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- The public may also watch, listen to, or participate in the meeting live by visiting <https://us02web.zoom.us/j/89255646791> or by telephoning 1-253-215-8782 and entering Meeting ID 892 5564 6791.
- The public is encouraged to comment via email to cityclerk@cityofanacortes.org or via written comment addressed to City Clerk, P.O. Box 547, Anacortes, WA 98221. Public comments received by the [City Clerk](#) prior to 3:00 p.m. the day of the meeting will become part of the record for the meeting, just as if presented in person.
- Complete guidelines for virtual participation in Anacortes City Council meetings are available [here](#). View the quick video example for connecting to the meeting [here](#).



Anacortes City Council
Municipal Building Council Chambers
904 6th Street

August 21, 2023
6:00 PM

PRELIMINARY AGENDA
[Packet Materials](#) / [Watch Meeting](#)

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Announcements and Committee Reports**
 - a. Public Works Committee (Report)
 - b. Personnel Committee (Report)
4. **Public Comment**
 - a. Written Public Comment - Nadja Rua
5. **Consent Agenda**
 - a. Minutes of August 14, 2023 (Action)
 - b. Approval of claims in the amount of \$1,026,218.70 (Action)
 - c. Contract Award: Washington Park Shop & Residence Roof Replacement #23-224-FAC-001 (Action)
6. **Other Business**
 - a. * Commercial Avenue Complete Streets Project Phase 1 Update (Presentation)
 - b. Contract Modification: R Avenue Long-Term Improvement Project - Engineering #20-127-TRN-001 (Discussion/Action)
 - c. Interlocal Agreement #23-244-LEG-001 with the City of Burlington, the City of Mount Vernon, the City of Sedro-Woolley, and Skagit County Establishing the North Star Leadership Team (Discussion/Possible Action)
7. **Adjournment**

Per Resolution 3051, citizens wishing to comment on items not on the agenda may do so under Public Comment. Citizens wishing to comment on items indicated with an asterisk () may do so as those items are considered by Council during the course of the meeting.*

The City of Anacortes is committed to making public meetings available and accessible to all members of the community.
 For assistance with special needs, please contact the City Clerk at 360-299-1960 in advance of the meeting.

Our mission is to maintain and improve the quality of life reflecting community expectations through a focus on public participation and employees-mayor-council teamwork.



Anacortes City Council

Municipal Building Council Chambers
904 Sixth Street

August 21, 2023
6:00 p.m.

PUBLIC COMMENT SIGN IN SHEET

Per Resolution 3051, citizens wishing to comment on items not on the agenda may do so under the Public Comment portion of the agenda. Citizens wishing to comment on agenda items indicated with an asterisk (*) may do so as those items are considered by Council during the course of the meeting. Citizens wishing to speak will please sign in at the back of the Council Chambers prior to the start of the meeting. The Mayor may limit comments to those who have signed in and may limit the time allotted to each speaker to facilitate the orderly progress of the meeting. These rules are intended to promote an orderly system of holding a public hearing or meeting, to give every person who wishes to speak an opportunity to be heard, and to ensure that no individual is embarrassed by exercising his or her right to free speech.

Please print your name legibly so we can recognize you correctly in the minutes. Thank you!

Name
Eli C DOWNTOWN ANACORTES ALLIANCE
BARRITT
WARREN TESSER

Topic
12TH ST ROUNDABOUT

(69)
11

Continue on back of sheet as needed

From: [Nadja](#)
To: [CityClerk](#); [Carolyn Moulton](#); [Ryan Walters](#)
Subject: Renters rights & RCE violations
Date: Friday, August 18, 2023 7:40:31 AM

***** This email is from outside the City of Anacortes network. Please use caution when clicking on links, opening attachments, or replying. *****

Week after week, more homeless on our streets , more old town home's flipping for millions - while locals are not only forced out but abused out of rental homes- while the city of Anacortes council members continue to stay silent on Anacortes landlords raising rent 100% in retaliation for lying neighbors as city employees discard municipal code complaints filed in city hall offices.

What kind of city government are you representing?

Anacortes City Council Minutes - August 14, 2023

Call to Order

Mayor Matt Miller called to order the Anacortes City Council meeting of August 14, 2023 at 6:00 p.m. Councilmembers Jeremy Carter, Anthony Young, Christine Cleland-McGrath, Carolyn Moulton, and Amanda Hubik were present.

Councilmember Bruce McDougall participated in the meeting remotely via Zoom.

Councilmember Ryan Walters was absent.

Pledge of Allegiance

The assembly joined in the Pledge of Allegiance.

Announcements and Committee Reports

Mayor Miller shared an update on summer construction projects, ongoing preparations for emergency response in the event of wildland fires, reminding the public that a burn ban is still in effect, and mentioning the '[Code Red](#)' emergency and critical community information alert system through Skagit 911.

Economic Development Committee

Mr. Young and Ms. Hubik reported from the Economic Development Committee meeting held August 8th. The topics discussed included communications and strategy with local businesses on Commercial Avenue regarding parking, parklets, bike racks, the current economic environment, and introducing the new city points of contact, Planning, Community, and Economic Development Director, John Coleman, and Planning, Community, and Economic Development Coordinator, Stephanie Snyder.

Finance Committee

Mr. McDougall and Mr. Young reported from the Finance Committee meeting held August 9th. The topics discussed included a 2024 budget preview; anticipated property tax revenues for public safety; sales tax revenue forecasts; debt service and possible use of Federal Emergency Management Agency funds for fiber, ladder truck, and Station 3; and monitoring of economic forecasts.

Housing Affordability and Community Services Committee

Ms. Moulton reported from the Housing Affordability and Community Services Committee meeting held August 9th. The topics discussed included a brief from Steven Simmons, Outreach Programs Manager for Community Action, on coordination meetings between providers, new office space for Community Action in downtown Anacortes, state legislation that affects housing, the recent Samish Nation purchase of a four-plex to maintain the property as affordable housing, and Community Development Block Grant reporting.

Planning Committee

Ms. Cleland-McGrath reported from the Planning Committee meeting held earlier in the evening. The topics discussed included a requested land lease modification for the Anacortes Cinema, [Anacortes Municipal Code 19.48.020](#) updates regarding cargo containers, applications for auto repair businesses to open in the industrial zone and associated code updates to allow general services, and the Comprehensive Plan update.

Parks and Recreation Committee

Ms. Moulton reported from the Parks and Recreation Committee meeting held August 9th. The topics discussed included a preview of the Capital Facilities Plan for parks projects over the coming five years.

