

**GRANDVIEW CITY COUNCIL
COMMITTEE-OF-THE-WHOLE
MEETING AGENDA
TUESDAY, JULY 28, 2026**



This meeting will be held in person
and will also be available via teleconference.

PLEASE NOTE: The maximum occupancy of the Council Chambers is 49 individuals at one time. Access to exits must be kept clear to ensure everyone in the Chambers can safely exit in the event of an emergency.

COMMITTEE-OF-THE-WHOLE SPECIAL MEETING – 6:30 PM

PAGE

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. NEW BUSINESS**
 - A. Construction Costs and Change Orders – Ben Annen, President, HLA Engineering and Land Surveying, Inc. 1-2
 - B. Resolution approving the final plat of Grandridge Estates – Phase 7 located on Grandridge Road 3-7
 - C. Resolution accepting the bid for the existing 3.0 MG Reservoir (West) Rehabilitation Improvements and authorizing the Mayor to sign all contract documents with Coatings Unlimited 8-11
- 4. CITY ADMINISTRATOR AND/OR STAFF REPORTS**
- 5. MAYOR & COUNCILMEMBER REPORTS**
 - A. Sub-Committee Updates
- 6. ADJOURNMENT**

The City of Grandview Committee-of-the-Whole and Regular Council Meetings scheduled for Tuesday, July 28, 2026 at 6:00 pm and 7:00 pm will be held in person and will also be available via teleconference.

Please join the meeting from your computer, tablet or smartphone.

Join Zoom Meeting

<https://us06web.zoom.us/j/82405580878?pwd=O6Qum8neE4ao9xxQEbNWJ9ka8prIXo.1>

To join via phone: +1 253 215 8782

Meeting ID: 824 0558 0878

Passcode: 773701



HLA Engineering and Land Surveying, Inc.
Funding Pursuit
for
CITY OF GRANDVIEW

Year	Submitted	Funded	% Successful
2015	4	3	75.0%
2016	4	2	50.0%
2017	4	3	75.0%
2018	7	4	57.1%
2019	2	1	50.0%
2020	2	2	100.0%
2021	6	3	50.0%
2022	8	6	75.0%
2023	6	5	83.3%
2024	7	2	28.6%
2025	5	2	40.0%
2026	3	Announcements Pending	
Total	58	33	56.9%

Year	Submitted	Funded	% Successful
2015	\$ 1,125,201	\$ 843,801	75.0%
2016	\$ 1,050,351	\$ 724,566	69.0%
2017	\$ 7,460,778	\$ 961,617	12.9%
2018	\$ 6,231,238	\$ 4,962,550	79.6%
2019	\$ 404,325	\$ 239,715	59.3%
2020	\$ 452,679	\$ 490,446	108.3%
2021	\$ 6,943,561	\$ 6,355,713	91.5%
2022	\$ 14,550,277	\$ 12,302,406	84.6%
2023	\$ 9,072,987	\$ 8,583,206	94.6%
2024	\$ 15,700,194	\$ 6,647,000	42.3%
2025*	\$ 51,309,788	\$ 980,388	1.9%
2026	\$ 1,092,015	Announcements Pending	
Total	\$ 115,393,394	\$ 43,091,408	37.3%

*Note: Submitted applications include abnormally large requests:
2025 - \$50 MM for the Wastewater Treatment Plant Improvements



HLA Engineering and Land Surveying, Inc.
Construction Costs and Change Orders - 2020-2026
for
CITY OF GRANDVIEW

