loads and its wholesale power costs.

There are some concerns that woody biomass generation can result in increased greenhouse gas emissions. However, the EPA has stated that the impact is likely that there are minimal to no net atmospheric contributions of biogenic CO₂ emissions. Biomass generation could even reduce impacts compared to an alternate fate of disposal.

Battery Storage Systems

Battery storage systems have the potential to help solve some of the larger-scale problems associated with connecting lots of intermittent, on-again, off-again renewable power (e.g. solar and wind) to the grid. For example, energy storage could help mitigate the distribution grid voltage sags and surges that can occur when clouds pass over neighborhoods with lots of rooftop solar. Lithium-ion batteries have the greatest potential storage capability and efficiency. The NWPCC's 2021 Plan will consider only lithium ion batteries.

Battery storage systems could also allow utilities to reduce wholesale market purchases when market prices spike. If utilities were able to control the use of the storage systems, they could store energy during low market price periods and use the energy during high market price periods.

Storage systems could also provide short-term solutions to transmission system constraints. BPA includes “demand reduction initiatives” in its non-wires solutions to building new transmission lines. Storage systems have the potential to reduce demand to the financial benefit of BPA and its customer utilities. Distribution and/or transmission system upgrades could be delayed if storage systems allowed utilities to reduce their peak loads. Exhibit 16 below illustrates how a 50-megawatt utility-scale solar system and a 10-megawatt lithium ion battery system could work together to reduce system peak load.

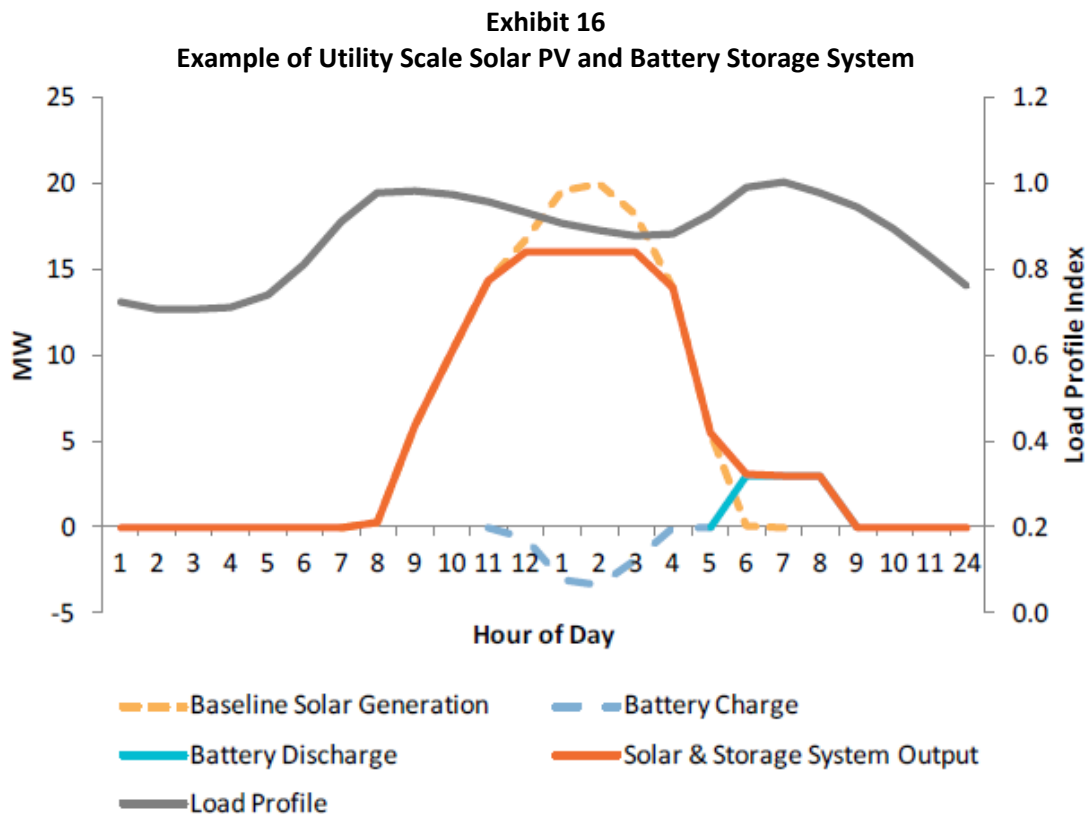
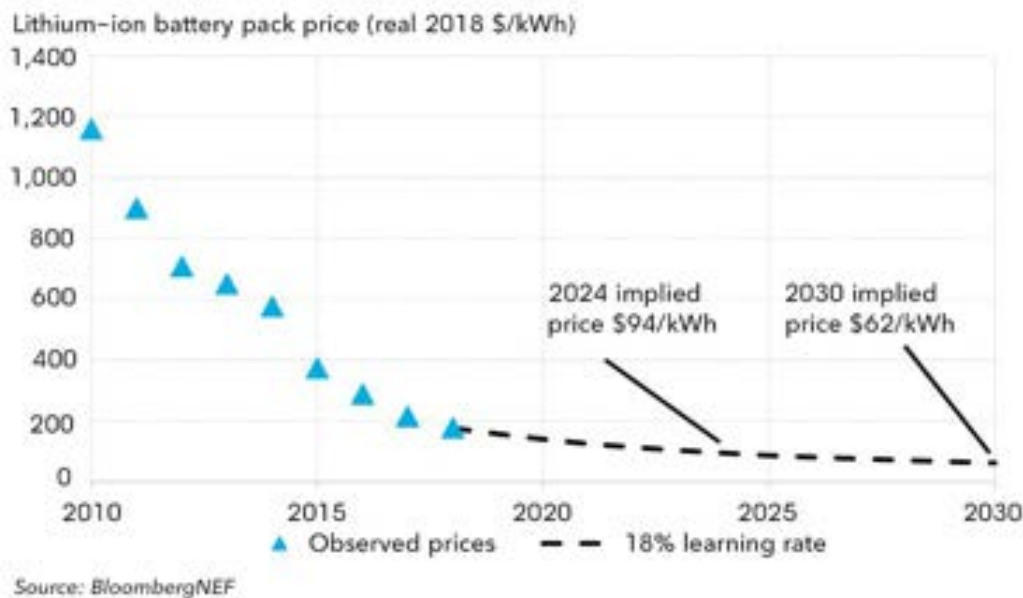


Exhibit 17 shows the decrease in lithium-ion battery prices since 2010 and the expected decrease in costs down to \$62/MWh in 2030.

Exhibit 17
Lithium-ion Battery Price Outlook (Utility Scale Projects)



Source: NWPCC GRAC meeting 9/25/19

Despite the momentum battery systems have in the utility industry and, while the costs of battery systems have decreased significantly over the past 5 to 6 years, as shown above in Exhibit 17, the cost of battery systems remains relatively high compared to wholesale market prices. Absent the continued increase of intermittent renewables on the grid and the need to back these resources up with carbon-free energy, batteries would not be a viable resource alternative. Smaller battery systems that could be combined with rooftop solar systems have higher costs than those shown above.

Currently the only way to make a battery storage system cost-effective is to secure grant money. The Washington State Legislature created the Clean Energy Fund to advance clean energy projects and technologies throughout the state. Grants are awarded to competitively chosen applicants and selection is based on the likelihood of a project's ability to demonstrate improvement in the reliability and/or lowered cost of distributed or intermittent renewable energy. Clean Energy Fund 1 (2013-15) set aside \$15 million and awarded funds to three utilities to develop lithium ion/phosphate and vanadium flow batteries as well as two demonstration projects for energy storage control and optimization projects known as Modular Energy Storage Architecture or MESA. Clean Energy Fund 2 (2016-17) awarded \$10.6 million to five utilities, including \$7 million to Avista and Snohomish PUD for smart grid technologies and \$3 million for Energy Northwest's 5-megawatt combined solar generation and battery storage facility. Clean Energy Fund 3 awarded \$10.7 million to four utilities and Clean Energy Fund 4 will award \$6.1 million.

The discharge capability of the lithium ion batteries included in the NWPCC's reference case for the 2021 Plan and the IOU's IRPs is 4 hours. The Council includes reference cases for both a 100

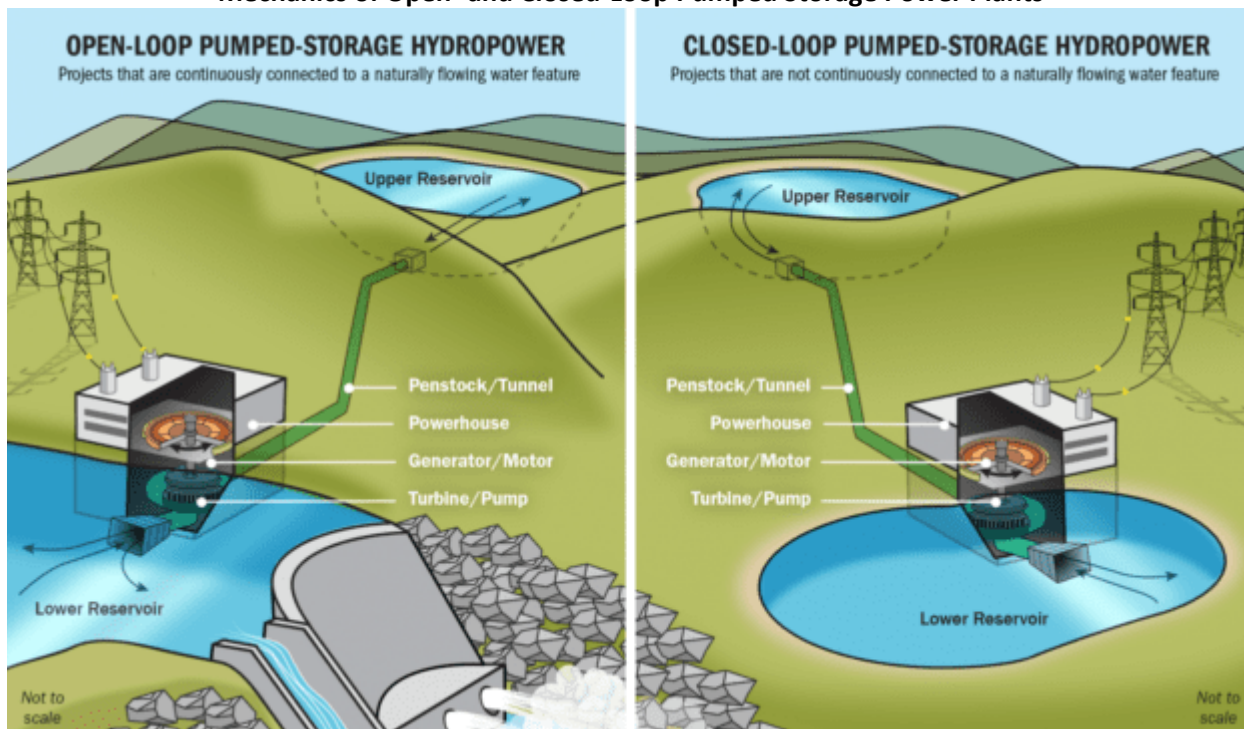
MW solar project and 100 MW solar with a battery with 4-hour discharge capability of 400 MWh. The capital costs are 90 percent greater in the solar plus battery case (\$1,350/kW compared to \$2,568/kW) while the fixed O&M costs are more than double (\$14.55/kW-year compared to \$31/kW-year).

Pumped Storage

During spring months in the Northwest, hydroelectric resources produce significant amounts of energy from spring run-off. At the same time, windy spring conditions result in large quantities of wind energy available at the same time when demands for electricity are low. This oversupply of energy has been resolved in the past by generation curtailment, which can be highly contentious and disruptive. Pumped storage may become the energy storage solution of choice as more wind and solar is added to the balancing area and curtailments increase. During periods of high wind and high water, water is pumped to a storage reservoir using wind energy to power the pumps. The water is then released through the hydroelectric facility once demand increases or there is less generation from renewable resources.

The cost-effectiveness of pumped storage is primarily determined by the price differential between heavy load hours (high demand) and low load hours (low demand) and the efficiency of the pumps and hydroelectric generators. As facilities become more efficient and require less energy, the cost-effectiveness increases. Generally, however, pumped storage is a net consumer of energy in that it takes more energy to pump the water uphill than is recouped in the generation process when the water is released through the generator. Exhibit 18 below shows a depiction of closed- and open-looped pumped storage power plants.

Exhibit 18
Mechanics of Open- and Closed-Loop Pumped Storage Power Plants



Source: Power Magazine Article, Four Projects Picked to Speed Up Pumped Storage Hydro Construction, 10/9/2019

America's Water Infrastructure Act of 2018 includes several provisions designed to ease the development of closed-loop pumped storage projects. Specifically, the provisions: amend the Federal Power Act by adding an expedited licensing process for issuing and amending licenses for closed-loop pumped storage projects and require FERC to establish an expedited licensing process that requires a final decision on applications within two years of FERC's receipt of a completed application.

The only pumped storage project located in the Northwest is the 314-megawatt John W. Keys III Pump-Generating Plant that pumps water from the Franklin D. Roosevelt Lake behind Grand Coulee dam 280 feet uphill to Banks Lake. Water in Banks Lake is used for agricultural irrigation and power generation. Nine pumped storage projects with 4,300 megawatts of capacity in aggregate are proposed in the Northwest. The largest proposed project is a 1,200-megawatt project in Goldendale, Washington. The project has been granted an operating license from FERC and could be on-line as early as 2025. The current estimate of construction costs is \$2.9 billion.

Only two of the nine proposed projects, New Hydro LLC and GridAmerica's Swan Lake North Pumped Storage Project and Columbia Basin Hydropower's Banks Lake North Dam Pump/Generation Project, are in active development. Swan Lake North is a proposed 393 MW closed-loop pumped storage project located in Klamath County, Oregon. After nearly a decade of project planning, development and review, the FERC issued a 50-year construction and operation license for the Swan Lake North project in April 2019. The project will begin

construction in 2021 or 2022 and be commercially operational in 2025. Projected capital costs are \$866 million or \$2,203/kW.

Banks Lake North is a proposed 500 MW open-loop pumped storage project located on the west side of Lake Roosevelt upstream of Grand Coulee Dam on the Columbia River in Washington State. The project would use two existing reservoirs, Banks Lake and Lake Roosevelt. Projected capital costs are \$1.5 million or \$2,880/kW million. The target date for project completion is 2026.

One of the issues with pumped storage projects is that the projects are usually larger in size than the needs of a single entity. Finding multiple parties that are willing to commit to long-term financing can be difficult.

Costs for pumped storage facilities vary by site. According to the council's figures for the 2021 Power Plan, the estimated cost for new pumped storage projects ranges from \$1,780 to \$2,400 per kilowatt of installed capacity. The range in cost is driven by the length of the tunnel needed for the project, the amount of overall head (the lower the head, the higher the costs), the amount of above ground infrastructure required, and the variable speed technology selected for the pump/turbines. The council's reference plant includes the following characteristics:

- Configuration/Technology: Variable speed pump, closed-loop system
- Capacity: 400 MW
- Energy: 3,200 MWh, based on 8-hour generation capability
- Overnight capital cost: \$2,300/kW
- Fixed O&M cost: \$14/kW-year
- Development time: 4 years
- Construction time: 5 years

The NWPCC notes that there is 4,000 MW of potential pump storage capacity in the region.

20-Year (2017-36) Levelized Costs

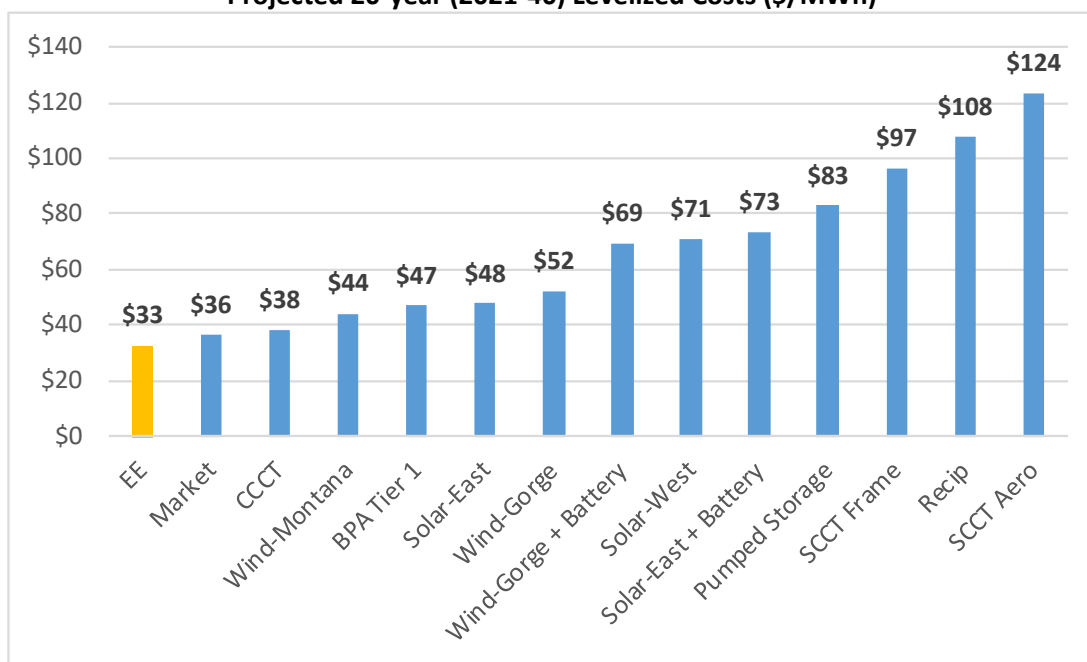
Exhibit 19 below shows the assumed capital costs, fixed O&M, variable O&M, capacity, capacity factor and heat rates used to calculate 20-year levelized costs. The assumptions shown below are based on a survey of assumptions used in by IOUs in their recent IRPs and the reference cases provided by NWPCC as part of its preparation of the 2021 plan.

Exhibit 19
Supply-Side Resource Characteristics

	Capital Cost (\$/kW)	Fixed O&M (\$/kW)	Variable O&M (\$/MWh)	Capacity (MW)	Capacity Factor	Heat Rate (Btu/kWh)	Heat Rate (Btu/kWh)
Natural Gas – CCCT	\$1,140	\$11.38	\$2.11	383.30	75%	6,550	6,550
Natural Gas Peaker – SCCT	\$657	\$3.06	\$5.15	235.05	10%	9,793	9,793
Natural Gas Peaker – Recip	\$1,247	\$6.98	\$4.25	77.25	15%	8,350	8,350
Natural Gas Peaker – Aero	\$1,154	\$6.57	\$2.67	96.00	12%	8,930	8,930
Wind - Gorge	\$1,699	\$39.85	\$0.00	100.00	37%	NA	NA
Wind - Montana	\$1,648	\$39.85	\$0.00	150.00	43%	NA	NA
Wind + Battery	\$1,994	\$69.16	\$0.00	25.00	37%	NA	NA
Solar – Westside	\$1,527	\$31.00	\$0.00	50.00	22%	NA	NA
Solar - Eastside	\$1,527	\$31.00	\$0.00	50.00	33%	NA	NA
Solar – Eastside + Battery	\$2,431	\$42.50	\$0.00	17.50	33%	NA	NA
Pumped Storage	\$2,480	\$11.31	\$0.37	400.00	27%	NA	NA

Exhibit 20 below shows the nominal levelized costs of the resources discussed above. The 20-year levelized cost of energy efficiency is per RES's 2019 CPA. The BPA Tier 1 rate assume 3 percent BPA rate increases every other year (every rate case).

Exhibit 20
Projected 20-year (2021-40) Levelized Costs (\$/MWh)



Source: Utility IRPs, NW Power Council Data and RES Conservation Potential Assessment.

Exhibit 20 shows that energy efficiency and the wholesale market are the lowest cost resources followed by utility scale wind located in Montana, a combined cycle combustion turbine, utility scale solar located on the east side of the Cascade Mountains and BPA Tier 1 rates. The Production Tax Credit (PTC), which is applicable to wind projects at a reduced credit of 60 percent, expires at the end of 2020. Wind project costs are shown above without the PTC. The Investment Tax Credit (ITC), which is applicable to solar projects, is 30 percent in 2019, but steps down to 26 percent in 2020, 22 percent in 2021 and 10 percent in 2022 where it will remain. Solar project costs are shown above include a 10 percent ITC.

Social Cost of Carbon

The Clean Energy Transformation Act requires utilities to include the social cost of greenhouse gas emissions in resource evaluation, planning and acquisition [RCW 19.280.030(3)]. The Washington State Department of Commerce has determined that customer-owned utilities should use the same cost values that the legislature has enacted for investor-owned utilities which establishes a specific set of cost values developed by a federal interagency working group in 2016. Inflation factors will escalate costs to the base years used in IRPs. Based on the methodology established by the working group, the projected social cost of carbon used in this analysis includes the following assumptions:

- 2021 cost of carbon (per metric tons): \$76.5/metric ton
- 2021 cost of carbon (per MMBtu): \$4.06/MMBtu, assuming 53 kilograms of CO₂ per MMBtu

The projected social cost of carbon impacts the resources shown above in Exhibit ES-5 differently, based on the resources' carbon content, which is determined by their heat rate in Btu/kWh. Including the social cost of carbon increases the 20-year levelized costs of the following resources included in Exhibit ES-5:

- Market: \$23/MWh based on an assumed market heat rate of 7,195 Btu/kWh in August-March when gas-fired resources are the marginal resource; 0 Btu/kWh during spring/summer runoff season when hydro or wind serve as marginal resource
- CCCT: \$32/MWh based on an assumed heat rate of 6,550 Btu/kWh
- Reciprocating Engine: \$39/MWh based on an assumed heat rate of 8,350 Btu/kWh
- SCCT Aero: \$42/MWh based on an assumed heat rate of 8,930 Btu/kWh
- SCCT Frame: \$46/MWh based on an assumed heat rate of 9,773 Btu/kWh

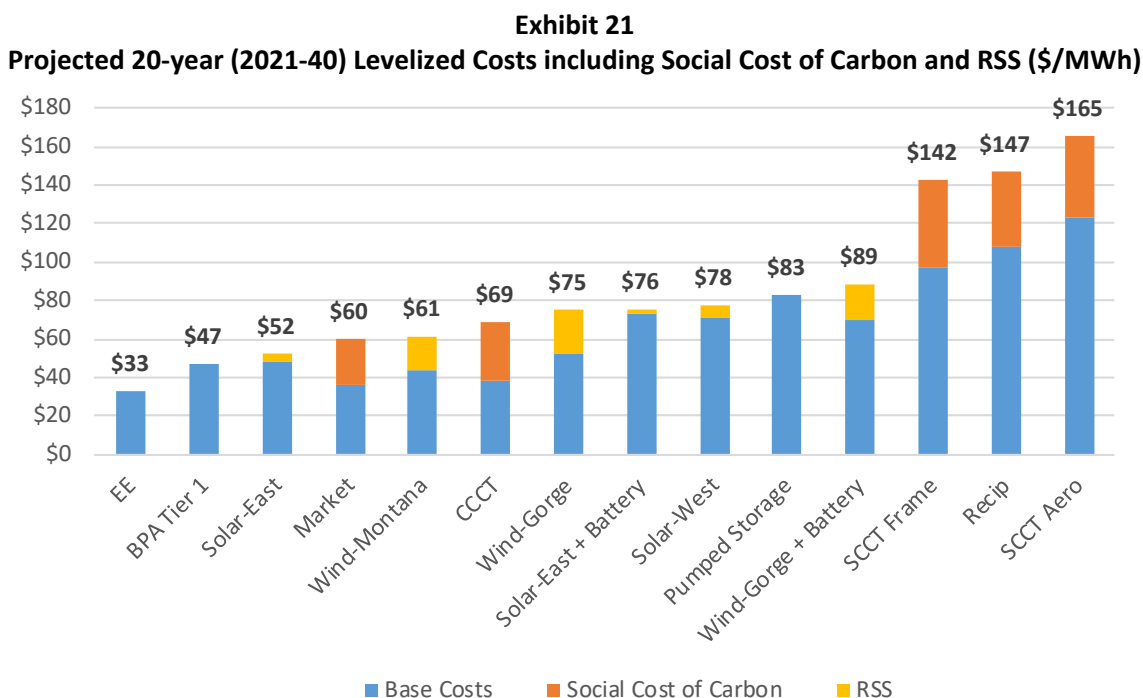
Resource Support Services

Due to the intermittency of wind and the unpredictability of the output, the amount of hourly generation is uncertain. Since wind output cannot be assumed to be available in all hours, other generating resources need to be on call to be ramped down when wind resources provide generation and ramped up when wind resources do not provide generation. Providing within-hour balancing services for variable wind power, including additional reserve capacity and shifting generation patterns is known as wind integration. BPA uses the capacity and flexibility of

its resource pool to provide wind integration services to its customer utilities through a product known as Resource Support Services (RSS).

Under the current BPA power contract, above-HWM load must be served with flat resources. BPA's RSS products flatten intermittent renewable generation across hours, days and seasons, resulting in flat blocks of power. Since solar generation is also not flat across all hours RSS products are also used to flatten utilities' solar power purchases. RSS prices are resource specific since wind and solar resources have different capabilities primarily based on their capacity factors. Based on RSS prices currently offered by BPA an RSS of \$20/MWh is assumed for wind projects located in the Gorge, \$15/MWh for Montana wind, \$5/MWh for solar projects located on the west-side of the Cascades and \$3.5/MWh for solar project on the east side.

Exhibit 21 below shows the nominal levelized costs of the supply-side resources including the projected social cost of carbon and RSS.



As shown above when the social cost of carbon is included in the analysis the cost of a CCCT falls from being the 3rd lowest cost resource to the 6th lowest cost resource and the market falls from 2nd to 4th.

Resource Portfolios

Resource plans evaluate potential future resources in areas of reliability, cost, risk and environmental impact. The preferred resource strategy is one that provides the best combination of cost and risk while meeting reliability and environmental needs. Resource planning considers demand-side resources on an equal basis with supply-side resources by comparing 20-year levelized costs.

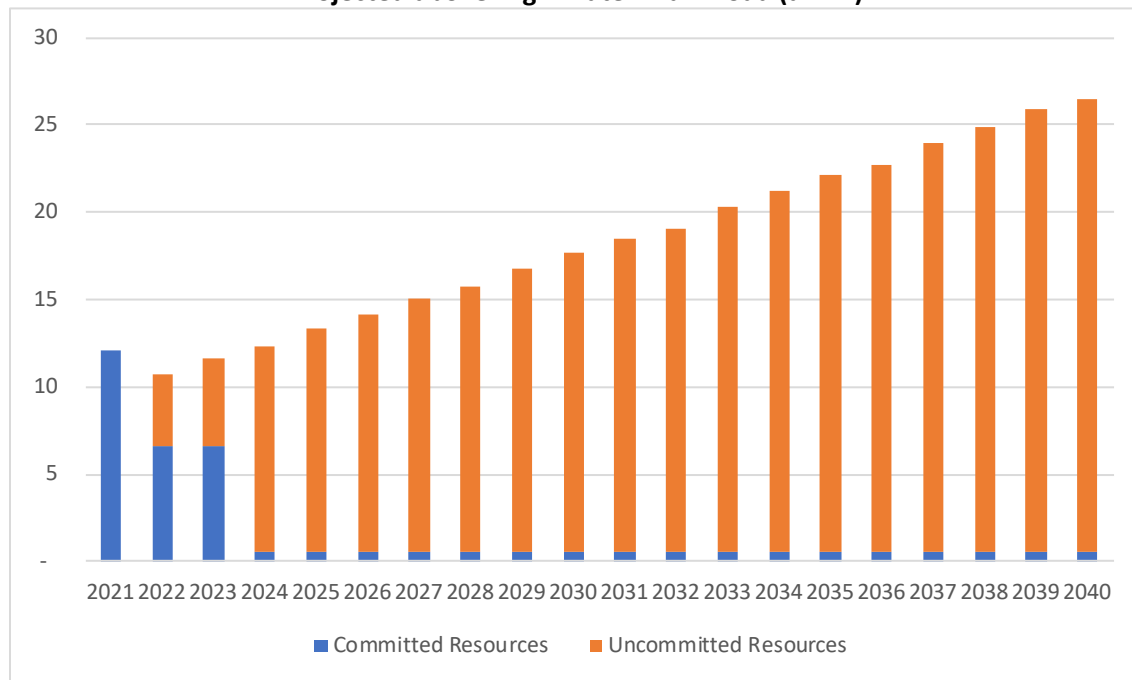
RES wants to continue to encourage the use of energy efficiency/conservation in its service territory. In addition, RES will continue to provide good customer service by assisting customers that are interested in producing renewable energy through net metered projects. Both energy efficiency and net metering reduce RES's future loads. As such, energy efficiency and net metering are the first resources deployed in that they reduce the need for other resources. In developing resource strategies, it is also important to consider the following:

- RES purchases the majority of its power from BPA's Tier 1 resources which are relatively low cost and low carbon emitting
- RES does not want to decrease its allocation of BPA Tier 1 power
- RES does not want to decrease its reliability
- RES must meet the EIA's conservation and renewable energy requirements

This section focuses on the resource options that, based on current availability and projected costs, are the most likely candidates to serve RES's future loads and ensure EIA compliance. The resources included in the resource portfolios include energy efficiency, wholesale market purchases, BPA Tier 1 power, solar and wind. Base case 20-year levelized costs of these resources are shown above in Exhibits 20 and 21. However, the costs of all of the resources are based on assumptions regarding operating characteristics and cost components that, if altered, could result in higher or lower resource costs. As such, sensitivity analysis with respect to resource costs is included.

Projected above-HWM loads are shown below in Exhibit 22. Committed resources include the NIES purchase in 2021 through 2023 and HRSST in all years.

Exhibit 22
Projected above-High Water Mark Load (aMW)

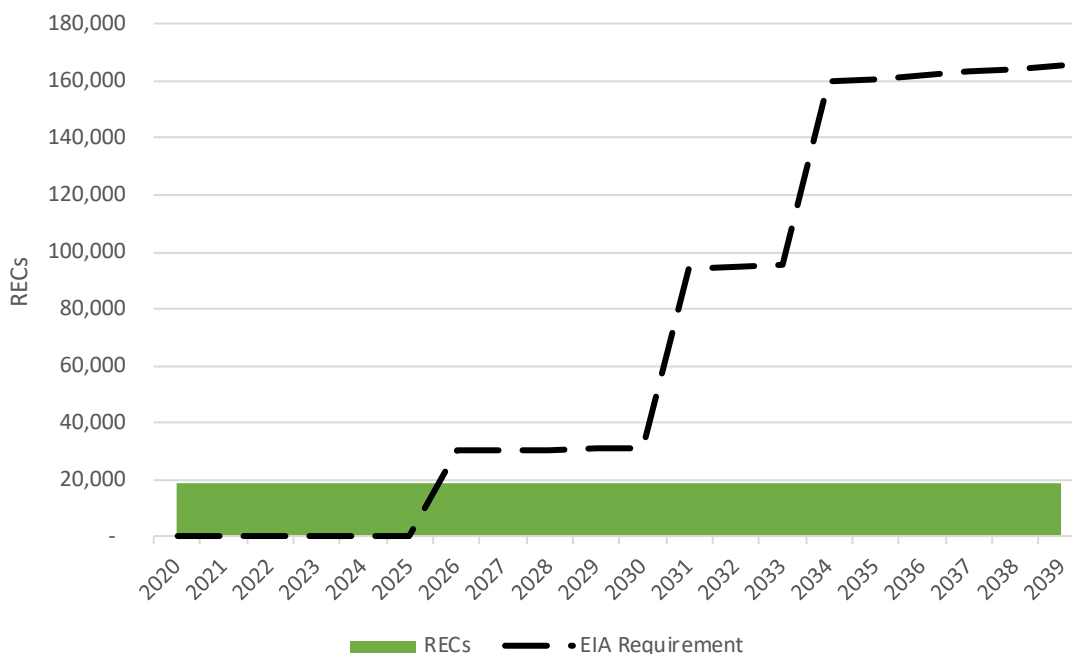


As shown above, RES is short on committed above-HWM serving resources in 2020 through 2040. In addition, to be being short on load-serving resources RES is also short on RECs required to meet the renewable energy requirements under the EIA. RES exceeded the 25,000-customer threshold in January 2020. As such, RES is required to comply with the EIA’s renewable energy targets as follows:

- 3 percent of retail load must be served by renewables in 2026-29
- 9 percent of retail load must be served by renewables in 2030-33
- 15 percent of retail load must be served by renewables beginning in 2034

Exhibit 23 shows RES’s REC position compared to its requirements under the EIA.

Exhibit 23
RES Projected RECs vs. EIA Requirements



The RECs shown above (green area) are a combination of RECs associated with RES's purchase of the renewable resources (wind) included in BPA's Tier 1 resource pool and HRSST. The eligible BPA Tier 1 resources include power purchase agreements BPA entered into for a portion of the output of the Condon, Klondike and Stateline wind projects. The contracts with the three wind projects expire between now and July 2027. BPA's Tier 1 resources also include incremental hydro generation at six hydroelectric projects. The RECs associated these projects are eligible renewable resources due to a provision included in CETA. The provision includes a stipulation that the RECs need to be retired for compliance during the same year they were generated (e.g., vintage 2026 RECs are only eligible for compliance in 2026). Exhibit 23 assumes that RES has the same access to BPA Tier 1 RECs under a new BPA power contract (effective in October 1, 2028) that is has under its existing BPA power contract (expires September 30, 2028) and that BPA replaces expiring wind contracts with like purchases. HRSST accounts for approximately 55 percent of the RECs currently under contract. HRSST RECs count as double because HRSST is a distributed resource. Distributed resources are eligible to use a 2.0 REC multiplier under the EIA.

The costs of serving RES's above-HWM loads while meeting the EIA's renewable energy requirements were calculated for three scenarios or portfolios.

As shown above, RES needs to acquire additional RECs, either from eligible renewable resources or from the REC market, beginning in 2027. Vintage 2016 HRSST and BPA Tier 1 RECs are sufficient to meet the first year of EIA requirements. Three portfolios were developed for meeting RES's above-HWM and renewable energy purchase requirements:

- *Portfolio #1:* Wholesale market purchases serve above-HWM load and REC purchases used to meet EIA requirements.
- *Portfolio #2:* Wholesale market and wind purchases serve above-HWM load and RECs from wind purchase meet EIA Requirements.
- *Portfolio #3:* Wholesale market, wind and solar purchases serve above-HWM load and RECs from wind and solar purchases meet EIA Requirements.

A sensitivity analysis is included to determine a range of costs associated with each portfolio. The sensitivity analysis is a deterministic analysis to show a best case, worst case, and expected case of the costs associated with each portfolio.

The three portfolios included in the analysis are discussed below.

Portfolio #1: Market Purchases Serve Above-HWM Load and REC Purchases Meet EIA Requirements

Exhibit 24 below shows a resource stack in which RES purchases enough power from the wholesale market to meet its load requirements. The blue area in Exhibit ES-9 includes BPA Tier 1 power, NIES purchases and HRSST.

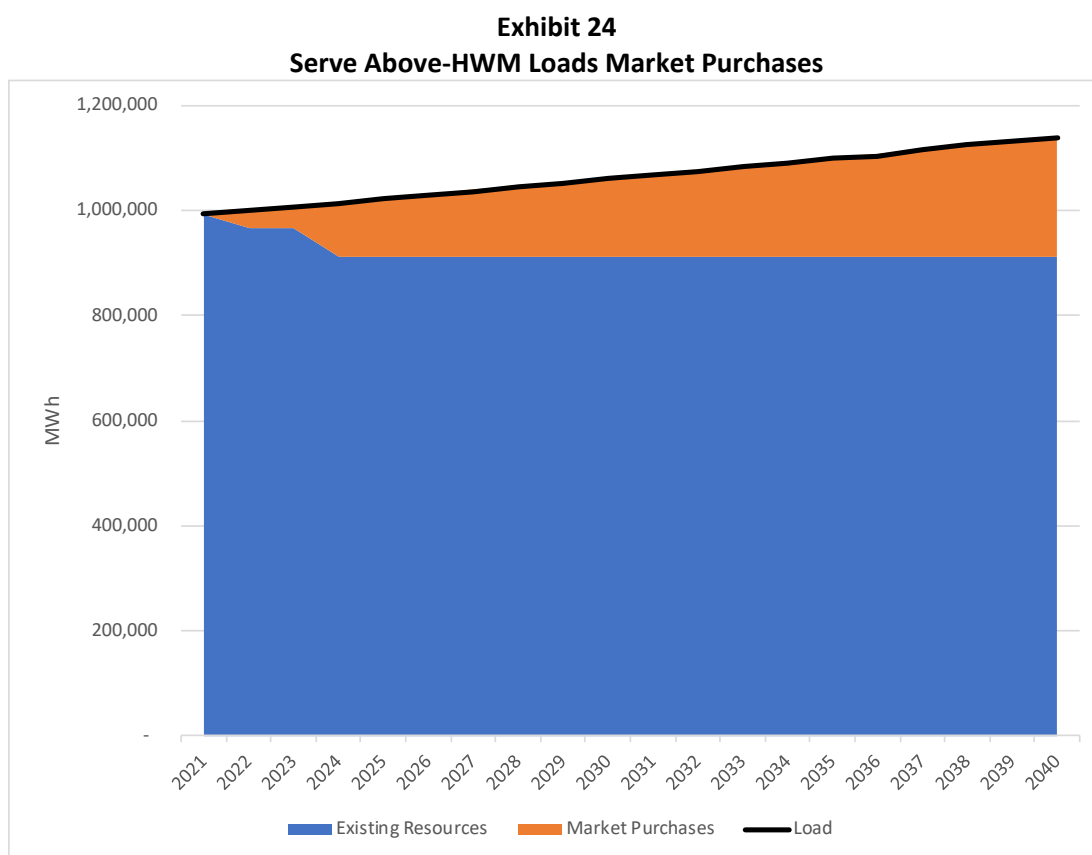
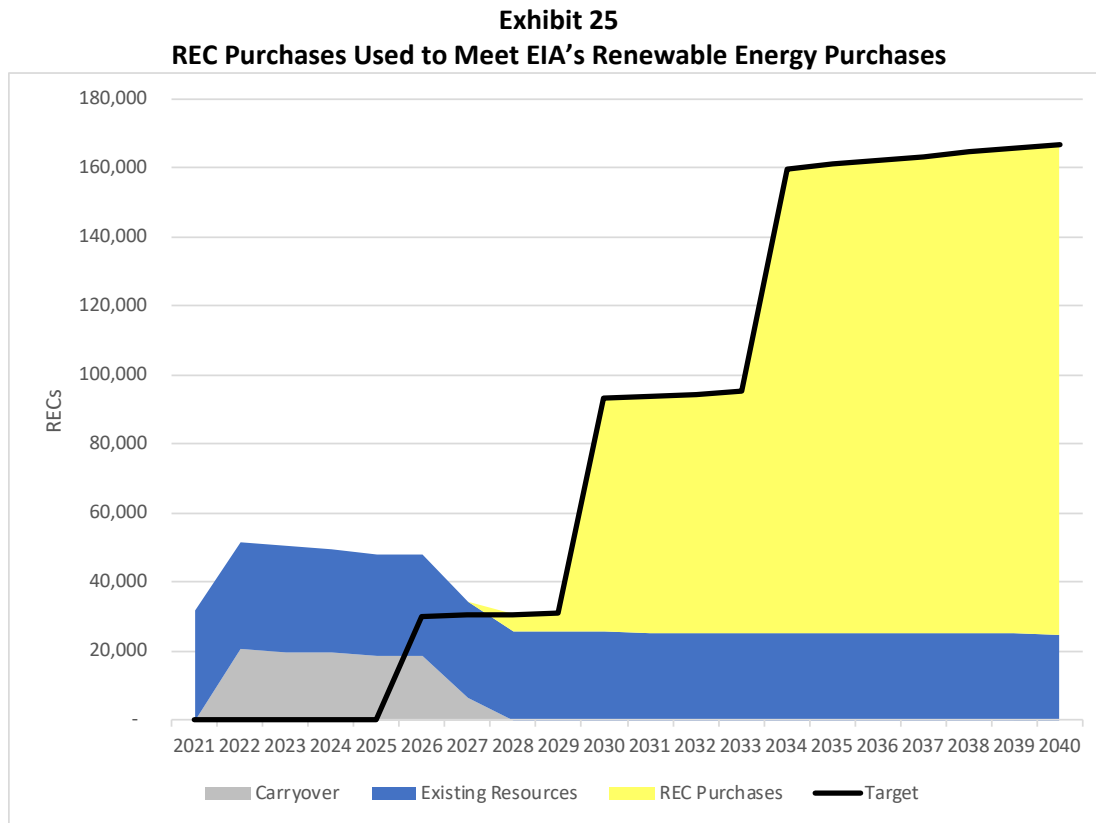


Exhibit 25 below shows RES's REC portfolio compared to its renewable energy requirement/target under the EIA. In this portfolio the REC short positions shown above in Exhibit 23 are met entirely through REC purchases.

