



PARKS & PUBLIC WORKS COUNCIL COMMITTEE & COMMITTEE OF THE WHOLE HYBRID MEETING

Tuesday, July 18, 2023, at 5:00 PM

Snoqualmie City Hall, 38624 SE River Street & Zoom

COMMITTEE MEMBERS

Ethan Benson, Chair

Bryan Holloway, Councilmember

Jolyon Johnson, Councilmember

This meeting will be conducted in person and remotely using teleconferencing technology provided by Zoom.

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CALL TO ORDER & ROLL CALL

PRESENTATION

1. Waste Management Presentation: Community Outreach and Education on Recycling

PUBLIC COMMENTS

MINUTES

- [2.](#) Approval of minutes dated July 5, 2023.

AGENDA BILLS

- [3.](#) **AB23-096:** Amendment to Public Works Contract with Purcell Painting & Coatings for the City Hall Stairs Repair Project

DISCUSSION

4. Director Reports
 - a. Staffing
 - b. Project status

ADJOURNMENT



PARKS & PUBLIC WORKS COUNCIL COMMITTEE & COMMITTEE OF THE WHOLE HYBRID MEETING MINUTES JULY 5, 2023

This meeting was conducted in person and remotely using teleconferencing technology provided by Zoom

CALL TO ORDER

Councilmember Bryan Holloway called the meeting to order at 5:05pm.

Committee Members: Councilmember Bryan Holloway was present. Councilmember Benson was absent (unexcused), and Councilmember Johnson was absent (excused). Mayor Katherine Ross was also present.

City Staff:

Mike Chambless, Interim City Administrator; Jeff Hamlin, Interim Parks & Public Works Director; Danna McCall, Communications Coordinator; Andrew Vining, Project Engineer; Drew Bouta, Budget Manager; and Andrew Jongekryg, IT Support.

Non-City Staff: Michele Campbell, RH2 (consultant).

PUBLIC COMMENTS – There was no public comment.

AGENDA APPROVAL – The agenda was approved as presented.

MINUTES

1. The minutes from the June 21, 2023, meeting were approved as presented.

AGENDA BILLS

2. **AB23-091:** ICON Materials Amendment 1 – 2023 Overlay Project. Dep. Director Jeff Hamlin spoke to this item which is to amend the existing contract to include Mill Pond Road. Brief discussion followed. This matter is approved to move forward at the July 10, 2023, City Council Meeting non-consent agenda.
3. **AB23-092:** Resolution No. 1651 Adopting the Water System Plan and Water Use Efficiency Goals. Jeff Hamlin, Interim Parks & Public Works Director spoke to this item. Discussion followed. This matter is approved to move forward at the July 10, 2023, City Council Meeting non-consent agenda.

DISCUSSION

ADJOURNMENT - The meeting was adjourned at 5:27 pm.

*Minutes taken by Danna McCall, Communications Coordinator.
Recorded meeting audio is available on the City website after the meeting.
Minutes approved at the _____ Parks & Public Works Committee Meeting.*

Parks & Public Works Committee & Committee of the Whole Hybrid Meeting
July 5, 2023



BUSINESS OF THE CITY COUNCIL CITY OF SNOQUALMIE

AB23-096
July 24, 2023
Committee Report

Item 3.

AGENDA BILL INFORMATION

TITLE:	AB23-096: Amendment to Public Works Contract with Purcell Painting & Coatings for the City Hall Stairs Repair Project	<input type="checkbox"/> Discussion Only
PROPOSED ACTION:	Approve Amendment No. 1 to the Public Works Contract with CPM Development Corporation DBA ICON Materials, Inc for the 2023 Overlay Project	<input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution

REVIEW:	Department Director Finance Legal City Administrator	Choose an item. Drew Bouta David Linehan Mike Chambless	Click or tap to enter a date. 7/13/2023 Click or tap to enter a date. 7/23/2022
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DEPARTMENT:	Parks & Public Works		
STAFF:	Patrick Fry		
COMMITTEE:	Parks & Public Works	COMMITTEE DATE: July 17, 2023	
MEMBERS:	Ethan Benson	Bryan Holloway	Jo Johnson
EXHIBITS:	1. AB23-096x1 (Contract) 2. AB23-096x2 (AB23-028) 3. AB23-096x3 (Existing Conditions) 4. AB23-096x4 (Fees) 5. AB23-096x5 (CIP)		

