

LEAVENWORTH CITY COUNCIL
Study Session Agenda
City Hall – Council Chambers & Zoom
September 22, 2026 | 5:30 – 6:50 PM

5:30-5:40 2026 Block Party Recap & 2027 Planning Discussion

The City of Leavenworth hosted its annual Community Block Party on August 20, 2026, at the Osborn Playfield and along Orchard Street, welcoming an estimated **700 community members**. The event brought together **47 organizations across 43 booths**, including local nonprofits, service organizations, schools, public agencies, and City departments. Activities included informational booths, Touch-A-Truck vehicles, face painting, field games, a waterslide and bounce houses, a community cookout served by City staff, and cookies served by City Councilmembers.

City staff from across departments supported setup, food service, activities, event operations, and cleanup. Sustainable NCW and Winton Manufacturing supported the City's zero-waste efforts with waste stations and sorting education. Despite wildfire smoke concerns leading up to the event, air quality remained within established thresholds and the Block Party proceeded outdoors as planned.

Attendance was lower than the estimated 900 attendees in 2025; however, community feedback has been positive, and participating organizations have expressed appreciation for the opportunity to connect directly with community members and one another.

The post-event After Action Review identified several successes to carry forward, including the water slide, staff T-shirts, Council & Cookies, improved food-line flow, dedicated rovers and a runner, three waste stations, four grills, and pre-chilled beverages. Improvements identified for 2027 include better waste-station signage, additional food and beverage supplies, radio headsets, improved grill-to-food-line communication, and better food-line waste management. Staff also recommended mandatory breaks for grill and food-line staff, and a dedicated break area and cooling options.

Finally, staff suggested considering moving the Community Block Party to June, potentially coinciding with the last day of school for the Cascade School District. An earlier date could offer milder temperatures, reduce the likelihood of wildfire smoke, and provide a community-wide kickoff to summer. As planning for 2027 begins, staff is seeking City Council's thoughts and feedback on whether a June date is worth exploring further.

The following items are included under **TAB B**.

- 2026 Community Block Party Summary

5:40-6:15 Leavenworth Winter Sports Club

This time is for the City Council to hear a proposal from the Leavenworth Winter Sports Club for a permanent connection to City water for snowmaking purposes.

The following items are included under **TAB C.**

- Existing Snowmaking Agreement
- Snowmaking days analysis
- Snowmaking report

6:15-6:45 Parking Garage – Reduced Scope Discussion

This time is for the City Council to consider a reduced scope for the parking garage project. Any re-development of this site will require reconstructing the retaining walls. This project would study the feasibility and cost of new retaining walls and adding up to two levels of parking, matching the elevation of the adjacent Aasgard parking lot. The project would be designed to accommodate future development above.

The following items are included under **TAB D.**

- Scope of Work
- Fee proposal

6:45-6:50 Council Updates/Suggestions for Future Agenda Items

There are no items included under **TAB E.**

Community Block Party 2026

Post Event Summary:

The City of Leavenworth hosted its annual Community Block Party (CBP) on August 20, 2026, at Osborn Playfield and Orchard Street. The event had an approximate **attendance of 700 and was supported by 40 City staff and elected officials**; 47 community partners hosted 39 informational booths; four City project booths; six Touch-A-Truck vehicles; and three staffed waste stations with help from City partners Sustainable NCW and Winton Mfg.

Poor air quality leading up to the event prompted development of an indoor contingency plan with Cascade School District. Thankfully, air quality remained within established thresholds and the CBP proceeded outdoors as planned. Attendance was lower than the estimated 900; however, community feedback has been positive, and participating organizations continue to express appreciation for the opportunity to connect with the community. **Overall, the event continues to be a valuable and worthwhile investment of City time and resources.**

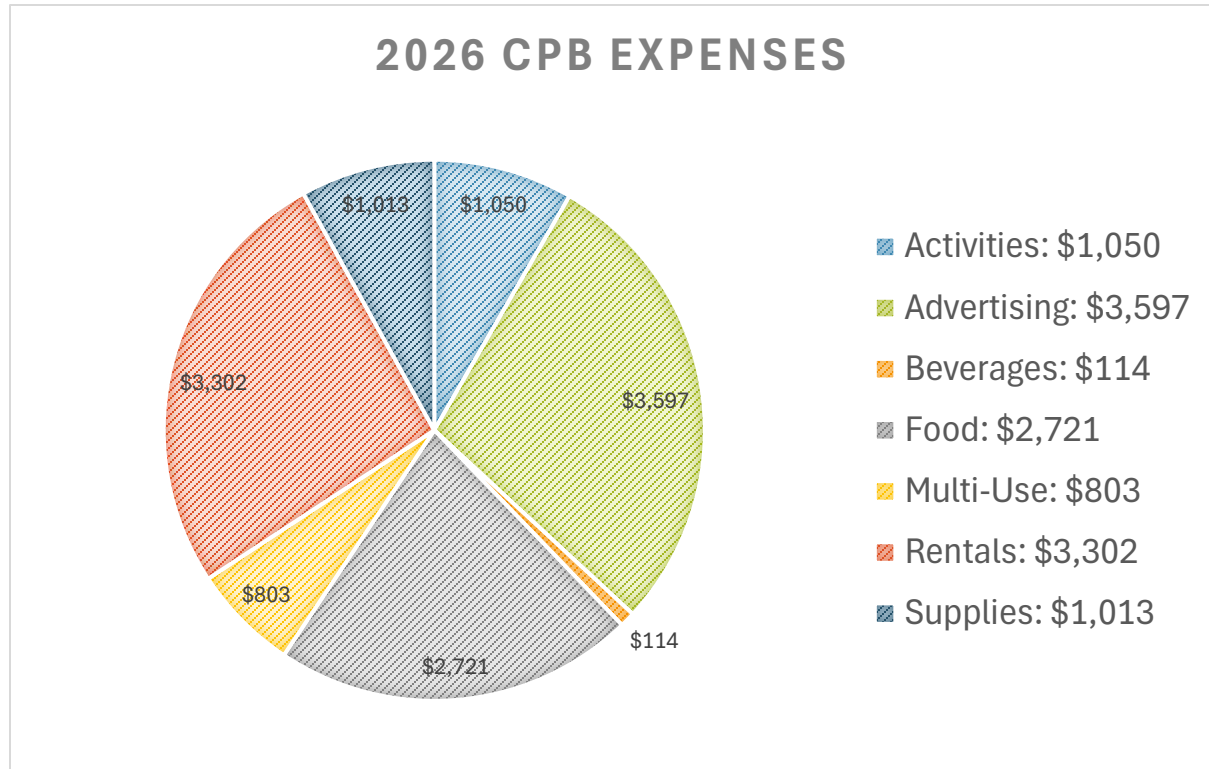
Budget and Spending Summary:

The 2026 Community Block Party was budgeted at \$10,000, based on 2025 expenses of \$11,201. The budget request excluded advertising and multi-use expenses, noted in the 2025 summary that those costs could be allocated to other City budgets. Following subsequent discussions, those costs were charged directly to the CBP, bringing **total 2026 expenses to \$12,602.**

Since 2023, CBP costs have generally increased **10–15% annually**. The 2026 event continued that trend, particularly in activities, rentals, and food.

- **Activities:** The same activities were offered as in 2025, with rental and service costs increasing **11%**.
- **Advertising:** Costs were consistent with prior years but were charged to the CBP rather than the Communications budget.
- **Beverages:** Swire Coca-Cola donated 744 cans of soda, and seltzer was purchased on sale, significantly reducing beverage costs. Future budgets should continue to include approximately **\$1,000** for beverages in case donations are unavailable.
- **Food:** Costs increased **12%**. Quantities were adjusted based on 2025 consumption, so the increase is primarily attributable to higher unit costs rather than increased quantities.
- **Multi-Use Items:** Approximately **\$800** was spent on reusable supplies and equipment in 2026; namely coolers and large beverage jug/water dispensers. Annual spending in this category is typically **\$600–\$1,000** and includes items used for future CBPs and other City events.

- **Rentals:** Costs increased **19%** despite renting the same quantities of portable toilets, chairs, and tents. Bounce house and waterslide rentals are included under Activities.
- **Supplies:** Consumable/single-use supplies typically total **\$400–\$600** annually. With staff T-shirts included in this category, 2026 expenses totaled approximately **\$1,000**.



2027 Budget Request

Category	2027 REQUEST	2026 ACTUAL	2025 ACTUAL	Narrative
Activities	\$ 1,200	\$ 1,050	\$ 938	bouncy house, water slide & face painting - 2026 + 15%
Advertising	\$ 3,600	\$ 3,597	\$ 3,662	Print & Social Media Advertising, banners
Beverages	\$ 1,000	\$ 114	\$ 65	\$1k contingency in case of no donation
Food	\$ 3,200	\$ 2,721	\$ 2,393	2026 total + contingency for 15% cost increase
Multi-Use	\$ 1,200	\$ 803	\$ 1,022	supplies that can be used annually and/or multi events
Rentals	\$ 3,800	\$ 3,302	\$ 2,660	2026 total +contingency for 15% cost increase
Supplies	\$ 1,000	\$ 1,013	\$ 461	permits, t-shirts, food service/disposables & small items
TOTAL	\$ 15,000	\$ 12,600	\$ 11,201	Note: Annual costs have increased by ~ 15% /year since at least 2024.

LEASE

THIS LEASE, is made this 14 day of Feb., 2018, by and between the CITY OF LEAVENWORTH, a municipal corporation of the State of Washington, (the "Landlord" or "City") and LEAVENWORTH WINTER SPORTS CLUB, a Washington nonprofit corporation (the "Tenant" or "Club").

Recitals

- A. City and Club intend to enter into a series of agreements, including this lease.
- B. Other agreements may include a contract for water service under Chapter 13.04 LMC and an agreement for use of public right of way.

Now, therefore City and Club as landlord and tenant agree as follows:

1. **DESCRIPTION OF PREMISES.** Landlord hereby leases to Tenant and Tenant leases from Landlord on the terms, covenants and conditions set forth herein, the following-described premises:

Thereal property described on Exhibit "A" attached hereto and incorporated herein for the placement of temporary and permanent utilities to facilitate the access to the City water system by the Club. A map is attached as Exhibit "B" and incorporated herein which map is intended to depict the real property legally described on Exhibit "A". It is acknowledged, however, that there may be differences between the real property legal description in Exhibit "A" and the real property map on Exhibit "B". In such instances, the map shall control over the legal description.

Tenant also shall have the right to use the City's overflow pond the location of which is depicted on Exhibit "C" to drain equipment after each snow making session.

hereinafter the "Leased Premises." The parties agree that the square footage of the Leased Premises is 4,400 square feet.

2. **TERM.** The term of this Lease shall be for five (5) years commencing on January 1, 2018 and ending December 31, 2022, even if this lease is executed after the commencement date.

3. **RENT.** Tenant agrees to pay Landlord without deduction, offset, prior notice or demand, and Landlord agrees to accept, as rent for the Leased Premises rent in amount as set by the City's Resolution on rates and fees for each month of operation. Rent will only be charged for a month of operation. As of the date of this Lease the Resolution in effect is Resolution 22 - 2017 and the rate is 50 cents per square foot. The monthly rental under Resolution 22 - 2017

based upon the agreed square footage is \$ 2,200.00 per month for each month of operation. A "month of operation" shall be any winter month during which Club makes snow using equipment on or serviced from the leased premises for its recreational services. A month of operation shall not include either a before season use or after season use for equipment testing for snow making.