Award Presentation: Washington State Department of Ecology Outstanding Performance Award – Wastewater Treatment Plant

Mayor Miller presented the Washington State Department of Ecology Outstanding Performance Award to Wastewater Treatment Plant Manager, Brian Walker.

Public Comment

Mayor Miller invited the public to comment on any item not on the agenda. No one present wished to address the Council on any topic not already on the agenda.

Consent Agenda

Ms. Hubik moved, seconded by Mr. Young, to approve the following Consent Agenda items. The motion carried unanimously by voice vote.

a. Minutes of August 7, 2023

b. Approval of claims in the amount of \$890,371.29

The following vouchers/checks were approved for payment:

EFT numbers: 106998 through 107035, total \$604,173.06

Check numbers: 107036 through 107066, total \$280,895.39

Wire transfer numbers: 329142 through 329491, total \$5,302.84

c. Special Event Application: Anacortes Half Marathon & 5K

d. Special Event Application: Lions Club Walk With Santa Holiday Parade

Adjournment

There being no further business, at approximately 6:20 p.m. the Anacortes City Council meeting of August 14, 2023 was adjourned.

The following claims against the City of Anacortes have been preaudited and certified by the Clerk-Treasurer as ready for City Council approval at the August 21, 2023 City Council meeting:
[Download this file in OpenDocument spreadsheet format.](#)

Invoice Doc #	Invoice Date	Invoice #	Vendor Full Name	Description	Total Amount	Approval Queue
329857	2/14/2023	116283	VECA ELECTRIC & TECHNOLOGIES	UNIT-PRICED ELECTRICAL	\$ 1,500.96	pw1
329668	5/13/2023	201	ADVANTAGE WINDOW COVERINGS	BLINDS REPAIR AND INSTALLATION @ CITY HALL	\$ 606.01	pwfac
329828	6/21/2023	06/20/2023	ECONOWASH LAUNDRY&CLEANERS	UNIFORM CLEANING 6/25-7/25/23	\$ 9.79	apd
329661	6/23/2023	23-10221	EXACT SCIENTIFIC SERVICES, INC	LAB TESTING - BOD TRIDENT	\$ 94.00	dwwtp
329555	7/6/2023	0303961-IN	REISNER DISTRIBUTOR INC	LUBE OIL	\$ 1,091.03	dshop
329624	7/7/2023	781	JD DESIGN	SITE DESIGN FOR SENIOR CENTER	\$ 400.00	parks1
329752	7/9/2023	20-122	NORTHWIND FENCE CO, LLC	SECURITY FENCING AND INSTALLATION FOR THE OPERATIONS FACILITY	\$ 29,078.98	pw1
329613	7/11/2023	ContractBalance	BALANCED LIFE SPA, LLC	REC PROGRAM CONTRACT	\$ 90.00	parks1
329740	7/12/2023	BI-0364170	BECKWITH & KUFFEL	WTP HSPS #5 MECHANICAL SEAL REPLACEMENT	\$ 1,694.16	dwwtp
329265	7/19/2023	18257739	DICK'S TOWING, INC	TOWING; RV	\$ 461.58	apd
329606	7/20/2023	0304771-IN	REISNER DISTRIBUTOR INC	LUBE OIL	\$ 45.36	dshop
329525	7/20/2023	8281674141	MOTOROLA SOLUTIONS INC	PARTS FOR VEHICLE 2001	\$ 3,794.20	dshop
329543	7/25/2023	7003837	US BANK	AANAUTIREF17 ADMINISTRATION FEES - IN ADVANCE 07/01/2023 - 06/30/2024	\$ 200.00	finance
329544	7/25/2023	7003838	US BANK	ANAUTIREF20 ADMINISTRATION FEES - IN ADVANCE 07/01/2023 - 06/30/2024	\$ 350.00	finance
329546	7/25/2023	7003839	US BANK	ANAUTIREF22 ADMINISTRATION FEES - IN ADVANCE 07/01/2023 - 06/30/2024	\$ 200.00	finance
329527	7/26/2023	36445	SKAGIT PUBLISHING LLC	PUBLISH AA-399270	\$ 44.66	finance
329530	7/26/2023	36446	SKAGIT PUBLISHING LLC	PUBLISH AA-399280	\$ 44.66	finance
329531	7/26/2023	36447	SKAGIT PUBLISHING LLC	PUBLISH AA-400075	\$ 36.54	legal
329487	7/26/2023	96029114	SOFTCHOICE CORPORATION	EXCHANGE SERVER MIGRATION PROJECT	\$ 621.00	infosys
329724	7/28/2023	13677254	HACH COMPANY	OPERATING SUPPLIES	\$ 2,082.42	dwwtp

