MEMORANDUM

To: Kurt Triplett, City Manager

From: Anneke Davis, P.E., Senior Project Engineer
       Rod Steitzer, P.E., Capital Projects Manager
       Julie Underwood, Interim Director of Public Works

Date: March 5, 2020

Subject: KIRKLAND JUSTICE CENTER WATER INTRUSION REPAIRS (GGC 0131 400)—ACCEPT WORK

RECOMMENDATION:

Staff recommends that the City Council accept the work by Leewens Corporation for water intrusion repairs at the Kirkland Justice Center.

By taking action, the City Council is accepting the construction contract work completed for the Kirkland Justice Center.

BACKGROUND DISCUSSION:

In mid-2018, the City entered into a Public Works contract for multi-trade work with Leewens Corporation for $46,994.20 to address ongoing water intrusion problems at the Kirkland Justice Center (11750 NE 118th Street).

The repair work included repairing cracks and holes in the wall and then applying an elastomeric sealer to the north exterior wall of the building. While staff is not certain, the holes are presumed to have been a result of possible inappropriate techniques used during the construction of the Kirkland Justice Center.

Work performed under this contract also repaired drywall damage caused by the water intrusion.

The work was completed in 2018. However, the weather and temperature at the time the repair work was performed did not meet the manufacturer’s recommendation. City staff discussed with the contractor the visible and tactile problems with the coating. The contractor agreed to re-do the work, at no cost to the City, and under appropriate weather conditions in summer, 2019. The contractor made the repairs and it appears to have been successful.

Project funding and expenses information is attached (see Attachment B, Project Budget Report) and summarized in Table 2, below:
Table 2: Funding and Actual Expenses

<table>
<thead>
<tr>
<th>Expenses</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Funding (CIP)</td>
<td>$65,000</td>
</tr>
<tr>
<td>Original Repairs (2018)</td>
<td>($46,994.20)</td>
</tr>
<tr>
<td>Re-do of Repairs</td>
<td>0</td>
</tr>
<tr>
<td>In-house Management Costs</td>
<td>($6,549.30)</td>
</tr>
<tr>
<td>Total Expenses</td>
<td>($53,543.30)</td>
</tr>
<tr>
<td>Remaining Funds</td>
<td>$11,456.50</td>
</tr>
</tbody>
</table>

The remaining funds will be retained in the Public Safety Building project (GGC 0131 400).

Attachment A: Vicinity Map
Attachment B: Project Budget Report
**Kirkland Justic Center - Water Intrusion Repairs**

(GGC 0013 103)

**PROJECT BUDGET REPORT**

**APPROVED* BUDGET**
(2019 - 2024 CIP)

- **ENGINEERING**
  - City Funds
  - $6,549

- **CONSTRUCTION**
  - $46,994

**AWARD**
(this memo)

- **ENGINEERING**
  - City Funds
  - $6,549

- **CONSTRUCTION**
  - $46,994

**ACCEPT**

Unused amount retained for Public Safety Building Projects

**LEGEND**

- ENGINEERING
- CONSTRUCTION
- CONTINGENCY
- CITY FUNDS

**FUNDING**

- **ENGINEERING**
  - City Funds
  - $65,000

Attachment B