

City of Kirkland Public Works Department Improvement Evaluation Packet

Updated 1/2/2025

Type of Project

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Permit Number	
Project Name	
Project Location	
Contact	
Phone Number	

This form must be completed by the developer (or representative) and shall include all work required by the official Notice of Approval or conditions on the permit. Quantity take-offs shall be from documents approved by the City of Kirkland.

PUBLIC IMPROVEMENTS will be owned and maintained by the City after the appropriate maintenance period and will be subject to review and inspection fees per KMC Section 5.74.040. For subdivision work, this will include the on-site detention system. All erosion control elements shall be included in this section. PRIVATE IMPROVEMENTS will be owned and maintained by the property owner(s) and are not subject to review and inspection fees, except for items relating to the private storm system. For subdivisions, include the remainder of the on-site storm drainage system (excluding the detention system) and any easement road paving. For all other types of projects, include the on-site storm drainage system only.

Items Required	Public Improvements	Private Improvements	Total Value
Construction Storm Drainage	\$0.00		\$0.00
Water System	\$0.00		\$0.00
Sanitary Sewer System	\$0.00		\$0.00
Storm Drainage System	\$0.00	\$0.00	\$0.00
LID - Storm Drainage	\$0.00	\$0.00	\$0.00
Paving	\$0.00	\$0.00	\$0.00
Curb and Gutter	\$0.00		\$0.00
Sidewalks	\$0.00		\$0.00
Landscaping	\$0.00		\$0.00
Miscellaneous	\$0.00	\$0.00	\$0.00

Totals	\$0.00	\$0.00	\$0.00
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Agent/Owner		Date	
City		Date	

Permit Fee Calculations

Public Works Review and Inspection Fees are based on 10% of the total value of public improvements and private storm drainage and LID improvements. Certain high-value improvements (i.e. SW detention vault; traffic signal) identified on the itemized sheets are adjusted with a 75% discount factor to proportionately align the fee with expected review and inspection services to be rendered. Public street signs to be fabricated by the City will carry a cost recovery fee for fabrication and are excluded from review and inspection fees (contractor to install the signs).

Total Value of Public Work Required	\$0
Private Storm Drainage and LID Work Required	\$0
Review and Inspection Fee - Public Work	\$0
Review and Inspection Fee - Private Storm	\$0
Public Street Sign Fabrication Cost Recovery	\$0

Performance Security Calculations

Disclaimer: Itemized quantities and subtotals for public and private improvements within this Improvement Evaluation Package are estimated at the time the project is reviewed for a development permit. Estimated quantities and subtotals are expected to differ from actual performance quantities and actual invoiced costs for any number of reasons, driven by actual site conditions and prevailing market forces at the time of construction. Therefore, in the event when the City of Kirkland must administer the work in accordance with the Performance Security Agreement (i.e. "pull the bond to construct the improvements"), monetary reimbursement to the City shall not be limited on the basis of the estimated quantities, estimated unit cost values, or estimated subtotals listed herein. Reimbursement to the City shall be on the basis of actual quantities and actual invoiced costs. The bonding company shall recognize and honor the total performance bond value purchased/posted by the named entity/entities, and the City shall have access to the full bonded amount to complete the work; irrespective of any differences between "actual" versus "estimated" quantities and subtotals used to calculate the bond value.

High Risk Land Surface Modification Activity: The Public Works Dept may deem a project site to be a "High Risk Land Surface Modification Activity" if there will be clearing or grading on/near steep slopes, geological hazard sensitivity areas, ecological critical areas, storm drainage challenges, and/or erosion and construction water control challenges, etcetera. A project with this profile will require a higher performance security in order to record the subdivision or for the issuance of a construction permit such as an LSM or Building permit. The added security amount is determined by Public Works based on the risk profile and the scope of work to be performed.

Right-of-Way Restoration Performance Security. Any permit with work to be performed in City of Kirkland's right-of-way or work affecting public utilities or infrastructure, may be required to post a right-of-way Restoration Performance Security with Public Works Dept. The security amount is determined by Public Works based on the risk profile and scope of work to be performed, and is not directly correlated to the improvement values calculated herein for the general performance security instrument.

Have engineering plans been submitted to the City?

YES



If yes:

17.5% of total construction value will be added to the Performance Security for Mobilization, Traffic Control, Surveying, Engineering, and Record Drawings. 30% contingency will be added for construction uncertainty.

Total Value of Work	\$0
17.5% Overhead	\$0
30% Contingency	\$0
High Risk Land Surface Modification Activity	\$0
Total Performance Security	\$0

If no:

17.5% of total construction value will be added to the Performance Security for Mobilization, Traffic Control, Surveying, Engineering, and Record Drawings. 30% contingency will be added for design. 30% contingency will be added for construction uncertainty.

