

RESOLUTION NO. 07-468

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
BLACK DIAMOND, KING COUNTY, WASHINGTON
AUTHORIZING THE MAYOR TO EXECUTE AMENDMENT
#2 TO THE JONES AND STOKES PROFESSIONAL
SERVICE AGREEMENT**

WHEREAS, on October 19th, 2006 the City entered into a Professional Services Agreement with Jones & Stokes to update the City's Comprehensive Plan; and

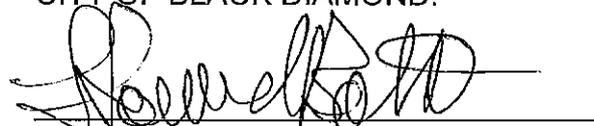
WHEREAS, on August 27th, 2007 the City authorized the Mayor to execute Amendment #1 to the Jones & Stokes Professional Service Agreement;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, DOES RESOLVE AS FOLLOWS:

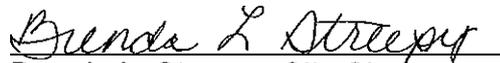
Section 1. The Mayor is authorized to execute Amendment No. 2 to the Professional Services Agreement between Jones & Stokes and the City of Black Diamond, in the form as attached hereto as Exhibit A.

PASSED BY THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 18TH DAY OF OCTOBER, 2007.

CITY OF BLACK DIAMOND:


Howard Botts, Mayor

Attest:


Brenda L. Streepy, City Clerk



October 17, 2007

Mr. Rick Luther
Interim City Administrator
City of Black Diamond
P.O. Box 309
Black Diamond, WA 98010

**Subject: City of Black Diamond Comprehensive Plan Update
Project No. 06850.06, 2007 Budget Augment Request #2**

Dear Rick:

The attached budget amendment #2 is based upon additional work items identified at the joint Planning Commission/City Council meetings on August 23rd and September 27th. I have enclosed a budget amendment #2 request for the Black Diamond Comprehensive Plan Update project. This amendment request is in addition to budget amendment #1 which was approved by the City Council on August 16, 2007. This budget augment is necessary to accomplish additional tasks requested by the City, including additional revisions to maps being produced for the Plan; additional public meetings; and to account for some additional document revisions beyond the original scope and that anticipated in budget amendment #1.

Additional work efforts requested include optional tasks for completing the update to the Comprehensive Plan to comply with the Growth Management Act. Therefore, I have identified those tasks that could be considered optional to the Comprehensive Plan update as part of this budget augment request. These optional items are ones that were discussed at August 23rd or September 27th joint Planning Commission/City Council meetings.

Since several of the requested work program items could be considered optional, please provide us with an email notice to proceed that identifies the tasks for which the City would like Jones & Stokes and Weinman Consulting LLC to proceed in completing while the budget amendment is being processed. This will allow us to continue work without interruption. We remain committed to preparing a GMA-compliant update to the City's Comprehensive Plan and to completing it as quickly as possible to meet the City's needs.

I have attached a detailed scope of work and cost estimate for the requested budget amendment #2 which includes additional funds for Jones & Stokes, Mirai Associates, and Weinman Consulting LLC. If you have any questions, please call me at 425-893-6406.

Sincerely,

Gil Cerise
Senior Planner, Project Manager

Table 1. Cost Estimate for City of Black Diamond - Amendment #:

Task	Consulting Staff			Subcontractor		Production Staff		Labor Total	Total Price
	Munkberg Det	Cerise Gil	Fedor Bry Assoc	Weinman	Mitral	Pub Spec	Subtotal		
2b Transportation Element Update									
3b Future Land Use Map Additional Rounds of Review/Edit	Proj Dir	Sr Consult I	Consult III						
3c OPTIONAL Additional Coal Mine Hazard Map Research & Edits		8	20					\$6,560	\$3,020
3d OPTIONAL Additional Research & Edits on Parks & Open Space Map		12	14					\$0	\$2,850
5 Public Meetings for Comprehensive Plan Review		8	8					\$0	\$1,760
7 OPTIONAL Mineral Resource Lands Update - Map, Policies, and Narrative		8	8					\$1,360	\$920
8 OPTIONAL Size/spacing Commercial & Neighborhood Commercial designations		6	8					\$850	\$1,760
9 OPTIONAL Review and update of policy on Essential Public Facilities		6	8					\$680	\$690
Total hours	1	56	50			0			\$845
Jones & Stokes billing rates	\$155	\$115	\$105			\$70			
Subtotal price	\$155	\$6,440	\$5,250	\$11,845	\$2,890	\$6,560	\$9,450	\$0	\$0
									\$21,295

*Jones & Stokes in partnership with
Weinman Consulting, LLC & Mirai Associates*

**Black Diamond Comprehensive Plan Update
Scope of Work and Budget Augment
October 12, 2007**

II. Consultant Services – Scope of Work

Task 2b: Transportation Element Update

Please see Attachment entitled “City of Black Diamond Transportation Element Update Scope of Work - Supplement 1” for detailed scope and budget.