Invoice Doc #	Invoice Date	Invoice #	Vendor Full Name	Description	Total Amount	Approval Queue
329262	7/28/2023	360-293-4900-0912865	ZIPLY FIBER	APD BAC LINE 7/28-8/27/23	\$ 93.38	apd
329261	7/28/2023	360-299-6615-0615165	ZIPLY FIBER	APD 911 LINE 7/28-8/27/23	\$ 80.75	apd
329663	7/31/2023	0173	SKAGIT COUNTY SOLID WASTE FUND	JULY TONNAGE HAULED	\$ 88,592.68	dshop
329832	7/31/2023	0730	FIDALGO CLEANING	APD CLEANING & SUPPLIES 7-/31-8/13/23	\$ 800.00	apd
329859	7/31/2023	2246	SKAGIT CONSERVATION DISTRICT	NPDES II OUTREACH & EDUCATION - JULY 2023	\$ 962.34	pw1
329753	7/31/2023	28948-1	OMEGA MEDICAL MECHTRONICS	WWTP AUTOCLAVE ANNUAL SERVICE 2023	\$ 897.60	dwwtp
329843	7/31/2023	3679	PUBLIC SAFETY PSYCHOLOGICAL	PRE-EMPLOYMENT PSYCH EVAL - CHEESEBORO	\$ 450.00	apd
329619	7/31/2023	37467636	LINDE GAS & EQUIPMENT INC.	MAINTENANCE SUPPLIES	\$ 1,245.02	dwwtp
329863	7/31/2023	88195	SOUND DEVELOPMENT GROUP, LLC	H AVENUE MULTIMODAL ACFL CONNECTOR	\$ 9,765.00	pw1
329526	8/1/2023	10581	RUBBER GRANULATORS INC	TIRES FOR EQUIP #516	\$ 156.00	dshop
329617	8/1/2023	190-1840-00	CITY OF ANACORTES	WWTP 7/1-7/31/23	\$ 7,180.51	dwwtp
329539	8/1/2023	386000156	US BANK NA - CUSTODY TREAS DIV	INVESTMENT FEES 7/1-7/31/2023	\$ 57.20	finance
329264	8/1/2023	5067800962	RICOH USA, INC	S/N C86138599 APD FRONT OFFICE COPIES 7/1-7/31/23	\$ 42.40	apd
329263	8/1/2023	5067800982	RICOH USA, INC	S/N C86146548 APD PATROL OFFICE 5/1-7/31/23	\$ 113.79	apd
329612	8/1/2023	ContractSoftball	SEAHAWK ATHLETIC BOOSTER ASSOC	REC PROGRAM CONTRACT	\$ 472.50	pkrec
329842	8/1/2023	JULY 2023	THE HUMANE SOCIETY OF	STRAY AND ABANDONED; 23-A04971 / 23-A05062	\$ 75.00	apd
329666	8/1/2023	S3849047.001	BUILDERS' HARDWARE & SUPPLY	LIBRARY KEY BLANKS	\$ 228.66	pwfac
329837	8/2/2023	304220	ANACORTES ANIMAL HOSPITAL	BOARD & DISTRAINER; JULY 2023	\$ 580.00	apd
329533	8/2/2023	36833	SKAGIT PUBLISHING LLC	PUBLISH AA-402157	\$ 44.66	finance
329534	8/2/2023	36834	SKAGIT PUBLISHING LLC	PUBLISH AA-402165	\$ 40.60	finance
329536	8/2/2023	36835	SKAGIT PUBLISHING LLC	PUBLISH AA-403947	\$ 133.98	plan
329537	8/2/2023	36836	SKAGIT PUBLISHING LLC	PUBLISH AA-404318	\$ 129.92	plan
329538	8/2/2023	36837	SKAGIT PUBLISHING LLC	PUBLISH AA-404319	\$ 129.92	plan
329394	8/2/2023	4900/0100170265/2024	DEPARTMENT OF NATURAL	DNR EEL GRASS LEASE 76615 9/1/23-8/31/2024	\$ 4,133.14	plan
329835	8/2/2023	INV732317	L.N. CURTIS & SONS	FN303 AIR BOTTLE RESERVOIR	\$ 318.58	apd
329535	8/3/2023	1999259	MILES SAND & GRAVEL CO.	SAND FOR ARTS FESTIVAL	\$ 217.60	parks1

Invoice Doc #	Invoice Date	Invoice #	Vendor Full Name	Description	Total Amount	Approval Queue
329861	8/3/2023	2411	THE CLEAN TEAM	2023 JANITORIAL SERVICES - JULY 2023	\$ 4,776.00	pw1
329620	8/3/2023	822631-1	IBS INC	MAINTENANCE SUPPLIES	\$ 264.12	dwwtp
329813	8/4/2023	17771	HOW IT WORKS, INC	MURAL SUPPLIES	\$ 132.74	museum
329255	8/4/2023	JUNE 2023	THE HUMANE SOCIETY OF	APD CASE 23-A04735 AND 23-A04594	\$ 132.00	apd
329238	8/4/2023	LTAC FIR 2023 1	FIDALGO ISLAND ROTARY	LODGING TAX REIMBURSEMENT SHIPWRECK FEST FIDALGO ISL ROTARY	\$ 4,000.00	plan
329258	8/4/2023	NATIONAL NIGHT OUT	WEBB, MICHAEL	KIWANIS FOOD TRUCK - NATIONAL NIGHT OUT	\$ 353.93	apd
329608	8/5/2023	241135	LAKESIDE INDUSTRIES, INC.	ASPHALT - QUEEN ANNE	\$ 30,063.80	dshop
329488	8/6/2023	77183654	INGRAM LIBRARY SERVICES, LLC	INGRAM ADULT BOOKS	\$ 736.26	publib
329554	8/7/2023	1999536	MILES SAND & GRAVEL CO.	RESTOCKING CITY BUNKERS	\$ 424.32	dshop
329838	8/7/2023	220013286491	PUGET SOUND ENERGY INC	APD 7/7-8/4/23	\$ 2,485.93	apd
329524	8/7/2023	220015523313	PUGET SOUND ENERGY INC	CAR CHARGING STATION 7/7 - 8/4/23	\$ 54.58	dshop
329552	8/7/2023	220021901958	PUGET SOUND ENERGY INC	1958 PW TSUNAMI WARNING 7/7-8/4/23	\$ 10.89	dwwtp
329664	8/7/2023	52682	KRIEG CONSTRUCTION, INC	ASPHALT DISPOSAL	\$ 210.40	dshop
329809	8/7/2023	908686	HASA, INC	SODIUM HYPOCHLORITE	\$ 4,996.88	dwwtp
329217	8/7/2023	I6475070	HD FOWLER COMPANY INC	WATER INVENTORY SUPPLIES	\$ 3,604.11	wdist
329618	8/7/2023	I6475347	HD FOWLER COMPANY INC	MAINTENANCE SUPPLIES	\$ 56.71	dwwtp
329541	8/8/2023	1632431	WALTON BEVERAGE COMPANY, INC	CITY HALL BREAK ROOM SUPPLIES	\$ 440.00	finance
329607	8/8/2023	220013297498	PUGET SOUND ENERGY INC	CASINO DRIVE UNDER TWIN BRIDGE: 7/8-8/7/23	\$ 19.16	dshop
329553	8/8/2023	220022355618	PUGET SOUND ENERGY INC	5618 TSUNAMI SIREN 7/8-8/7/23	\$ 10.89	dwwtp
329549	8/8/2023	23-21658	EDGE ANALYTICAL, INC	LAB TESTING - EFFLUENT	\$ 99.45	dwwtp
329550	8/8/2023	23-21690	EDGE ANALYTICAL, INC	LAB TESTING - SIDE STREAM NITROGEN	\$ 321.30	dwwtp
329551	8/8/2023	23-21694	EDGE ANALYTICAL, INC	LAB TESTING INFLUENT NITROGEN	\$ 40.80	dwwtp
329818	8/8/2023	23-21893	EDGE ANALYTICAL, INC	WATER ANALYSIS - BULK WATER	\$ 658.00	dwwtp
329822	8/8/2023	23-22687	EDGE ANALYTICAL, INC	WATER ANALYSIS - TOC PLANT	\$ 126.00	dwwtp
329847	8/8/2023	2861344	FOSTER GARVEY PC	PROPERTY ISSUES - THROUGH 08/08/2023	\$ 150.00	legal
329671	8/8/2023	344288	BAY CITY SUPPLY	FACILITY SUPPLIES	\$ 246.43	pwfac

