



CITY OF KIRKLAND
City Manager's Office
123 Fifth Avenue, Kirkland, WA 98033 425.587.3007
www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Tracey Dunlap, Deputy City Manager
Chris Dodd, Facilities Services Manager

Date: October 6, 2016

Subject: City Hall Renovation Project – Update and Discussion

RECOMMENDATION:

City Council receives an update on the City Hall renovation project and provide direction for future enhancements.

PROJECT UPDATE

On September 23, 2016, the project met a major milestone by completing a majority of the upper floor and attention has now shifted to Phase 6 of the lower floor. While the upper floor is fully occupied, finish work, installation of art glass, and punch list items will to continue for next few months.

Now that the flex space is no longer needed, that area (the former police space) is being renovated to accommodate the City's IT Department, who are expected to move into their new space in late October. The final phases include creation of a new Peter Kirk Room and renovating spaces for Human Resources and Parks Administration.

The construction contract the City entered into with Bayley Construction had a substantial completion date of October 31, 2016. Due to unforeseen conditions, owner initiated changes, a union strike and long lead times, this date will need to be revised. As of the date of this memo, the City and Bayley Construction are negotiating the updated contract date that is agreeable to both parties.

APPROVED AND ADDITIONAL CHANGES UPDATE

During the June 7, 2016 Council Meeting, a list of potential owner initiated changes was presented to the City Council for their consideration. At the meeting, the following items were authorized:

- Upgrading the men's and women's locker rooms. Council directed staff to move forward with replacing the tile in the restrooms and showers and change out the partitions and counter tops to match the new renovated public restrooms at a cost of \$98,000. During demolition, it was uncovered that the sub-floor in the showers was originally constructed of sub-standard materials and needed to be removed and replaced. This unforeseen condition will result in a Change Order in the amount of approximately \$28,000. This work will need to be done to warranty the waterproofing and tile work in the showers.

This change can be funded by the balance in the Medical Self-Insurance Fund for wellness activities or the project contingency. There are sufficient funds in the wellness balance to fund this unexpected condition.

- New conference room furnishings. The Council had approved \$120,000 for the purchase and installation of new conference room furnishings to match the renovated Council Chamber and the New Peter Kirk Room. The RFP for these furnishings was released on September 29, 2016. New conference furnishings are scheduled to be in place by the end of 2016.
- Window coverings. The City Council directed staff to replace the window coverings at a cost of approximately \$23,000. Staff had identified the window covering style and are awaiting submittals from the contractor. These window coverings are scheduled to be in place by the end of 2016.

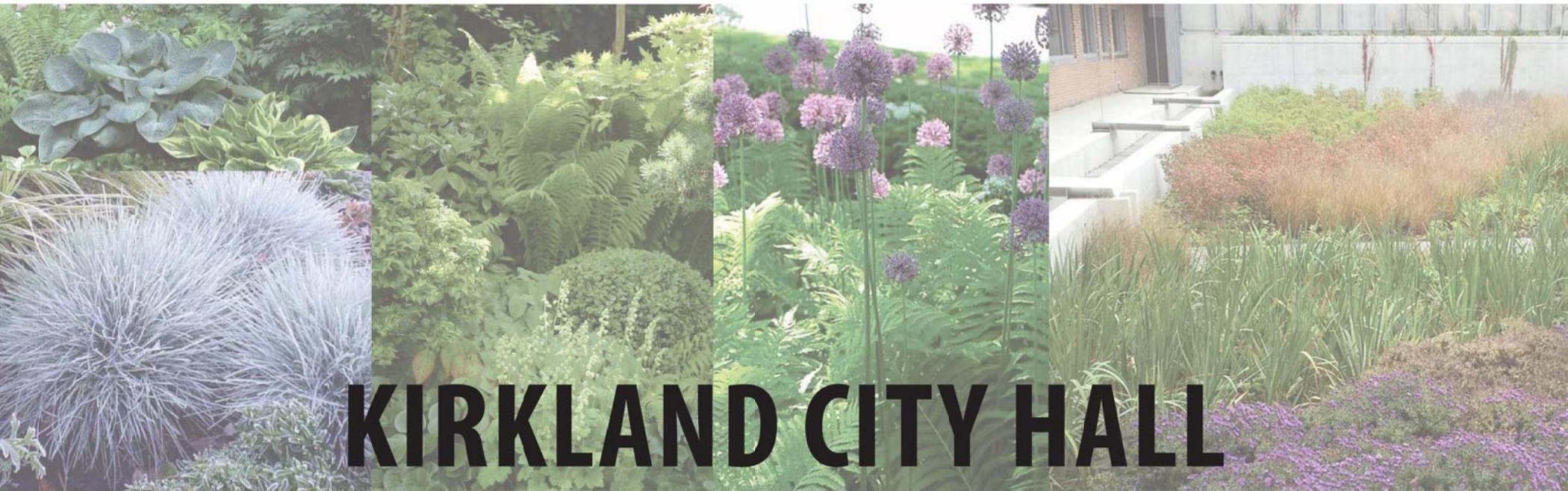
The June 7 briefing identified up to \$1 million in project funds available for potential changes to the project scope. The actions above committed approximately \$150,000 of those funds, leaving \$850,000 that could be used for additional items described below, be placed in reserves, or be put toward other facilities projects. Note that the locker room upgrade does not count toward the total since it is funded from the wellness reserve.

Additional information was requested for the remaining items as follows:

- Additional solar panels. To double the project funded system would cost approximately \$160,000. At the moment, the designed system is to handle up to 75KW. At this time, anything above 75KW would be considered a generating station, resulting in lower the incentives and credits, and additional regulation and administration. Staff has met with the Washington State Department of Commerce and their contractor, Ameresco, to evaluate possibilities for additional solar installations and opportunities to qualify for state grants. Their initial feedback was that:
 - The City cannot use the amount invested in the current solar array being installed on City Hall as a match for the State grants.
 - To maximize our grant eligibility and probability of success, we would likely need to pursue a larger scale project with new match dollars.
 - Ameresco can undertake a preliminary audit for solar feasibility on all city owned facilities (at the City's expense, no obligation) that the City could evaluate to determine what capital investment level might work for us. Staff is looking for direction on whether to proceed with the preliminary audit.
- Building solar monitoring system. The Photovoltaic (PV) system submittal has only been recently received by the project architect for review. Staff and consultants are weighing what compatible options that exist for a solar monitoring system. As indicated at the June 7, 2016 Council Meeting, this additional change might entail adding a monitor, computer and software, which might range in cost from \$3,500 - \$11,000. Further information based on the architects review will be provided at the October 18 briefing.
- Additional vehicle charging stations. Fleet Manager Tim Llewellyn estimates that installing quick charging stations (15 minutes) would cost approximately \$60,000 each and/or installing additional slower charging stations (2 hours) would cost approximately \$13,000 each. Staff is seeking direction on which option and how many stations should be installed.