Year	Project Name	Total Construction Contractor Cost	Total Number of Change Orders	Total Cost of All Change Orders	Change Order Percentage of Total Construction Contractor Cost	Change Order Type		
						Value Added	Unforeseen	Other (Accountability)
2020	Elm Street and Fir Street Sidewalk Improvements	\$ 336,753.70	1	\$ 4,000.00	1%		\$ 4,000.00	
	Stover Road and Birch Street Resurfacing	254,844.30	0	0.00	0%			
2021	Sludge Drying Bed Improvements, Phase 1	485,244.94	1	46,564.86	10%		46,564.86	
	Wine Country Road and Elm Street Resurfacing	312,444.91	0	0.00	0%			
2022	Sanitary Sewer Trunk Main Replacement - Phase 1	3,034,436.62	3	103,250.16	3%		131,276.16	\$ (28,026.00)
	Municipal Pool Repainting	62,885.16	0	0.00	0%			
	Sanitary Sewer Trunk Main Replacement - Phase 2	1,833,444.31	4	218,074.64	12%		218,074.64	
2023	Dykstra Park and Rocky Ford Road Resurfacing	251,626.32	0	0.00	0%			
	Headworks Bypass Improvements	178,876.93	1	51,529.41	29%	\$ 51,529.41		
	West Fifth Street and Elm Street Resurfacing	519,555.55	1	63,776.00	12%	63,776.00		
	Stormwater Improvements	900,697.79	1	34,756.32	4%	34,756.32		
	Wine Country Road Roundabout and Utility Improvements	2,053,708.43	2	476,088.86	23%	476,088.86		
	Country Park Well	1,371,438.00	0	0.00	0%			
2024	East Game Pond Pipeline Replacement	449,949.77	0	0.00	0%			
	Mike Bren Park Restroom	91,800.00	1	0.00	0%		0.00	
	Wine Country Road Sidewalk, Pathway, and Park and Ride	462,747.98	3	89,223.32	19%		76,860.00	12,363.32
	Lower Yakima Valley Pathway Improvements	579,330.59	2	18,149.57	3%	15,500.00	2,649.57	
	Wine Country Road and Higgins Way Improvements	1,914,385.01	3	726,323.47	38%	726,323.47		
2025	Old Inland Empire Highway Sanitary Sewer Improvements	1,271,021.11	3	208,477.67	16%	158,808.52	49,669.15	
	3.0 MG Reservoir Storage Improvements	5,499,353.04	1	16,178.19	0%		16,178.19	
	Wine Country Road Resurfacing	424,292.03	0	0.00	0%			
	Bonnieview Water Main Looping	161,817.34	0	0.00	0%			
	Dykstra Park Restroom Restoration	151,071.48	1	16,789.68	11%	16,789.68		
2026	E. Elm Street Transmission Main Improvements	494,437.60	0	0.00	0%			
	Street Sweeper	397,025.83	0	0.00	0%			
	Totals	\$ 23,493,188.74	28	\$ 2,073,182.15	9%	\$ 1,543,572.26	\$ 545,272.57	\$ (15,662.68)

Note: 2026 projects are not yet complete, totals are to date.

CITY OF GRANDVIEW
AGENDA ITEM HISTORY/COMMENTARY
COMMITTEE-OF-THE-WHOLE MEETING

ITEM TITLE:

Resolution approving the final plat of Grandridge Estates – Phase 7 located on Grandridge Road

AGENDA NO. New Business 3 (B)

AGENDA DATE: July 28, 2026

DEPARTMENT

Public Works Department

FUNDING CERTIFICATION (City Treasurer)
(If applicable)

DEPARTMENT DIRECTOR REVIEW

John Simmons, Public Works Director

CITY ADMINISTRATOR



MAYOR



ITEM HISTORY (Previous council reviews, action related to this item, and other pertinent history)

At the March 24, 2020 City Council meeting, Council adopted Resolution No. 2020-13 approving the Grandridge Estates Subdivision 227-lot preliminary plat.

Following approval of the preliminary plat, the developer proceeded with the public infrastructure improvements for Grandridge Estates subject to the conditions as outlined in the Hearing Examiner's recommendation and per Grandview Municipal Code Section 16.24 Design Standards and Section 16.28 Improvements.

ITEM COMMENTARY (Background, discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

The public infrastructure improvements for Grandridge Estates – Phase 7 consisting of 31 lots has been completed to the City's standards.

The final plat map for Grandridge Estates – Phase 7 is attached for review and approval.

ACTION PROPOSED

Move a resolution approving the final plat of Grandridge Estates – Phase 7 located on Grandridge Road to the July 28, 2026 regular Council meeting for consideration.

