

# CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

## Staff Presentation Worksheet

Presentation Date: May 17, 2011 Time: 2:30 p.m. Length: 15 Minutes

Presentation Title: Sunnyside Village Library Contract Amendment

Department: Business and Community Services

Presenters: Doris Grolbert, Gary Barth,

### POLICY QUESTION

Shall the County amend contracts to cover unexpected expenses during the remodel and construction of the Sunnyside Village Library?

### ISSUE & BACKGROUND

The County Library obtained use of the Sunnyside Village Community Center located at 13793 SE Sieben Parkway from the North Clackamas School District and the County to remodel and expand for library purposes. The building originally was a joint project between the County and the North Clackamas School District that began in 1997 with the building completed in 1999. The County owns the building and leased it to North Clackamas School District up until May 2010. The school district stated that they had no maintenance issues with this 12 year old building.

The Clackamas County Library entered into a contract with Seabold Construction Co., Inc. to expand and renovate the Sunnyside Village Community Center for the purpose of a public library. The contract award was based upon the bid of \$2,276,744 with the contractor providing pricing for several additive alternatives at the time of bid. The library selected three: The placement of ceiling acoustic panels at \$18,906, mechanical and electrical commissioning to develop maximum efficiencies for the heating and ventilation systems at \$9,085, together with the placement of better sound dampening upper level hand railings at an added cost of \$9,286 bring the total contract to \$2,314,021.

Remodeling a building often comes with unexpected challenges; these have come to light so far: poor soil conditions, changes requested by Water Environment Services (WES) after we opened the bid, damaged siding, and improper window installation.

During the excavation for the new foundation a layer of brush was found covered by about seven feet of fill dirt. This unexpected discovery required additional excavation, iron, cement, pier pad work, drainage, and rock. There were also additional expenses resulting from changes by WES. This change order totals \$37,737.77.

Demolition revealed moisture damage to the exterior stucco walls. Professional Roof Consultants Inc. was hired to evaluate the extent of the damage and found that the siding on the

entire building was installed improperly and the whole building is compromised. The windows were also installed improperly. The building needs all current siding removed, at least 25 percent of the plywood replaced and any mold treated. The windows will also need to be removed and new flashing and waterproofing installed. New energy standards require a higher standard of insulation, vapor barrier and water barrier costing an estimated \$600,000. The actual proposal numbers from the contractor will be available Monday, May 16. Time is of the essence. The exterior work needs to be done before the fall wet weather.

The timeline of the project will also be adjusted to accommodate these changes. The original completion date was October 1, 2011. The Library estimates a new completion date of December 1, 2011. The library most likely will need to request a change for Architect and Engineering services on the Scott|Edwards Architecture contract. Numbers for this will be forthcoming.

The Library has set aside a contingency for future challenges and change orders of \$260,000 for unexpected issue as the project proceeds.

Base Bid with additive alternatives	\$2,314,021
Poor Soil Conditions/WES changes	\$ 37,738
Re-siding and windows	\$600,000
Total Estimated Contract Amendment Requested (28% increase)	\$637,738

The revenue to fund this construction project came from the general fund's contribution to library capital projects, promised to each library in conjunction with passage of the Library District. Also operational funds were saved and set aside for this project. No new general fund dollars are needed for this amendment.

### **QUESTION(S) PRESENTED FOR CONSIDERATION**

Shall the County amend the contract?

### **OPTIONS AVAILABLE**

The County could approve the contract be amended.

The County could choose to stop the project at considerable cost, leaving an unusable building.

### **RECOMMENDATIONS**

Business and Community Services Department recommends that we proceed with construction of the Library by amending the contract.

**SUBMITTED BY:**

Division Director/Head Approval \_\_\_\_\_

Department Director/Head Approval \_\_\_\_\_

County Administrator Approval \_\_\_\_\_

For information on this issue or copies of attachments, please contact Doris Grolbert @ 503-650-3112