- Enhanced landscaping. Currently, there are no plans for replacing, adding or refreshing the City Hall landscaping. At the June 7, 2016 meeting, City Council directed staff to return with landscaping options. Through the project architecture firm ARC, JKLA Landscape Architects were selected to provide options and pricing for the City Council to consider. Attachment A outlines a phased approach as well as associated costs including design, installation and sales tax.

Once that direction is received on these remaining options, an update of the project budget and timeline will be developed for the next project update.



KIRKLAND CITY HALL

2016 SITE IMPROVEMENTS STUDY

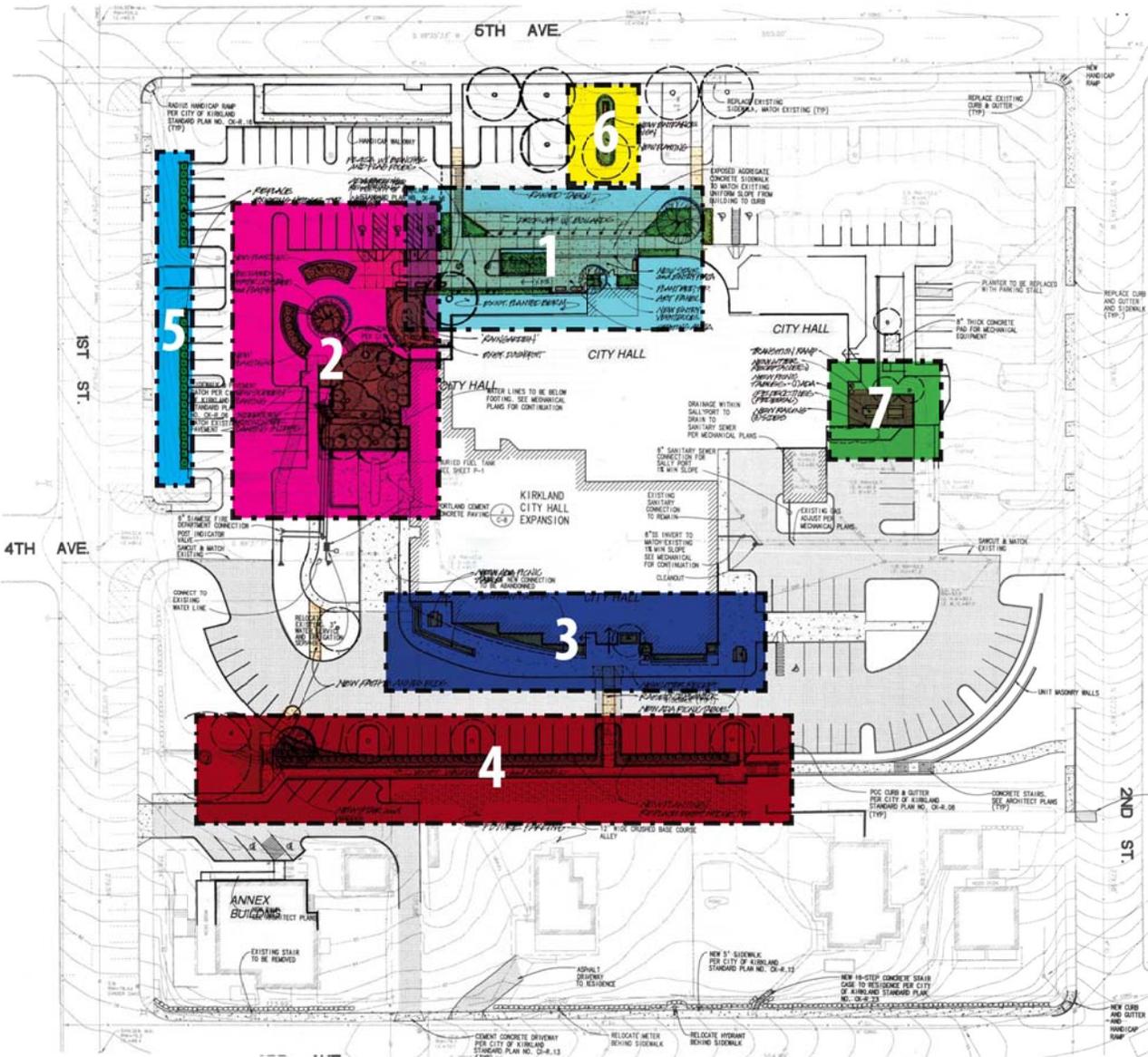


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ARCHITECTS

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landscape architects, pllc

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Project Goals

Cohesive Design

Inherent in this study is the recognition that buildings and the site together contribute to defining the landscape; the story line begins at the site approach. Your first impression. At the same time the project must address the needs of a variety of user groups, fit specific program and maintenance requirements, as well as responding and complementing the existing, successful components that are to remain in a clear and cohesive way.

Native & Drought Tolerant Plantings

Native plants bring benefits to Northwest land and water resources, wildlife and people. Well-established native plants control erosion by holding the soil with their roots. They reduce flooding by slowing runoff. Trees, shrubs and groundcovers clean water by filtering out sediment and pollutants before they reach lakes and streams. Once established, native plants in the right place require little maintenance.

Accessibility & Safety

When you commit to accessibility, you ensure that your project is enjoyed by people with a wide range of abilities. As a result, potential barriers to access are not only removed, but you avoid creating them in the first place. This study assesses existing site features and provides solutions where the design could be improved in regards to accessibility or safety.

Public Awareness and Education

A signage program built into the building's spaces to educate the occupants and visitors of the benefits of green buildings. Opportunities include calling attention to water-conserving landscape features and sustainable site and building features.