Invoice Doc #	Invoice Date	Invoice #	Vendor Full Name	Description	Total Amount	Approval Queue
329804	8/8/2023	460509	SKIDMORE PHARMACY INC.	PHARMACY COPAYS, LEOFF 1 RETIREE	\$ 55.50	hr
329854	8/8/2023	AFD 23	ISLAND HOSPITAL	JUNE AMBULANCE SUPPLIES	\$ 1,456.17	medic
329827	8/8/2023	AFD 23	ISLAND HOSPITAL	JULY AMBULANCE SUPPLIES	\$ 1,967.54	medic
329833	8/8/2023	INV787301	DAY WIRELESS SYSTEMS INC	BATTERIES	\$ 1,186.79	apd
329750	8/8/2023	Pay App 2	RAW LAND CONSTRUCTION LLC	SIDEWALK INFRASTRUCTURE IMPROVEMENTS	\$ 117,428.40	pw1
329741	8/8/2023	Pay App 4	RAW LAND CONSTRUCTION LLC	2023 WATERLINE REPLACEMENTS	\$ 269,458.11	pw1
329816	8/9/2023	007N6014	HARRINGTON INDUSTRIAL	REPAIR PARTS	\$ 1,093.86	dwtp
329839	8/9/2023	2023Q2-3	SKAGIT COUNTY INFORMATION	SKAGIT COUNTY IS; 2023 QTR 2-3	\$ 9,446.34	apd
329547	8/9/2023	220013297076	PUGET SOUND ENERGY INC	1100 STATE ROUTE 20 7/8-8/7/23	\$ 12.79	finance
329823	8/9/2023	23-22999	EDGE ANALYTICAL, INC	WATER ANALYSIS - BULK WATER MONTHLY	\$ 391.00	dwtp
329824	8/9/2023	23-23747	EDGE ANALYTICAL, INC	WATER ANALYSIS - BACT FINISHED	\$ 19.00	dwtp
329825	8/9/2023	23-23774	EDGE ANALYTICAL, INC	WATER ANALYSIS - TCR INTOWN	\$ 209.00	dwtp
329830	8/9/2023	23-47682	BUDGET TOWING & AUTO REPAIR	TOWING; APD CASE 23-A05963	\$ 533.12	apd
329754	8/9/2023	9333386792	GRAYBAR ELECTRIC COMPANY, INC	EXTERIOR WALLBOXES	\$ 4,330.24	fiber
329846	8/9/2023	AN 93838	CENTRAL WELDING SUPPLY CO, INC	O2 FOR AMBULANCE	\$ 124.60	medic
329858	8/9/2023	E23047P	ELEMENTAL AIR, LLC	WWTP ANNUAL INCINERATOR EMISSIONS TESTING	\$ 22,120.60	dwwtp
329849	8/9/2023	FB39977	CAROLLO ENGINEERS, INC.	WATER SYSTEM PLAN UPDATE - JULY 2023	\$ 12,572.25	dwtp
329529	8/9/2023	INV2688707	COPIERS NORTHWEST, INC	CANON/IRC5560I FINANCE/OPS/WWTP 7/8-8/7/23	\$ 486.46	finance
329802	8/9/2023	ReimbOLeary	O'LEARY, TIMOTHY	LONG TERM CARE PAYMENT	\$ 316.78	hr
329738	8/10/2023	0003	HICKMAN, LANA	YOUTH ART CLASSES - 7/31/23-8/3/23	\$ 1,170.00	pkrec
329817	8/10/2023	007N6055	HARRINGTON INDUSTRIAL	REPAIR PARTS	\$ 164.21	dwtp
329848	8/10/2023	1200546769	HDR ENGINEERING, INC	WTP LEAD AND COPPER RULE (LCR) SAMPLING PLAN - 07/02/23 - 07/29/23	\$ 6,416.77	dwtp
329850	8/10/2023	1200546916	HDR ENGINEERING, INC	WASTEWATER TREATMENT PLANT OUTFALL - DESIGN - 07/02/23 - 07/29/23	\$ 50,626.04	pw1

Invoice Doc #	Invoice Date	Invoice #	Vendor Full Name	Description	Total Amount	Approval Queue
329814	8/10/2023	200024889996	PUGET SOUND ENERGY INC	WTP INTAKE 7/12 - 8/9/2023	\$ 2,818.30	dwtp
329831	8/10/2023	24-WAG643002-1	DEPARTMENT OF ECOLOGY	WATER QUALITY PROGRAM GENERAL PERMIT FEE 7/1/23- 6/30/24	\$ 3,700.00	dwtp
329742	8/10/2023	300000000343	PUGET SOUND ENERGY INC	PARKS/CEM/WASH. PARK/FAC/DEPOT 7/7-8/4/23	\$ 4,351.87	parks1
329853	8/10/2023	300000290019	PUGET SOUND ENERGY INC	ALL STATIONS: 7/6 - 8/4/23	\$ 983.30	medic
329815	8/10/2023	300000290035	PUGET SOUND ENERGY INC	MUSEUM 7/7-8/4/23	\$ 194.33	museum
329670	8/10/2023	300000305007	PUGET SOUND ENERGY INC	SKYLINE STREET LIGHTS: 7/1- 8/1/23	\$ 434.73	dshop
329807	8/10/2023	5170677012	CINTAS CORPORATION	FIRST AID SUPPLIES - VARIOUS DEPTS	\$ 1,155.69	hr
329800	8/10/2023	8498 30 030 0111230	COMCAST	WTP 14489 RIVER BEND RD. - 8/19-9/18/23	\$ 141.65	finance
329611	8/10/2023	RefundBeeman	BEEMAN, WENDY	WA PARK REFUND	\$ 9.00	parks1
329609	8/10/2023	RefundBlaser	BLASER, LESLEY	WA PARK REFUND	\$ 15.00	parks1
329610	8/10/2023	RefundBuckles	BUCKLES, SHERI	WA PARK REFUND	\$ 82.00	parks1
329616	8/10/2023	RefundLittlefield	LITTLEFIELD, JUDY	WA PARK REFUND	\$ 54.00	parks1
329851	8/10/2023	SDW_PSI16096	WOOD'S LOGGING SUPPLY	REPLACEMENT CHAINSAW CHAINS	\$ 949.08	medic
329820	8/11/2023	23-21918	EDGE ANALYTICAL, INC	WATER ANALYSIS - BACT RAW	\$ 63.00	dwtp
329821	8/11/2023	23-22659	EDGE ANALYTICAL, INC	WATER ANALYSIS - BACT RAW	\$ 63.00	dwtp
329665	8/11/2023	230965	T-SHIRTS BY DESIGN	ENGINEERING DEPT. UNIFORMS	\$ 792.06	pw1
329812	8/11/2023	300000290027	PUGET SOUND ENERGY INC	WTP RESERVOIR & PUMP STATION 7/7 - 8/4/2023	\$ 5,381.93	dwtp
329841	8/12/2023	00005W5A83323	UNITED PARCEL SERVICE, INC	UPS SHIPPING; WEEK ENDING 8- 12-23	\$ 11.54	apd
329864	8/13/2023	77306305	INGRAM LIBRARY SERVICES, LLC	INGRAM ADULT BOOKS	\$ 167.26	publib
329732	8/14/2023	08142023	TONKA GROUND WORK	SEWER MAN HOLE REPAIR PROJECT	\$ 88,851.52	pw1
329826	8/14/2023	1353320	LIFE ASSIST, INC	I-GEL O2 RESUS, MEGAMOVS, TEST	\$ 4,099.94	medic
329810	8/14/2023	BINV0010691	GOBLE SAMPSON ASSOCIATES, INC	HYPOTUBING CONNECTORS	\$ 1,699.77	dwtp
329731	8/14/2023	INV2690281	COPIERS NORTHWEST, INC	Canon/IRC5870i/3rd Floor 7/11- 8/10/23	\$ 252.32	finance
329733	8/14/2023	JUL 23	SKAGIT LAW GROUP, PLLC	PROSECUTION SERVICES - JULY 23	\$ 6,700.00	attorney
329735	8/14/2023	RefundJenkins	JENKINS, SUSAN	WA PARK REFUND	\$ 227.00	parks1