RESOLUTION NO. 2026-__

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
APPROVING THE FINAL PLAT OF GRANDRIDGE ESTATES – PHASE 7
LOCATED ON GRANDRIDGE ROAD**

WHEREAS, the developer, Dan Swanson d/b/a KDS Development, Inc., applied for preliminary plat approval for a 227-lot residential subdivision designated as Grandridge Estates; and,

WHEREAS, on March 24, 2020, Council adopted Resolution No. 2020-13 approving Grandridge Estates Subdivision 227-lot preliminary plat subject to conditions outlined in the Hearing Examiner's recommendation and per Grandview Municipal Code Section 16.24 Design Standards and Section 16.28 Improvements; and,

WHEREAS, the developer has completed the construction of the public infrastructure improvements in accordance with the approved plans and specifications for Grandridge Estates – Phase 7 per the City's standards,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, as follows:

Section 1. The final plat known as Grandridge Estates – Phase 7 is approved.

Section 2. The Mayor is hereby authorized to sign the final plat, a copy of which is attached hereto and incorporated herein by reference.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on _____, 2026.

MAYOR

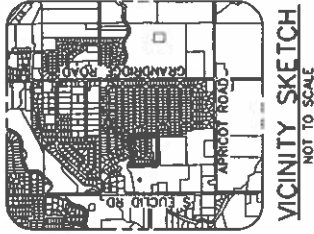
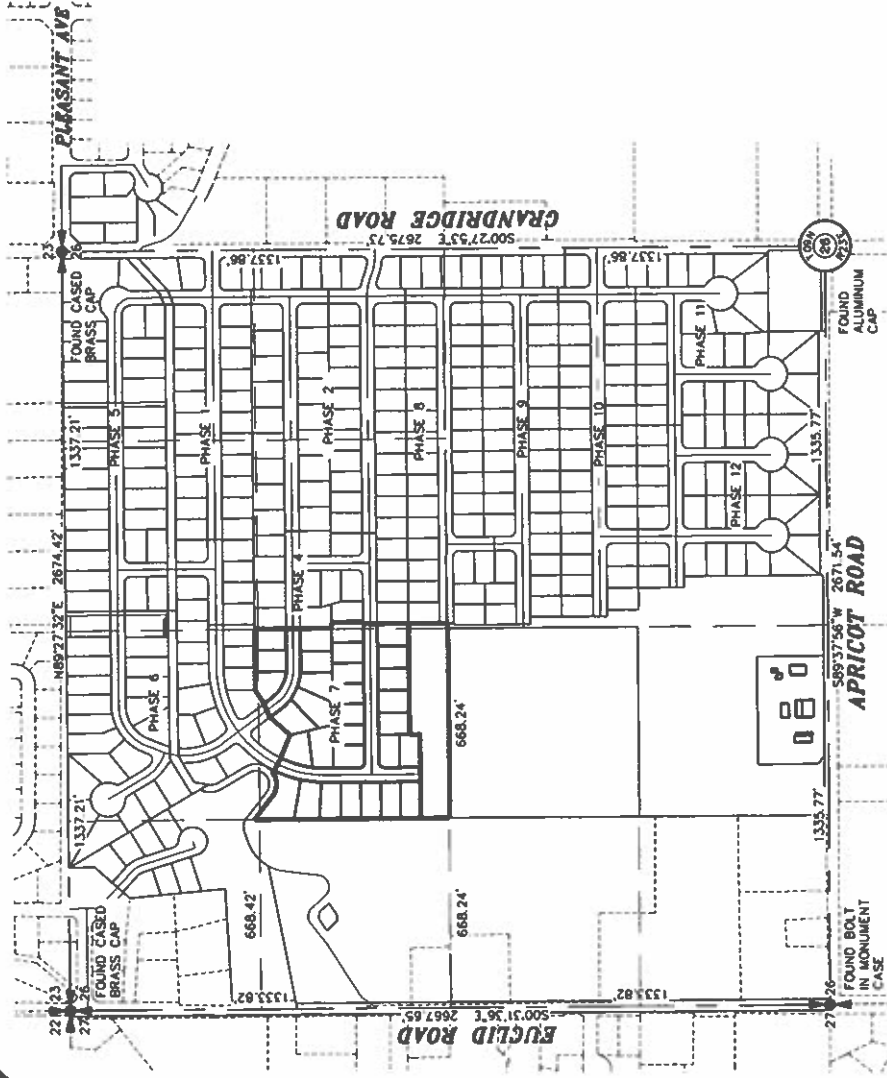
ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

