

**RESOLUTION NO. 06- 87
CITY OF LIBERTY LAKE
SPOKANE COUNTY, WASHINGTON**

**A RESOLUTION WAIVING THE COMPETITIVE BID REQUIREMENTS FOR
THE REPAIR AND CONSTRUCTION OF CITY HALL**

WHEREAS, the State of Washington requires the City to engage in competitive bidding for public works in order to obtain the lowest responsive bid;

WHEREAS, the public works statutes in RCW 39.04.280 recognize an emergency procurement as an exception to the above requirement ;

WHEREAS, Liberty Lake City Hall on February 18, 2006 at approximately 12:20 p.m. suffered damage as a result of a burst water pipe, to include but not be limited to, roofing materials, framing members, sheeting and siding materials, insulation, sheetrock, trim, molding, flooring, utilities and fixtures all of which is necessary to protect, support and use City Hall;

WHEREAS, the above damage has been assessed by the City's insurance company, staff and other professionals with a determination that immediate repair and replacement of improvements and materials is necessary the majority of which is set forth on Exhibit A attached hereto and incorporated herein (the "Work");

WHEREAS, Exhibit A contains an estimate of the cost of the Work to the extent it can be reasonably identified;

WHEREAS, to further the repair and restoration of City Hall it is necessary to declare an emergency and urgency and provide for the Work as an exception to the public works laws;

WHEREAS, the City Council, based upon observations and representations set forth above, reasonably believes that public bidding of the Work is impractical and would cause unreasonable delay due to the need to immediately repair City Hall .

NOW, THEREFORE, be it resolved by the City Council of the City of Liberty Lake, as follows:

The City, pursuant to RCW 39.04.280 hereby declares an emergency and finds it is necessary to provide for the repair and restoration of City Hall and waives the competitive bidding requirements for the acquisition of necessary improvements and related services to accomplish the Work

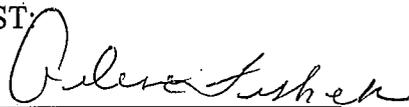
The Mayor is authorized to enter into contracts with the cost not to exceed ten percent of the estimate set forth on Exhibit A in order to complete the Work. For the acquisition of furnishings and equipment, the regular and existing City procurement policy shall be followed unless it is necessary to immediately acquire equipment to continue the operations of the City as the Mayor shall reasonably determine.

PASSED by the City Council this 7 day of March, 2006.



Mayor, Steve Peterson

ATTEST:



City Clerk, Arlene Fisher

Approved as to Form:



City Attorney, Stanley Schwartz

CORNERSTONE CONSTRUCTION GROUP INC. of WA.

11327 E. Montgomery, Suite #3
 Spokane, WA 99206
 509 927-5088
 509 927-8560

CITY HALL CONSTRUCTION

Recap by Room		
Estimate: LL-CITY-HALL		
Area: Main Level		
Chambers	6,836.30	12.19%
Hall1	5,424.17	9.67%
Storage	1,182.17	2.11%
Mechanical	650.13	1.16%
Entry	760.32	1.36%
Sitting Room	1,792.73	3.20%
Mayor	4,508.83	8.04%
W/Bath	1,163.67	2.07%
Hall2	6,632.17	11.82%
Breakroom	3,477.23	6.20%
M/Bath	406.66	0.72%
Ele/Phone	540.79	0.96%
Scope	1,228.15	2.19%
Equipment	1,232.63	2.20%
Processing	2,600.40	4.63%
Supplies	725.20	1.29%
Evidence	1,185.67	2.11%
Bath	395.36	0.70%
Locker	1,368.49	2.44%
Interview	715.64	1.28%
Area Subtotal: Main Level	42,826.71	76.33%
Attic	3,504.12	6.25%
Crawlspace	1,655.79	2.95%
GENERAL	7,996.26	14.25%
Subtotal of Areas	55,982.88	99.78%
Base Service Charges	120.92	0.22%
Total	56,103.80	100.00%

EXHIBIT A

CORNERSTONE CONSTRUCTION GROUP INC. of WA.