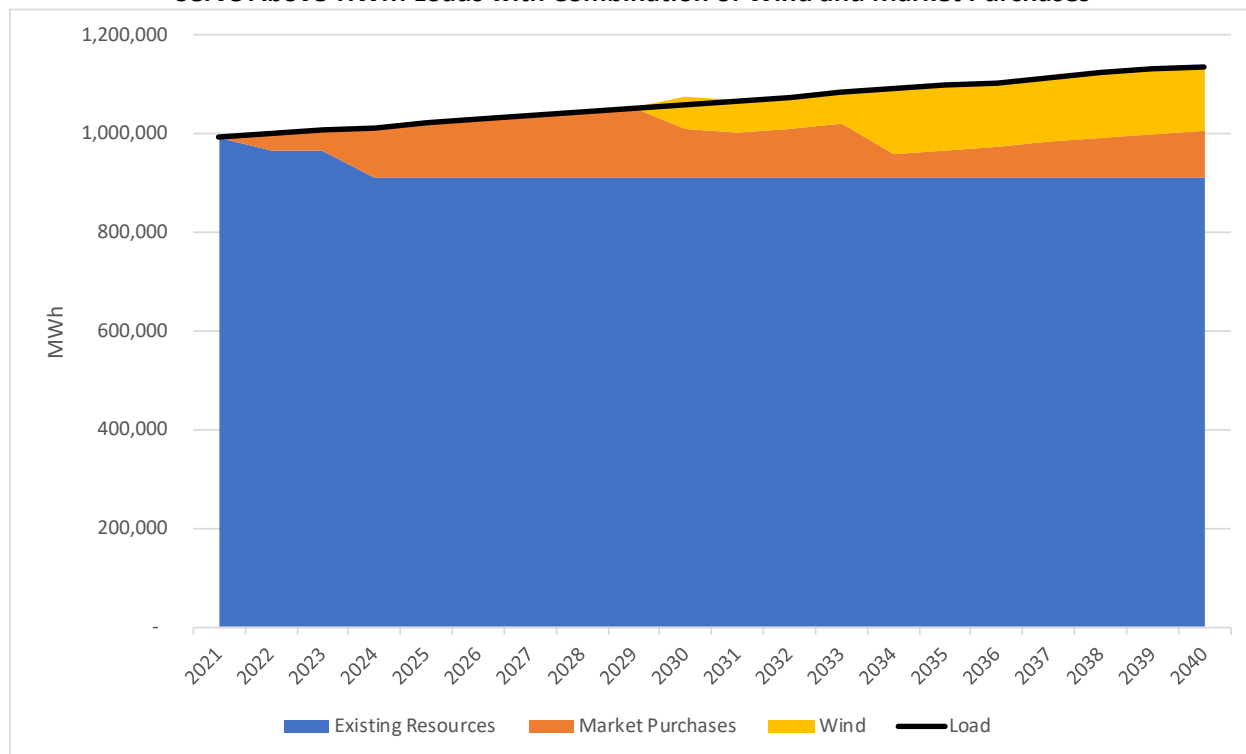


Under the EIA utilities can use RECs from the previous year, the current year and the subsequent year to satisfy renewable energy requirements. For example, during the first year of compliance (CY26), RES can use vintage 2025, vintage 2026 and vintage 2027 RECs to meet the CY26 renewable target of 3 percent. The carryover amounts shown in gray in Exhibit 25 represent HRSST and BPA Tier 1 RECs from the prior year.

Portfolio #2: Serve Above-HWM Load with Market and Wind Purchases and Use RECs from Wind Purchase to Meet EIA Requirements

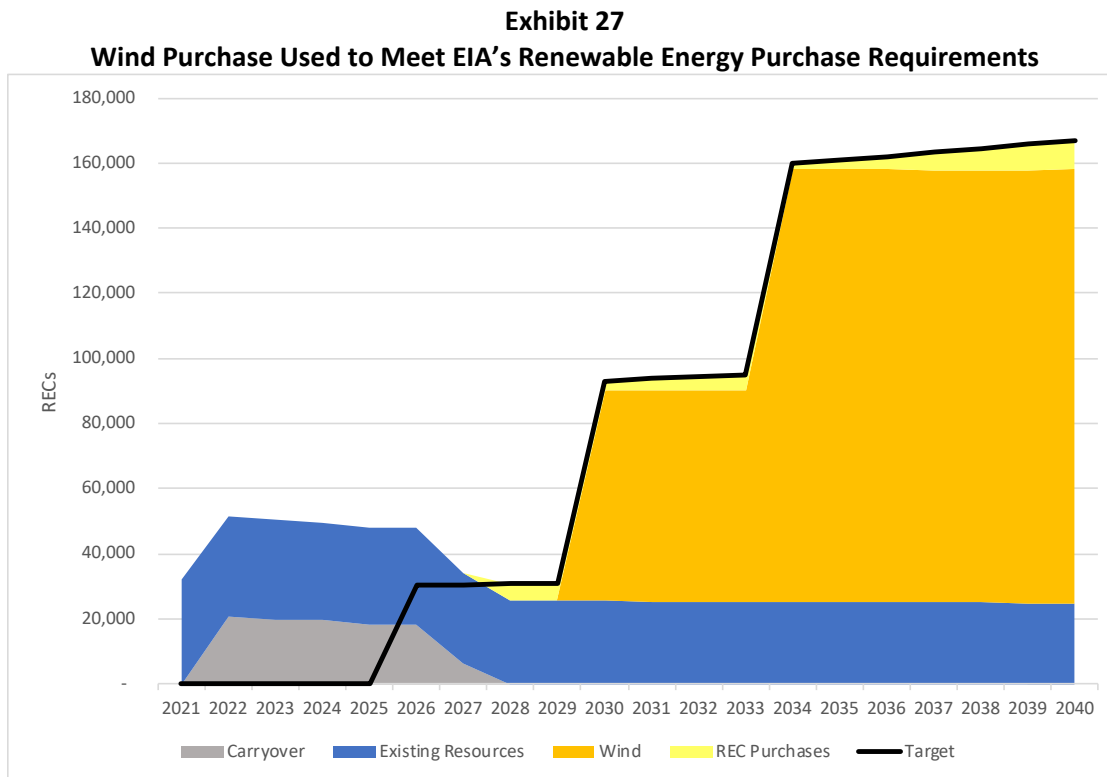
Exhibit 26 below shows a resource stack in which RES serves nearly half of its above-HWM load with output from a wind project and the other half from wholesale market purchases. The blue area in Exhibit 26 includes BPA Tier 1 power, NIES purchases and HRSST.

Exhibit 26
Serve Above-HWM Loads with Combination of Wind and Market Purchases



As shown in Exhibit 26, above-HWM loads are served by wholesale market purchases (orange area) in the earlier years with wind power serving increasing amounts of load through 2040. The amount of wind purchases layered into the portfolio is dictated based on the EIA renewable energy requirements. Wind purchases increase from 3.5 MW in 2028-2030 to 23 MW in 2031-33 and 43 MW in 2034-2040. A capacity factor of 37 percent is assumed for the wind project which is assumed to be located in the Columbia River Gorge.

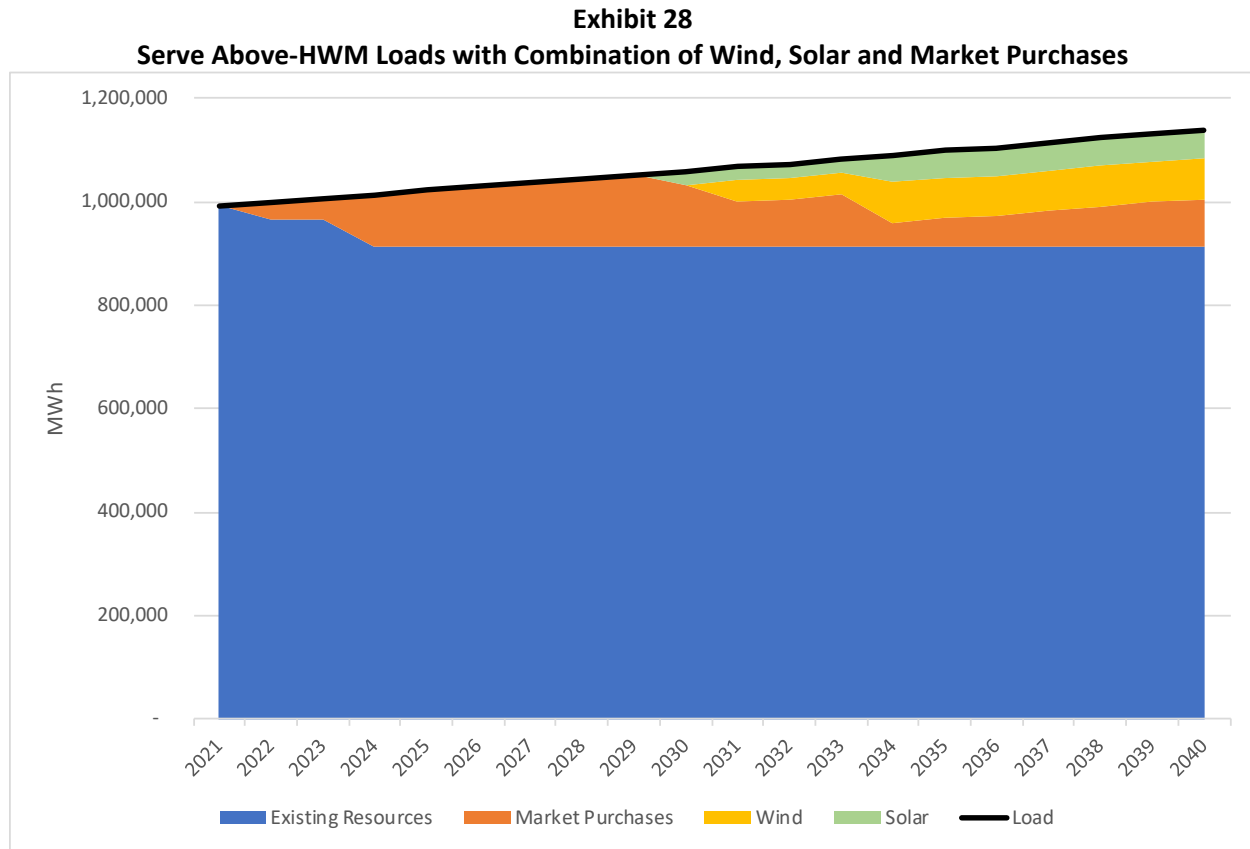
Exhibit 27 below shows that wind RECs fill in the short REC positions identified in Exhibit 23.



As shown above REC purchases (yellow area) are used to meet small REC deficits in Portfolio #2.

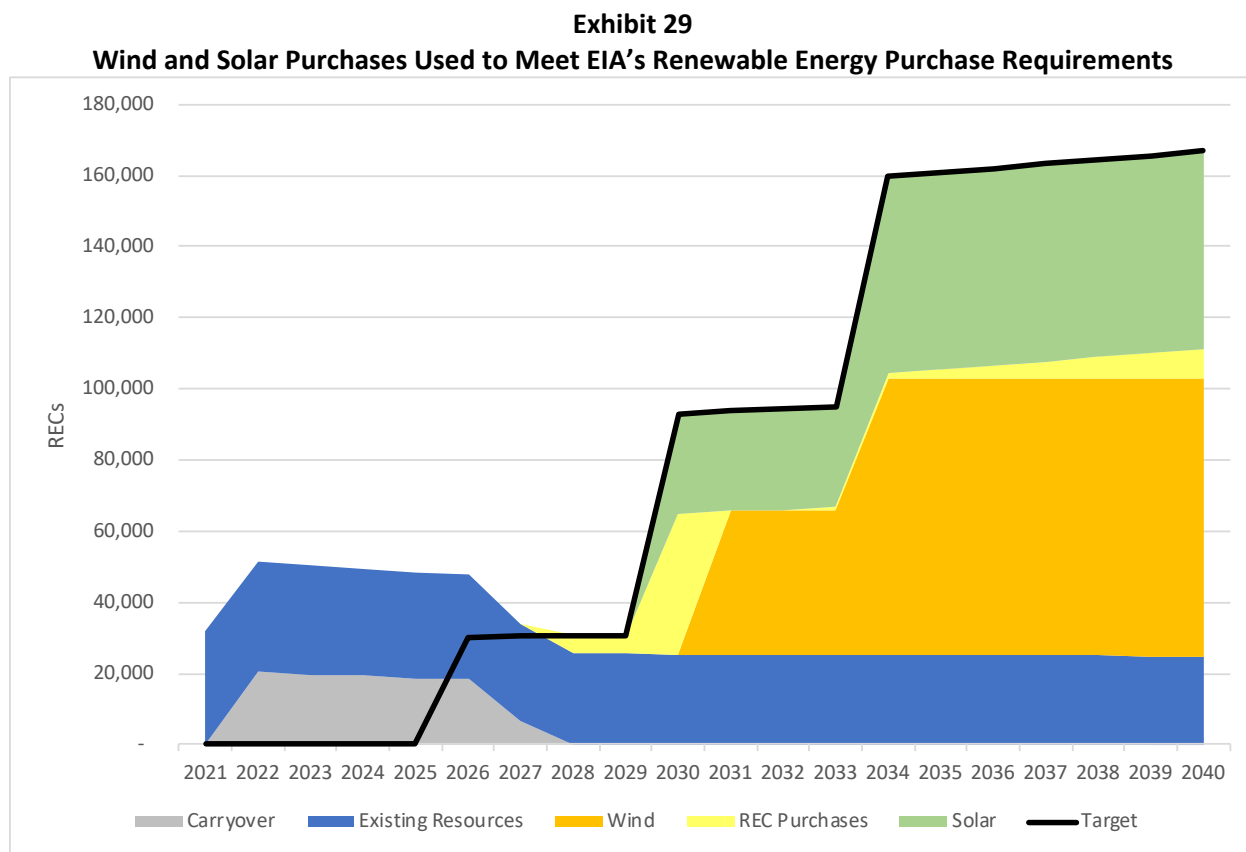
Portfolio #3: Serve Above-HWM Loads with Market, Wind and Solar Purchases and Use RECs from Wind and Solar Purchases to Meet EIA Requirements

Exhibit 28 below shows a resource stack in which RES serves nearly half of its above-HWM load with output from wind and solar projects and the other half from wholesale market purchases. The blue area in Exhibit 28 includes BPA Tier 1 power, NIES purchases and HRSST.



As shown in Exhibit 28, above-HWM loads are served by wholesale market purchases (orange area) in the earlier years with solar and wind power serving increasing amounts of load through 2040. The amount of solar and wind purchases layered into the portfolio is dictated based on the EIA renewable energy requirements. Solar purchases increase from 4 MW in 2028-2030 to 12 MW in 2031-33 and 19.5 MW in 2034-2040. A capacity factor of 32.5 percent is assumed for the solar project which assumed to be located on the east side of the Cascades. Wind purchases increase from 12.5 MW in 2031-2034 to 26.25 MW in 2034-40. A capacity factor of 37 percent is assumed for the wind project (same as Portfolio #2).

Exhibit 29 below shows that solar and wind RECs fill in the short REC positions identified in Exhibit 23.



As shown above REC purchases (yellow area) are used to meet small REC deficits in Portfolio #3.

Resource Portfolio Costs

The cost of serving above-HWM load and meeting EIA renewable energy requirements was calculated for the three portfolios for the 20-year test period 2021-40. A sensitivity analysis was included to determine a range of costs associated with each portfolio. The sensitivity analysis includes the following low, base and high cases for each resource that is used to meet above-HWM load and RES's renewable energy requirements under the EIA.

Exhibit 30 Resource Operating Characteristics and Cost Assumptions			
	Low Case	Base Case	High Case
Market Purchase ⁽¹⁾	CY21 = \$23/MWh Escalation = 1.7%	CY21 = \$29/MWh Escalation = 2.9%	CY21 = \$38/MWh Escalation = 3.3%
RECs	CY21 = \$3.3/REC CY30 = \$6.2/REC CY40 = \$10.0/REC	CY21 = \$5.0/REC CY30 = \$9.5/REC CY40 = \$20.0/REC	CY21 = \$8.5/REC CY30 = \$20.0/REC CY40 = \$35.0/REC
Wind Purchase	Capacity Factor = 41% Capital Cost = \$1,450/kW Fixed O&M = \$37/kW-yr RSS = \$15/MWh	Capacity Factor = 37% Capital Cost = \$1,700/kW Fixed O&M = \$40/kW-yr RSS = \$20/MWh	Capacity Factor = 32% Capital Cost = \$1,939/kW Fixed O&M = \$49/kW-yr RSS = \$22/MWh
Solar Purchase	Capacity Factor = 37.5% Capital Cost = \$1,165/kW Fixed O&M = \$14.55/kW-yr RSS = \$2/MWh	Capacity Factor = 32.5% Capital Cost = \$1,527/kW Fixed O&M = \$31/kW-yr RSS = \$4/MWh	Capacity Factor = 28% Capital Cost = \$2,600/kW Fixed O&M = \$40/kW-yr RSS = \$6/MWh

(1) CY21 prices do not include social cost of carbon.

Exhibit 31 shows the base case and range of projected Mid-C market prices. Actual Mid-C prices are shown in 2003 through 2019.

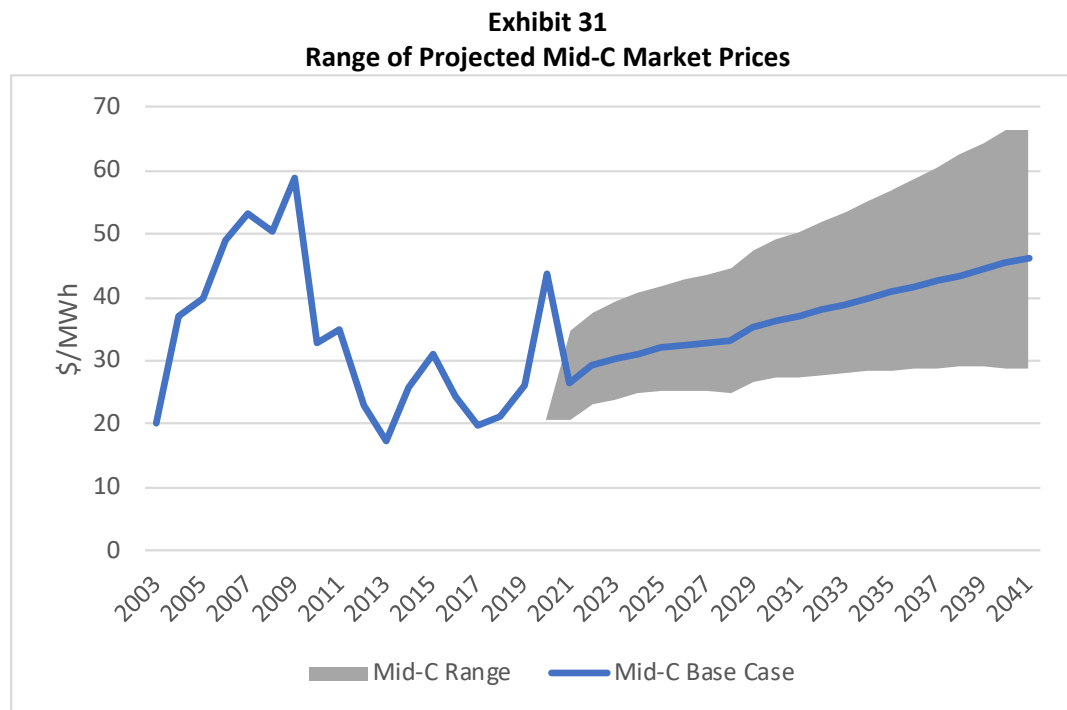


Exhibit 32 shows the range of 20-year levelized costs for BPA Tier 1, energy efficiency, Mid-C market plus the social cost of carbon, wind and solar purchases. The wind and solar purchases in RSS. Consistent with Exhibit 8 above, the range of BPA Tier 1 rates assume low, base and high

escalation rates of 1.5, 3 and 6 percent. The red diamonds show the base case 20-year levelized costs.

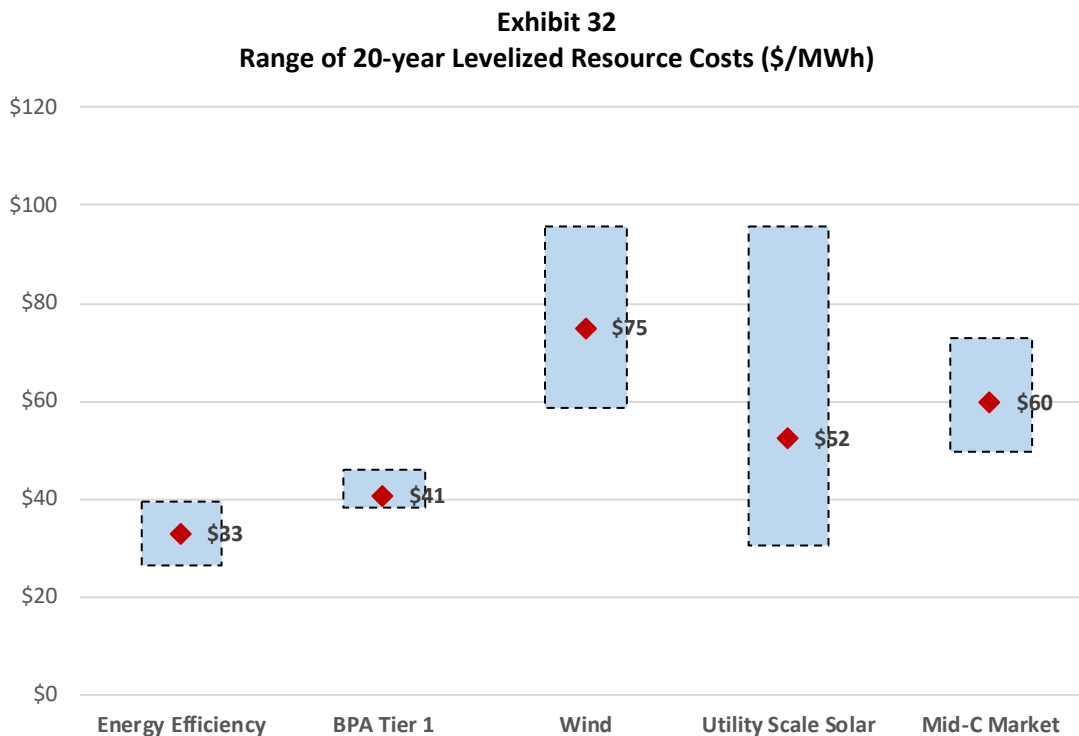
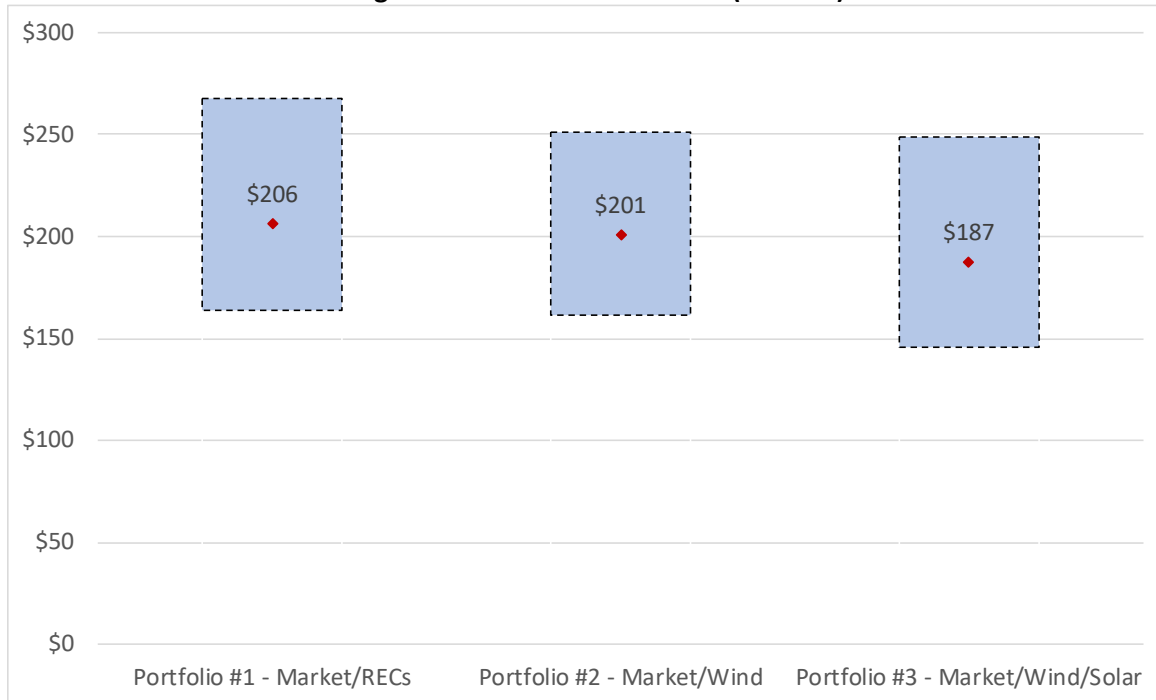


Exhibit 33 shows the range of costs for each of the portfolios described above assuming the range of Mid-C market (including the social cost of carbon), solar, wind and REC purchases costs discussed above. The solar and wind purchase costs include RSS.

Exhibit 33
Range of 2021-40 Portfolio Costs (millions)



Total costs under base case pricing assumptions are depicted by the red diamonds in Exhibit 33. As shown above, Portfolio #3 has the lowest costs. Portfolio #3 has the lowest costs because it includes east-side solar and, as shown above in Exhibit 32, the base case 20-year levelized east-side solar cost of \$52/MWh is less expensive than the market (\$60/MWh) and wind located in the Gorge (\$75/MWh).

The bottom of the blue box shows costs using low cost assumptions while the top of the blue box shows costs using high cost assumptions. The Portfolio #2 and #3 low cost cases include higher capacity factors and lower capital, fixed O&M and RSS costs for wind and solar purchases. The Portfolio #2 and #3 high cost cases include lower capacity factors and higher capital, fixed O&M and RSS costs for wind and solar purchases. The Portfolio #1 and #2 low and high cost cases include low and high wholesale market and REC prices, respectively, and the social cost of carbon. Low market prices are approximately 25 percent lower than base case market prices. High market prices are approximately 35 percent greater than base case market prices.

Recommendations

The reference cases that have been developed for the NWPPC's 2021 Power Plan as well as the IRPs of several IOUs conclude that conservation and demand response programs are the most cost-effective future resources and can be relied on to meet future load growth and energy and capacity requirements. This is consistent with the recommendations of this study.

It is unknown whether the quantity of power and transmission currently provided by BPA under existing contracts will be available under new contracts that begin in October 2028. Primarily due to low natural gas prices wholesale market prices are currently less than BPA's power rates. Whether or not this trend will continue is unknown. Based on current projections of wholesale market and natural gas market prices it could be argued that BPA's rates will be above market for an extended period of time.

Factors that could put upward pressure on future wholesale market prices include carbon costs and natural gas price spikes due to shifts in the current supply and demand paradigm for the natural gas industry. BPA Tier 1 rates are immune to potential cost adders associated with carbon emission restrictions. In addition, the impact of fluctuations in natural gas prices on BPA Tier 1 rates is muted by BPA's ability to draw down reserves during periods of low surplus energy sales revenue. If additional cap and trade, carbon tax or other carbon policies are implemented on a state or federal level the value of BPA Tier 1 power will increase due to the fact that it has no carbon emissions. Displacing Tier 1 power purchases with alternative resources due to current market conditions is not advised as it could have a long-term effect on RES's ability to obtain its maximum allocation of Tier 1 power during the next contract period.

In addition, forward wholesale market prices are for flat blocks of power across all hours, days and months of a year. BPA's load following product follows RES's loads across all hours, days and months. As such, comparing BPA's Tier 1 rates and wholesale market prices is not an apples-to-apples comparison. The estimated value of load following service is estimated to be between \$5 to 7/MWh.

Many of the resources discussed in the "Supply-Side Resources" section of this report, such as pumped hydro, micro-hydro, batteries, grid management and tidal power, are many years away from implementation due to significant technological, permitting and cost hurdles. Some of the resources discussed above, such as solar, conservation, and demand-side management can be addressed in the near term.

Below are specific recommendations based on observations made throughout this report.

BPA Tier 1 Power

RES should not take any actions that would result in decreases to the Tier 1 allocation rights in its current and future BPA power contracts. Although wholesale market prices are currently less than BPA Tier 1 rates, market prices are exposed to supply and price risks to which BPA power

purchases, are not exposed. In addition, market prices are for flat blocks of power with no load shaping capability while BPA's load following product serves RES's hourly loads. As such, in order to properly compare market prices to BPA's rates the cost of load following would need to be added to the market price of power. In addition, BPA's resources are carbon-free and, under CETA, RES will need to be carbon neutral by 2030 and carbon-free by 2045.

Energy Efficiency

The cost-effective energy efficiency measures identified in RES's 2019 CPA are the least expensive resources available to RES. Implementing these measures will reduce RES's above-HWM load which will reduce RES's market price risk exposure since above-HWM load is served by market purchases (renewable and non-renewable).

Renewable Energy Purchase Requirements

RES will be required to comply with renewable energy purchase requirements under the EIA beginning in 2026. RES is short renewable energy beginning in 2027. The lowest cost and lowest risk portfolio that complies with renewable energy purchase requirements is to purchase a combination of market, solar and wind power to serve above-HWM load and meet renewable energy requirements using the RECs associated with the solar and wind purchases. RES should work with NIES to identify a blend of market, solar and wind power purchases that can serve load and meet EIA requirements. Purchasing through NIES, rather than going it alone, should reduce costs due to economies of scale and administrative burden. The cost of renewable resources, RECs, and market prices should be monitored going forward to ensure that this remains the best strategy.

Local Resources

In order to diversify its resource portfolio, increase its self-sustainability and decrease its dependence on BPA transmission to serve load and potentially reduce its wholesale transmission costs, RES should continue to promote local resource development, such as the HRSST, and consider pursuing state and federal grant money that would allow RES to accelerate local resource development. Potential local resources include small scale solar, micro-hydro projects, cogeneration at wastewater treatment plants, landfill gas projects, wind projects and battery storage systems that complement solar and wind projects and provide backup in the event of a transmission contingency.

Rooftop Solar

RES currently has over 200 customers with rooftop solar installations, with more than half of those installed over the past two years. Despite recent tariffs on imported solar panels, the cost of solar power is expected to continue to decrease. As an east-side utility, rooftop solar installations have relatively high capacity factors (compared to west-side utilities). The relatively low capacity factors and downward trajectory of solar costs will likely continue to make rooftop solar an attractive to RES customers. RES should consider taking steps to prepare itself for

continued growth in rooftop solar installations so that RES can be in a better position to operate a truly “smart” and efficient grid. This would ultimately result in lower distribution system and power supply costs.

Demand Response

RES should gauge its customers’ interest in participating in Demand Response programs. If enough customers are interested, RES should pursue the installation of Demand Response Units to help RES reduce its peak demands and, thus, its demand costs under the current BPA power contract.

CETA Compliance

Beginning in 2022 as RES prepares to ramp up to carbon neutrality in 2030, RES should consider, offsetting the small amount of carbon included in its BPA purchases and a percentage of the carbon included in its non-federal purchases with REC purchases. RES should consider sourcing all of its non-federal purchases that are used to serve above-HWM load to carbon-free resources, such as hydro, by 2030.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/4/2020

Agenda Category: Resolutions - Adoption

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Resolution No. 108-20, Authorizing Acquisition of Real Property Interests from the Tri-City Railroad Company, LLC for the Steptoe Street/Tapteal Drive Intersection Improvements Project

Department:
Public Works

Ordinance/Resolution Number:
108-20

Document Type:
Resolution

Recommended Motion:

Approve Resolution No. 108-20, authorizing the City Manager to execute an Easement Purchase Agreement for acquisition of real property interests from the Tri-City Railroad Company, LLC for the Steptoe Street/Tapteal Drive Intersection Improvements Project.

Summary:

The 2020 - 2025 Capital Improvement Plan (CIP) includes the Steptoe Street/Tapteal Drive Intersection Improvements Project (the "Project"). The Project will realign and widen the existing intersection and make improvements to the existing at-grade railroad crossing. By doing so, the neighboring properties will be able to develop with highest and best use.

The Project requires acquisition of property rights from the Port of Benton and Tri-City Railroad Company, LLC (TCRY), and regulatory approval for the proposed changes to the at-grade railroad crossing. The proposed agreement represents successful negotiations with TCRY to acquire the necessary property rights. The agreement also provides TCRY's consent to the intended at-grade railroad crossing modifications.

Communications with the Port of Benton, the Union Pacific Railroad (UPRR), and the Burlington Northern Santa Fe Railroad (BNSF) indicate that their interests will be addressed at little or no cost. Staff expects to receive the needed property rights from the Port of Benton in the near future. The UPRR and BNSF have no property rights at this location, and have previously reviewed and supported the proposed at-grade crossing modifications.

At present, the Project's engineering design is incomplete, and construction funding has not been identified. Once the proposed agreement is fulfilled, land development actions will likely result in the intersection improvements being completed with private financing.

Staff recommends adoption of Resolution No. 108-20.

Fiscal Impact:

The purchase price of the easement is \$155,000. The total cost, including closing costs and professional services, is estimated to be approximately \$165,000. \$188,885 is available in the Steptoe Street/Tapteal Drive Intersection Improvements budget.

Attachments:

- I. Resolution No. 108-20

RESOLUTION NO. 108-20

A RESOLUTION of the City of Richland authorizing the acquisition of real property interests from the Tri-City Railroad Company, LLC by negotiated agreement for the purpose of completing the Steptoe Street/Tapteal Drive Intersection Improvements Project.

WHEREAS, the 2020–2025 Capital Improvement Plan (CIP) and the 2020 Transportation Improvement Program (TIP) include a project entitled Steptoe Street/Tapteal Drive Intersection Improvements (the “Project”); and

WHEREAS, the Project, when completed, will enable highest and best use development of nearby commercial properties; and

WHEREAS, to be completed, the Project requires acquisition of easement rights and railroad-related permitting authority; and

WHEREAS, an agreement has been negotiated with Tri-City Railroad Company, LLC that provides the necessary property interests and Tri-City Railroad Company, LLC’s full cooperation with the City in completing the Project; and

WHEREAS, the negotiated agreement provides a high cost/benefit ratio to the City, and avoids the significant cost and uncertainty of lengthy legal processes.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is hereby authorized to sign and execute the Agreement attached hereto as **Exhibit A**, along with all other documents necessary to complete acquisition of the easement interest to be granted by Tri-City Railroad Company, LLC to the City of Richland in support of the Steptoe Street/Tapteal Drive Intersection Improvements Project.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 4th day of August, 2020.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

EASEMENT PURCHASE AGREEMENT

THIS EASEMENT PURCHASE AGREEMENT ("agreement") is dated as of the 23rd day of July, 2020, by and between **TRI-CITY RAILROAD COMPANY, LLC**, ("TCRY"), and the **CITY OF RICHLAND**, a municipal corporation of the State of Washington ("City").

WHEREAS, TCRY has a leasehold interest in certain real property located in the City of Richland (the "Property"); and

WHEREAS, the City wishes to acquire an easement (the "Easement") over and across the Property as described in **Exhibit A** hereto attached and incorporated by reference; and

WHEREAS, certain regulatory concerns regarding the City's contemplated use of the Easement require further cooperation by and between the parties; and

WHEREAS, the parties intend that these recitals be incorporated by reference into this agreement;

NOW, THEREFORE, for and in consideration of the mutual covenants contained in this agreement, TCRY and the City agree to the following.

ARTICLE I

PURCHASE PRICE

1.1 Purchase Price. The purchase price for the Easement shall be the sum of **One Hundred Fifty-Five Thousand and No/100ths Dollars (\$155,000.00)**.

1.2 Manner of Payment. Payment shall be delivered in the form of a certified check or wire transfer of funds at Closing. The Closing officer shall disburse funds in accordance with this agreement and payable to the Piskel Yahne Kovarik, PLLC, Trust Account, for the benefit of TCRY.

ARTICLE II

CONVEYANCE

2 Easement Deed. The Easement shall be conveyed by an easement deed, free and clear of all liens and subject to only such encumbrances, easements, matters of survey, and restrictions of record as may be approved by the City, in the City's sole discretion, prior to Closing. The easement deed will be in substantially the form attached hereto as **Exhibit A**.

ARTICLE III

CLOSING

3.1 Time and Place. The Closing ("Closing") shall be conducted in escrow by First American Title of Benton and Franklin Counties promptly after all the conditions precedent of the parties of this agreement are met. If Closing shall not have occurred on or before ninety (90) days after the date of complete execution of this agreement, then this agreement shall become null and void, no party having any further right or obligation hereunder.

3.2 Conditions to Closing. The City's obligations under this agreement are subject to the satisfaction of the following conditions as of the date of Closing:

(a) Title Matters. The City shall have obtained a commitment (the "Title Commitment") for issuance of an ALTA policy of title insurance (the "Title Policy") insuring the Easement for the full purchase price. In the event that the Title Commitment and/or any other physical survey or inspection obtained or performed by the City discloses defects of title or other matters unsatisfactory to the City, the City may notify TCRY in writing of such title defects or other matters to which the City objects. TCRY covenants that it shall cure all title objections which may be cured by execution of a document requiring the signature of no party other than TCRY (including any affidavits that may reasonably be required by the title insurer). Regardless of TCRY's efforts to cure, the City shall retain sole discretion to determine whether title to the Easement is acceptable to the City.

(b) Representations and Warranties. TCRY's representations and warranties, as set forth in Article IV, shall be true and correct (with respect to representations) and unbreached (with respect to warranties) in all material respects as of the date of Closing.

(c) Environmental Report. The City shall have received, at its option, a satisfactory Phase I environmental report on the Property.

In the event any of the above conditions are unsatisfied at the time for Closing and are not waived in writing by the City, or if City decides prior to Closing, in its sole discretion, that the Property and/or the Easement are not satisfactory for the City's purposes, the City may, at its election, terminate its obligations under this agreement, whereupon this agreement shall become null and void, no party having any further right or obligation hereunder.

3.3 Closing Costs. The City shall pay any required excise tax charged upon the recordation of the easement deed. The City shall pay all costs of title insurance, escrow fees, survey, due diligence reports, and similar inspections. Each party hereto shall pay its own attorney's fees.

3.4 Items to be Delivered by TCRY. At Closing TCRY shall deliver in escrow to the City the fully executed easement deed provided for in Article II together with an

appropriate form of fully executed excise tax affidavit.

3.5 Right of Entry. The City and the City's authorized representatives may at any reasonable time and after giving reasonable notice to TCRY enter upon the Property for the purpose of making inspections, appraisals, surveys, including the cutting of survey lines and putting up markers and driving stubs and stakes, site analysis, engineering studies, core sampling for engineering reports, and locating existing rights of way, easements, and utilities. The City will exercise this right of entry in such a way so as to not cause unreasonable damage to the Property.