Monthly rent installments will be sent to the following address or such other place as Landlord may from time to time designate in writing:

**City of Leavenworth
700 Highway 2
P.O. Box 287
Leavenworth, WA 98826
Attention: Chantell Steiner**

In the event Tenant should fail to pay any installment of rent or any sum due hereunder within ten (10) days after the date it is due, Tenant shall pay Landlord a late charge of 5% of the delinquent payment, which late charge shall constitute additional rent due hereunder.

4. **OPTION TO RENEW:** Tenant shall have the option to renew this Lease for two additional term of five (5) years. If Tenant elects to exercise the option to renew, Tenant shall give Landlord written notice of such election not later than June 1 of the year prior to commencement of the renewal, provided, however, City by council action may elect to terminate and nullify any renewal by notice to Tenant given by September 30 of the year prior to commencement of the renewal.

Annual rent for the renewal term shall be in accordance with the applicable City Rate and Fee Resolution, unless otherwise agreed between the parties. The balance of the terms of this Lease shall remain in force and effect for any renewal.

5. USE OF PREMISES.

- (a) The Leased Premises may be used and occupied to place and maintain during certain times of the year a pump building (estimated size 12 feet by 20 feet), a water line (in an area approximately 10 feet by 285 feet), a ground vault (in an area approximately 10 feet by 10 feet) and related electrical facilities for three phase power and connection (in an area approximately 10 feet by 125 feet) and for now other uses without Landlord's prior written consent.
- (b) Tenant shall promptly comply with all laws, ordinances, orders, and regulations now in effect, or as hereafter amended, affecting the Leased Premises and their cleanliness, safety, occupation and use.
- (c) Tenant shall not use any machinery or equipment in the Leased Premises except as provided above that might be injurious to the leased premises. Tenant will not perform any act or carry on any practices that may damage the Leased Premises or be a nuisance to

or menace or injure the public or Landlord's employees, contractors or agents. Tenant shall not commit or suffer any waste upon the Leased Premises.

- (d) Upon termination of the lease, Tenant shall quit and surrender the Leased Premises in as good a state and condition as they were at the commencement of the lease, reasonable wear and tear, damage by the elements.
- (e) Tenant shall not drain any contaminated water into City's overflow pond.
- (f) Tenant will install backflow equipment and protection at its sole expense as City shall from time to time direct. Tenant shall maintain all backflow protection in proper working order.

6. **UTILITIES.** Landlord agrees to enter into a separate agreement to provide water to Tenant. Tenant shall install at its own expense electricity to the site with a meter and shall be responsible for payment of electrical and related charges due Chelan PUD.

7. **ACCEPTANCE OF PREMISES.** Tenant acknowledges that it has examined the Leased Premises and accepts the same as being in the condition called for by this Lease.

8. **ALTERATIONS, LIENS, CONDITION OF PREMISES UPON TERMINATION OF LEASE.** The following provisions apply to alteration of the Leased Premises:

- (a) No alterations shall be made to the Leased Premises without prior written consent of Landlord, and any alterations to the Leased Premises excepting trade fixtures shall, at Landlord's option, become part of the realty and belong to Landlord. The parties agree that Landlord has approved the alternations and uses contemplated in Sections 5 and 11.
- (b) Should Tenant desire to alter the Leased Premises and if Landlord consents to such alterations, then Tenant construct the improvements itself or shall contract with a licensed, bonded and insured contractor approved by Landlord for the construction of such alterations.
- (c) All work approved by Landlord shall be done at such times and in such manner as Landlord may from time to time designate. Tenant shall give Landlord written notice five (5) days prior to employing any laborer or contractor to perform work resulting in an alteration of the Leased Premises so that Landlord may post a notice of nonresponsibility.
- (d) In the event the Leased Premises shall at any time during the term of this Lease become subject to any suit brought to enforce a lien, or any statement or claim of lien is filed to enforce a lien resulting from the furnishing of materials or labor to the Leased Premises contracted for or agreed to by Tenant, Tenant may contest such lien by legal proceedings, but shall nevertheless cause such lien, at its sole cost, to be discharged within thirty (30) days after notice thereof by the substitution therefor of a mechanic's lien release bond, by posting of adequate security for the payment thereof (including all expenses incident thereto), or by such other method as shall be reasonably satisfactory to Landlord.

9. **INSURANCE:** Tenant shall provide and maintain insurance as follows:

a. Insurance Term

Tenant shall procure and maintain for the duration of this Lease insurance against claims for injuries to persons or damage to property which may arise from or in connection with operations or activities performed by or on the Tenant's behalf with respect to the Leased Premises.

b. No Limitation

Tenant's maintenance of insurance as required by the agreement shall not be construed to limit the liability of the Tenant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.

c. Minimum Scope of Insurance

Tenant shall obtain insurance of the types and coverage described below:

- i. Commercial General Liability insurance shall be at least as broad as Insurance Services Office (ISO) occurrence form CG 00 01 and shall cover liability arising from operations, products-completed operations, and stop-gap liability. There shall be no exclusion for liability arising from explosion, collapse or underground property damage. The City shall be named as an additional insured under the Permittee's Commercial General Liability insurance policy using ISO Additional Insured-State or Political Subdivisions-Permits CG 20 12 or a substitute endorsement providing at least as broad coverage.
- ii. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be at least as broad as Insurance Services Office (ISO) form CA 00 01.

d. Minimum Amounts of Insurance

Tenant shall maintain the following insurance limits:

- i. Commercial General Liability insurance shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate and a \$2,000,000 products-completed operations aggregate limit.

- ii. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.

e. Other Insurance Provision

The Tenant's Commercial General Liability insurance policy or policies are to contain, or be endorsed to contain that they shall be primary insurance as respect the City. Any Insurance, self-insurance, or self-insured pool coverage maintained by the City shall be excess of the Applicant's insurance and shall not contribute with it.

f. Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII.

g. Verification of Coverage

Tenant shall furnish the City with original certificates and a copy of the amendatory endorsements, including the additional insured endorsement, evidencing the insurance requirements of the Tenant before commencement of the Lease and supply such certificates with each renewal of its insurance.

h. Notice of Cancellation

The Tenant shall provide the City with written notice of any policy cancellation, within two business days of their receipt of such notice.

i. Failure to Maintain Insurance

Failure on the part of the Tenant to maintain the insurance as required shall constitute a material breach of this Lease.

9. **RISK OF LOSS:** All personal property of Tenant kept or maintained at the Leased Premises shall be at the risk of Tenant.

10. **INDEMNIFICATION:**

- (a) Landlord shall protect, hold harmless, indemnify, and defend, at its own expense, the Tenant, its officers, employees, and agents from any loss or claim for damages of any nature whatsoever, including claims by third parties or by Landlord's employees from which it would otherwise be immune under TITLE 51 RCW or other law, arising out of any act or omission on or about the Leased Premises or relating to this Lease by Landlord,

its officers, assignees, agents, employees, invitees, contractors or subcontractors. If a loss or claim is caused by or results from the concurrent negligence of Landlord, its officers, employees, or agents and the Tenant, its appointed or elected officials, officers, employees, or agents, this clause shall be valid and enforceable only to the extent of the negligence of the Landlord, its officers, employees, or agents.

- (b) Tenant shall protect, hold harmless, indemnify, and defend, at its own expense, the Landlord, its officers, employees, and agents from any loss or claim for damages of any nature whatsoever, including claims by third parties or by the Tenant's employees from which it would otherwise be immune under TITLE 51 RCW or other law, arising out of any act or omission on or about the Leased Premises or relating to this Lease by the Tenant, its appointed or elected officials, officers, employees, or agents. If a loss or claim is caused by or results from the concurrent negligence of the Tenant, its appointed or elected officials, officers, employees, or agents and the Landlord, its officers, employees, or agents, this clause shall be valid and enforceable only to the extent of the negligence of the Tenant, its appointed or elected officials, officers, employees, or agents.

The parties acknowledge that the foregoing indemnity provisions were mutually negotiated and survive the termination of this Lease.

11. PROVISIONS RELATED TO SNOW MAKING.

- (a) Tenant shall:

- (1). Provide advance notice to the City and its Water Manager of its intent to proceed to begin operations. The Club and City will schedule a meeting to occur before the end of October of each year to address operations for the season.

- (2). The City Public Works Director or designee will be notified 24 hour in advance of each snowmaking session. Notice via email or text message to the designee shall be deemed sufficient upon approval by the City Public Works Director.

- (3). The Club will disconnect and drain all hoses and equipment and physically disconnect from the hydrant connection after each "snowmaking session", (freeze protection for hydrant). Additionally, meter and back flow prevention device must be drained at the end of each "snowmaking session").

- (4). At the end of each snowmaking /ski season, the Club shall remove all hoses, pipes or other temporary equipment from the Leased premises.

- (5) In the event of a City determined emergency affecting City water supply, the Club will stop all snowmaking operations and disconnect immediately if requested by City.

- (b) Tenant Maintenance. Tenant shall, at its sole cost, keep and maintain all elements of the Leased Premises and appurtenances and every part thereof in good and sanitary order,

condition, and repair. Tenant shall, at its sole cost, keep and maintain all utilities, plumbing, fixtures and mechanical equipment used by Tenant in good order, condition, and repair.

12. **SIGNS AND LANDSCAPING.** Landlord shall have the right to control landscaping and approve the placing of signs and the size and quality of the same. Tenant shall make no alterations or additions to the landscaping and shall place no signs on the Leased Premises without the prior written consent of Landlord. Any signs not in conformity with this Lease may be immediately removed by Landlord.

13. **ENTRY BY LANDLORD.** Tenant shall permit Landlord and Landlord's agents to enter the Leased Premises at all reasonable times for the purpose of inspecting the same upon 24 hours notice if not an emergency. Notice shall be in writing or by e-mail.

14. **TAXES.**

- (a) Landlord shall be responsible for all real property taxes and assessments levied or assessed against the Leased Premises by any governmental entity, including any special assessments imposed on or against the Leased Premises for the construction or improvement of public works in, on or about the Leased Premises; provided, however, that the Tenant shall conduct no activity on the Leased Premises nor place any articles on the Leased Premises that will increase the real property taxes levied or assessed against the Leased Premises. The parties agree that the uses and improvements contemplated by Section 5 will not increase the property taxes if any on the Leased Premises.
- (b) Tenant shall pay before delinquency any and all taxes, assessments, license fees, and public charges levied, assessed or imposed and which become payable during the Lease upon Tenant's fixtures, furniture, appliances and personal property installed or located in the Leased Premises.
- (c) Leasehold Tax. In addition to the base rent, the Tenant shall pay to the Landlord a leasehold excise tax pursuant to Chapter 82.29A RCW, which is currently at 12.84% of taxable rent and other measurable consideration.

15. **ABANDONMENT.** Tenant shall not vacate nor abandon the Leased Premises at any time during the term of this Lease.

16. **ASSIGNMENT AND SUBLETTING:** Tenant shall not sublease, sublet or assign the leased premises, or any portion thereof, except by the written permission and consent of Landlord. This lease shall not be assignable by operation of law.