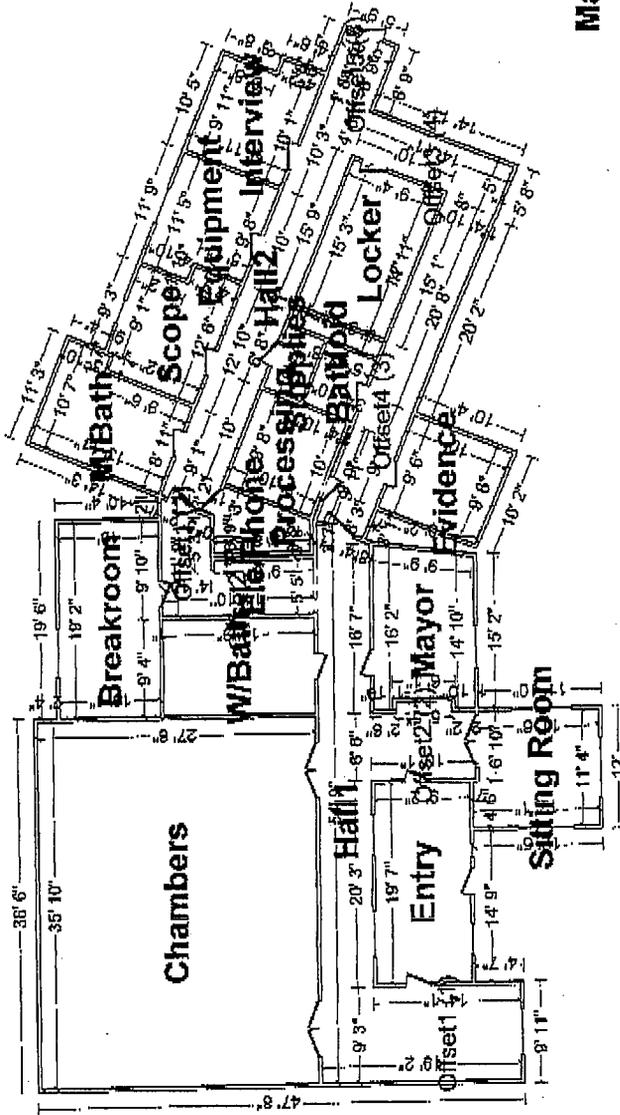
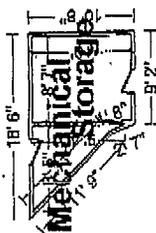
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Recap By Category		Total Dollars	%
O&P Items			
APPLIANCES		139.98	0.19%
CABINETS		2,930.06	3.96%
CLEANING		6,587.43	8.89%
CONTENT MANIPULATION		1,020.68	1.38%
GENERAL DEMOLITION		2,976.67	4.02%
DOORS		24.66	0.03%
DRYWALL		4,430.20	5.98%
ELECTRICAL		470.71	0.64%
FLOOR COVERING - CARPET		7,913.73	10.68%
FLOOR COVERING - CERAMIC TILE		2,099.16	2.83%
FLOOR COVERING - VINYL		1,864.88	2.52%
FINISH CARPENTRY / TRIMWORK		4,340.43	5.86%
FIRE PROTECTION SYSTEMS		40.29	0.05%
FRAMING & ROUGH CARPENTRY		33.60	0.05%
HEAT, VENT & AIR CONDITIONING		7,889.90	10.65%
INSULATION		4,799.80	6.48%
LIGHT FIXTURES		319.36	0.43%
PLUMBING		352.99	0.48%
PANELING & WOOD WALL FINISHES		316.25	0.43%
PAINTING		7,072.56	9.55%
TILE		305.00	0.41%
WINDOW TREATMENT		54.54	0.07%
Subtotal		55,982.88	75.57%
Base Service Charges		120.92	0.16%
Permit		858.85	1.16%
Overhead	@ 10.00%	5,696.27	7.69%
Profit	@ 10.00%	5,696.27	7.69%
O&P Items Subtotal		68,355.19	92.27%
Sales Tax	@ 8.500%	5,722.57	7.73%
Grand Total		74,077.76	

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Main Level



Main Level

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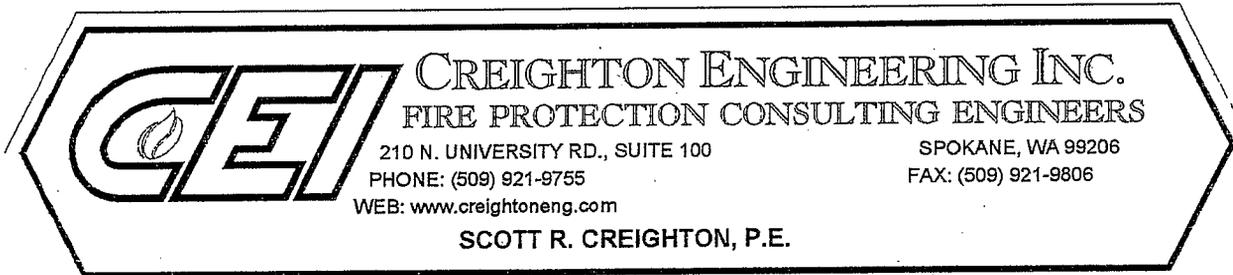
WATER EXTRACTION

Recap by Room		
Estimate: LL-CITY-HALL-EMG		
Mobilization	295.99	0.96%
Water Extraction	1,000.23	3.26%
Demolition	10,819.22	35.22%
Debris Removal	1,668.72	5.43%
Electrical	245.00	0.80%
PLM	150.00	0.49%
Drying Equipment	15,247.36	49.63%
General Conditions	998.00	3.25%
Subtotal of Areas	30,424.52	99.03%
Base Service Charges	297.76	0.97%
Total	30,722.28	100.00%