ARTICLE IV

TCRY'S REPRESENTATIONS AND WARRANTIES

TCRY hereby makes the following warranties, representations, and covenants:

4.1 Leases and Other Agreements. At the time of Closing, there shall be no written or unwritten agreements, recorded or unrecorded, affecting or relating to the City's use of the Easement.

4.2 Litigation. There is no claim, action, suit, investigation, or proceeding, at law, in equity, or otherwise, now pending or, to the best of TCRY's knowledge, threatened by or against TCRY, or with respect to the Property, to which the City might become a party, other than that certain matter pending in the Ninth Circuit Court of Appeals as case number 20-35004. TCRY is not subject to the terms of any decree, judgment, or other action of any court, administrative agency, or arbitrator, which has or could result in a material adverse effect on the Property, the Easement, or TCRY's obligations hereunder.

4.3 Governmental Requirements. TCRY has not received any notice of violation of any federal, state, city, or other governmental order or requirement issued by any governmental body or by any action in any court, against or affecting the Property or the Easement that has not been fully complied with in all respects to the satisfaction of the governmental authority having jurisdiction.

4.4 Assessments. There are no unpaid special assessments that affect the Property.

4.5 No Conflict. Neither the execution nor the delivery of this agreement or the documents contemplated hereby, nor the consummation of the conveyance of the Easement to the City, will conflict with or cause a breach of any of the terms and conditions of, or constitute a default under, any agreement, commitment, note, mortgage, lease, bond, license, permit, or other instrument or obligation by which TCRY is bound.

4.6 TCRY's Authority. TCRY has full power to enter into this agreement and to perform its obligations hereunder.

4.7 Environmental Matters. To the best of TCRY's knowledge, without any

investigation, (i) there are no "hazardous substances" (as defined in Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. §§9601 *et seq.*, as amended) at the Property; (ii) there has been no release or threat of release of any such hazardous substance; (iii) the Property is not subject to regulation by any governmental entity as a result of the presence of (A) stored, leaked, or spilled petroleum products, (B) underground storage tanks, (C) an accumulation of rubbish, debris, or other solid waste, or because of the presence, release, threat of release, discharge, storage, treatment, generation, or disposal of any "hazardous waste" (as defined in the Resource Conservation and Recovery Act, 42 U.S.C. §§6901 *et seq.*, as amended), or "toxic substance" (as defined in the Toxic Substance Control Act, 15 U.S.C. §§2601 *et seq.*, as amended), including without limitation asbestos and items or equipment containing polychlorinated biphenyls (PCBs) in excess of 50 parts per million; (iv) no environmental condition exists on the Property that either (A) requires the owner of the Property to report such condition to any authority or agency of the State of Washington or (B) requires the owner of the Property to make a notation of such condition in any public records or conveyancing instrument upon the conveyance of the Property; and (v) TCRY has not received any written notice that any condition exists on the Property that is characterized by any governmental authority as an actual or potential danger to the environment or public health.

ARTICLE V

CITY'S WARRANTIES

City hereby makes the following warranties and representations with respect to the purchase of the Easement:

5.1 No Conflict. Neither the execution nor the delivery of this agreement or the documents contemplated hereby, nor the consummation of the conveyance of the Easement to the City, will conflict with or cause a breach of any of the terms and conditions of, or constitute a default under, any agreement, commitment, note, mortgage, lease, bond, license, permit, or other instrument or obligation by which the City is bound.

5.2 City's Authority. The City has full power, authorization and approval to enter into this agreement and to carry out its obligations hereunder.

ARTICLE VI

NOTICES

All notices called for hereunder shall be in writing and shall be deemed to have been given when sent by registered or certified mail, return receipt requested, if to the City:

City of Richland

Attn. City Attorney
625 Swift Boulevard
Richland, WA 99352

If to TCRY:

Tri-City Railroad Company, LLC
P.O. Box 6000
Kennewick , WA 99336

or to such other address as the party to receive such notice may hereafter request by written notice to the other.

ARTICLE VII

MISCELLANEOUS

7.1 Risk of Loss, Taking. In the event of any casualty to the Property or any portion thereof, the City may terminate this agreement by written notice to TCRY. If the City does not terminate this agreement pursuant to the preceding sentence, the parties shall proceed to Closing on all of the terms and conditions of this agreement.

7.2 Survival of Agreement. The provisions contained in this agreement, including TCRY's obligations, warranties, and representations included in Article IV or as otherwise specified herein, will be true as of the date of this agreement and as of the date of Closing and will survive the Closing.

7.3 Entire Agreement. This agreement contains the entire agreement of the parties and will supersede the terms and conditions of all prior written and oral agreements, if any, concerning the matters it covers. The parties acknowledge that there are no oral agreements, understandings, representations, or warranties that supplement or explain the terms and conditions contained in this agreement. This agreement may not be modified except by an agreement in writing signed by the parties.

7.4 Gender; Number. All pronouns shall be construed to be of such gender and number as the context may require.

7.5 Headings. All headings are for convenience of reference only and do not constitute a part of this agreement or affect its meaning.

7.6 Governing Law. This agreement shall be construed in accordance with the laws of the State of Washington.

7.7 Authority to Execute. Each person executing this agreement on behalf of another person, corporation, partnership, company, or other organization or entity, represents and

warrants that he or she is fully authorized to execute and deliver this agreement on behalf of the entity or party for which he or she is signing. The parties hereby warrant to each other that each has full power and authority to enter into this agreement and to undertake the actions contemplated herein, and that this agreement is enforceable in accordance with its terms.

7.8 Severability. This agreement will be construed in its entirety and will not be divisible, except that the invalidity or unenforceability of any provision hereof will in no way affect the validity or enforceability of any other provision.

7.9 Choice of Venue. The parties hereby consent to the venue of the Superior Court of the State of Washington in and for Benton County in connection with any action, suit, or proceeding arising out of this agreement.

7.10 Successor. This agreement will be binding upon, and the obligations and benefits hereof will accrue to, the parties hereto, their heirs, personal representatives, successors, and assigns.

7.11 Counterparts. This agreement may be executed in any number of counterparts, each of which will be considered an original, and together they will constitute one agreement.

7.12 Construction Performance. The parties agree and acknowledge that the Easement is in furtherance of the City's proposed project to modify and construct a public street, together with utilities within the areas designated in the easement deed, which project will include an at-grade street-railroad crossing and signalized warning system. The City may commence construction of the project at any time after Closing. TCRY agrees that it will take no action in any forum to challenge, dispute, contest, delay, hinder, or impede the City's construction work. TCRY agrees and acknowledges that some disruption of operations will occur during construction but in order to minimize disruption the City will use its best efforts to perform construction work which impacts the existing railroad infrastructure only between noon on Fridays to noon on Mondays. Upon final acceptance of the construction work by the City, City agrees that it will accept responsibility for the maintenance of the street surface approaching the at-grade crossing. For as long as TCRY leases the railroad track from the Port of Benton, TCRY agrees that it will accept responsibility for the maintenance of the railroad track structure, the at-grade crossing warning system, and the pre-cast concrete surface panels. The provisions of this section shall survive the closing and, in the event of breach, shall entitle the non-breaching party to any and all remedies, both legal and equitable, including without limitation specific performance and/or suit for damages

7.13 Cooperation and Consents. TCRY shall cooperate in all ways reasonably requested by the City to implement the provisions of this agreement. This duty shall include, but not be limited to: 1) TCRY taking any and all actions, including execution of additional real property instruments, required to vest clear and undisputed title consistent with the easement deed in and to the lands described therein with the City; 2) TCRY's grant of irrevocable consent to the at-grade crossing and the proposed modifications thereto by N. Steptoe St. and Tapteal Dr., together with utilities, of the track as said track currently exists in its present physical

location; and 3) TCRY executing forms or documents of acceptance and consent, as may be necessary, to the at-grade crossing and the proposed modifications thereto associated with said project. This obligation shall include, but is not necessarily limited to, TCRY consenting in any proceedings before the Washington Utilities and Transportation Commission initiated by the City of Richland and/or the City of Kennewick regarding said crossing and confirming said consent by the filing of pleadings or notices evidencing the same with the WUTC in substantially the form attached hereto as **Exhibit B** or as otherwise may be required to give effect to this term. TCRY further hereby irrevocably constitutes and appoints the City and any officer or agent thereof, with full power of substitution, as its true and lawful attorney-in-fact with full irrevocable power and authority in the place and stead of TCRY and in the name of TCRY or in its own name, for the purpose of carrying out the terms of this section, and to take any and all appropriate action and to execute any and all documents and instruments that may be necessary or desirable to accomplish the purposes of this section. This power of attorney is a power coupled with an interest and shall be irrevocable. Time is of the essence in this agreement. The provisions of this section shall survive the closing and, in the event of breach, shall entitle the non-breaching party to any and all remedies, both legal and equitable, including without limitation specific performance and/or suit for damages.

SO AGREED AND ACCEPTED by witness the signatures appearing below.

TRI-CITY RAILROAD COMPANY, LLC,
a Washington limited liability company

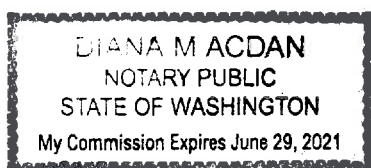

Lisa Anderson, Executive Vice President

DATED: 7/23/20

STATE OF WASHINGTON)
 : ss.
County of Benton)

I certify that I know or have satisfactory evidence LISA ANDERSON is the person who appeared before me, and said person acknowledged that she signed this instrument, and on oath stated that she was authorized to execute the instrument and acknowledged it as Executive Vice President of Tri-City Railroad Company, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 7/23, 2020.




Print Name
Notary Public
Notary Public in and for the State of
Washington residing at Benton
Commission Expires: 6/29/2021

CITY OF RICHLAND

Cindy Reents, City Manager

DATED: _____

Approved as to form:

Heather Kintzley, City Attorney

EXHIBIT A

After recording return to:

City Surveyor
505 Swift Blvd. MS-26
Richland, WA 99352

PID#: NOT ASSIGNED – RAILROAD RIGHT OF WAY

A portion of the Northeast ¼ of Section 25, Township 9 North, Range 28 East, W.M. and a portion of the Northwest ¼ of Section 30, Township 9 North, Range 29 East, W.M.

EASEMENT DEED

THE GRANTOR, **TRI-CITY RAILROAD COMPANY, LLC**, a limited liability company of the State of Washington, in consideration of the sum of Ten (\$10.00) Dollars, the receipt of which is hereby acknowledged, hereby grants, warrants, conveys and transfers to the Grantee, the **CITY OF RICHLAND**, a municipal corporation of the State of Washington, its successors and assigns forever, an easement over and across the real estate situated in Benton County, Washington, described as follows:

See Exhibit A attached hereto and
incorporated herein by this reference.

This easement is granted for the purpose of constructing and installing a public street intersection within the easement, including the right to construct, modify, install, maintain, repair and replace roadways, curbs, gutters, sidewalks, traffic signals, at-grade railroad crossing surface and warning system, and landscaping within the easement, together with the right of Grantee, its successors and assigns, to go on to said easement with necessary labor, equipment, vehicles, and materials at any and all times for the purposes of constructing, maintaining, repairing, renewing, or replacing the aforesaid improvements and for doing anything necessary, useful, or convenient for the enjoyment of the easement herein granted.

Further, any and all portions of the easement area described in Exhibit A, including all areas identified as Exhibit 1 Roadway Easement and Exhibit 2 Utility Easement, may be used for the installation of utilities, including water, sewer, stormwater, phone, communications, electrical and gas transmission lines. All utilities shall be underground.

Sign Name

NOTARY PUBLIC in and for the State of
Washington, residing at: _____
My Commission Expires: _____

Print Name

EXHIBIT A

ROAD RIGHT OF WAY EASEMENT

A portion of the Northeast $\frac{1}{4}$ of Section 25, Township 9 North, Range 28 East, W.M., City of Richland & a portion of the Northwest $\frac{1}{4}$ of Section 30, Township 9 North, Range 29 East, W.M., City of Kennewick, Benton County, Washington, lying within a section of Port of Benton railroad right of way, described as follows:

Commencing at the East quarter corner of said Section 25, Thence North $00^{\circ}11'59''$ East along the East line of said subdivision a distance of 298.90 feet to a point on the Southerly right-of-way of the Port of Benton railroad (see Memorandum of Lease recorded under Auditor's File No. 2004-030381) being a common point with a roadway easement for Steptoe Street as recorded under Auditor's File No. 97-15931, **TRUE POINT OF BEGINNING** and the beginning of a 2914.93 foot radius non-tangent curve, concave to the Northeast, having a radial bearing of North $36^{\circ}06'31''$ East; Thence Northwesterly along said Southerly right-of-way a distance of 99.98 feet along the arc of said curve, through a central angle of $1^{\circ}57'55''$ to a common point with said Steptoe Street easement; Thence leaving said common point and continuing along said Southerly right-of-way and curve, having a radial bearing of North $38^{\circ}04'26''$ East; Thence Northwesterly a distance of 139.61 feet along the arc of said curve, through a central angle of $2^{\circ}44'39''$ to a point on said Southerly right-of-way; Thence leaving said Southerly right-of-way North $40^{\circ}49'05''$ East a distance of 100.00 feet to a point on the Northerly right-of-way of the Port of Benton railroad and the beginning of a 2814.93 foot radius non-tangent curve, concave to the Northeast and having a radial bearing of North $40^{\circ}49'05''$ East; Thence Southeasterly along said Northerly right-of-way a distance of 58.66 feet along the arc of said curve, through a central angle of $1^{\circ}11'38''$ to a common point with said Steptoe Street easement; Thence leaving said common point and continuing along said Northerly right-of-way and curve, having a radial bearing of North $39^{\circ}37'26''$ East; Thence Southeasterly a distance of 150.76 feet along the arc of said curve, through a central angle of $3^{\circ}04'07''$ to a common point with said Steptoe Street easement; Thence leaving said common point and continuing along said Northerly right-of-way and curve, having a radial bearing of North $36^{\circ}33'19''$ East; Thence Southeasterly along said Northerly right-of-way a distance of 124.53 feet along the arc of said curve, through a central angle of $2^{\circ}32'05''$ to a common point with said Steptoe Street easement and Northerly right-of-way; Thence leaving said common point and Northerly right-of-way South $34^{\circ}01'14''$ West a distance of 100.00 feet along a common line with said Steptoe Street easement to a common point with said Steptoe easement and Southerly right-of-way of the Port of Benton railroad and the beginning of a 2914.93 foot radius non-tangent curve, concave to the Northeast and having a radial bearing of North $34^{\circ}01'14''$ West; Thence Northwesterly along said Southerly right-of-way a distance of 44.94 feet along the arc of said curve, through a central angle of $0^{\circ}53'00''$ to a common point with said Steptoe Street easement; Thence leaving said common point and continuing along said Southerly right-of-way and curve, having a

radial bearing of North 34°54'14" East; Thence Northwesterly a distance of 61.30 feet along the arc of said curve, through a central angle of 1°12'17" back to the **TRUE POINT OF BEGINNING**.

Containing 33,989 square feet, more or less, according to the bearings and distances listed above and as depicted on the attached Exhibit 1.

Together with and subject to easements, covenants, reservations, right-of-ways and restrictions of record and in view.

UTILITY EASEMENT

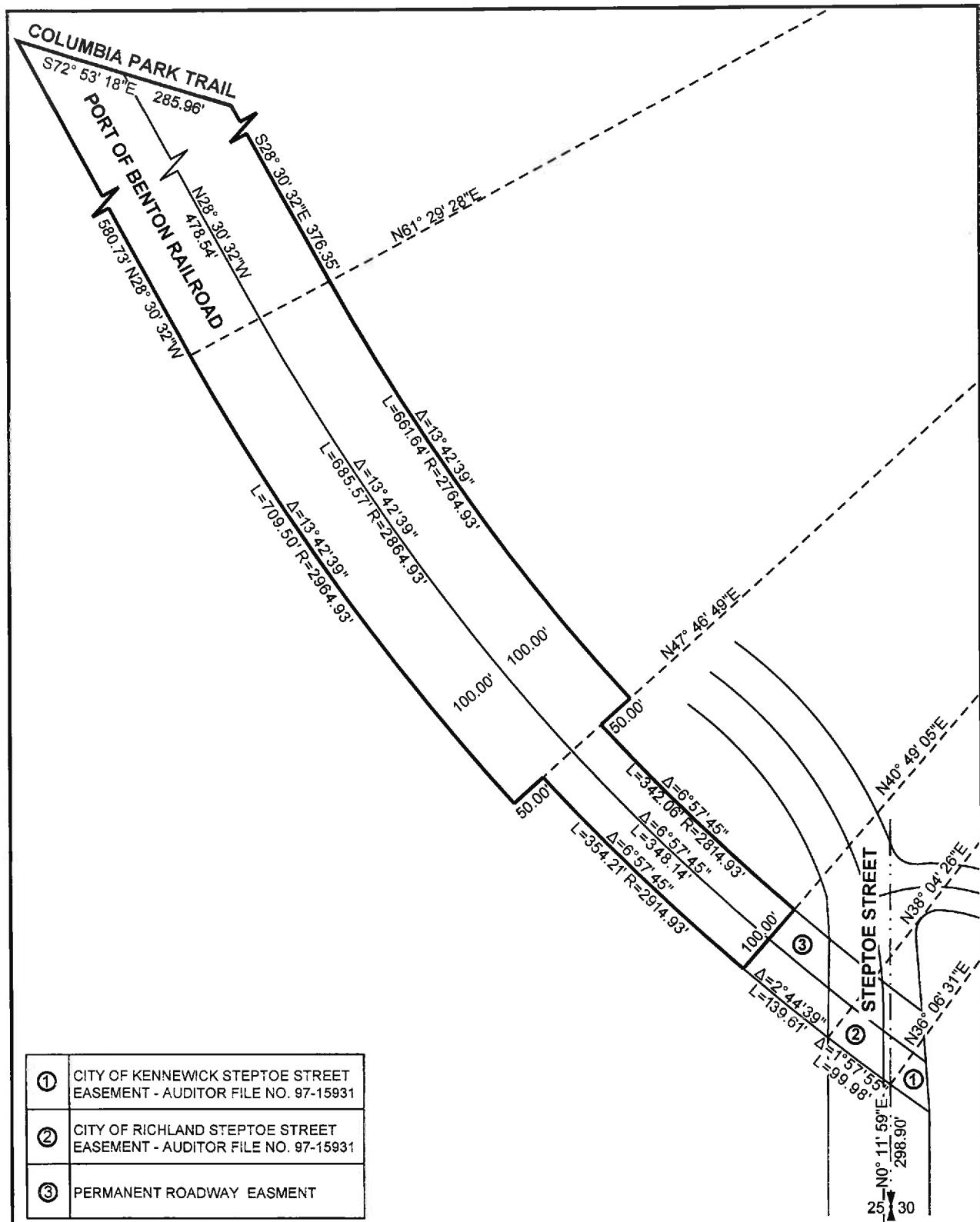
A portion of the Northeast ¼ of Section 25, Township 9 North, Range 28 East, W.M., City of Richland, Benton County, Washington, lying within a section of Port of Benton railroad right of way, described as follows:

Commencing at the East quarter corner of said Section 25, Thence North 00°11'59" East along the East line of said subdivision a distance of 298.90 feet to a point on the Southerly right-of-way of the Port of Benton railroad (see Memorandum of Lease recorded under Auditor's File No. 2004-030381), being a common point with a roadway easement for Steptoe Street as recorded under Auditor's File No. 97-15931 and the beginning of a 2914.93 foot radius non-tangent curve, concave to the Northeast, having a radial bearing of North 36°06'31" East; Thence Northwesterly along said Southerly right-of-way a distance of 99.98 feet along the arc of said curve, through a central angle of 1°57'55" to the Southwest corner of said Steptoe Street easement; Thence leaving said point and continuing along said Southerly right-of-way and curve, having a radial bearing of North 38°04'26" East; Thence Northwesterly a distance of 139.61 feet along the arc of said curve, through a central angle of 2°44'39" to a point on said Southerly right-of-way and proposed Southwest corner of a permanent roadway easement, and the **TRUE POINT OF BEGINNING**; Thence leaving said corner and continuing along said curve and Southerly right of way, having a radial bearing of North 40°49'05" East; Thence Northwesterly a distance of 354.21 feet along the arc of said curve, through a central angle of 6°57'45" to a point where the said Southerly right-of-way increases from 100 feet in width to 200 feet; Thence South 47°46'49" East a distance of 50.00 feet along said Southerly right-of-way to the beginning of a 2964.93 foot radius non-tangent curve, concave to the Northeast, having a radial bearing of North 47°46'49" West; Thence Northwesterly along said Southerly right-of-way a distance of 709.50 feet along the arc of said curve, through a central angle of 13°42'39" to a point of tangency; Thence continuing along said Southerly right-of-way North 28°30'32" West a distance of 580.73 feet to a point of intersection with the South right-of-way of Columbia Park Trail (formerly P.S HWY No. 3) and said Southerly right of way. Thence South

72°53'18" East a distance of 285.96 feet leaving said Southerly right-of-way along said South right-of-way of Columbia Park Trail to a point of intersection with the Northerly right-of-way of the Port of Benton Railroad; Thence leaving said South right-of-way of Columbia Park Trail South 28°30'32" East a distance of 376.35 along said Northerly right-of-way to the beginning of a 2764.93 foot radius non-tangent curve, concave to the Northeast, having a radial bearing of North 61°29'28" East; Thence Southeasterly along said Northerly right-of-way a distance of 661.64 feet along the arc of said curve, through a central angle of 13°42'39" to a point where said Northerly right-of-way decreases from 200 feet in width to 100 feet; Thence South 47°46'49" West a distance of 50.00 feet along said Northerly right-of-way to the beginning of a 2814.93 foot radius non-tangent curve, concave to the Northeast, having a radial bearing of North 47°46'49" East; Thence Southeasterly along said Northerly right-of-way a distance of 342.06 feet along the arc of said curve, through a central angle of 6°57'45" to a point on said Northerly right-of-way and proposed Northwest corner of a permanent roadway easement. Thence leaving said Northerly right-of-way South 40°49'05" West a distance of 100.00 feet along said permanent easement back to the **TRUE POINT OF BEGINNING**;

Containing 267,636 square feet, more or less, according to the bearings and distances listed above and as depicted on the attached Exhibit 2.

Together with and subject to easements, covenants, reservations, right-of-ways and restrictions of record and in view.



DRAWN BY: BJL
 APPROVED BY: BJL
 07-14-2020

EXHIBIT 2 UTILITY EASEMENT

CITY OF RICHLAND
PUBLIC WORKS



1"= 200'

SHEET: 1 OF 1

EXHIBIT B

WASHINGTON UTILITIES AND TRANSPORTATION COMMISSION

Waiver of Hearing

The undersigned represents the Respondent in the petition to modify the street-railroad at-grade crossing at the following location.

USDOT Crossing No. _____

We have investigated the conditions at the crossing. We are satisfied the conditions are the same as described by the Petitioner in this docket. We agree the at-grade crossing should be modified and consent to a decision by the Commission without a hearing.

Dated at _____, Washington, on the _____ day of
_____, 20 ____.

TRI-CITY RAILROAD COMPANY, LLC

Printed name of Respondent

Signature of Respondent's Representative

Title

Phone number and email address

Mailing address



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/4/2020

Agenda Category: Resolutions - Adoption

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Resolution No. 109-20, Authorizing a Purchase Agreement with Virginia Transformer Corporation for Procurement of the Gateway Substation Power Transformer

Department:

Energy Services

Ordinance/Resolution Number:

109-20

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 10-20, authorizing the City Manager to sign and execute a purchase agreement with Virginia Transformer Corporation for procurement of the Gateway Substation power transformer.

Summary:

The proposed purchase agreement is for a 25 MVA substation power transformer that will be located at Richland Energy Services' (RES) Gateway Substation. This purchase has been identified as part of the proposed 2021 Capital Improvement Plan.

City of Richland Energy Services is aware of the continued interest in the Horn Rapids industrial area. The area is being actively marketed for large industrial projects. Multiple companies have approached the City about utilizing the area for new industry. Construction of the new substation in this area of Richland will address the need for additional capacity due to potential economic growth, and provide reliability to existing substations.

A formal Invitation to Bid process was completed to solicit bids for a power transformer to meet RES specifications. Seven (7) bids were received and evaluated for compliance with RES specifications and total life cycle owning cost. Virginia Transformer Corporation, of Pocatello, ID, was selected as the lowest responsive bidder.

Staff recommends adoption of Resolution No. 109-20.

Fiscal Impact:

This purchase of the Gateway Substation power transformer in the amount of \$710,046.35 including taxes, is in the City's approved 2020-2025 Capital Improvement Plan through adoption of the 2020 Budget.

Attachments:

1. Resolution No. 109-20
2. ITB 20-0021 Bid Tab

RESOLUTION NO. 109-20

A RESOLUTION of the City of Richland authorizing a purchase agreement with Virginia Transformer Corporation for the purchase of the Gateway Substation power transformer.

WHEREAS, the City of Richland operates an electric utility providing customers reliable service at the lowest reasonable cost through wholesale power purchases, efficient operations and energy efficiency; and

WHEREAS, in preparation for known economic growth in the Horn Rapids Industrial Area in north Richland, the City is taking affirmative steps to support load growth and provide connectivity for increased reliability; and

WHEREAS, the purchase of a new power transformer for the Gateway Substation is identified in the City's 2020-2025 Capital Improvement Plan (CIP); and

WHEREAS, the City issued Solicitation No. 20-0021 in accordance with the City's purchasing policies; and

WHEREAS, on July 13, 2020, the City opened seven (7) responsive bids; and

WHEREAS, Virginia Transformer Corporation submitted the lowest responsive bid in the amount of \$653,818, excluding sales tax; and

WHEREAS, the City's best interests are served by purchasing a new power transformer from Virginia Transformer Corporation for the Gateway Substation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a purchase agreement with Virginia Transformer Corporation in the amount of \$710,046.35, inclusive of sales tax, to purchase the Gateway Substation power transformer.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 4th day of August, 2020.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



City of Richland

DATE BID OPENED: 7/13/20
PROJECT NAME: ITB 20-0021 Power Transformer (New)

GE PROLEC TRANSFORMER C/O ANIXTER
DELTA STAR, INC.
PENNSYLVANIA TRANSFORMER TECHNOLOGY C/O McLAREN, INC.

Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
SCHEDULE A - BASE BID									
A1	Power Transformer with Load Tap Changer per Attachment B, Material Specification MS-XFR-30, Rev. 6 - with the following ratings: 115,000Y/66,395 V – 12,470Y/7,200 V 15/20/25 MVA, @ 55oC 16.8/22.4/28 MVA, @ 65oC Five (5) year warranty Desired delivery of Unit Second Quarter 2021 after receipt of order. FOB Destination substation pad or designated storage pad at substation site, including offloading transformer onto the substation or storage pad.	1	LS					789,409.00	789,409.00
A2	Specify the delivery method(s) to substation site (preferred delivery is by truck which will be given preference over rail delivery):							TRUCK	
A3	Number of weeks for Delivery ARO (after receipt of order).	N/A	WEEKS					30-34	WEEKS ARO
SCHEDULE A - BASE BID			SUBTOTAL		NON-RESPONSIVE		\$789,409.00		
8.6%			SALES TAX		NON-RESPONSIVE		67,889.17		
SCHEDULE A - BASE BID			TOTAL		NON-RESPONSIVE		\$857,298.17		
SCHEDULE A - ADDITIVE 1									
A4	Additional cost for expedited delivery	1	LS					N/A	\$0.00
A5	Expedited delivery requested: Number of weeks for Delivery ARO (after receipt of order)		WEEKS ARO					N/A	WEEKS ARO
Additive A4, Expedited Delivery								N/A	-
Additive A5, Expedited - Number of weeks for delivery								N/A	-
8.6%				SALES TAX		NON-RESPONSIVE		-	
								\$0.00	
SCHEDULE A - ADDITIVE 2									
A6	Additional cost for reduced sound levels MS-XFR-30 Specification section 3.12, Audible Sound Level, should be specified as down to 63/65/66	1	LS					N/A	\$0.00
SCHEDULE A - ADDITIVE 2			SUBTOTAL		NON-RESPONSIVE		-		
8.6%			SALES TAX		NON-RESPONSIVE		-		
SCHEDULE A - ADDITIVE 2			TOTAL		NON-RESPONSIVE		\$0.00		



City of Richland

DATE BID OPENED: 7/13/20
PROJECT NAME: ITB 20-0021 Power Transformer (New)

GE PROLEC TRANSFORMER C/O
ANIXTER
DELTA STAR, INC.
PENNSYLVANIA TRANSFORMER
TECHNOLOGY C/O McLAREN, INC.

Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
SCHEDULE A - Evaluated Cost of Losses									
Loss Data - (Refer to Special Instructions Section 2.0 and 3.0):									
	Guaranteed maximum no load losses , referenced to 20°C, at 55°C ONAN (15) MVA rating, with NLTC at position 3 (115 kV). Evaluated at \$5,800/kW.	\$ 5,800.00	KW					15.00	\$ 87,000.00
	Guaranteed maximum load losses , referenced to 85°C, at 55°C ONAN (15) MVA rating, with NLTC at position 3 (115 kV). Evaluated at \$900/kW	\$ 900.00						67.00	\$ 60,300.00
	Guaranteed maximum auxiliary losses , at 55°C ONAF/ONAF (15) MVA rating, stage one and two cooling operating. Evaluated at \$900/kW	\$ 900.00						4.80	\$ 4,320.00
Total Cost of Losses									\$ 151,620.00
Delivery Schedule:									
	Describe schedule, after receipt of order, for transmittal of approval drawings:							8-12 ARO	
	Describe schedule, after receipt of order for delivery F.O.B. Destination Unloaded on Substation Pad or storage pad at substation site.							Shipment 30-34 wks ARO	
Witness/Inspection Location									
Tanking Location								Canonsburg, PA	
Acceptance Testing Location								Canonsburg, PA	
Exceptions to bid									
	Exceptions to bid								



City of Richland

DATE BID OPENED: 7/13/20
PROJECT NAME: ITB 20-0021 Power Transformer (New)

GE PROLEC TRANSFORMER C/O ANIXTER		DELTA STAR, INC.		PENNSYLVANIA TRANSFORMER TECHNOLOGY C/O McLAREN, INC.	
Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Manufacturing facility not located in the Continental United States (Per requirements listed in Attachment B Material Specifications, 2.1)		Manufacturing facility not located in the Continental United States (Per requirements listed in Attachment B Material Specifications, 2.1)		Commitment Letter Missing	
SCHEDULE A (Line A1)- BASE BID INCL. SALES TAX	NON-RESPONSIVE	NON-RESPONSIVE		857,298.17	
SCHEDULE A (line A6) - ADDITIVE 2 INCL. SALES TAX	NON-RESPONSIVE	NON-RESPONSIVE		0.00	
SCHEDULE A - Evaluated Cost of Losses	NON-RESPONSIVE	NON-RESPONSIVE		151,620.00	
Total Evaluated Cost	NON-RESPONSIVE	NON-RESPONSIVE		1,008,918.17	
SCHEDULE A -(LINE A4) ADDITIVE 1 FOR ADD'L COST FOR EXPEDITED DELIVERY	NON-RESPONSIVE	NON-RESPONSIVE		0.00	
Total Includes Line A1, Evaluated Cost of Losses	NON-RESPONSIVE	NON-RESPONSIVE		1,008,918.17	
PURCHASE COST	NON-RESPONSIVE	NON-RESPONSIVE		789,409.00	
8.6% SALES TAX	NON-RESPONSIVE	NON-RESPONSIVE		67,889.17	
PURCHASE COST PLUS SALES TAX	NON-RESPONSIVE	NON-RESPONSIVE		857,298.17	



City of Richland

DATE BID OPENED: 7/13/20

PROJECT NAME: ITB 20-0021 Power Transformer (New)

DATE BID OPENED: 7/13/20 PROJECT NAME: ITB 20-0021 Power Transformer (New)				NIAGARA TRANSFORMER		GE PROLEC C/O NORTH COAST ELECTRIC		VIRGINIA TRANSFORMER	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
SCHEDULE A - BASE BID									
A1	Power Transformer with Load Tap Changer per Attachment B, Material Specification MS-XFR-30, Rev. 6 - with the following ratings: 115,000Y/66,395 V – 12,470Y/7,200 V 15/20/25 MVA, @ 55oC 16.8/22.4/28 MVA, @ 65oC Five (5) year warranty Desired delivery of Unit Second Quarter 2021 after receipt of order. FOB Destination substation pad or designated storage pad at substation site, including offloading transformer onto the substation or storage pad.	1	LS	793,406.00	793,406.00			653,818.00	653,818.00
A2	Specify the delivery method(s) to substation site (preferred delivery is by truck which will be given preference over rail delivery):			TRUCK				TRUCK	
A3	Number of weeks for Delivery ARO (after receipt of order).	N/A	WEEKS	40-44	WEEKS ARO			27-29	WEEKS ARO
SCHEDULE A - BASE BID			SUBTOTAL	\$793,406.00		NON-RESPONSIVE		\$653,818.00	
8.6%			SALES TAX	68,232.92		NON-RESPONSIVE		56,228.35	
SCHEDULE A - BASE BID			TOTAL	\$861,638.92		NON-RESPONSIVE		\$710,046.35	
SCHEDULE A - ADDITIVE 1									
A4	Additional cost for expedited delivery	1	LS	N/A	\$0.00			N/A	\$0.00
A5	Expedited delivery requested: Number of weeks for Delivery ARO (after receipt of order)		WEEKS ARO	N/A	WEEKS ARO			N/A	\$0.00
Additive A4, Expedited Delivery			N/A	-				N/A	-
Additive A5, Expedited - Number of weeks for delivery			N/A	-				N/A	-
8.6%			SALES TAX	-				-	
				\$0.00		NON-RESPONSIVE		\$0.00	
SCHEDULE A - ADDITIVE 2									
A6	Additional cost for reduced sound levels MS-XFR-30 Specification section 3.12, Audible Sound Level, should be specified as down to 63/65/66	1	LS	\$80,000.00	80,000.00	N/A	-	\$19,677.00	\$19,677.00
SCHEDULE A - ADDITIVE 2			SUBTOTAL	80,000.00		-		19,677.00	
8.6%			SALES TAX	6,880.00		-		1,692.22	
SCHEDULE A - ADDITIVE 2			TOTAL	86,880.00		NON-RESPONSIVE		\$21,369.22	



City of Richland

DATE BID OPENED: 7/13/20

PROJECT NAME: ITB 20-0021 Power Transformer (New)

DATE BID OPENED: 7/13/20 PROJECT NAME: ITB 20-0021 Power Transformer (New)				NIAGARA TRANSFORMER		GE PROLEC C/O NORTH COAST ELECTRIC		VIRGINIA TRANSFORMER	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
SCHEDULE A - Evaluated Cost of Losses									
Loss Data - (Refer to Special Instructions Section 2.0 and 3.0):									
	Guaranteed maximum no load losses, referenced to 20°C, at 55°C ONAN (15) MVA rating, with NLTC at position 3 (115 kV). Evaluated at \$5,800/kW.	\$ 5,800.00	KW	17.50	\$ 101,500.00			15.2	88,160.00
	Guaranteed maximum load losses, referenced to 85°C, at 55°C ONAN (15) MVA rating, with NLTC at position 3 (115 kV). Evaluated at \$900/kW	\$ 900.00		74.20	\$ 66,780.00			66.0	59,400.00
	Guaranteed maximum auxiliary losses, at 55°C ONAF/ONAF (15) MVA rating, stage one and two cooling operating. Evaluated at \$900/kW	\$ 900.00		5.40	\$ 4,860.00			3.6	3,240.00
Total Cost of Losses					\$ 173,140.00				\$ 150,800.00
Delivery Schedule:									
	Describe schedule, after receipt of order, for transmittal of approval drawings:			Final drawings will be released 8-10 weeks ARO for customer approval				Approval drawings will be supplied 7 to 8 weeks after receipt of technically and commercially approved order.	
	Describe schedule, after receipt of order for delivery F.O.B. Destination Unloaded on Substation Pad or storage pad at substation site.			Delivery of transformer shall be 40-44 weeks ARO				VTC would be able to ship the unit in 26-28 weeks after receipt of technically and commercially clear order. Deliver to site and offload to pad by 30 weeks ARO.	
Witness/Inspection Location									
Tanking Location				Buffalo, NY				Pocatello, ID	
Acceptance Testing Location				Buffalo, NY				Pocatello, ID	
Exceptions to bid									
	Exceptions to bid							Exceptions to technical specifications. Exceptions to Terms and Conditions to be discussed.	



City of Richland

DATE BID OPENED: 7/13/20
PROJECT NAME: ITB 20-0021 Power Transformer (New)

				NIAGARA TRANSFORMER		GE PROLEC C/O NORTH COAST ELECTRIC		VIRGINIA TRANSFORMER	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Item	Description	Qty	Unit						
	Pertinent notes					Manufacturing facility not located in the Continental United States (Per requirements listed in Attachment B Material Specifications, 2.1)		Exceptions to technical specifications (determined acceptable by Engineering). Terms and Conditions will remain as written in the bid documents.	
	SCHEDULE A (Line A1)- BASE BID INCL. SALES TAX				861,638.92		NON-RESPONSIVE		710,046.35
	SCHEDULE A (line A6) - ADDITIVE 2 INCL. SALES TAX				86,880.00		NON-RESPONSIVE		21,369.22
	SCHEDULE A - Evaluated Cost of Losses				173,140.00		NON-RESPONSIVE		150,800.00
	Total Evaluated Cost				1,034,778.92		NON-RESPONSIVE		860,846.35
	SCHEDULE A -(LINE A4) ADDITIVE 1 FOR ADD'L COST FOR EXPEDITED DELIVERY				0.00		NON-RESPONSIVE		0.00
	Total Includes Line A1, Evaluated Cost of Losses				1,034,778.92		NON-RESPONSIVE		860,846.35
	PURCHASE COST				873,406.00		NON-RESPONSIVE		673,495.00
	8.6% SALES TAX				75,112.92		NON-RESPONSIVE		57,920.57
	PURCHASE COST PLUS SALES TAX				948,518.92		NON-RESPONSIVE		731,415.57



City of Richland

DATE BID OPENED: 7/13/20
PROJECT NAME: ITB 20-0021 Power Transformer (New)

WEG TRANSFORMERS

Item	Description	Qty	Unit	Unit Price	Total Price
SCHEDULE A - BASE BID					
A1	Power Transformer with Load Tap Changer per Attachment B, Material Specification MS-XFR-30, Rev. 6 - with the following ratings: 115,000Y/66,395 V – 12,470Y/7,200 V 15/20/25 MVA, @ 55oC 16.8/22.4/28 MVA, @ 65oC Five (5) year warranty Desired delivery of Unit Second Quarter 2021 after receipt of order. FOB Destination substation pad or designated storage pad at substation site, including offloading transformer onto the substation or storage pad.	1	LS	934,822.00	934,822.00
A2	Specify the delivery method(s) to substation site (preferred delivery is by truck which will be given preference over rail delivery):			TRUCK	
A3	Number of weeks for Delivery ARO (after receipt of order).	N/A	WEEKS	38-40	WEEKS ARO
SCHEDULE A - BASE BID				SUBTOTAL	\$934,822.00
8.6%				SALES TAX	80,394.69
SCHEDULE A - BASE BID				TOTAL	\$1,015,216.69
SCHEDULE A - ADDITIVE 1					
A4	Additional cost for expedited delivery	1	LS	N/A	\$0.00
A5	Expedited delivery requested: Number of weeks for Delivery ARO (after receipt of order)		WEEKS ARO	N/A	WEEKS ARO
Additive A4, Expedited Delivery				N/A	-
Additive A5, Expedited - Number of weeks for delivery				N/A	-
8.6%				SALES TAX	-
					\$0.00
SCHEDULE A - ADDITIVE 2					
A6	Additional cost for reduced sound levels MS-XFR-30 Specification section 3.12, Audible Sound Level, should be specified as down to 63/65/66	1	LS	\$4,940.00	4,940.00
SCHEDULE A - ADDITIVE 2				SUBTOTAL	4,940.00
8.6%				SALES TAX	424.84
SCHEDULE A - ADDITIVE 2				TOTAL	\$5,364.84



City of Richland

DATE BID OPENED: 7/13/20
PROJECT NAME: ITB 20-0021 Power Transformer (New)

WEG TRANSFORMERS

Item	Description	Qty	Unit	Unit Price	Total Price
SCHEDULE A - Evaluated Cost of Losses					
Loss Data - (Refer to Special Instructions Section 2.0 and 3.0):					
	Guaranteed maximum no load losses , referenced to 20°C, at 55°C ONAN (15) MVA rating, with NLTC at position 3 (115 kV). Evaluated at \$5,800/kW.	\$ 5,800.00	KW	12.20	\$ 70,760.00
	Guaranteed maximum load losses , referenced to 85°C, at 55°C ONAN (15) MVA rating, with NLTC at position 3 (115 kV). Evaluated at \$900/kW	\$ 900.00		56.60	\$ 50,940.00
	Guaranteed maximum auxiliary losses , at 55°C ONAF/ONAF (15) MVA rating, stage one and two cooling operating. Evaluated at \$900/kW	\$ 900.00		4.00	\$ 3,600.00
Total Cost of Losses					\$ 125,300.00
Delivery Schedule:					
	Describe schedule, after receipt of order, for transmittal of approval drawings:			Within 10-12 weeks after receipt of order	
	Describe schedule, after receipt of order for delivery F.O.B. Destination Unloaded on Substation Pad or storage pad at substation site.			Within 38-40 weeks after receipt of order	
Witness/Inspection Location					
Tanking Location				Washington, MO	
Acceptance Testing Location				Washington, MO	
Exceptions to bid					
	Exceptions to bid			Exceptions to technical specifications. Additional \$36k for acceptance to 6.17 - to be discussed.	