17. TENANT DEFAULT:

- (a) If Tenant shall fail to perform any of the covenants and agreements herein contained, then Landlord may cancel this lease upon giving the notice required by law, and re-enter said premises; PROVIDED, the notice period for notices under RCW 59.12.030(3) and (4) shall be thirty (30) days. Notwithstanding such re-entry by Landlord, the liability of Tenant for the rent provided for herein shall not be extinguished for the balance of the term of the lease, and Tenant covenants and agrees to make good to Landlord any deficiency arising from re-entry and reletting of the Leased Premises at a lesser rental than herein agreed to. Tenant shall pay such deficiency each month as the amount thereof is ascertained by Landlord. In computing such deficiency, Tenant shall be charged with the monthly rental that would have been owed by Tenant had Tenant continued to lease the Leased Premises.
- (b) If Landlord must commence an unlawful detainer action to seek restitution of the rental premises as a result of Tenant's default in the payment of rent, Landlord shall be entitled to judgment in the amount of double the rent due at the time of judgment pursuant to RCW 59.12.170.
- (c) In the event of any entry in, or taking possession of, the Leased Premises, Landlord shall have the right, but not the obligation, to remove from the Leased Premises all personal property located thereon, and may place the same in storage at a public warehouse, at the expense and risk of the owners.
- (d) If at any time Landlord waives any breach or default, or any right or option, such waiver shall not be construed to be a waiver of any other right or option, or any other past, existing or future breach or default.
- (e) In the event Tenant is in default on any provision of this lease and Landlord seeks the services of an attorney to enforce such provision in default, Landlord shall be entitled to recover all reasonable attorney's fees and costs expended in such enforcement, including the cost of preparation and service of all notices, and such fees, costs and expenses shall constitute additional rent due hereunder.
- (f) Tenant agrees that Landlord may shut off water under any separate agreement to provide water in the event of a default under this lease after the required notice in section 17(a).

18. LANDLORD DEFAULT: In the event Landlord shall neglect or fail to perform or observe any of the covenants, provisions or conditions contained in this Lease on its part to be performed or observed within 20 days after Tenant's written notice to Landlord (or if more than 20 days shall be required because of the nature of the breach, if Landlord shall fail to proceed diligently to cure such breach after notice), then, in that event, Landlord shall be in default under the provisions of this Lease and shall be responsible to Tenant for any and all damages sustained by Tenant as a result of Landlord's default. Further, after such default and upon giving Landlord ten (10) days advance written notice of intent to do so, Tenant shall have the right to cure any such default at Landlord's expense, including in such expenditure all costs and attorney's fees

incurred to cure such default, and may offset the costs of curing such default against rents next due. In the event Landlord fails and refuses to cure its default and Tenant is unable to remedy Landlord's default, Tenant shall have the option of terminating this lease upon 30 days written notice to Landlord.

19. ATTORNEY FEES/COLLECTION CHARGES. In the event of any legal action or proceeding between the parties hereto, the substantially prevailing party shall be entitled to collect, in addition to any judgment awarded by a court, a reasonable sum as attorneys' fees, and all costs and expenses incurred in connection with such a lawsuit, including attorneys' fees, costs, and expenses of any appeal of a judgment, and if the substantially prevailing party shall recover judgment in any such action or proceeding, such costs, expenses and attorney's fees shall be included in and as a part of such judgment. This Lease shall be governed by the laws of the State of Washington. The venue for any dispute related to this Lease shall be Chelan County, Washington.

20. NOTICES. All notices, statements, demands, requests, consents, approvals, authorizations, offers, agreements, appointments, or designations under this lease by either party to the other shall be in writing and shall be sufficiently given and served upon the other party, if sent by certified mail, return receipt requested, postage prepaid, and addressed as follows:

TENANT:

Leavenworth Winter Sports Club
P.O. Box 573
Leavenworth, WA 98826

LANDLORD:

City of Leavenworth
700 Highway 2
P.O. Box 287
Leavenworth, WA 98826
Attention: City Administrator

or at such other address as either party designates by written notice to the other party. All notices shall be effective upon the earlier of personal delivery or three (3) days after being mailed.

21. TIME. Time is of the essence of this Lease.

IN WITNESS WHEREOF Landlord and Tenant have executed this Lease as of the day and year first above written. Individuals signing on behalf of a principal warrant that they have the authority to bind their principals.

CITY OF LEAVENWORTH

By


Cheri Farivar, Mayor

LEAVENWORTH WINTER SPORTS CLUB

By


Mark Milliette, Special Projects

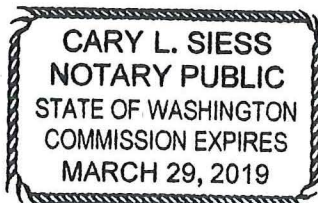
STATE OF WASHINGTON)

) ss.

COUNTY OF CHELAN)

I certify that I know or have satisfactory evidence that Cheri Farivar is the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 14th day of February, 2018.




Cary L. Siess

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of Washington, residing at Chelan Co.

My commission expires 3/29/2019

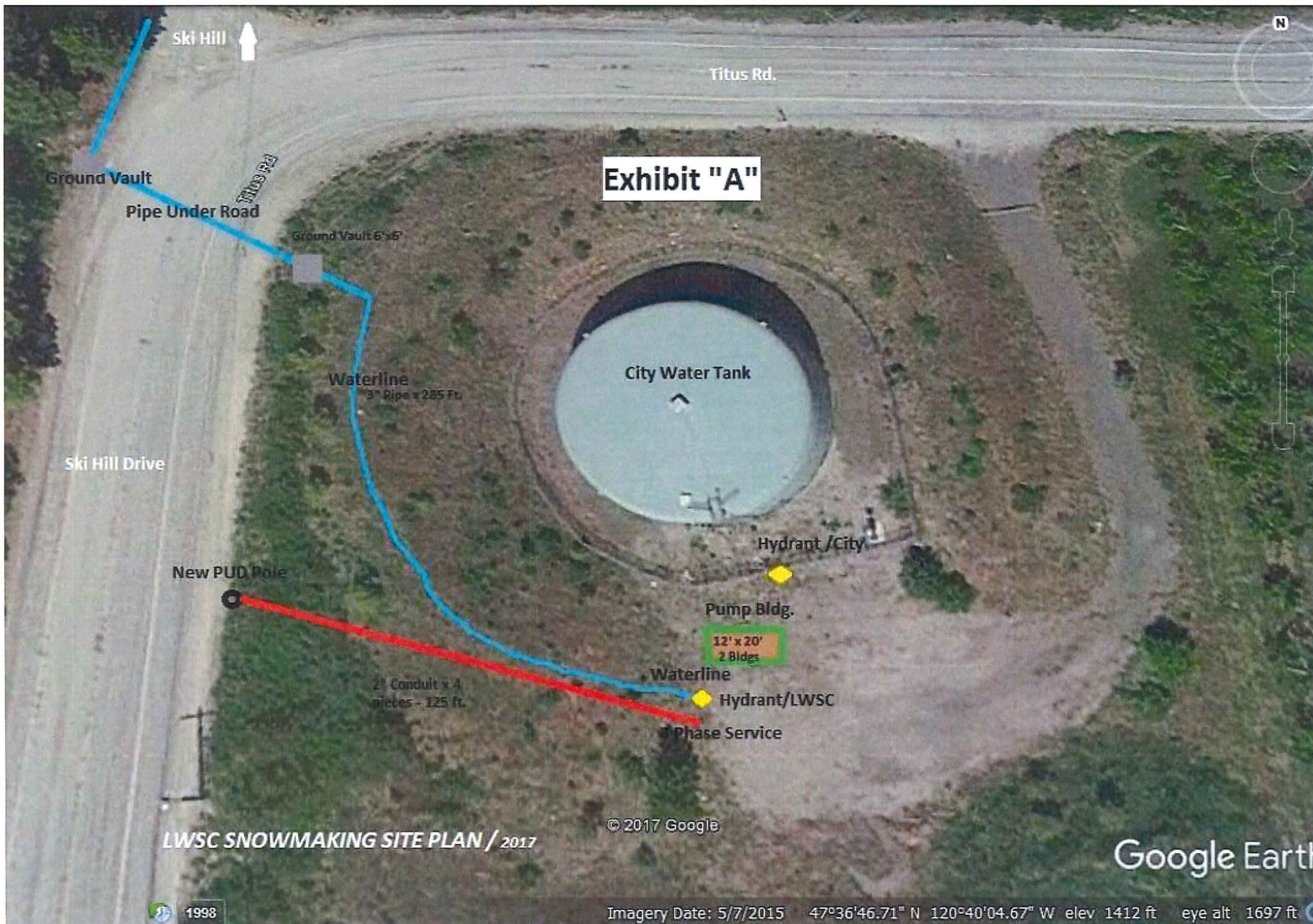


EXHIBIT "B"

Site: Water Tank Reservoir and Overflow Pond
Location: Corner of Ski Hill Drive and Titus Road

City of Leavenworth Property Description

Property ID: 27315

Tax Parcel #: 241701220055

Township: 24N

Range: 17EWM

Legal Description: T 24N R 17EWM S 01 PTN GOV LOT 4 SS#99-72 LOT 4 LOT A BA#2000-117 LB BA#02-043 5.0000 ACRES

low Pond





Leavenworth Winter Sports Club

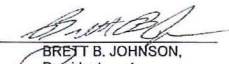
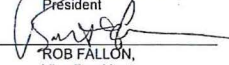
**CONSENT IN WRITING OF THE BOARD OF DIRECTORS
OF THE LEAVENWORTH WINTER SPORTS CLUB**

The undersigned, pursuant to RCW 24.03.095 and RCW 23B.08.210, constituting all of the Directors of the LEAVENWORTH WINTER SPORTS CLUB, a Washington nonprofit corporation, hereby agree that the following resolutions of the Board of Directors be adopted by written consent:

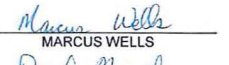
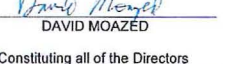
BE IT RESOLVED, the Board of Directors hereby adopts a lease agreement with the City of Leavenworth to allow for snowmaking system infrastructure and the use of City of Leavenworth water for snowmaking at the Leavenworth Ski Hill. Attached as Exhibit A.
The Board of Directors further authorizes Mark Millette, Special Projects to sign the lease agreement on behalf of the Leavenworth Winter Sports Club.

BE IT FURTHER RESOLVED, the Board of Directors may sign this consent in counterparts.

EFFECTIVE the 7th day of February, 2018.


BRETT B. JOHNSON,
President

ROB FALLON,
Vice President

KEVIN REIKE,
Secretary-Treasurer

TODD SMITH

MARCUS WELLS

DAVID MOAZED

Constituting all of the Directors
of the Leavenworth Winter Sports Club

February 7th 2018

EXHIBIT A

ATTACH FINAL DOCUMENT.....

