



BUSINESS OF THE CITY COUNCIL CITY OF SNOQUALMIE

AB23-096
July 24, 2023
Committee Report

AGENDA BILL INFORMATION

TITLE:	AB23-096: Amendment to Public Works Contract with Purcell Painting & Coatings for the City Hall Stairs Repair Project	<input type="checkbox"/> Discussion Only
PROPOSED ACTION:	Approve Amendment No. 1 to the Public Works Contract with CPM Development Corporation DBA ICON Materials, Inc for the 2023 Overlay Project	<input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution

REVIEW:	Department Director Finance Legal City Administrator	Choose an item. Drew Bouta David Linehan Mike Chambless	Click or tap to enter a date. 7/13/2023 Click or tap to enter a date. 7/23/2022
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DEPARTMENT:	Parks & Public Works		
STAFF:	Patrick Fry		
COMMITTEE:	Parks & Public Works	COMMITTEE DATE: July 17, 2023	
MEMBERS:	Ethan Benson	Bryan Holloway	Jo Johnson
EXHIBITS:	1. AB23-096x1 (Contract) 2. AB23-096x2 (AB23-028) 3. AB23-096x3 (Existing Conditions) 4. AB23-096x4 (Fees) 5. AB23-096x5 (CIP)		

AMOUNT OF EXPENDITURE	\$ 84,696.87
AMOUNT BUDGETED	\$ 960,000
APPROPRIATION REQUESTED	\$ 0

SUMMARY

INTRODUCTION

This Agenda Bill seeks to amend the existing Public Works contract with Purcell Paintings & Coatings for the City Hall Stairs Repair Project. The City Hall Stairs Repair project scope included demolition of the existing concrete; sand blasting the newly exposed steel; priming, sealing, & painting the steel; installing a snow melt system; and repouring the concrete on the deck landings and stairs. This amendment would allow for the replacement of the (3) deck landings and all of the stairs.

LEGISLATIVE HISTORY

The original contract with Purcell Paintings & Coatings was approved by Council on March 13, 2023 under AB23-028 for the construction of the City Hall Stairs Repair Project.

BACKGROUND

The City of Snoqualmie's 2023-2028 Capital Improvement Plan (CIP) identified the need to rehabilitate the City Hall back stairwell under the Facilities Maintenance Program. The budget allocated for the Facilities Program in the 2023-2024 biennium is \$960,000. The Fire Station Boiler project is also utilizing the Facilities Program, which is expected to incur a cost of \$264,260. The cost for the City Hall Stairs Repair Project was expected to be \$399,990 including tax.

In the Summer of 2022, Parks and Public Works posted the City Hall Stairs project on the Builders Exchange for bids. A total of zero bids were received. Due to the lack of bids, staff identified a qualified contractor, Purcell Painting & Coatings, that could do the work. Engineers estimate for the work was \$369,000 pre-tax.

The additional work will bring the contract total to \$484,686.87.

ANALYSIS

The original scope of work of demolition of the existing concrete; sand blasting the newly exposed steel; priming, sealing, & painting the steel; installing a snow melt system; and repouring the concrete on the deck landings and stairs was based upon the assumption that the underlying steel of the landings and stairs was in good condition. Upon removal of the concrete, the landings and stairs were found to not be in good condition and require total replacement. The existing material cannot sustain sand blasting, which is a required step prior to priming, thus the material must be replaced.

The existing structural steel is in good condition and does not need to be replaced. A structural engineer with OTAK, inc will inspect the completed work prior to concrete being poured.

BUDGET IMPACTS

Administration recommends approving an amendment to the contract with Purcell Painting & Coatings in the amount of \$84,697 to complete the repairs of the rear stair tower at City Hall. The 2023-24 Budget appropriates \$960,000 for this and other similar repair work through the Facilities Maintenance Program within the Non-Utilities Capital Fund (#310). Currently, \$47,178 has been spent in the current biennium and \$734,885 is encumbered for outstanding contracts within the program. With the addition of this amendment, the remaining Biennial Budget appropriation is \$93,240. Therefore, sufficient appropriation exists within the 2023-2024 Biennial Budget (Non-Utilities Capital Fund #310) to fund the amendment.

Facilities Maintenance Program

2023-2024 Biennial Budget		
Beginning Budget	\$	960,000
Expenditures	\$	(47,178)
Outstanding Contract Value <i>(Previously Approved)</i>	\$	(734,885)
Current Available Budget	\$	177,937
Value of this Contract <i>(AB23-096)</i>	\$	(84,697)
Available Budget after AB23-096	\$	93,240

NEXT STEPS

Following Council approval staff will work with the Mayor to execute Amendment No. 1 with Purcell Paintings & Coatings with the added scope.

PROPOSED ACTION

Move to approve Amendment No. 1 to the Public Works Contract with Purcell Paintings & Coatings for the City Hall Stairs Repair Project.