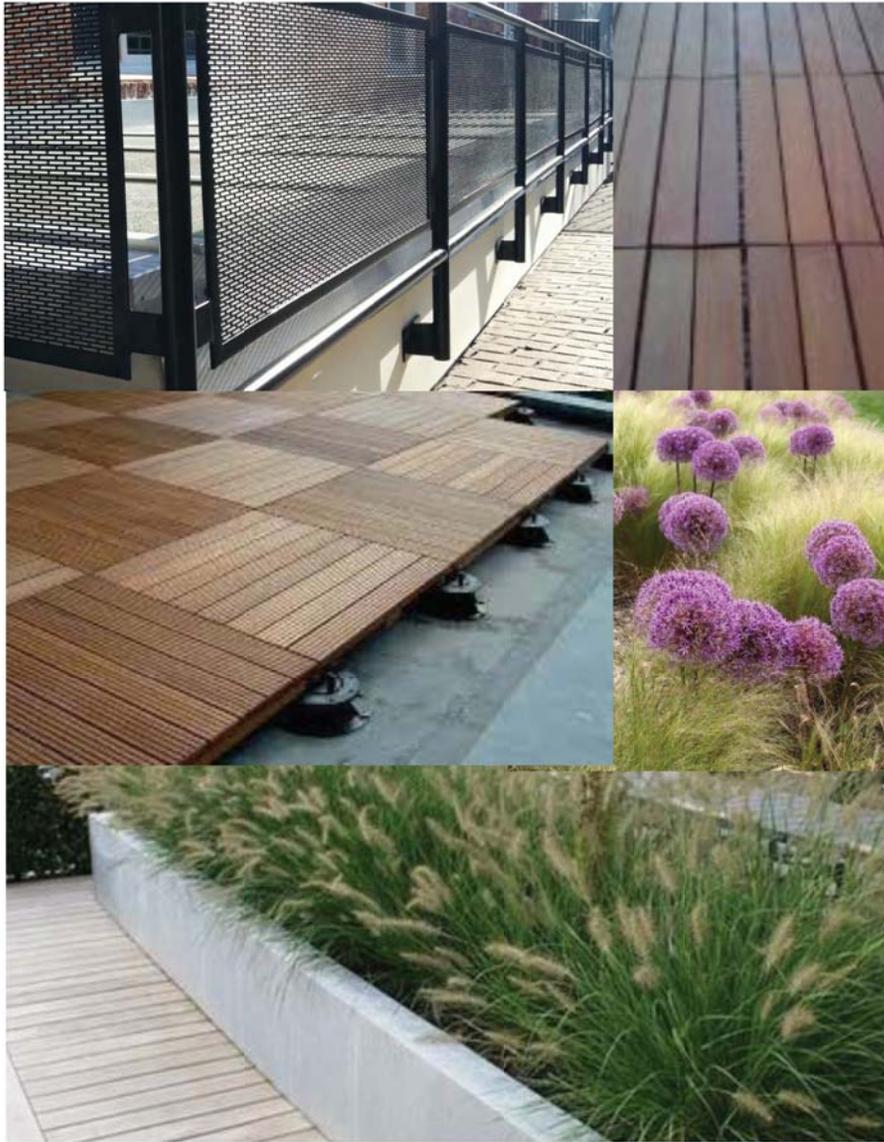


KIRKLAND CITY HALL - 2016 SITE IMPROVEMENTS STUDY

OVERVIEW - PROJECT AREAS + GOALS

2016.10.18





IPE DECKING AND RAIL



RAINGARDENS



KIRKLAND CITY HALL - 2016 SITE IMPROVEMENTS STUDY

PRECEDENT IMAGES

2016.10.18





SHADE PLANTING



VACCINIUM, GRASSES AND LAVENDER



KIRKLAND CITY HALL - 2016 SITE IMPROVEMENTS STUDY

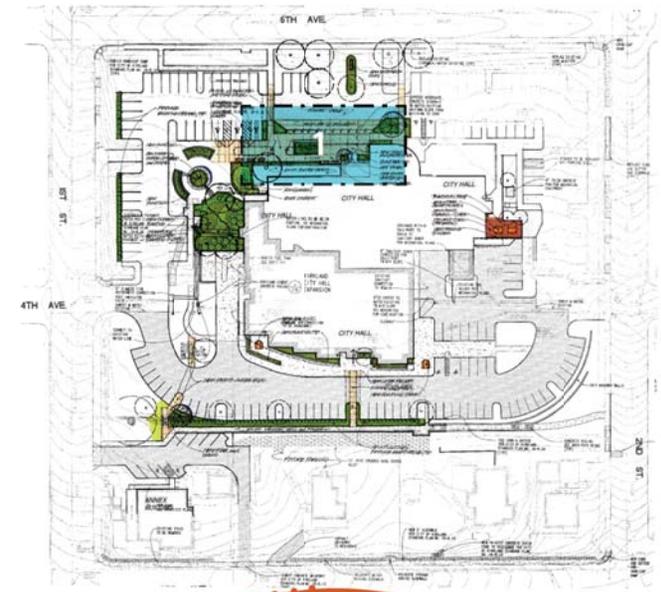
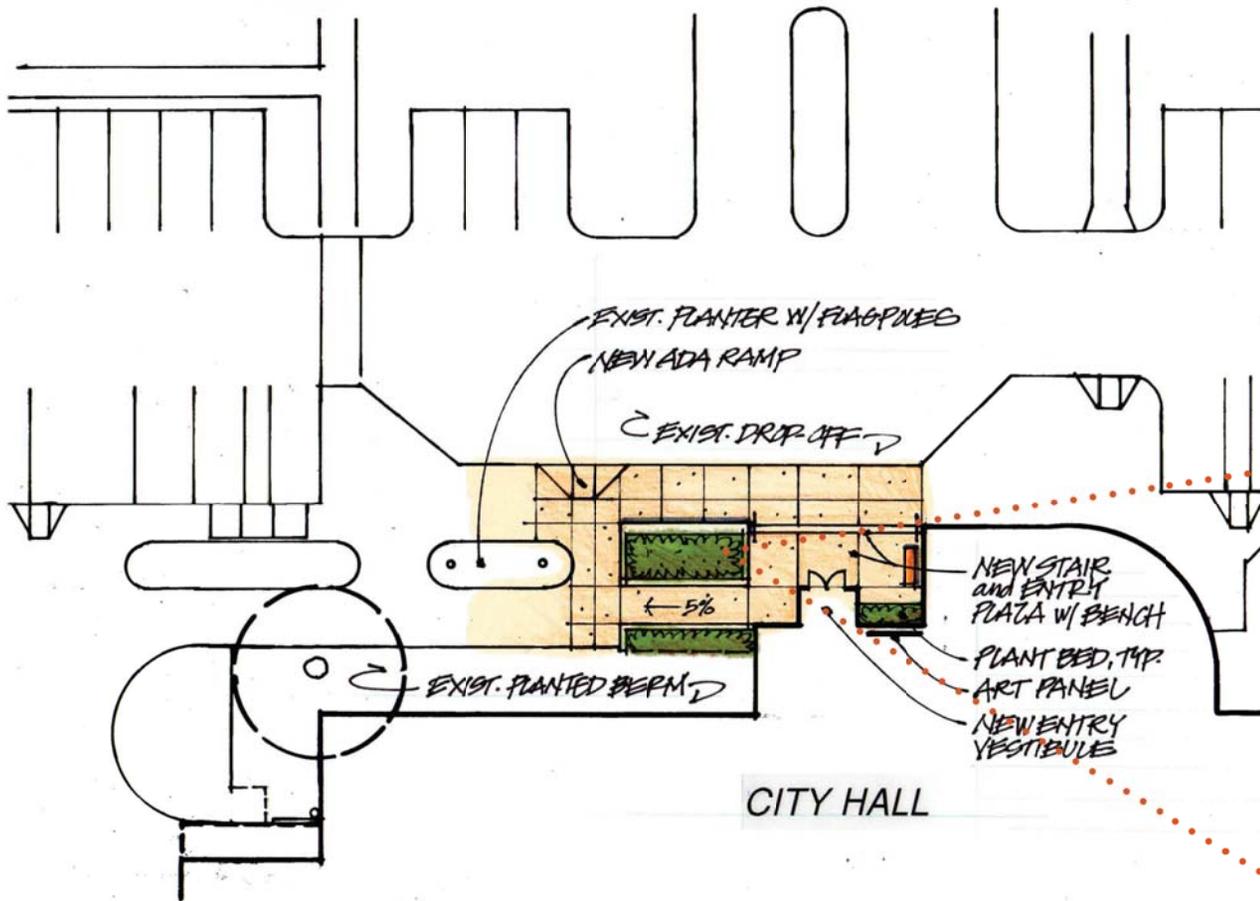
PRECEDENT IMAGES

