



CITY OF KIRKLAND

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MEMORANDUM

To: Kurt Triplett, City Manager

From: Anneke Davis, P.E., Senior Project Engineer
Dave Snider, P.E., Capital Projects Manager
Kathy Brown, Public Works Director

Date: April 25, 2019

Subject: PUBLIC SAFETY BUILDING, PHASE 4 (GGC0131400)
KIRKLAND JUSTICE CENTER, CONCRETE FLOOR EPOXY REMOVAL
AWARD CONTRACT

RECOMMENDATION:

City Council awards a construction contract for the Kirkland Justice Center (KJC) Concrete Floor Epoxy Removal (Project) to Crystal Soda Blast of Tukwila, Washington, in the amount of \$53,934.47.

By taking action on this item under the Consent Calendar, the City Council is awarding a construction contract for the subject Project.

BACKGROUND DISCUSSION:

The orange flooring epoxy at the KJC must be removed in several areas throughout the KJC because large bubbles have formed on the epoxy surface. These bubbles are up to 3-inches in diameter and create an uneven walking surface. The bubbles have been monitored for the past few years and have continued to get larger. The epoxy needs to be removed to allow water vapor, which is forming the bubbles, to release through the concrete. The epoxy removal completed in the police administrative hallway in 2017 has proven effective.

There are three areas where the work is needed: 1) the police hallway (providing access to the locker rooms) and the equipment issue room (off that same hallway), and the court hallways that provide access to the judge's chambers.

The Project includes three elements: 1) concrete epoxy removal to remove bubbles; 2) concrete polishing in the areas listed in element 1 and in the police administrative hallway where previous epoxy removal took place (in 2017); and 3) epoxy removal in the motorcycle bay.

The concrete polishing effort will bring the hallways, including the police administrative hallway in which the epoxy was removed in 2017, to match the other polished areas (the hallways adjacent to the commons, the commons, and the police lobby) at the Kirkland Justice Center.

The polishing compound specified will allow the concrete surface to “breathe” and effectively eliminates the development of new bubbles. There are no bubbles in the existing polished concrete areas; the specification for the new polish is based on the specifications in the original Kirkland Justice Center construction contract.

The epoxy removal in the motorcycle bay is not for the same purpose; there is no bubbling in the motorcycle bay. The principal issue is a safety concern for motorcycle riders due to water puddling on the floor surface. The motorcycle bay door located at the northwest corner of the Kirkland Justice Center is quite tall and wide, with a high overhang. When opening and closing the door on rainy days, rain water intrudes into the space leaving standing water on the epoxy floor. The rain water, combined with water brought in to the by the motorcycles and other vehicles entering the space, all contribute to puddling. The combination of moisture and the epoxied floor results in a lower than desired level of surface friction and the removal of the epoxy, without polishing, will result in an improved surface for maneuvering through added traction for the rubber tires of the motorcycles.

There is no threat to the maintenance or integrity of the building, and the removal of the epoxy material is the most reasonable and cost-effective solution.

With an engineer’s estimate for construction of \$60,000, the Project was released to the small works roster on March 21, and on April 3, 2019, the City received two contractor bids, as listed below on Table 1:

Table 1: Bid Results

Contractor	Amount
Crystal Soda Blast	\$53,934.47
<i>Engineer’s Estimate</i>	\$60,000.00
Leewens Corporation	\$75,944.56

The apparent low bidder meets the City of Kirkland responsible bidder criteria. Therefore, staff recommends awarding the contract to Crystal Soda Blast.