City of Richland

DATE BID OPENED: 7/13/20
PROJECT NAME: ITB 20-0021 Power Transformer (New)

WEG TRANSFORMERS

Item	Description	Qty	Unit	Unit Price	Total Price
	Pertinent notes			Exceptions to technical specifications (determined acceptable by Engineering).	
	SCHEDULE A (Line A1)- BASE BID INCL. SALES TAX				1,015,216.69
	SCHEDULE A (line A6) - ADDITIVE 2 INCL. SALES TAX				5,364.84
	SCHEDULE A - Evaluated Cost of Losses				125,300.00
	Total Evaluated Cost				1,140,516.69
	SCHEDULE A -(LINE A4) ADDITIVE 1 FOR ADD'L COST FOR EXPEDITED DELIVERY				0.00
	Total Includes Line A1, Evaluated Cost of Losses				1,140,516.69
	PURCHASE COST				939,762.00
	8.6% SALES TAX				80,819.53
	PURCHASE COST PLUS SALES TAX				1,020,581.53



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/4/2020

Agenda Category: Resolutions - Adoption

Core Focus Area 3 - Increase Economic Vitality

Subject:

Resolution No. 112-20, Approving an Agreement with TRIDEC for 2020 Marketing and Business Recruitment Services

Department:

Development Services

Ordinance/Resolution Number:

112-20

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 112-20, authorizing the City Manager to sign and execute an agreement with TRIDEC.

Summary:

This economic development service contract extends the long-standing relationship between the City of Richland and the Tri-City Development Council (TRIDEC). TRIDEC provides economic development services to the Tri-Cities region, including the City of Richland.

Activities are focused on recruitment, retention and expansion of businesses. TRIDEC connects Richland's economic development team to state and regional partners, and hosts regular meetings with Richland's largest employers and electric utility providers. Notably, TRIDEC has taken a lead role in COVID-19-related coordination with all regional economic development organizations.

In 2020, TRIDEC will place additional focus on hosting regular meetings with Richland's largest employers to understand future growth plans.

Staff recommends approval of Resolution No. 112-20.

Fiscal Impact:

\$30,000 is budgeted in the 2020 Budget for this agreement.

Attachments:

1. Resolution No. 112-20
2. Draft 2020 TRIDEC Contract

RESOLUTION NO. 112-20

A RESOLUTION of the City of Richland authorizing an agreement with the Tri-City Development Council for economic development, marketing, and business and industry recruitment services.

WHEREAS, economic vitality is a core focus of the City of Richland; and

WHEREAS, successful economic development in the City of Richland requires coordination throughout the Tri-Cities; and

WHEREAS, the Tri-City Development Council (TRIDEC) is the only authorized entity for regional coordination of economic development activity throughout the Tri-Cities; and

WHEREAS, the Tri-City Development Council actively recruits industrial and professional businesses to locate within the City of Richland.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute an agreement with the Tri-City Development Council for economic development, marketing, and business and industry recruitment services.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 4th day of August, 2020

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



AGREEMENT BETWEEN CITY AND CONSULTANT

2020 Marketing and Representation Services

This Agreement is entered into this _____ day of August, 2020 ("Effective Date") by and between the **City of Richland** ("**City**"), a Washington municipal corporation located at 625 Swift Blvd. Richland, WA 99352, and **Tri-City Development Council** ("**Consultant**"), a Washington non-profit corporation with service at 7130 W. Grandridge Blvd., Suite A, Kennewick, WA 99336.. **City** and **Consultant** are referred to individually herein as a "Party" and collectively herein as the "Parties."

WITNESSETH:

1. SCOPE OF WORK

- a. Consultant shall furnish all services, labor and related equipment necessary to conduct and complete the work outlined in Exhibit A. In performing these services, Consultant shall at all times comply with all federal, state and local statutes, rules and ordinances applicable to the performance of such services. In addition, these services and all duties incidental or necessary therefore, shall be performed diligently and completely and in accordance with professional standards of conduct and performance. All services performed under this Agreement will be conducted solely for the benefit of the City and will not be used for any other purpose without written consent of the City.
- b. This Agreement consists of this Agreement and other documents listed below. These form the entire Agreement between the Parties, and are fully integrated into this Agreement as if stated or repeated herein. In the event of a conflict between documents, the order of precedence will be the order listed below. An enumeration of the Agreement documents is set forth below (mark all that apply):
 1. ☒ City of Richland Agreement No. _____
 2. ☒ Exhibit A: Scope of Work
 3. ☐ City Richland Solicitation No. _____
 4. ☐ Exhibit B: Solicitation No. _____ proposal response submitted by Consultant dated _____.
 5. ☒ Additional Documents – TRIDEC 2020 Plan of Work.

2. TIME FOR COMPLETION

Consultant shall not begin any work under the terms of this Agreement until authorized in writing by the City. Consultant agrees to use best efforts to complete all work described under this Agreement by December 31, 2020.

3. TERM

The term of this Agreement shall commence on the Effective Date identified above and end at midnight on December 31, 2020.

4. PAYMENT

- a. Services rendered by Consultant under this Agreement will be paid at the rate set forth in Exhibit A Scope of Work, but in no event shall the total compensation for services rendered under this Agreement exceed **Thirty thousand dollars and no cents (\$30,000)**, including all fees and those reimbursable expenses listed in Exhibit A.
- b. City shall pay Consultant for services rendered after receipt of a detailed invoice. Invoices not in dispute by the City will be paid net thirty (30) days and shall reference the contract number and/or purchase order applicable to the work. The invoice shall provide sufficient detail on the work being billed and include detailed receipts for any invoices.
- c. Partial payments to cover the percentage of work completed may be requested by Consultant. These payments shall not be more than one (1) per month.
- d. Pre-approved travel, meals and lodging will be reimbursed at cost and only when consultant travels at least 150 miles per one way trip. Reimbursable expenses are limited to the following: coach airfare, ground transportation (taxi, shuttle, car rental), hotel accommodations as provided below, personal or company vehicle use at the then-current federal mileage rate, and meals at the current federal per-diem meal allowance or up to the current federal per-diem with detailed receipts, no alcohol, and a 20% maximum gratuity.
 - i. Hotel accommodations: eligible lodging expenses include the room cost only; itemized receipts must be provided for hotel reimbursements.
 - ii. Hotel reimbursement is limited to the single room rate. If two or more consultants are sharing a room, reimbursement is allowable for only one consultant at the double room rate.
 - iii. The maximum reimbursement should be limited to the best discount rate available and allowable that meets traveler's business needs and basic needs for health, safety and cleanliness. Non-smoking rooms are authorized even if they are more expensive.
- e. Reimbursement for extra services/reimbursable expenses are not authorized under this Agreement unless detailed in the Scope of Work or agreed upon in writing as a modification to this Agreement.
- f. Consultant will allow access to the City, State of Washington, Federal Grantor Agency, Comptroller General of the United States, or any of their duly authorized representatives, to any books, documents, papers, and records which are directly pertinent to this Agreement for the purpose of making audit, examination, excerpts, and transcriptions. Unless otherwise provided, said records must be retained for three (3) years from the date of receipt of final payment. If any litigation, claim, or audit arising out of, in connection with, or relating to this Agreement is initiated before the expiration of the three-year period, the records shall be retained until such litigation, claim, or audit involving the records is completed.

5. INDEPENDENT CONTRACTOR

Consultant, and any and all employees of Consultant or other persons engaged in the performance of any work or services required of Consultant under this Agreement, are independent contractors and shall not be considered employees of the City. Any and all claims

that arise at any time under any Workers' Compensation Act on behalf of said employees or other persons while so engaged, and any and all claims made by a third party as a consequence of any act or omission on the part of Consultant's employees or other persons engaged in any of the work or services required to be provided herein, shall be the sole obligation and responsibility of Consultant.

6. OWNERSHIP OF DOCUMENTS

Any and all data, analyses, documents, photographs, plans, designs, drawings, specifications, surveys, films, documents, reports and other work products created, prepared, produced, constructed, assembled, made, performed, or otherwise produced by Consultant or Consultant's subcontractors for delivery to the City pursuant to this Agreement shall become the sole and absolute property of the City upon completion of the services and payment in full of all payment due to Consultant of the fees set forth in this Agreement. Such property shall constitute "work made for hire" as defined by the U.S. Copyright Act of 1976, 17 U.S.C. § 101, and the ownership of the copyright and any other intellectual property rights in such property shall vest in the City at the time of its creation. Ownership of the intellectual property includes the right to copyright, patent, and register, and the ability to transfer these rights. Material which Consultant uses to perform this Agreement but is not created, prepared, constructed, assembled, made, performed or otherwise produced for or paid for by the City is owned by Consultant and is not "work made for hire" within the terms of this Agreement. Consultant will ensure that all independent contractors have written agreements in place that transfers ownership of all Intellectual Property created by them or provided by them to the City.

The City may make or permit to be made any modifications to the plans and specifications without the prior written authorization of Consultant. The City agrees to waive any claim against Consultant arising from any unauthorized reuse of the plans and specifications, and to indemnify and hold Consultant harmless from any claim, liability or cost arising or allegedly arising out of any reuse of the plans and specifications by the City or its agent not authorized by Consultant.

7. TERMINATION

- a. This Agreement may be terminated by either Party upon thirty (30) days' written notice. In the event this Agreement is terminated by Consultant, the City shall be entitled to reimbursement of costs occasioned by such termination. In the event the City terminates this Agreement, the City shall pay Consultant for the work performed, which shall be an amount equal to the percentage of completion of the work as mutually agreed between the City and Consultant.
- b. If any work covered by this Agreement shall be suspended or abandoned by the City before Consultant has completed the assigned work, Consultant shall be paid an amount equal to the costs incurred up to the date of termination or suspension as mutually agreed upon between the City and Consultant.

8. AVAILABILITY OF RECORDS FOR PUBLIC INSPECTION

- a. As a public contract, all records prepared, generated or used by Consultant or its agents, employees and subcontractors relating to this Agreement and associated work (hereinafter "public records") may be subject to disclosure under the Washington State Public Record Act, Chapter 42.56 RCW.
- b. Contractor shall maintain and retain all such public records in a manner that is readily accessible for a minimum term of no less than three (3) years following completion of the contract work. City shall have the right to timely review all such public records upon

request. Contractor shall provide copies of any public records requested by City within thirty (30) calendar days of City's request. If City requests that copies of public records be provided to City in an electronic format, said records shall be provided at no cost to City. If paper copies are requested by City, City shall pay \$.10 per page. Payment for paper copies shall be rendered to Consultant within twenty (20) calendar days of receipt.

- c. All records subject to a public disclosure request will be provided to a requester unless exempted from disclosure by law. The City's decision to exempt or redact any public record shall be based only upon valid exemptions that apply to the City. City will not refrain from disclosing any record under an exemption that may be personal to Consultant. In the event Consultant objects to release of any public record under this Agreement, Consultant may seek judicial approval to prevent such disclosure at Consultant's sole expense. City shall neither aid nor interfere with Consultant's request for an injunction to prevent disclosure of any public record under this Agreement.
- d. Consultant shall insert this provision in all contracts with subcontractors or agents providing services relating to this Agreement.

9. DISPUTE RESOLUTION

- a. The City and Consultant agree to negotiate in good faith for a period of thirty (30) days from the date of notice of all disputes between them prior to exercising their rights under this Agreement, or under law.
- b. All disputes between the City and Consultant not resolved by negotiation between the Parties may be arbitrated only by mutual agreement of the City and Consultant. If not mutually agreed to resolve the claim by arbitration, the claim will resolve by legal action.

10. DEBARMENT CERTIFICATION

Consultant certifies that neither Consultant nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in this contract by any federal or state department or agency. Further, Consultant agrees not to enter into any arrangements or contracts related to completion of the work contemplated under this Agreement with any party that is on the "General Service Administration List of Parties Excluded from Federal Procurement or Non-Procurement Programs" which can be found at:

www.sam.gov and

<http://www.lni.wa.gov/TradesLicensing/PrevWage/AwardingAgencies/default.asp>

11. VENUE, APPLICABLE LAW AND PERSONAL JURISDICTION

In the event that either Party deems it necessary to initiate a legal action to enforce any right or obligation under this Agreement, the Parties agree that any such action shall be initiated in the Superior Court of the State of Washington situated in Benton County. The Parties agree that all questions shall be resolved by application of Washington law, and that the Parties to such action shall have the right of appeal from such decision of the Superior Court in accordance with the laws of the State of Washington. Consultant hereby consents to the personal jurisdiction of the Superior Court of the State of Washington situated in Benton County.

12. ATTORNEY'S FEES

The Parties agree that should legal action be necessary to enforce any of the provisions of this Agreement, that the substantially prevailing Party will be awarded its reasonable

attorney's fees and costs in action, including costs and attorney's fees on appeal if appeal is taken.

13. INSURANCE

Consultant shall procure and maintain for the duration of the Agreement insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by Consultant, its agents, representatives, or employees.

- a. No Limitation. Consultant's maintenance of insurance as required by this Agreement shall not be construed to limit the liability of Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.
- b. Minimum Scope of Insurance. Consultant shall obtain insurance of the types described below:
 1. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage.
 2. Commercial General Liability insurance shall be as least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stop-gap independent contractors and personal injury and advertising injury. The City shall be named as an insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the City using an additional insured endorsement at least as broad as ISO CG 20 26.
 3. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
 4. Professional Liability, Errors or Omissions insurance appropriate to the Consultant's profession. Coverage shall be provided if Consultant is providing services under this Agreement as a licensed professional, including, but not limited to, engineers, architects, accountants, surveyors, and attorneys.
- c. Minimum Amounts of Insurance. Consultant shall maintain the following insurance limits:
 1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.
 2. Commercial General Liability insurance shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate.
 3. Professional Liability insurance shall be written with limits no less than \$1,000,000 per claim and \$1,000,000 policy aggregate limit.
- d. Other Insurance Provisions. Consultant's Automobile Liability and Commercial General Liability insurance policies are to contain, or be endorsed to contain that they shall be primary insurance with respect to the City. Any insurance, self-insurance, or self-insured

pool coverage maintained by the City shall be excess of Consultant's insurance and shall not contribute with it.

- e. Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII.
- f. Verification of Coverage. Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to, the additional insured endorsement, evidencing the insurance requirements of Consultant before commencement of the work.
- g. Notice of Cancellation. Consultant shall provide the City with written notice of any policy cancellation within two (2) business days of Consultant's receipt of such notice.
- h. Failure to Maintain Insurance. Failure on the part of Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five (5) business days' notice to Consultant to correct the breach, immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due Consultant from the City.
- i. Public Entity Full Availability of Consultant Limits. If Consultant maintains higher insurance limits than the minimum shown above, the City shall be insured for the full available limits of the Commercial General and Excess or Umbrella liability maintained by Consultant, irrespective of whether such limits maintained by Consultant are greater than those required by this contract or whether any certificate of insurance furnished to the City evidences limits of liability lower than those maintained by Consultant.

14. INDEMNIFICATION / HOLD HARMLESS

- a) Consultant shall defend, indemnify, and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the willful or negligent acts, or alleged willful or alleged negligent acts, errors or omissions of the Consultant or the Consultant's employees or agents in performance of this Agreement, except for injuries and damages caused by the sole negligence of the City.
- b) Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials, employees, and volunteers, the Consultant's liability, including the duty and cost to defend, shall be only to the extent of the Consultant's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the Parties. The provisions of this section shall survive the expiration or termination of this Agreement.

15. STANDARD OF CARE

The professional services will be furnished in accordance with the care and skill ordinarily used by members of the same profession practicing under similar conditions at the same time and in the same locality.

16. SUCCESSORS OR ASSIGNS

All of the terms, conditions and provisions hereof shall inure to the benefit of and be binding upon the Parties hereto, and their respective successors and assigns; provided, however, that no assignment of the Agreement shall be made without written consent of the non-assigning Party, which may be given in the non-assigning Party's sole discretion.

17. NOTICES

Any notices required under this Agreement will be in writing, addressed to the appropriate Party at the address which appears below (as modified in writing from time to time by such party), and given by electronic submission, by facsimile personally, by registered or certified mail, return receipt requested, or by nationally recognized overnight courier service. All notices shall be effective upon the date sent.

Purchasing Manager
City of Richland
625 Swift Blvd., MS-11
Richland, WA 99352
Email: purchasing@ci.richland.wa.us
Phone: (509) 942-7710
Fax: (509) 942-7397

Contact Name: Karl Dye
Name of Firm: TRIDEC
Address: 7130 W. Grandridge Blvd., #A
Address: Kennewick, WA 99336
Email: kdye@tridec.org
Phone Number: 509-735-1000
Fax Number: 509-735-6009

18. EQUAL OPPORTUNITY AGREEMENT

Consultant agrees that Consultant will not discriminate against any employee or job applicants for work under this Agreement for reasons of race, sex, nationality, religious creed, or sexual orientation.

19. SEVERABILITY

If any provision of this Agreement conflicts with applicable law, or its application is found to be invalid by a court of competent jurisdiction, the remainder of this Agreement shall not be affected, and to this end, the terms of this Agreement are declared to be severable.

20. AMENDMENTS

All amendments must be in writing and be approved and signed by both Parties.

21. CHANGE IN LAW

The Parties hereto agree that in the event legislation is enacted or regulations are promulgated, or a decision of court is rendered, or any interpretive policy or opinion of any governmental agency charged with the enforcement of any such law or regulation is published that affects or may affect the legality of this Agreement or any part thereof or that materially and adversely affects the ability of either Party to perform its obligations or receive the benefits intended hereunder ("Adverse Change in Law"), then within fourteen (14) calendar days following written notice by either Party to the other Party of such adverse change in law, the Parties shall meet to negotiate in good faith an amendment which will carry out the original intention of the Parties to the extent possible. If, despite good faith attempts, the Parties cannot reach agreement upon an amendment within sixty (60) calendar days after commencing negotiation, then this Agreement may be terminated by either Party as of the

earlier of: (i) the effective date of the adverse change in law, or (ii) the expiration of a period of sixty (60) days following written notice of termination provided by one Party to the other.

22. CONFIDENTIALITY

In the course of performing under this Agreement, Consultant, including its employees, agents or representatives, may receive, be exposed to, or acquire confidential information. Confidential information may include, but is not limited to, patient information, contract terms, sensitive employee information, or proprietary data in any form, whether written, oral, or contained in any computer database or computer readable form. Consultant shall: i) not disclose or sell confidential information except as permitted by this Agreement; (ii) only permit use of such confidential information by employees, agents and representatives having a need to know in connection with performance under this Agreement; and (iii) advise each of its employees, agents, and representatives of their obligations to keep such information confidential.

23. CHANGES OF WORK

- a. When required to do so, and without any additional compensation, Consultant shall make such changes and revisions in the completed work of this Agreement as necessary to correct or revise any errors, omissions, or other deficiencies in the design, drawings, specifications, reports, and other similar documents which Consultant is responsible for preparing or furnishing under this Agreement.
- b. Should the City find it desirable for its own purposes to have previously satisfactorily completed work or parts thereof changed or revised, Consultant shall make such revisions as directed by the City. This work shall be considered as Extra Work and will be paid for as herein provided under Section 24, Extra Work.

24. EXTRA WORK

The City may desire to have Consultant perform work or render additional services within the general scope of this Agreement. Such work shall be considered as extra work and will be specified in a written supplement to this Agreement which will set forth the nature of the scope, schedule for additional work, additional fees and the method of payment. Work under a supplemental Agreement shall not proceed until authorized in writing by the City.

25. ENTIRE AGREEMENT

This Agreement contains the entire agreement of the Parties hereto and supersedes all previous understandings and agreements, written and oral, with respect to this transaction. Neither Party shall be liable to the other for any representations made by any person regarding the terms of this Agreement, except to the extent that the same are expressed in this Agreement.

26. AUTHORITY TO EXECUTE

Each person executing this Agreement on behalf of another person, corporation, partnership, company, or other organization or entity represents and warrants that he or she is fully authorized to so execute and deliver this Agreement on behalf of the entity or party for which he or she is signing. The Parties hereby warrant to each other that each has full power and authority to enter into this Agreement and to undertake the actions contemplated herein, and that this Agreement is enforceable in accordance with its terms.

27. COUNTERPART ORIGINALS

Execution of this Agreement and any amendment or other document related to this Agreement may be by electronic signature and in any number of counterpart originals, each of which shall be deemed to constitute an original agreement, and all of which shall constitute one whole agreement.

(Signature page to follow)

Draft

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first above written.

CITY OF RICHLAND, WASHINGTON

CONSULTANT

Cynthia D. Reents, City Manager

Signature

Attested by:

Printed Name

Jennifer Rogers, City Clerk

Title

Approved as to form:

Heather Kintzley, City Attorney

EXHIBIT A: Detailed Scope of Work

Task	Measurement	Target
Share project leads with City of Richland staff	Number of Leads	All leads that fit City of Richland's criteria
Connect City of Richland's Economic Development Team to state and regional partners	Number of Meetings	Continue weekly regional economic development meetings
Host regional meetings with all electrical utility providers and BPA	Number of Meetings	2 before 2021
Host regular meetings with City of Richland's Economic Development Team and Richland's largest employers to understand future growth plans	Number of Meetings	4 before 2021
Continue monthly BRE meetings with City of Richland businesses, inviting staff to participate	Number of Meetings	5/month beginning in July 2020

- 1) **Quarterly Report.** Outcomes should be reported quarterly to the City Manager via the Economic Development office and include the following information:
 - a. Current progress toward the agreed tasks and measurements in the table above.
 - b. Industry specific marketing outcomes from social media, e-mail, newsletters, press releases, and briefing sessions completed in support of the City of Richland, Tri-Cities Research District and Horn Rapids Industrial Area.
 - c. Recruitment activities specifically relate to the City of Richland, Tri-Cities Research District and Horn Rapids Industrial Area.
- 2) **Annual Report.** Detail the previous year's accomplishments and present the work plan for the current year to City Council in the first quarter of each year.
- 3) Present outcomes to the Economic Development Committee on a semiannual basis, adding an additional relevant topic for presentation.
- 4) Consultant will coordinate the recruiting effort, making productive use of its own staff and volunteers, as well as personnel resources supplied by other partners, including but not limited to the City.
- 5) Consultant will function as the Associate Development Organization for the Washington State Department of Commerce. Consultant will engage businesses, educational institutions, the Department of Energy and its contractors, the Tri-Cities Visitor and Convention Bureau, and other bi-county economic development agencies to effectively support its industrial recruitment program.

- 6) Consultant, in cooperation with the City, will accomplish the following objectives:
- a. Retain qualified business recruiting staff to work with designated City staff.
 - b. Maintain and follow a formal, written plan to market to, identify, recruit, qualify, and service industrial prospects. Companies in Research and Development, Technology, Manufacturing/Distribution, Energy generation/storage, and Food/Agriculture are known targets for recruitment.
 - c. Administer a client tracking system to manage and record prospect contacts. Report on all contacts made, within the constraints of confidentiality agreements.
 - d. Develop and administer a database including the following information for industrial sites and facilities available for recruited industries; site and structure plans, location, site dimensions and acreage, soil conditions and slope, transportation access, availability of utilities, zoning, neighboring land uses, ownership, and contact person. This database should be used to complete Site Information Matrix questionnaires as they come in, notifying the City designated contact if there are items requested that are not in the database to allow for faster response times.
- 7) Maintain the Case Management team comprised of staff from all partners and no less than two Consultant staff. Case Management meetings will be held no less than once a month. The purpose of team and the meetings is to discuss upcoming and current leads and other economic development issues facing the region.
- 8) The TRIDEC 2020 Work Plan is hereby incorporated with this scope of work.

REBUILDING TOGETHER



2020 PLAN OF WORK

Tri-City Development Council

2020 Plan of Work Executive Summary

With Governor Inslee's March 23rd Stay Home Stay Healthy Order, TRIDEC's 2020 Plan of Work quickly changed into reacting to this unprecedented health, safety and economic event. The TRIDEC team has now created this amended 2020 Plan of Work to document our current and future work to ensure our local economy recovers as quickly as possible.

Strategic Objectives

In 2019 the Board of Directors embarked on a strategic planning process. TRIDEC's mission statement was fine-tuned and the three pillars for growth and prosperity were developed:

- Economic Diversification
- Federal Advocacy
- Creative Leadership

These pillars will drive TRIDEC's work in 2020, especially with our COVID-19 work.

Economic Diversification

- Leading economic diversification by attracting companies that provide family-wage jobs and generate new wealth in the Tri-Cities.
- Championing a business climate and quality of place that removes barriers and enables the success of existing businesses.
- Supporting a Tri-City economy that stimulates new ideas, attracts and retains talent, and supports a thriving entrepreneurial community.



Federal Advocacy

- Advocating for programs and funding that leads to the continued growth of the R&D activities at DOE's Pacific Northwest National Laboratory.
- Aggressively advocating for the policies and funding to accelerate cleanup at DOE's Hanford Site.
- Actively pursuing new missions that leverage the highly skilled workforce at the Pacific Northwest National Laboratory and Hanford.



Creative Leadership

- Unifying voice providing creative leadership for the Tri-Cities community on issues of economic importance.
- Working closely with our regional partners, including cities, counties, ports, area chambers of commerce, Visit Tri-Cities, and higher education institutions to facilitate the greater mission of economic development.



Mission

TRIDEC is a unifying voice that stimulates and sustains a vibrant regional economy by fostering economic growth and prosperity.

Tri-City Development Council

2020 Plan of Work

This document sets out activities planned by TRIDEC during 2020 in the areas of Economic Diversification, Federal Programs and Creative Leadership.

This Plan of Work was created as a roadmap of activities planned for the coming year. However, it should be recognized that it is a “plan,” and as local or national conditions change activities may be adjusted to reflect these shifts. The unseen effects of COVID-19 are an example of this process as TRIDEC has pivoted to the focused efforts detailed in the executive summary above.

For the remainder of 2020, the TRIDEC team will execute the COVID-related efforts and transition back to the following plan as our community, state and country continue to re-open and recover.



Economic Diversification

LEADING ECONOMIC DIVERSIFICATION BY ATTRACTING COMPANIES THAT PROVIDE FAMILY-WAGE JOBS AND GENERATE NEW WEALTH IN THE TRI-CITIES.

TRIDEC's proactive business recruitment activities have focused primarily on companies with markets for goods or services that are outside the community.

By creating primary jobs - jobs associated with exporting a product or service outside the community - capital is returned in the form of profits and wages. This creates disposable income to support the service and hospitality sectors. It is estimated that in most communities each primary job is responsible for supporting 2 ½ jobs in other sectors of the economy.

Sectors targeted for recruitment include:

- Food Processing
- Logistics
- Advanced Manufacturing
- Energy Technologies
- Training Activities

It is important to recognize that targeting specific industries is not done at the exclusion of other business recruitment opportunities. If leads come to the region outside of identified targets, TRIDEC and partner economic development professionals will work those projects aggressively.

2020 Activities Include:

- ☐ Increasing awareness for the Tri-Cities and our business climate and incentives.
- ☐ Continue utilizing the Whittaker SmartLeads Program to generate corporate leads within our core target industries (agribusiness, energy, technology, and manufacturing).
 - We receive 10 businesses per month from this program.
- ☐ Continue representing the Tri-Cities at trade shows, target industry events, and site selector meetings (if/when travel restrictions open).
 - Industrial Asset Management Council (IAMC) Professional Forum: September, Boise, ID
 - PowerGen: December, Orlando, FL
- ☐ Continue cultivating relationships with senior management in target industry sectors and site selectors/third-party advisors by engaging with them in multiple ways (direct mailings, LinkedIn, emails).

- ☐ Work with our economic development partners to assist in marketing of key business/industrial sites (Vista Field, Reiman Industrial Center, Tri-Cities Airport Business Center, Area 1351, Horn Rapids Industrial Park, Tri-City Research District, Red Mountain Center).
- ☐ Managing all leads received from businesses, site selectors and commerce and sharing with our economic development partners.
- ☐ Work with our economic development partners in creating the Tri-Cities Value Proposition Statement.
 - VPS includes:
 - Tri-Cities competitiveness compared to state and nation.
 - Business/Industry clusters existing in the Tri-Cities.
 - Tri-Cities SWOT analysis.
- ☐ Participating in 250 recruitment and marketing activities (new business and site selector contacts, attending trade shows and meetings, hosting corporate/site selector visits).

CHAMPIONING A BUSINESS CLIMATE AND QUALITY OF PLACE THAT REMOVES BARRIERS AND ENABLES THE SUCCESS OF EXISTING BUSINESSES.

Retention and Expansion of existing businesses is usually considered the economic development engine of a community. Most economic development professionals agree that a good Business Retention & Expansion Program is one of the essential building blocks of a community's growth and prosperity.

TRIDEC's Business Retention & Expansion Program will continue to implement new and dynamic programs to grow our existing manufacturers in 2020.

In 2019 26 businesses filled out surveys designed to gauge the business health of the Tri-Cities. 65% reported plans to expand in the next 12 months, 88% reported planned increases in workforce, and 72% reported increases in average sales over the last three years.

Activities and Goals for 2020 include the following:

- ☐ Continue to visit local manufacturers and businesses and develop relationships with local owners/managers.
 - Contact a minimum of five manufacturing companies per week and visit a minimum of eight local companies per month.
 - Add data to business health and trends survey
- ☐ Support the work of the Columbia Basin College in their efforts to develop the Columbia Basin College Culinary Arts Center.
- ☐ Continue to monitor the Federal Opportunity Zone Program and work with the Cities of Pasco and Kennewick to identify potential development projects that can utilize the incentives offered through the program.
- ☐ Promote accomplishments by area manufacturers in the TRIDEC e-newsletters and social media.
- ☐ Encourage local manufacturers to become members of TRIDEC.
- ☐ Develop and publish a 'Manufacturer's Directory' via appropriate mediums

SUPPORTING A TRI-CITY ECONOMY THAT STIMULATES NEW IDEAS, ATTRACTS AND RETAINS TALENT, AND SUPPORTS A THRIVING ENTREPRENEURIAL COMMUNITY.

TRIDEC encourages growth in entrepreneurial activity and the local technology sector, including the transfer of more technology to the local community from the Pacific Northwest National Laboratory. TRIDEC advocates to reduce barriers that contribute to local employers' difficulty in attracting and retaining talent to the community.

2020 Activities Include:

- ☐ Support growth in the local startup community and facilities such as Fuse and other coworking and business incubator space.
- ☐ Continue to support the Fuse Fund and assist the fund managers in identifying potential investments.
- ☐ Participate as a judge and sponsor in the Annual Richland Rotary Entrepreneurial Awards.
- ☐ Partner with Impact Washington to provide manufacturing consulting services to individual companies, as requested by the companies.

Small Business Resources

- Small Business Development Center (SBDC)
The SBDC has been the TRIDEC supported resource for providing management assistance to small businesses - companies with fewer than 500 employees. The Center has been located within the TRIDEC office and has offered a host of services designed to help grow businesses, achieve higher profits and improve operations.
- SCORE (Senior Corp of Retired Executives)
The SCORE program provides business counseling to the small businesses in the area and is headquartered within the TRIDEC offices. During 2018 SCORE volunteers conducted first time counseling sessions with over 130 local individuals who had or were thinking about starting a business. Follow-on sessions were held with several hundred businesses or potential business startups.

Workforce Development

Growing and expanding businesses require skilled workers for all levels within their organizations. With increasing frequency, workforce development is viewed as an important contributor to successful economic development and a healthy economy.

Educational institutions, training facilities, labor unions, WorkSource Columbia Basin, and the Benton-Franklin Workforce Development Council all play important roles in local workforce development efforts and all partner with TRIDEC from time to time on various issues or projects.

Successful manufacturing is a constantly moving target. TRIDEC will continue to provide educational and workforce development opportunities to help local manufacturers succeed through the following:

- ☐ Partner with Impact Washington to provide manufacturing training events based on needs identified by the manufacturing community.
- ☐ Continue to provide export training in collaboration with such organizations as the Export-Import Bank of the United States, the Export Finance Assistance Center of Washington, the U.S. Commercial Service, the Washington State Department of Commerce, the Washington State Department of Agriculture and the Hong Kong Trade Development Council.
- ☐ Continue to work with Columbia Basin College to develop and promote their Certified Production Certificate and Certified Logistics Certificate programs, both aimed at the region's food and beverage processing industry.
- ☐ Continue to participate in Columbia Basin College's Worker Retraining Committee and Hanford Future Workforce Sub-Committee.
- ☐ Serve on the board of Careers in Manufacturing, provide space for monthly meetings, aid in website design, and support annual events to educate local high schoolers about CTE fields, benefits, and career paths.

State and Local Business Advocacy

TRIDEC will join with local and statewide organizations to advocate for state and national policies and legislation favorable to businesses such as continued operation of the Export-Import Bank and tax and labor policies including, but not limited to, income tax, B&O tax, manufacturing and research tax credits, minimum wage and overtime.

TRIDEC will actively monitor relevant state policies and issues that may impact the Tri-Cities:

- ☐ Continue active participation with the Tri-Cities Legislative Council, which closely monitors state legislation, initiatives, referenda, and executive orders that may impact the Tri-City region.
- ☐ Monitor and advocate when appropriate for or against major policies or proposals that could have significant impacts or benefits on the greater Tri-City region. These include, but are not limited to:
 - Impacts or benefits to the overall business climate.
 - Business or industry regulations.
 - Energy sector incentives or regulations, including those that may impact Hanford.
 - Funding or changes to the definitions of ADOs, the GMA, or UGA;
 - Significant transportation changes that would severely impact local commerce or trade routes.
- ☐ Act as a credible voice for the positive or negative impacts of a potential policy or proposal via videos, op-ed columns, or other mediums as appropriate.
- ☐ Cultivate and maintain strong relationships with key state legislators and agency officials.

Connect Tri-Cities

Mission Support Alliance (MSA) partnered with over thirty local organizations, including TRIDEC, to host Connect Tri-Cities, an event focused on workforce development and job opportunities in the Tri-Cities. The multi-day event included a job fair as well as other activities related to STEM education, apprenticeship training and general career information. TRIDEC became the Connect Tri-Cities 'Event Champion' in 2018, and continued support in 2019. As MSA's contract transitions to Hanford Mission Integration Solutions (HMIS) in 2020, TRIDEC will continue to offer its support for this event in the future.

SPECIFIC COVID-19 WORK

- Proactively marketing the Tri-Cities to site selectors, industrial contacts, and business leaders throughout the U.S. with a message about the benefits of doing business in the Tri-Cities.
 - This outreach has led to 4 leads that TRIDEC is currently managing.
- Maintaining and updating LocateTri-Cities.com (GIS property search site) for web-based property searches.
- Accepting, reviewing, processing, prioritizing and now contracting with the recipients of Benton and Franklin County Businesses for the Working Washington Small Business Emergency Grant Program on behalf of the Washington Department of Commerce.
- TRIDEC received over 1,000 local applications for approximately \$490,000 targeted for Benton and Franklin Counties.
- Proactively leading a collaboration of the Benton-Franklin Health District and all of our local business organizations to connect local businesses with appropriate re-opening guidelines and resources as well as working on a joint campaign to build confidence for employees and customers as we progress through the governor's re-opening phases.

TRIDEC's Department of Energy (DOE) priorities have been well funded for the last several fiscal years, thanks in large part to strong bipartisan support from Washington State's congressional delegation.

The FY20 PNNL and Hanford cleanup budgets enacted by Congress and signed into law in December equaled or exceeded the amount requested by TRIDEC. The total Hanford budget exceeded the Administration Budget request by \$507 million.

For the FY21 budget cycle, TRIDEC has again prepared a letter to congressional offices highlighting our priorities for Hanford and PNNL. These priorities have been presented to key members of the congressional delegation and committee staff in Washington, DC, and TRIDEC will continue to engage with them throughout the budget process.

If COVID-19-related circumstances allow, TRIDEC will also host its annual Congressional Staff Tour of Hanford and PNNL during the August Recess to better inform staff members about the importance of both missions and the funding they require.

TRIDEC AGGRESSIVELY ADVOCATES FOR PROGRAMS AND FUNDING THAT LEAD TO CONTINUED GROWTH OF WORLD-CLASS RESEARCH AND DEVELOPMENT ACTIVITIES AT THE DEPARTMENT OF ENERGY'S PACIFIC NORTHWEST NATIONAL LABORATORY (PNNL).

TRIDEC believes that PNNL is an important economic engine for the community as well as a source for technology transfer and spin-off businesses. TRIDEC also supports local efforts to commercialize the Laboratory's technology.

TRIDEC works with PNNL to identify and attract companies that benefit from a location near the world-class research being conducted at the Laboratory.

A top near-term priority is the construction of PNNL's planned Grid Storage Laboratory. This facility will act as a hub for interacting with industry and become a magnet for energy storage companies to locate manufacturing facilities in the community.

TRIDEC advocates for the continued growth and modernization of the PNNL campus to ensure that facilities available to researchers remain state-of-the-art and capable of supporting the Laboratory's wide variety of national-priority missions.

TRIDEC will continue to advocate for funding for the DOE programs of importance to PNNL, including:

- Office of Science (SC): Biological and Environmental Research (BER) and Science Laboratories Infrastructure (SLI)
- Energy Efficiency and Renewable Energy (EERE): Building Technologies Office (BTO), Bioenergy Technologies Office (BETO), Vehicle Technologies Office (VTO), and Waterpower Technologies Office (WPTO)
- Electricity Deliverability and Energy Reliability (OE): Cyber Security, Energy Security and Emergency Response (CESER) and Energy Delivery
- New capital projects on the PNNL campus, including the Grid Storage Launchpad facility

TRIDEC AGGRESSIVELY ADVOCATES FOR THE POLICIES AND FUNDING NEEDED TO ACCELERATE CLEANUP AND REDUCE RISKS AT THE DEPARTMENT OF ENERGY'S HANFORD SITE.

TRIDEC and the Tri-City community believe meaningful progress towards completing cleanup of the Hanford Site is a top priority. TRIDEC has had a long history of successfully advocating for Hanford cleanup and continues to do so.