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Recap By Category			
O&P Items		Total Dollars	%
GENERAL DEMOLITION		7,978.64	23.94%
ELECTRICAL		245.00	0.73%
PLUMBING		150.00	0.45%
WATER EXTRACTION & REMEDIATION		22,050.88	66.15%
Subtotal		30,424.52	91.27%
Base Service Charges		297.76	0.89%
O&P Items Subtotal		30,722.28	92.17%
Sales Tax	@ 8.500%	2,611.39	7.83%
Grand Total		33,333.67	



DATE: 28 February 2006

Canfield & Associates
451 Diamond Drive
Ephrata WA 98823
Attn: Steve Whetstone

**RE: Liberty Lake City Hall Freeze - Up of Fire Sprinklers.
22710 E. Country Vista Drive
Liberty Lake WA 99019**

Dear Steve,

This letter is pursuant to my Tuesday Feb 22nd site visit and pursuant phone discussions. I met with Mike Hamilton of Cornerstone Construction Group.

Observations:

Gypsum ceilings and walls have been removed in damaged areas exposing the roof truss system, attic fire sprinklers and mechanical/electrical equipment.

Phone discussions with Wayne Ward of Western States Fire Protection indicate they found a total of 02 leak points. One was in the city hall area and one was near the mayors office. On Monday, February 27th, Mike Hamilton called to say the pressure test was successful and the system would now be put back in service.

The building is approximately 5 years old. It is unknown if the building has experienced like kind problems in the past. Prior owner and occupancy was an Assisted Living Facility.

Cellulose blown-in insulation was viewed in an undisturbed portion of the building. Insulation was uniformly applied to depth of 8-9" to the bottom of the ceiling support 2 x 4's. Insulation depth over sprinkler pipes at truss points was about 4 inches, insulation depth over sprinkler pipes at girder truss points was 1-2 inches. It appears that insulation was not "mounded" to maintain 8" depth where sprinkler pipes pass. A specific weak point occurs where pipes "loop up" over 8" deep girder truss lower chord members.

One layer of 4 or 6 mil visqueen was applied over the pipe to hold insulation above the pipe.

The night of the freeze-up had subzero temperatures and a solid 30 MPH north wind. Eave venting is standard and allows substantial outside air flow into the attic. Building perimeter visqueen within the attic directs the in coming airflow up with the roof slope. This is normal.

The ridge vent is shallow and does not appear to allow adequate exhausting of cold air during windy conditions. The vent is almost 50% blocked by roofing tar paper. There is minimal sunlight visible from inside the building.

The reason for frozen pipes is compound:

1. 4" or less insulation depth over pipes is insufficient for a vented (cold) attic scenario.
2. The ridge vent is partially blocked by roofing tar paper and has minimal free venting square inch area.
3. Sprinkler design is standard fare with no unusually located branch lines.

The attic air flow works reasonably well during normal non or low wind cold periods. This means the cold air enters at the eave line and migrates up the roof slope and out the top at a slow rate. The ridge vent can exhaust at a slow rate. The underside of the deck is dry with no apparent wet areas. Under windy conditions the attic acts like a balloon. Air enters faster than it can be exhausted, driving the cold into the insulation.

The breaks occurred near the pipe "loop -ups" near girder truss lower chords. Breakage typically occurs slightly away from the area that froze first because the water has some room for expansion. Pipe breaks where expanding water backs into a trapped end point.

The combination of arctic temperatures, wind infiltration, low R value over pipes and cold non free flow from the ridge vent forced cold down sufficiently to freeze the pipes.

Recommendations:

1. Insulation should be applied to a minimum depth of 8" depth over all pipes. "Mounding" is required where pipes pass.
2. The ridge vent "free venting area" can be 50% improved by cutting back the tar paper. The ridge vent is a "low profile" vent. I recommend a mechanical engineer provide an analysis to determine if the ridge vent physically needs to a higher profile to increase free venting area even more.
3. Sprinkler clamps in areas of exposed pipe should be loosened to allow piping expansion and contraction. Pipe temperature differential is typically small (between day temp and night set back, etc, and a few degrees extra impact for closeness to attic). Loosening to allow slippage reduces pipe stressing. This is not a code issue, it is a prudence issue.
4. Re-apply visqueen using 2 layers of 4 or 6 mil visqueen "tenting" over pipes for an extra measure of long term safety. This is not a code issue, it is a prudence issue.

In the Interest of Fire Safety Excellence,

CREIGHTON ENGINEERING INC

Scott R. Creighton (F) PE
Corr06/02-28Lib Lake City Hall.wpd