

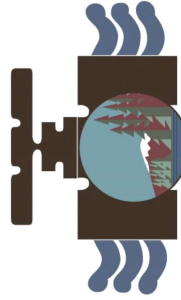
KCWD90 — Operations Facility Expansion

WHAT?

Operations Facility Expansion

Includes:

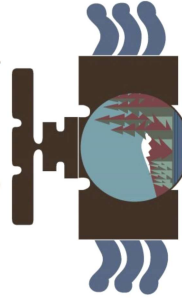
- ◇ New 12,000 ft² Shop and Carport
- ◇ Inventory and Equipment Storage
- ◇ Two New Wells & Water Treatment Plant
 - ◇ Solar Panels (13,000 ft²)
- ◇ Updated storm, water, sewer and power systems.



KCWD90 — Operations Facility Expansion

Who?

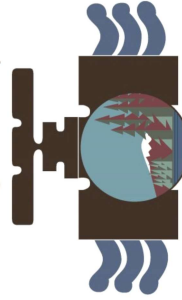
- ◇ The District has been working with Page and Beard Architects and BHC Engineering.
- ◇ In March 2023, District Neighbors requested that the District prepare a comprehensive site plan and gather their input.
- ◇ The District is currently drilling Well #4 via a contract with Holt Services. In 2026 the District will go out to bid for the Water Treatment Plant portion of the project.



KCWD90 — Operations Facility Expansion

When?

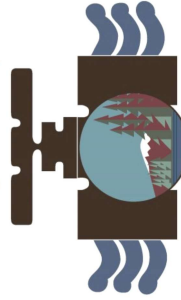
- ◇ The 912 ft² Water Treatment Plant (WTP) and some of the groundwork will be built in 2026. The WTP is part of a FEMA Grant for supply redundancy.
- ◇ Timing “to be determined” on the Construction of Operations Facility Expansion. Estimates are between 3 to 10 years (2028-2035)
- ◇ The District needs to find funding for this project.



KCWD90 — Operations Facility Expansion

Why?

- ◇ The District needs more space!
- ◇ We would like to get our expensive equipment out of the rain.
 - ◇ Equipment Includes:
 - ◇ Vactor Truck, purchased 2020 for \$520,000
 - ◇ Valve Maintenance Trailer, purchased 2019 for \$80,000
 - ◇ Dump Truck, purchased 2018 for \$125,000
 - ◇ Backhoe, purchased 2016 for \$135,000

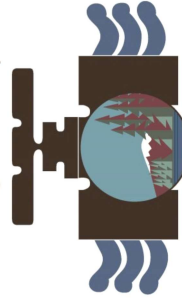


KCWD90 — Operations Facility Expansion

What's Included?

◇ New Shop Building Includes:

- ◇ Carport: 1,180 ft²
- ◇ Inventory Storage: 3,246 ft²
- ◇ Vehicle Drive through: 2,187 ft²
- ◇ Vehicle Storage: 4,440 ft²
- ◇ Water Treatment Plant: 912 ft²



KCWD90 — Operations Facility Expansion

How Much?

- ◇ The current estimate for this Operations Facility Expansion is \$8,000,000
- ◇ \$1 Million for the Water Treatment Plant has been secured from a FEMA grant.
- ◇ The District has another \$2 Million in reserves for this expansion.
- ◇ An additional \$5 Million will be required to complete this project.

King County Water District 90 Operations Facility Expansion

April 2025



PAGE & BEARD

A R C H I T E C T S





King County Water District 90 Operations Facility Expansion

April 2025

PAGE & BEARD

A R C H I T E C T S

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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NOTE:
IF AN ABBREVIATION IS FOUND IN THE SET OF PLANS, IS NOT LISTED ABOVE, AND THERE IS
ALSO NO SYMBOL, IT IS NOT INVOLVED. SEE ALSO THE ABBREVIATION INDEX.

THE GENERAL CONDITIONS OF THE CONTRACT AND TECHNICAL SPECIFICATIONS

- [illegible]