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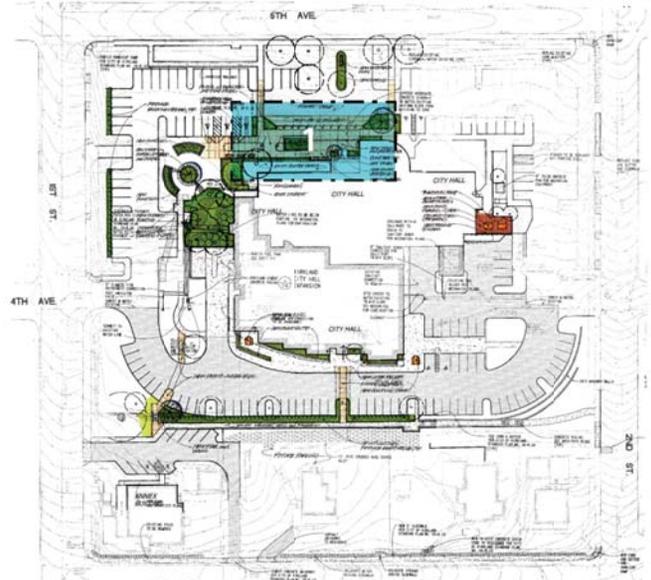
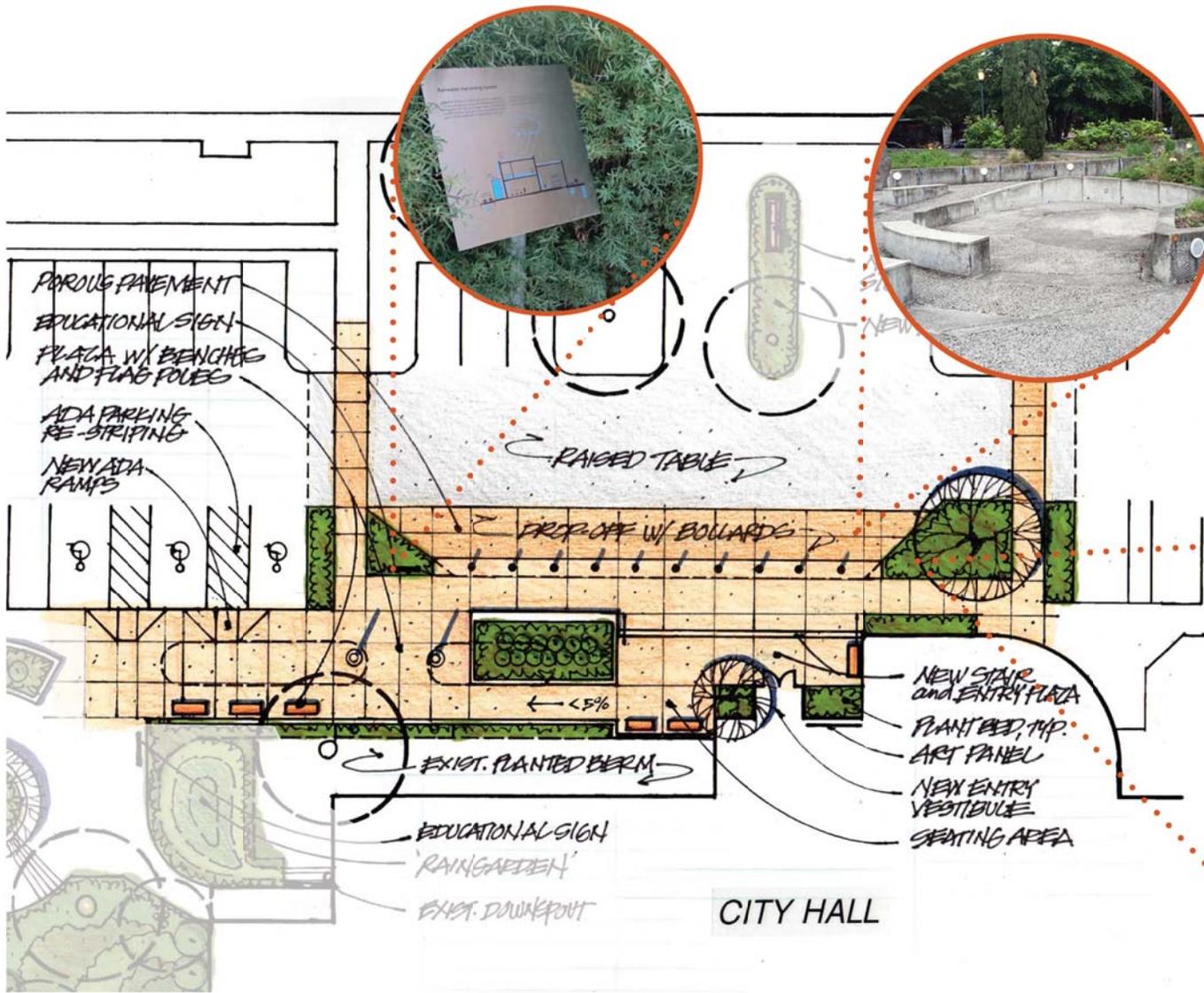
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KIRKLAND CITY HALL - 2016 SITE IMPROVEMENTS STUDY
AREA 1 - MAIN ENTRANCE COURTYARD (MIN)
 2016.10.18