February 7th 2018

Season/Year	Data Range	Coverage	# Days (≥8h)	<27°F
2020	2020-01-01 to 2020-12-31	21 missing hrs	21	353
2021	2021-01-01 to 2021-12-31	9 missing hrs	18	554
2022	2022-01-01 to 2022-12-31	1 missing hrs	49	1260
2023	2023-01-01 to 2023-12-31	4 missing hrs	29	458
2024	2024-01-01 to 2024-12-31	5 missing hrs	7	258
2025	2025-01-01 to 2025-12-31	1 missing hrs	30	596
2026	2026-01-01 to 2026-03-05	Complete	7	93

2020 Snowmaking Windows — Leavenworth Station #1190

Data range: 2020-01-01 to 2020-12-31 | 21 hours with missing data excluded

Start	End	Duration (h)	Temp Min (°F)	Temp Max (°F)
2020-01-09 21:00:00	2020-01-10 5:00:00	9	25.1	26.7
2020-01-13 0:00:00	2020-01-16 13:00:00	86	5.9	27
2020-01-16 17:00:00	2020-01-18 11:00:00	43	10.7	26.6
2020-02-02 22:00:00	2020-02-03 9:00:00	12	21.5	25.9
2020-02-03 21:00:00	2020-02-04 10:00:00	14	21.1	26.4
2020-02-18 1:00:00	2020-02-18 8:00:00	8	22.8	26.7
2020-02-18 23:00:00	2020-02-19 9:00:00	11	21.1	26.6
2020-02-19 23:00:00	2020-02-20 9:00:00	11	20.4	26.5
2020-02-21 0:00:00	2020-02-21 9:00:00	10	21.8	27
2020-03-14 23:00:00	2020-03-15 9:00:00	11	18.2	26.9
2020-03-15 23:00:00	2020-03-16 8:00:00	10	21.8	26.6
2020-11-09 0:00:00	2020-11-09 8:00:00	9	22.6	26.6
2020-11-11 23:00:00	2020-11-12 9:00:00	11	24	26.7
2020-12-01 22:00:00	2020-12-02 9:00:00	12	22.1	26.7
2020-12-02 20:00:00	2020-12-03 9:00:00	14	20.8	26.7
2020-12-04 1:00:00	2020-12-04 9:00:00	9	21.7	26.4
2020-12-04 20:00:00	2020-12-05 10:00:00	15	20.4	26.3
2020-12-22 22:00:00	2020-12-23 10:00:00	13	20.7	26.2
2020-12-23 18:00:00	2020-12-24 11:00:00	18	18.5	26
2020-12-24 18:00:00	2020-12-25 12:00:00	19	20.7	26.8
2020-12-26 3:00:00	2020-12-26 10:00:00	8	23.9	26.8

2021 Snowmaking Windows — Leavenworth Station #1190

Data range: 2021-01-01 to 2021-12-31 | 9 hours with missing data excluded

Start	End	Duration (h)	Temp Min (°F)	Temp Max (°F)
2021-01-18 22:00:00	2021-01-19 9:00:00	12	23.6	26.8
2021-01-20 1:00:00	2021-01-20 10:00:00	10	23.4	26.9
2021-01-22 20:00:00	2021-01-23 10:00:00	15	15.9	26.3
2021-01-23 18:00:00	2021-01-24 10:00:00	17	21.2	26.2
2021-01-25 3:00:00	2021-01-25 10:00:00	8	24.7	26.9
2021-01-26 1:00:00	2021-01-26 10:00:00	10	25.8	26.8
2021-02-09 2:00:00	2021-02-09 9:00:00	8	24.7	27
2021-02-09 19:00:00	2021-02-10 11:00:00	17	12.3	26.2

2021-02-10 21:00:00	2021-02-14 12:00:00	88	15.5	26.8
2021-02-14 14:00:00	2021-02-15 9:00:00	20	20.7	26.9
2021-02-15 17:00:00	2021-02-16 12:00:00	20	17.3	26.5
2021-02-17 20:00:00	2021-02-18 10:00:00	15	22.9	26.6
2021-02-18 23:00:00	2021-02-19 10:00:00	12	21.6	26.8
2021-12-14 19:00:00	2021-12-15 11:00:00	17	21.1	26.5
2021-12-17 1:00:00	2021-12-17 9:00:00	9	25	26.8
2021-12-17 20:00:00	2021-12-20 12:00:00	65	15.4	27
2021-12-20 16:00:00	2021-12-23 9:00:00	66	21.4	27
2021-12-25 23:00:00	2021-12-31 23:00:00	145	3.1	26.7

2022 Snowmaking Windows — Leavenworth Station #1190

Data range: 2022-01-01 to 2022-12-31 | 1 hours with missing data excluded

Start	End	Duration (h)	Temp Min (°F)	Temp Max (°F)
2022-01-01 0:00:00	2022-01-07 10:00:00	155	7.2	26.8
2022-01-08 22:00:00	2022-01-09 10:00:00	13	20.2	25.2
2022-01-09 18:00:00	2022-01-10 12:00:00	19	12.1	26.1
2022-01-10 17:00:00	2022-01-11 8:00:00	16	21.4	26.3
2022-01-22 1:00:00	2022-01-22 9:00:00	9	24.1	26.2
2022-01-22 20:00:00	2022-01-23 12:00:00	17	25.2	27
2022-01-24 18:00:00	2022-01-26 11:00:00	42	20.1	26.9
2022-01-26 20:00:00	2022-01-27 12:00:00	17	25.6	26.9
2022-01-28 1:00:00	2022-01-28 10:00:00	10	25.9	26.9
2022-01-28 23:00:00	2022-01-29 13:00:00	15	25	26.9
2022-01-29 18:00:00	2022-01-30 10:00:00	17	24.3	27
2022-01-30 20:00:00	2022-01-31 3:00:00	8	23.3	26.9
2022-02-01 0:00:00	2022-02-01 9:00:00	10	21.7	26.9
2022-02-01 22:00:00	2022-02-02 10:00:00	13	17.3	26.9
2022-02-02 22:00:00	2022-02-03 12:00:00	15	21.4	26.8
2022-02-03 18:00:00	2022-02-04 11:00:00	18	16.6	25.6
2022-02-06 0:00:00	2022-02-06 10:00:00	11	25.1	26.8
2022-02-06 22:00:00	2022-02-07 9:00:00	12	23.8	26.6
2022-02-12 22:00:00	2022-02-13 9:00:00	12	19.6	26.5
2022-02-22 4:00:00	2022-02-22 14:00:00	11	24.9	27
2022-02-22 18:00:00	2022-02-23 12:00:00	19	9.7	26.9
2022-02-24 0:00:00	2022-02-24 11:00:00	12	22.6	26.7
2022-02-24 19:00:00	2022-02-25 11:00:00	17	11.6	26.6
2022-02-25 18:00:00	2022-02-26 9:00:00	16	25.4	26.7
2022-03-09 22:00:00	2022-03-10 8:00:00	11	20.9	26.5
2022-11-10 0:00:00	2022-11-10 11:00:00	12	21.1	26.9
2022-11-10 18:00:00	2022-11-11 9:00:00	16	24.6	26.9
2022-11-12 2:00:00	2022-11-12 9:00:00	8	24.9	26.6
2022-11-12 21:00:00	2022-11-13 5:00:00	9	23.6	26.3
2022-11-13 22:00:00	2022-11-14 10:00:00	13	23.4	26.9
2022-11-17 19:00:00	2022-11-18 10:00:00	16	16.2	26.5
2022-11-18 18:00:00	2022-11-19 11:00:00	18	13.8	25.5
2022-11-19 17:00:00	2022-11-20 11:00:00	19	14.7	26.6
2022-11-20 17:00:00	2022-11-21 9:00:00	17	25.3	26.9
2022-11-22 23:00:00	2022-11-23 9:00:00	11	21.6	25.7
2022-11-26 1:00:00	2022-11-26 9:00:00	9	22.5	26.5
2022-11-28 19:00:00	2022-11-30 11:00:00	41	18.1	26
2022-11-30 17:00:00	2022-12-01 11:00:00	19	16.1	26.1
2022-12-01 19:00:00	2022-12-03 12:00:00	42	13.5	26.7

2022-12-03 14:00:00	2022-12-05 11:00:00	46	6.2	26.6
2022-12-05 17:00:00	2022-12-06 11:00:00	19	23.5	26.7
2022-12-06 14:00:00	2022-12-08 12:00:00	47	21.9	26.4
2022-12-08 16:00:00	2022-12-10 12:00:00	45	11.8	27
2022-12-11 20:00:00	2022-12-12 10:00:00	15	15.8	26.3
2022-12-12 17:00:00	2022-12-13 10:00:00	18	15.2	26.8
2022-12-13 17:00:00	2022-12-14 10:00:00	18	20.7	25.9
2022-12-14 17:00:00	2022-12-15 11:00:00	19	14.7	26.9
2022-12-15 15:00:00	2022-12-26 6:00:00	256	-7.9	26.7
2022-12-28 22:00:00	2022-12-29 9:00:00	12	24.2	26.4

2023 Snowmaking Windows — Leavenworth Station #1190

Data range: 2023-01-01 to 2023-12-31 | 4 hours with missing data excluded

Start	End	Duration (h)	Temp Min (°F)	Temp Max (°F)
2023-01-01 23:00:00	2023-01-02 9:00:00	11	26	26.7
2023-01-19 20:00:00	2023-01-20 9:00:00	14	20.7	26.1
2023-01-20 19:00:00	2023-01-21 14:00:00	20	19.3	26.2
2023-01-21 17:00:00	2023-01-22 10:00:00	18	17.3	27
2023-01-22 20:00:00	2023-01-23 9:00:00	14	22.7	26.5
2023-01-23 19:00:00	2023-01-24 10:00:00	16	19	26.4
2023-01-24 20:00:00	2023-01-25 9:00:00	14	21.6	26.5
2023-01-28 2:00:00	2023-01-28 9:00:00	8	23.6	26.8
2023-01-29 2:00:00	2023-01-29 10:00:00	9	15.3	25.1
2023-01-29 16:00:00	2023-01-31 13:00:00	46	6.4	26.8
2023-01-31 17:00:00	2023-02-01 13:00:00	21	12.6	26.4
2023-02-01 17:00:00	2023-02-02 11:00:00	19	15.3	25.8
2023-02-02 19:00:00	2023-02-03 10:00:00	16	21.6	26.8
2023-02-11 1:00:00	2023-02-11 9:00:00	9	22.3	26.8
2023-02-14 23:00:00	2023-02-15 9:00:00	11	19.8	25.8
2023-02-16 0:00:00	2023-02-16 8:00:00	9	25.3	26.9
2023-02-22 15:00:00	2023-02-25 11:00:00	69	6.2	26.8
2023-02-25 21:00:00	2023-02-26 9:00:00	13	24.2	26.8
2023-02-26 23:00:00	2023-02-27 12:00:00	14	18.6	26.6
2023-02-28 22:00:00	2023-03-01 9:00:00	12	16.2	25.7
2023-10-28 1:00:00	2023-10-28 8:00:00	8	23.4	26.6
2023-10-29 0:00:00	2023-10-29 8:00:00	9	22.6	26.4
2023-10-30 0:00:00	2023-10-30 8:00:00	9	22.6	26.4
2023-10-31 0:00:00	2023-10-31 8:00:00	9	22.7	26.2
2023-11-17 0:00:00	2023-11-17 8:00:00	9	23.7	26.9
2023-11-24 0:00:00	2023-11-24 9:00:00	10	22.1	26.6
2023-11-24 20:00:00	2023-11-25 9:00:00	14	21.2	26.9
2023-11-25 21:00:00	2023-11-26 10:00:00	14	20.1	26.7
2023-12-23 22:00:00	2023-12-24 10:00:00	13	23	26.6

2024 Snowmaking Windows — Leavenworth Station #1190

Data range: 2024-01-01 to 2024-12-31 | 5 hours with missing data excluded

Start	End	Duration (h)	Temp Min (°F)	Temp Max (°F)
2024-01-07 2:00:00	2024-01-07 9:00:00	8	23.8	26.8
2024-01-11 16:00:00	2024-01-19 13:00:00	190	-11.9	26
2024-01-19 17:00:00	2024-01-20 10:00:00	18	24.6	26.8
2024-02-16 1:00:00	2024-02-16 10:00:00	10	22.8	26.3
2024-02-16 20:00:00	2024-02-17 10:00:00	15	18.2	26

2024-03-06 0:00:00	2024-03-06 8:00:00	9	21.3	26.4
2024-03-07 1:00:00	2024-03-07 8:00:00	8	22.8	26.9