1. A construction unit (CU) with all applicable codes including but not limited to:
- 1.1. A117.1 and A117.2, and two or more of the following: A117.3, A117.4, A117.5, A117.6, A117.7, A117.8, A117.9, A117.10, A117.11, A117.12, A117.13, A117.14, A117.15, A117.16, A117.17, A117.18, A117.19, A117.20, A117.21, A117.22, A117.23, A117.24, A117.25, A117.26, A117.27, A117.28, A117.29, A117.30, A117.31, A117.32, A117.33, A117.34, A117.35, A117.36, A117.37, A117.38, A117.39, A117.40, A117.41, A117.42, A117.43, A117.44, A117.45, A117.46, A117.47, A117.48, A117.49, A117.50, A117.51, A117.52, A117.53, A117.54, A117.55, A117.56, A117.57, A117.58, A117.59, A117.60, A117.61, A117.62, A117.63, A117.64, A117.65, A117.66, A117.67, A117.68, A117.69, A117.70, A117.71, A117.72, A117.73, A117.74, A117.75, A117.76, A117.77, A117.78, A117.79, A117.80, A117.81, A117.82, A117.83, A117.84, A117.85, A117.86, A117.87, A117.88, A117.89, A117.90, A117.91, A117.92, A117.93, A117.94, A117.95, A117.96, A117.97, A117.98, A117.99, A117.100, A117.101, A117.102, A117.103, A117.104, A117.105, A117.106, A117.107, A117.108, A117.109, A117.110, A117.111, A117.112, A117.113, A117.114, A117.115, A117.116, A117.117, A117.118, A117.119, A117.120, A117.121, A117.122, A117.123, A117.124, A117.125, A117.126, A117.127, A117.128, A117.129, A117.130, A117.131, A117.132, A117.133, A117.134, A117.135, A117.136, A117.137, A117.138, A117.139, A117.140, A117.141, A117.142, A117.143, A117.144, A117.145, A117.146, A117.147, A117.148, A117.149, A117.150, A117.151, A117.152, A117.153, A117.154, A117.155, A117.156, A117.157, A117.158, A117.159, A117.160, A117.161, A117.162, A117.163, A117.164, A117.165, A117.166, A117.167, A117.168, A117.169, A117.170, A117.171, A117.172, A117.173, A117.174, A117.175, A117.176, A117.177, A117.178, A117.179, A117.180, A117.181, A117.182, A117.183, A117.184, A117.185, A117.186, A117.187, A117.188, A117.189, A117.190, A117.191, A117.192, A117.193, A117.194, A117.195, A117.196, A117.197, A117.198, A117.199, A117.200, A117.201, A117.202, A117.203, A117.204, A117.205, A117.206, A117.207, A117.208, A117.209, A117.210, A117.211, A117.212, A117.213, A117.214, A117.215, A117.216, A117.217, A117.218, A117.219, A117.220, A117.221, A117.222, A117.223, A117.224, A117.225, A117.226, A117.227, A117.228, A117.229, A117.230, A117.231, A117.232, A117.233, A117.234, A117.235, A117.236, A117.237, A117.238, A117.239, A117.240, A117.241, A117.242, A117.243, A117.244, A117.245, A117.246, A117.247, A117.248, A117.249, A117.250, A117.251, A117.252, A117.253, A117.254, A117.255, A117.256, A117.257, A117.258, A117.259, A117.260, A117.261, A117.262, A117.263, A117.264, A117.265, A117.266, A117.267, A117.268, A117.269, A117.270, A117.271, A117.272, A117.273, A117.274, A117.275, A117.276, A117.277, A117.278, A117.279, A117.280, A117.281, A117.282, A117.283, A117.284, A117.285, A117.286, A117.287, A117.288, A117.289, A117.290, A117.291, A117.292, A117.293, A117.294, A117.295, A117.296, A117.297, A117.298, A117.299, A117.300, A117.301, A117.302, A117.303, A117.304, A117.305, A117.306, A117.307, A117.308, A117.309, A117.310, A117.311, A117.312, A117.313, A117.314, A117.315, A117.316, A117.317, A117.318, A117.319, A117.320, A117.321, A117.322, A117.323, A117.324, A117.325, A117.326, A117.327, A117.328, A117.329, A117.330, A117.331, A117.332, A117.333, A117.334, A117.335, A117.336, A117.337, A117.338, A117.339, A117.340, A117.341, A117.342, A117.343, A117.344, A117.345, A117.346, A117.347, A117.348, A117.349, A117.350, A117.351, A117.352, A117.353, A117.354, A117.355, A117.356, A117.357, A117.358, A117.359, A117.360, A117.361, A117.362, A117.363, A117.364, A117.365, A117.366, A117.367, A117.368, A117.369, A117.370, A117.371, A117.372, A117.373, A117.374, A117.375, A117.376, A117.377, A117.378, A117.379, A117.380, A117.381, A117.382, A117.383, A117.384, A117.385, A117.386, A117.387, A117.388, A117.389, A117.390, A117.391, A117.392, A117.393, A117.394, A117.395, A117.396, A117.397, A117.398, A117.399, A117.400, A117.401, A117.402, A117.403, A117.404, A117.405, A117.406, A117.407, A117.408, A117.409, A117.410, A117.411, A117.412, A117.413, A117.414, A117.415, A117.416, A117.417, A117.418, A117.419, A117.420, A117.421, A117.422, A117.423, A117.424, A117.425, A117.426, A117.427, A117.428, A117.429, A117.430, A117.431, A117.432, A117.433, A117.434, A117.435, A117.436, A117.437, A117.438, A117.439, A117.440, A117.441, A117.442, A117.443, A117.444, A117.445, A117.446, A117.447, A117.448, A117.449, A117.450, A117.451, A117.452, A117.453, A117.454, A117.455, A117.456, A117.457, A117.458, A117.459, A117.460, A117.461, A117.462, A117.463