a|r|c ARCHITECTS JKLA landscape architects, pllc kpff

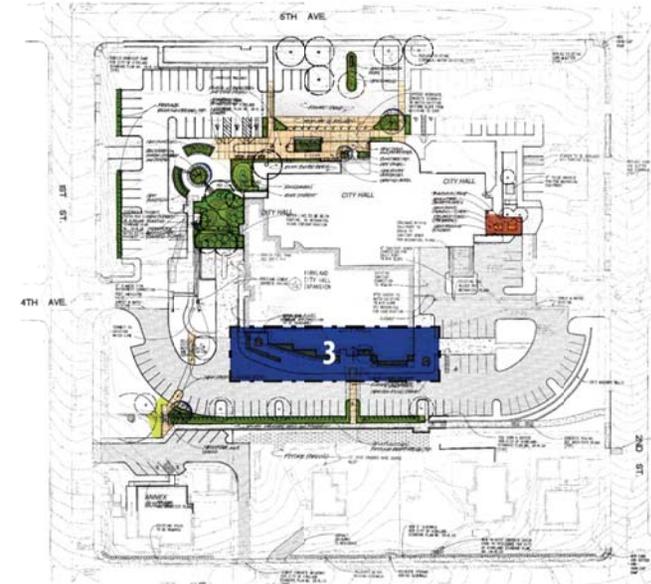
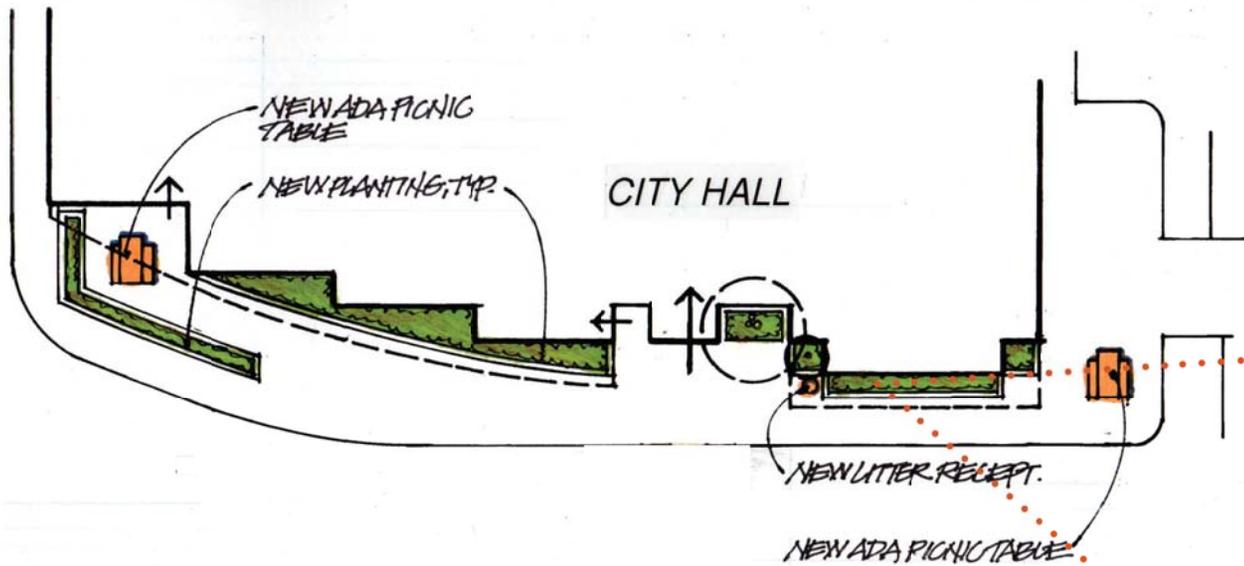