AMOUNT OF EXPENDITURE	\$ 84,696.87
AMOUNT BUDGETED	\$ 960,000
APPROPRIATION REQUESTED	\$ 0

SUMMARY

INTRODUCTION

This Agenda Bill seeks to amend the existing Public Works contract with Purcell Paintings & Coatings for the City Hall Stairs Repair Project. The City Hall Stairs Repair project scope included demolition of the existing concrete; sand blasting the newly exposed steel; priming, sealing, & painting the steel; installing a snow melt system; and repouring the concrete on the deck landings and stairs. This amendment would allow for the replacement of the (3) deck landings and all of the stairs.

LEGISLATIVE HISTORY

The original contract with Purcell Paintings & Coatings was approved by Council on March 13, 2023 under AB23-028 for the construction of the City Hall Stairs Repair Project.

BACKGROUND

The City of Snoqualmie's 2023-2028 Capital Improvement Plan (CIP) identified the need to rehabilitate the City Hall back stairwell under the Facilities Maintenance Program. The budget allocated for the Facilities Program in the 2023-2024 biennium is \$960,000. The Fire Station Boiler project is also utilizing the Facilities Program, which is expected to incur a cost of \$264,260. The cost for the City Hall Stairs Repair Project was expected to be \$399,990 including tax.

In the Summer of 2022, Parks and Public Works posted the City Hall Stairs project on the Builders Exchange for bids. A total of zero bids were received. Due to the lack of bids, staff identified a qualified contractor, Purcell Painting & Coatings, that could do the work. Engineers estimate for the work was \$369,000 pre-tax.

The additional work will bring the contract total to \$484,686.87.

ANALYSIS

The original scope of work of demolition of the existing concrete; sand blasting the newly exposed steel; priming, sealing, & painting the steel; installing a snow melt system; and repouring the concrete on the deck landings and stairs was based upon the assumption that the underlying steel of the landings and stairs was in good condition. Upon removal of the concrete, the landings and stairs were found to not be in good condition and require total replacement. The existing material cannot sustain sand blasting, which is a required step prior to priming, thus the material must be replaced.

The existing structural steel is in good condition and does not need to be replaced. A structural engineer with OTAK, inc will inspect the completed work prior to concrete being poured.

BUDGET IMPACTS

Administration recommends approving an amendment to the contract with Purcell Painting & Coatings in the amount of \$84,697 to complete the repairs of the rear stair tower at City Hall. The 2023-24 Budget appropriates \$960,000 for this and other similar repair work through the Facilities Maintenance Program within the Non-Utilities Capital Fund (#310). Currently, \$47,178 has been spent in the current biennium and \$734,885 is encumbered for outstanding contracts within the program. With the addition of this amendment, the remaining Biennial Budget appropriation is \$93,240. Therefore, sufficient appropriation exists within the 2023-2024 Biennial Budget (Non-Utilities Capital Fund #310) to fund the amendment.

Facilities Maintenance Program

2023-2024 Biennial Budget	
Beginning Budget	\$ 960,000
Expenditures	\$ (47,178)
Outstanding Contract Value <i>(Previously Approved)</i>	\$ (734,885)
Current Available Budget	\$ 177,937
Value of this Contract <i>(AB23-096)</i>	\$ (84,697)
Available Budget after AB23-096	\$ 93,240

NEXT STEPS

Following Council approval staff will work with the Mayor to execute Amendment No. 1 with Purcell Paintings & Coatings with the added scope.

PROPOSED ACTION

Move to approve Amendment No. 1 to the Public Works Contract with Purcell Paintings & Coatings for the City Hall Stairs Repair Project.

SMALL WORKS CONTRACT

[Insert Project Name Here]

THIS AGREEMENT is made on this _____, 20____ between the City of Snoqualmie ("City"), a municipal corporation located in the State of Washington and _____, a Washington _____ . ("Contractor").