2025 Snowmaking Windows — Leavenworth Station #1190

Data range: 2025-01-01 to 2025-12-31 | 1 hours with missing data excluded

Start	End	Duration (h)	Temp Min (°F)	Temp Max (°F)
2025-01-12 22:00:00	2025-01-13 10:00:00	13	22.2	26.1
2025-01-13 20:00:00	2025-01-14 10:00:00	15	21.2	26.6
2025-01-16 23:00:00	2025-01-17 10:00:00	12	20	26.6
2025-01-17 19:00:00	2025-01-18 11:00:00	17	15.1	25.8
2025-01-18 18:00:00	2025-01-19 10:00:00	17	19.1	25.1
2025-01-19 18:00:00	2025-01-20 12:00:00	19	11	26.8
2025-01-20 18:00:00	2025-01-21 12:00:00	19	11.2	25.3
2025-01-21 17:00:00	2025-01-22 11:00:00	19	12.6	27
2025-01-22 21:00:00	2025-01-23 12:00:00	16	16.9	26.7
2025-01-24 2:00:00	2025-01-24 9:00:00	8	24.4	26.7
2025-01-24 20:00:00	2025-01-25 11:00:00	16	12.7	25
2025-01-25 18:00:00	2025-01-26 11:00:00	18	12.3	25.3
2025-01-26 18:00:00	2025-01-27 11:00:00	18	12	25.3
2025-01-27 17:00:00	2025-01-28 11:00:00	19	11	26.9
2025-01-28 17:00:00	2025-01-29 13:00:00	21	10.8	27
2025-01-29 17:00:00	2025-01-30 14:00:00	22	11	26
2025-01-30 18:00:00	2025-01-31 9:00:00	16	24.8	26.5
2025-02-02 21:00:00	2025-02-03 10:00:00	14	22.7	26.2
2025-02-03 22:00:00	2025-02-04 12:00:00	15	24.5	26.9
2025-02-04 16:00:00	2025-02-06 13:00:00	46	10.1	26.9
2025-02-06 16:00:00	2025-02-07 11:00:00	20	13.8	26.6
2025-02-07 18:00:00	2025-02-08 10:00:00	17	17.9	26.2
2025-02-08 19:00:00	2025-02-09 10:00:00	16	15.3	26.8
2025-02-09 19:00:00	2025-02-10 12:00:00	18	16.4	26.2
2025-02-10 16:00:00	2025-02-14 10:00:00	91	1.5	27
2025-02-14 20:00:00	2025-02-15 10:00:00	15	14.9	26.4
2025-12-27 17:00:00	2025-12-28 11:00:00	19	21.7	26.8
2025-12-29 2:00:00	2025-12-29 11:00:00	10	22.1	26.9
2025-12-29 22:00:00	2025-12-30 10:00:00	13	22.1	27
2025-12-30 18:00:00	2025-12-31 10:00:00	17	17.4	26

2026 Snowmaking Windows — Leavenworth Station #1190

Data range: 2026-01-01 to 2026-03-09

Start	End	Duration (h)	Temp Min (°F)	Temp Max (°F)
2026-01-01 0:00:00	2026-01-01 11:00:00	12	19.3	26.3
2026-01-23 20:00:00	2026-01-24 10:00:00	15	17.5	26.8
2026-01-24 18:00:00	2026-01-25 12:00:00	19	16.6	26.8
2026-01-25 18:00:00	2026-01-26 9:00:00	16	23.4	26.4
2026-01-26 22:00:00	2026-01-27 9:00:00	12	22	25.7
2026-02-18 2:00:00	2026-02-18 9:00:00	8	21.5	27
2026-02-19 23:00:00	2026-02-20 9:00:00	11	20.1	26.8

Window (h)	Wet Bulb	Good Windows	Rating
86	14	3	Good
145	11.6	5	Good
256	12.2	19	Good
69	13.1	6	Good
190	5.5	2	Good
91	10.9	20	Very Good
19	19.1	2	Good

Temp Avg (°F)	Avg RH (%)	Wet Bulb Min (°F)	et Bulb Max (°F)	et Bulb Avg (°F)	Swmaking Rat
26	89	23.6	24.8	24.2	Good
16.2	81	4.3	26.5	14	Excellent
19.8	90	9.3	24.9	18.3	Very Good
23.4	92	20.6	24.2	22.1	Good
23.5	89	19.9	23.9	21.8	Good
24.4	88	21.2	24.3	22.5	Good
23.5	86	19.6	23.9	21.5	Good
23.2	88	19.2	24	21.4	Good
23.9	90	20.8	24.4	22.4	Good
21.8	84	16.2	24	19.6	Very Good
24	90	20.7	24.4	22.5	Good
24.1	92	21.4	25	22.8	Good
25	94	22.9	25.7	24	Good
24.2	96	21.1	26	23.4	Good
23	94	19.6	25.8	22	Good
23.8	95	20.6	25.6	22.8	Good
22.6	95	19.2	25.4	21.6	Good
23	92	19.6	24.4	21.8	Good
21.5	90	17.2	23.7	20.1	Good
23.1	91	19.6	24.4	21.7	Good
25.1	97	23.1	26.1	24.4	Good

Temp Avg (°F)	Avg RH (%)	Wet Bulb Min (°F)	et Bulb Max (°F)	et Bulb Avg (°F)	Swmaking Rat
24.5	95	22.7	26	23.6	Good
25.2	95	22.5	25.8	24.2	Good
20.4	91	14.4	24.4	19	Very Good
22.8	90	19.9	24	21.3	Good
25.8	95	23.7	26.1	24.8	Good
26.2	80	22.8	24	23.4	Good
25.6	52	19.6	21.6	20.4	Good
17.7	81	10.7	21.7	15.3	Very Good

19.3	74	13.9	22	16.4	Very Good
22.8	82	19.4	22.7	20.4	Good
21.2	88	16	24.4	19.4	Very Good
24	95	22	25.4	23.1	Good
24.2	94	20.4	26.1	23.1	Good
23.4	95	20	25.9	22.6	Good
26.1	95	24.1	25.6	25.1	Fair
22.8	91	14	24.7	21.4	Good
24.4	89	19.9	24.8	22.7	Good
13.8	80	1.4	25.6	11.6	Excellent

Temp Avg (°F)	Avg RH (%)	Wet Bulb Min (°F)	Wet Bulb Max (°F)	Wet Bulb Avg (°F)	Swimming Rating
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17.6	85	5.5	25.3	15.7	Very Good
23.6	92	19	23.7	22.3	Good
17.1	89	10.6	23.6	15.5	Very Good
23.5	90	20	24.3	22	Good
24.9	98	23.4	25.6	24.3	Good
26.2	94	24.3	25.8	25.2	Fair
24.2	89	19.3	25.2	22.5	Good
26.1	83	23.1	24.2	23.7	Good
26.4	83	23.3	24.3	23.9	Good
25.8	74	21.8	23.2	22.4	Good
25.6	78	21.8	23.4	22.6	Good
24.9	93	22.1	25.7	23.8	Good
23.9	94	20.6	26.2	22.8	Good
21.2	87	16	23.8	19.4	Very Good
23.6	76	19.2	22.7	20.5	Good
20.6	85	15.2	22.2	18.6	Very Good
26.1	96	24.2	25.9	25.3	Fair
24.9	96	22.7	25.6	24.1	Good
22.8	91	18.2	24.9	21.4	Good
25.9	46	19.5	21.5	20.2	Good
17	67	7.9	20.6	13.5	Excellent
23.7	81	20.6	22.5	21.2	Good
17.4	84	10	22	15.4	Very Good
26	72	21.8	22.6	22.3	Good
23	76	18.5	22.4	19.9	Very Good
23.9	95	19.8	26.6	22.9	Good
25.9	88	23.2	25.3	24.1	Good
25.3	95	23.8	25.3	24.4	Good
25	94	22.6	25.1	23.8	Good
24.9	94	22.5	25.7	23.8	Good
20.7	88	14.5	24.4	19	Very Good
18.9	85	12	22.7	16.8	Very Good
18.6	85	13	22.4	16.6	Very Good
26.4	82	23.2	24.2	23.8	Good
23.4	94	20.4	25.2	22.4	Good
24.5	94	21.3	25.7	23.4	Good
22	83	16.3	23.2	19.7	Very Good
21	89	14.6	23.4	19.3	Very Good
21.2	82	11.9	24.5	18.9	Very Good

17.3	85	4.4	23.5	15.4	Very Good
24.9	86	21.8	24.2	22.9	Good
24	88	20	24	22.2	Good
21.2	90	10.2	24.6	19.6	Very Good
20.2	92	14.2	25.7	18.9	Very Good
19.6	91	13.6	25.9	18.3	Very Good
23.3	91	19.4	24.3	21.9	Good
19.3	90	13.1	24.3	17.8	Very Good
14.3	80	-9.4	25.6	12.2	Excellent
25.2	96	23.2	25.8	24.3	Good

Temp Avg (°F)	Avg RH (%)	Wet Bulb Min (°F)	Wet Bulb Max (°F)	Wet Bulb Avg (°F)	Humidity Making Rate
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26.2	96	25.1	26	25.4	Fair
23.3	94	19.5	25.3	22.2	Good
22.1	93	18.2	24.9	20.9	Good
23	92	15.9	25.4	21.7	Good
24.3	93	21.4	25.2	23.1	Good
22.8	91	17.6	24.8	21.4	Good
23.6	93	20.4	25.1	22.4	Good
25.1	94	22.5	25.7	24	Good
19.9	80	13.7	21.8	17.3	Very Good
16.1	73	4.7	21.1	13.1	Excellent
18.4	78	11	21.3	15.8	Very Good
19.5	83	13.7	21.7	17.3	Very Good
23.4	86	19.9	24	21.3	Good
24.6	94	21.1	26.1	23.5	Good
22.6	87	18.2	23.6	20.7	Good
26.1	85	23.3	24.4	23.8	Good
18.7	60	4.4	21.9	14.8	Excellent
25.2	70	21.2	22.9	21.4	Good
22	91	17.2	24.7	20.6	Good
20.5	90	14.7	24.7	19.1	Very Good
24.8	90	21.9	24.9	23.2	Good
24.2	88	21.1	24.2	22.5	Good
24.2	89	21	24.4	22.5	Good
24.2	90	21.2	24.4	22.6	Good
25.1	93	22.4	25.6	23.9	Good
24.3	93	20.8	25.6	23.1	Good
23	90	19.8	24.9	21.5	Good
23	90	18.6	24.9	21.5	Good
24.8	92	21.8	25.5	23.5	Good

Temp Avg (°F)	Avg RH (%)	Wet Bulb Min (°F)	Wet Bulb Max (°F)	Wet Bulb Avg (°F)	Humidity Making Rate
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25	93	22.7	25.5	23.8	Good
7.5	78	-13.2	23.8	5.5	Excellent
25.3	90	23.3	24.5	23.6	Good
24.2	91	21.5	25.1	22.8	Good
21.2	88	16.7	23.9	19.6	Very Good