Total Value of Work	\$0
17.5% Overhead	\$0
30% Design Contingency	\$0
30% Construction Contingency	\$0
High Risk Land Surface Modification Activity	\$0
Total Performance Security	\$ -

Maintenance Security Calculation

Maintenance Security is 20% of the total cost of Public Improvements and Private Storm Drainage and LID Improvements, including a 30% contingency; or \$10,000 minimum, whichever is larger.

Public Improvements	\$0
Private Storm Drainage	\$0
Private LID	\$0
Subtotal	\$0
30% Contingency	\$0
Total	\$0
Maintenance Security	\$0

NGRA Security Calculation

NGRA security	\$ -
Monitoring Fee	\$ -

Public Improvements

Construction Storm Drainage (Erosion Control)

Item	Unit	Quantity	Unit Price	Amount
Right-of-Way Area of Disturbance	SF		\$3.10	\$0.00
Silt Fence, Installed	LF		\$8.30	\$0.00
Grading for Drainage Swales	LF		\$6.70	\$0.00
Sod for Drainage Swales	SF		\$2.60	\$0.00
Hydroseeding	SF		\$0.70	\$0.00
Construction Entrance (SF)	EA		\$5,000.00	\$0.00
Construction Entrance (MF/COM/Other)	EA		\$10,000.00	\$0.00
Inlet Protection	EA		\$109.00	\$0.00
Straw Wattle	LF		\$6.80	\$0.00
Orange Construction Fencing	LF		\$5.20	\$0.00
Check Dam	EA		\$30.00	\$0.00
				\$0.00
				\$0.00

Construction Storm Drainage - Total	\$0.00
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Water System

Item	Unit	Quantity	Unit Price	Amount
Water Service - 3/4" to 1"	LS		\$2,900.00	\$0.00
Water Service - 1 1/2" to 2"	LS		\$6,100.00	\$0.00
Water Service - 3" to 4"	LS		\$14,200.00	\$0.00
4" Pipe	LF		\$99.00	\$0.00
6" Pipe	LF		\$140.00	\$0.00
8" Pipe	LF		\$187.00	\$0.00
12" Pipe	LF		\$207.00	\$0.00
2" Gate Valve	EA		\$466.00	\$0.00
4" Gate Valve	EA		\$943.00	\$0.00
6" Gate Valve	EA		\$2,500.00	\$0.00
8" Gate Valve	EA		\$2,700.00	\$0.00
12" Gate Valve	EA		\$3,900.00	\$0.00
Connection to Ex. Main (tie ins and cut ins)	EA		\$8,300.00	\$0.00
Fire Hydrant Assembly	EA		\$9,300.00	\$0.00
2" Blow Off	EA		\$3,400.00	\$0.00
Air and Vacuum Assembly	EA		\$6,900.00	\$0.00
Valve Marker Post	EA		\$311.00	\$0.00
5" Storz Coupling	EA		\$777.00	\$0.00
Adjust Ex. Water Meter	EA		\$943.00	\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00

Water System - Total	\$0.00
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Sanitary Sewer System

Item	Unit	Quantity	Unit Price	Amount
6" PVC Pipe	LF		\$83.00	\$0.00
8" PVC Pipe	LF		\$124.00	\$0.00
12" PVC Pipe	LF		\$140.00	\$0.00
Extra Depth Excavation (Over 12' Deep)	FT*LF		\$14.00	\$0.00
48" Manhole	EA		\$6,300.00	\$0.00
54" Manhole (Drop MHs Only)	EA		\$6,900.00	\$0.00
Internal Drop Structure	EA		\$1,600.00	\$0.00
Rechanel Existing MH	EA		\$4,300.00	\$0.00
Cast Iron Clean Out Cover	EA		\$250.00	\$0.00
Clean Out Assembly	EA		\$1,000.00	\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00

Sanitary Sewer System - Total	\$0.00
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Storm Drainage System