In consideration of the terms and conditions contained in this Contract and the requirements attached to it, the parties agree as follows:

1. Project. Contractor shall do all work and furnish all tools, materials, and equipment for the City's public works project known as the City Hall Stairs Repair Project at 38624 SE River St Snoqualmie, WA 98065 ("Project") in accordance with and as more fully described in Attachment A.
2. Work. The term Work, as used in this Contract, means the construction and services necessary or incidental to fulfill Contractor's obligations in conformance with this Contract.
3. Project Cost. The City shall pay Contractor seventy seven thousand nine hundred and eighteen dollars and zero cents (\$77,918.00) plus Washington State sales tax of 8.7 percent for a total eighty four thousand six hundred and ninety six dollars and eighty seven cents (\$84,696.87) ("Project Cost"). The Project Cost includes all costs associated with the Project, including, but not limited to labor, materials, overhead, administrative, and permit and regulatory costs, unless otherwise agreed to by the parties in writing.
4. Payment Terms. The Project Cost shall be payable in the following manner: On or before the 26th day of each month, Contractor shall submit a detailed monthly pay application for all services provided describing in reasonable and understandable detail the work completed during the previous month, the progress of the work, and the requested payment in an amount proportionate to the work completed. The City shall pay the pay application within thirty (30) days after approval of the pay application, pursuant to the terms below:
 - a. In cases of single payment, the City shall make payment only after all appropriate releases are submitted.
 - b. In cases of multiple payments, the City shall retain monies as required by RCW 60.28 and pay the retainage as provided therein.
5. Equitable Adjustments. Contractor shall file a written notice for any equitable adjustment to the Project Cost within twenty-four (24) hours of the City's written change order or oral change order. No more than five (5) days thereafter, Contractor shall then file a written claim with the City, stating the amount claimed, supported by appropriate documentation. Failure to provide written notice and claim under the terms of this Contract constitutes waiver of such claim. In no case, shall a claim for equitable adjustment be allowed if submitted after the Project has reached final acceptance by the City.

6. Completion Deadline/Liquidated Damages. Contractor shall commence work under this Contract upon receipt of notice to proceed from the City. The Project must be completed no later than October 1st, 2023. If the Project is not completed by such date, then, because of the difficulty in computing the actual damages to the City arising from any delay in completing the Project work, it is agreed by the parties that Contractor shall pay the City \$200.00 for each calendar day that the work remains incomplete after expiration of the specified completion date. The parties agree that such amount represents a reasonable forecast of the actual damages the City will suffer by failure of the Contractor to complete the work within the agreed upon time. The execution of this Contract constitutes acknowledgement by the Contractor that the Contractor has ascertained and agrees that the City will actually suffer damages in the above amount.
7. Warranty. Contractor warrants that all materials and equipment shall be new unless otherwise specified, of good quality, and free from defective workmanship and materials. Contractor further warrants that the Work shall be free from defects in workmanship and material, and shall transfer to the City all written warranties related to the Work performed and equipment installed. Contractor guarantees payment of all obligations incurred in this Work until final acceptance of the Work and consistent with the Contract Documents.
8. Prevailing Wages. The Contractor shall pay prevailing wages as required and shall comply with RCW 39.12 and RCW 49.28. Notice of intent to pay prevailing wages and prevailing wage rates for the Project must be posted for the benefit of workers. At the completion of the Project, the Contractor and its subcontractors shall submit Affidavits of Wages Paid to the Department of Labor and Industries for certification. Final payment on the Contract shall be withheld until the City receives certification from the Department of Labor and Industries that prevailing wage requirements have been satisfied.
9. Bond. Contractor shall provide a performance and payment bond for the faithful performance and payment of all its obligations under this Contract and in accordance with RCW 39.08.010. The performance bond shall remain in effect to guarantee the repair and replacement of defective equipment, materials, and workmanship and payment of damages sustained by the City on account of such defects, discovered within one (1) year after final acceptance by the City. If this Contract is for less than \$150,000, Contractor authorizes the City, in lieu of a bond, to retain 10% of the Contract amount for a period of thirty days after the date of final acceptance as provided for under RCW 39.08.010.
10. Indemnification. Contractor shall defend, indemnify, and hold harmless the City, its commissioners, officers, managers, employees, engineers, agents, and volunteers from and against all demands, claims, losses, injuries, damages, liabilities, suits, judgment, attorneys' fees and costs, and other expenses of any kind on account of, relating to, or arising out of Contractor's work under this Contract, except to the extent such injuries or damages are caused by the negligence of the City. For the purposes of this indemnification, Contractor specifically and expressly waives any immunity granted under the Washington Industrial Insurance Act, Title 51 RCW. This waiver has been mutually negotiated and agreed to by the parties. If a court of competent jurisdiction determines that this contract is subject to RCW 4.24.115, Contractor's obligation to defend, indemnify, and hold harmless the City, its officers,