23.7	76	18.7	22.8	20.6	Good
24.8	78	20.2	23.8	21.8	Good

Temp Avg (°F)	Avg RH (%)	Wet Bulb Min (°F)	et Bulb Max (°F)	et Bulb Avg (°F)	Swmaking Rat
23.7	93	20.9	24.9	22.5	Good
23.1	92	20	25	21.8	Good
22.8	90	18.5	25.4	21.3	Good
19.3	88	13.4	23.6	17.6	Very Good
22.2	83	17.4	22.1	19.9	Very Good
17.8	82	9.2	23.2	15.5	Very Good
17.8	81	9.4	21.3	15.4	Very Good
17.8	83	10.8	22.9	15.6	Very Good
21.2	85	15.3	23.9	19.1	Very Good
25.9	82	22.1	24	23.4	Good
18.3	86	10.9	22.9	16.4	Very Good
17.2	82	10.5	21.7	14.9	Excellent
17.8	82	10.2	21.8	15.5	Very Good
17.3	83	9.1	23	15.1	Very Good
17.4	82	9.1	23.3	15.2	Very Good
17.1	83	9.1	22.7	15	Excellent
25.7	85	22.2	25.1	23.5	Good
24.1	88	21.1	24	22.3	Good
25.8	89	23	25.7	24.2	Good
19.8	80	8.3	23.4	17.2	Very Good
22.1	79	12.1	22.3	19.4	Very Good
20.8	85	16.3	23.1	18.8	Very Good
19.6	85	13.7	23.3	17.6	Very Good
20.4	79	14.7	21.8	17.8	Very Good
13.7	73	-0.3	21.6	10.9	Excellent
21.1	85	13.2	23.7	19	Very Good
24.4	89	19.8	24.9	22.7	Good
24	89	20.7	24.8	22.3	Good
24.4	93	21.1	25.5	23.2	Good
20.8	90	15.7	24.6	19.3	Very Good

Temp Avg (°F)	Avg RH (%)	Wet Bulb Min (°F)	et Bulb Max (°F)	et Bulb Avg (°F)	Swmaking Rat
21.6	90	17.8	24.2	20	Good
21.6	88	15.8	24.5	19.8	Very Good
21	87	14.9	24.1	19.1	Very Good
24.3	77	20	23.5	21.2	Good
23.7	89	20.6	23.6	22	Good
24.1	95	20.1	25.6	23.2	Good
22.5	86	18.5	23.5	20.5	Good

LEAVENWORTH SKI HILL SNOWMAKING EVALUATION

Prepared by Torrent Engineering & Equipment | February 26, 2026



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Executive Summary

This evaluation reviews the existing snowmaking infrastructure at Leavenworth Ski Hill and defines both near-term stabilization improvements and a long-term expansion path.

The existing water system consists of a single vertical multistage centrifugal pump installed in a mobile pump trailer, supplied by a 750,000-gallon municipal storage tank. Discharge is conveyed through a 3-inch steel mainline serving lower-elevation snowmaking locations.

Electrical infrastructure includes a 75 kVA, 480V three-phase transformer feeding a main distribution panel, which serves both the rope tow lifts and the existing snowmaking pedestals. An additional 150 kVA three-phase transformer is located near the pump trailer and municipal tank connection.

Under moderate conditions (24°F wet bulb), the system can reliably operate two SMI Polecat guns. At very cold conditions (16°F wet bulb), increased flow demand pushes the pump beyond its practical pressure range, causing discharge pressure to fall below the minimum operating target. The limiting factor is pump capacity, not municipal water supply.

Near-term improvements are recommended to improve tubing hill reliability and increase early season production:

- Install a second pump in the existing trailer (parallel configuration).
- Add one new SMI Polecat snow gun at the top of Tube Hill.
- Optimize current pedestal usage to allow three-gun operation under moderate conditions.

These improvements increase available flow, maintain a higher operating pressure at higher total flows, reduce tubing hill production time, and enhance overall reliability during colder snowmaking conditions.

Long-term expansion envisions replacement of the trailer with a permanent pump house rated

at approximately 500 GPM and 450 psi discharge, installation of a 6-inch trunk main, new 4-inch laterals to higher elevations, and transformer expansion to the 500–750 kVA class. This configuration would support full-terrain snowmaking, allow concurrent lift and snowmaking operations, and reduce complete coverage production time under moderate conditions.

This document separates immediate reliability improvements from permanent infrastructure expansion, allowing the ski area to phase investment strategically while clearly understanding system capacity limits.

Leavenworth Ski Hill – Snowmaking Evaluation

This document reviews the existing snowmaking system at Leavenworth Ski Hill and outlines practical improvements to increase reliability and production capacity.

All snow production estimates in this document are based on:

- 24°F wet bulb temperature (normal operating condition)
- SMI Polecat flow rates
- 12-hour snowmaking nights

Flow rates used in this evaluation are based on SMI Polecat projected water usage at approximately 300 psi operating pressure under average snowmaking conditions, consistent with manufacturer performance.

1. Snowmaking Trail Areas

Water requirement basis:

180,000 gallons per acre-foot of snow

Total Required Water (gallons) = Acres × (Depth in ÷ 12) × 180,000

Trail	Acres	Depth (in)	Total Required Water (gallons)
Tube Hill	0.3	24	109,583
Big Tow 1	1.3	12	240,436
Big Tow 2	1.7	12	298,927
Little Tow Area	0.6	12	101,549

Magic Carpet / Lodge Area	0.4	12	71,424
TOTAL – All Snowmaking Trail Areas	4.26 acres		821,918

The totals above represent full coverage of the mapped snowmaking areas. Historically, snow production has been concentrated at lower elevations due to electrical and pumping limitations.

2. Water Supply

Snowmaking water is supplied from a municipal city tank located just below and south of the ski area, across Ski Hill Drive.

- Tank capacity: approximately 750,000 gallons
- Tank elevation (bottom): approximately 1,407 ft
- Pump trailer elevation: approximately 1,405 ft

2.1 Available Suction Head

Tank full (high water mark):

- Full water depth: 22 ft above tank bottom
- Full water surface elevation: $1,407 + 22 = 1,429$ ft
- Elevation difference to pump trailer: $1,429 - 1,405 = 24$ ft
- Convert to pressure: $24 \div 2.31 = 10.4$ psi available suction head

Mid / low operating level:

- Operating water depth: 14 ft above tank bottom
- Water surface elevation: $1,407 + 14 = 1,421$ ft
- Elevation difference to pump trailer: $1,421 - 1,405 = 16$ ft
- Convert to pressure: $16 \div 2.31 = 6.9$ psi available suction head

This shows that the pump trailer has positive suction head available across the expected tank operating range.

The City is able to refill the tank at approximately 420 gallons per minute (GPM) on a continuous basis.

Future municipal improvements are expected to increase refill capacity to approximately 630

GPM.

Even under the recommended near-term configuration, total snowmaking demand remains below 420 GPM. For this reason, municipal water supply is not the limiting factor in the current system.

3. Existing Pump Trailer

The pump trailer is located at approximately 1,405 ft elevation and receives water from the city tank via a fire hydrant connection at the base of the tank. Water flows from the tank hydrant into the trailer, through an internal backflow preventer assembly, and then into the pump suction.

The trailer currently contains:

- One vertical multistage centrifugal pump (Grundfos CR series)
- One ABB VFD drive
- Electrical service sized for two pumps
- Breaker space and internal layout designed for a second pump

3.1 Pump Performance

Based on the manufacturer data sheet for the installed pump (Grundfos CR series), the published duty point is approximately:

100 gallons per minute at 845 feet of head

$845 \div 2.31 = 366$ psi (equivalent at rated duty point)

The pump curve shows that as flow increases, head decreases.

The curve indicates a maximum flow capacity of approximately 138 gallons per minute at significantly lower head.

This means:

- At lower flows (around 100 gpm), the pump can generate high pressure.
- As flow approaches the upper end of the curve (near 138 gpm), available pressure drops substantially.

This relationship defines the practical limit of the current single-pump system.

3.2 Discharge Configuration

From the pump discharge, water exits the trailer through a short discharge hose section and transitions into a 3-inch steel Victaulic pipeline approximately 510 feet in length.

This pipeline delivers water to the bottom of the ski hill near the base of the Tube Hill area, where it currently terminates in a Y-splitter. From that point, individual hose lines are run to snow guns positioned in lower-elevation locations.

While the trailer is currently operating with one pump, it is physically configured to accept a second pump in parallel. Electrical service entry and internal breaker capacity are already sized to support installation of a second pump when required.

4. Elevation and Mainline Pressure

This section provides a simple reference for how elevation and mainline flow affect pressure at the ski hill.

4.1 Key Elevations

- Pump trailer elevation: 1,405 ft
- End of 3-inch main (near base of Tube Hill): 1,449 ft
- Top of Tube Hill: 1,516.9 ft
- Top of Big Tow 1: 1,682.6 ft

Elevation lift (feet):

6

Torrent Engineering & Equipment

- Pump trailer to end of 3-inch main: $1,449 - 1,405 = 44$ ft
- Pump trailer to top of Tube Hill: $1,516.9 - 1,405 = 111.9$ ft
- Pump trailer to top of Big Tow 1: $1,682.6 - 1,405 = 277.6$ ft

Convert elevation lift to pressure (psi):

- $44 \div 2.31 = 19$ psi
- $111.9 \div 2.31 = 48$ psi
- $277.6 \div 2.31 = 120$ psi

This shows that Big Tow 1 requires approximately 72 psi more elevation lift than the top of Tube Hill.

4.2 3-Inch Steel Main Friction Loss (510 ft)

Calculated friction loss for the existing 3-inch steel main (510 ft).

Condition	Total System Flow Through 3" Main (GPM)	3" Main Friction Loss (PSI)
1 gun at 24°F	38	1.2

2 guns at 24°F	76	4.3
3 guns at 24°F	114	9.0
4 guns at 24°F	152	15.4
1 gun at 16°F	87	5.5
2 guns at 16°F	174	19.7
3 guns at 16°F	261	41.7
4 guns at 16°F	348	71.1

Friction in the 3-inch main increases rapidly as total flow increases, especially in very cold conditions when gun flow demand rises. Friction loss values are calculated using standard Hazen-Williams hydraulic assumptions for new 3-inch steel pipe over 510 feet of length.

5. Existing Electrical Infrastructure

The ski area snowmaking and lift distribution is currently served by:

- One 75 kVA, 480V, 3 phase transformer
 - One 250A, 480V, 3 phase distribution panel (currently fitted with a 200A main breaker) •
- Four 60A pedestals (each on its own breaker and circuit):
- Tube Hill bottom
 - Big Tow bottom
 - Little Tow bottom
 - Magic Carpet (top of Magic Carpet area)

There is an additional 3 phase transformer near the pump trailer / city tank. Transformer size is reported to be 150 kVA.

Because all pedestal locations are at lower elevations, snowmaking has historically been limited to bottom areas. Concentrated snowmaking at higher elevations has not been feasible without long extension cord runs and sufficient pump pressure. As a result, snow production has generally been focused near the bottom rather than at the top of terrain.

6. Existing Snowmaking Capability

Historically, snowmaking has been limited to one gun operating at a time, primarily at lower elevations near existing pedestal locations. Guns have not been positioned at the top of Tube

Hill due to electrical distance and available pressure.

6.1 One Gun – 24°F

Flow: 38 gpm

Tube Hill Only:

$$109,583 \text{ gallons} \div (38 \times 60) = 48 \text{ hours}$$

$$48 \div 12 = 4 \text{ nights}$$

Producing full coverage across all snowmaking trail areas would require:

$$821,918 \text{ gallons} \div (38 \times 60) = 360 \text{ hours}$$

$$360 \div 12 = 30 \text{ nights}$$

In practice, full-area production has not occurred due to electrical location and pumping limitations.