Item	Unit	Quantity	Unit Price	Amount
12" Pipe PVC	LF		\$140.00	\$0.00
12" Pipe Ductile Iron	LF		\$207.00	\$0.00
18" Pipe PVC	LF		\$166.00	\$0.00
24" Pipe PVC	LF		\$208.00	\$0.00
30" Pipe PVC	LF		\$239.00	\$0.00
36" Pipe PVC	LF		\$270.00	\$0.00
48" Pipe PVC	LF		\$290.00	\$0.00
Extra Depth Excavation (Over 6' Deep)	FT*LF		\$10.00	\$0.00
Detention Vault* (see footnote for instructions)	CF		\$17.00	\$0.00
Detention Tank (< 5')*	LF		\$249.00	\$0.00
Detention Tank (6'-7')*	LF		\$300.00	\$0.00
Detention Tank (8'-9')*	LF		\$394.00	\$0.00
Detention Tank (10'+)*	LF		\$508.00	\$0.00
Other Flow Control Facility*	LS			\$0.00
Curb Inlet	EA		\$2,100.00	\$0.00
Type I Catch Basin	EA		\$2,400.00	\$0.00
Type IL Catch Basin	EA		\$2,800.00	\$0.00
Type II Catch Basin - 48"	EA		\$5,000.00	\$0.00
Type II Catch Basin - 54"	EA		\$6,700.00	\$0.00
CMP Access to Riser	EA		\$2,500.00	\$0.00
Connection to Existing CB	EA		\$1,700.00	\$0.00
Restrictor/Pollution Control/Flow Control Riser	EA		\$1,600.00	\$0.00
Pollution Control Tee (Downturned Elbow)	EA		\$777.00	\$0.00
Debris Barrier	EA		\$2,200.00	\$0.00
Biofiltration Swale	LF		\$24.00	\$0.00
Cartridge style WQ facility (stormfilter, perkfilter)*	EA		\$15,500.00	\$0.00
Bioretention based WQ (filterra, biopod)*	EA		\$26,000.00	\$0.00
Other Water Quality Structure*	EA			\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00

Storm Drainage System - Total	\$0.00
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Low Impact Development

Item	Unit	Quantity	Unit Price	Amount
Pervious Concrete	SF		\$19.00	\$0.00
Pervious Asphalt	SF		\$9.00	\$0.00
Pervious Pavers	SF		\$22.00	\$0.00
Infiltration/Dispersion Trench (10')	EA		\$466.00	\$0.00
Soil Amendment	SF		\$1.20	\$0.00
Drywell Infiltration (90 cf)	EA		\$777.00	\$0.00
Other LID Facility	EA			\$0.00
				\$0.00

Low Impact Development	\$0.00
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Paving

Item	Unit	Quantity	Unit Price	Amount
AC Pavement Patching	SF		\$5.70	\$0.00
4" Crushed Rock	SF		\$3.10	\$0.00
Bank Run Gravel: 3" minus, in place	CF		\$4.70	\$0.00
4" Asphalt Treated Base (ATB)	SF		\$5.70	\$0.00
2" Class B Asphalt Pavement	SF		\$3.10	\$0.00
Saw Cut AC Pavement	LF		\$5.20	\$0.00
Cold Planing (Grinding) & Hauling (<2000sf)	SF		\$4.20	\$0.00
Cold Planing (Grinding) & Hauling (2000-4000sf)	SF		\$3.10	\$0.00
Cold Planing (Grinding) & Hauling (>4000sf)	SF		\$2.60	\$0.00
Adjust Existing Utility	EA		\$715.00	\$0.00
				\$0.00
				\$0.00

Paving - Total	\$0.00
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Curb and Gutter

Item	Unit	Quantity	Unit Price	Amount
Asphalt Thickend Edge	LF		\$32.00	\$0.00
Concrete Curb and Gutter, Type A	LF		\$63.00	\$0.00
Rolled Concrete Curb and Gutter	LF		\$71.00	\$0.00
				\$0.00
				\$0.00

Curb and Gutter - Total	\$0.00
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Sidewalks

Item	Unit	Quantity	Unit Price	Amount
5' Concrete Sidewalk	LF		\$81.00	\$0.00
Concrete Sidewalk (other than 5')	SF		\$17.00	\$0.00
5' Concrete Driveway	LF		\$121.00	\$0.00
Asphalt Walkways, Class B	SF		\$8.00	\$0.00
ADA Ramps	EA		\$3,200.00	\$0.00
Safety Railing	LF		\$207.00	\$0.00
Steel Pipe Handrail	LF		\$97.00	\$0.00
Vinyl Fencing	LF		\$32.00	\$0.00
Speed Hump Restoration	EA		\$2,300.00	\$0.00
5' Pervious Sidewalk	LF		\$389.00	\$0.00
				\$0.00
				\$0.00

Sidewalks - Total	\$0.00
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Landscaping

Item	Unit	Quantity	Unit Price	Amount
Street Trees	EA		\$549.00	\$0.00
Sod	SF		\$7.00	\$0.00
Seeded lawn	SF		\$1.50	\$0.00
Rockery Wall (face of wall)	SF		\$58.00	\$0.00
				\$0.00
				\$0.00

Landscaping - Total	\$0.00
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Miscellaneous

Item	Unit	Quantity	Unit Price	Amount
Monuments	EA		\$1,500.00	\$0.00
Stop Signs**	EA		\$249.00	\$0.00
No Parking Signs**	EA		\$218.00	\$0.00
Street Name Signs**	EA		\$347.00	\$0.00
Other Signs**	EA		\$228.00	\$0.00
Pavement Marking	LF		\$3.00	\$0.00
Mailbox Structure	EA		\$844.00	\$0.00
Type III Fixed Barricade	EA		\$632.00	\$0.00
Bollards	EA		\$1,300.00	\$0.00
Removable Bollards	EA		\$528.00	\$0.00
Thermoplastic Crosswalk Markings (\$500 min)	LF		\$11.00	\$0.00
Street Light	EA		\$6,300.00	\$0.00
PED Light	EA		\$7,800.00	\$0.00
Pole relocation*	EA		\$19,500.00	\$0.00
Modular Block Walls (face of wall)*	SF		\$50.00	\$0.00
				\$0.00
				\$0.00

Miscellaneous - Total	\$0.00
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(* If detention vault volume is greater than 50,000 CF, enter in 50,000 CF maximum.

