



CITY OF KIRKLAND

City Manager's Office

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www.ci.kirkland.wa.us

MEMORANDUM

To: David Ramsay, City Manager

From: Marilynne Beard, Assistant City Manager
David Snider, PE, Capital Projects Supervisor

Date: December 3, 2009

Subject: City Hall Annex Renovation

RECOMMENDATION:

It is recommended that City Council accept the work on the Kirkland City Hall Annex Renovation Project, as completed by Pattison General Contractor, Redmond, WA, and establish the statutory lien period.

BACKGROUND DISCUSSION:

The Kirkland City Hall Annex (Annex) is located at the northeast corner of the intersection of 1st Street and 3rd Avenue, on the southwest corner of the block occupied by the Kirkland City Hall (Attachment A). Formerly leased to Hopelink, the building became vacant in 2007. A decision was made to renovate the building due to its historic significance and to use the building to relieve overcrowding in the current City Hall facility. When City Council approved the project, they directed staff to preserve and/or restore the historic elements of the building, to incorporate public art and to apply green building practices to the project. The renovation of the Annex provided 6,000 square feet for staff office space and now currently houses nineteen staff (Public Works CIP Group upstairs (12 staff) and the Police Traffic Division downstairs (7 staff)).

HISTORY

The Annex was originally built in 1923 by E. L. Sessions, a local undertaker, to house his mortuary business. The Sessions Mortuary, as it was known, also included a five-room apartment as a dwelling for the Sessions family.

The Sessions Funeral Home is cited in various reference documents for its local significance as an early 20th century institution in Kirkland. Designed and built in a Craftsman style, it fit well within its original



residential setting while contrasting with the design of other funeral homes of that time. Changes to the building's interior had reduced its historic significance somewhat, with the exception of the original public space on the north side of the first floor. The building's exterior retained many of its original character-defining features, particularly on the primary west facade. The building's rehabilitation also preserved and restored some of the original features that had been modified over the years.

PROGRAM

The space programming for the building was an iterative process with the Public Works CIP Group and Police Traffic Division ending up being the current occupants. The long term plan for the building includes a greater public use with meeting, conferencing and social gathering spaces. Consequently, the rehabilitation design took into account the future use of the building for assembly functions. The offices in the Annex were created primarily in open rooms subdivided by systems furniture. A few small private offices and/or conference rooms were provided to carry on group meetings and work requiring greater focus and/or privacy.

LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED)

The design and construction process resulted in the establishment of upgrades to structural, mechanical, electrical and lighting systems. The project is also a demonstration project for the City combining preservation and sustainability.



ART

The Cultural Council was established in 2002 to promote strategic planning and development for arts, culture and heritage. For the Annex, an artist selection process was held and a screen wall mural was commissioned (entitled "Gateway" and is located on the southern end of the front porch).

CONSTRUCTION

Council awarded the construction contract to Pattison General Contractor on September 2, 2008 in the amount of \$1,235,562.60 and a notice to proceed was issued to the contractor on September 14th; the Project was substantially

complete on July 22, 2009. The total amount paid to the contractor for the work was \$1,422,700.38, including three change orders totaling \$ 186,607.29; CO#1, \$156,339.41, was approved by Council at their regular meeting of February 2, 2009 and came as a result of numerous structural building deficiencies encountered during early construction activities; CO#2, \$16,172.64, was primarily for lighting changes necessitated by manufacturing problems encountered after construction began leading to the use of different fixtures; and CO#3, \$11,873.37, was for miscellaneous changes and upgrades including staining the interior doors (in lieu of paint), roof gutter modifications, adding underlayment over the existing fir floors where new cork floor tiles were specified, a handrail welding modification required in order to comply with the current building code and a sales tax change (9% to 9.5%) mid-way through the contract.

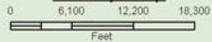


PROJECT CLOSE-OUT

The original CIP project budget for the Annex was \$1,800,000. At their regular meeting of February 2, 2009, Council approved a budget increase of \$176,327 by authorizing the transfer of unspent Annex Life-cycle funds which resulted in a new total project budget of \$1,976,327 (Attachment B). To date, the total project expenditures are approaching \$1,975,000 with a few invoices still outstanding; surplus funds, if any, will be returned to the appropriate funding source.