6.2 Two Guns – 24°F

Flow: $38 \times 2 = 76$ gpm

Tube Hill (two guns focused on Tube Hill):

$$109,583 \text{ gallons} \div (76 \times 60) = 24 \text{ hours}$$

$$24 \div 12 = 2 \text{ nights}$$

All Snowmaking Trail Areas:

$$821,918 \text{ gallons} \div (76 \times 60) = 180 \text{ hours}$$

$$180 \div 12 = 15 \text{ nights}$$

Two guns reduce production time under moderate conditions but remain limited by pump pressure and pedestal placement.

7. Pump Capacity Limitation

7.1 Moderate Condition – 24°F

Two guns at 24°F require 76 gpm.

Estimated pressure at top of Tube Hill:

366 psi

- 48 psi (static lift)
- 4.3 psi (3" main friction at 76 gpm)
- 1.9 psi (2" hose friction at 38 gpm; 325 ft)
- = 311.8 psi ($\approx$ 312 psi)

This leaves approximately 12 psi of pressure margin above the 300 psi operating target.

7.2 Very Cold Condition – 16°F

Two guns at 16°F require $87 \times 2 = 174$ gpm.

At approximately 174 gpm total flow, the pump curve indicates discharge pressure falls to approximately 275 psi.

Subtracting elevation and friction losses:

- 275 psi (estimated pump discharge at 174 gpm)
- 48 psi (static lift to top of Tube Hill)
- 19.7 psi (3" main friction at 174 gpm)
- 9.0 psi (2" hose friction at 87 gpm, 325 ft)
- = 198 psi available at the top gun

This is well below the 300 psi minimum operating target.

What This Means

The existing single pump can operate two guns at moderate temperatures. At very cold temperatures, pressure drops below the minimum operating target.

This is the practical operating limit of the current system.

8. Near-Term Improvements

The goal of the near-term recommendation is to improve tubing hill reliability and increase production without requiring immediate electrical reconstruction.

8.1 Operational Layout

- Install one new SMI Polecat with side booster pump at the top of Tube Hill.
- Run

approximately 325 ft of 2-inch hose and an extension cord from the existing Tube Hill pedestal to operate that top gun.

- Operate a second gun near the bottom of Tube Hill using the Big Tow pedestal.
- Operate a third gun at either Little Tow or Magic Carpet using the existing pedestal in that area.

This layout focuses two guns on Tube Hill while still allowing one additional gun to produce snow elsewhere within the current electrical system. This configuration prioritizes reliable tubing hill opening, which represents a primary early-season revenue driver for the ski area.

8.2 Mechanical Upgrade

- Install a second pump in the existing trailer (parallel configuration).
- Add VFD drive.
- Add a PLC and Control Panel for pump trailer remote control and monitoring.

The second pump is recommended primarily to maintain adequate pressure when total system flow increases, especially during colder conditions when each gun demands substantially more water.

8.3 Production Impact – 24°F

Three guns at 24°F:

$$38 \times 3 = 114 \text{ gpm}$$

Tube Hill (two guns dedicated to Tube Hill):

$$109,583 \text{ gallons} \div (76 \times 60) = 24 \text{ hours}$$

$$24 \div 12 = 2 \text{ nights}$$

All Snowmaking Trail Areas:

$$821,918 \text{ gallons} \div (114 \times 60) = 120 \text{ hours}$$

$$120 \div 12 = 10 \text{ nights}$$

8.4 Production Impact – 16°F

Very cold conditions significantly increase per-gun flow demand.

Three guns at 16°F:

$$87 \times 3 = 261 \text{ gpm (flow demand)}$$

This exceeds the practical capacity of the two-pump trailer system.

With two pumps operating in parallel, practical total system flow is expected to remain in the 200–220 gpm range while maintaining usable pressure.

A realistic cold-weather operating scenario is:

Two guns at 16°F:

$$87 \times 2 = 174 \text{ gpm}$$

Tube Hill (two guns):

$$109,583 \text{ gallons} \div (174 \times 60) = 10.5 \text{ hours}$$

$$10.5 \div 12 \approx 1 \text{ night}$$

All Snowmaking Trail Areas (two guns total):

$$821,918 \text{ gallons} \div (174 \times 60) = 79 \text{ hours}$$

$$79 \div 12 \approx 6.6 \text{ nights}$$

In very cold conditions, two guns can operate at full output, and any additional guns would be throttled as needed to keep total system flow within pump capacity.

9. Long-Term Expansion

The following outlines a high-level concept for full system expansion. This section is conceptual and does not represent a final engineered design.

9.1 Pump House Concept

Replace the pump trailer with a fixed pump house located at the city tank. Design targets:

- Approximately 500 gallons per minute total system capacity
- Approximately 450 psi pump discharge
- Minimum 300 psi at the top of Big Tow 1

Elevation lift to top of Big Tow 1:

$$1,682.6 - 1,405 = 277.6 \text{ ft}$$

$$277.6 \div 2.31 = 120 \text{ psi}$$

A 450 psi discharge provides sufficient margin to overcome:

- 120 psi elevation lift
- Mainline and lateral friction losses
- Minor losses

while maintaining approximately 300 psi at the highest hydrant.

9.2 Distribution Piping Concept

- Replace the existing 3-inch trunk with a new 6-inch steel trunk main from the pump house to the bottom of Big Tow 1 (approximately 770 ft).
- Install a 4-inch steel lateral up Big Tow 1 (approximately 800 ft) to serve three new snowmaking locations.
- Install a 4-inch steel lateral from the bottom of Tube Hill up Big Tow 2 (approximately 650 ft) to serve three new locations.
- Install a 4-inch steel lateral to Little Tow (approximately 400 ft) and provide two hydrant connections for existing locations.

This layout establishes higher elevation coverage and adequate trunk capacity for long-term expansion.

9.3 Electrical Expansion Concept

- Replace the existing 75 kVA transformer with a larger transformer in the 500–750 kVA class.
- Reconnect the existing 250A, 480V, 3 phase panel (upgrade main breaker to 250A).
- Add a new snowmaking-only distribution panel fed from the new transformer.
- Provide one new snowmaking disconnect and circuit sized to support up to six guns.

Electrical load calculation (480V, 3 phase):

Existing panel:

$$1.732 \times 480 \times 250 \div 1000 = 208 \text{ kVA}$$

This value assumes full utilization of the existing 250A service. Actual lift demand and coincident load factors should be verified with the serving utility prior to final transformer sizing.

Six-gun load (45A per gun planning value):

$$45 \times 6 = 270 \text{ amps}$$

$$1.732 \times 480 \times 270 \div 1000 = 224 \text{ kVA}$$

Total calculated load:

$$208 + 224 = 432 \text{ kVA}$$

With growth margin:

$$432 \times 1.25 = 540 \text{ kVA}$$

Recommended transformer class: 500–750 kVA

Final transformer sizing to be coordinated with the serving utility.

9.4 Long-Term Production Capacity

If snow depth is increased to 24 inches across all snowmaking trail

$$\text{areas: } 4.26 \text{ acres} \times (24 \div 12) \times 180,000 = 1,533,600 \text{ gallons}$$

At 500 gpm system capacity:

$$1,533,600 \div (500 \times 60) = 51.1 \text{ hours}$$

$$51.1 \div 12 = 4.3 \text{ nights}$$

Using SMI Polecat flow rates:

24°F:

38 gpm per gun

16°F:

87 gpm per gun

Example – 9 total guns (6 new + 3 existing):

24°F demand:

$$38 \times 9 = 342 \text{ gpm}$$

16°F demand:

$$87 \times 9 = 783 \text{ gpm (exceeds 500 gpm pump house capacity)}$$

At very cold temperatures, gun output would be managed to remain within pump capacity. System capacity is therefore governed by pump discharge limits rather than individual gun capability under very cold conditions.

This long-term configuration establishes the infrastructure required for full-terrain snowmaking while clearly distinguishing between short-term stabilization and permanent system expansion.

EXHIBIT A
SCOPE OF SERVICES
City of Leavenworth
Downtown Parking Garage Design Reduced Scope Schematic Design

City Project Number: 2025-07

INTRODUCTION

ARC's current professional services agreement (8/13/2025) between the City of Leavenworth (WA) and ARC Architects for consultant services for the *Downtown Parking Garage Feasibility and Site Selection - Phase 1* was amended (4/30/2026) for additional A&E services. The enclosed services were for Phase 2 professional architectural and engineering services as outlined in the City's original RFQ (Project No. 2025-07, April 2, 2025) to continue the project through the Schematic Design, Design Development, Construction Documents, Public Bid, Construction Administration & Project Closeout phases. The project is currently on hold. The City has requested Schematic Design architectural, structural / parking garage design, and cost estimating services for a reduced building scope to design for the replacement/expansion of the Blewett Lot (B) shoring walls, along with the feasibility of an up-to 2 story, uncovered parking structure with the capacity to add additional parking and/or occupied space on top of the structure at a future time.

The A&E team for this reduced SD phase include:

ARC Architects - Prime Consultant, Architect
PCS Structural Solutions - Parking Garage Design & Structural Engineer
DCW Cost Management - Cost Estimator

GENERAL SCOPE OF SERVICES

This Scope of Services describes the work elements to be accomplished by Consultant as summarized under each Task. Scope of Work consists of the following tasks:

Task 1 - Schematic Design

SCOPE OF SERVICES DEFINED

Overview of Consultant tasks below. See Attached (Fee Proposal) for individual sub-consultant proposals for additional information, assumptions, and exclusions.

SCOPE OF CONSULTANT'S BASIC SERVICES

- Consultant shall manage the Architect's and sub-consultants' services, research applicable design criteria, attend and record virtual and in-person Project meetings minutes, communicate with members of the Project team, and report progress to the Owner.
- Consultant shall coordinate its services with those services provided by the Owner and the Owner's consultants.
- Consultant will manage and update a project schedule for the performance of the Consultant's services. The schedule initially shall include anticipated dates for the commencement of construction and for Substantial Completion of the Work as set forth in the Initial Information. The schedule shall include allowances for periods of time required for the Owner's review, for the performance of the Owner's consultants, and for approval of submissions by authorities having jurisdiction over the Project.
- Consultant shall contact governmental authorities required to approve the Construction Documents. Consultant shall respond to applicable design requirements imposed by those authorities and entities, and shall assist the Owner in connection with the Owner's responsibility for filing documents required for the approval of governmental authorities having jurisdiction over the Project.
- Consultant shall participate in periodic in-person and/or virtual Owner-hosted public outreach events, City Council meetings, and Parking Advisory Committee meetings for collaboration, feedback, and project status updates.

Basic Services Deliverables:

- Project Schedule
- Owner/Consultant Meeting Minutes

TASK 1 - SCHEMATIC DESIGN PHASE SERVICES**1.1 Architect** - ARC Architects - Prime Consultant, Architect

- The Architect shall review the program and other information furnished by the Owner, and shall review laws, codes, and regulations applicable to the Architect's services.
- The Architect shall prepare a preliminary evaluation of the Owner's program, schedule, budget for the Cost of the Work, Project site, the proposed procurement and delivery method, and other Initial Information, each in terms of the other, to ascertain the requirements of the Project. The Architect shall notify the Owner of (1) any inconsistencies discovered in the information, and (2) other information or consulting services that may be reasonably needed for the Project.
- The Architect shall present its preliminary evaluation to the Owner and shall discuss with the Owner alternative approaches to design and construction of the Project. The Architect shall reach an understanding with the Owner regarding the requirements of the Project.
- Based on the Project requirements agreed upon with the Owner, the Architect shall prepare and present, for the Owner's approval, a preliminary design illustrating the scale and relationship of the Project components.
- Based on the Owner's approval of the preliminary design, the Architect shall prepare Schematic Design Documents for the Owner's approval. The Schematic Design Documents shall consist of drawings and other documents including a site plan, if appropriate, and preliminary building plans, sections and elevations; and may include some combination of study models, perspective sketches, or digital representations. Preliminary selections of major building systems and construction materials shall be noted on the drawings or described in writing.
- The Architect shall consider sustainable design alternatives, such as material choices and building orientation, together with other considerations based on program and aesthetics, in developing a design that is consistent with the Owner's program, schedule and budget for the Cost of the Work.
- The Architect shall consider the value of alternative materials, building systems and equipment, together with other considerations based on program and aesthetics, in developing a design for the Project that is consistent with the Owner's program, schedule, and budget for the Cost of the Work.
- The Architect shall submit to the Owner an estimate of the Cost of the Work.
- The Architect shall submit the Schematic Design Documents to the Owner, and request the Owner's approval.