cluster and test cluster to second step for cluster membership and budbreak

[illegible]

PROJECT ADDRESS:	1510 N. W. 20th Street Fortier, WA 99035 112-3650/36; 906; 1032; 9007 SEE SHEET 5 SHEET C-5.0 King County AGES	(425) 255-9000 (425) 162-7150
TAX PARCEL NO.:		
LEGAL DESCRIPTION:		
AUTHORITY HAVING JURISDICTION:		
OWNER:		
OWNER ADDRESS:		
OWNER PHONE:		
PREPARED BY:	159624.00017 CIP, Inc.	
DATE:	09/02/007	
FOR:	L09/00/038	
FOR VOUCHER #:	R.C. Water District # 90	
OWNER:	K.C. Water District # 90	
OWNER ADDRESS:	Prague and Board Avenues	
STRUCTURAL:		

15606 SE 128TH STREET
BENTON, WA 99025

PROJECT ADDRESS:	1800 N.W. 24th Street	2/19/79
TAXPAYER, INC.:	11220 SW 26th, Miami, FL 33157-5007	12/19/82
LINE DESCRIPTION:	SEE PROJECT INFORMATION ABOVE	22/04/8
UNIT PRICE PER	0.5179	05/12/7
NOTE SEE COVERAGE	KCZ 21A, 2, 2, 20	07/31/2
LOT AREA:		05/12/7
ALLOWABLE CONTRACT:	40%	
NON-FORFEIT AREAS:		
FOR GRADWAY, PARKING, WALKS:		
TOTAL PFS	39.7%	
TOTAL PFS		

BUILDING SETBACKS	
Street:	30 feet
Fronting:	30 feet
Side:	30 feet
Back:	30 feet
BUILDING HEIGHT	
Maximum height:	KCC 21A.12.030
Base height:	40 feet
Additional height:	1' additional if setback 7.5' max

②

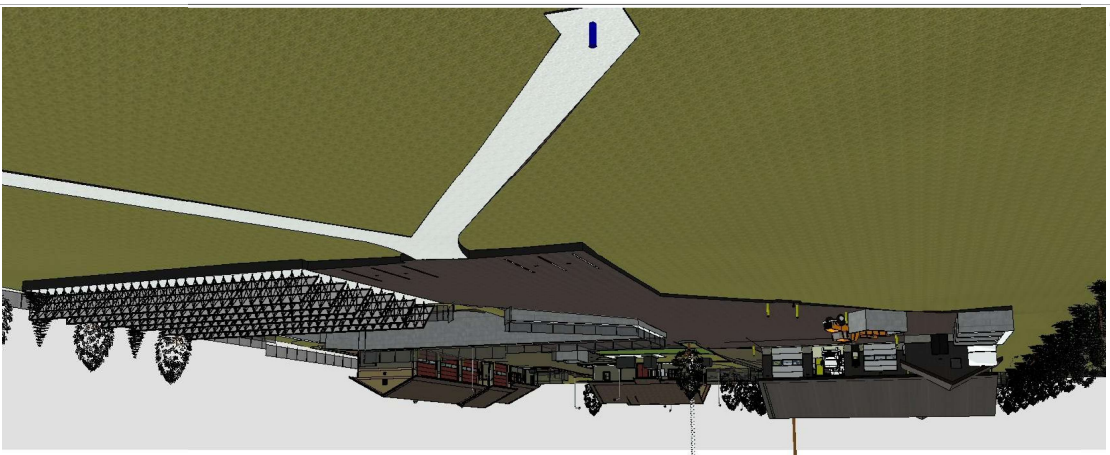
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FOUND FL
DE FL 71E