The total Hanford FY20 cleanup budget is \$2.528 billion, \$507 million over the Administration's initial budget request and \$7 million above TRIDEC's request.

In addition to funding, TRIDEC advocates for thoughtful policies and regulatory approaches that reduce costs and expedite the reduction of risks to human health or the environment.

Advocacy for Hanford cleanup is a team effort involving numerous parties, however TRIDEC is viewed by the Congressional Delegation and committee staff as the community voice on these issues. If the community (TRIDEC) were not advocating for cleanup priorities it is unlikely current funding levels would exist.

Funding Priorities:

- Preparations for startup, commissioning and operation of the Direct Feed Low Activity Waste Facility (DFLAW).
- Proactive sitewide risk mitigation, including progress in remediation of the 300-296 Waste Site (324 Building) and preparation to remove cesium and strontium capsules from the Waste Encapsulation and Storage Facility (WESF).
- Infrastructure improvements to support the long-term cleanup mission.
- A & AX Tank Farm retrieval operations.
- Groundwater remediation.

Policy Priorities:

- Support the Department of Energy's revised interpretation of the definition of High-Level Waste (HLW) based on physical characteristics and risks rather than origin.
- Support permanent closure of Waste Management Area C (C Tank Farm) using grout technology.
- Moving to Phase II and Phase III of the Test Bed Initiative (TBI).
- Support the evaluation of alternative methods to treat Hanford's supplemental tank waste.

TRIDEC ACTIVELY PURSUES NEW FEDERAL AND NON-FEDERAL MISSIONS THAT LEVERAGE THE HIGHLY SKILLED WORKFORCE AT PNNL AND HANFORD.

TRIDEC continues to work with Washington state's congressional delegation, government contractors, local industry, federal and state agencies to identify new missions or uses for the Hanford Site.

Priorities:

- Work with DOE offices, contractors and industry to identify the nexus between areas of need and local capabilities.
- Identify infrastructure, workforce and other requirements for potential new missions, and work with regional partners to address those needs.
- Potential new missions include:
 - Energy storage/battery research and development

- Energy storage/battery startup companies and manufacturing
- Nuclear fuel research, development, and manufacturing
- Nuclear reactor supply chain, fabrication, and assembly
- Cyber and grid security

Additional Federal Programs actions:

- Advocate for completion of DOE's Natural Gas Pipeline Environmental Impact Statement (EIS), followed by sustained progress on pipeline design and construction. Work to ensure that DOE officials understand that expected development in Franklin County could preclude siting the pipeline in the near future.
- Continue efforts to enhance information sharing and coordinated messaging between DOE, prime contractors, local governments and community organizations.
- Support efforts to restart the licensing process for Yucca Mountain, including advocating for necessary funding.
- Continue to advocate for DOE to transfer the remaining two parcels along Horn Rapids Road that were excluded from the 2015 transfer.
- Continue presenting the Tri-Cities' vision for more public access to the Hanford site and Hanford Reach National Monument, including Rattlesnake Mountain.

SPECIFIC COVID WORK:

- The initial CARES Act of 2020 included a provision which ensures that DOE, contractor, and subcontractor employees who cannot report to work due to COVID-19 related restrictions will still receive their paychecks. TRIDEC was involved in creating this program and will monitor its implementation in order to ensure that the base of the Tri-City economy will not be affected.



Creative Leadership

TRIDEC, AS THE UNIFYING VOICE, PROVIDES CREATIVE LEADERSHIP FOR THE COMMUNITY ON ISSUES OF ECONOMIC IMPORTANCE TO THE TRI-CITIES.

TRIDEC'S Board of Directors and staff make TRIDEC the "go-to" organization with an influence on economic issues that face the community.

TRIDEC continues to be the unifying voice on regional issues such as Hanford cleanup, future uses of Hanford lands, Columbia River shoreline reconveyance, Preservation of the Lower Snake River Dams and others as they arise.

Shoreline Reconveyance:

TRIDEC will continue to advocate for the transfer of U.S. Army Corps of Engineers-owned property and easements in the Tri-City area to the local jurisdictions where it is located.

This process will include working with congressional offices to finalize legislative language for inclusion as an amendment to the FY2021 National Defense Authorization Act (NDAA), and then to support the amendment

throughout the legislative process. This effort will include significant engagement with key stakeholder groups including area tribes and the broader Tri-City community.

Manhattan Project National Historical Park (MAPR):

TRIDEC will work with congressional offices to finalize legislative language which will expand the boundaries of the National Park at Hanford. The goal is to include this language as an amendment to the FY2021 National Defense Authorization Act (NDAA), and then to support the amendment throughout the legislative process.

TRIDEC will advocate for funding necessary to make infrastructure improvements to the Park, with replacement of the B Reactor roof being the highest priority.

TRIDEC will also continue to support increasing the number and variety of programming and tours associated with the National Park and the establishment of a “Friends of the Park” group to address increasing funding needs at the park.

Regional Energy Needs & Snake River Dams:

TRIDEC will continue to vigorously advocate for retention of the four lower Snake River Dams which are vital to the region’s economy, providing clean energy generation, navigation and irrigation.

Efforts will include engagement with federal and state legislative offices and agencies, with a particular focus on the federal Columbia River System Operations Environmental Impact Statement (CRSO EIS) and the Washington State study on the economic impacts of removing the dams.

TRIDEC will also work with community partners to rally public support for the dams, demonstrate their importance to the region, and proactively engage with the media.

TRIDEC WORKS CLOSELY WITH OUR REGIONAL ECONOMIC DEVELOPMENT PARTNERS, INCLUDING CITIES, COUNTIES, PORTS, AREA CHAMBERS OF COMMERCE, VISIT TRI-CITIES, AND HIGHER EDUCATION INSTITUTIONS TO FACILITATE THE GREATER MISSION OF ECONOMIC DEVELOPMENT.

SPECIFIC COVID-19 WORK:

- Concentrating appropriate health and business-related information on our website with a daily COVID-19 page updates while pushing the same information out to all of our communications channels.
- In partnership with the Regional Chamber of Commerce and Visit Tri-Cities, opening the Business Center’s lobby and Bechtel Boardroom for personal protective equipment donations and sending donation requests to local businesses.
- Expanding our monthly case management meetings into weekly Zoom calls for all of our cities, counties, ports, chambers of commerce, Visit Tri-Cities and partner business organization to share updates and information.

Communications Plan

In 2019, TRIDEC identified the following preliminary list of target audiences to whom TRIDEC's activities and strategic messages should be delivered:

- Member Investors, local industry and grassroots leaders, potential new Member Investors, and the greater Tri-Cities community showcasing TRIDEC's legacy of achievement, daily involvement, and overall benefit to the region.
- Local and regional media who can continue reinforcing TRIDEC as a credible and authoritative resource on regional economic issues.
- Target industries and businesses identified as having strong potential to expand either within or to the Tri-Cities region.

In 2020, we'll assess the success of communicating with these identified target audiences and make adjustments as necessary.

Online Web Presence

Today, a majority of site selection projects, directed either by companies or by site location consultants, begin on the Internet. An increasing number of businesses, TRIDEC Member Investors and individuals rely on TRIDEC's website for information on the Tri-Cities and TRIDEC. Consequently, web-based research demands that information be current and accurate.

TRIDEC launched its current new web site, www.TryTri-Cities.org, in May 2015. The site continues to be updated to incorporate new features and to make it more user friendly.

TRIDEC will continue to license Zoom Prospector (www.LocateTriCities.com) again in 2020. Zoom Prospector is a geographic information system (GIS) based product designed to showcase area sites and available buildings. In addition to real estate information, the website allows users to access a variety of economic and demographic data at distance intervals surrounding targeted locations.

TRIDEC will continue striving to advance our search engine optimization (SEO), ensuring that TRIDEC's site(s) are at or near the top of searches.

Social Media Plan

Social media is a valuable tool that:

- Increases brand recognition and loyalty.
- Connects with industry leaders and decision makers.
- Builds relationships with a targeted audience.

This plan includes the objectives that will be used to accomplish the following social media goals:

- Increase brand (Tri-Cities, WA) recognition.
- Identify and engage potential site selectors/companies/decision makers.
- Create community engagement on hot topics and issues.
- Communicate why consultants and businesses should Try Tri-Cities.
- Highlight what makes Tri-Cities the brighter, bolder, smarter choice for business.
- Encourage staff, board members, members to be active participants in social media.
- Create a Tri-Cities hashtag used throughout social media #BolderTriCities #TryTriCities #WhyTriCities

- Begin weekly posts on social media featuring demographic facts about the Tri-Cities and the capabilities of Zoom Prospector to increase visits to the TRIDEC website and use of the GIS tool.

Facebook: www.facebook.com/tcdevcouncil/

Objectives:

- Connect and engage with Tri-Cities Community
- Share engaging content highlighting assets
- Promote upcoming events & recognize members
- Three posts per week

Key Metrics:

- The number of followers increased from 622 to 828 during 2019. Increase the number of followers to 1250 by the end of 2020.

Twitter: www.twitter.com/TCDevCouncil

Objectives:

- Connect business and industry influencers
- Promote Tri-Cities content impacting business and industry
- Build Tri-Cities reputation
- Three posts per week

Key Metrics:

- 2020: increase engagement and followers by refining target audiences to those who use twitter most: elected officials and key decision makers.

LinkedIn: www.linkedin.com/company/tridec---tri-city-development-council?trk=biz-companies-cym

Objectives:

- Build relationships with site selectors and industry leaders
- Share articles highlighting the assets of Tri-Cities
- Weekly posts focused on “Why Tri-Cities”
- Continue connecting with site selectors, IAMC members, IEDC members, TRIDEC Investors and Board throughout 2020.

Instagram: www.instagram.com/tcdevcouncil/

Objectives:

- Build relationship with Tri-Cities community
- Feature businesses and assets that highlight why Tri-Cities is the place for business
- Weekly posts

Key Metrics:

- Achieved 2018 goal of 600. End of 2019 had 644 followers. Continue refining posts to engage target audiences. Utilize more video content and advertising to increase followers throughout 2020.

Tri-Cities Business Blog: www.tridec.org

Objectives:

- Engage with Tri-Cities community
- Educate community about key issues facing businesses in the Tri-Cities
- Provide insight and thought leadership
- Monthly posts

Key Metrics:

- Increase in blog interactions and RSS feeds subscriptions.
- Increase in referring website traffic and improve SEO.

SPECIFIC COVID-19 WORK

The sudden onset of COVID-19 has made concise online communications even more vital. TRIDEC will aim to continue supporting businesses, industries, and our community partners online and on social media in the following ways:

- Share breaking news and policy updates related to COVID-19 as they relate to businesses and business owners.
- Maintain a COVID-19 portion of the website with up-to-date resources for business owners.
- Act as a resource for businesses, business owners and local cities, counties & ports on loans and grants provided by the Washington State Department of Commerce.
- Represent and advocate for Benton and Franklin Counties in larger regional, statewide or national advocacy groups.
- Organize and facilitate collaborations between local community development partners, health leaders, and industry experts.
- Create opportunities for the community to engage directly community development partners, health leaders, industry leaders and decision makers.
- Support community partners by sharing and redistributing their social media updates and press releases
- Collaborate with community partners as often as possible to provide information and resources in Spanish
- Encourage creative approaches to support Tri-Cities businesses and economy
- Seek opportunities to collaborate with other leaders throughout the Tri-Cities.

With the ongoing nature of the COVID-19 crisis, TRIDEC will strive to continue adapting our approach to effectively support and communicate with the Tri-Cities community.



UNIFYING VOICE FOR ECONOMIC GROWTH

SINCE 1963, TRIDEC HAS BEEN THE UNIFYING VOICE FOR ECONOMIC GROWTH THROUGHOUT THE TRI-CITIES REGION.

- TRIDEC's mission is to **facilitate job creation and capital investment** (tax base) in Benton and Franklin Counties.
- TRIDEC is the only local organization that focuses on **economic growth** of the entire community.
- TRIDEC has a **consistent record of success on major economic development projects** such as Auto Zone, Cascade Natural Gas headquarters and Amazon as well as helping smaller companies like J Leib Foods, TiLite, IsoRay and Carbitex. Just these projects alone represent **over 1,000 jobs** to the community.
- TRIDEC is the only local organization that has a **consistent track record** of successfully lobbying for Federal dollars for Pacific Northwest National Laboratory and Hanford cleanup. Over the past 15 years TRIDEC's appropriation requests have resulted in **\$1.4 billion more for Hanford Cleanup**—on average \$100 million more per year. These Federal dollars **create a multiplier that add additional jobs and disposable income** to the Tri-Cities region.
- The TRIDEC Board is the only community forum that regularly **engages Tri-Cities leadership**, both public & private on the economy and community issues.
- TRIDEC is the only organization that regularly **provides leadership on broad community issues** - four-year education at WSU TC's, future Hanford land use, returning Hanford lands to the community, community IT infrastructure, air service and other transportation issues.
- TRIDEC is an **advocate for business**, a **resource for local economic conditions**, and a **catalyst for progress**.
- TRIDEC was formed in **1963** and continues today with the mission to **improve the economic health** of the Tri-City Region.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/4/2020

Agenda Category: Resolutions - Adoption

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Resolution No. 113-20, Authorizing the Award of Bid to Premier Excavation for the Clubhouse Lane Roundabout and Road Extension Project

Department:

Development Services

Ordinance/Resolution Number:

113-20

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 113-20, authorizing the City Manager to sign and execute an agreement with Premier Excavation for the construction of the Clubhouse Lane roundabout and road extension.

Summary:

Richland's 2020-2025 Capital Improvement Plan (CIP) includes a fully funded project titled Economic Development Road Projects, which includes the intersection improvements of Clubhouse Lane and Kingsgate Way, and the 0.2 mile extension of Clubhouse Lane to the east. The project is located just south of SR-240 at the main entrance of the Horn Rapids residential development.

The project development and design work required to advance this project has been completed. Said work included the road design and all underground utilities infrastructure necessary to support the 22.5 acres of commercial property that will be marketed to sell. Commercial development of this area will further support the Horn Rapids residential development.

Project bids were solicited in accordance with the City's purchasing policies, and Premier Excavation submitted the lowest responsible bid of the six (6) bids received. The project budget is adequate to complete the project using the lowest responsible bid. If awarded, project construction is expected to be completed by December 2020.

Staff recommends adoption of Resolution No. 113-20.

Fiscal Impact:

Construction costs are estimated to be \$1,276,390.71. Adequate funding is available as provided in the CIP project approved as part of the 2020 Budget.

Attachments:

1. Resolution No. 113-20
2. Clubhouse Lane Vicinity Map
3. Bid Tab - 20-0067 Clubhouse Lane Roundabout and Road Extension

RESOLUTION NO. 113-20

A RESOLUTION of the City of Richland authorizing the award of bid to Premier Excavation for the Clubhouse Lane Roundabout and Road Extension Project.

WHEREAS, the 2020-2025 Capital Improvement Plan (CIP) includes a fully funded project titled Economic Development Road Projects, which includes the intersection improvements of Clubhouse Lane and Kingsgate Way and the extension of Clubhouse Lane to the east (the "Project"); and

WHEREAS, all development and design work required to advance the Project to construction has been completed; and

WHEREAS, bids were solicited in accordance with the City's established purchasing policies; and

WHEREAS, six (6) bids were received and opened on July 20, 2020; and

WHEREAS, Premier Excavation, Inc. submitted the lowest responsible bid of the six (6) bids received; and

WHEREAS, the project budget is adequate to complete the Project using the lowest responsible bid; and

WHEREAS, the City's best interests are served by completing the Project in accordance with the CIP, project design and the lowest responsible bid.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a construction contract with Premier Excavation in the amount of \$ 1,279,390.71, and to execute change orders up to the amount of \$150,000 to fulfill the Project's intent.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 4th day of August, 2020.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

City of Richland

CLUBHOUSE LANE ROUNDABOUT AND ROAD EXTENSION

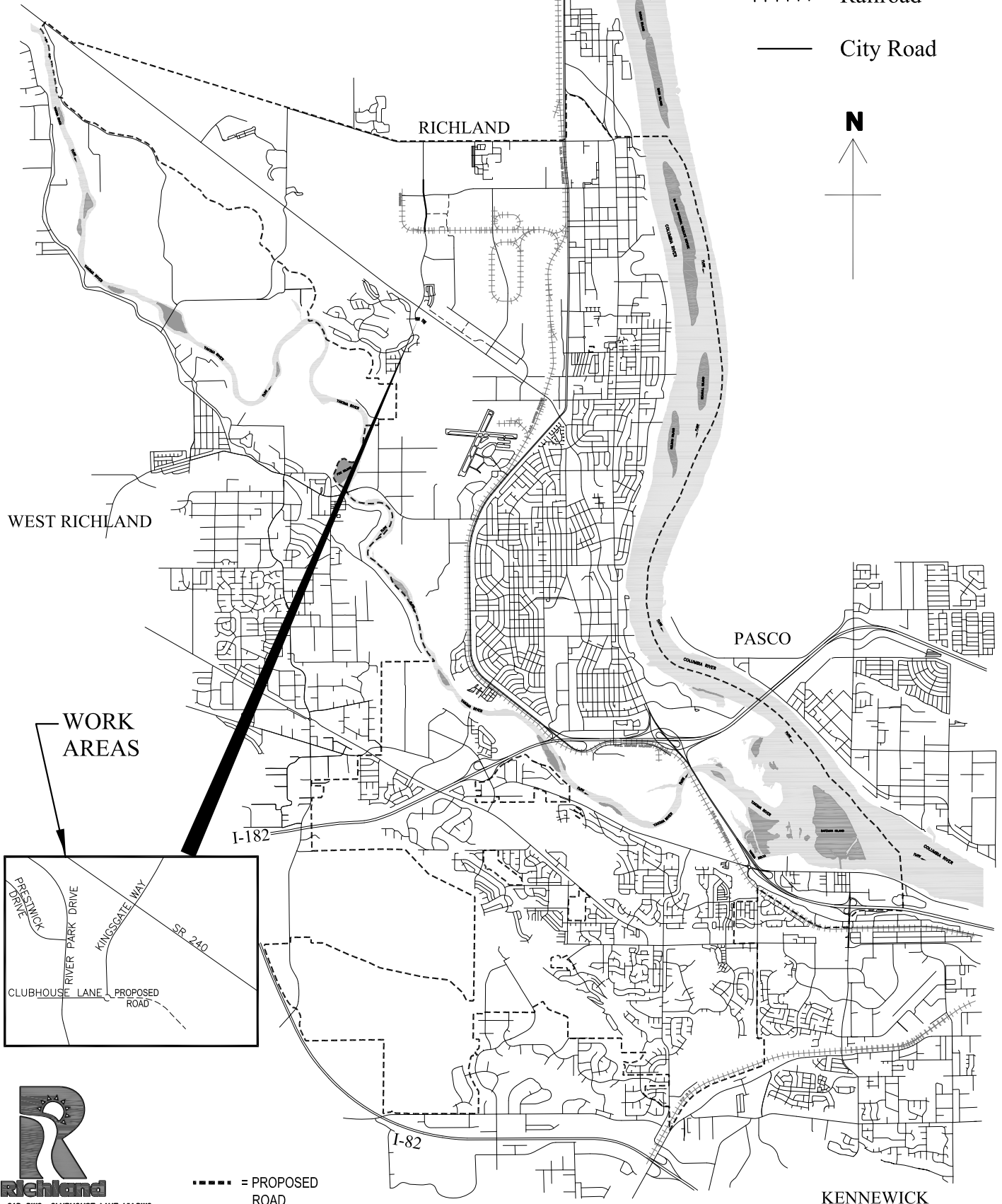
Legend

----- City Limits

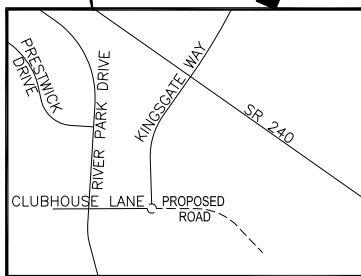
+++++ Railroad

— City Road

N



WORK
AREAS



CAD DWG: CLUBHOUSE LANE_VM.DWG
DATE: 29.06.2020
DRAWN BY: DMM
SCALE: NONE

----- = PROPOSED
ROAD

KENNEWICK



City of Richland

DATE BIDS OPENED:	7/20/20	ITB No.	20-0067
**PROJECT NAME **		Clubhouse Lane Roundabout & Road Extension	

Item	Description	Qty	Unit	ENGINEER'S ESTIMATE		PREMIER EXCAVATION PASCO, WA		BIG D'S CONSTRUCTION PASCO, WA	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	Schedule A								
A-1	MOBILIZATION (7%)	1	L.S.	\$99,000.00	99,000.00	19,000.00	19,000.00	75,000.00	75,000.00
A-2	CLEARING AND GRUBBING	12	ACRE	2,400.00	28,800.00	400.00	4,800.00	900.00	10,800.00
A-3	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1	L.S.	40,000.00	40,000.00	20,250.00	20,250.00	70,000.00	70,000.00
A-4	REMOVING ASPHALT CONC. PAVEMENT	3,582	S.Y.	3.00	10,746.00	1.67	5,981.94	2.50	8,955.00
A-5	REMOVING TRAFFIC CURB	1,145	L.F.	1.00	1,145.00	4.19	4,797.55	2.00	2,290.00
A-6	REMOVING PAINT LINE	1,395	L.F.	0.75	1,046.25	0.50	697.50	1.50	2,092.50
A-7	REMOVE AND SALVAGE JUNCTION BOX	3	EACH	250.00	750.00	375.00	1,125.00	100.00	300.00
A-8	REMOVE AND SALVAGE LUMINAIRE AND POLE	3	EACH	500.00	1,500.00	550.00	1,650.00	650.00	1,950.00
A-9	RECORD DRAWINGS (MINIMUM BID \$500)	1	L.S.	500.00	500.00	6,600.00	6,600.00	5,000.00	5,000.00
A-10	ROADWAY EXCAVATION INCL. HAUL	28,500	C.Y.	4.00	114,000.00	2.25	64,125.00	2.25	64,125.00
A-11	EMBANKMENT COMPACTION	25,000	C.Y.	1.00	25,000.00	1.25	31,250.00	2.00	50,000.00
A-12	CATCH BASIN TYPE - CITY	8	EACH	1,500.00	12,000.00	1,274.69	10,197.52	750.00	6,000.00
A-13	SOLID WALL PVC STORM SEWER PIPE 12 IN. DIAM.	370	L.F.	50.00	18,500.00	32.94	12,187.80	45.00	16,650.00
A-14	IMPORTED PIPE ZONE BEDDING	370	L.F.	5.00	1,850.00	1.28	473.60	1.00	370.00
A-15	IMPORTED PIPE ZONE BACKFILL	370	L.F.	3.00	1,110.00	0.01	3.70	1.00	370.00
A-16	CONTROLLED DENSITY FILL	2	C.Y.	150.00	300.00	130.00	260.00	150.00	300.00
A-17	MANHOLE 48 IN. DIAM. TYPE CITY	3	EACH	2,500.00	7,500.00	2,271.50	6,814.50	2,200.00	6,600.00
A-18	TV INSPECTION OF STORM PIPE	370	L.F.	5.00	1,850.00	2.50	925.00	4.00	1,480.00
A-19	INFILTRATION TRENCH	80	L.F.	130.00	10,400.00	71.40	5,712.00	72.00	5,760.00
A-20	SHORING-TRENCH SAFETY SYSTEMS	450	L.F.	1.00	450.00	1.00	450.00	1.00	450.00
A-21	CLEANOUT	2	EACH	250.00	500.00	715.00	1,430.00	400.00	800.00
A-22	BALLAST	45	C.Y.	60.00	2,700.00	54.00	2,430.00	72.00	3,240.00
A-23	CRUSHED SURFACING BASE COURSE	1,630	C.Y.	38.00	61,940.00	33.25	54,197.50	32.00	52,160.00
A-24	CRUSHED SURFACING TOP COURSE	600	C.Y.	38.00	22,800.00	44.65	26,790.00	32.00	19,200.00
A-25	HMA CL. 1/2 IN. PG 64-28	1,690	TON	100.00	169,000.00	79.00	133,510.00	85.00	143,650.00
A-26	SOIL RESIDUAL HERBICIDE	8,000	S.Y.	0.20	1,600.00	0.18	1,440.00	0.15	1,200.00
A-27	SILT FENCE	2,000	L.F.	4.50	9,000.00	3.03	6,060.00	1.00	2,000.00
A-28	ESC LEAD	1	L.S.	2,500.00	2,500.00	500.00	500.00	2,000.00	2,000.00
A-29	SEEDING, FERTILIZING, AND MULCHING	10	ACRE	2,500.00	25,000.00	2,160.00	21,600.00	2,500.00	25,000.00
A-30	STABILIZED CONSTRUCTION ENTRANCE	1	S.Y.	1,000.00	1,000.00	24.00	24.00	500.00	500.00
A-31	INLET PROTECTION	10	EACH	100.00	1,000.00	88.00	880.00	150.00	1,500.00
A-32	ROUNDBOUT SPLITTER ISLAND NOSE CURBING	4	EACH	700.00	2,800.00	1,710.50	6,842.00	850.00	3,400.00
A-33	ROUNDBOUT CEMENT CONCRETE CURB AND GUTTER	1,601	L.F.	20.00	32,020.00	18.30	29,298.30	18.00	28,818.00
A-34	CEMENT CONC. TRAFFIC CURB AND GUTTER	1,711	L.F.	17.00	29,087.00	14.90	25,493.90	14.00	23,954.00



City of Richland

DATE BIDS OPENED:	7/20/20	ITB No.	20-0067
**PROJECT NAME **		Clubhouse Lane Roundabout & Road Extension	

Item	Description	Qty	Unit	ENGINEER'S ESTIMATE		PREMIER EXCAVATION PASCO, WA		BIG D'S CONSTRUCTION PASCO, WA	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
A-35	ROUNDAABOUT CENTRAL ISLAND CEMENT CONCRETE CURB	256	L.F.	75.00	19,200.00	36.62	9,374.72	66.00	16,896.00
A-36	ROUNDAABOUT TRUCK APRON CEM. CONC. CURB AND GUTTER	343	L.F.	25.00	8,575.00	34.24	11,744.32	22.00	7,546.00
A-37	CEMENT CONC. CURB AND GUTTER TRANSITION	30	L.F.	25.00	750.00	34.35	1,030.50	32.00	960.00
A-38	CEMENT CONCRETE FOR SPLITTER ISLAND WALKWAY	88	S.Y.	70.00	6,160.00	71.43	6,285.84	56.00	4,928.00
A-39	PRECAST CONC. BARRIER TYPE 2	40	L.F.	90.00	3,600.00	187.50	7,500.00	150.00	6,000.00
A-40	PLASTIC LINE	4,496	L.F.	1.20	5,395.20	0.95	4,271.20	1.50	6,744.00
A-41	PLASTIC WIDE LANE LINE	3,920	L.F.	2.00	7,840.00	1.00	3,920.00	2.00	7,840.00
A-42	PLASTIC TRAFFIC ARROW	8	EACH	175.00	1,400.00	120.00	960.00	250.00	2,000.00
A-43	PLASTIC CROSSWALK LINE	408	S.F.	6.00	2,448.00	6.50	2,652.00	7.00	2,856.00
A-44	PLASTIC BICYCLE LANE SYMBOL	4	EACH	250.00	1,000.00	185.00	740.00	275.00	1,100.00
A-45	PERMANENT SIGNING	1	L.S.	25,000.00	25,000.00	15,995.00	15,995.00	12,000.00	12,000.00
A-46	ILLUMINATION SYSTEM	1	L.S.	160,000.00	160,000.00	94,615.00	94,615.00	87,000.00	87,000.00
A-47	ITS - RAPID FLASH BEACON SYSTEM	1	L.S.	85,000.00	85,000.00	89,800.00	89,800.00	90,000.00	90,000.00
A-48	PROJECT TEMPORARY TRAFFIC CONTROL	1	L.S.	120,000.00	120,000.00	10,930.00	10,930.00	40,000.00	40,000.00
A-49	CEMENT CONC. SIDEWALK	925	S.Y.	35.00	32,375.00	49.36	45,658.00	51.00	47,175.00
A-50	CEMENT CONC. CURB RAMP TYPE - CITY 1B, 4' WIDE	4	EACH	1,100.00	4,400.00	1,110.50	4,442.00	1,150.00	4,600.00
A-51	CEMENT CONC. CURB RAMP TYPE - CITY 1B, 8' WIDE	8	EACH	1,300.00	10,400.00	1,310.50	10,484.00	1,050.00	8,400.00
A-52	CEMENT CONC. CURB RAMP TYPE - CITY 3B	2	EACH	1,300.00	2,600.00	1,321.00	2,642.00	1,125.00	2,250.00
A-53	DETECTABLE WARNING SURFACE	176	S.F.	37.00	6,512.00	36.00	6,336.00	22.00	3,872.00
A-54	ADJUST VALVE BOX	4	EACH	350.00	1,400.00	430.00	1,720.00	350.00	1,400.00
A-55	RELOCATE IRRIGATION CONTROL SYSTEM	1	L.S.	12,000.00	12,000.00	8,000.00	8,000.00	5,000.00	5,000.00
A-56	RELOCATE ILLUMINATION POWER FEED AND METER	1	L.S.	26,000.00	26,000.00	4,000.00	4,000.00	2,700.00	2,700.00
A-57	CEMENT CONC. PATTERNED TRUCK APRON	412	S.Y.	100.00	41,200.00	115.57	47,614.84	88.00	36,256.00
A-58	CEMENT CONC. PATTERNED	472	S.Y.	100.00	47,200.00	103.33	48,771.76	61.00	28,792.00
A-59	CEMENT CONC. BICYCLE RAMP	4	EACH	400.00	1,600.00	1,263.00	5,052.00	1,650.00	6,600.00
A-60	MONUMENT CASE, COVER, AND PIPE	3	EACH	750.00	2,250.00	466.67	1,400.01	400.00	1,200.00
A-61	REMOVING AND RESETTING MONUMENT	1	EACH	800.00	800.00	800.00	800.00	400.00	400.00
A-62	SPCC PLAN	1	L.S.	2,000.00	2,000.00	500.00	500.00	500.00	500.00
A-63	ROADWAY SURVEYING	1	L.S.	32,000.00	32,000.00	22,600.00	22,600.00	15,000.00	15,000.00
A-64	SITE RESTORATION	1	L.S.	25,000.00	25,000.00	24,000.00	24,000.00	55,000.00	55,000.00
A-65	DIG AND VERIFY	5	EACH	500.00	2,500.00	250.00	1,250.00	300.00	1,500.00
A-66	CONNECT TO EXISTING 4-IN. DIAM. IRRIGATION PIPE	1	EACH	250.00	250.00	2,200.00	2,200.00	500.00	500.00
A-67	PVC PIPE FOR WATER MAIN 4 IN. DIAM.	25	L.F.	85.00	2,125.00	96.80	2,420.00	148.00	3,700.00



City of Richland

DATE BIDS OPENED:	7/20/20	ITB No.	20-0067
**PROJECT NAME **		Clubhouse Lane Roundabout & Road Extension	

Item	Description	Qty	Unit	ENGINEER'S ESTIMATE		PREMIER EXCAVATION PASCO, WA		BIG D'S CONSTRUCTION PASCO, WA	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
A-68	ELECTRICAL TRENCH TYPE - PRIMARY	590	L.F.	25.00	14,750.00	6.00	3,540.00	7.00	4,130.00
A-69	ELECTRICAL TRENCH TYPE - SECONDARY	2,030	L.F.	20.00	40,600.00	6.00	12,180.00	7.00	14,210.00
A-70	IMPORTED PIPE ZONE BEDDING - TYPE PRIMARY TRENCH	590	L.F.	5.00	2,950.00	3.03	1,787.70	0.50	295.00
A-71	IMPORTED PIPE ZONE BEDDING - TYPE SECONDARY TRENCH	2,030	L.F.	4.00	8,120.00	3.03	6,150.90	0.50	1,015.00
A-72	IMPORTED PIPE ZONE BACKFILL - TYPE PRIMARY TRENCH	590	L.F.	4.00	2,360.00	1.00	590.00	0.50	295.00
A-73	IMPORTED PIPE ZONE BACKFILL - TYPE SECONDARY TRENCH	2,030	L.F.	3.00	6,090.00	0.10	203.00	0.50	1,015.00
A-74	UTILITY TRENCH SAFETY	2,620	L.F.	1.00	2,620.00	0.25	655.00	1.00	2,620.00
A-75	UNDERGROUND UTILITY CROSSINGS - MARKED AND UNMARKED	4	EACH	\$350.00	1,400.00	150.00	600.00	250.00	1,000.00
Schedule A				SUBTOTAL		\$1,515,264.45		\$1,033,212.60	
0.0%				SALES TAX		-		-	
Schedule A				TOTAL		\$1,515,264.45		\$1,033,212.60	
Schedule B - City Electricity				SUBTOTAL		\$44,250.00		\$37,662.00	
8.6%				SALES TAX		3,805.50		3,238.93	
Schedule B - City Electricity				TOTAL		\$48,055.50		\$40,900.93	
B-1	CONDUIT PIPE 6 IN. DIAM.	900	L.F.	\$8.50	7,650.00	7.06	6,354.00	8.00	7,200.00
B-2	CONDUIT PIPE 4 IN. DIAM.	2,300	L.F.	7.00	16,100.00	4.96	11,408.00	6.00	13,800.00
B-3	UNDERGROUND UTILITY CROSSING MARKED AND UNMARKED	2	EACH	200.00	400.00	150.00	300.00	250.00	500.00
B-4	17"X30" PULL BOX	2	EACH	500.00	1,000.00	700.00	1,400.00	150.00	300.00
B-5	POWER VAULT V3B(KO)	1	EACH	2,500.00	2,500.00	1,250.00	1,250.00	1,250.00	1,250.00
B-6	POWER VAULT V11B(STL)	3	EACH	3,000.00	9,000.00	2,550.00	7,650.00	4,000.00	12,000.00
B-7	POWER VAULT V29(SWTDF)	1	EACH	4,600.00	4,600.00	7,000.00	7,000.00	8,500.00	8,500.00
B-8	UTILITY SURVEY	1	L.S.	2,500.00	2,500.00	1,800.00	1,800.00	1,000.00	1,000.00
B-9	ONE-YEAR CORRECTION WARRANTY	1	L.S.	500.00	500.00	500.00	500.00	500.00	500.00



City of Richland

DATE BIDS OPENED:	7/20/20	ITB No.	20-0067
**PROJECT NAME **		Clubhouse Lane Roundabout & Road Extension	

Richland Washington				ENGINEER'S ESTIMATE		PREMIER EXCAVATION PASCO, WA		BIG D'S CONSTRUCTION PASCO, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	Schedule C - City Broadband								
C-1	CONDUIT PIPE 2 IN. DIAM.	600	L.F.	\$6.00	3,600.00	2.72	1,632.00	5.00	3,000.00
C-2	CONDUIT 1.5 IN. DIAM.	2,100	L.F.	5.50	11,550.00	2.35	4,935.00	5.00	10,500.00
C-3	UNDERGROUND UTILITY CROSSING MARKED AND UNMAF	2	EACH	200.00	400.00	150.00	300.00	250.00	500.00
C-4	PRE-CAST 444 VAULT	2	EACH	2,500.00	5,000.00	3,000.00	6,000.00	3,600.00	7,200.00
C-5	10 IN. ROUND VALVE BOX	5	EACH	20.00	100.00	300.00	1,500.00	150.00	750.00
C-6	UTILITY SURVEY	1	L.S.	1,500.00	1,500.00	1,800.00	1,800.00	1,000.00	1,000.00
C-7	ONE-YEAR CORRECTION WARRANTY	1	L.S.	500.00	500.00	500.00	500.00	500.00	500.00
	Schedule C - City Broadband		SUBTOTAL		\$22,650.00		\$16,667.00		\$23,450.00
	8.6%		SALES TAX		1,947.90		1,433.36		2,016.70
	Schedule C - City Broadband		TOTAL		\$24,597.90		\$18,100.36		\$25,466.70
	Schedule D - Water								
D-1	TRENCH SAFETY	1,377	L.F.	\$1.50	2,065.50	0.50	688.50	1.00	1,377.00
D-2	DIG AND VERIFY	1	EACH	500.00	500.00	200.00	200.00	250.00	250.00
D-3	CONNECT TO EXISTING MAIN 6 IN. DIAM.	1	EACH	250.00	250.00	1,905.00	1,905.00	1,500.00	1,500.00
D-4	CONNECT TO EXISTING MAIN 8 IN. DIAM.	2	EACH	250.00	500.00	1,885.00	3,770.00	1,500.00	3,000.00
D-5	DUCTILE IRON PIPE FOR WATER MAIN 6 IN. DIAM.	80	L.F.	66.00	5,280.00	44.81	3,584.80	34.00	2,720.00
D-6	DUCTILE IRON PIPE FOR WATER MAIN 8 IN. DIAM.	1,297	L.F.	34.00	44,098.00	34.14	44,279.58	35.00	45,395.00
D-7	COMB. AIR RELEASE/AIR VACUUM VALVE ASSEMBLY 2 IN.	1	EACH	5,600.00	5,600.00	5,900.00	5,900.00	6,400.00	6,400.00
D-8	2" BLOW-OFF INSTALLATION	7	EACH	2,500.00	17,500.00	2,217.14	15,519.98	2,100.00	14,700.00
D-9	HYDRANT ASSEMBLY	4	EACH	5,200.00	20,800.00	2,005.00	8,020.00	4,250.00	17,000.00
D-10	REMOVE EXISTING FIRE HYDRANT	2	EACH	1,500.00	3,000.00	800.00	1,600.00	500.00	1,000.00
D-11	GATE VALVE 8 IN.	12	EACH	2,200.00	26,400.00	1,640.00	19,680.00	2,200.00	26,400.00
D-12	DI MJ X FL ADAPTOR 8 IN. DIAM.	4	EACH	450.00	1,800.00	561.00	2,244.00	370.00	1,480.00
D-13	DI ELBOW 11.25-DEG 8 IN. DIAM.	3	EACH	340.00	1,020.00	714.00	2,142.00	360.00	1,080.00
D-14	DI ELBOW 22.5-DEG 8 IN. DIAM.	2	EACH	380.00	760.00	722.00	1,444.00	375.00	750.00
D-15	DI ELBOW 90-DEG 8 IN. DIAM.	1	EACH	440.00	440.00	820.00	820.00	400.00	400.00
D-16	DI TEE 8 IN. DIAM	2	EACH	700.00	1,400.00	1,070.00	2,140.00	550.00	1,100.00
D-17	DI TEE 8 X 8 X 6 IN. DIAM	3	EACH	580.00	1,740.00	894.00	2,682.00	440.00	1,320.00
D-18	DI CROSS 8 IN. DIAM.	2	EACH	750.00	1,500.00	1,220.00	2,440.00	620.00	1,240.00
D-19	IMPORTED PIPE ZONE BEDDING	1,377	L.F.	8.00	11,016.00	0.78	1,074.06	1.00	1,377.00
	Schedule D - Water		SUBTOTAL		\$145,669.50		\$120,133.92		\$128,489.00
	8.6%		SALES TAX		12,527.58		10,331.52		11,050.05
	Schedule D - Water		TOTAL		\$158,197.08		\$130,465.44		\$139,539.05



City of Richland

DATE BIDS OPENED:	7/20/20	ITB No.	20-0067
**PROJECT NAME **		Clubhouse Lane Roundabout & Road Extension	