THE FINAL PLAT OF GRANDRIDGE ESTATES - PHASE 7 N.W. 1/4 OF SEC. 26, T.09N., R.23E., W.M., YAKIMA COUNTY, WASHINGTON



LEGEND

- SET 5/8" REBAR W/ BLUE PLASTIC CAP MARKED "STRATTON DCI 46886" OR TACK W/WASHER
- FOUND AS INDICATED
- FOUND 5/8" REBAR W/ BLUE PLASTIC CAP MARKED "STRATTON DCI 46886"
- NOT FOUND OR SET
- FOUND MONUMENT MARKED "46886"
- SET CASED BRASS CAP MARKED "46886"
- EASEMENT
- PROPERTY BOUNDARY
- CENTERLINE
- EASEL PARCELS
- FENCE

PLAT FOR SDC

SCALE 1" = 300'

BASES OF BEARING

- NAD 83(11)
- WA STATE GRID SOUTH ZONE
- PER OPUS SOLUTION

EQUIPMENT USED

A THREE-SECOND TOTAL STATION
SPECTRA PRECISION RTM GPS

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M. UNDER YAKIMA COUNTY AUDITORS FILE NO. _____ AT THE REQUEST OF DEREK C. INGALSBEE, P.L.S.

YAKIMA COUNTY AUDITOR _____ **DEPUTY** _____

STRATTON SURVEYING & MAPPING P.C.
313 NORTH JORDAN STREET
YAKIMA, WA 99106
stratton@strattonsurvey.com
© 2026

DATE: 04/20/26 SHEET 1 OF 3 DRAWN BY: DCI JOB # 5622

INDEX

N	S	E	W
26	09N	23E	

DRAFT FOR REVIEW

SURVEYOR'S CERTIFICATE:
DEREK C. INGALSBEE, A LICENSED LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE PLAT OF "GRANDRIDGE ESTATES PHASE 7", AS SHOWN HEREON, IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED, AND THAT ALL COURSES AND DISTANCES ARE CORRECTLY SHOWN, AND THAT SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.

DEREK C. INGALSBEE **DATE** _____

- RIGHT-OF-WAY AND EASEMENT NOTES**
- ① = HEREBY DEDICATED RIGHT-OF-WAY
 - ② = HEREBY DEDICATED PUBLIC UTILITY EASEMENT
 - ③ = HEREBY DEDICATED IRRIGATION EASEMENT

THE FINAL PLAT OF
GRANDRIDGE ESTATES - PHASE 7
N.W. 1/4 OF SEC. 26, T.09N., R.23E., W.M.,
YAKIMA COUNTY, WASHINGTON



DRAFT

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS _____ DAY OF _____
20____ AT _____ M. UNDER YAKIMA
COUNTY AUDITORS FILE NO. _____ AT THE
REQUEST OF DEREK C. INGALLSBE, P.L.S.

YAKIMA COUNTY AUDITOR _____ DEPUTY

STRATON SURVEYING & MAPPING P.C.
313 NORTH MORGAN STREET
RENO, WA 99356
Phone: (509) 225-1111
Fax: (509) 225-1112
stratonsurveying.com

5622P12.DWG	© 2026
DATE: 04/20/26	SHT. 2 OF 3
DRAWN BY: DC	JOB # 5622

PLAT FOR
SDC

DESCRIPTION

TRACT A OF THE PLAT OF GRANDRIDGE ESTATES PHASE 6, AUDITOR'S FILE NUMBER 202536697, RECORDS OF YAKIMA COUNTY, WASHINGTON.

