

## **DECLARATION OF EMERGENCY**

### **North Parking Garage Waterproofing System at City Hall @ 450 110<sup>th</sup> Ave NE Contracting Procedures**

On July 27, 2017 the City of Bellevue was made aware of a failed waterproofing system on the north garage at City Hall by Sound Transit contractors. Remediation of the waterproofing system is not part of the project scope for the Sound Transit project.

During the Sound Transit (ST) excavation work at City Hall, major portions of the north parking garage structure were exposed. The original waterproofing system installed to protect the garage structure from ground water intrusion and rainfall was found to have significant defects and critical components had deteriorated to a point of extreme failure. Altogether, the system was no longer providing the needed protection to city property as designed. If not immediately rectified, moisture seeping into the concrete structure would have continued to cause premature corrosion to steel rebar reinforcements. If allowed to persist, the structural integrity of the garage would be subject to accelerated deterioration which would cause new cracks to appear, existing cracks to worsen, and decrease the useful life of the structure. The resultant spalling of concrete also causes pieces to fall from interior surfaces presenting a danger to occupants or property within the garage.

Deferring repairs on the failed waterproofing until after the ST project completion (in 3-4 years) would result in significantly higher costs than the current estimate to repair at this juncture. The accumulated damage incurred over that time frame would further increase the scope and cost of repairs, in addition to causing a major disruption to a newly rebuilt City Hall plaza.

The work site is currently under the control of Sound Transit and their general contractor, Stacey-Witbeck-Atkinson JV (SWA,) through a Temporary Construction Easement (TCE) that remains in effect for several years as part of the East Link, Downtown Bellevue Station project. Contractual obligations with Sound Transit make it unfeasible to procure services with any contractors other than those already working on their project. Due to this limitation and the urgency of needed repairs, Lydig Construction, a subcontractor to SWA, was issued an emergency purchase order on August 23, 2017 in the amount of \$134,006.46 to install a new waterproofing system on the exterior of the north garage. This approach allowed for the needed repairs without causing undue delay to the Sound Transit schedule and also significantly reduced the potential financial impact to the City.

Therefore, in accordance with BCC 4.28.130, the undersigned has determined that an emergency situation exists that requires the waiver of normal competitive bidding procedures related to procurement of public works. The director or his/her authorized designee of each City department is authorized to execute contracts for the procurement of materials, equipment, supplies, services and work, including public works, necessary to repair or replace the exposed waterproofing system on the north parking garage. Any contract required to be

presented to City Council executed under the authority provided herein shall be presented to the City Council at its next Regular Meeting following such execution.

Executed this 26th day of September, \_\_\_\_\_.

Nathan D. McCommon  
[signature]

Nathan D. McCommon  
[print name]  
City Manager or authorized signatory

Approved as to form:

Assistant City Attorney  
[title]

By: [Signature]  
[signature]

Monica Buck  
[print name]