				ENGINEER'S ESTIMATE		PREMIER EXCAVATION PASCO, WA		BIG D'S CONSTRUCTION PASCO, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Schedule E - Sewer									
B-1	TRENCH SAFETY	1,125	LF	\$18.00	20,250.00	0.50	562.50	1.00	1,125.00
B-2	CONNECT TO EXISTING MANHOLE	1	EA	6,500.00	6,500.00	1,760.00	1,760.00	3,000.00	3,000.00
B-3	PVC SANITARY SEWER PIPE 8 IN. DIAM.	733	LF	48.00	35,184.00	28.53	20,912.49	39.00	28,587.00
B-4	PVC SANITARY SEWER PIPE 6 IN. DIAM.	392	EA	44.00	17,248.00	28.75	11,270.00	38.00	14,896.00
B-5	MANHOLE 48 IN. DIAM. TYPE 1	4	EA	5,500.00	22,000.00	2,890.00	11,560.00	2,800.00	11,200.00
B-6	SANITARY SEWER CLEANOUT 8 IN. DIAM.	2	EA	1,500.00	3,000.00	774.00	1,548.00	800.00	1,600.00
B-7	IMPORTED PIPE ZONE BEDDING	1,125	LF	8.00	9,000.00	1.54	1,732.50	2.00	2,250.00
B-8	IMPORTED PIPE ZONE BACKFILL	1,125	LF	23.00	25,875.00	0.10	112.50	1.00	1,125.00
Schedule E - Sewer				SUBTOTAL		\$49,457.99		\$63,783.00	
8.6%				SALES TAX		11,958.90		5,485.34	
Schedule E - Sewer				TOTAL		\$53,711.38		\$69,268.34	
Schedule A					1,515,264.45	1,033,212.60		1,171,209.50	
Schedule B - City Electricity					48,055.50	40,900.93		48,924.30	
Schedule C - City Broadband					24,597.90	18,100.36		25,466.70	
Schedule D - Water					158,197.08	130,465.44		139,539.05	
Schedule E - Sewer					151,015.90	53,711.38		69,268.34	
GRAND TOTAL					1,897,130.83	1,276,390.71		1,454,407.89	



City of Richland

DATE BIDS OPENED:	7/20/20	ITB No.	20-0067
**PROJECT NAME **		Clubhouse Lane Roundabout & Road Extension	

Item	Description	Qty	Unit	CULBERT CONSTRUCTION PASCO, WA		GOODMAN & MEHLENBACKER KENNEWICK, WA		TOTAL SITE SERVICES RICHLAND, WA	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	Schedule A								
A-1	MOBILIZATION (7%)	1	L.S.	99,129.41	99,129.41	105,000.00	105,000.00	115,263.36	115,263.36
A-2	CLEARING AND GRUBBING	12	ACRE	101.85	1,222.20	1,700.00	20,400.00	5,518.54	66,222.48
A-3	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1	L.S.	49,668.97	49,668.97	27,000.00	27,000.00	43,697.11	43,697.11
A-4	REMOVING ASPHALT CONC. PAVEMENT	3,582	S.Y.	2.70	9,671.40	4.00	14,328.00	4.33	15,510.06
A-5	REMOVING TRAFFIC CURB	1,145	L.F.	4.93	5,644.85	4.00	4,580.00	3.97	4,545.65
A-6	REMOVING PAINT LINE	1,395	L.F.	3.35	4,673.25	0.45	627.75	1.31	1,827.45
A-7	REMOVE AND SALVAGE JUNCTION BOX	3	EACH	138.38	415.14	250.00	750.00	85.25	255.75
A-8	REMOVE AND SALVAGE LUMINAIRE AND POLE	3	EACH	276.75	830.25	750.00	2,250.00	853.51	2,560.53
A-9	RECORD DRAWINGS (MINIMUM BID \$500)	1	L.S.	512.51	512.51	3,500.00	3,500.00	3,575.87	3,575.87
A-10	ROADWAY EXCAVATION INCL. HAUL	28,500	C.Y.	4.12	117,420.00	3.50	99,750.00	4.21	119,985.00
A-11	EMBANKMENT COMPACTION	25,000	C.Y.	0.79	19,750.00	1.00	25,000.00	2.99	74,750.00
A-12	CATCH BASIN TYPE - CITY	8	EACH	905.06	7,240.48	1,275.00	10,200.00	1,347.45	10,779.60
A-13	SOLID WALL PVC STORM SEWER PIPE 12 IN. DIAM.	370	L.F.	29.94	11,077.80	35.00	12,950.00	28.74	10,633.80
A-14	IMPORTED PIPE ZONE BEDDING	370	L.F.	0.02	7.40	0.01	3.70	6.52	2,412.40
A-15	IMPORTED PIPE ZONE BACKFILL	370	L.F.	0.02	7.40	0.01	3.70	8.97	3,318.90
A-16	CONTROLLED DENSITY FILL	2	C.Y.	555.71	1,111.42	1,300.00	2,600.00	189.82	379.64
A-17	MANHOLE 48 IN. DIAM. TYPE CITY	3	EACH	1,996.48	5,989.44	2,600.00	7,800.00	2,408.94	7,226.82
A-18	TV INSPECTION OF STORM PIPE	370	L.F.	4.49	1,661.30	7.00	2,590.00	6.65	2,460.50
A-19	INFILTRATION TRENCH	80	L.F.	104.71	8,376.80	122.00	9,760.00	95.02	7,601.60
A-20	SHORING-TRENCH SAFETY SYSTEMS	450	L.F.	7.07	3,181.50	1.00	450.00	3.41	1,534.50
A-21	CLEANOUT	2	EACH	785.32	1,570.64	1,000.00	2,000.00	404.08	808.16
A-22	BALLAST	45	C.Y.	96.98	4,364.10	57.00	2,565.00	118.68	5,340.60
A-23	CRUSHED SURFACING BASE COURSE	1,630	C.Y.	56.23	91,654.90	45.00	73,350.00	44.44	72,437.20
A-24	CRUSHED SURFACING TOP COURSE	600	C.Y.	48.49	29,094.00	54.00	32,400.00	45.99	27,594.00
A-25	HMA CL. 1/2 IN. PG 64-28	1,690	TON	80.98	136,856.20	91.00	153,790.00	93.16	157,440.40
A-26	SOIL RESIDUAL HERBICIDE	8,000	S.Y.	0.13	1,040.00	0.25	2,000.00	0.18	1,440.00
A-27	SILT FENCE	2,000	L.F.	2.57	5,140.00	3.50	7,000.00	3.26	6,520.00
A-28	ESC LEAD	1	L.S.	475.26	475.26	1,500.00	1,500.00	1,875.46	1,875.46
A-29	SEEDING, FERTILIZING, AND MULCHING	10	ACRE	3,362.04	33,620.40	2,300.00	23,000.00	2,256.23	22,562.30
A-30	STABILIZED CONSTRUCTION ENTRANCE	1	S.Y.	2,088.37	2,088.37	2,000.00	2,000.00	17.54	17.54
A-31	INLET PROTECTION	10	EACH	90.75	907.50	400.00	4,000.00	88.89	888.90
A-32	ROUNDAABOUT SPLITTER ISLAND NOSE CURBING	4	EACH	512.51	2,050.04	575.00	2,300.00	1,035.31	4,141.24
A-33	ROUNDAABOUT CEMENT CONCRETE CURB AND GUTTER	1,601	L.F.	24.53	39,272.53	25.00	40,025.00	19.41	31,075.41
A-34	CEMENT CONC. TRAFFIC CURB AND GUTTER	1,711	L.F.	22.35	38,240.85	25.00	42,775.00	14.06	24,056.66



City of Richland

DATE BIDS OPENED:	7/20/20	ITB No.	20-0067
**PROJECT NAME **		Clubhouse Lane Roundabout & Road Extension	

Item	Description	Qty	Unit	CULBERT CONSTRUCTION PASCO, WA		GOODMAN & MEHLENBACKER KENNEWICK, WA		TOTAL SITE SERVICES RICHLAND, WA	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
A-35	ROUNDAABOUT CENTRAL ISLAND CEMENT CONCRETE CURB	256	L.F.	49.24	12,605.44	46.00	11,776.00	50.55	12,940.80
A-36	ROUNDAABOUT TRUCK APRON CEM. CONC. CURB AND GUTTER	343	L.F.	28.19	9,669.17	25.00	8,575.00	20.81	7,137.83
A-37	CEMENT CONC. CURB AND GUTTER TRANSITION	30	L.F.	20.50	615.00	25.00	750.00	31.78	953.40
A-38	CEMENT CONCRETE FOR SPLITTER ISLAND WALKWAY	88	S.Y.	111.83	9,841.04	81.00	7,128.00	117.21	10,314.48
A-39	PRECAST CONC. BARRIER TYPE 2	40	L.F.	137.05	5,482.00	115.00	4,600.00	155.28	6,211.20
A-40	PLASTIC LINE	4,496	L.F.	0.97	4,361.12	1.10	4,945.60	1.42	6,384.32
A-41	PLASTIC WIDE LANE LINE	3,920	L.F.	1.03	4,037.60	1.15	4,508.00	2.05	8,036.00
A-42	PLASTIC TRAFFIC ARROW	8	EACH	123.00	984.00	140.00	1,120.00	255.74	2,045.92
A-43	PLASTIC CROSSWALK LINE	408	S.F.	6.66	2,717.28	7.50	3,060.00	6.82	2,782.56
A-44	PLASTIC BICYCLE LANE SYMBOL	4	EACH	189.63	758.52	215.00	860.00	284.16	1,136.64
A-45	PERMANENT SIGNING	1	L.S.	16,395.07	16,395.07	18,500.00	18,500.00	12,758.79	12,758.79
A-46	ILLUMINATION SYSTEM	1	L.S.	91,431.55	91,431.55	100,000.00	100,000.00	97,211.21	97,211.21
A-47	ITS - RAPID FLASH BEACON SYSTEM	1	L.S.	79,920.24	79,920.24	102,500.00	102,500.00	100,753.25	100,753.25
A-48	PROJECT TEMPORARY TRAFFIC CONTROL	1	L.S.	49,713.09	49,713.09	28,000.00	28,000.00	25,187.96	25,187.96
A-49	CEMENT CONC. SIDEWALK	925	S.Y.	39.88	36,889.00	50.00	46,250.00	56.06	51,855.50
A-50	CEMENT CONC. CURB RAMP TYPE - CITY 1B, 4' WIDE	4	EACH	1,107.10	4,428.40	960.00	3,840.00	1,914.93	7,659.72
A-51	CEMENT CONC. CURB RAMP TYPE - CITY 1B, 8' WIDE	8	EACH	1,312.10	10,496.80	1,700.00	13,600.00	1,948.28	15,586.24
A-52	CEMENT CONC. CURB RAMP TYPE - CITY 3B	2	EACH	1,107.10	2,214.20	1,400.00	2,800.00	1,839.83	3,679.66
A-53	DETECTABLE WARNING SURFACE	176	S.F.	25.63	4,510.88	29.00	5,104.00	28.70	5,051.20
A-54	ADJUST VALVE BOX	4	EACH	548.76	2,195.04	450.00	1,800.00	687.34	2,749.36
A-55	RELOCATE IRRIGATION CONTROL SYSTEM	1	L.S.	799.51	799.51	2,950.00	2,950.00	2,841.60	2,841.60
A-56	RELOCATE ILLUMINATION POWER FEED AND METER	1	L.S.	2,050.02	2,050.02	3,575.00	3,575.00	2,926.85	2,926.85
A-57	CEMENT CONC. PATTERNED TRUCK APRON	412	S.Y.	99.42	40,961.04	116.00	47,792.00	89.16	36,733.92
A-58	CEMENT CONC. PATTERNED	472	S.Y.	57.44	27,111.68	53.00	25,016.00	71.03	33,526.16
A-59	CEMENT CONC. BICYCLE RAMP	4	EACH	1,173.77	4,695.08	1,175.00	4,700.00	1,913.37	7,653.48
A-60	MONUMENT CASE, COVER, AND PIPE	3	EACH	981.44	2,944.32	725.00	2,175.00	574.35	1,723.05
A-61	REMOVING AND RESETTING MONUMENT	1	EACH	1,018.48	1,018.48	925.00	925.00	578.51	578.51
A-62	SPCC PLAN	1	L.S.	85.91	85.91	1,500.00	1,500.00	545.59	545.59
A-63	ROADWAY SURVEYING	1	L.S.	20,603.04	20,603.04	26,500.00	26,500.00	29,564.03	29,564.03
A-64	SITE RESTORATION	1	L.S.	39,949.85	39,949.85	12,000.00	12,000.00	13,997.60	13,997.60
A-65	DIG AND VERIFY	5	EACH	543.64	2,718.20	315.00	1,575.00	461.40	2,307.00
A-66	CONNECT TO EXISTING 4-IN. DIAM. IRRIGATION PIPE	1	EACH	412.14	412.14	575.00	575.00	1,005.44	1,005.44
A-67	PVC PIPE FOR WATER MAIN 4 IN. DIAM.	25	L.F.	47.95	1,198.75	75.00	1,875.00	49.60	1,240.00



City of Richland

DATE BIDS OPENED:	7/20/20	ITB No.	20-0067
**PROJECT NAME **		Clubhouse Lane Roundabout & Road Extension	

				CULBERT CONSTRUCTION PASCO, WA		GOODMAN & MEHLENBACKER KENNEWICK, WA		TOTAL SITE SERVICES RICHLAND, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
A-68	ELECTRICAL TRENCH TYPE - PRIMARY	590	L.F.	6.62	3,905.80	8.00	4,720.00	3.29	1,941.10
A-69	ELECTRICAL TRENCH TYPE - SECONDARY	2,030	L.F.	5.13	10,413.90	8.00	16,240.00	3.28	6,658.40
A-70	IMPORTED PIPE ZONE BEDDING - TYPE PRIMARY TRENCH	590	L.F.	0.01	5.90	0.01	5.90	8.50	5,015.00
A-71	IMPORTED PIPE ZONE BEDDING - TYPE SECONDARY TRENCH	2,030	L.F.	0.01	20.30	0.01	20.30	5.35	10,860.50
A-72	IMPORTED PIPE ZONE BACKFILL - TYPE PRIMARY TRENCH	590	L.F.	0.01	5.90	0.01	5.90	5.91	3,486.90
A-73	IMPORTED PIPE ZONE BACKFILL - TYPE SECONDARY TRENCH	2,030	L.F.	0.01	20.30	0.01	20.30	2.94	5,968.20
A-74	UTILITY TRENCH SAFETY	2,620	L.F.	1.51	3,956.20	1.00	2,620.00	0.57	1,493.40
A-75	UNDERGROUND UTILITY CROSSINGS - MARKED AND UNMARKED	4	EACH	569.54	2,278.16	345.00	1,380.00	403.51	1,614.04
Schedule A				SUBTOTAL		\$1,248,386.23		\$1,264,135.15	
0.0%				SALES TAX		-		-	
Schedule A				TOTAL		\$1,248,386.23		\$1,264,135.15	
Schedule B - City Electricity									
B-1	CONDUIT PIPE 6 IN. DIAM.	900	L.F.	6.34	5,706.00	7.25	6,525.00	13.03	11,727.00
B-2	CONDUIT PIPE 4 IN. DIAM.	2,300	L.F.	3.93	9,039.00	5.25	12,075.00	10.30	23,690.00
B-3	UNDERGROUND UTILITY CROSSING MARKED AND UNMARKED	2	EACH	569.54	1,139.08	345.00	690.00	403.51	807.02
B-4	17"X30" PULL BOX	2	EACH	488.72	977.44	2,070.00	4,140.00	535.37	1,070.74
B-5	POWER VAULT V3B(KO)	1	EACH	950.76	950.76	1,400.00	1,400.00	1,137.17	1,137.17
B-6	POWER VAULT V11B(STL)	3	EACH	2,544.69	7,634.07	3,100.00	9,300.00	2,870.55	8,611.65
B-7	POWER VAULT V29(SWTDF)	1	EACH	7,057.26	7,057.26	8,550.00	8,550.00	6,848.97	6,848.97
B-8	UTILITY SURVEY	1	L.S.	712.89	712.89	2,100.00	2,100.00	1,022.98	1,022.98
B-9	ONE-YEAR CORRECTION WARRANTY	1	L.S.	512.51	512.51	5,000.00	5,000.00	568.32	568.32
Schedule B - City Electricity				SUBTOTAL		\$33,729.01		\$49,780.00	
8.6%				SALES TAX		2,900.69		4,281.08	
Schedule B - City Electricity				TOTAL		\$36,629.70		\$54,061.08	



City of Richland

DATE BIDS OPENED:	7/20/20	ITB No.	20-0067
**PROJECT NAME **		Clubhouse Lane Roundabout & Road Extension	

				CULBERT CONSTRUCTION PASCO, WA		GOODMAN & MEHLENBACKER KENNEWICK, WA		TOTAL SITE SERVICES RICHLAND, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Schedule C - City Broadband									
C-1	CONDUIT PIPE 2 IN. DIAM.	600	L.F.	2.31	1,386.00	3.75	2,250.00	8.25	4,950.00
C-2	CONDUIT 1.5 IN. DIAM.	2,100	L.F.	2.42	5,082.00	2.25	4,725.00	8.03	16,863.00
C-3	UNDERGROUND UTILITY CROSSING MARKED AND UNMAF	2	EACH	569.54	1,139.08	345.00	690.00	545.59	1,091.18
C-4	PRE-CAST 444 VAULT	2	EACH	2,518.99	5,037.98	3,650.00	7,300.00	2,614.98	5,229.96
C-5	10 IN. ROUND VALVE BOX	5	EACH	192.98	964.90	975.00	4,875.00	1,625.07	8,125.35
C-6	UTILITY SURVEY	1	L.S.	237.63	237.63	3,775.00	3,775.00	1,022.98	1,022.98
C-7	ONE-YEAR CORRECTION WARRANTY	1	L.S.	512.51	512.51	5,000.00	5,000.00	568.32	568.32
Schedule C - City Broadband		SUBTOTAL		\$14,360.10		\$28,615.00		\$37,850.79	
8.6%		SALES TAX		1,234.97		2,460.89		3,255.17	
Schedule C - City Broadband		TOTAL		\$15,595.07		\$31,075.89		\$41,105.96	
Schedule D - Water									
D-1	TRENCH SAFETY	1,377	L.F.	0.69	950.13	1.00	1,377.00	1.14	1,569.78
D-2	DIG AND VERIFY	1	EACH	543.64	543.64	190.00	190.00	461.40	461.40
D-3	CONNECT TO EXISTING MAIN 6 IN. DIAM.	1	EACH	1,821.11	1,821.11	775.00	775.00	1,222.29	1,222.29
D-4	CONNECT TO EXISTING MAIN 8 IN. DIAM.	2	EACH	1,672.49	3,344.98	775.00	1,550.00	1,199.55	2,399.10
D-5	DUCTILE IRON PIPE FOR WATER MAIN 6 IN. DIAM.	80	L.F.	41.13	3,290.40	45.00	3,600.00	82.64	6,611.20
D-6	DUCTILE IRON PIPE FOR WATER MAIN 8 IN. DIAM.	1,297	L.F.	36.96	47,937.12	40.00	51,880.00	39.90	51,750.30
D-7	COMB. AIR RELEASE/AIR VACUUM VALVE ASSEMBLY 2 IN.	1	EACH	6,224.44	6,224.44	7,500.00	7,500.00	6,232.01	6,232.01
D-8	2" BLOW-OFF INSTALLATION	7	EACH	2,421.20	16,948.40	1,700.00	11,900.00	1,610.06	11,270.42
D-9	HYDRANT ASSEMBLY	4	EACH	3,943.76	15,775.04	4,675.00	18,700.00	4,384.12	17,536.48
D-10	REMOVE EXISTING FIRE HYDRANT	2	EACH	362.42	724.84	800.00	1,600.00	349.52	699.04
D-11	GATE VALVE 8 IN.	12	EACH	1,704.52	20,454.24	1,855.00	22,260.00	1,352.79	16,233.48
D-12	DI MJ X FL ADAPTOR 8 IN. DIAM.	4	EACH	245.76	983.04	315.00	1,260.00	455.91	1,823.64
D-13	DI ELBOW 11.25-DEG 8 IN. DIAM.	3	EACH	238.93	716.79	445.00	1,335.00	421.05	1,263.15
D-14	DI ELBOW 22.5-DEG 8 IN. DIAM.	2	EACH	247.30	494.60	450.00	900.00	429.76	859.52
D-15	DI ELBOW 90-DEG 8 IN. DIAM.	1	EACH	285.74	285.74	500.00	500.00	470.68	470.68
D-16	DI TEE 8 IN. DIAM	2	EACH	431.80	863.60	675.00	1,350.00	634.93	1,269.86
D-17	DI TEE 8 X 8 X 6 IN. DIAM	3	EACH	298.38	895.14	515.00	1,545.00	486.97	1,460.91
D-18	DI CROSS 8 IN. DIAM.	2	EACH	510.73	1,021.46	710.00	1,420.00	722.45	1,444.90
D-19	IMPORTED PIPE ZONE BEDDING	1,377	L.F.	0.01	13.77	0.01	13.77	13.18	18,148.86
Schedule D - Water		SUBTOTAL		\$123,288.48		\$129,655.77		\$142,727.02	
8.6%		SALES TAX		10,602.81		11,150.40		12,274.52	
Schedule D - Water		TOTAL		\$133,891.29		\$140,806.17		\$155,001.54	



City of Richland

DATE BIDS OPENED:	7/20/20	ITB No.	20-0067
**PROJECT NAME **		Clubhouse Lane Roundabout & Road Extension	

				CULBERT CONSTRUCTION PASCO, WA		GOODMAN & MEHLENBACKER KENNEWICK, WA		TOTAL SITE SERVICES RICHLAND, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Schedule E - Sewer									
B-1	TRENCH SAFETY	1,125	LF	2.81	3,161.25	2.50	2,812.50	1.70	1,912.50
B-2	CONNECT TO EXISTING MANHOLE	1	EA	13,809.06	13,809.06	5,000.00	5,000.00	1,538.22	1,538.22
B-3	PVC SANITARY SEWER PIPE 8 IN. DIAM.	733	LF	37.52	27,502.16	35.00	25,655.00	33.50	24,555.50
B-4	PVC SANITARY SEWER PIPE 6 IN. DIAM.	392	EA	36.24	14,206.08	37.00	14,504.00	23.96	9,392.32
B-5	MANHOLE 48 IN. DIAM. TYPE 1	4	EA	2,721.91	10,887.64	3,755.00	15,020.00	3,237.62	12,950.48
B-6	SANITARY SEWER CLEANOUT 8 IN. DIAM.	2	EA	1,108.75	2,217.50	736.00	1,472.00	538.77	1,077.54
B-7	IMPORTED PIPE ZONE BEDDING	1,125	LF	0.01	11.25	0.01	11.25	3.85	4,331.25
B-8	IMPORTED PIPE ZONE BACKFILL	1,125	LF	0.01	11.25	0.01	11.25	8.67	9,753.75
Schedule E - Sewer				SUBTOTAL		\$71,806.19		\$64,486.00	
8.6%				SALES TAX		6,175.33		5,545.80	
Schedule E - Sewer				TOTAL		\$77,981.52		\$70,031.80	
Schedule A				1,248,386.23		1,264,135.15		1,402,855.70	
Schedule B - City Electricity				36,629.70		54,061.08		60,255.46	
Schedule C - City Broadband				15,595.07		31,075.89		41,105.96	
Schedule D - Water				133,891.29		140,806.17		155,001.54	
Schedule E - Sewer				77,981.52		70,031.80		71,145.55	
GRAND TOTAL				1,512,483.82		1,560,110.08		1,730,364.22	



City of Richland

DATE BIDS OPENED:	7/20/20	ITB No.	20-0067
**PROJECT NAME **		Clubhouse Lane Roundabout & Road Extension	

APOLLO, INC.			
KENNEWICK, WA			
Unit Price	Total Price	Unit Price	Total Price

Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Schedule A									
A-1	MOBILIZATION (7%)	1	L.S.	102,000.00	102,000.00		-		-
A-2	CLEARING AND GRUBBING	12	ACRE	2,600.00	31,200.00		-		-
A-3	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1	L.S.	32,000.00	32,000.00		-		-
A-4	REMOVING ASPHALT CONC. PAVEMENT	3,582	S.Y.	3.80	13,611.60		-		-
A-5	REMOVING TRAFFIC CURB	1,145	L.F.	6.00	6,870.00		-		-
A-6	REMOVING PAINT LINE	1,395	L.F.	0.50	697.50		-		-
A-7	REMOVE AND SALVAGE JUNCTION BOX	3	EACH	440.00	1,320.00		-		-
A-8	REMOVE AND SALVAGE LUMINAIRE AND POLE	3	EACH	1,200.00	3,600.00		-		-
A-9	RECORD DRAWINGS (MINIMUM BID \$500)	1	L.S.	500.00	500.00		-		-
A-10	ROADWAY EXCAVATION INCL. HAUL	28,500	C.Y.	9.00	256,500.00		-		-
A-11	EMBANKMENT COMPACTION	25,000	C.Y.	3.00	75,000.00		-		-
A-12	CATCH BASIN TYPE - CITY	8	EACH	1,000.00	8,000.00		-		-
A-13	SOLID WALL PVC STORM SEWER PIPE 12 IN. DIAM.	370	L.F.	24.00	8,880.00		-		-
A-14	IMPORTED PIPE ZONE BEDDING	370	L.F.	1.50	555.00		-		-
A-15	IMPORTED PIPE ZONE BACKFILL	370	L.F.	1.50	555.00		-		-
A-16	CONTROLLED DENSITY FILL	2	C.Y.	270.00	540.00		-		-
A-17	MANHOLE 48 IN. DIAM. TYPE CITY	3	EACH	2,500.00	7,500.00		-		-
A-18	TV INSPECTION OF STORM PIPE	370	L.F.	5.00	1,850.00		-		-
A-19	INFILTRATION TRENCH	80	L.F.	91.00	7,280.00		-		-
A-20	SHORING-TRENCH SAFETY SYSTEMS	450	L.F.	1.00	450.00		-		-
A-21	CLEANOUT	2	EACH	900.00	1,800.00		-		-
A-22	BALLAST	45	C.Y.	54.00	2,430.00		-		-
A-23	CRUSHED SURFACING BASE COURSE	1,630	C.Y.	38.00	61,940.00		-		-
A-24	CRUSHED SURFACING TOP COURSE	600	C.Y.	39.50	23,700.00		-		-
A-25	HMA CL. 1/2 IN. PG 64-28	1,690	TON	86.40	146,016.00		-		-
A-26	SOIL RESIDUAL HERBICIDE	8,000	S.Y.	0.20	1,600.00		-		-
A-27	SILT FENCE	2,000	L.F.	5.00	10,000.00		-		-
A-28	ESC LEAD	1	L.S.	200.00	200.00		-		-
A-29	SEEDING, FERTILIZING, AND MULCHING	10	ACRE	2,070.00	20,700.00		-		-
A-30	STABILIZED CONSTRUCTION ENTRANCE	1	S.Y.	21.00	21.00		-		-
A-31	INLET PROTECTION	10	EACH	145.00	1,450.00		-		-
A-32	ROUNDAABOUT SPLITTER ISLAND NOSE CURBING	4	EACH	1,750.00	7,000.00		-		-
A-33	ROUNDAABOUT CEMENT CONCRETE CURB AND GUTTER	1,601	L.F.	21.00	33,621.00		-		-
A-34	CEMENT CONC. TRAFFIC CURB AND GUTTER	1,711	L.F.	18.60	31,824.60		-		-



City of Richland

DATE BIDS OPENED:	7/20/20	ITB No.	20-0067
**PROJECT NAME **		Clubhouse Lane Roundabout & Road Extension	

				APOLLO, INC. KENNEWICK, WA					
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
A-35	ROUNDAABOUT CENTRAL ISLAND CEMENT CONCRETE CURB	256	L.F.	41.00	10,496.00		-		-
A-36	ROUNDAABOUT TRUCK APRON CEM. CONC. CURB AND GUTTER	343	L.F.	39.00	13,377.00		-		-
A-37	CEMENT CONC. CURB AND GUTTER TRANSITION	30	L.F.	38.00	1,140.00		-		-
A-38	CEMENT CONCRETE FOR SPLITTER ISLAND WALKWAY	88	S.Y.	95.00	8,360.00		-		-
A-39	PRECAST CONC. BARRIER TYPE 2	40	L.F.	100.00	4,000.00		-		-
A-40	PLASTIC LINE	4,496	L.F.	1.00	4,496.00		-		-
A-41	PLASTIC WIDE LANE LINE	3,920	L.F.	1.00	3,920.00		-		-
A-42	PLASTIC TRAFFIC ARROW	8	EACH	135.00	1,080.00		-		-
A-43	PLASTIC CROSSWALK LINE	408	S.F.	7.50	3,060.00		-		-
A-44	PLASTIC BICYCLE LANE SYMBOL	4	EACH	209.00	836.00		-		-
A-45	PERMANENT SIGNING	1	L.S.	18,000.00	18,000.00		-		-
A-46	ILLUMINATION SYSTEM	1	L.S.	88,000.00	88,000.00		-		-
A-47	ITS - RAPID FLASH BEACON SYSTEM	1	L.S.	88,000.00	88,000.00		-		-
A-48	PROJECT TEMPORARY TRAFFIC CONTROL	1	L.S.	36,000.00	36,000.00		-		-
A-49	CEMENT CONC. SIDEWALK	925	S.Y.	43.00	39,775.00		-		-
A-50	CEMENT CONC. CURB RAMP TYPE - CITY 1B, 4' WIDE	4	EACH	1,200.00	4,800.00		-		-
A-51	CEMENT CONC. CURB RAMP TYPE - CITY 1B, 8' WIDE	8	EACH	1,400.00	11,200.00		-		-
A-52	CEMENT CONC. CURB RAMP TYPE - CITY 3B	2	EACH	1,400.00	2,800.00		-		-
A-53	DETECTABLE WARNING SURFACE	176	S.F.	41.00	7,216.00		-		-
A-54	ADJUST VALVE BOX	4	EACH	420.00	1,680.00		-		-
A-55	RELOCATE IRRIGATION CONTROL SYSTEM	1	L.S.	570.00	570.00		-		-
A-56	RELOCATE ILLUMINATION POWER FEED AND METER	1	L.S.	2,600.00	2,600.00		-		-
A-57	CEMENT CONC. PATTERNED TRUCK APRON	412	S.Y.	116.00	47,792.00		-		-
A-58	CEMENT CONC. PATTERNED	472	S.Y.	105.00	49,560.00		-		-
A-59	CEMENT CONC. BICYCLE RAMP	4	EACH	1,270.00	5,080.00		-		-
A-60	MONUMENT CASE, COVER, AND PIPE	3	EACH	560.00	1,680.00		-		-
A-61	REMOVING AND RESETTING MONUMENT	1	EACH	340.00	340.00		-		-
A-62	SPCC PLAN	1	L.S.	1,000.00	1,000.00		-		-
A-63	ROADWAY SURVEYING	1	L.S.	30,000.00	30,000.00		-		-
A-64	SITE RESTORATION	1	L.S.	32,000.00	32,000.00		-		-
A-65	DIG AND VERIFY	5	EACH	480.00	2,400.00		-		-
A-66	CONNECT TO EXISTING 4-IN. DIAM. IRRIGATION PIPE	1	EACH	900.00	900.00		-		-
A-67	PVC PIPE FOR WATER MAIN 4 IN. DIAM.	25	L.F.	28.00	700.00		-		-



City of Richland

DATE BIDS OPENED:	7/20/20	ITB No.	20-0067
**PROJECT NAME **		Clubhouse Lane Roundabout & Road Extension	

APOLLO, INC.			
KENNEWICK, WA			

Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
A-68	ELECTRICAL TRENCH TYPE - PRIMARY	590	L.F.	14.50	8,555.00		-		-
A-69	ELECTRICAL TRENCH TYPE - SECONDARY	2,030	L.F.	14.50	29,435.00		-		-
A-70	IMPORTED PIPE ZONE BEDDING - TYPE PRIMARY TRENCH	590	L.F.	1.00	590.00		-		-
A-71	IMPORTED PIPE ZONE BEDDING - TYPE SECONDARY TRENCH	2,030	L.F.	1.00	2,030.00		-		-
A-72	IMPORTED PIPE ZONE BACKFILL - TYPE PRIMARY TRENCH	590	L.F.	1.00	590.00		-		-
A-73	IMPORTED PIPE ZONE BACKFILL - TYPE SECONDARY TRENCH	2,030	L.F.	1.00	2,030.00		-		-
A-74	UTILITY TRENCH SAFETY	2,620	L.F.	0.10	262.00		-		-
A-75	UNDERGROUND UTILITY CROSSINGS - MARKED AND UNMARKED	4	EACH	110.00	440.00		-		-

Schedule A	SUBTOTAL	\$1,468,001.70	\$0.00	\$0.00
0.0%	SALES TAX	-	-	-
Schedule A	TOTAL	\$1,468,001.70	\$0.00	\$0.00

Schedule B - City Electricity									
B-1	CONDUIT PIPE 6 IN. DIAM.	900	L.F.	5.00	4,500.00		-		-
B-2	CONDUIT PIPE 4 IN. DIAM.	2,300	L.F.	2.90	6,670.00		-		-
B-3	UNDERGROUND UTILITY CROSSING MARKED AND UNMARKED	2	EACH	110.00	220.00		-		-
B-4	17"X30" PULL BOX	2	EACH	800.00	1,600.00		-		-
B-5	POWER VAULT V3B(KO)	1	EACH	1,200.00	1,200.00		-		-
B-6	POWER VAULT V11B(STL)	3	EACH	2,900.00	8,700.00		-		-
B-7	POWER VAULT V29(SWTDF)	1	EACH	6,700.00	6,700.00		-		-
B-8	UTILITY SURVEY	1	L.S.	1,000.00	1,000.00		-		-
B-9	ONE-YEAR CORRECTION WARRANTY	1	L.S.	5,000.00	5,000.00		-		-

Schedule B - City Electricity	SUBTOTAL	\$35,590.00	\$0.00	\$0.00
8.6%	SALES TAX	3,060.74	-	-
Schedule B - City Electricity	TOTAL	\$38,650.74	\$0.00	\$0.00



City of Richland

DATE BIDS OPENED:	7/20/20	ITB No.	20-0067
**PROJECT NAME **		Clubhouse Lane Roundabout & Road Extension	

APOLLO, INC.			
KENNEWICK, WA			
Unit Price	Total Price	Unit Price	Total Price

Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Schedule C - City Broadband									
C-1	CONDUIT PIPE 2 IN. DIAM.	600	L.F.	1.50	900.00		-		-
C-2	CONDUIT 1.5 IN. DIAM.	2,100	L.F.	1.50	3,150.00		-		-
C-3	UNDERGROUND UTILITY CROSSING MARKED AND UNMAF	2	EACH	110.00	220.00		-		-
C-4	PRE-CAST 444 VAULT	2	EACH	2,500.00	5,000.00		-		-
C-5	10 IN. ROUND VALVE BOX	5	EACH	250.00	1,250.00		-		-
C-6	UTILITY SURVEY	1	L.S.	1,100.00	1,100.00		-		-
C-7	ONE-YEAR CORRECTION WARRANTY	1	L.S.	5,000.00	5,000.00		-		-

Schedule C - City Broadband	SUBTOTAL	\$16,620.00	\$0.00	\$0.00
8.6%	SALES TAX	1,429.32	-	-
Schedule C - City Broadband	TOTAL	\$18,049.32	\$0.00	\$0.00

Schedule D - Water									
D-1	TRENCH SAFETY	1,377	L.F.	0.10	137.70		-		-
D-2	DIG AND VERIFY	1	EACH	480.00	480.00		-		-
D-3	CONNECT TO EXISTING MAIN 6 IN. DIAM.	1	EACH	900.00	900.00		-		-
D-4	CONNECT TO EXISTING MAIN 8 IN. DIAM.	2	EACH	900.00	1,800.00		-		-
D-5	DUCTILE IRON PIPE FOR WATER MAIN 6 IN. DIAM.	80	L.F.	64.00	5,120.00		-		-
D-6	DUCTILE IRON PIPE FOR WATER MAIN 8 IN. DIAM.	1,297	L.F.	43.00	55,771.00		-		-
D-7	COMB. AIR RELEASE/AIR VACUUM VALVE ASSEMBLY 2 IN.	1	EACH	7,000.00	7,000.00		-		-
D-8	2" BLOW-OFF INSTALLATION	7	EACH	2,700.00	18,900.00		-		-
D-9	HYDRANT ASSEMBLY	4	EACH	5,000.00	20,000.00		-		-
D-10	REMOVE EXISTING FIRE HYDRANT	2	EACH	480.00	960.00		-		-
D-11	GATE VALVE 8 IN.	12	EACH	1,700.00	20,400.00		-		-
D-12	DI MJ X FL ADAPTOR 8 IN. DIAM.	4	EACH	290.00	1,160.00		-		-
D-13	DI ELBOW 11.25-DEG 8 IN. DIAM.	3	EACH	285.00	855.00		-		-
D-14	DI ELBOW 22.5-DEG 8 IN. DIAM.	2	EACH	290.00	580.00		-		-
D-15	DI ELBOW 90-DEG 8 IN. DIAM.	1	EACH	340.00	340.00		-		-
D-16	DI TEE 8 IN. DIAM	2	EACH	560.00	1,120.00		-		-
D-17	DI TEE 8 X 8 X 6 IN. DIAM	3	EACH	407.00	1,221.00		-		-
D-18	DI CROSS 8 IN. DIAM.	2	EACH	700.00	1,400.00		-		-
D-19	IMPORTED PIPE ZONE BEDDING	1,377	L.F.	1.50	2,065.50		-		-

Schedule D - Water	SUBTOTAL	\$140,210.20	\$0.00	\$0.00
8.6%	SALES TAX	12,058.08	-	-
Schedule D - Water	TOTAL	\$152,268.28	\$0.00	\$0.00



City of Richland

DATE BIDS OPENED:	7/20/20	ITB No.	20-0067
**PROJECT NAME **		Clubhouse Lane Roundabout & Road Extension	

APOLLO, INC.		
KENNEWICK, WA		

Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
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Schedule E - Sewer									
B-1	TRENCH SAFETY	1,125	LF	1.00	1,125.00		-		-
B-2	CONNECT TO EXISTING MANHOLE	1	EA	1,100.00	1,100.00		-		-
B-3	PVC SANITARY SEWER PIPE 8 IN. DIAM.	733	LF	38.00	27,854.00		-		-
B-4	PVC SANITARY SEWER PIPE 6 IN. DIAM.	392	EA	38.00	14,896.00		-		-
B-5	MANHOLE 48 IN. DIAM. TYPE 1	4	EA	2,800.00	11,200.00		-		-
B-6	SANITARY SEWER CLEANOUT 8 IN. DIAM.	2	EA	948.00	1,896.00		-		-
B-7	IMPORTED PIPE ZONE BEDDING	1,125	LF	1.50	1,687.50		-		-
B-8	IMPORTED PIPE ZONE BACKFILL	1,125	LF	1.50	1,687.50		-		-

Schedule E - Sewer	SUBTOTAL	\$61,446.00	\$0.00	\$0.00
8.6%	SALES TAX	5,284.36	-	-
Schedule E - Sewer	TOTAL	\$66,730.36	\$0.00	\$0.00

Schedule A	1,468,001.70	-	-
Schedule B - City Electricity	38,650.74	-	-
Schedule C - City Broadband	18,049.32	-	-
Schedule D - Water	152,268.28	-	-
Schedule E - Sewer	66,730.36	-	-
GRAND TOTAL	1,743,700.39	-	-



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/4/2020

Agenda Category: Resolutions - Adoption

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Resolution No. 114-20, Authorizing a Cost Sharing Agreement with Falcon Video Communications, Inc. related to Infrastructure Construction for Duportail Bridge - Phase 2

Department:
Public Works

Ordinance/Resolution Number:
114-20

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 114-20, authorizing the City Manager to sign and execute a cost sharing agreement with Falcon Video Communications L.P. for fiber optic infrastructure relocation related to the Duportail Bridge - Phase 2 project.

Summary:

The Duportail Bridge - Phase 2 project will modify the intersection of Duportail Street and SR-240 to improve travel comfort, efficiency and safety. The design requires lowering of SR-240 to meet Washington State Department of Transportation (WSDOT) design standards. Based on the lowering of SR-240, WSDOT has determined the existing underground utility crossings to be too close to the proposed lowered ground surface, and requires that they be relocated at a greater depth.