Vicinity Map

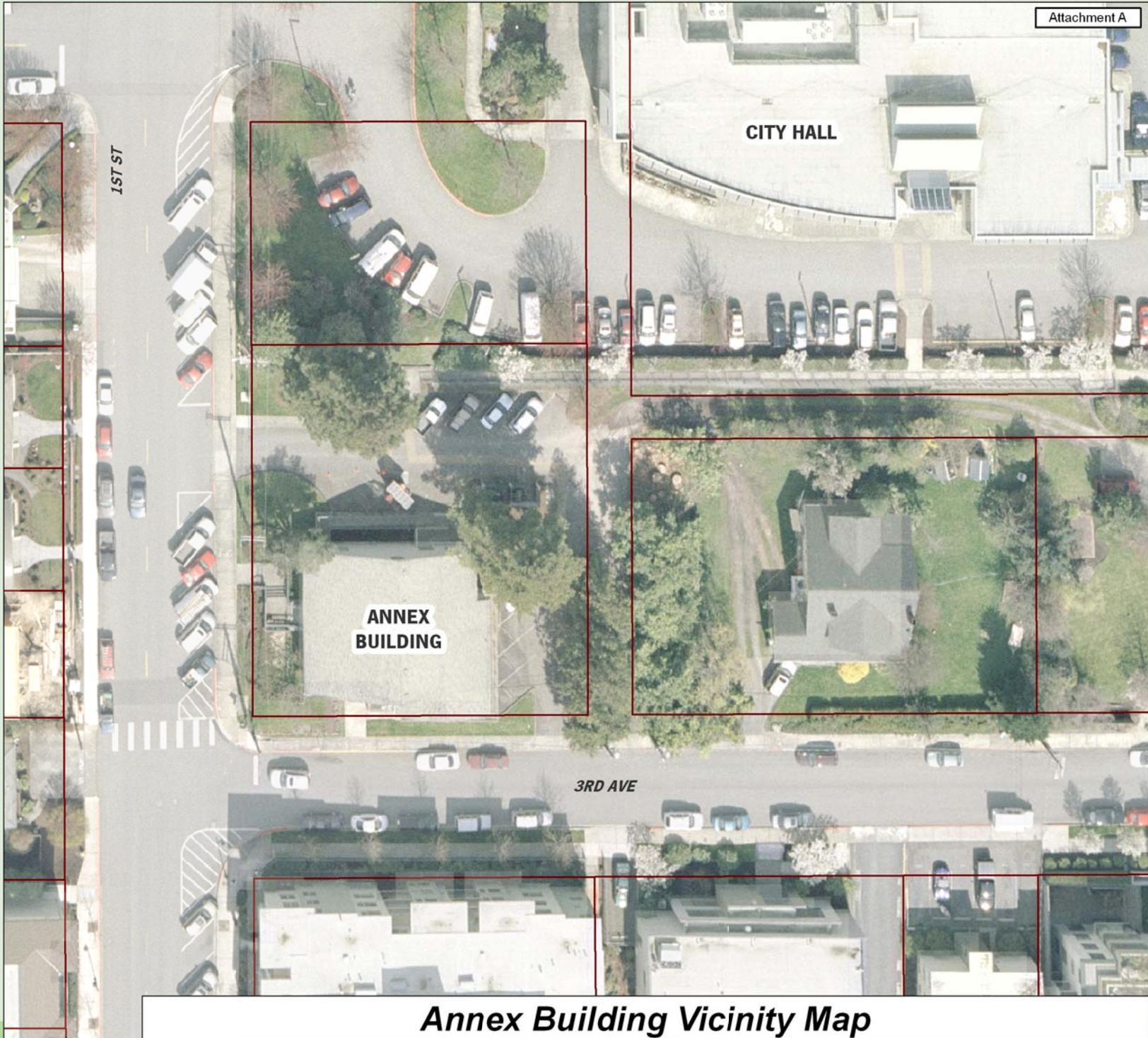


Map Legend

- Building Footprint
- Tax Parcel Boundary
- Street Centerline
- Pavement Edge



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Annex Building Vicinity Map

PROJECT BUDGET REPORT

KIRKLAND CITY HALL RENOVATION PROJECT