Task 3b: Future Land Use Map - Additional Rounds of Review/Edit

Purpose: To provide a final Comprehensive Plan Future Land Use map for inclusion in City Council adopted Comprehensive Plan.

At the joint Planning Commission/City Council meeting on August 23, 2007, the City requested several more Future Land Use Map amendments, including a request to provide blown-up sections of the draft Future Land Use Map for future scrutiny, comment, and revision. This task includes the following:

- Creating drafts of up to four sectional maps of portions of the City where it is difficult to ascertain future land use boundaries at the direction of City staff. The four sectional maps will be provided to the City for review and comment on future land use designation boundaries.
- Establishing a meeting with city staff to obtain consolidated comments on any changes to future land use designation boundaries should be drawn;
- Update Future Land Use map for adoption as part of Comprehensive Plan by City Council
- Updated map will be provided to the City in electronic format;
- Updated map will be based upon best available information provided by the City, or other entity as directed by City staff.

Cost savings in this task may be achieved by close coordination and communication between city and consultant staff. Multiple rounds of review and revision will add to the cost of this task.

Work Product:

- Magnified view of up to four segments of the City to help in review and revision of overall Future Land Use map.
- Revised Future Land Use Map.

Task 3c: Additional Coal Mine Hazard Map Research and Edits (OPTIONAL)

Purpose: Provide an Updated Coal Mine Hazard map for planning purposes based upon GMA-established definitions of coal mine hazard areas and more detailed information provided by city staff.

At the joint Planning Commission/City Council meeting on August 23, 2007, the City indicated concern with the existing draft Coal Mine Hazard map that was based upon King County GIS layers and the City's existing Coal Mine Hazard map. The City requested that consulting staff conduct further research on where coal mine hazards exist within the community in order to accurately portray coal mine hazards on the City's Comprehensive Plan Coal Mine Hazard Map. This task includes the following:

- Research and provide information to the City on source of existing data layers on the draft Coal Mine Hazard map;
- Obtain more detailed and accurate data on coal mine hazard areas based on definition of a Coal Mine Hazard Area using sources identified by city staff;
- Produce an updated map with documentation of sources for coal mine hazard areas within city limits and remaining Potential Annexation Areas;
- If no changes are necessary based upon definition of coal mine hazards and information provided by city staff, document data source used to create map for future updates;
- Updated map will be provided to the City in electronic format;
- Updated map will be based upon best available information provided by the City, or other entity as directed by City staff.

Work Product:

- Revised Coal Mine Hazard layer on one of the maps provided for final adopted Comprehensive Plan.

Task 3d: Additional Research and Edits on Parks & Open Space Map (OPTIONAL)

Purpose: Provide a final revised Parks & Space figure for final adopted Comprehensive Plan.

At the joint Planning Commission/City Council meeting on August 23, 2007, the City indicated that there are additional edits needed for the draft Parks and Open Space map. The purpose of this task is to accurately update the draft Parks and Open Space map for the City's Comprehensive Plan to reflect current City policy direction. This task includes the following:

- Obtain detailed feedback from City on current draft of Parks and Open Space Map at a meeting with city staff;
- Produce an updated map of existing and future parks and open spaces within city limits and remaining Potential Annexation Areas;
- Updated map will be provided to the City in electronic format;
- Updated map will be based upon best available information provided by the City, or other entity as directed by City staff.

Work Product:

- Revised Parks and Open Space map provided for Comprehensive Plan.

Task 5. Public Meetings for Comprehensive Plan Review

Purpose: Two additional meetings with Planning Commission or City Council are anticipated for review and adoption of the Plan. One of the meetings assumed in this task is a public hearing.

Work Product: Attendance at up to 2 additional public meetings.

Task 7. Mineral Resource Lands Update - Map, Policies and Narrative (OPTIONAL)

Purpose: The purpose of this task is to update the Mineral Resources map, policies and background narrative contained within the City's Comprehensive Plan. This task includes the following elements:

- Research the state definition for mineral resource lands and criteria necessary to qualify as a mineral resource land;
- Review existing parcels shown as mineral resource lands in the current draft Mineral Resource Land map to see if they include characteristics that would qualify them as mineral resource lands (this task would involve researching known soil types, interviews with current property owners, and discussions with state and federal officials or other experts with knowledge of mineral resources on the properties in question);
- Provide short report to City as to which properties appear to qualify as mineral resource lands;
- Based upon City input, revise Mineral Resource Lands map;
- Revise Mineral Resource Land background narrative and policies based upon city input.

Work Product:

- Revised background narrative, goals and policies, and a map on mineral resource lands within City of Black Diamond and its remaining Potential Annexation Areas contained in either Natural Environment or Land Use chapter based upon City input.

Task 8. Commercial and Neighborhood Commercial Land Use Designations (OPTIONAL)

Purpose: The purpose of this task is to provide revised criteria within Chapter 5 Land Use for location of commercial areas in terms of the size of and spacing between different types of commercial designations within the City of Black Diamond.