Under the terms of Ordinance No. 34-16, Falcon Video Communications L.P. ("Falcon") owns and operates fiber optic infrastructure at the project location. Upon notice from the City, Falcon is required to relocate infrastructure located in the right-of-way at its cost.

The City is providing an opportunity to Falcon to relocate its infrastructure in a new 18-inch bore casing shared with LightSpeed Networks, Inc., Ziplly Fiber, and the City of Richland. A cost-sharing agreement has been negotiated whereby Falcon will share the actual costs for the bore with the other utilities occupying it. Falcon will also pay for the installation of additional conduit for its exclusive ownership and use.

Staff recommends adoption of Resolution No. 114-20.

Fiscal Impact:

The agreement will result in Falcon Video Communications L.P. reimbursing the City's actual boring costs in an anticipated amount of \$20,081.40.

Attachments:

1. Resolution No. 114-20
2. Draft Infrastructure Sharing Agreement - Falcon (Charter)

RESOLUTION NO. 114-20

A RESOLUTION of the City of Richland authorizing a cost sharing agreement with Falcon Video Communications L.P., locally known as Charter Communications, for fiber optic infrastructure relocation related to the Duportail Bridge – Phase 2 Project.

WHEREAS, the Duportail Bridge – Phase 2 project will modify the intersection of Duportail Street and SR-240 to improve travel comfort, efficiency and safety; and

WHEREAS, the Duportail Bridge – Phase 2 design requires lowering of SR-240 to meet Washington State Department of Transportation (WSDOT) design standards; and

WHEREAS, based on the lowering of SR-240, WSDOT has determined the existing underground utility crossings to be too close to the proposed lower ground surface, and requires that they be relocated at a greater depth; and

WHEREAS, under the terms of Ordinance No. 34-16, Falcon Video Communications L.P. (“Falcon”) owns and operates fiber optic infrastructure at the project location; and

WHEREAS, upon notice from the City, Falcon is required to relocate infrastructure located in the right-of-way at its cost; and

WHEREAS, the City is providing an opportunity to Falcon to relocate its infrastructure in a new 18-inch bore casing shared with LightSpeed Networks, Inc., Ziply Fiber, and the City of Richland; and

WHEREAS, a cost-sharing agreement has been negotiated whereby Falcon will share the actual costs for the bore with the other utilities occupying it; and

WHEREAS, Falcon will also pay for its conduit to be installed by the Duportail Bridge – Phase 2 contractor.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a cost sharing agreement with Falcon Video Communications L.P. for relocation of Falcon's fiber optic infrastructure as part of the Duportail Bridge – Phase 2 project.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

This space intentionally left blank.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 4th day of August, 2020.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

COST SHARING AGREEMENT FIBER OPTIC INFRASTRUCTURE CONSTRUCTION

THIS AGREEMENT (“Agreement”) is made and entered into on this _____ day of August, 2020 by and between the **City of Richland**, a Washington municipal corporation (“City”), and **Falcon Video Communications, Inc. d/b/a Charter Communications**, a Delaware corporation (“Charter”). City and Charter are referred to individually throughout as a “Party,” and collectively as the “Parties.”

I. RECITALS

WHEREAS, the City has identified a public need to lower State Route 240 (“SR-240”) in order to meet Washington State Department of Transportation (“WSDOT”) design standards at the intersection at Duportail Street and SR-240 as part of the Duportail Bridge - Phase 2 project; and

WHEREAS, based on its design standards, WSDOT has determined that the existing underground utility crossings are not low enough in elevation and must be relocated deeper, triggering the need to provide a new crossing; and

WHEREAS, a new, shared, 18-inch HDPE bore casing is being provided to accommodate facilities for LS Networks, Charter, Ziply Fiber (formerly Frontier), and the City of Richland; and

WHEREAS, the cost for the bore shall be shared by the utilities occupying it; and

WHEREAS, Charter requests that the City install three (3) 2-inch conduits in the shared casing crossing the railroad tracks and SR-240 intersection at Charter’s cost.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for good and valuable consideration, the sufficiency of which is acknowledged by all Parties, the Parties hereto agree as follows:

II. AGREEMENT

1. COST SHARING – FIBER OPTIC INFRASTRUCTURE CONSTRUCTION

1.1. The City will provide the boring of an 18-inch HDPE casing under the railroad tracks at SR-240, as well as three (3) 2-inch conduits (“conduit infrastructure”) for fiber optic cabling use by Charter in the locations identified in Section 1.2 of this Agreement. Charter shall reimburse the City for all costs related to installing the conduits and their assigned share of the casing costs. After construction is complete and reimbursement is made as contemplated herein, Charter will own and maintain its conduits.

1.2. Fiber optic cable infrastructure shall be built at the following locations:

1.2.1. Duportail Street intersection with SR-240 and railroad tracks from approximately station D 35+57 (48’ left) to 38+59 (54’ left).

- 1.3. Charter is responsible for obtaining all easements and permissions necessary to own and control conduit in the location identified in this Agreement.
- 1.4. The City shall be responsible for bidding, awarding and administering the construction contract for fiber optic cable infrastructure in conformance with the City's public works contracting policies and procedures. Any bid protest or other legal action arising out of the bidding/contract award process shall be directed and determined by the City in the City's sole discretion with no notice to, or input from, Charter. City shall have sole responsibility for accepting or rejecting substantial and/or final completion of the work.

2. MAINTENANCE AND REPAIRS

- 2.1. After construction is complete and reimbursement is made, Charter shall own and maintain the three (3) 2-inch conduits that are the subject of this Agreement.
- 2.2. Damage to any of the provided conduit infrastructure shall be repaired as soon as possible by the owner of said conduit infrastructure.
- 2.3. Neither the City nor Charter shall be liable to the other or to any third party for consequential damages suffered by the other Party, or by any third party, as a result of damages or repairs to the provided conduit, or interruption, no matter the cause of the interruption or damage.

3. PRINCIPAL CONTACTS

- 3.1. The following individuals have been identified by the City and Charter as Principal Contacts for this Agreement:

For Charter

Tray Prince
639 N Kellogg St
Kennewick, WA 99336
509-222-6455

For City of Richland

Jon Amundson
City of Richland
625 Swift Blvd.
Richland, WA 99352
(509) 942-7380

4. TERM / CANCELLATION

Upon full execution, this Agreement shall be effective as of the date first written above and shall not be terminated except by mutual agreement of the Parties.

5. INSTALLATION EXPENSE REIMBURSEMENT

- 5.1. Charter shall pay the City the actual cost of boring and installation as incurred by the City under separate bid items in the Duportail Bridge - Phase 2 construction contract. For estimation purposes, Charter can expect to pay approximately **TWENTY THOUSAND EIGHTY-ONE DOLLARS AND FORTY CENTS (\$20,081.40)**,

which represents Charter's total cost for the shared bore and casing installation, and its conduit installation. The Parties acknowledge that this figure is an estimate provided for budgeting purposes and does not bind either Party. Charter agrees that it is obligated under this Agreement to pay its share of the actual costs of boring and installation as incurred by the City without regard to the estimated amount.

5.2. Charter shall not incur any re-occurring expenses in connection with this Agreement.

5.3. Payment by Charter shall be due within thirty (30) calendar days of invoice by the City. Payment in full shall be remitted to 625 Swift Boulevard, Richland WA 99352, ATTN: Accounts Payable.

6. INDEMNIFICATION

6.1. Each Party to this Agreement shall defend, indemnify, and hold harmless the other party, its officers, officials, employees, and agents, from any and all costs, claims, judgment, and/or awards of damages, arising out of, or in any way resulting from the indemnifying Party's own negligent acts or omissions. Neither Party shall be required to indemnify, defend, or hold harmless the other Party if the claim, suit, or action for injuries, death, or damages is caused by the sole negligence of the other Party. Where such claims, suits, or actions result from concurrent negligence of the Parties, the indemnity provisions provided herein shall be valid and enforceable only to the extent of each Party's own negligence.

6.2. Each of the Parties agree that their obligations under this subparagraph extend to any claim, demand, and/or cause of action brought by, or on behalf of, any of its employees or agents. For this purpose, each of the Parties, by mutual negotiation, hereby waives, with respect to the other Party only, any immunity that would otherwise be available against such claims under the Industrial Insurance provisions of Title 51 RCW. In the event that any of the Parties incurs any judgment, award, and/or cost arising therefrom, including attorneys' fees, to enforce the provisions of this Section, all such fees, expenses, and costs shall be recoverable from the responsible Party to the extent of that Party's culpability.

7. MODIFICATION

No modification of this Agreement, including any extensions, shall be valid unless evidenced in writing and signed by both Parties. No verbal agreement may supersede, replace or amend this section or any other provision of this Agreement.

8. INTEGRATION

This Agreement constitutes the final and complete integrated agreement between the Parties concerning its subject matter. All other agreements or understandings outside of this Agreement, whether verbal or in writing, are hereby terminated.

9. ASSIGNMENT

Neither Party to this Agreement shall transfer or assign any right or obligation hereunder without prior written consent of the other Party, which shall be made in the Party's sole discretion. Any such transfer or assignment made without the required consent shall be null and void.

10. SEVERABILITY

Should any part, term or provision of this Agreement be determined to be invalid, the remainder of this Agreement shall not be affected, and it shall continue in full force and effect.

11. CONTROLLING LAW AND VENUE

11.1. This Agreement is entered into under, and shall be controlled by, the laws of the State of Washington.

11.2. In the event that either party deems it necessary to institute legal action or proceeding to enforce any right or obligation under this Agreement, that action or proceeding shall be brought in the Superior Court for Benton County, Washington. All parties consent to personal jurisdiction in Benton County Superior Court.

12. NO PARTNERSHIP OR THIRD PARTY RIGHTS

12.1. This Agreement shall not be interpreted or construed to create an association, joint venture or partnership between the Parties, or to impose any partnership obligations or liability upon either Party.

12.2. This Agreement shall not be construed to create rights in or grant remedies to any third party as a beneficiary of this Agreement.

13. AUTHORITY TO EXECUTE

Each person executing this Agreement on behalf of another person, corporation, partnership, company, or other organization or entity represents and warrants that he or she is fully authorized to so execute and deliver this agreement on behalf of the entity or party for which he or she is signing. The parties hereby warrant to each other that each has full power and authority to enter into this agreement and to undertake the actions contemplated herein, and that this agreement is enforceable in accordance with its terms.

14. COUNTERPART ORIGINALS

Execution of this Agreement and any amendment or other document related to this Agreement may be by electronic signature and in any number of counterpart originals, each of which shall be deemed to constitute an original agreement, and all of which shall constitute one whole agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their respective officers, thereto duly authorized, as of the dates set forth below their respective signatures.

FALCON VIDEO
COMMUNICATIONS, INC.

By: Danielle D. Wade
Its: AVP, Field Operations

CITY OF RICHLAND

Cynthia D Reents, City Manager

Attest:

Jennifer Rogers, City Clerk

Approved as to Form:

Heather Kintzley, City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/4/2020

Agenda Category: Resolutions - Adoption

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Resolution No. 115-20, Authorizing a Cost Sharing Agreement with LightSpeed Networks, Inc. related to Infrastructure Construction for the Duportail Bridge - Phase 2

Department:
Public Works

Ordinance/Resolution Number:
115-20

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 115-20, authorizing the City Manager to sign and execute a cost sharing agreement with LightSpeed Networks, Inc. for fiber optic infrastructure relocation related to the Duportail Bridge - Phase 2 project.

Summary:

The Duportail Bridge - Phase 2 project will modify the intersection of Duportail Street and SR-240 to improve travel comfort, efficiency and safety. The design requires lowering of SR-240 to meet Washington State Department of Transportation (WSDOT) design standards. Based on the lowering of SR-240, WSDOT has determined the existing underground utility crossings to be too close to the proposed lowered ground surface, and requires that they be relocated at a greater depth.

Under the terms of Ordinance No. 15-12, LightSpeed Networks, Inc. ("LSN") owns and operates fiber optic infrastructure at the project location. Upon notice from the City, LSN is required to relocate infrastructure located in the right-of-way at its cost.

The City is providing an opportunity to LSN to relocate its infrastructure in a new 18-inch bore casing shared with Ziply Fiber, Falcon Video Communications L.P., and the City of Richland. A cost-sharing agreement has been negotiated whereby LSN will share the actual costs for the bore with the other utilities occupying it. LSN will also pay for the installation of additional conduit for its exclusive ownership and use.

Staff recommends adoption of Resolution No. 115-20.

Fiscal Impact:

This agreement will result in LightSpeed Networks, Inc. reimbursing the City's actual costs in an anticipated amount of \$20,081.40.

Attachments:

1. Resolution No. 115-20
2. Draft Infrastructure Sharing Agreement - LS Networks

RESOLUTION NO. 115-20

A RESOLUTION of the City of Richland authorizing a cost sharing agreement with LightSpeed Networks, Inc. for fiber optic infrastructure relocation related to the Duportail Bridge – Phase 2 Project.

WHEREAS, the Duportail Bridge – Phase 2 project will modify the intersection of Duportail Street and SR-240 to improve travel comfort, efficiency and safety; and

WHEREAS, the Duportail Bridge – Phase 2 design requires lowering SR-240 to meet Washington State Department of Transportation (WSDOT) design standards; and

WHEREAS, based on the lowering of SR-240, WSDOT has determined the existing underground utility crossings to be too close to the proposed lower ground surface, and requires that they be relocated at a greater depth; and

WHEREAS, under the terms of Ordinance No. 15-12, LightSpeed Networks, Inc. (“LSN”) owns and operates fiber optic infrastructure at the project location; and

WHEREAS, upon notice from the City, LSN is required to relocate infrastructure located in the right-of-way at its cost; and

WHEREAS, the City provided LSN with formal of LSN’s obligation to relocate its infrastructure; and

WHEREAS, the City is providing an opportunity to LSN to relocate its infrastructure in a new 18-inch bore casing shared with Falcon Video Communications, Inc. (d/b/a Charter Communications), Zippy Fiber, and the City of Richland; and

WHEREAS, a cost-sharing agreement has been negotiated whereby LSN will share the actual costs for the bore with the other utilities occupying it; and

WHEREAS, LSN will also pay for its conduit to be installed by the Duportail Bridge – Phase 2 contractor.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a cost sharing agreement with LightSpeed Networks, Inc. for relocation of LNS’s fiber optic infrastructure as part of the Duportail Bridge – Phase 2 project.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

This space intentionally left blank.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 4th day of August, 2020.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

COST SHARING AGREEMENT FIBER OPTIC INFRASTRUCTURE CONSTRUCTION

THIS AGREEMENT (“Agreement”) is made and entered into on this _____ day of August, 2020 by and between the **City of Richland**, a Washington municipal corporation (“City”), and **LightSpeed Networks, Inc.**, an Oregon profit corporation (“LS Networks”). City and LS Networks are referred to individually throughout as a “Party,” and collectively as the “Parties.”

I. RECITALS

WHEREAS, the City has identified a public need to lower State Route 240 (“SR-240”) in order to meet Washington State Department of Transportation (“WSDOT”) design standards at the intersection at Duportail Street and SR-240 as part of the Duportail Bridge - Phase 2 project; and

WHEREAS, based on its design standards, WSDOT has determined that the existing underground utility crossings are not low enough in elevation and must be relocated deeper, triggering the need to provide a new crossing; and

WHEREAS, a new, shared, 18-inch HDPE bore casing is being provided to accommodate facilities for LS Networks, Charter, Ziply Fiber (formerly Frontier), and the City of Richland; and

WHEREAS, the cost for the bore shall be shared by the utilities occupying it; and

WHEREAS, LS Networks requests that the City install three (3) 2-inch conduits in the shared casing crossing the railroad tracks and SR-240 intersection at LS Networks’ cost.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for good and valuable consideration, the sufficiency of which is acknowledged by all Parties, the Parties hereto agree as follows:

II. AGREEMENT

1. COST SHARING – FIBER OPTIC INFRASTRUCTURE CONSTRUCTION

1.1. The City will provide the boring of an 18-inch HDPE casing under the railroad tracks at SR-240, as well as three (3) 2-inch conduits (“conduit infrastructure”) for fiber optic cabling use by LS Networks in the locations identified in Section 1.2 of this Agreement. LS Networks shall reimburse the City for all costs related to installing the conduits and their assigned share of the boring/casing costs. After construction is complete and reimbursement is made as contemplated herein, LS Networks will own and maintain its conduits.

1.2. Fiber optic cable infrastructure shall be built at the following locations:

1.2.1. Duportail Street intersection with SR-240 and railroad tracks from approximately station D 35+57 (48’ left) to 38+59 (54’ left).

- 1.3. LS Networks is responsible for obtaining all easements and permissions necessary to own and control conduit in the location identified in this Agreement.
- 1.4. The City is responsible for bidding, awarding and administering the construction contract for fiber optic cable infrastructure in conformance with the City's public works contracting policies and procedures. Any bid protest or other legal action arising out of the bidding/contract award process shall be directed and determined by the City in the City's sole discretion with no notice to, or input from, LS Networks. City shall have sole responsibility for accepting or rejecting substantial and/or final completion of the work.

2. MAINTENANCE AND REPAIRS

- 2.1. After construction is complete and reimbursement is made, LS Networks shall own and maintain the three (3) 2-inch conduits that are the subject of this Agreement.
- 2.2. Damage to any of the provided conduit infrastructure shall be repaired as soon as possible by the owner of said conduit infrastructure.
- 2.3. Neither the City nor LS Networks shall be liable to the other or to any third party for consequential damages suffered by the other Party, or by any third party, as a result of damages or repairs to the provided conduit, or interruption, no matter the cause of the interruption or damage.

3. PRINCIPAL CONTACTS

- 3.1. The following individuals have been identified by the City and LS Networks as Principal Contacts for this Agreement:

For LS Networks

Valerie Starr
LS Networks
921 SW Washington St. Suite 370
Portland, OR 97205
(503) 414-0463

For City of Richland

Jon Amundson
City of Richland
625 Swift Blvd.
Richland, WA 99352
(509) 942-7380

4. TERM / CANCELLATION

Upon full execution, this Agreement shall be effective as of the date first written above and shall not be terminated except by mutual agreement of the Parties.

5. INSTALLATION EXPENSE REIMBURSEMENT

- 5.1. LS Networks shall pay the City the actual cost of boring and installation as incurred by the City under separate bid items in the Duportail Bridge - Phase 2 construction contract. For estimation purposes, LS Networks can expect to pay approximately **TWENTY THOUSAND EIGHTY-ONE DOLLARS AND FORTY CENTS**

(\$20,081.40), which represents LS Networks' total cost for the shared bore and casing installation, and its conduit installation. The Parties acknowledge that this figure is an estimate provided for budgeting purposes and does not bind either Party. LS Networks agrees that it is obligated under this Agreement to pay its share of the actual costs of boring and installation as incurred by the City without regard to the estimated amount.

5.2. LS Networks shall not incur any re-occurring expenses in connection with this Agreement.

5.3. Payment by LS Networks shall be due within thirty (30) calendar days of invoice by the City. Payment in full shall be remitted to 625 Swift Boulevard, Richland WA 99352, ATTN: Accounts Payable.

6. INDEMNIFICATION

6.1. Each Party to this Agreement shall defend, indemnify, and hold harmless the other party, its officers, officials, employees, and agents, from any and all costs, claims, judgment, and/or awards of damages, arising out of, or in any way resulting from the indemnifying Party's own negligent acts or omissions. Neither Party shall be required to indemnify, defend, or hold harmless the other Party if the claim, suit, or action for injuries, death, or damages is caused by the sole negligence of the other Party. Where such claims, suits, or actions result from concurrent negligence of the Parties, the indemnity provisions provided herein shall be valid and enforceable only to the extent of each Party's own negligence.

6.2. Each of the Parties agree that their obligations under this subparagraph extend to any claim, demand, and/or cause of action brought by, or on behalf of, any of its employees or agents. For this purpose, each of the Parties, by mutual negotiation, hereby waives, with respect to the other Party only, any immunity that would otherwise be available against such claims under the Industrial Insurance provisions of Title 51 RCW. In the event that any of the Parties incurs any judgment, award, and/or cost arising therefrom, including attorneys' fees, to enforce the provisions of this Section, all such fees, expenses, and costs shall be recoverable from the responsible Party to the extent of that Party's culpability.

7. MODIFICATION

No modification of this Agreement, including any extensions, shall be valid unless evidenced in writing and signed by both Parties. No verbal agreement may supersede, replace or amend this section or any other provision of this Agreement.

8. INTEGRATION

This Agreement constitutes the final and complete integrated agreement between the Parties concerning its subject matter. All other agreements or understandings outside of this Agreement, whether verbal or in writing, are hereby terminated.

9. ASSIGNMENT

Neither Party to this Agreement shall transfer or assign any right or obligation hereunder without prior written consent of the other Party, which shall be made in the Party's sole discretion. Any such transfer or assignment made without the required consent shall be null and void.

10. SEVERABILITY

Should any part, term or provision of this Agreement be determined to be invalid, the remainder of this Agreement shall not be affected, and it shall continue in full force and effect.

11. CONTROLLING LAW AND VENUE

11.1. This Agreement is entered into under, and shall be controlled by, the laws of the State of Washington.

11.2. In the event that either party deems it necessary to institute legal action or proceeding to enforce any right or obligation under this Agreement, that action or proceeding shall be brought in the Superior Court for Benton County, Washington. All parties consent to personal jurisdiction in Benton County Superior Court.

12. NO PARTNERSHIP OR THIRD PARTY RIGHTS

12.1. This Agreement shall not be interpreted or construed to create an association, joint venture or partnership between the Parties, or to impose any partnership obligations or liability upon either Party.

12.2. This Agreement shall not be construed to create rights in or grant remedies to any third party as a beneficiary of this Agreement.

13. AUTHORITY TO EXECUTE

Each person executing this Agreement on behalf of another person, corporation, partnership, company, or other organization or entity represents and warrants that he or she is fully authorized to so execute and deliver this agreement on behalf of the entity or party for which he or she is signing. The parties hereby warrant to each other that each has full power and authority to enter into this agreement and to undertake the actions contemplated herein, and that this agreement is enforceable in accordance with its terms.

14. COUNTERPART ORIGINALS

Execution of this Agreement and any amendment or other document related to this Agreement may be by electronic signature and in any number of counterpart originals, each of which shall be deemed to constitute an original agreement, and all of which shall constitute one whole agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their respective officers, thereto duly authorized, as of the dates set forth below their respective signatures.

LIGHTSPEED NETWORKS, INC.

By: Leif Hansen
Its: Vice President, Engineering &
Operations

CITY OF RICHLAND

Cynthia D Reents, City Manager

Attest:

Jennifer Rogers, City Clerk

Approved as to Form:

Heather Kintzley, City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/4/2020

Agenda Category: Resolutions - Adoption

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Resolution No. 116-20, Authorizing a Cost Sharing Agreement with Ziplly Fiber related to Infrastructure Construction for Duportail Bridge - Phase 2

Department:
Public Works

Ordinance/Resolution Number:
116-20

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 116-20, authorizing the City Manager to sign and execute a cost sharing agreement with Ziplly Fiber for fiber optic infrastructure relocation related to the Duportail Bridge - Phase 2 project.

Summary:

The Duportail Bridge - Phase 2 project will modify the intersection of Duportail Street and SR-240 to improve travel comfort, efficiency and safety. The design requires lowering of SR-240 to meet Washington State Department of Transportation (WSDOT) design standards. Based on the lowering of SR-240, WSDOT has determined the existing underground utility crossings to be too close to the proposed lowered ground surface, and requires that they be relocated at a greater depth.

Ziplly Fiber owns and operates fiber optic infrastructure at the project location. Upon notice from the City, Ziplly Fiber is required to relocate infrastructure located in the right-of-way at its cost.

The City is providing an opportunity to Ziplly Fiber to relocate its infrastructure in a new 18-inch bore casing shared with LightSpeed Networks, Inc., Falcon Video Communications L.P., and the City of Richland. A cost-sharing agreement has been negotiated whereby Ziplly Fiber will share the actual costs for the bore with the other utilities occupying it. Ziplly Fiber will also pay for additional conduits for their exclusive ownership and use.

Staff recommends adoption of Resolution No. 116-20.

Fiscal Impact:

This agreement will result in Ziplly Fiber reimbursing the City's actual boring costs in an anticipated amount of \$19,896.90.

Attachments:

1. Resolution No. 116-20
2. Draft Infrastructure Sharing Agreement - Ziplly Fiber

RESOLUTION NO. 116-20

A RESOLUTION of the City of Richland authorizing a cost sharing agreement with Ziply Fiber for fiber optic infrastructure relocation related to the Duportail Bridge – Phase 2 Project.

WHEREAS, the Duportail Bridge – Phase 2 project will modify the intersection of Duportail Street and SR-240 to improve travel comfort, efficiency and safety; and

WHEREAS, the Duportail Bridge – Phase 2 design requires lowering of SR-240 to meet Washington State Department of Transportation (WSDOT) design standards; and

WHEREAS, based on the lowering of SR-240, WSDOT has determined the existing underground utility crossings to be too close to the proposed lower ground surface, and requires that they be relocated at a greater depth; and

WHEREAS, Ziply Fiber owns and operates fiber optic infrastructure at the project location; and

WHEREAS, upon notice from the City, Ziply Fiber is required to relocate infrastructure located in the right-of-way at its cost; and

WHEREAS, the City provided Ziply Fiber with formal notice of Ziply Fiber's obligation to relocate its infrastructure; and

WHEREAS, the City is providing an opportunity to Ziply Fiber to relocate its infrastructure in a new 18-inch bore casing shared with Falcon Video Communications, Inc. (d/b/a Charter Communications), LightSpeed Networks, Inc., and the City of Richland; and

WHEREAS, a cost-sharing agreement has been negotiated whereby Ziply Fiber will share the actual costs for the bore with the other utilities occupying it; and

WHEREAS, Ziply Fiber will also pay for its conduit to be installed by the Duportail Bridge – Phase 2 contractor.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a cost sharing agreement with Ziply Fiber for relocation of Ziply Fiber's fiber optic infrastructure as part of the Duportail Bridge – Phase 2 project.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

This space intentionally left blank.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 4th day of August, 2020.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

COST SHARING AGREEMENT FIBER OPTIC INFRASTRUCTURE CONSTRUCTION

THIS AGREEMENT (“Agreement”) is made and entered into on this _____ day of August, 2020 by and between the **City of Richland**, a Washington municipal corporation (“City”), and **Northwest Fiber, LLC, d/b/a Northwest Fiber of Washington, LLC**, a foreign limited liability company with service at 135 Lake Street S STE 155, Kirkland WA, 98033-6488 (“Ziply Fiber”). City and Ziply Fiber are referred to individually throughout as a “Party,” and collectively as the “Parties.”

I. RECITALS

WHEREAS, the City has identified a public need to lower State Route 240 (“SR-240”) in order to meet Washington State Department of Transportation (“WSDOT”) design standards at the intersection at Duportail Street and SR-240 as part of the Duportail Bridge - Phase 2 project; and

WHEREAS, based on its design standards, WSDOT has determined that the existing underground utility crossings are not low enough in elevation and must be relocated deeper, triggering the need to provide a new crossing; and

WHEREAS, a new, shared, 18-inch HDPE bore casing is being provided to accommodate facilities for LS Networks, Charter, Ziply Fiber (formerly Frontier), and the City of Richland; and

WHEREAS, the cost for the bore shall be shared by the utilities occupying it; and

WHEREAS, Ziply Fiber requests that the City install one (1) 4-inch conduit in the shared casing crossing the railroad tracks and SR-240 intersection at Ziply Fiber’s cost.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for good and valuable consideration, the sufficiency of which is acknowledged by all Parties, the Parties hereto agree as follows:

II. AGREEMENT

1. COST SHARING – FIBER OPTIC INFRASTRUCTURE CONSTRUCTION

1.1. The City will provide the boring of an 18-inch HDPE casing under the railroad tracks at SR-240, as well as one (1) 4-inch conduit (“conduit infrastructure”) for fiber optic cabling use by Ziply Fiber in the locations identified in Section 1.2 of this Agreement. Ziply Fiber shall reimburse the City for all costs related to installing the conduit and their assigned share of the boring/casing costs. After construction is complete and reimbursement is made as contemplated herein, Ziply Fiber will own and maintain its conduit.

1.2. Fiber optic cable infrastructure shall be built at the following locations:

1.2.1. Duportail Street intersection with SR-240 and railroad tracks from approximately

station D 35+57 (48' left) to 38+59 (54' left).

- 1.3. Ziplly Fiber is responsible for obtaining all easements and permissions necessary to own and control conduit in the location identified in this Agreement.
- 1.4. The City shall be responsible for bidding, awarding and administering the construction contract for fiber optic cable infrastructure in conformance with the City's public works contracting policies and procedures. Any bid protest or other legal action arising out of the bidding/contract award process shall be directed and determined by the City in the City's sole discretion with no notice to, or input from, Ziplly Fiber. City shall have sole responsibility for accepting or rejecting substantial and/or final completion of the work.

2. MAINTENANCE AND REPAIRS

- 2.1. After construction is complete and reimbursement is made, Ziplly Fiber shall own and maintain the one (1) 4-inch conduit that is the subject of this Agreement.
- 2.2. Damage to any of the provided conduit infrastructure shall be repaired as soon as possible by the owner of said conduit infrastructure.
- 2.3. Neither the City nor Ziplly Fiber shall be liable to the other or to any third party for consequential damages suffered by the other Party, or by any third party, as a result of damages or repairs to the provided conduit, or interruption, no matter the cause of the interruption or damage.

3. PRINCIPAL CONTACTS

- 3.1. The following individuals have been identified by the City and Ziplly Fiber as Principal Contacts for this Agreement:

For Ziplly Fiber

Joe Cichy
Ziplly Fiber
4916 W, Clearwater Ave
Richland, WA 99336
(509) 736-3722

For City of Richland

Jon Amundson
City of Richland
625 Swift Blvd.
Richland, WA 99352
(509) 942-7380

4. TERM / CANCELLATION

Upon full execution, this Agreement shall be effective as of the date first written above and shall not be terminated except by mutual agreement of the Parties.

5. INSTALLATION EXPENSE REIMBURSEMENT

- 5.1. Ziplly Fiber shall pay the City its share of the actual cost of boring and the cost of installation as incurred by the City under separate bid items in the Duportail Bridge -

Phase 2 construction contract. For estimation purposes, Ziply Fiber can expect to pay approximately **NINETEEN THOUSAND EIGHT HUNDRED NINETY-SIX DOLLARS AND NINETY CENTS (\$19,896.90)**, which represents Ziply Fiber's total cost for the shared bore and casing installation, and its conduit installation. The Parties acknowledge that this figure is an estimate provided for budgeting purposes and does not bind either Party. Ziply Fiber agrees that it is obligated under this Agreement to pay its share of the actual costs of boring and installation as incurred by the City without regard to the estimated amount.

- 5.2. Ziply Fiber shall not incur any re-occurring expenses in connection with this Agreement.
- 5.3. Payment by Ziply Fiber shall be due within thirty (30) calendar days of invoice by the City. Payment in full shall be remitted to 625 Swift Boulevard, Richland WA 99352, ATTN: Accounts Payable.

6. INDEMNIFICATION

- 6.1. Each Party to this Agreement shall defend, indemnify, and hold harmless the other party, its officers, officials, employees, and agents, from any and all costs, claims, judgment, and/or awards of damages, arising out of, or in any way resulting from the indemnifying Party's own negligent acts or omissions. Neither Party shall be required to indemnify, defend, or hold harmless the other Party if the claim, suit, or action for injuries, death, or damages is caused by the sole negligence of the other Party. Where such claims, suits, or actions result from concurrent negligence of the Parties, the indemnity provisions provided herein shall be valid and enforceable only to the extent of each Party's own negligence.
- 6.2. Each of the Parties agree that their obligations under this subparagraph extend to any claim, demand, and/or cause of action brought by, or on behalf of, any of its employees or agents. For this purpose, each of the Parties, by mutual negotiation, hereby waives, with respect to the other Party only, any immunity that would otherwise be available against such claims under the Industrial Insurance provisions of Title 51 RCW. In the event that any of the Parties incurs any judgment, award, and/or cost arising therefrom, including attorneys' fees, to enforce the provisions of this Section, all such fees, expenses, and costs shall be recoverable from the responsible Party to the extent of that Party's culpability.

7. MODIFICATION

No modification of this Agreement, including any extensions, shall be valid unless evidenced in writing and signed by both Parties. No verbal agreement may supersede, replace or amend this section or any other provision of this Agreement.

8. INTEGRATION

This Agreement constitutes the final and complete integrated agreement between the Parties concerning its subject matter. All other agreements or understandings outside of this Agreement, whether verbal or in writing, are hereby terminated.

9. ASSIGNMENT

Neither Party to this Agreement shall transfer or assign any right or obligation hereunder without prior written consent of the other Party, which shall be made in the Party's sole discretion. Any such transfer or assignment made without the required consent shall be null and void.

10. SEVERABILITY

Should any part, term or provision of this Agreement be determined to be invalid, the remainder of this Agreement shall not be affected, and it shall continue in full force and effect.

11. CONTROLLING LAW AND VENUE

11.1. This Agreement is entered into under, and shall be controlled by, the laws of the State of Washington.

11.2. In the event that either party deems it necessary to institute legal action or proceeding to enforce any right or obligation under this Agreement, that action or proceeding shall be brought in the Superior Court for Benton County, Washington. All parties consent to personal jurisdiction in Benton County Superior Court.

12. NO PARTNERSHIP OR THIRD PARTY RIGHTS

12.1. This Agreement shall not be interpreted or construed to create an association, joint venture or partnership between the Parties, or to impose any partnership obligations or liability upon either Party.

12.2. This Agreement shall not be construed to create rights in or grant remedies to any third party as a beneficiary of this Agreement.

13. AUTHORITY TO EXECUTE

Each person executing this Agreement on behalf of another person, corporation, partnership, company, or other organization or entity represents and warrants that he or she is fully authorized to so execute and deliver this agreement on behalf of the entity or party for which he or she is signing. The parties hereby warrant to each other that each has full power and authority to enter into this agreement and to undertake the actions contemplated herein, and that this agreement is enforceable in accordance with its terms.

14. COUNTERPART ORIGINALS

Execution of this Agreement and any amendment or other document related to this Agreement may be by electronic signature and in any number of counterpart originals, each of which shall be deemed to constitute an original agreement, and all of which shall constitute one whole agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their respective officers, thereto duly authorized, as of the dates set forth below their respective signatures.

NORTHWEST FIBER, LLC

By: Greg Goodwin
Its: OSP Engineer

CITY OF RICHLAND

Cynthia D Reents, City Manager

Attest:

Jennifer Rogers, City Clerk

Approved as to Form:

Heather Kintzley, City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/4/2020

Agenda Category: Resolutions - Adoption

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Resolution No. 118-20, Authorizing a Grant Application to the Transportation Improvement Board supporting the Downtown Connectivity Project

Department:
Public Works

Ordinance/Resolution Number:
118-20

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 118-20, authorizing staff to submit a grant application to the Washington State Transportation Improvement Board Urban Programs.

Summary:

The Washington State Transportation Board offers grant programs that enable municipalities to make costly improvements to their transportation systems. The Transportation Improvement Board (TIB) recently issued its Call for Projects for its 2020 Urban Programs (the "Program").

The purpose of the Program is to fund projects in the areas of safety, growth and development, mobility, and physical condition. Richland's Downtown Connectivity Project - Phase I, as well as the Gage Boulevard Improvement Project, have been identified as eligible projects based on the program criteria and potential improvement opportunities.

If funded, the projects will improve travel safety for all modes of travel, and advance the City's Complete Street Policy implementation. An award of TIB grant funds would also allow the City to complete these improvements in a more cost-effective manner.

Staff recommends adoption of Resolution No. 118-20.

Fiscal Impact:

If awarded, the proposed grant will provide additional revenue to the City to complete important transportation projects, namely the Downtown Connectivity Improvements - Phase I and the Gage Boulevard Improvements. The TIB Program requires a minimum of 20% local matching funds. The Downtown Connectivity Improvements - Phase I will require approximately \$1,000,000 in matching funds. The Gage Boulevard Improvements will require approximately \$350,000 in matching funds. Funding sources for these matching funds will be proposed in the 2021 Capital Improvement Plan.

Attachments:

I. Resolution No. 118-20

RESOLUTION NO. 118-20

A RESOLUTION of the City of Richland authorizing a grant application to the Washington State Transportation Improvement Board Urban Programs.

WHEREAS, the Washington State Transportation Board offers grant programs that enable municipalities to make costly improvements to their transportation systems; and

WHEREAS, the Transportation Improvement Board (TIB) has issued a Call for Projects for its 2020 Urban Programs (the "Program"); and

WHEREAS, the purpose of the Program is to fund projects in the areas of safety, growth and development, mobility, and physical condition; and

WHEREAS, the Downtown Connectivity Project – Phase 1, as well as the Gage Boulevard Improvement Project, have been identified as eligible project types based on the program criteria and potential improvement opportunities; and

WHEREAS, if funded, the projects will improve travel safety for all modes of travel, and advance the City of Richland's Complete Street Policy implementation; and

WHEREAS, the award of TIB grant funds will allow the City to complete these improvements in a more cost-effective manner.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that staff is authorized to complete and submit grant applications to the Washington State Transportation Improvement Board Urban Program for the Downtown Connectivity Project – Phase 1 and the Gage Boulevard Improvements Project.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 4th day of August, 2020.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/4/2020

Agenda Category: Resolutions - Adoption

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Resolution No. 119-20, Authorizing Inter-Agency Agreement IAA 93-101180 with the Washington State Department of Natural Resources

Department:

Fire & Emergency Services

Ordinance/Resolution Number:

119-20

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 119-20, authorizing the City Manager to sign and execute an inter-agency agreement with the Washington State Department of Natural Resources for wildfire emergency response and reimbursement.

Summary:

Inter-Agency Agreement IAA 93-101180 allows the City of Richland Fire Department ("RFD") to bill the Washington State Department of Natural Resources ("DNR") for incident response and support in the event RFD engages in wildland fire suppression or management activities with DNR outside of a state mobilization structure.

This Agreement replaces Inter-Agency Agreement IAA 93-095507, which was approved by Richland City Council on August 15, 2017 and expired December 31, 2019.

Staff recommends adoption of Resolution No. 119-20.

Fiscal Impact:

Inter-Agency Agreement IAA 93-101180 gives the City the ability to bill the Washington State Department Natural Resources for expenses incurred during wildland fire operations occurring outside of state mobilization. Revenue will vary based on each fire season's needs and activities.

Attachments:

1. Resolution No. 119-20
2. Draft Inter-Agency Agreement IAA 93-101180

RESOLUTION NO. 119-20

A RESOLUTION of the City of Richland authorizing an Interagency Agreement for wildfire emergency response and reimbursement between Richland Fire & Emergency Services and Washington State Department of Natural Resources.

WHEREAS, it is the purpose of the Interlocal Cooperation Act to permit local governmental organizations to make the most efficient use of their resources by enabling them to cooperate with other government agencies on the basis of mutual advantage; thereby providing services and organizing facilities in a manner, pursuant to appropriate forms of governmental organization, which best fits with geographic, economic, population, and other factors that influence the needs and development of local communities; and

WHEREAS, the City of Richland ("Richland") and the Washington State Department of Natural Resources ("DNR") have determined that it would be in the best interests of the citizens, and of mutual benefit to the delivery of emergency services to both agencies if, in some circumstances, the services of one fire agency be extended outside corporate limits of that city or district into another; and

WHEREAS, Richland and DNR desire to enter into an Interagency Agreement wherein, under some circumstances, Richland Fire and Emergency Services will be fully reimbursed, according to the agreement, for responding to an emergency incident within the fire protection boundaries of DNR.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute an interagency agreement for wildfire emergency response and reimbursement between Richland Fire & Emergency Services and the Washington State Department of Natural Resources.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 4th day of August, 2020.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



INTERAGENCY AGREEMENT WITH RICHLAND FIRE DEPARTMENT

Agreement No. IAA 93-101180

This Agreement is between the Richland Fire Department, referred to as Richland Fire Department and the Washington State Department of Natural Resources, Southeast Region, referred to as DNR.