employees, agents and volunteers shall be limited to the extent of the City's negligence. The provisions of this paragraph shall survive the expiration or termination of this Contract.

11. Insurance. Contractor shall obtain, and keep in force during the term of this Contract, insurance policies as follows:

- a. Commercial General Liability. Limits no less than \$1,000,000 combined single limit per occurrence and \$2,000,000 aggregate for personal injury, bodily injury and property damage. Coverage shall be as broad as Insurance Services Office form number (CG 00 01) covering Commercial General Liability.
- b. Automobile Liability Insurance. Limits no less than \$1,000,000 combined single limit per accident for bodily injury and property damage. Coverage shall be as broad as Insurance Services Office form number (CA 00 01) covering Business Auto Coverage, symbol 1 "any auto"; or the combination of symbols 2, 8, and 9.
- c. Workers' Compensation. Statutory requirements of the State of residency. Coverage shall be at least as broad as Workers' Compensation coverage, as required by the Industrial Insurance Act of the State of Washington, as well as any similar coverage required for this work by applicable Federal or "other States" State Law.
- d. Employer's Liability or "Stop Gap". Coverage shall be at least as broad as the protection provided by the Workers Compensation policy Part 2 (Employers Liability) or, in states with monopolistic state funds, the protection provided by the "Stop Gap" endorsement to the general liability policy.
- e. The insurance policies shall specifically name the City, its elected or appointed officials, officers, employees, and volunteers as insureds with regard to damages and defense of claims arising from (1) activities performed by or on half of the Contractor; or (2) products and completed operations of the Contractor; or (3) premises owned, leased, or used by the Contractor. Such policy shall also contain an endorsement or policy wording providing for not less than 30 days prior written notice to the City of any change, cancellation or expiration of such policy
- f. The insurance policies (1) shall state that coverage shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability; (2) shall be primary insurance with regard to the City; and (3) shall state that the City will be given at least 30 days' prior written notice of any cancellation, suspension or material change in coverage.
- g. Before commencing work and services, Contractor shall provide to the City a Certificate of Insurance evidencing the required insurance accompanied by endorsements as are necessary to comply with the requirements of this paragraph. The City reserves the right to request and receive a certified copy of all required insurance policies.
- h. Any payment of deductible or self-insured retention shall be the sole responsibility of Contractor.

