

**CITY OF ALBANY  
CITY COUNCIL AGENDA  
STAFF REPORT**

Agenda Date: July 21, 2008

Reviewed by: BP

**SUBJECT:** Community Center/Library Tower Repair

**FROM:** Barry Whittaker, Project Manager

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**RECOMMENDATION**

Authorize the City Administrator to execute an agreement with Wiss, Janney, Elstner Associates, Emeryville (“WJE”), in the amount of \$34,000 to prepare design and bid documents for the repair of water damage at the Community Center (stair tower and other area walls as required), and to call for bids for the repair work.

**BACKGROUND**

Albany’s Community Center was originally built in 1992. In 2002-03, the City performed extensive rehabilitation work on the exterior of the Community Center due to water intrusion, particularly on the stair tower and south (Marin) and west (Evelyn) walls. In early 2006, City staff observed a water leak in the Community Center tower that became evident when water bubbles appeared beneath the paint of the interior tower wall. This observation came about a week after the severe rains and windstorm that occurred on December 30, 2005.

WJE, a expert water damage firm, was hired to assist in diagnosing the water intrusion problem in the tower, work with staff to develop a remedy, and work with the City’s legal representation toward recovery of damages. The City has filed a lawsuit against the repair contractor from three to four years ago. Because of that action, open discussion on this item will be limited.

In the exploration work, significant water damage was found over approximately half the stair tower wall areas. Since July 1, 2004, the City has spent approximately \$170,000 on this project. In the earlier times, it was spent to further a repair project that would have included replacing the windows in the stair tower. Since the new leak was detected at the beginning of 2006, the monies have been spent in analyzing and exploring the water damage.

## **DISCUSSION**

WJE will develop plans and specifications for the repair work. It is hoped that we can get the plans and bid documents pulled together within three weeks, get this project out to bid in August, and awarded in September for construction before this winter's rains. The target would be to award a contract for this work at the second Council meeting in September.

## **FINANCIAL IMPACT**

At this point staff does not have cost estimates for the repair work. The general sense is that construction will probably be in the order of \$500,000, for which the City is seeking cost recovery through legal action. As soon as the design has evolved a little further, a cost estimate will be prepared.