

Jefferson County
Board of Commissioners
Agenda Request

To: Board of Commissioners
Philip Morley, County Administrator

From: Loring Bemis, Facilities Foreman

Agenda Date: March 26, 2012

Subject: Jefferson County Courthouse Phase 1 Stabilization Project -
Emergency Declaration

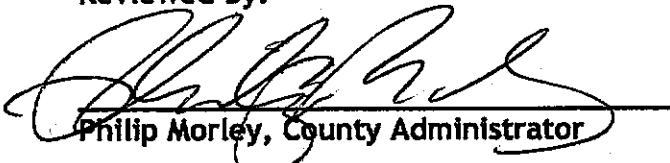
Statement of Issue: The Courthouse Phase 1 Stabilization Project was developed to address the life safety issues presented by the Courthouse chimney and dormer instability. The cost estimate for the chimney and dormer bracing was less than \$100,000, meaning Facilities was authorized to solicit bids utilizing the small works process per Ch 3.55 JCC. Five bids were solicited from contractors on the small works roster. The sole bid received exceeded the \$100,000 small works limit. Because the work will have to be performed during off hours there is not sufficient time to go through a formal bidding process, contract with the winning bidder, satisfy the grant-imposed deadline and ensure the life safety issue be addressed without delay.

Analysis/Strategic Goals/Pro's & Con's: This project addresses the 2 most emergent life safety issues that are part of the program for the rehabilitation of the Jefferson County Courthouse, a National Historic Landmark.

Fiscal Impact/Cost Benefit Analysis: Funding is provided by a grant received from the Department of Archaeology & Historic Preservation.

Recommendation: The Board is asked to approve a resolution declaring an emergency and direct Facilities staff to take immediate steps to repair/stabilize the Courthouse chimney and dormers.

Reviewed By:


Philip Morley, County Administrator

3/26/12
Date



Department of Central Services Jefferson County, Washington

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TO: Philip Morley, County Administrator
FROM: Loring Bemis, Facilities Foreman
DATE: March 20, 2012
SUBJ: Emergency Declaration for the Courthouse Phase I Stabilization Project

In 2011 a Courthouse Roof Stabilization project was developed to remedy structural issues in the Courthouse. The most imminent structural issues identified at that time due to life safety issues were the Courthouse dormers and the leaning chimney. A call for bids was advertised following the parameters of Chapter 3.55 of the Jefferson County Code. No bids were received.

In 2012 the two most emergent life safety issues, chimney bracing and dormer bracing, were identified as a capital project that needed to be accomplished. At this time, the stabilization of the chimney and dormers has become an emergency due to the continued movement of the chimney. The partial or complete failure of the chimney and dormers could result in serious personal injury and other damage to public infrastructure or property. I have monitored the deterioration of the chimney over the last year. It has gone from 7" out of plumb to 7 ½" in 1 year's time.

The cost estimate for that bracing work was less than \$100,000 meaning Facilities was authorized under Ch. 3.55 JCC to solicit bids through the small works roster process. I anticipated using the small works roster process would save valuable time in addressing the safety concerns and remain within a tight (prompt) construction window. In compliance with the guidelines of the small works process, I solicited bids from 5 contractors listed on the small works roster. One bid was received. The sole bid received exceeded the \$100,000 limit set by Ch. 3.55 JCC by \$60,000. Whatever contractor performs this bracing work will have to undertake the project only when the courthouse is not open, meaning weekends and nights.

Jefferson County has received a grant for making the necessary repairs. The repairs must be completed by June 2012 or the grant funding will no longer be available. Because this work has to be performed during off-hours, there is not sufficient time to go through a formal bid process, contract with the winning bidder and still satisfy the grant-imposed deadline.

The above statements force Facilities to conclude the County will suffer material injury or damage if this bracing work is delayed such that it cannot be completed by the grant deadline because of the requirements of Ch. 3.55 JCC applicable to contracts in excess of \$100,000. There is an apparent and imminent emergency at the Court House. Thus, the emergency waiver provisions of JCC §3.55.150 should be invoked by the County Commissioners to allow an exception to the requirement of formal bidding and instead allow this project to go forward with the contractor that did provide a bid. The County Commission is asked to adopt a Resolution implementing the emergency procedure of JCC §3.55.150 based on the facts laid out here.

WHEREAS, the Board of Commissioners hereby finds that the conditions of the Courthouse chimney and dormers constitute an emergency under the definitions in Ch 3.55.150 JCC and require the County to take immediate steps to protect the health and safety of the public and to protect public property;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners finds and declares that the structural deficiencies in the chimney and dormers create an apparent and imminent emergency as defined in Ch 3.55.150 JCC and authorizes the County to enter into contracts, incur obligations, issue permits and undertake work necessary to combat the emergency.

APPROVED and signed this ____ day of _____, 2012.

SEAL:

JEFFERSON COUNTY
BOARD OF COMMISSIONERS

ATTEST:

John Austin, Chair

David Sullivan, Member

Raina Randall,
Deputy Clerk of the Board

Phil Johnson, Member