CONTAINS 9.97 ACRES

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, OF RECORD AND IN VIEW.

DEDICATION AND WAIVER OF CLAIMS

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE ALL PARTIES HAVING OWNERSHIP INTEREST IN THE LAND HEREON DESCRIBED, HAS WITH THE FREE CONSENT OF SAID PARTIES AND IN ACCORDANCE WITH THEIR DESIRES CAUSED THE SAME TO BE RECORDED AND CONVEYED TO THE PUBLIC. WE HEREBY WAIVE ON BEHALF OF OURSELVES AND OUR SUCCESSORS IN INTEREST ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF GRANDVIEW AND ANY OTHER GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID DEDICATED RIGHT-OF-WAY AND DOES HEREBY DEDICATE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED.

SWANSON DEVELOPMENT COMPANY INC

SIGNED _____ TITLE _____ DATE _____

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF SAID _____ PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____

PRINTED NOTARY PUBLIC _____

SIGNED NOTARY PUBLIC _____ MY APPOINTMENT EXPIRES _____

NOTARY STAMP
BLACK INK ONLY

CURVE TABLE				
CURVE	LENGTH	RADIUS	Δ	CH DIREC.
C1	140.50	150.00	53°39'56"	S63°37'56"E 135.42
C2	240.98	380.00	36°20'04"	S71°22'04"W 236.96
C3	179.94	380.00	27°07'54"	S39°38'05"W 178.27
C4	176.29	380.00	26°34'49"	S12°46'44"W 174.71
C5	93.89	72.00	74°42'52"	S89°42'24"E 87.38
C6	31.40	20.00	89°57'13"	S45°29'17"E 28.27
C7	31.43	20.00	90°02'47"	S44°30'43"W 28.30
C8	8.90	125.00	4°04'54"	S88°25'27"E 8.90
C9	108.18	125.00	49°35'02"	S61°35'29"E 104.83
C10	13.91	175.00	4°33'17"	S88°11'15"E 13.91
C11	50.00	175.00	16°22'13"	S77°43'30"E 49.83
C12	50.00	175.00	16°22'13"	S61°21'17"E 49.83
C13	50.00	175.00	16°22'13"	S44°59'04"E 49.83
C14	116.75	355.00	18°50'36"	S16°33'42"W 116.23
C15	47.41	355.00	7°39'04"	S03°18'52"W 47.37
C16	97.29	405.00	13°45'51"	S19°15'44"W 97.06
C17	73.78	405.00	10°26'17"	S07°09'39"W 73.68
C18	17.34	405.00	2°27'11"	S00°42'55"W 17.34

STRATON SURVEYING AND MAPPING MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS, ADVERSE POSSESSION, ACQUESCENCE, ESTOPPEL, ETC.

THE FINAL PLAT OF
GRANDRIDGE ESTATES - PHASE 7
N.W. 1/4 OF SEC. 26, T.09N., R.23E., W.M.,
YAKIMA COUNTY, WASHINGTON

TRACT NOTES

-TRACT A IS FOR A FUTURE PHASE.

CITY NOTES

1) ALL SIDEWALKS IN PHASE 7 TO BE COMPLETED WITHIN 24 MONTHS OF THE FINAL RECORDED DATE OF PHASE 7.

IRRIGATION APPROVAL

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE CITY OF GRANDVIEW, THAT THE IRRIGATION EASEMENTS SHOWN ON THIS PLAT OF GRANDRIDGE ESTATES PHASE 7 ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON. I FURTHER CERTIFY THAT THOSE LOTS WHICH ARE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT HAVE BEEN PAID TO AND INCLUDING THE YEAR 20____ A.D.

GRANDVIEW CITY PUBLIC WORKS DIRECTOR _____ DATE _____

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, WASHINGTON THIS _____ DAY OF _____ 20____

CITY MAYOR _____ DATE _____

ATTEST: CITY CLERK _____ DATE _____

APPROVED AS TO THE SURVEY DATA LAYOUT OF STREET, ALLEYS AND OTHER RIGHT-OF-WAYS SHOWN HEREON.