Review/inspection fee will also be reduced by 75% for all detention vaults (i.e. 2.5% instead of 10%).

(**cost recovery for City provided signs and poles. Excluded from 10% review and inspection fees)

Private Improvements

Storm Drainage System

Item	Unit	Quantity	Unit Price	Amount
4" - 6" Pipe PVC	LF		\$83.00	\$0.00
4" - 6" Pipe Ductile Iron	LF		\$93.00	\$0.00
8" Pipe PVC	LF		\$124.00	\$0.00
8" Pipe Ductile Iron	LF		\$150.00	\$0.00
12" Pipe PVC	LF		\$140.00	\$0.00
12" Pipe Ductile Iron	LF		\$207.00	\$0.00
18" Pipe PVC	LF		\$166.00	\$0.00
24" Pipe PVC	LF		\$208.00	\$0.00
Extra Depth Excavation (Over 12' Deep)	FT*LF		\$10.00	\$0.00
Detention Vault* (see footnote for instructions)	CF		\$17.00	\$0.00
Detention Tank (< 5')*	LF		\$249.00	\$0.00
Detention Tank (6'-7')*	LF		\$300.00	\$0.00
Detention Tank (8'-9')*	LF		\$394.00	\$0.00
Detention Tank (10'+)*	LF		\$508.00	\$0.00
Other Flow Control Facility*	LS			\$0.00
Yard Drain	EA		\$425.00	\$0.00
Type 40 Catch Basin	EA		\$2,000.00	\$0.00
Curb Inlet	EA		\$2,100.00	\$0.00
Type I Catch Basin	EA		\$2,400.00	\$0.00
Type IL Catch Basin	EA		\$2,800.00	\$0.00
Type II Catch Basin - 48"	EA		\$5,000.00	\$0.00
Type II Catch Basin - 54"	EA		\$6,700.00	\$0.00
CMP Access to Riser	EA		\$2,500.00	\$0.00
Connection to Existing CB	EA		\$1,700.00	\$0.00
Restrictor/Pollution Control/Flow Control Riser	EA		\$1,600.00	\$0.00
Pollution Control Tee	EA		\$777.00	\$0.00
Debris Barrier	EA		\$2,200.00	\$0.00
Biofiltration Swale	LF		\$24.00	\$0.00
Cartridge style WQ facility (stormfilter, perkfilter)*	EA		\$15,500.00	\$0.00
Bioretention based WQ (filterra, biopod)*	EA		\$26,000.00	\$0.00
Other Water Quality Structure*	EA			\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00

Storm Drainage System - Total	\$0.00
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Low Impact Development

Item	Unit	Quantity	Unit Price	Amount
Pervious Concrete	SF		\$19.00	\$0.00
Pervious Asphalt	SF		\$9.00	\$0.00
Pervious Pavers	SF		\$22.00	\$0.00
Infiltration/Dispersion Trench (10')	EA		\$466.00	\$0.00
Rain Garden	SF		\$22.00	\$0.00
Soil Amendment	SF		\$1.20	\$0.00
Drywell Infiltration (90 cf)	EA		\$777.00	\$0.00
				\$0.00
				\$0.00

Low Impact Development	\$0.00
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Paving

Item	Unit	Quantity	Unit Price	Amount
4" Crushed Rock	SF		\$3.10	\$0.00
4" Asphalt Treated Base (ATB)	SF		\$5.70	\$0.00
2" Class B Asphalt Pavement	SF		\$3.10	\$0.00
				\$0.00
				\$0.00

Paving - Total	\$0.00
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Miscellaneous

Item	Unit	Quantity	Unit Price	Amount
Fire Lane Marking	LF		\$4.00	\$0.00
UG Utilities to Existing House	EA		\$3,900.00	\$0.00
Modular Block Wall	SF		\$50.00	\$0.00
NGRA security **	SF		\$30.00	\$0.00
Monitoring Fee**	SF			\$0.00

Miscellaneous - Total	\$0.00
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(* If detention vault volume is greater than 50,000 CF, enter in 50,000 CF maximum.

Review/inspection fee will also be reduced by 75% for all detention vaults (i.e. 2.5% instead of 10%).

(** not included in Misc total, see NGRA fee box on pg 2)