Invoice Doc #	Invoice Date	Invoice #	Vendor Full Name	Description	Total Amount	Approval Queue
329736	8/14/2023	RefundKammenga	KAMMENG, RICH	WA PARK REFUND	\$ 82.00	parks1
329743	8/14/2023	RefundMorrill	MORRILL, MATTHEW	WA PARK REFUND	\$ 84.00	parks1
329734	8/14/2023	SUPP JUL 23	SKAGIT LAW GROUP, PLLC	PROSECUTION SERVICES - SUPMTL JUL 23	\$ 1,787.50	attorney
329868	8/15/2023	1316	SKAGIT COUNTY PUBLIC HEALTH	2ND QTR CITY SHARE OF LIQUOR	\$ 6,736.64	finance
329869	8/15/2023	1634187	WALTON BEVERAGE COMPANY, INC	CITY HALL BREAK ROOM SUPPLIES	\$ 220.00	finance
329866	8/15/2023	22-158-FAC-0011	SCHINDLER ELEVATOR CORPORATION	RETAINAGE RELEASE	\$ 705.75	pw1
329811	8/15/2023	ContractAustin	AUSTIN, TIA	FACEPAINTING SUPPLIES	\$ 150.00	pkrec
329856	8/15/2023	INV-001215	ACE CLEAN	ASAC FLOOR CLEANING AND RECOATING	\$ 4,760.00	pw1
329867	8/15/2023	LTAC Tulip Fest #2	SKAGIT VALLEY TULIP FESTIVAL	LTAC TULIP FEST INVOICE #2	\$ 100.00	plan
329801	8/15/2023	RefundJudd	JUDD, SUSIE	WA PARK REFUND	\$ 82.00	parks1
329874	8/16/2023	03188	SKAGIT COUNTY SHERIFF'S OFFICE	JAIL TAX PAYMENT PER CONTRACT	\$ 99,814.97	finance
329873	8/16/2023	21-043-FIN-001	ANACORTES FAMILY CENTER	AFFORDABLE HOUSING TAX PAYMENT	\$ 36,463.42	finance
329872	8/16/2023	21-247-FIN-001	ANACORTES HOUSING AUTHORITY	AFFORDABLE HOUSING TAX PAYMENT	\$ 36,463.42	finance
329870	8/16/2023	INV2691441	COPIERS NORTHWEST, INC	CANON COPIERS CITY WIDE 7/15-8/14/23	\$ 183.86	finance
	Total				\$ 1,026,218.70	



City Council Agenda Bill

Meeting Date: August 21, **Agenda Item:** 5.c.
2023

Agenda Item Title: Contract Award: Washington Park Shop & Residence Roof Replacement #23-224-FAC-001

Staff Contact(s): JONN LUNSFORD

Approved for Submittal to Council by **Action Type**
TIFFANY MATSON Contract Award

Item Summary: City staff seeks City Council consent to award a contract in the amount of \$115,638.17 to Axiom Roofing LLC to perform the Washington Park Shop & Residence Roof Replacement.

Background:

1. **History:** The City had the roofs inspected 3 years ago and it was recommended at that time to replace them. Some minor repairs were done to prolong the life of the roofs for a few more years, but the roofs are more than 35 years old and have several soft spots and leaks and need replacing.
2. **Key Terms:**
 - Contract is for \$115,638.17, which includes up to \$5,000 for unexpected repairs that may be discovered during the construction.
 - The Contractor shall complete the work within 30 days of the Notice to Proceed.
3. **Competitive Bidding:** In accordance with competitive bid requirements set forth under RCW 35.23.352 the project cost is under the competitive requirements and thus the Project Manager evaluated contractors and chose to contract with Axiom Roofing LLC.

Budget Impact:

Contractor	Axiom Roofing LLC
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Contract Amount	\$115,638.17
Earmarked Funds	\$120,000.00
BARS #	001.713.518.30.48
Budget Amendment Required?	No
Start Date	Notice to Proceed
End Date	30 days

Previous Action: N/A

Recommended Motion: I move that City Council authorize the Mayor to sign contract 23-224-FAC-001 with Axiom Roofing LLC in the amount of \$115,638.17 to perform the Washington Park Shop & Residence Roof Replacement.

Alternative Actions: Not award the contract.

Attachments (listed in order presented):

1. 23-224-FAC-001



CONTRACT 23-224-FAC-001
AGREEMENT WITH
AXIOM ROOFING LLC

This Contract is between the City of Anacortes, Washington, a Municipal Corporation (herein after referred to as "City") and Axiom Roofing LLC, a private contractor at 1841 Front St, Ste A, Lynden, WA 98264 (herein after referred to as "Contractor").

PROJECT
WASHINGTON PARK SHOP & RESIDENCE ROOF REPLACEMENT

1. **Scope of Work:** Contractor shall furnish all materials, equipment and labor to replace the roofs of the shop and residence buildings at Washington Park, 6300 Sunset Ave, Anacortes, WA 98222. Work is detailed in Exhibit A, and shall meet the specifications of Exhibit B, both of which are attached hereto and incorporated by reference.