12. Job Safety/Housekeeping. All work done shall be done in a manner that minimizes interruptions or inconvenience to the public and/or City staff. All work shall be carried on with due regard for the safety of the public, and Contractor shall maintain strict compliance with the appropriate provisions relating to control of traffic and pedestrians through work areas as set forth in the Manual on Uniform Traffic and Control Devices (current edition) as adopted by the Washington State Department of Highways. Property and streets adjacent to the Project site shall be kept free and clear at all times from accumulations of mud, dirt, gravel, rock, and other matter. Contractor will be responsible for daily and final clean up and disposal of refuse, waste and debris produced by its operation. Refuse shall not be permitted to accumulate to the extent that it interferes with free access to the Project site. Should the City determine Contractor is not fulfilling its obligation in this regard, the City reserves the right to take such action as may be necessary, and to charge Contractor with any costs that may be incurred in such remedial action.
13. Compliance with Codes and Regulations. Contractor is expected to comply with all applicable statutes in performing Project Work, including, but not limited to all state and local laws, regulations, codes and standards that are applicable at the time Contractor performs work.
14. Permits, Taxes, Temporary Functions. Contractor shall secure and pay for all permits, fees and licenses necessary for the performance of this Contract, including but not limited to a City of Snoqualmie business license. Contractor shall pay any and all federal, state and municipal taxes, including sales taxes, if any, for which Contractor may be liable in carrying out this Contract. Contractor shall be responsible for all temporary functions associated with its work, including but not limited to, lighting, wiring, protection, hoisting, scaffolding, rigging, flagman, drinking water, storage, ventilation and heat.
15. Termination. If Contractor: (1) fails to provide a sufficient number of properly skilled workers or a sufficient quantity of suitable materials or adequate equipment; (2) fails to diligently proceed with work according to the Project schedule; (3) causes, by act or omission, stoppage, delay, or interference of the work; (4) fails to correct or repair any damaged or defective work or materials; (5) fails to comply with any provisions of this Contract; (6) become insolvent or adjudged bankrupt; or (7) fails to make prompt payment to lower tier subcontractors or suppliers, then the City may terminate this Contract upon written notice to the Contractor.
16. General Provisions.
- a. Notices. Any notice or demand desired or required to be given under this Contract shall be in writing and deemed given when personally delivered, sent by facsimile machine, or deposited in the United States Mail (or with an express courier), postage prepaid, sent certified or registered mail, and addressed to the parties as set forth below or to such other address as either party shall have previously designated by such a notice:

City:

Contractor:

City of Snoqualmie
PO Box 987
Snoqualmie, WA 98065

Attn: _____

- b. Entire Agreement. This Contract and its attachments contain the entire understanding between the City and Contractor relating to the Project which is the subject of this Contract. This Contract merges all prior discussions, negotiations, letters of understanding or other promises whether oral or in writing. Subsequent modification or amendment of this Contract shall be in writing and signed by the parties to this Contract.
- c. Modification. No modification of this Contract and no waiver of rights under this Contract shall be valid or binding on the parties unless the same is in writing.
- d. Waiver. Waiver of any breach or default hereunder shall not constitute a continuing waiver or a waiver of any subsequent breach either of the same or of another provision of this Contract.
- e. Assignment. Neither party shall assign, transfer or otherwise dispose of this Contract in whole or in part to any individual, firm or corporation without the prior written consent of the other party. Any assignee or subcontractor approved by the City shall comply with all provisions of this Contract, including by way of example only and without limitation the requirements for payment of prevailing wage (Section 8), bond (Section 9), indemnification (Section 10) and insurance (Section 11). Subject to the provisions of the preceding sentence, this Contract shall be binding upon and inure to the benefit of the respective successors and assigns of the parties hereto. This Contract is made only for the benefit of the City and the Contractor and successors in interest and no third party or person shall have any rights hereunder whether by agency or as a third party beneficiary.
- f. Severability. If any term, covenant or condition of this Contract is held by a court of competent jurisdiction to be invalid, the remainder of this Contract shall remain in effect.
- g. Dispute Resolution. If any dispute, controversy, or claim arises out of this Contract, the parties agree to first try to settle the dispute, controversy, or claim in non-binding mediation with the assistance of a recognized professional mediation service. The parties shall each designate a representative with full settlement authority who will participate in the mediation. The parties shall bear all expenses charged by the mediation service equally; the parties shall be responsible for their own attorneys' fees incurred as a result of mediation.
- h. Jurisdiction/Law. This Contract shall be governed by and construed in accordance with the laws of the State of Washington. Any suit to enforce or relating to this Contract shall be brought in King County Superior Court, King County, Washington.
- i. Attorneys' Fees. In the event that any party commences litigation against the other party relating to the performance, enforcement or breach of this Contract, the prevailing party in such action shall be entitled to all costs, including attorneys' fees and costs and any such fees or costs incurred on appeal.

