



CITY OF KIRKLAND
Department of Public Works
123 Fifth Avenue, Kirkland, WA 98033 425.587.3800
www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Dave Snider, P.E., Capital Projects Manager
Pam Bissonnette, Interim Public Works Director

Date: April 3, 2014

Subject: Peter Kirk Park Restroom Renovation – Accept Work

RECOMMENDATION:

It is recommended that City Council accepts the work on the Peter Kirk Park Restroom Renovation Project, as completed by Moon Construction, Shoreline, WA, and establishes the statutory lien period.

BACKGROUND DISCUSSION:

The Kirkland Transit Center Project included a Sound Transit budget allowance for transit operator lay-over and for driver comfort and convenience, including exterior and interior improvements for the existing Peter Kirk Restroom building (Attachment A). The subject Renovation Project was for the interior areas of the restroom, including the demolition of all interior fixtures and the sandblasting and resurfacing of all interior floors, walls and ceilings. The finished Project includes Americans with Disabilities (ADA) improvements, new plumbing fixtures and an updated look with new lighting, toilet partitions, wall paint, ceramic wall tile color accents and new flooring material.

At their regular meeting of June 18, 2013, City Council awarded the construction contract for the Project to Moon Construction in the amount of \$90,994.50 and construction began on July 1, 2013. The Project started off well during the warm dry months of summer; however, progress was slowed by delays in the delivery of specified plumbing fixtures. The interior of the building was completely prepped and ready to receive the specified new finishes and fixtures when the rains of late summer and fall began. With those rains came a new unexpected problem of excess moisture on the interior concrete wall faces and floor. As a result, Parks staff and the City's roofing contractor, who had done previous roof work on the building, began an extensive examination of the structure to establish the source of quite a few points of moisture penetration.

The roofing contractor performed a series of warranty work efforts plus some minor additional work and the intrusion of water from the roof was stopped; however, the excess moisture found on the walls near the floor of the building were determined to be unrelated to the roofing work. Through a series investigations and subsequent wall repairs, the moisture problem was abated and the interior finishes were completed.

At the time of award the established Project budget was \$126,700 and included \$96,700 in Sound Transit funds with additional City funds assigned from easement proceeds received for the granting of a private easement at Kiwanis Park, as approved by City Council at their April 2, 2013 meeting. With the increased scope and expenses caused by the water intrusion

complications, the use of \$5,300 in REET 2 Reserves was approved by City Council at their December 10, 2013 meeting. An additional \$8,000 was also programmed into the Project through the 2013-2018 CIP Update resulting in a revised total Project budget of \$140,000, in order to maintain a reasonable amount of contingency for completing the remaining work and to honor all valid requests for additional compensation.

With the work now complete, the total amount paid to the contractor was \$99,744, including three change orders that added up to \$8,749 for the additional moisture abatement efforts and for correcting other latent building deficiencies including plumbing and electrical code required upgrades. The total of all costs for the completed Project equals \$134,795 and, after a final accounting of all Sound Transit reimbursements, the Project is fully funded using the original \$30,000 in easement proceeds plus a revised total of \$104,795 in Sound Transit funds. As a result, the previously approved use of REET 2 Reserves and other funds are no longer needed and will be returned to the appropriate sources (Attachment B).





Vicinity Map



Map Legend

- Building Footprint
- Streets



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Peter Kirk Restroom Renovation

**Peter Kirk Restroom Renovation
CTR0004-002
Project Budget Report**

Attachment B

