



## CITY OF KIRKLAND

### City Manager's Office

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Council Meeting: 09/02/2008

Agenda: Award of Bids

Item #: 8. e. (1).

## MEMORANDUM

**To:** David Ramsay, City Manager

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

**Date:** August 21, 2008

**Subject:** City Hall Annex Renovation

### RECOMMENDATION:

It is recommended that City Council award the construction contract for the Kirkland City Hall Annex Renovation Project to Pattison General Contractor, Redmond, WA in the amount of \$1,235,562.60.

### BACKGROUND DISCUSSION:

The property known as 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. The renovation of the Annex will provide 6,000 square feet of useable staff office space and will allow additional time to plan for the addition of a public safety facility. The Annex will initially house up to 30 staff and will provide additional meeting space. Possible future uses for the Annex building include public meeting spaces, a small conference center and/or a reception hall. When the 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 Annex renovation project first appeared in the 2008 – 2013 CIP with a total project budget of \$1.8M. A preliminary design phase with programmatic study began in the fall of 2007 with the hiring of BOLA Architecture and Planning, an architectural firm specializing in historical and sustainable design. Involvement by the Heritage Society was a vital component of the preliminary study and design phase and by January, 2008 we moved into the design development and working drawing phase.

### **HISTORY**

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



According to property tax records, John R. Clark purchased the Sessions property in 1941 where he, too, operated a funeral parlor on the site – the Clark Funeral Home. In 1947, the Board of Home Missions of the Lutheran Free Church bought the property and fifteen years later the Northlake Unitarian Fellowship acquired the property. The Unitarian Fellowship owned the property for over thirty years until it was acquired by the City in 1993 where it served as interim offices for staff while City Hall was being expanded. In 2005, the building was leased to Hope Link and used as a social services facility and food bank until December 2006.

The Sessions Funeral Home is cited in the reference documents for its local significance as an early 20<sup>th</sup> century institution in Kirkland. Designed and built in a domestic style, it fit well within its original residential setting. The building's Craftsman style design contrasted to other funeral homes of the 1920s - 1940s. Changes to the building's interior have reduced its historic significance somewhat, with the exception of the original public spaces at the north side of the first floor. The building's exterior retains many of its original character-defining features, particularly on the primary west facade. The architect's design preserves and restores some of the original features of the building that had been modified over the years.



### **PROGRAM**

Given the existing condition of the building and its character-defining features, the rehabilitation design approach retained and enhanced the unique characteristics of the Kirkland Annex Building. The space programming for the building was an iterative process. Currently, the planned will be for City personnel with office work space and conference rooms. The long term plan will create 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 will be created primarily in open rooms subdivided by system furniture. A few small private offices and/or conference rooms are necessary to carry on group meetings and work requiring greater focus and/or privacy. A larger conference room is planned to allow for use by staff in the Annex, as well as those from the nearby City Hall. The public face of the City will continue to be in the City Hall, and reception functions will continue to occur in the main building. The Annex Building will be open to the public, but it will best serve City departments that require less interaction with public visitors than those that have greater interaction.

### **LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED)**

The design process resulted in the establishment of a base bid and six additive alternates. The work to be performed under the base bid consists of all activities necessary for the remodel of the existing building in order to function as City offices. The project scope includes upgrades to structural, mechanical, electrical and lighting systems. The project will also be a demonstration project for the City combining preservation and sustainability goals with an anticipated LEED – EB (Existing Building) Silver Certificate. In addition to the base bid, the design also established six additive alternates. The six alternates include:

1. Planting low maintenance /drought tolerant landscaping
2. Increasing the size of an existing ground floor light well
3. Providing new entry steps and railings
4. Replacing the existing roof
5. Installing awnings and a trellis on the building's south face
6. Providing areas of new matching building siding and trim.

**ART**

The Cultural Council was established in 2002 to promote strategic planning and development for arts, culture and heritage. In 2006, the Cultural Council sponsored meetings with various entities to define a vision for public art in Kirkland. One of the themes that came out of the meeting is that art defines a community's character distinguishing it from neighboring communities. This ambience has been created in large part by the public art pieces that the City has acquired. To facilitate a more thoughtful and strategic plan for the arts, in 2007 the Cultural Council recommended and was granted a 1% for art allocation in the CIP budget, allowing for art to be integrated into public buildings. For the City Hall Annex, an artist selection process was held and a screenwall mural was commissioned (to be located on the southern end of the front porch.) The architect for the Annex project sat on the artist selection committee along with Robert Burke of the Kirkland Heritage Society, staff and members of the Cultural Council.

**AWARD**

The project had a construction estimate of \$1,204,186.22 for the base bid plus six additive alternates. On August 20<sup>th</sup> five contractor bids were received with Pattison being the lowest responsive and responsible bidder. A summary of contractor bids follows:

<b>CONTRACTOR</b>	<b>BASE BID</b>	<b>ALT 1</b>	<b>ALT 2</b>	<b>ALT 3</b>	<b>ALT 4</b>	<b>ALT 5</b>	<b>ALT 6</b>	<b>TOTAL</b>
<i>Estimate</i>	<i>\$947,266</i>	<i>\$19,054</i>	<i>\$13,653</i>	<i>\$43,493</i>	<i>\$24,364</i>	<i>\$40,884</i>	<i>\$16,084</i>	<i>\$1,204,186 w/tax</i>
Pattison General Con	\$ 965,284	\$ 18,510	\$ 5,730	\$ 62,752	\$ 40,624	\$ 23,182	\$ 17,461	\$1,235,563 w/tax
Roe E Dunham	\$1,129,500	\$ 5,450	\$ 5,655	\$ 59,700	\$ 32,200	\$ 22,400	\$ 11,880	\$1,380,796 w/tax
Apus Construction	\$1,116,000	\$ 22,700	\$ 11,400	\$ 90,000	\$ 17,000	\$ 17,500	\$ 22,000	\$1,413,294 w/tax
Biwell Construction	\$1,193,948	\$ 6,404	\$ 4,882	\$ 84,543	\$ 33,884	\$ 25,696	\$ 11,919	\$1,483,791 w/tax
Bayley Construction	\$1,190,000	\$ 20,300	\$ 2,200	\$ 80,800	\$ 54,600	\$ 26,800	\$ 71,000	\$1,575,813 w/tax

Based on the existing budget for the project, staff recommends that Council award the base bid plus all six alternates to the lowest responsible bidder, Pattison general Contractor, in the amount of \$1,235,562.60, which results in a remaining project budget contingency of approximately \$150,000 (Attachment B.)

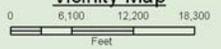
**CONSTRUCTION**

With an award of the contract by Council at their September 5<sup>th</sup> meeting, construction will begin in October with total project completion anticipated in spring, 2009.

Attachments: (2)



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