DNR falls under authority of RCW Chapter 43.30 of Washington State, Department of Natural Resources. DNR and Richland Fire Department enter into this agreement under Chapter 39.34, Interlocal Cooperation Act.

The purpose of this Agreement is for Richland Fire Department to allow department personnel, referred to as employee(s), to act as single resources for DNR wildfire and emergency response, and for DNR to reimburse Richland Fire Department for all incurred costs associated with the use of Richland Fire Department employees.

IT IS MUTUALLY AGREED THAT:

1.01 Statement of Work. Richland Fire Department will permit, as available, requested overhead and resource personnel, equipment, and/or services to function as single resources for DNR within the State of Washington. This service is limited to the State of Washington, with the exception of Type I and 2 Incident Management Team (IMT) members and designated alternates, when dispatched as part of a team order. Richland Fire Department reserves the right to deny DNR requests for resources if such requests will impede Richland Fire Department's ability to adequately provide the necessary protection and support to the community within its own jurisdiction and/or the immediate surrounding areas.

2.01 Resource Order Authority. A resource order number is the authority reference for all claims, including those of the personnel assigned to units. Each dispatched unit or person must have an assigned resource order number, including overhead personnel, equipment, crews, and

supplies. All resource order numbers are issued by the Central Washington Interagency Dispatch (CWICC) office.

3.01 Period of Performance. The period of performance of this Agreement shall begin on the date of the last signature to this agreement, and end on December 31, 2020, unless terminated sooner as provided herein.

4.01 Payment. Payment for services rendered is established under RCW 39.34.130 and is intended to make the department whole. Richland Fire Department shall receive full reimbursement of all actual costs incurred, as outlined in *Attachment A - Cost Reimbursement Procedures*, from the point of staging/mobilization, including transportation, salary for hours worked, benefits, overtime premiums, per diem, backfilling of employees, and travel, to the point of demobilization.

5.01 Billing Procedures. DNR shall reimburse Richland Fire Department upon the receipt of invoiced claim forms submitted by Richland Fire Department as outlined in Attachment A. Invoiced costs will be billed within one hundred-twenty (120) business days of demobilization. Payment to Richland Fire Department for incurred costs will be made by warrant or account transfer within ninety (90) days of receiving the invoice.

6.01 Records Maintenance. In accordance with RCW 40.14 Preservation and Destruction of Public Records, Richland Fire Department preserves and maintains all records, documents and other evidence sufficient to support and verify all direct and indirect costs incurred by Richland Fire Department in the use of personnel and other resources by the DNR. These records are available for inspection, review, or audit by personnel of the DNR, other personnel authorized by the DNR, the Office of the State Auditor, and federal officials as authorized by law. Richland Fire Department shall keep all records, documents, and other material relevant to this Agreement for six years after agreement expiration. The Office of the State Auditor, federal auditors, and any persons authorized by the parties shall have full access to and the right to examine any of these materials during this period.

Records and other documents in any medium furnished by one party to this agreement to the other party will remain the property of the furnishing party, unless otherwise agreed. The receiving party will not disclose this material to any third parties without notifying the furnishing party. Each party will use reasonable security procedures to ensure that records and documents provided by the other party are protected to the fullest extent possible. Both parties acknowledge that Richland Fire Department is bound by the Public Records Act (PRA), Chapter 42.56 RCW governing release of public records. An injunction filed under the PRA is required to prevent release of public records that do not fall within a clearly defined and applicable statutory exemption, as determined by Richland Fire Department.

7.01 Independent Capacity. The employees or agents of each party who are engaged in performing this agreement shall continue to be employees or agents of that party and shall not be considered for any purpose to be employees or agents of the other party.

8.01 Amendments. This Agreement may be amended by mutual agreement of the parties. Amendments shall be in writing and signed by personnel authorized to bind each of the parties.

9.01 Termination. Either party may terminate this Agreement by giving the other party 30 days prior written notice. If this Agreement is terminated, the terminating party shall be liable to pay only for those services provided or costs incurred prior to the termination date according to the terms of this Agreement.

10.01 Termination for Cause. If for any cause either party does not fulfill in a timely and proper manner its obligations under this Agreement, or if either party violates any of the terms and conditions, the aggrieved party will give the other party written notice of the failure or violation. The aggrieved party will give the other party 15 working days to correct the violation or failure. If the failure or violation is not corrected within 15 days, the aggrieved party may immediately terminate this Agreement by notifying the other party in writing.

11.01 Disputes. If a dispute arises, a dispute board shall resolve the dispute like this: Each party to this agreement shall appoint a member to the dispute board. These board members shall jointly appoint an additional member to the dispute board. The dispute board shall evaluate the facts, contract terms, applicable statutes and rules, then determine a resolution. The dispute board's determination shall be final and binding on the parties. As an alternative to the dispute board, either of the parties may request intervention by the Governor, as provided by RCW 43.17.330. In this case, the Governor's process will control the dispute resolution.

12.01 Governance. This contract is entered into the authority granted by the laws of the State of Washington and any applicable federal laws. The provisions of this agreement shall be construed to conform to those laws.

If there is an inconsistency in the terms of this Agreement, or between its terms and any applicable statute or rule, the inconsistency shall be resolved by giving precedence in the following order:

- (1) Applicable State and federal statutes and rules;
- (2) Statement of Work; and
- (3) Any other provisions of the agreement, including materials incorporated by reference.

13.01 Assignment. The work to be provided under this Agreement and any claim arising from this agreement cannot be assigned or delegated in whole or in part by either party, without the express prior written consent of the other party. Neither party shall unreasonably withhold consent.

14.01. Waiver. A party that fails to exercise its rights under this agreement is not precluded from subsequently exercising its rights. A party's rights may only be waived through a written amendment to his agreement.

15.01 Severability. The provisions of this agreement are severable. If any provision of this Agreement or any provision of any document incorporated by reference should be held invalid, the other provisions of this Agreement without the invalid provision remain valid.

16.01 Insurances. DNR acknowledges that Richland Fire Department is a member of the Cities Insurance Association of Washington. In lieu of Certificate(s) of Insurance, DNR agrees to accept a signed evidence of coverage letter (*see Attachment B – Evidence of Coverage*) as evidence of adequate liability coverage.

17.01 Indemnities. Each Party shall hold harmless, and indemnify the other Party and its directors, officers, agents and employees against any and all loss, liability, damage, or expense, including any direct, indirect or consequential loss, liability, damage, or expense, but not including attorneys' fees unless awarded by a court of competent jurisdiction, for injury or death to persons, including employees of either Party, and damage or loss of use to property, including property of either Party, arising out of or in connection with intentional, willful, wanton, reckless or grossly negligent conduct. However, neither Party shall be indemnified hereunder for any loss, liability, damage, or expense resulting from its sole negligence or willful gross misconduct.

18.01 Complete Agreement in Writing. This Agreement contains all the terms and conditions agreed upon by the parties. No other understanding, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind any of the parties.

19.01 Contract Management. The Project Coordinator for each of the parties shall be the contact person for this agreement. All communications should be directed to the project coordinator(s), with the exception of billing inquiries. For Richland Fire Department, billing inquiries should be directed to Richland Fire Department's Finance Director and for DNR billing inquiries should be directed to DNR's Fiscal Analyst.

20.01 Project Coordinators.

The Project Coordinator for Richland Fire Department is:	The Project Manager for DNR is:
Tom Huntington	Wyatt Leighton
Richland Fire Department	713 Bowers Road
1000 George Washington Way	Ellensburg, WA 98926
Richland, WA 99352	Phone: (509) 925-0959
Phone: (509) 942-7703	

For Richland Fire Department billing inquiries, contact:	For DNR billing inquiries, contact:
Trish Auchmoody	Sarah Thorson
Administrative Assistant	Fiscal Analyst
1000 George Washington Way	SE Region DNR
Richland, WA 99352	Phone: (509) 925-0915, Office
Phone: (509) 942-7792	Email: sarah.thorson@dnr.wa.gov

IN WITNESS WHEREOF, the parties have executed this Agreement.

CITY OF RICHLAND FIRE DEPARTMENT

Dated: _____

By: _____
Cynthia Reents

Title: City Manager, City of Richland/RFD

Address: 625 Swift Blvd. MS-04
Richland, WA 99352

STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES

Dated: _____

By: _____
Todd Welker

Title: Regional Manager

Address: 713 Bowers Road
Ellensburg, WA 98926

ATTACHMENT A - COST REIMBURSEMENT PROCEDURES

Payment for services provided to Richland Fire Department is established under RCW 39.34.130 and is intended to make the department whole. DNR will reimburse Richland Fire Department for all actual costs incurred while dispatched to incidents in Washington State according to the terms outlined below.

Travel Time

Travel time is calculated as the mileage from the home agency to the incident divided by 45mph. A computer program such as MapPoint, MapQuest, Google Maps, or another similar mapping program will be used to determine mileage. This calculation takes into consideration rest breaks and fueling. Travel will be documented on the Crew Time Report (CTR).

It is understood that road and weather conditions may vary causing excessive travel time. In such cases, the extra travel time and rationale will be documented on the CTR and approved by the record keeper and Division Supervisor via signature on the CTR.

Staging Hours

When resources are assigned to staging for initial attack or emergency deployment to the field, all hours will be reimbursable. This condition requires documentation on a CTR and signature of the Division Supervisor on the CTR.

Non-Compensable Time

Time when an individual is not on assigned duty and is free to leave the area is non-reimbursable, including the following:

1. Unscheduled hours for meals
2. Sleeping periods
3. Time required for vehicle/equipment servicing or maintenance
4. Crew change travel time for crew members
5. Out-of-service time (i.e., unit decommissioned or broken down). If crew is reassigned, it must be documented on the CTR.

Crew Change

When accepting a dispatch to an incident, resources are expected to stay 72 hours. After 72 hours the resources will be released or given opportunity to remain based on the needs of the incident. If Richland Fire Department wishes to replace a crew after 72-hours assigned to an incident, they may do so. However, no costs will be reimbursed.

Personnel Compensated by Richland Fire Department

Regular Hours: All hours regularly scheduled at the home agency (i.e., Richland Fire Department) for personnel assigned to a mobilization incident. These hours will be calculated the same as Richland Fire Department calculates their regular hours for days scheduled for duty at their regular hourly rate. Richland Fire Department operates on 24-hour shifts, beginning and ending at 8:00 a.m.

Overtime Hours: Overtime hourly rates for personnel assigned to an incident for overtime hours worked. Overtime hours are those hours not regularly scheduled to work at the home agency (i.e., Richland Fire Department) that are assigned on the incident action plan. Compensable overtime hours are the same as those in “time-in assigned status” (on-duty time). DNR does not compensate employees on a portal-to-portal basis.

Backfill

Backfill is intended to make the department whole. Richland Fire Department will be reimbursed the overtime premium differential for positions that require replacement staff.

For the purpose of this agreement, “backfill” is defined as any and all additional costs required to cover an individual that has been mobilized, including overtime premiums or out of class premiums. The term Backfill Personnel applies to those persons who come in on a non-scheduled work day to replace those persons assigned to a mobilization incident. Only regularly scheduled hours will be eligible for backfill consideration.

When required to comply with local minimum staffing requirements, the overtime premium costs of a replacement firefighter filling in for a firefighter dispatched to an incident will be reimbursed. When the firefighter arrives back home, eligibility for cost reimbursement will end for both that firefighter and the backfilling replacement firefighter.

If the dispatched firefighter arrives home during his/her regular work shift, the expectation is that he/she will report for and return to work. If Richland Fire Department chooses to allow the returning firefighter to go home (i.e., to his/her personal residence) rather than to return to work, it will do so at its own expense.

How Backfill Works		
1. Agency has firefighter scheduled to work.	2. Agency allows firefighter to respond to an Incident at beginning of shift.	3. Agency calls in a firefighter who is not scheduled to work.
Agency has funds allotted for Shift to be worked.	Incident covers cost of Firefighter who left. Agency Still has funds allotted for Shift to be worked.	Since agency hasn't Expended the allotted funding Incident will pick up 1/3 of The cost for the Backfill.
Firefighter who goes to Incident is paid \$10/hr. The Agency has set aside \$240 for the 24 hour shift.	Firefighters cost to agency of \$240 is reimbursed by incident.	When the firefighter is called in, he is paid at overtime rate. If this firefighter is paid \$10 an hour for regular time, Then he/she is compensated at \$15 for overtime.

Cost to Agency: \$240	Cost to Agency: \$0 Cost to Incident: \$240	Cost to Agency: \$360: Agency reimbursed 1/3 of \$360 = \$120 for overtime. \$240 for regular shift. Scheduled Cost to agency: \$240 Backfill cost to Incident: \$120
Total cost to agency for scheduled firefighter = \$240 Total cost to agency to send firefighter to incident = \$0 Total cost to incident for firefighter sent to incident = \$360 (\$240 regular shift + \$120 backfill. Total cost to agency for backfill firefighter = \$240		

Total Cost of Compensation (TCC): All personnel claims submitted will utilize the TCC method. TCC compensates for a regular hourly wage plus benefits.

Life insurance, Medical, Dental, Employee Assistance Programs and Disability insurance is all included in the Medical/Dental Section and is applied only to the regular hour rate. While the overtime base rate may be 1.5 times more than the regular time, once benefits are added, this is no longer a true statement. Overtime TCC should always be less than 1.5 times the regular TCC rate.

Time Keeping

Equipment use shall be recorded by time unit personnel as follows:

- Hourly Rate – to the nearest quarter-hour
- Mileage Rate – nearest mile

Wet Rate

All apparatus and equipment will be paid at the same “wet rates” as those listed in the current Washington State Wage and Equipment Rates.

Paid as Ordered

Resources will be paid based on the resource order.

Out-of-Service Units

Out-of-service apparatus are not eligible for any incident assignments or payment until repaired and accepted by the Ground Support Unit.

Mechanical Failure – The cost of mechanical or other physical damage repair is deemed to be included within the cost of the “wet rate” paid for apparatus. There is no reimbursement for these costs.

Examples:

- Mechanical breakdowns, including major items (e.g., motor, transmission, differential).
- Body damage, minor (e.g., scratched paint from brush and trees, or damage sustained running through fences) or major (e.g., body and fender damage).
- Cost incurred due to incidental loss or damage to apparatus, equipment, or personal property are not reimbursable.
- Cost of temporary replacement for lost or damaged apparatus, equipment, or personal property (e.g., rental expense) while permanent repairs or replacement are being pursued is not reimbursable.

Travel

Time spent traveling from home agency to an event and back is considered compensable time. Costs incurred while traveling may also be compensable. These are:

Per Diem:

Resources are expected to be self-sufficient for up to 24 hours depending on the conditions of the incident. Per diem cannot be claimed during this initial 24 hour time period unless:

- Travel will be in excess of 6 hours and out of your home jurisdiction, or otherwise approved by the Incident Commander.

After 24 hours, resources may submit per diem claims only for those meals that are not available at camp. The following guidelines apply:

- Paid in accordance with Washington State Office of Financial Management (OFM) rates;
- Reimbursed for actual per diem expenses (receipts required). May not exceed OFM rates. Receipts must be itemized showing what was purchased, not just the total. If purchasing for a group, must have each individual sign receipt.
- For travel home in excess of 6 hours, if sack lunches are provided, per diem claims will not be allowed.

Personnel Accommodations:

- Established camp accommodations for housing, feeding, and support of mobilized personnel shall be used when provided.
- Alternate accommodations may be utilized at the expense of the user. The costs for alternative accommodations are not reimbursable.

DNR agrees to the following:

- Record Employee's time spent in performance of this Agreement.
- Provide a copy of the employee's time record to the employee, who will provide a copy to Richland Fire Department.

- Contact Richland Fire Department at (509) 942-7792 immediately with any billing questions.
- Ensure the citizens of Richland Fire Department are made whole by providing full compensation to the Richland Fire Department for personnel, services, equipment, etc. provided.

Richland Fire Department agrees to the following:

- Richland Fire Department will permit, as available, requested overhead and resource personnel, equipment, and/or services to function as single resources for DNR within the State of Washington when requested by the CWICC office via resource order.
- Send a final billing to the address below within one hundred-twenty (120) days of demobilization. Invoices will be identified by incident name, location and incident number, and will be supported by adequate documentation. Adequate documentation includes the following: copies of resource orders and shift tickets, transaction statements (or equivalent), individual time records and original OF288s/OF286s, copies of employee shift rosters showing regular and overtime hours, and any other original receipts or documents pertinent to invoiced costs.

Bills will be sent to:
DNR Southeast Region
Attn: Finance
713 Bowers Road
Ellensburg, WA 98926

EXHIBIT B
City of Richland's Evidence of Coverage

Draft

7/23/2020

Ref#: 12917

State of Washington Department of Natural Resources
Attn: Todd Welker
713 Bowers Road
Ellensburg, WA 98926

Re: City of Richland
IAA 93-101180

Evidence of Coverage

The City of Richland is a member of the Washington Cities Insurance Authority (WCIA), which is a self-insured pool of over 160 public entities in the State of Washington.

WCIA has at least \$4 million per occurrence limit of liability coverage in its self-insured layer that may be applicable in the event an incident occurs that is deemed to be attributed to the negligence of the member. Liability coverage includes general liability, automobile liability, stop-gap coverage, errors or omissions liability, employee benefits liability and employment practices liability coverage.

WCIA provides contractual liability coverage to the City of Richland. The contractual liability coverage provides that WCIA shall pay on behalf of the City of Richland all sums which the member shall be obligated to pay by reason of liability assumed under contract by the member.

WCIA was created by an interlocal agreement among public entities and liability is self-funded by the membership. As there is no insurance policy involved and WCIA is not an insurance company, your organization cannot be named as an additional insured.

Sincerely,



Rob Roscoe
Deputy Director

cc: Heather Kintzley



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/4/2020

Agenda Category: Resolutions - Adoption

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Resolution No. 120-20, Authorizing Grant Agreements with the Washington State Library related to COVID-19-related Impacts

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

120-20

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 120-20, authorizing the City Manager to sign and execute a grant agreement with the Washington State Library related to COVID-19-related impacts.

Summary:

The Washington State Library, a division of the Secretary of State, received CARES Act funding from the Institute of Museum and Library Services and established three grant programs to address COVID-19-related impacts. The programs assist library patrons by providing funds for personal protective equipment (PPE), mobile internet connectivity equipment and data service plans, and outreach programs to qualifying Washington public libraries.

The Richland Public Library is a qualifying Washington public library experiencing a demand for enhanced internet connectivity for patrons, and personal protective equipment related to COVID-19. In the form of a grant, the Washington State Library has offered the Richland Public Library \$3,000 for personal protection equipment, 20 WiFi Hotspots, and \$8,000 for WiFi Hotspot data service plans to address internet connectivity challenges experienced by library patrons resulting from COVID-19.

Resolution No. 120-20 authorizes the City Manager to accept the grant and execute the necessary agreement(s) with the Washington State Library.

Staff recommends adoption of Resolution No. 120-20.

Fiscal Impact:

The grant agreements will provide the City with \$3,000 for personal protective equipment, and \$8,000 for WiFi internet devices and data service plans for use at the Richland Public Library. No local match is required.

Attachments:

1. Resolution No. 120-20
2. Draft Richland Public Library MiFi Grant Agreement

RESOLUTION NO. 120-20

A RESOLUTION of the City of Richland authorizing grant agreements with the Washington State Library addressing COVID-19-related impacts.

WHEREAS, the Washington State Library, a division of the Secretary of State received CARES Act funding from the Institute of Museum and Library Services; and

WHEREAS, the Washington State Library has established three grant programs to address COVID-19 impacts to library patrons by providing funds for personal protective equipment, mobile internet connectivity equipment and data service plans, and outreach programs to qualifying Washington public libraries; and

WHEREAS, the Richland Public Library is a qualifying Washington public library experiencing a demand for enhanced internet connectivity for patrons and personal protective equipment related to COVID-19; and

WHEREAS, the Washington State Library has established a formula offering the Richland Public Library \$3,000 for personal protection equipment, 20 Wi-Fi Hotspots, and \$8,000 for Wi-Fi Hotspot data service plans to address internet connectivity challenges experienced by library patrons resulting from COVID-19; and

WHEREAS, on June 16, 2020, Richland City Council authorized application for the Washington State Library grant funds; and

WHEREAS, the Washington State Library recently announced that that City of Richland will be awarded the requested funds; and

WHEREAS, execution of a grant agreement is necessary to receive the funds.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to enter into grant agreements with the Washington State Library for personal protective equipment and Wi-Fi equipment and data service plans.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

This space intentionally left blank.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 4th day of August, 2020.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

**INTERGOVERNMENTAL GRANT AGREEMENT
BETWEEN THE STATE OF WASHINGTON,
OFFICE OF THE SECRETARY OF STATE,
WASHINGTON STATE LIBRARY DIVISION,
And
RICHLAND PUBLIC LIBRARY**

This Grant Agreement ("Agreement") is made and entered into between the Office of the Secretary of State, Washington State Library Division, ("WSL"), and the Richland Public Library ("Grantee").

The purpose of this Agreement is for the WSL to provide the Grantee with funds in the amount of \$8,000.00 to purchase hotspot devices (the "Devices") and connectivity to local carrier service for the Devices (the "Service"). These funds can be used until August 31, 2021. The Devices and the Service are being provided to Grantee in response to the COVID-19 pandemic to expand digital network access and provide internet accessible devices and technical support services, pursuant to Title VIII of the Coronavirus Aid, Relief and Economic Security Act (CARES Act), Public Law 116-136.

The Devices become the property of the Grantee upon receipt by Grantee.

Grantee shall only use the funds provided under this Agreement to purchase the Devices and the Service from Tmobile.

No other consideration will be provided by the WSL to the Grantee under this Agreement.

The term of this Agreement shall commence upon execution by the WSL and the Grantee, and end on August 31, 2021.

Grantee agrees to make its records available for audit, and to maintain documents, statements and other evidence locally as required by LSTA and state and local regulations. Grantee must provide copies of the paid receipts for all Devices and Service to the WSL.

Any funds not documented and used by August 31, 2021 for the purposes provided for herein must be returned to WSL. Grantee acknowledges and agrees that, in the event that the WSL determines that the Devices and/or the Service have not been purchased and/or used as intended by the WSL and Grantee herein, Grantee will be responsible and liable for reimbursing the WSL upon demand for the full funds advanced to Grantee under this Agreement.

Employees of each party who are engaged in the performance of this Grant Agreement shall continue to be the employees of that party and shall not be considered for any purpose to be employees of the other party. Each party to this Grant Agreement shall be responsible for its own acts and/or omissions and those of its officers and

employees. In no event shall the WSL, its officers or its employees be responsible or liable in any way for the use or misuse of the Devices or the Service by the Grantee, its officers, employees or library patrons.

Grant Manager: The grant manager for each of the parties shall be the contact person for communications regarding the performance of this Agreement.

Grant Manager:
Richland Public Library
Leslie Campbell Hime

955 Northgate Dr
Richland, WA 99352
5099427308
lchime@richland.lib.wa.us

Grant Manager WSL:
Maura Walsh
Grant & Contracts Coordinator
Lead
MS 42460
Olympia, WA 98504
(360) 704-5246
maura.walsh@sos.wa.gov

This Agreement contains the entire understanding between the parties. There are no other agreements, understandings, or representations stated or incorporated into the Agreement. This Agreement may only be amended in writing, and signed by authorized representative from the WSL and the Grantee.

The Grantee acknowledges that: I have read this proposal. By my signature, I certify my organization's commitment to use the Devices and Service provided by the WSL.

CITY OF RICHLAND
RICHLAND PUBLIC LIBRARY

SECRETARY OF STATE
WASHINGTON STATE LIBRARY

Cindy Reents Date
Richland City Manager

Crystal Rowe Date
Deputy State Librarian



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/4/2020

Agenda Category: Items - Approval

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Appointment to the Tri-City Regional Hotel-Motel Commission: Andrew Lucero-Montano

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
General Business Item

Recommended Motion:

Approve the appointment of Andrew Lucero-Montano to Position No. 1 on the Tri-City Regional Hotel-Motel Commission.

Summary:

Position No. 1 on the Tri-City Regional Hotel-Motel Commission (the "Commission"), currently held by Andrew Lucero-Montano, expires August 31, 2020.

The Tri-Cities Hotel and Lodging Tax Association, which oversees the Commission, recommends that Mr. Andrew Lucero-Montano continue to serve on the Commission.

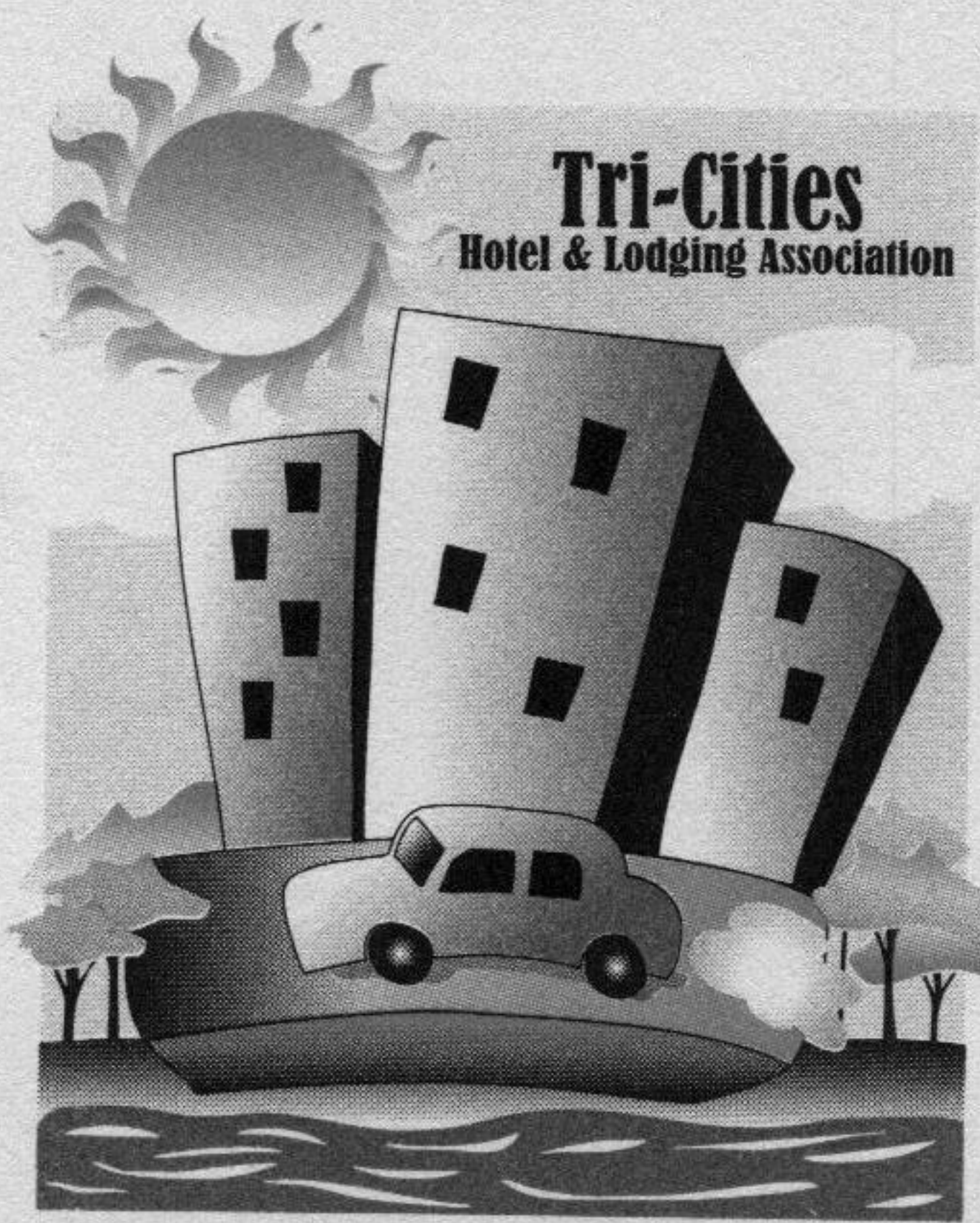
The term for this position is effective September 1, 2020 through August 31, 2022.

Fiscal Impact:

None.

Attachments:

I. Recommendation for Re-appointment



**P.O. Box 1739
Richland, WA 99352**

June 26, 2020

Ms. Cindy Reents
City of Richland
625 Swift Boulevard
Richland, WA 99352

Ms. Cindy Reents:

This letter is in reference to the Richland TPA Commissioner position currently held by Mr. Andrew Lucero from the Courtyard by Marriott in Richland. Mr. Lucero's term expires on August 31, 2020 and he is eligible for re-election.

Andrew Lucero has been selected by the Tri-Cities Hotel and Lodging Association as the preferred candidate to serve as the TPA Commissioner to represent the City of Richland for a two-year term, which will expire on August 31, 2022.

If you have any questions regarding this issue, please do not hesitate to contact me at 509-792-1660.

Sincerely,

A handwritten signature in black ink, appearing to read 'Monica Hammerberg'. The signature is fluid and cursive, with a large loop at the end.

Monica Hammerberg
Treasurer
Tri-Cities Hotel & Lodging Association

Cc: Michael Novakovich – President CEO Visit Tri-Cities



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/4/2020

Agenda Category: Items of Business

Core Focus Area 3 - Increase Economic Vitality

Subject:

Resolution No. 110-20, Accepting a Request for Annexation (Allenwhite)

Department:

Development Services

Ordinance/Resolution Number:

110-20

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 110-20, authorizing Michael & Jolene Grimes (1063 Allenwhite Drive), James & Luray Plaisted (1049 Allenwhite Drive) and Lenny & Andrea Perkins (1065 Allenwhite Drive) to formally submit a petition for annexation, and directing the Richland Planning Commission to conduct a public hearing to determine the appropriate zoning classification(s) for the proposed annexed properties.

Summary:

Michael & Jolene Grimes (1063 Allenwhite Drive), James & Luray Plaisted (1049 Allenwhite Drive) and Lenny & Andrea Perkins (1065 Allenwhite Drive) have submitted a letter requesting annexation of their properties, which total approximately 2.08 acres, into the City of Richland.

City Council is required by state law to meet with the annexation proponent(s) to discuss the merits of the request during a regular city council meeting. Adoption of Resolution No. 110-20 authorizes the property owner(s) to formally submit a petition/application to the City's Development Services Department to officially begin the annexation process, and directs the Richland Planning Commission to conduct a public hearing to determine the appropriate zoning classification(s) for the site prior to returning the item to City Council for further review and processing.

Staff recommends that the other two (2) properties located in the unincorporated "county island" also be included in the annexation petition, along with the three (3) lots actively seeking annexation. Annexation of just the three (3) lots will result in two (2) additional parcels of land, one of which is owned by petitioners Michael & Jolene Grimes, still being located in unincorporated Benton County, thereby creating an additional "county island." Council is not required to accept the applicants' proposal as is, and has the ability to modify the application to accept annexation boundaries that serve the best interests of the City. Piecemeal annexation is not an appropriate land use planning practice, and will not serve the best interests of the City.

Staff recommends adoption of Resolution No. 110-20.

Fiscal Impact:

None.

Attachments:

1. Resolution No. 110-20
2. Vicinity Map

RESOLUTION NO. 110-20

A RESOLUTION of the City of Richland accepting a request for annexation of approximately 2.08 acres located at 1063 Allenwhite Drive, 1049 Allenwhite Drive and 1065 Allenwhite Drive in Section 23, Township 9 North, Range 28 East W.M., Benton County, Washington.

WHEREAS, on July 21, 2020, Richland City Council was presented with a request for annexation from Michael & Jolene Grimes (1063 Allenwhite Drive), James & Luray Plaisted (1049 Allenwhite Drive) and Lenny & Andrea Perkins (1065 Allenwhite Drive); and

WHEREAS, the annexation request consists of existing residential structures located in Benton County; and

WHEREAS, on July 21, 2020, Richland City Council was presented with the request for annexation and passed Resolution No. 104-20, establishing August 4, 2020 as the date for Council to meet with the proponents of the annexation; and

WHEREAS, as required by RCW 35.13.125, Richland City Council met with the annexation proponents on August 4, 2020 and reviewed the proposed annexation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland as follows:

Section 1. The City of Richland hereby accepts the request for annexation subject to the following conditions:

1. That the following properties are included in the area to be annexed:
 - 1061 Allenwhite Drive (Parcel ID No. 123983013110001 – Michael & Jolene Grimes); and
 - 1043 Allenwhite Drive (Parcel ID No. 123983000003000 – Richard & Pamela Brouns).
2. That sufficient resources and infrastructure are available to adequately provide city services, including but not limited to water, sewer, streets, electricity, refuse, fire and police protection.
3. That simultaneous adoption of the City's Comprehensive Plan for the proposed annexation is required.
4. That the area to be annexed assumes an appropriate share of all existing City indebtedness.

Section 2. The Richland Planning Commission is hereby directed to review the proposal and forward a recommendation to City Council as to the most appropriate zoning designation(s) for the area proposed for annexation.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 4th day of August, 2020.

Ryan Lukson, Mayor

Attested by:

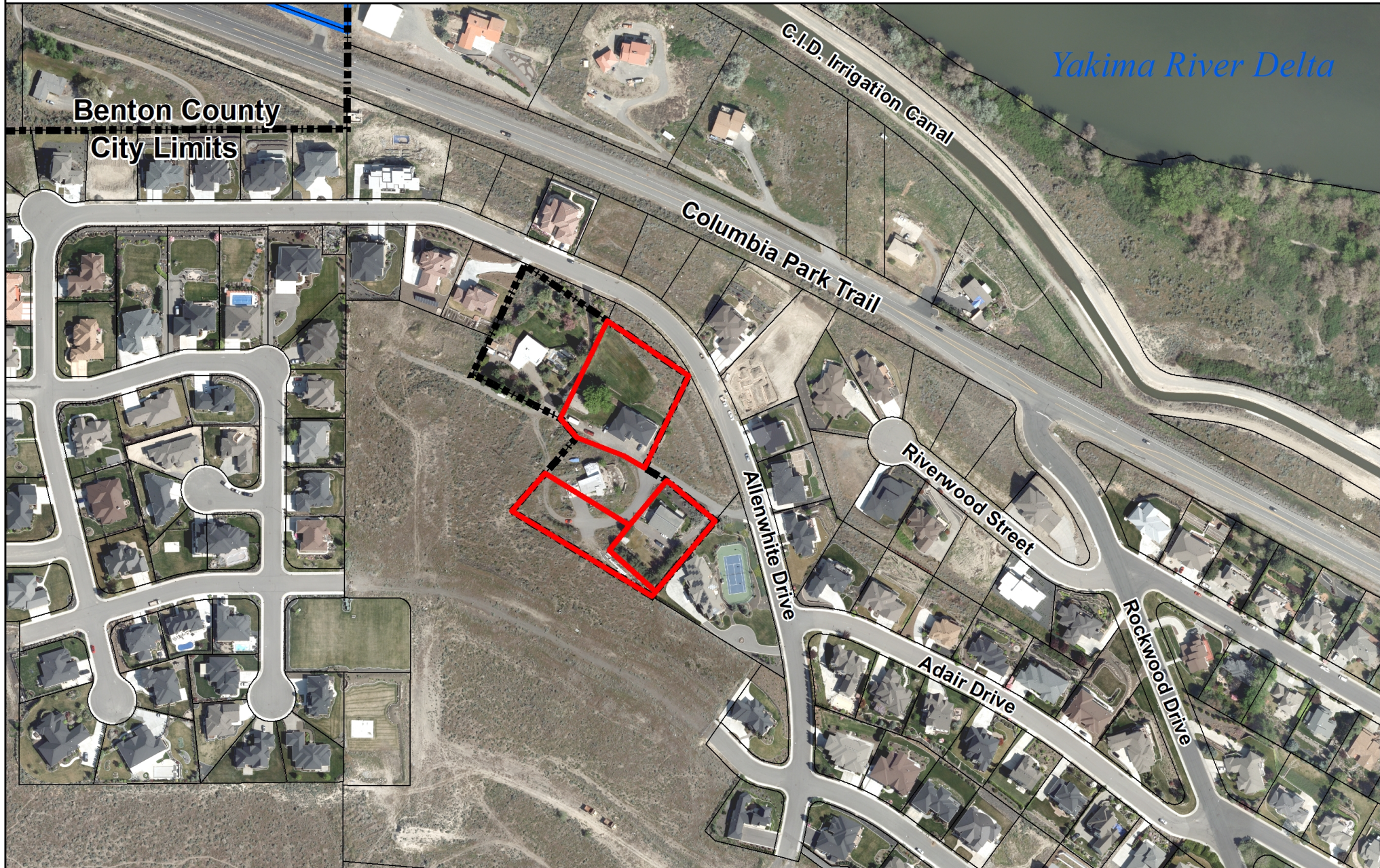
Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

Vicinity Map

Item: Allenwhite Annexation (2-Acres)
Applicant: Plaisted, Grimes & Perkins
File #: ANX2020-101





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/4/2020

Agenda Category: Items of Business

Core Focus Area 3 - Increase Economic Vitality

Subject:

Resolution No. 111-20, Accepting a Request for Annexation (Tiegs)

Department:

Development Services

Ordinance/Resolution Number:

111-20

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 111-20, accepting a request for annexation of approximately 76.54 acres of land located near 1106 S. Jurupa Road.

Summary:

Frank Tiegs, owner of Badger Mountain Vineyards, LLC, has submitted a letter requesting annexation into the City of approximately 76.54 acres of land located near 1106 S. Jurupa Road.

City Council is required by state law to meet with the annexation proponent(s) to discuss the merits of the request during a regular city council meeting. Adoption of Resolution No. 111-20 authorizes the property owner(s) to formally submit a petition/application to the City's Development Services Department to officially begin the annexation process, and directs the Richland Planning Commission to conduct a public hearing to determine the appropriate zoning classification(s) for the site prior to returning the item to City Council for further review and processing.

Staff recommends adoption of Resolution No. 111-20.

Fiscal Impact:

None.

Attachments:

1. Resolution No. 111-20
2. Vicinity Map

RESOLUTION NO. 111-20

A RESOLUTION of the City of Richland accepting a request for annexation of approximately 76.54 acres located at or near 1106 S. Jurupa Road in Section 34, Township 9 North, Range 28 East W.M., Benton County, Washington.

WHEREAS, the City received a written request for the annexation of properties owned by Badger Mountain Vineyards, LLC (Parcel Nos. 1-3498-401-157-6001, 1-3498-400-000-2002, 1-3498-401-227-5002, 1-3498-401-227-5001 and 1-3498-401-140-6001); and

WHEREAS, on July 21, 2020, Richland City Council was presented with the request for annexation and passed Resolution No. 106-20, establishing August 4, 2020 as the date for Council to meet with the proponents of the annexation; and

WHEREAS, as required by RCW 35.13.125, Richland City Council met with the annexation proponents on August 4, 2020 and reviewed the proposed annexation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland as follows:

Section 1. The City of Richland hereby accepts the request for annexation subject to the following conditions:

1. That the annexation be accepted as proposed.
2. That simultaneous adoption of the City's Comprehensive Plan for the proposed annexation is required.
3. That the City requires the assumption of an appropriate share of all existing City indebtedness by the area to be annexed.

Section 2. The Richland Planning Commission is hereby directed to review the proposal and forward a recommendation to City Council as to the most appropriate zoning designation(s) for the area proposed for annexation.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

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ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 4th day of August, 2020.

Ryan Lukson, Mayor

Attested by:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

Vicinity Map

Item: Annexation (76.3-Acres)
Applicant: Frank Tiegs
File #: ANX2020-102