1.2 Structural / Parking Garage Design - PCS Structural Solutions - Parking Garage Design & Structural Engineer

- See Attached - Fee Proposal from PCS (August 19, 2026)

1.3 Cost Estimator - DCW Cost Management - Cost Estimator

- See Attached - Fee Proposal from DCW (August 13, 2026)

August 19, 2026

ARC Architects
119 S Main St, Suite 200
Seattle, WA 98104

ATTN: Jeff Wandasiewicz

RE: *Leavenworth Downtown Parking Garage
Retaining Wall Replacement and Partial Garage Studies
Leavenworth, Washington*

Dear Jeff:

Thank you for this opportunity to propose our Structural Engineering services for the Leavenworth Downtown Schematic Study related to the existing deteriorating retaining wall and proposed parking garage project in Leavenworth, Washington.

SCOPE OF SERVICES

The City of Leavenworth is proposing to demolish the existing retaining wall at the site of a potential new parking structure in downtown Leavenworth with the goal of accommodating new parking area and a potential future parking garage on the site.

Our scope of services will be to assist the owner, ARC Architects and an estimator with structural input for feasibility regarding two general concepts, noted below.

1. **New retaining wall and surface parking.** The base study will include looking at the demolition of the existing retaining wall and adding a new retaining wall in order to accommodate the appropriate footprint of the future parking garage. Study will include information related to future design, permitting and construction issues for a potential parking garage.
2. **Additional elevated parking level (plus item 1).** This more advanced study will look at the potential for adding one elevated parking level to meet the adjacent grade at the North side of the site. The rest of the study is similar to Concept 1.

ARC Architects
Jeff Wandasiewicz
Retaining Wall Replacement and Partial Garage Studies

ASSUMPTIONS

- Team meetings – up to three (3), one in-person meeting, and correspondence.
- Code Compliance Review
 - Review and respond to code compliance review questions.
- Estimating Support
 - Review and respond to estimator questions and correspondence.
- Structural design engagement is assumed to occur for a 2 month period.
- Deliverable: Structural schematic sketches and summary of important issues related to the two concepts.
- No mechanical mezzanines will be required, and equipment will be supported on the floor or exterior pad. No deep foundations will be required.
- A geotechnical report will be provided for the team's use.

EXCLUSIONS

- Structural drawings and calculations (such as would be needed for a future Permit submittal).
- Any costs for higher insurance limits, assuming \$3M/\$3M limits are acceptable.
- Any input on site structures such as vaults, retaining walls (other than as pertains to demolition and replacement of the retaining wall in question), landscaping items, covered walks & exterior canopies, docks, dock levelers, etc.

ARC Architects
Jeff Wandasiewicz
Retaining Wall Replacement and Partial Garage Studies

FEES

Our fee proposal for the Structural Engineering services on the above-referenced project is as follows:

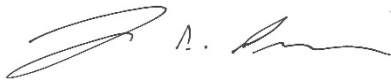
- | | |
|--|-----------|
| • Schematic Design Studies | \$ 58,500 |
| • Add-Service - Parking Functional Design (hourly not to exceed) | \$ 7,500 |
| • Reimbursable Expenses (as needed) | \$ 2,000 |

Billing will be on a percentage of completion basis. The fee may be modified only with prior written approval if the scope of services is changed.

Thank you for this opportunity to be of continued service. If there are any questions regarding this proposal, please feel free to call. We look forward to hearing from you.

Very truly yours,

PCS STRUCTURAL SOLUTIONS

A handwritten signature in blue ink, appearing to read "J. A. Plank".

Jared A. Plank, S.E.
Associate Principal

JAPkar
25-573.20

Accepted by:

A handwritten signature in blue ink, appearing to read "Jeff Wandasiewicz".

8/24/2026

Signature

Date

Jeff Wandasiewicz, AIA / Principal

Printed Name/Title

August 13, 2026

Jeff Wandasiewicz
ARC Architects
119 S Main St, Suite 200
Seattle, WA 98104

RE: Downtown Parking Garage Feasibility & Design

**FP-WA-2025-0100b
Add Service**

Dear Jeff Wandasiewicz,

Thank you for inviting our team to submit a proposal for Cost Consulting services on this project.

My understanding of the scope of services to be provided is incorporated into the attached assumptions as detailed in Schedule 1. The proposed fees in Schedule 2 assume these terms & conditions will be in effect for the provision of our services, and we reserve the right to adjust our fee should these be changed, or should we be required to execute a different contract between us.

I look forward to the opportunity of assisting you on this particular project. If you have any questions regarding these fees or the scope of our services, please do not hesitate to contact me. If you are in agreement with the scope, fees, and contract terms, please sign as indicated, retain a copy, and return the signed copy.

Sincerely,



Brian Thompson
CEO

SCHEDULE 1

DCW COST MANAGEMENT, LLC's Basic Services

Project Description:

We understand that the project comprises cost planning for the Downtown Parking Garage Feasibility & Design located in Leavenworth, WA. The cost study scope of work includes costing the Schematic Design documents.

The intended design package consists of the replacement of the Blewett Lot retaining wall and two levels of uncovered parking within the Blewett Lot.

Detailed Scope of Work:

Task 1 Schematic Design Options

- Prepare an opinion of probable construction costs during this stage for up to two options, including all elements as necessary for a complete cost estimate. The cost estimate will be prepared in Unifomat II component format.
- This stage includes a maximum of three additive/deductive alternates.
- Prepare a single revision to the opinion of probable construction cost after review and commentary by the team. Further revision requests are not included and may require additional fee.
- All deliverables under this task will be submitted in PDF format.
- Up to three team and client meetings are included during this phase.
- Value Management and Reconciliation are not included in this task and will require an additional service.

Revisions:

Revisions are inclusive of redlines based solely on the narratives and drawings provided at the beginning of the contracted costing phase. Changes to the drawings made during the estimating process will not be incorporated into the current cost plan without prior discussion and additional fee. Acceptable revisions are minor corrections that expand upon the drawings and narratives provided at the initiation of the costing exercise.

Costing Schedule:

Our consultants require adequate time to complete their costing work, which can range between two to six weeks for draft development based on project size. It is highly recommended that you communicate with the DCW team prior to project delivery to ensure that we can work within your preferred timeline.

Value Management:

Value management is typically not included in our cost exercise unless specifically requested. We maintain specialty tools to support budget management and, upon request, are happy to produce the tools and provide this service.

Reconciliation:

Reconciliation is not assumed in our costing work unless explicitly requested. Reconciliation with Contractors based on the GC/CM or CM/GC delivery method can be incorporated at your request as an additional service.

SCHEDULE 2
Fee Schedule

Fee Breakdown

	HRS	RATE	SUM
Task 1 Schematic Design	24	\$189	\$4,536.00
SUM Total	24		\$4,536.00

The services in the scope of work (Attachment 1) will be performed on an **Hourly Basis NTE (not to exceed)** the amount of **\$4,536**.

The fees are valid for ninety days from the date of this proposal. Should any of the above tasks be deleted from our scope of services, we reserve the right to adjust the above fees, to reflect possible resultant changes to the scope of the remaining service.

The fee assumes that drawings, specifications, and reports required for the performance of our work will be provided electronically, at no cost to DCW Cost Management, LLC. Should you require printed copies of our opinions of probable construction cost, this fee assumes that we will provide a maximum of six copies of each report.

(end of page)

SCHEDULE 3**DCW COST MANAGEMENT, LLC Current Hourly Rate Schedule**

All other services not detailed above, including additional estimates, further revisions to completed estimates, use of different estimating formats, additional meeting attendance, value engineering, reconciliation with cost estimates prepared by other parties beyond that specifically included above, or bidding and construction phase services will be considered additional services. Unless otherwise agreed prior to the work being carried out, our fees for any additional services will be based on time expended at our normal billing rates prevailing at the time the work is carried out. Currently, these hourly rates are:

	<u>Bill Rate</u>
Directors	\$210.00
Specialists	\$195.00 - \$185.00
Cost Estimators*	\$185.00 - \$175.00
Clerical	\$145.00
Deposition and Trial	Additional 50%

*Primary work performed by Cost Estimators

Confirmation of Agreement: This letter correctly sets out the scope and fees to be provided by DCW Cost Management, LLC for the proposed project.

DCW COST MANAGEMENT, LLC.

Client: ARC Architects

DATE: 8/13/2026

DATE: 8/24/2026

By: Brian Thompson

By: Jeff Wandasiewicz

Its: CEO

Its: Principal




EXHIBIT A
FEE PROPOSAL
City of Leavenworth
Downtown Parking Garage Design Reduced Scope Schematic Design

City Project Number: 2025-07

08/24/2026

Attn: Brantley Bain, PE
City Engineer, Public Works – City of Leavenworth

Submitted via e-mail to bbain@cityofleavenworth.com

RE: Downtown Parking Garage - Reduced Scope Schematic Design

Dear Brantley:

ARC Architects is pleased to submit our reduced scope SD proposal for the *City of Leavenworth Downtown Parking Garage* project. In addition to ARC (Architect, Project Lead), our Design Team for this proposal includes the following consultants:

PCS Structural Solutions - Parking Garage Design & Structural Engineer
DCW Cost Management - Cost Estimator

Total team proposed fees for the scope of services outlined within this proposal is **\$199,989.60** including reimbursable expenses.

A&E TEAM ASSUMPTIONS

- Procurement method: Public Design-Bid-Build.
- Maximum Allowable Construction Cost (MACC): TBD as part of this scope of work
- Project Schedule: ARC provided (Leavenworth Downtown Parking Garage 20260824.pdf).

Thank you for considering ARC for this project. If you have any questions I can be reached at the contact information listed below.

Sincerely,



Jeff Wandasiewicz | Principal, AIA

C: (206) 383-7341

ARC Architects | Architecture Resource Collaborative

119 S Main St, Suite 200, Seattle, WA 98104-2579

wandasiewicz@arcarchitects.com

Leavenworth Downtown Parking Garage - Reduced Scope SD

TEAM FEE PROPOSAL

8/24/2026

FEE PROPSAL BY TASK

		Task 1						
		Schematic Design	Markup	Subtotal	Expenses	Markup	Subtotal	Total
Architectural		\$118,000.00	1.0	\$118,000.00	\$2,000.00	1.1	\$2,200.00	\$120,200.00
Transportation Consulting								
Structural / Parking Garage Design		\$66,000.00	1.1	\$72,600.00	\$2,000.00	1.1	\$2,200.00	\$74,800.00
Mechanical / Fire Protection								
Electrical Engineering								
Civil Engineering / Landscape Architect								
Cost Estimator		\$4,536.00	1.1	\$4,989.60	\$0.00	1.1	\$0.00	\$4,989.60
TOTAL								\$199,989.60