- Review language about size and spacing of commercial designations in other local jurisdictions' comprehensive plans and development regulations (this task assumes a review of no more than 10 other jurisdictions for these types of commercial designation criteria);
- Provide matrix of what other jurisdictions do for commercial designation size and spacing to city staff;
- Meet with city staff to discuss possible edits to the commercial designation for size and spacing;
- Based upon City input, revise Commercial and Neighborhood Commercial criteria for minimum/maximum size and spacing between various types of commercial designations.

Work Product:

- Revised commercial future land use designation criteria for both Commercial and Neighborhood Commercial designations based upon City input.

Task 9. Review and update Policies on Essential Public Facilities (OPTIONAL)

Purpose: The purpose of this task is to provide an updated policy on Essential Public Facilities that is tailored to the City of Black Diamond.

- Review existing essential public facilities language in other local jurisdictions’ comprehensive plans (this task assumes a review of no more than 6 other jurisdictions for policy language);
- Provide matrix of what other jurisdictions do for essential public facilities to city staff;
- Meet with city staff to discuss possible edits to the existing essential public facility policy;
- Based upon City input, revise essential public facilities policy within Comprehensive Plan Land Use Chapter.

Work Product:

- Revised essential public facility policy for Comprehensive Plan Land Use chapter.

III. Schedule & Budget

Task	Duration	Target Completion Dates *
Task 2b: Transportation Element Update		October - December 2007
Tasks 3b-3d Additional Map Edits	1 month	October-November 2007
Task 5: Additional Public Meeting	2 days	November - December 2007
Tasks 7-9 Additional work on policies and goals	1 month	October-November 2007

Assumptions:

The scope and budget contained in this document are predicated upon the following provisions, assumptions, and conditions. The purpose of this list is to enumerate and describe mutual expectations and understandings required of all parties to this scope of services in order to complete the project on time and within budget.

- Additional service requests or alterations beyond those described in this document will require supplemental contract modifications or explicit, pre-approved substitutions. We will not perform additional work until we have written authorization.
- This proposal is built upon the assumptions that: 1) the Comprehensive Plan will be updated to the 2025 horizon year without a substantial change in existing vision and policy direction of the existing Black Diamond Comprehensive Plan; and 2) necessary information to update the plan is readily available and no primary research will be required, 3) City staff will provide the

consultant with all available existing background information to accomplish the update, and 4) the consultant will work independently to develop a draft amendment.

- The budget presents cost estimates for each task. Time may be transferred from one task to another due to greater or lesser level of effort, provided that each task shall be completed and the total budget shall not be exceeded.
- Transportation Element: Mirai Associates will be responsible for the quality of their technical analysis.
- Capital Facilities and Utilities Element: This Comprehensive Plan budget augment assumes that the Capital Facilities and Utilities Element will be provided by Berk & Associates.
- Mapping: Maps will be provided in electronic format for future updates by the City.
- Natural Environment: Our proposal assumes that the Natural Environment Element update will be based in part upon the critical areas ordinance update information being provided by a separate consultant under an existing work program
- Printing and Copying: It is assumed that the City will do all printing and copying of plan drafts, and other documents. The consultant will provide the City with all deliverables in electronic format. The consultant is available for coordination of printing and copying of documents with the City's printing and copying service.

**CITY OF BLACK DIAMOND
TRANSPORTATION ELEMENT UPDATE
SCOPE OF WORK – SUPPLEMENT 1**

INTRODUCTION

This scope of work describes the supplemental tasks (Supplement 1) to be completed by Mirai Associates to update the Transportation Element of the City of Black Diamond Comprehensive Plan as required by the Growth Management Act. This scope of work supplements the original scope of work prepared by Mirai Associates in

WORK PROGRAM

Task 8. Revised and Final Transportation Element

A final Transportation Element will be prepared based on received comments by the City and other interested jurisdictions. This task does not include additional analysis, modeling or revision of work identified in Tasks 1-7 of the Scope of Work. Additional requested revisions will be billed on a time and expense basis.

Task 9. Meetings and Hearings

Two meetings and attendance at one public hearing is assumed in the budget. Additional meetings and hearings may be added on a time and expense basis at the City's written request.

BUDGET

A detailed budget breakdown is attached for Supplement 1.

The hours indicated for each task of the scope of work state the expected level of effort needed for Mirai to complete the described work. Mirai reserves the right to reallocate task resources to ensure completion of tasks.

**SUPPLEMENT 1
Black Diamond Transportation Element Update**

	Principal Consultant	Senior Associate	Planner/Engineer	Graphics/Support	Fee
Labor Rates	160	130	90	65	
Project Management		4		1	520
2 Meetings/Prep		16			2,080
1 Hearing/Prep		12			1,560
Final Document	2	12	4	2	2,240
					-
Hours					
Total Labor	2	44	4	3	6,400
Expense (mileage, traffic counts)					160
Total					6,560