DATED _____ DAY OF _____ 20____

GRANDVIEW CITY PUBLIC WORKS DIRECTOR _____

CITY TREASURERS CERTIFICATE

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR _____ A.D. TAX PARCEL NO. 23092622462

CITY OF GRANDVIEW TREASURER _____ DATE _____

COUNTY TREASURERS CERTIFICATE

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR _____ A.D. TAX PARCEL NO. 23092622462

YAKIMA COUNTY TREASURER _____ DATE _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ AT _____ M. UNDER YAKIMA COUNTY AUDITORS FILE NO. _____ AT THE REQUEST OF _____ DEREK C. INGALSBIE, P.L.S.



DRAFT

STRATON SURVEYING & MAPPING P.C.
313 NORTH MURRAY STREET
ACAPULCO, CALIF. 92006
straton@stratonmap.com
5622P12.DWG © 2026
DATE: 04/20/26 SH: 3 OF 3
DRAWN BY: DC JOB # 5622

CITY OF GRANDVIEW
AGENDA ITEM HISTORY/COMMENTARY
COMMITTEE-OF-THE-WHOLE MEETING

ITEM TITLE

Resolution accepting the bid for the existing 3.0 MG Reservoir (West) Rehabilitation Improvements and authorizing the Mayor to sign all contract documents with Coatings Unlimited

AGENDA NO.: New Business 3 (C)

AGENDA DATE: July 28, 2026

DEPARTMENT

Public Works Department

FUNDING CERTIFICATION (City Treasurer)
(If applicable)

DEPARTMENT DIRECTOR REVIEW

John Simmons, Public Works Director

CITY ADMINISTRATOR



MAYOR



ITEM HISTORY (Previous council reviews, action related to this item, and other pertinent history)

The City plans to construct a new 3.0 MG Storage Reservoir, as identified in the 2021 Water System Plan (WSP), to improve system reliability and redundancy through expansion of potable water storage capacity. The project is funded with City reserves and loan proceeds from the Department of Health (DOH) Drinking Water State Revolving Fund (DWSRF).

The existing 3.0 MG Reservoir (West) was planned for rehabilitation in 2026 using local funds only. Since opening bids for the new 3.0 MG Reservoir (East), the City had a surplus of DWSRF loan funding. Rehabilitation of the existing 3.0 MG Reservoir (West) was approved by DWSRF for inclusion in the project loan scope, and design and construction engineering services were added by amendment.

ITEM COMMENTARY (Background, discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

Bids for the existing 3.0 MG Reservoir (West) Rehabilitation Improvements were opened on July 15, 2026. A total of three (3) bids were received with Coatings Unlimited of Pasco, Washington, submitting the low bid in the amount of \$1,502,627.50.

ACTION PROPOSED

Move a resolution accepting the bid for the existing 3.0 MG Reservoir (West) Rehabilitation Improvements and authorizing the Mayor to sign all contract documents with Coatings Unlimited to the July 28, 2026 regular Council meeting for consideration.

23192-C - Recommendation of Award and Bid Summary

From Jodi Smith <jsmith@hlacivil.com>

Date Thu 7/16/2026 8:59 AM

To Shane Fisher <sfisher@grandview.wa.us>

Cc John Simmons <jsimmons@grandview.wa.us>; Anita Palacios <anitap@grandview.wa.us>; Jakob Michael <jmichael@hlacivil.com>; Angie Ringer <aringer@hlacivil.com>; Taylor Denny <tdenny@hlacivil.com>; Janell Hayden <jhayden@hlacivil.com>

 2 attachments (1 MB)

2026-07-16 - 23192-C - RECAward - Signed.pdf; 2026-07-15 - 23192C - Bid Summary.pdf;

CAUTION: External Email

Good morning, Shane,

Please see the attached Recommendation of Award and Bid Summary for the "Ex. 3.0 MG Reservoir (West) Rehabilitation Improvements" project.

Once available, please send a copy of the City of Grandview Council meeting minutes authorizing award for this project so that we may proceed with contract execution.