KIRKLAND CITY HALL - 2016 SITE IMPROVEMENTS STUDY
AREA 1 - MAIN ENTRANCE COURTYARD (MAX)
 2016.10.18

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KIRKLAND CITY HALL - 2016 SITE IMPROVEMENTS STUDY

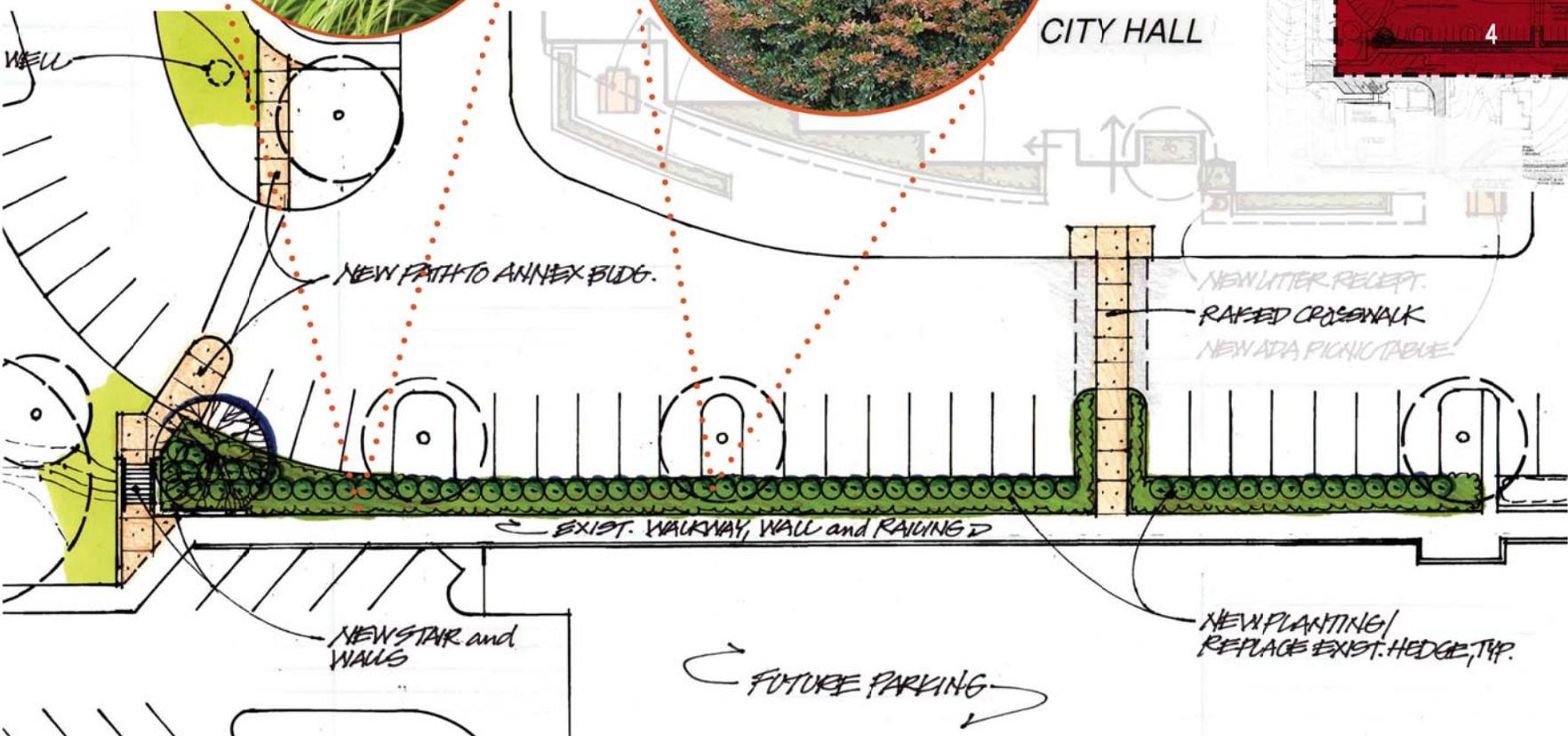
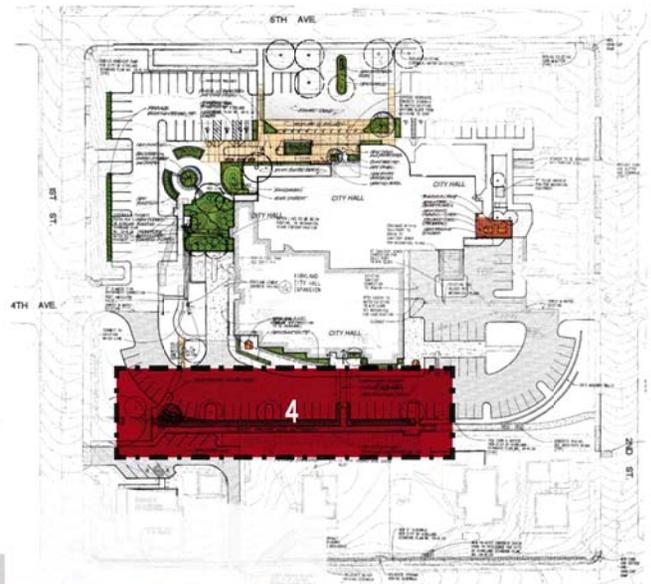
AREA 3 - SOUTH ENTRANCE AND PATIO

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WELL

NEW PATH TO ANNEX BLDG.

CITY HALL

NEW LITTER RECEPT.
RAISED CROSSWALK
NEW ADA PICNIC TABLE

EXIST. WALKWAY, WALL and RAISING D

NEW STAIR and WALLS

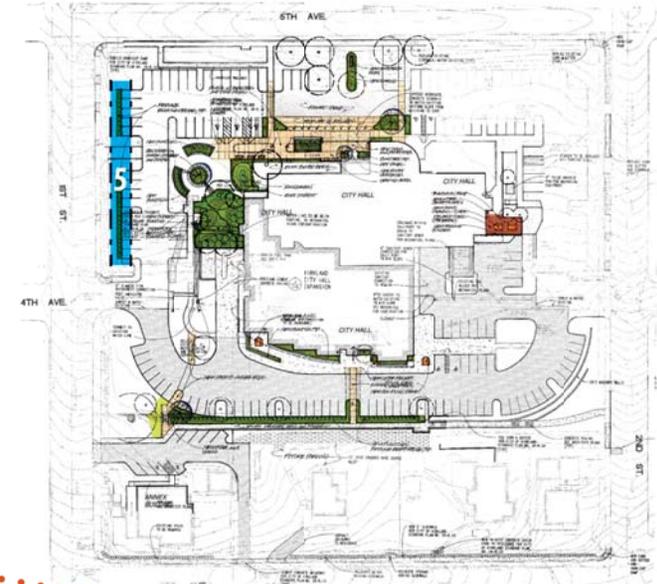
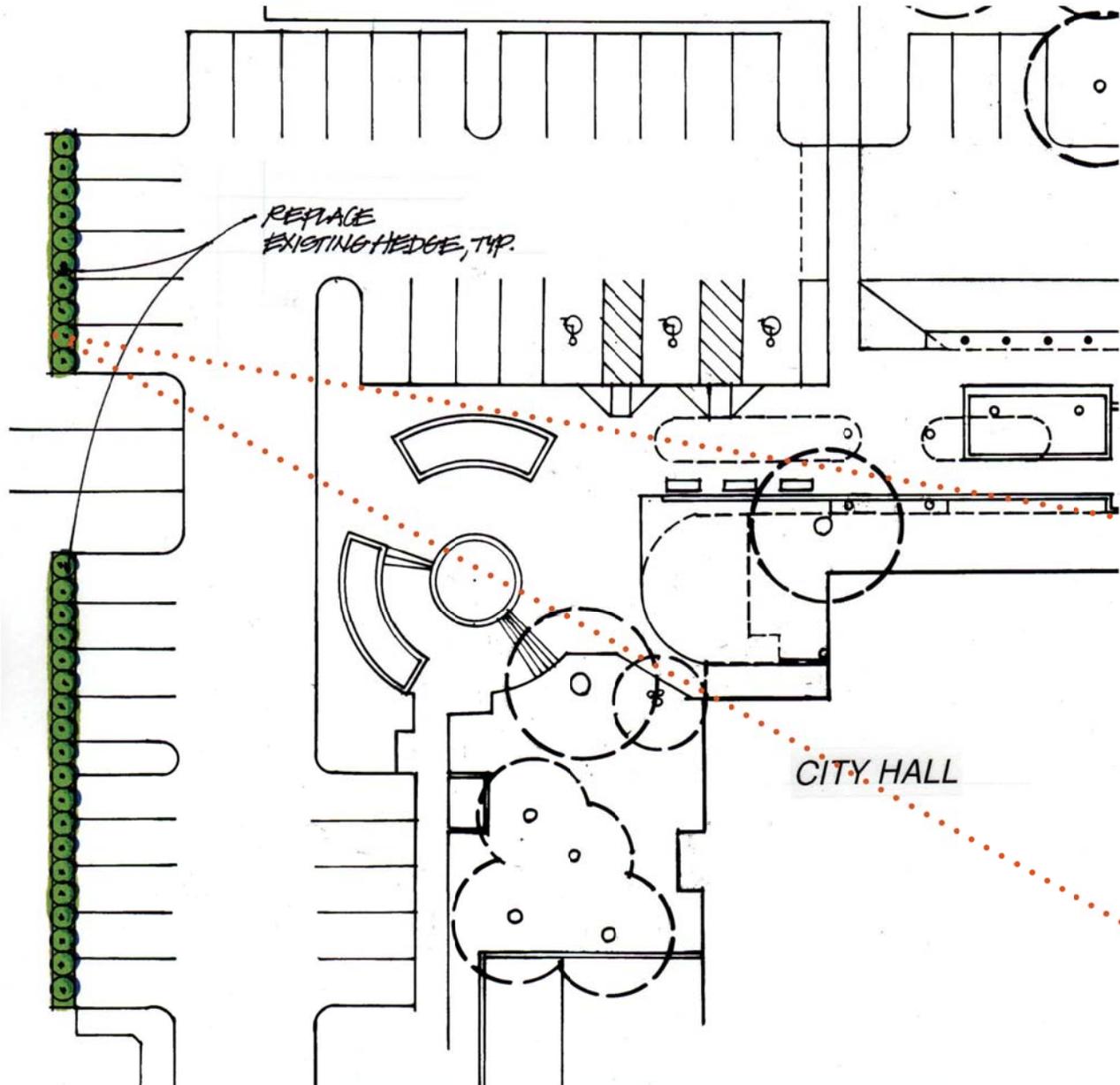
FUTURE PARKING

NEW PLANTING/
REPLACE EXIST. HEDGE, TRP.



KIRKLAND CITY HALL - 2016 SITE IMPROVEMENTS STUDY
AREA 4 - PEDESTRIAN CORRIDOR
2016.10.18



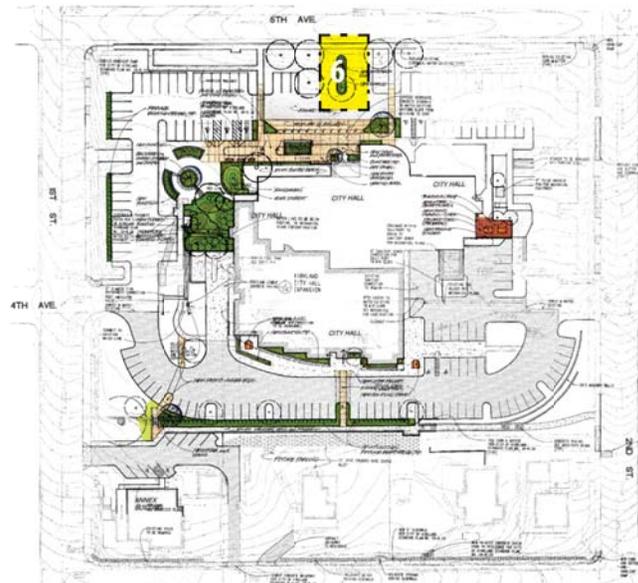
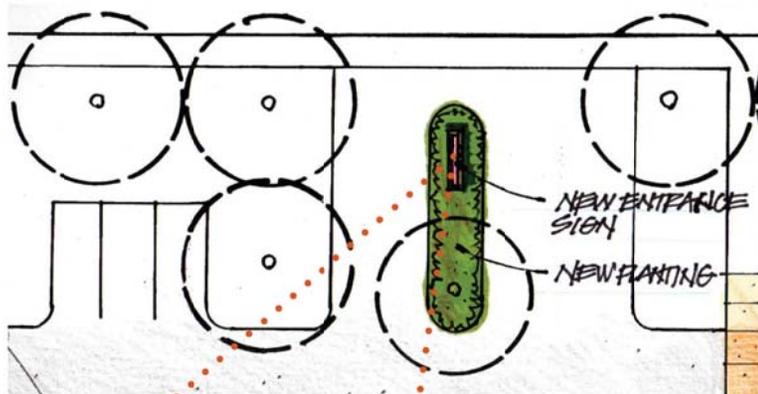


KIRKLAND CITY HALL - 2016 SITE IMPROVEMENTS STUDY
AREA 5 - WEST PARKING EDGE
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KIRKLAND CITY HALL - 2016 SITE IMPROVEMENTS STUDY

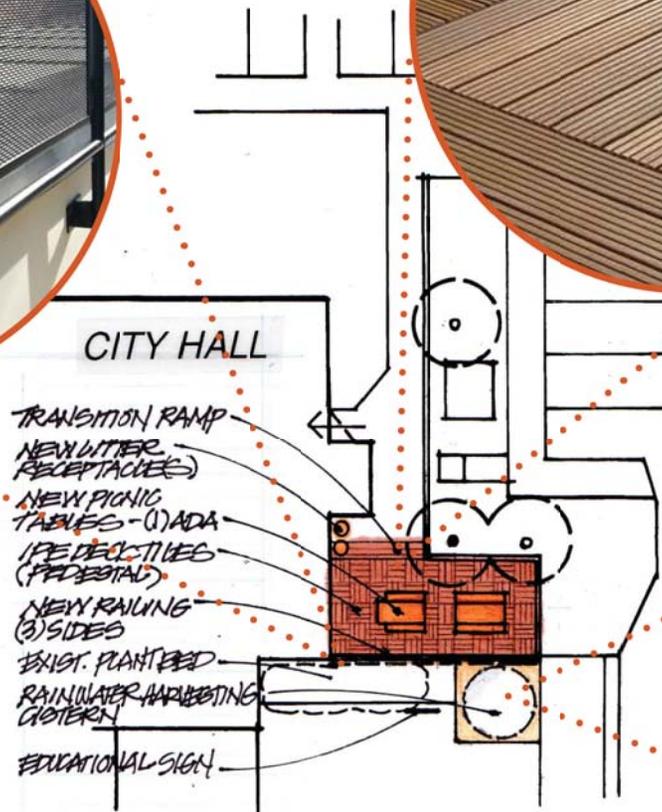
AREA 6 - NORTH BUILDING ENTRY

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KIRKLAND CITY HALL - 2016 SITE IMPROVEMENTS STUDY

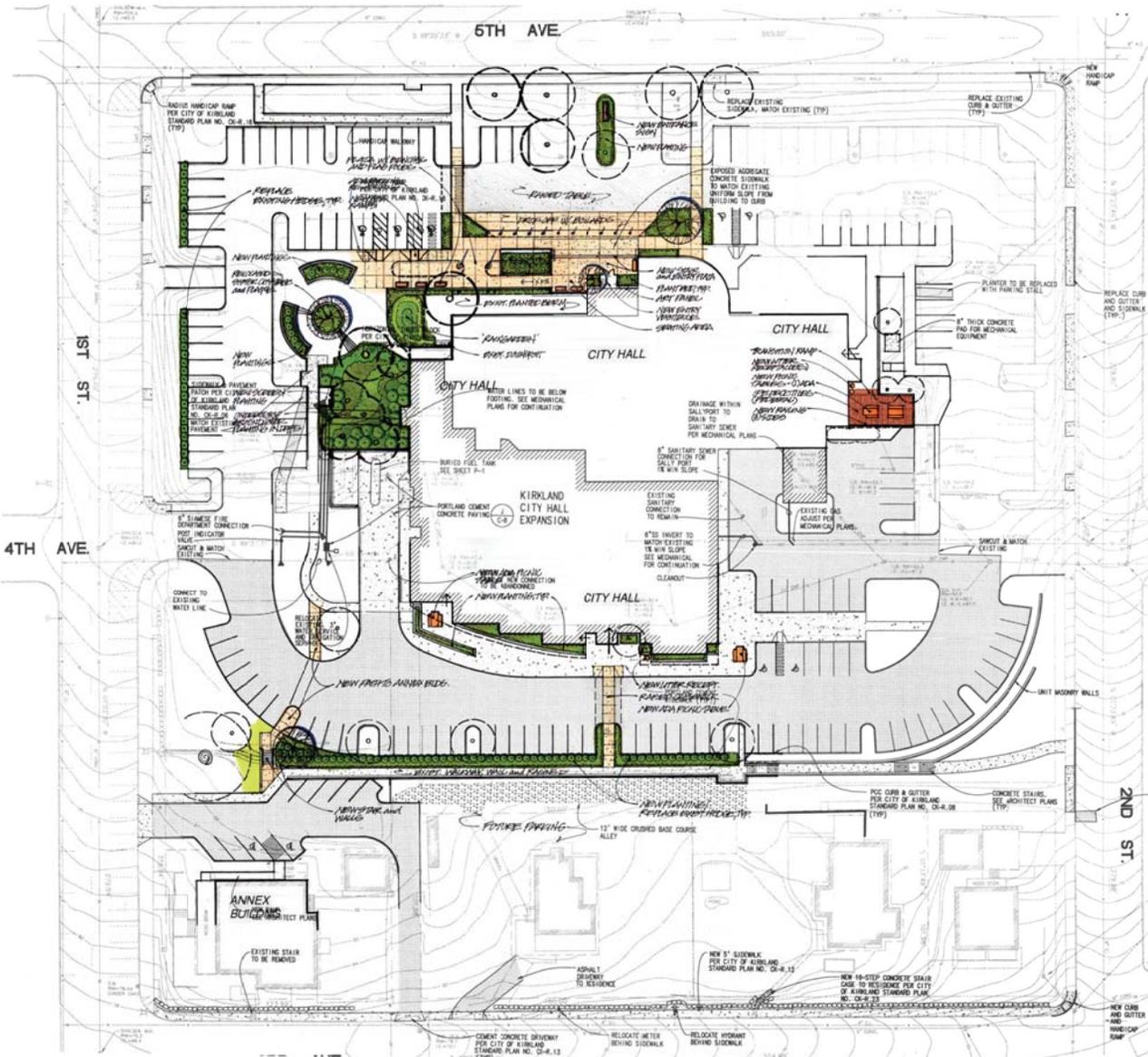
AREA 7 - EAST PATIO

2016.10.18

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SITE IMPROVEMENT AREAS ROM COST*

AREA 1 (MIN / MAX)

MAIN COURTYARD (MIN)	\$60,300
MAIN COURTYARD (MAX)	\$376,600

AREA 2

NORTHWEST CORNER	\$104,500
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AREA 3

SOUTH ENTRANCE AND PATIO	\$18,700
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AREA 4 (MIN / MAX)

PEDESTRIAN CORRIDOR (MIN)	\$84,400
PEDESTRIAN CORRIDOR (MAX)	\$110,900

AREA 5

WEST PARKING EDGE	\$9,800
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AREA 6

NORTH BUILDING ENTRY	\$33,500
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AREA 7 (MIN / MAX)

EAST PATIO (MIN)	\$89,300
EAST PATIO (MAX)	\$167,100

TOTAL COSTS AREAS 1-7 MIN: \$400,500

TOTAL COSTS AREAS 1-7MAX: \$821,100

* preliminary ROM pricing includes construction costs, sales tax (9.5%) and design fees (17.5%). Any other soft costs are excluded.



KIRKLAND CITY HALL - 2016 SITE IMPROVEMENTS STUDY

OVERVIEW - PROJECT AREAS

2016.10.18