2. **Contract Price and Payment Terms:** The total contract price is **One Hundred Fifteen Thousand Six Hundred Thirty-Nine Dollars and Seventeen Cents (\$115,638.17)**, which includes \$9,353.17 in sales tax at an 8.8% rate. This includes all labor and materials for the project. The following payment terms apply:

Line	Qty	Description	Cost
1	1	Washington Park Shop & Residence Roof Replacement	\$101,286.00
2	1	Minor Changes Allowance	\$5,000.00
Subtotal:			\$106,286.00
8.8% Sales Tax:			\$9,353.17
Total:			\$115,639.17

Line Item 1 is lump sum and payable upon completion. Line Item 2 is payable on a time-and-materials basis. To obtain reimbursement of expenses under Line Item 2, the Contractor must furnish supporting documentation for labor hours and materials charged. Expenses under Minor Changes may include replacement of gutters, downspouts, carpentry, or rot repair which are excluded from the lump sum price under Line Item 1. Work under Line Item 2 must be pre-approved and coordinated with the City Project Manager.

Before any payment is made by the City of Anacortes of sums under this contract, the contractor must provide a copy of the statement of *Intent to Pay Prevailing Wage* approved by the Department of Labor and Industries. Pursuant to RCW Chapter 60.28, a sum of five percent (5%) of the monies earned by the contractor will be retained.

3. **Bonds:** Pursuant to RCW 39.08.010, the Contractor shall provide the City a performance bond and payment bond for the full contract amount to be in effect as detailed in the incorporated General Provisions. The City may at its option release the bonds once all the conditions of RCW 39.08.010-1a have been discharged.

4. **Time of Completion:** The Contractor shall complete the work within thirty (30) calendar days of the Notice to Proceed date.

5. **Project Management:** Coordination and scheduling of the work, materials, and equipment shall be made with the Project Manager Mac Jackson (360) 299-1961.

6. **Contract Requirements:** As detailed in the General Provisions, Contractor must have a valid contractor license number, insurance, and City of Anacortes business license. **Prevailing Wage Law Applies.** Forms Needed: 1) Proof of Insurance with Additional Insured Endorsements; 2) Intent to Pay Prevailing Wage; 3) Affidavit of Wages Paid; 4) Performance Bond; 5) Payment Bond; 6) Certification of Compliance with Wage Payment Statutes.

7. **Contract Documents:** The attached General Provisions, and Exhibits A and B are included in this Contract Agreement.

The parties acknowledge that there has been an opportunity to negotiate the terms and conditions of this Agreement and agree to each bind itself, its partners, successors, assigns, and legal representatives to the other party hereto, in respect of all covenants, agreements, and obligations contained in the Contract Documents. Each of the persons signing below on behalf of any party hereby represents and warrants that they are signing with full and complete authority to bind the party on whose behalf of whom they are signing, to each and every term of this Agreement.

Owner:

City of Anacortes

Mayor

Date

Contractor:

Axiom Roofing LLC

Date

Contractor License #



CONTRACT 23-224-FAC-001 EXHIBIT A

Scope of Work

1. Remove and legally dispose of existing composite roofing.
2. Provide and install Garland R-Mer seal self-adhered underlayment over plywood sheathing.
3. Replace all roof related flashings. Flashings include roof to wall, backpan & step flashing.
4. Replace 1- plumbing pipe jack no-caulk rubber.
5. Replace 6 - AF-50 attic vents for proper attic ventilation.
6. Replace 1 - kitchen exhaust vent.
7. Install of associated safety anchors.
8. Install 24ga Kynar 1-1 I 8" standing seam easy lock champion metals roof panel.
9. For the flat roof portion of the residence building perform the following:
 - a. Remove the existing fascia cap metal and set aside to be reinstalled at completion of the roof.
 - b. Clean the entire flat roof to prepare for the new TPO roof.
 - c. Install 115mil fleece back TPO membrane on the flat roofs.
 - d. Lay in and hot air weld all walls with 60mil TPO to manufacture specifications.
 - e. Hand weld premanufactured pipe flashings at three pipe locations.
 - f. Remove and replace the scuppers with new custom manufactured TPO clad scuppers.
 - g. Install the previously removed fascia cap with new sealant at the seams and new grommets fasteners for securement per industry standards.
10. Clean up, haul away, and legally dispose of all debris.

1. WASHINGTON STATE PREVAILING WAGES: Washington State Prevailing Wages apply to all Work. The Contractor and any of its Subcontractors are required to pay their laborers and mechanics minimum wage in compliance with Washington State Prevailing Wage Laws. Before any payment is made by the City of Anacortes of any sums under this contract, the contractor and each subcontractor must provide the City with a copy of the statement of *Intent to Pay Prevailing Wages* approved by the Washington State Department of Labor and Industries (L&I) (*ONE (1) filed per contractor and each subcontractor per contract*). Following contract completion, the City will not release any funds retained, according to the provisions of RCW 60.28.010, until the contractor and each subcontractor has provided the City a copy of the *Affidavit of Wages Paid* approved by L&I (*ONE (1) filed per contractor and each subcontractor per contract*). L&I provides the wage forms. ***All costs associated with such fees shall be included in the Contract price as part of the fixed costs of overhead for this Contract, including any anticipated subcontractor filing fees. Any change in the fee by L&I will not be grounds for revision in the Contract Amount. The City will only pay for the actual cost charged by L&I for the filing of the intent and affidavit.***

For contracts in excess of \$10,000, the contractor must post in a conspicuous place at the job site, a copy of the statement of *Intent to Pay Prevailing Wages* approved by L&I and the address and phone number of the Industrial Statistician where complaints or inquiries may be made. The City will refer any dispute regarding the prevailing rate of wage to L&I for arbitration.

The State of Washington prevailing wage rates applicable for this public works project, which is located in Skagit County, may be found at the following website address of the Department of Labor and Industries: <https://secure.lni.wa.gov/wagelookup/>. The prevailing wage schedule in effect for the work under the contract will be the one in effect upon the date of execution of the contract. A copy of the applicable prevailing wage rates are also available for viewing at the office of the City, located at 904 6th Street, Anacortes, WA. Upon request, the City will mail a hard copy of the applicable prevailing wages for this project.

At least once a month Contractor must file weekly certified payroll reports online with the Washington Department of Labor and Industries as required by RCW 39.12.120.

2. Performance and Payment Bonds. The City is required by RCW 39.08.010, with limited exceptions, to obtain both a Performance and a Payment bond for each public works project. The City requires separate Performance and Payment bonds for 100% of the contract amount furnished on bond forms standardized by the City Attorney's office. The bonds must meet the following provisions:

- Be for the full amount of the project, including tax.
- Name City of Anacortes as the obligee.
- List the correct Project Name and Project Number.
- Be signed by both the surety (the Attorney in Fact) and the Contractor.
- Be issued by a surety authorized to do business in the State of Washington (listed on the Insurance Commissioners website) and which meets the AM Best Rating required in the Contract Documents. If no requirement exists, a minimum of AM Best Rating A-7 or better will be required.

Release of Bonds - Bonds will not be released until the project has been completed and finally accepted.

Performance Bonds – Performance Bonds will be released at the end of the warranty period or twelve months after the date of final acceptance, whichever is later. The City may at its option release the bond once all the conditions of RCW 39.08.010-1a have been discharged.

Payment Bonds – Payment Bonds will be released either 45 days after final acceptance of the project or upon receipt of releases from the Washington Department of Revenue, Washington Employment Security Department, and the Washington Department of Labor and Industries, whichever is later. Release is contingent on the fact that no claims against the bond have been filed prior to the 45 day mark. If claims have been filed against the bond, it will not be released until the claims have been resolved.

Exceptions – On projects \$150,000 and under, the Contractor can, in lieu of providing a performance and payment bond, request to have the City withhold 10% of monies earned on the project for a period of 30 days after final acceptance of the completed work or until receipt of all necessary releases from the Washington Department of Revenue, Washington Employment Security Department, and the Washington Department of Labor and Industries and settlement of any liens filed under Chapter 60.28 RCW, whichever is later. This exception is dependent on pre-approval by the City Attorney, and the City reserves the right to reject requests to waive the bond requirements.

3. Retainage. Pursuant to RCW Chapter 60.28, a sum of five percent (5%) of the monies earned by the Contractor will be retained. The Contractor may elect to execute a Retainage Bond. The bond must be furnished on a bond form standardized by the City Attorney's office and issued by a surety currently authorized by the State Insurance Commissioner to do business in Washington State. Retainage will be released 45 days after Final Acceptance, provided that the following has occurred:

- a. All liens placed against the project have been released.
- b. For projects over \$35,000, releases from the Washington Department of Revenue, Washington Employment Security Department, and the Washington Department of Labor and Industries have been received.

Note: If the City has approved the Contractor's request to waive the bond requirements, the City will withhold a total of 10% of the monies earned for a period of 30 days after Final Acceptance of the completed work, or until receipt of all necessary releases from the Washington Department of Revenue, Washington Employment Securities Department, and the Washington Department of Labor and Industries, and settlement of any liens filed under Chapter 60.28 RCW, whichever is later.

4. Final Acceptance. Final Acceptance is defined as the date on which the City accepts the Work as complete, as indicated by notice issued by the City. For the purposes of the retainage statute (RCW 60.28.011), "completion of all contract work" is the same as the date of Final Acceptance. The following events must occur before the City will issue Final Acceptance:

- a. The physical Work on the project must be complete and accepted by the Project Manager; and
- b. The Contractor must submit to the City, and secure City approval of, all documentation required by the Contract and required by law, including but not limited to:
 - i. Invoices for all Work;
 - ii. Copies of the "Affidavit of Prevailing Wages Paid" as approved by L&I for the Contractor and all Subcontractors; and
 - iii. Any additional documentation required by the Contract.

5. Penalties for Noncompliance. If Contractor does not provide "Affidavit of Prevailing Wages Paid" to the City, the City may withhold any or all payments until required documentation is received. In addition, failure to provide "Intent to Pay Prevailing Wage" or "Affidavit of Wages Paid" may result in other sanctions as provided by State laws (RCW 39.12.050) and/or Federal regulations (29 CFR 5.12).

6. Subcontracts. The Contractor shall not subcontract the Scope of Work ("Work") unless the Project Manager approves in writing. If the Project Manager requests, the Contractor shall provide proof that the Subcontractor has the experience, ability, and equipment the Work requires. "Subcontractor" means an individual, partnership, firm, corporation, or joint venture who is sublet part of the Contract by the Contractor. Each request to subcontract shall include the following information (i) a description of the supplies or services to be subcontracted, (ii) identification of the type of subcontract to be used (iii) identification of the proposed subcontractor, (iv) proposed subcontract price, (v) identification of the percentage of work to be performed by subcontract. Approval of subcontract shall not:

- a. Relieve the Contractor of any responsibility to carry out the Contract,
- b. Relieve the Contractor of any obligations or liability under the Contract and the Contractor's bond,
- c. Create any contract between the City and the Subcontractor, or
- d. Convey to the Subcontractor any rights against the City.

As required by RCW 39.06.020, the Contractor must verify responsibility criteria for each first tier subcontractor, and a subcontractor of any tier that hires other subcontractors must verify responsibility criteria for each of its subcontractors. Verification is to include that, at the time of subcontract execution, each subcontractor meets the responsibility criteria listed in RCW 39.04.350(1) and additionally - if applicable - possesses an electrical contractor license or an elevator contractor license. This verification requirement, as well as the responsibility criteria, must be included in every public works contract and subcontract of every tier. Contractor remains fully responsible for obligations, services, and functions performed by its subcontractors to the same extent as if such obligations, services, and functions were performed by Contractor's employees, and for purposes of the Agreement such work will be deemed work performed by Contractor. The Contractor shall give immediate written notice of any action or suit filed and prompt notice of any claim made against the Contractor by any subcontractor or vendor that, in the opinion of the Contractor, may result in litigation related in any way to this contract, with respect to which the Contractor may be entitled to reimbursement from the City.

If dissatisfied with any part of the subcontracted Work, the Project Manager may request in writing that the Subcontractor be removed. The Contractor shall comply with this request at once and shall not employ the Subcontractor for any further Work under the Contract.

7. Job Safety Requirements Compliance. The Contractor, and its subcontractors of any tier, shall comply with all Washington Dept. of Labor & Industries and Occupational Safety & Health Administration (OSHA) safety standards, as well as comply with all current and future executive proclamations, regulations, requirements and/or related guidance issued by the Office of the Governor of Washington State and Office of the Mayor of the City of Anacortes as it may relate to City of Anacortes projects.

8. Taxes. The City will pay sales and use taxes imposed on goods or services acquired hereunder as required by law. The Contractor must pay all other taxes including, but not limited to: Business and Occupation Tax, taxes based on the Contractor's gross or net income, or personal property to which the City does not hold title. The City is exempt from Federal Excise Tax. Where applicable the City shall furnish a Federal Excise Tax Exemption certificate.