If you have any questions, please contact our office at (509) 966-7000.

Thank you,



Jodi Smith, Contract Administrator I

2803 River Road, Yakima, WA 98902

Office: (509) 966-7000 | jsmith@hlacivil.com

www.hlacivil.com

-
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July 16, 2026

City of Grandview
207 W. Second Street
Grandview, WA 98930

Attn: Shane Fisher, City Administrator

Re: City of Grandview
Ex. 3.0 MG Reservoir (West) Rehabilitation Improvements
HLA Project No. 23192-C
Recommendation of Award

Dear Shane:

The bid opening for the above-referenced project was held at City Hall at 2:00 p.m. on Wednesday, July 15, 2026. A total of three (3) bids were received with the low bid of \$1,502,627.50, being offered by Coatings Unlimited, of Pasco, Washington. This low bid is approximately eighteen (18%) percent below the Engineer's Estimate of \$1,836,695.00.

We have reviewed and checked the bid proposals of all bidders and recommend the City of Grandview award a construction contract to Coatings Unlimited, in the amount of \$1,502,627.50. Please send us a copy of the City of Grandview Council meeting minutes authorizing the award of this project.

Enclosed please find the project Bid Summary for your review. Please advise if we may answer any questions or provide additional information.

Sincerely,

A handwritten signature in blue ink that reads "Jakob W. Michael".

Digitally signed by Jakob
Michael
Date: 2026.07.16
08:29:03-07'00'

Jakob W. Michael, PE

JWM/jms

Enclosures

Copy: John Simmons, Anita Palacios (City of Grandview)
Taylor Denny, Angie Ringer, Janell Hayden (HLA)

