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**Council Meeting Date:** October 15, 2001

**Agenda Item:**

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**CITY COUNCIL AGENDA ITEM**  
CITY OF SHORELINE, WASHINGTON

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| <b>AGENDA TITLE:</b> | Motion to authorize the City Manager to amend the construction contract with RAS in the amount of \$60,400 to replace siding and install a vapor barrier at the Richmond Highlands Recreation Center |
| <b>DEPARTMENT:</b>   | Parks, Recreation and Cultural Services  |
| <b>PRESENTED BY:</b> | Wendy Barry, Director  |

**PROBLEM/ISSUE STATEMENT:**

The purpose of this report is to request authorization for the City Manager to amend the construction contract with RAS to include replacement of siding and installation of a vapor barrier in the Richmond Highlands Recreation Center.

The Richmond Highlands Recreation Center improvement project includes the addition of a single stall accessible restroom, seismic upgrades, and mechanical, electrical, plumbing and interior upgrades. On August 20, 2001, the project was awarded to RAS in the amount of \$446,631 plus a 15% contingency including three bid alternates. Bid alternates included construction of a new entry, and removal and replacement of all windows in the building. The base bid was \$79,000 below the architect's estimate. This allowed the inclusion of the three alternates. Work is progressing on schedule. Demolition is complete. The contractor is ready to proceed with the next phase of work.

Demolition of 2-3 layers of interior walls and ceilings in the Richmond Highlands Recreation Center has been completed and has revealed the lack of a vapor barrier and moisture damage and dry rot to the structure. This represents a significant change in the scope of work for this project.

This condition was not foreseeable or apparent during pre-design inspections where exterior logs were removed and the interior surfaces were inspected. This is due to the thick interior wood paneling that covered all interior walls and ceilings. The multiple layers of interior material created a condition that caused moisture buildup that caused the vapor barrier to disintegrate over time and it hid the moisture damage.

• **ALTERNATIVES ANALYZED:**

1. Remove existing siding and replace with concrete wood planking (hardi-plank), and provide vapor barrier with sheathing.

This option ensures the contractor's warranty on interior finishes and provides seismic-resistant shear walls. It provides the least expensive siding material. It is resistant to vandalism and requires a lower level of maintenance. This option also restores the siding appearance to the original look of the building. Please reference the 1937 circa photo provided by the Shoreline Historical Museum.

2. Remove existing log-siding, salvage it, install vapor barrier and replace log-siding on the building.

This option requires extensive work to salvage and patch old deteriorated log-siding material and may require custom manufacturing for replacement of siding material that cannot be salvaged. This option requires the longest lead time to deliver new material. This option ensures the contractor's warranty on interior finishes, provides seismic-resistant shear walls and provides continuation of the current log-siding appearance. Painting costs will double, and maintenance costs will be higher.

3. Do nothing now and replace the siding and install vapor barrier at a later date.

The contractor will not warranty the interior finishes because they are highly susceptible to moisture damage without a vapor barrier. Installation of the siding and vapor barrier at a later date will require windows be removed, interior finishes disrupted, and additional work to ensure proper moisture barriers around windows. The City will incur additional mobilization and demolition costs at a later date.

#### **FINANCIAL IMPACT:**

The cost for Option 1 to remove existing siding and replace with concrete wood planking (hardi-plank), and provide vapor barrier with sheathing is \$60,400. Options 2 and 3 will cost more.

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| Total CIP Funds   | <u>\$709,926</u> |
| Construction Contract with 15% Contingency                                | \$513,625        |
| City Project Management, Permit, Special Inspections                      | \$ 36,530        |
| Architect Contract  | \$ 58,665        |
| <u>Added scope of services for siding and vapor barrier and sheathing</u> | <u>\$ 60,400</u> |
| Total Project Costs   | \$669,220        |
| CIP remaining   | \$ 40,706        |

#### **RECOMMENDATION**

Staff recommends that Council authorize the City Manager to amend the contract with RAS in the amount of \$60,400 to replace siding and install a vapor barrier at the Richmond Highlands Recreation Center.

Approved By: City Manager LB City Attorney \_\_\_\_\_

**Attachment A:** Photo, circa 1937 provided by Shoreline Historical Museum