CITY OF SNOQUALMIE ("CITY")

_____[INSERT
CONTRACTOR NAME HERE].

By _____

By _____

Typed Name: Katherine Ross _____

Typed Name _____

Its: Mayor _____

Its _____

Phone: _____

Phone: _____

Fax: _____

Fax: _____

Date: _____

Date: _____

WA Contractor's License No. _____

ATTACHMENT A

Project Plans and Specifications

PERFORMANCE, PAYMENT AND GUARANTY BOND

_____, as Principal, and _____, as Surety, a corporation duly licensed and authorized to do business in the State of Washington, are held and firmly bound unto the CITY OF SNOQUALMIE, hereinafter called "City", in the full sum of _____ Dollars (\$ _____), for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal has been awarded and has entered into that Contract, dated _____ and attached hereto, with City to perform the work as specified or indicated in the Contract documents entitled "_____", according to the terms, conditions and covenants specified in the Contract, including all of the Contract documents therein referred to which are hereby referred to and made a part hereof as fully and completely as though set forth in detail herein.

NOW, THEREFORE, if Principal shall perform all of the requirements of the Contract documents required to be performed on its part, at the times and in the manner specified therein; and

If Principal shall pay for all materials, equipment, or other supplies, or for rental of same, used in connection with the performance of work contracted to be done, and for all amounts due under applicable State law for any work or labor thereon; and

If Principal shall pay the sales, use and any other applicable taxes of the State of Washington or any political subdivision of said State relating to the Contract or to the work performed under the Contract, and pay amounts due the State pursuant to Titles 50 and 51 of the Revised Code of Washington; and

If Principal shall indemnify and hold the City harmless from any defects in the workmanship or materials incorporated into the work for a period of **one year** after the final acceptance of the work;

THEN the obligation of Principal and Surety under this Bond shall be void, but otherwise it shall remain in full force and effect.

This Bond shall inure to the benefit of any persons, companies or corporations entitled to file claims under applicable State law.

If suit is brought upon this Bond, a reasonable attorney's fee shall be awarded to the prevailing party.

Any alterations in the work to be done or the materials to be furnished, or changes in the time of completion, which may be made pursuant to the terms of the Contract documents, shall not in any way release Principal or Surety there under, nor shall any extensions of time granted under the provisions of the Contract documents release either Principal or Surety, and notice of such alterations or extension of the Contract is hereby waived by Surety.

IT IS FURTHER AGREED that nothing of any kind or nature that will not discharge the Principal shall operate as a discharge or release of the Surety, regardless of law, rule of equity or usage relating to the liability of sureties to the contrary notwithstanding.

IT IS FURTHER AGREED that whenever the Contractor shall be, and declared by the City to be, in default under the Contract, the City having performed its obligations hereunder, the Surety at the request of the City shall promptly remedy the default in a manner acceptable to the City.

SIGNED AND SEALED, this ____ day of _____, 20__.

(Seal)

(Seal)

(Principal)

(Principal)

By: _____
(Print Name)

By: _____
(Print Name)

Signature

Signature

Title

Title

Address: _____

Telephone No.: _____



BUSINESS OF THE CITY COUNCIL CITY OF SNOQUALMIE

AB23-028
March 13, 2023
Consent Agenda

AGENDA BILL INFORMATION

TITLE:	AB23-028: Resolution No. 1638 Awarding the City Hall Stairs Repair Project to Purcell Painting & Coatings		<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Resolution
RECOMMENDED ACTION:	Adopt Resolution No. 1638 Awarding the City Hall Stairs Repair Project to Purcell Painting & Coatings		
DEPARTMENT:	Parks & Public Works		
STAFF:	Patrick Fry, Project Engineer		
COMMITTEE:	Parks & Public Works	Meeting Date: 03/7/2023	
COUNCIL LIAISON:	Bryan Holloway	Jo Johnson	Ethan Benson
EXHIBITS:	1. AB23-028x1a (Res. No. 1638) 2. AB23-028x1b (Contract) 3. AB23-028x2 (Scope of Work) 4. AB23-028x3 (Compensation) 5. AB23-028x4 (CIP Excerpts)		

AMOUNT OF EXPENDITURE	\$ 399,990
AMOUNT BUDGETED	\$ 960,000
APPROPRIATION REQUESTED	\$ 0

SUMMARY

SUMMARY STATEMENT

This Agenda Bill seeks approval to award Purcell Painting and Coatings for the repair of the rear stair tower at City Hall. After years of being exposed to the elements and the utilization of corrosive deicers, the City Hall Stairs are in need of repair. This agenda bill will allow the current structural steel to be repaired, while the concrete landings and paint will be replaced. A snow melt system is to be installed in the stairs to prevent the need for the use of corrosive deicers in the future and further extending the lifespan of the stair tower.