BID SUMMARY										BIDDER NO. 1		BIDDER NO. 2		BIDDER NO. 3	
Contracting Agency: City of Grandview Project: EX. 3.0 MG Reservoir (West) Rehabilitation Improvements HLA Project No. 23192-C DWSRF Project No. DWL28174-0 Bid Opening Date: July 15, 2026										Coatings Unlimited 5426 N. Road 68 Suite D #330 Pasco, WA 99301		T Bailey LLC 9628 S. Marchs Point Road Anacortes, WA 98221		Purcell Painting & Coatings LLC 6456 South 144th Street Tukwila, WA 98168	
ITEM NO.	SCH.	DESCRIPTION	QTY.	UNIT	ENGINEER'S ESTIMATE		BIDDER NO. 1		BIDDER NO. 2		BIDDER NO. 3				
					UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT			
1	A	Minor Change	Est.	FA	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00			
2	A	Mobilization	---	LS	\$ 100,000.00	\$ 100,000.00	\$ 18,800.00	\$ 18,800.00	\$ 40,000.00	\$ 40,000.00	\$ 94,641.00	\$ 94,641.00			
3	A	Interior Recoating, Complete	---	LS	\$ 500,000.00	\$ 500,000.00	\$ 444,000.00	\$ 444,000.00	\$ 280,000.00	\$ 280,000.00	\$ 897,130.00	\$ 897,130.00			
4	A	Safety Improvements, Complete	---	LS	\$ 200,000.00	\$ 200,000.00	\$ 111,900.00	\$ 111,900.00	\$ 400,000.00	\$ 400,000.00	\$ 110,970.00	\$ 110,970.00			
5	A	Reservoir and Site Piping Improvements, Complete	---	LS	\$ 40,000.00	\$ 40,000.00	\$ 273,700.00	\$ 273,700.00	\$ 135,000.00	\$ 135,000.00	\$ 270,610.00	\$ 270,610.00			
6	A	Roof Vent Replacement, Complete	---	LS	\$ 20,000.00	\$ 20,000.00	\$ 15,200.00	\$ 15,200.00	\$ 25,000.00	\$ 25,000.00	\$ 13,750.00	\$ 13,750.00			
7	A	Painter's Plug Replacement, Complete	5	EA	\$ 1,000.00	\$ 5,000.00	\$ 760.00	\$ 3,800.00	\$ 500.00	\$ 2,500.00	\$ 550.00	\$ 2,750.00			
8	A	Liquid Level Indicator, Complete	---	LS	\$ 20,000.00	\$ 20,000.00	\$ 12,700.00	\$ 12,700.00	\$ 25,000.00	\$ 25,000.00	\$ 10,590.00	\$ 10,590.00			
9	A	Reservoir Mixer, Complete	---	LS	\$ 45,000.00	\$ 45,000.00	\$ 90,350.00	\$ 90,350.00	\$ 35,000.00	\$ 35,000.00	\$ 32,580.00	\$ 32,580.00			
10	A	Electrical and Lighting, Complete	---	LS	\$ 50,000.00	\$ 50,000.00	\$ 24,600.00	\$ 24,600.00	\$ 55,000.00	\$ 55,000.00	\$ 110,670.00	\$ 110,670.00			
11	B	Minor Change	Est.	FA	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00			
12	B	Mobilization	---	LS	\$ 75,000.00	\$ 75,000.00	\$ 10,900.00	\$ 10,900.00	\$ 20,000.00	\$ 20,000.00	\$ 90,780.00	\$ 90,780.00			
13	B	Exterior Recoating, Complete	---	LS	\$ 400,000.00	\$ 400,000.00	\$ 197,800.00	\$ 197,800.00	\$ 260,000.00	\$ 260,000.00	\$ 410,590.00	\$ 410,590.00			
14	B	Exterior Spot Repair, Complete	2,500	SF	\$ 25.00	\$ 62,500.00	\$ 2.00	\$ 5,000.00	\$ 19.00	\$ 47,500.00	\$ 6.80	\$ 17,000.00			
15	B	Reservoir Containment, Complete	---	LS	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 180,000.00	\$ 180,000.00	\$ 355,660.00	\$ 355,660.00			
Schedule A Bid Subtotal						\$ 995,000.00		\$ 1,010,050.00		\$ 1,012,500.00		\$ 1,558,691.00			
8.2% Sales Tax - Schedule A						\$ 81,590.00		\$ 82,824.10		\$ 83,025.00		\$ 127,812.66			
SCHEDULE A - TOTAL						\$ 1,076,590.00		\$ 1,092,874.10		\$ 1,095,525.00		\$ 1,686,503.66			
Schedule B Bid Subtotal						\$ 702,500.00		\$ 378,700.00		\$ 522,500.00		\$ 889,030.00			
8.2% Sales Tax - Schedule B						\$ 57,605.00		\$ 31,053.40		\$ 42,845.00		\$ 72,900.46			
SCHEDULE B - TOTAL						\$ 760,105.00		\$ 409,753.40		\$ 565,345.00		\$ 961,930.46			
BID TOTAL						\$ 1,836,695.00		\$ 1,502,627.50		\$ 1,660,870.00		\$ 2,648,434.12			
ENGINEER'S REPORT										ADDITIONAL BID TOTALS					
Competitive bids were opened July 15, 2026. All bids have been reviewed by this office. We recommend the contract be awarded to: Coatings Unlimited. Digitally signed by Jakob Michael Date: 2026.07.15 17:41:15-07'00' Project Engineer _____ Date _____										BIDDER					
										BID TOTAL					
*Highlighted amounts have been corrected.															



RESOLUTION NO. 2026-____

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
ACCEPTING THE BID FOR THE EXISTING 3.0 MG RESERVOIR (WEST)
REHABILITATION IMPROVEMENTS AND AUTHORIZING THE MAYOR TO SIGN
ALL CONTRACT DOCUMENTS WITH COATINGS UNLIMITED**

WHEREAS, the City of Grandview has advertised for bids for the existing 3.0 MG Reservoir (West) Rehabilitation Improvements; and,

WHEREAS, Coatings Unlimited of Pasco, Washington, has submitted the lowest responsible bid, which bid has been accepted;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, AS FOLLOWS:

The Mayor is hereby authorized to sign all contract documents with Coatings Unlimited for the existing 3.0 MG Reservoir (West) Rehabilitation Improvements in the amount of \$1,502,627.50.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on _____, 2026.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY