



**CITY OF KIRKLAND**  
**Department of Public Works**  
123 Fifth Avenue, Kirkland, WA 98033 425.587.3800  
[www.ci.kirkland.wa.us](http://www.ci.kirkland.wa.us)

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## MEMORANDUM

**To:** Kurt Triplett City Manager

**From:** Donna Burris, Internal Services Manager  
Ray Steiger, P.E., Interim Public Works Director

**Date:** October 13, 2010

**Subject:** KIRKLAND PERFORMANCE CENTER PAINTING PROJECT -- ACCEPT WORK

### RECOMMENDATION

It is recommended that City Council accept the work on the Kirkland Performance Center Painting Project, as completed by Lower 48 Contracting/Painting, LLC (Lower 48) and establish the statutory lien period.

### BACKGROUND AND DISCUSSION

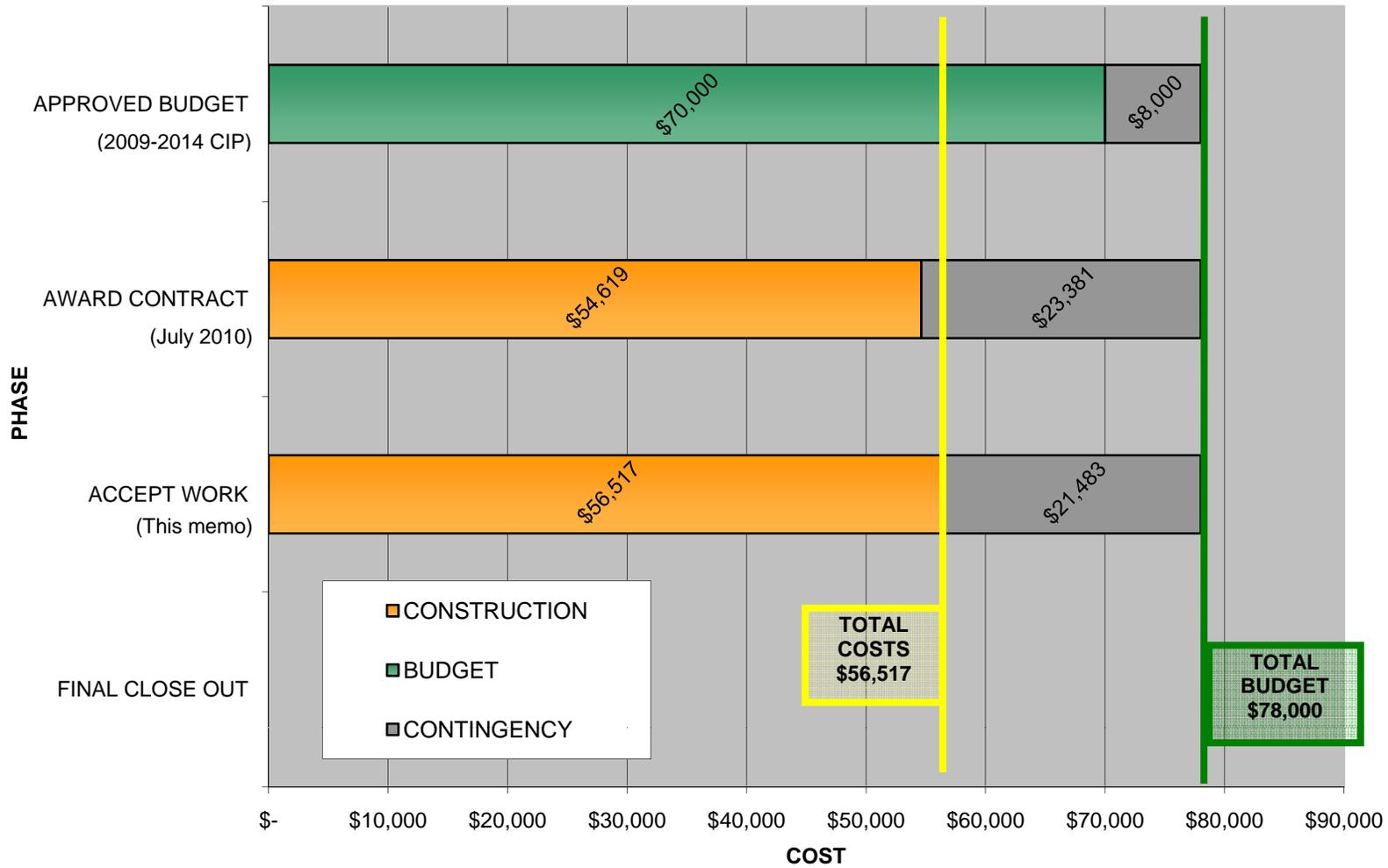
In 2010, as part of the ongoing Lifecycle Program, exterior and interior painting projects were funded for the Kirkland Performance Center. The purpose of this project is to maintain the integrity and the aesthetic value of the Kirkland Performance Center based on the lifecycle of the building components. The work efforts included exterior painting of the Marquee and supporting columns, the steel structure members supporting the roof above the ticket window and entry, the rear delivery roll up door, rear man door, loading dock handrail, steel work above the man door, and the concrete columns and concrete wall surfaces behind the Marquee. The work also included interior painting consisting of the lobby, lobby columns, restrooms, theater, ticket office, doors, dressing rooms, and handrails.

At their regular meeting of July 20, 2010, Council awarded the painting contract to Lower 48 in the amount of \$54,618.60. The work efforts for the painting work was performed during a scheduled closure from August 2-17, 2010, and the Project was deemed substantially complete on September 3, 2010.

The total amount paid to the Lower 48 was \$56,517.33, including one change order. The change order was a result of a revision to the original paint color selection in a specific area and was repainted with a new color. The total project budget was \$78,000 (Attachment B); remaining funds of \$21,482.67 will be returned to the Facilities Sinking Fund Reserve.

Attachment (Project Budget Report)

**PROJECT BUDGET REPORT**  
**2010 KIRKLAND PERFORMANCE CENTER PAINTING PROJECT**



Attachment A