

TO: City Council
FROM: Stan Osborn, Parks & Facilities Manager
DATE: November 21, 2023
SUBJECT: Brewmaster's House Repair and Renovation Contract

1) Recommended Action:

Staff requests that the City Council approve the Brewmaster's House Repair and Renovation Contract.

2) Background:

In January of 2023, the Brewmaster's House which is on the National Historic Registry, and owned and maintained by the City, fell victim to arson. Tumwater's City Council declared a resolution finding the existence of an emergency and ratified the declaration and waiver of competitive bidding requirements. Heritage Restoration was chosen to complete a service contract. Work has been completed to determine the extent of the fire and smoke damaged to the structure of the Brewmaster's House and its contents. Identification of areas and items in need of restoration, repair, replacement and removal for cleaning has been completed. After working closely with the Historic Preservation Commission, our insurer, and regulators, we have defined the scope of work and received a comprehensive estimate for moving forward with completing the repairs.

3) Policy Support:

Section 1. An emergency is hereby declared in the City of Tumwater as a result of arson on January 21, 2023. The Brewmaster's House is a historic building and as such requires special care in its repair and restoration. The repair and restoration work must commence immediately. The longer the work is delayed, the more extensive the damage will become. The longer the building remains unsecured, the greater the safety risk to the public.

Section 2. Due to the emergency declaration in Section 1, public works competitive bidding requirements are hereby waived for the Brewmaster's House repair and restoration and the City Administrator is authorized to award all necessary contracts on behalf of the City to address the emergency situation.

4) Alternatives:

- ☐ Approve Contract
 - ☐ Approve Contract with changes
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5) Fiscal Notes:

\$263,606.62 – Insurance/\$5,000 City deductible.

6) Attachments:

A. Brewmaster's House Repair and Renovation Contract