BACKGROUND

The City of Snoqualmie's 2023-2028 Capital Improvement Plan (CIP) identified the need to rehabilitate the City Hall back stairwell under the Facilities Maintenance Program. The budget allocated for the Facilities Program in the 2023-2024 biennium is \$960,000. The Fire Station Boiler project is also intended to utilize the

Facilities Program, which is expected to incur a cost of \$243,000. The cost for the City Hall Stairs Repair Project is to be \$399,990 including tax.

In the Summer of 2022, Parks and Public Works posted the City Hall Stairs project on the Builders Exchange for bids. A total of zero bids were received. Due to the lack of bids, staff identified a qualified contractor, Purcell Painting & Coatings, that could do the work. Engineers estimate for the work was \$369,000 pre-tax.

Therefore, Parks and Public Works seeks Council approval of awarding Purcell Painting & Coatings the City Hall Stairs Repair Project and authorize the mayor to sign the A&E Services Agreement.

BUDGET IMPACTS

Administration recommends approving a contract with Purcell Painting & Coatings in the amount of \$399,990 to commence and complete the repairs of the rear stair tower at City Hall. The 2023-24 Budget appropriates \$960,000 for this and other similar repair work through the Facilities Maintenance Program within the Non-Utilities Capital Fund (#310). Currently, \$23,480 is encumbered for an outstanding contract. With the addition of the Purcell Painting & Coatings contract, the remaining Biennial Budget appropriation is \$536,530.

Facilities Maintenance Program

2023-2024 Biennial Budget	
Beginning Budget	\$ 960,000
Expenditures	\$ -
Outstanding Contract Value <i>(Previously Approved)</i>	\$ (23,480)
Current Available Budget	\$ 936,520
Value of this Purchase Order <i>(AB23-028)</i>	\$(399,990)
Available Budget after AB23-028	\$ 536,530

NEXT STEPS (FUTURE TASKS)

Following Council approval staff will work with the Mayor to execute the final contract agreement with Purcell Painting & Coatings. Work on the Stair tower will commence when weather permits.

RECOMMENDED ACTION

Move to adopt Resolution No. 1638 Awarding Purcell Paintings & Coatings the City Hall Stairs Repair Project and authorize the Mayor to sign.

1st Floor Landing

Above



Below





Stairs



3rd Floor Landing

SKILFAB INDUSTRIES INCORPORATED

(Mail) PO Box # 1775

Snoqualmie, WA 98065

(Pick up & Delivery) 8300 Railroad Ave SE

P(425) 831-5555 F(425) 831-5575

Email: office@skilfab.com

QUOTATION

Item 3.

Date	Quote #
7/12/2023	20096

Customer Name / Address
City of Snoqualmie

Customer Salesman - Contact Info
Patrick Fry 425 681 4613 pfry@snoqualmiewa.gov

P.O. Number	Terms	Skilfab Salesman	Delivery	Project / Job
	50%DN,45%BI,5%	Josh	Install	Steps and Landings

Item Description	Total
BID AT PREVAILING WAGE 1. To repair stairs and landings at 3864 SE River St. 3 landings approximately 300 square feet. Stairs count (31) plus trims at top and bottom of (3) stair sets, 11 ga. Landings to be repaired with 1-1/2" composite metal deck with G-90 finish, 20 ga. Includes removal of existing metal decks (3) and steps as needed. Includes scaffold and fall protection. Skilfab recommends replacing all steps. Bid at prevailing wage, anything not called above is excluded. LANDINGS \$55854, STEPS \$22064	77,918.00T