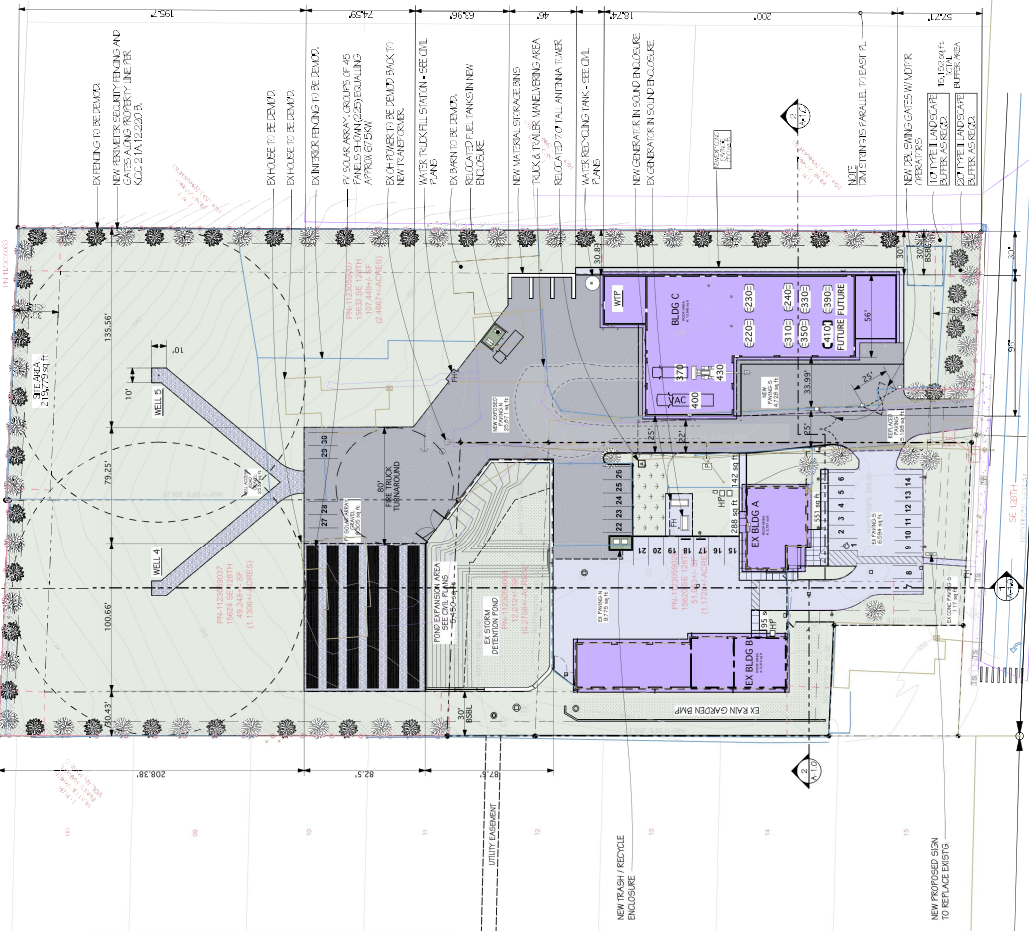
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IN



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SITE PLAN - CUP

Zone Name	Cell Listed Area	Ref Area	Lot coverage Paving - exposed	AREA	SF
BLDG C	13,241.61		EX CONC PAVING BLDG C-AS		951.25
EX BLDG A	27,666.61		EX CONC PAVING BLDG A-W		2,882.42
EX BLDG B	5,573.01		EX CONC PAVING BLDG B-W		94.50
EX BLDG D	22,204.28		EX PAVING-S		9,856.17
			EX PAVING-S		6,594.14
			GRAVEL		2,530.14
			NEW CONC PAVING BLDG A-N		8,504.74
			NEW CONC PAVING BLDG B-N		41.55
			NEW CONC PAVING-B		6,970.83
			NEW PAVING-S		249.58
			NEW PAVING-S		47,288.22
			REPLACED PAVING		5,96.46
					65,112.54

TOTAL LOT COVERAGE	
4% MAX LOT COVERAGE = 27,121 SF	

TOTAL LOT COVERAGE
AC=87.26 sqft
100% MAX LOT COVERAGE=87,912 SF

KING COUNTY WATER DISTRICT # 90
OPERATIONS FACILITY EXPANSION PROJECT
15606 SE 128TH STREET
RENTON, WA 98059

[illegible]

SHEET
SITE PLAN -
CLIP

A-1.0





PLAN
SCALE = 1" = 10'



SITE NOISE DIAGRAM

SCALE: 1" = 40'

N