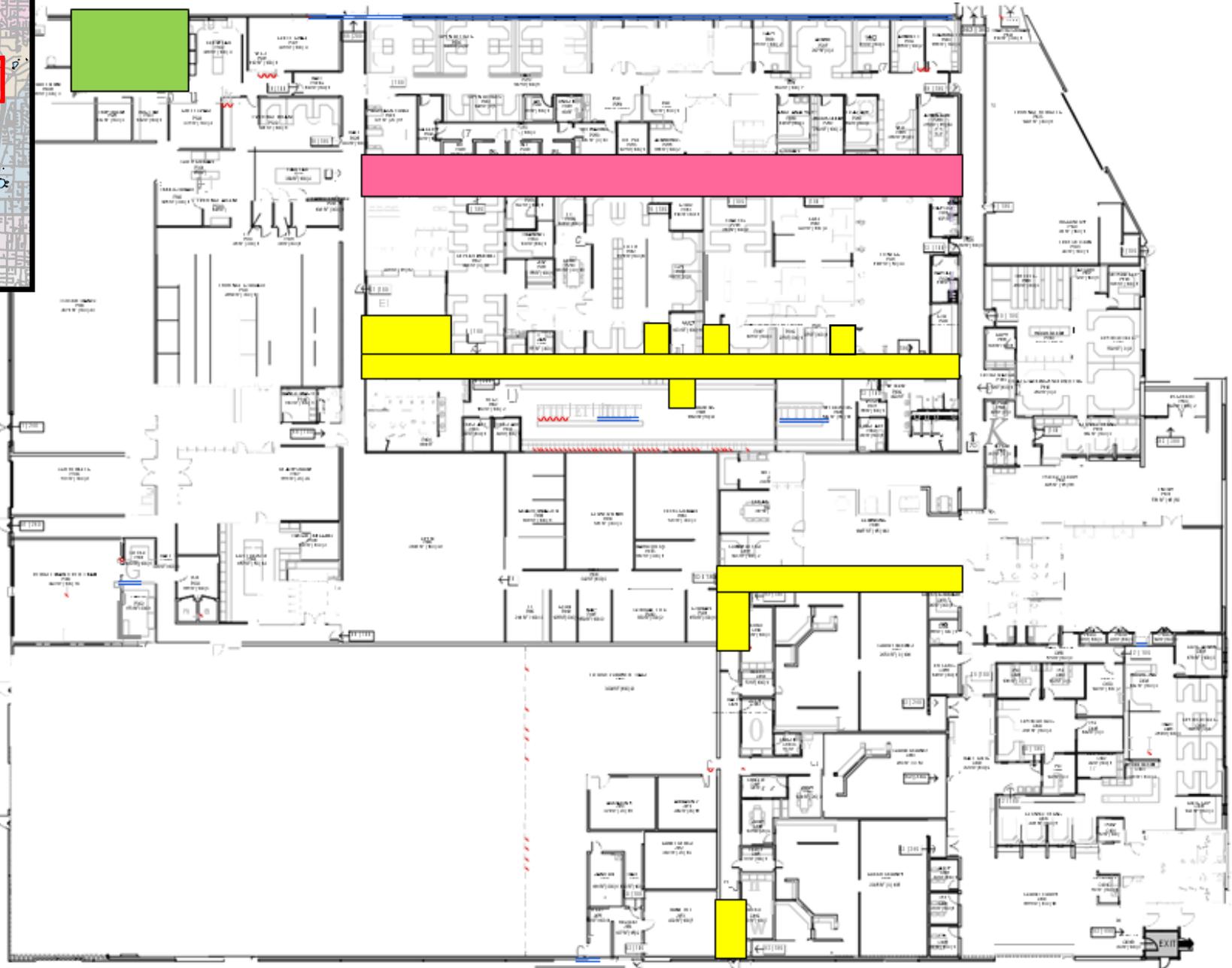
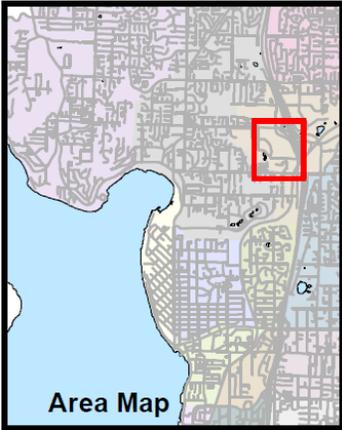
Funding

The competitive procurement process was favorable to the City; the low bid was than the engineer’s estimate.

Table 2: Funding vs. Expenses

Anticipated Expenses	Amount
Construction	\$ 53,934.47
Contingency	\$ 5,065.53
In House	\$ 3,000.00
TOTAL	\$ 62,000.00
Funding	
Public Safety Building (GGC013400)	\$ 86,151.74
REMAINING BALANCE	\$ 24,151.74

With City Council’s award of the construction contract at the May 7, 2019 meeting, staff will finalize contracting, begin the background screening process, and will schedule the work.



- 1 Motorcycle Bay - Epoxy Removal
- 2 Police & Court Hallways - Epoxy Removal and Polish
- 3 Admin Hallway - Polish