THESE NOTES APPLY TO ALL QUOTATIONS: The following is "ALL BY OTHERS" unless stated in description above: Installation, plumbing, electrical & controls, gas & refer hook-ups, structural & mechanical engineering, permits, permit drawings, installation, fire suppression, curbs & shafts, holes in roof & ceiling, rated walls, crating / shipping, sensors. Parts left are at owner's own risk. Welding is not certified. No international orders. We intend to lien property if not paid as agreed upon. We need "Reseller Permit" or we must collect Sales Tax when product is used in Washington State. We add 3% fee to all VISA and MASTERCARD transactions. Pricing is good for 30 days.

Approved for Faxing ___ Billing ___ Emailing ___.

Subtotal	\$77,918.00
Sales Tax (8.7%)	\$6,778.87
Total	\$84,696.87

Accepted by: _____ Date: _____
To proceed with quote, sign & return to Skilfab with down payment if required.



FACILITIES CAPITAL PROJECT OR PROGRAM

FACILITIES MAINTENANCE PROGRAM

CIP Project ID: FAC21002CIP
Department: Parks
Project Status: Other
Project Location: Multiple Locations
Project Contact: Michael Chambless

Current Program Budget: \$1,896,000

Years Project in CIP: Ongoing Capital Program

Contact Email: mchambless@snoqualmiewa.gov

Description:

This program is responsible for ensuring that City facilities are properly maintained and can achieve their useful life as originally designed. Over the next biennium, the City intends to cover and/or rehabilitate the City Hall back stairwell, replace and/or install a new boiler at the Fire Station, install server room power upgrades, conduct a parking review for the police station, and begin planning for a new covered Parks & Public Works operations and storage facility. Additional projects include remodeling old library, air conditioners for City Hall, and exterior painting for several buildings.

Community Impact:

The intent of this program is to preserve and maintain City facilities.

Photo or Map:**Operating Impact:**

This program does not require changes to the operating environment or budget. It is anticipated that there will be savings as a result of all of these projects through reduced injury claims, better energy efficiency, and lengthened service life of capital assets. However, the amount of these potential savings is unknown at this time.

Budget:

Project Activities	% of Budg.	Total Activity Budget	2023	2024	2025	2026	2027	2028	2029 or Beyond
Analysis	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	This capital program is anticipated to continue indefinitely into the future.
Design	4%	\$ 76,516	\$ 31,898	\$ 9,477	\$ 9,670	\$ 9,777	\$ 9,694	\$ 6,000	
Construction	85%	\$ 1,616,977	\$ 637,967	\$ 189,549	\$ 193,390	\$ 195,533	\$ 193,873	\$ 206,666	
Const. Manage	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Contingency	4%	\$ 80,849	\$ 31,898	\$ 9,477	\$ 9,670	\$ 9,777	\$ 9,694	\$ 10,333	
Labor	6%	\$ 106,355	\$ 31,857	\$ 9,601	\$ 11,337	\$ 13,958	\$ 21,801	\$ 17,801	
Art	1%	\$ 15,303	\$ 6,380	\$ 1,895	\$ 1,934	\$ 1,955	\$ 1,939	\$ 1,200	
Other	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL	100%	\$ 1,896,000	\$ 740,000	\$ 220,000	\$ 226,000	\$ 231,000	\$ 237,000	\$ 242,000	
Operating		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

TOTAL PROJECT BUDGET: \$1,896,000

TOTAL OPERATING BUDGET: \$0

Anticipated Funding Mix:

Source	Total Sources	2023	2024	2025	2026	2027	2028
Real Estate Excise Tax	\$ 1,896,000	\$ 740,000	\$ 220,000	\$ 226,000	\$ 231,000	\$ 237,000	\$ 242,000
TOTAL	\$ 1,896,000	\$ 740,000	\$ 220,000	\$ 226,000	\$ 231,000	\$ 237,000	\$ 242,000

Fiscal

TOTAL FUNDING SOURCES: \$1,896,000

Notes:

FUTURE FUNDING REQUIREMENTS: \$0