9. Invoicing. All invoices shall at a minimum include: Company Name, Invoice Date, Due Date (30 days), Invoice Number, **Agreement Number**, and Price. The Contractor must allow 30 calendar days from receipt of the invoice for payment. ***If requested by the City the Contractor shall provide a cost breakdown of charges.*** Invoices may be sent by US mail to City of Anacortes, Accounts Payable, PO Box 547, Anacortes, WA 98221, or by email to accountspayable@cityofanacortes.org. Contractors may complete a City furnished ACH/EFT form to receive electronic

payments directly to their financial institution. The City shall notify the Contractor within fifteen (15) calendar days from receipt of invoice if there are any objections or disputes with the invoice. The Contractor shall then resubmit a new invoice less the disputed amount and payment shall be made within 30 calendar days. Any disputed amounts may be submitted under the Disputes clause contained herein.

10. Withholding Payment. In the event the City determines that the Contractor has failed to perform any obligation under this Contract within the times set forth in this Contract, then the City may withhold from amounts otherwise due and payable to Contractor the amount determined by the City as necessary to cure the default, until the Contracting Officer determines that such failure to perform has been cured. Withholding under this clause shall not be deemed a breach entitling Contractor to terminate or damages, provided that the City promptly gives notice in writing to the Contractor of the nature of the default or failure to perform, and in no case more than 8 days after it determines to withhold amounts otherwise due. A determination of the City Attorney set forth in such notice to the Contractor of the action required and/or the amount required to cure any alleged failure to perform shall be deemed conclusive, except to the extent that the Contractor acts within the times and in strict accord with the provisions of the Disputes clause of this Contract. The City may act in accordance with any determination of the City Attorney which has become conclusive under this clause, without prejudice to any other remedy under the Contract, to take all or any of the following actions: (1) cure any failure or default, (2) to pay any amount so required to be paid and to charge the same to the account of the Contractor, (3) to set off any amount so paid or incurred from amounts due to become due the Contractor. In the event the Contractor obtains relief upon a claim under the Disputes clause, no penalty or damages shall accrue to Contractor by reason of good faith withholding by the City under this clause.

11. Final Payment: Waiver of Claim. The contractor's acceptance of final payment (excluding withheld retainage) shall constitute a waiver of claims, except those previously and properly made and identified by the contractor as unsettled at the time request for final payment is made.

12. Required Use of Finished Compost Product. If the project includes the use of a product created with "composted material" as defined in RCW 70A.205.015(3) the Contractor must purchase finished compost products from entities that: 1) produce compost locally within Skagit County; 2) are certified by a nationally recognized organization; 3) are permitted by the local health jurisdiction; and 4) produce finished compost products derived from municipal solid waste compost programs while meeting quality standards adopted by the Department of Transportation or adopted by rule by the Department of Ecology. The Contractor will obtain pre-approval from the PM of the proposed compost material vendor and will submit receipts with their invoice(s).

13. Inspection.

A. Of the Work: All materials furnished and work done shall be subject to inspection. The City Project Manager administering the Contract shall at all times have access to the work wherever it is in progress or being performed, and the Contractor shall provide proper facilities for such access and inspection. Such inspection shall not relieve the Contractor of the responsibility of performing the work correctly, utilizing the best labor and materials in strict accordance with the Specifications of the Contract. All material or work approved and later found to be defective shall be replaced without cost to the City.

B. Project Manager's Authority: The Project Manager shall have power to reject materials or workmanship which do not fulfill the requirements of these Specifications, but in case of dispute the Contractor may appeal to the City Attorney whose decision shall be final. The Contract shall be carried out under the general control of the representative of the City administering the Contract, who may exercise such control over the conduct of the work as may be necessary, in their opinion, to safeguard the interest of the City. The Contractor shall comply with any and all orders and instructions given by the representative of the particular Department administering the Contract in accordance with the terms of the Contract. Nothing herein contained, however, shall be taken to relieve the Contractor of their obligations or responsibilities under the Contract.

14. New and Unused. All units, equipment, parts and material shall be new, unused, manufacturer's current model year and in current production and shall meet any current applicable regulations and/or codes. All materials shall have physical and chemical properties to withstand the intended purpose. Equipment design shall have sufficient excess capacity for durability and safety.

15. Warranty. The Contractor shall return to the project and repair or replace all defects in workmanship and material discovered within one year after Final Acceptance of the Work, including any necessary labor and materials. The Contractor shall start work to remedy any such defects within 7 calendar days of receiving City's written notice of a defect, and shall complete such work within the time stated in the City's notice. In case of an emergency, where damage may result from delay or where loss of services may result, such corrections may be made by the City's own forces or another contractor, in which case the cost of corrections shall be paid by the Contractor. In the event the Contractor does not accomplish corrections within the time specified, the work will be otherwise accomplished and the cost of same shall be paid by the Contractor. For one year after acceptance of any corrections by the City the Contractor shall be responsible for correcting all defects in workmanship and materials in the corrected work. In addition, the Contractor shall obtain and submit to the City any necessary documentation to secure any extended manufacturer's warranty and warranty terms. This guarantee is supplemental to and does not limit or affect the requirements that the Contractor's work comply with the requirements of the Contract or impact any other legal rights or remedies of the City.

16. Indemnification / Hold Harmless. The Contractor shall defend, indemnify and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with the performance of this Agreement, except for injuries and damages caused by the sole negligence of the City. However, should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Contractor and the City, its officers, officials, employees, and volunteers, the Contractor's liability hereunder shall be only to the extent of the Contractor's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Contractor's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

17. Insurance.

A. Insurance Term: The Contractor shall procure and maintain insurance, as required in this Section, without interruption from commencement of the Contractor's work through the term of the contract and for thirty (30) days after the Physical Completion date, unless otherwise indicated herein.

B. No Limitation: The Contractor's maintenance of insurance, its scope of coverage and limits as required herein shall not be construed to limit the liability of the Contractor to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.

C. Minimum Scope of Insurance: The Contractor's required insurance shall be of the types and coverage as stated below:

1. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be at least as broad as Insurance Services Office (ISO) form CA 00 01.
2. Commercial General Liability insurance shall be as least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, independent contractors, products-completed operations, stop gap liability, personal injury and advertising injury, and liability assumed under an insured contract. The Commercial General Liability insurance shall be endorsed to provide a per project general aggregate limit using ISO form CG 25 03 05 09 or an equivalent endorsement. There shall be no exclusion for liability arising from explosion, collapse or underground property damage. **The City of Anacortes and its officers, elected officials, employees, agents, and volunteers shall be named as an additional insured** under the Contractor's Commercial General Liability insurance policy with respect to the work performed for the City using ISO Additional Insured endorsement CG 20 10 10 01 and Additional Insured-Completed Operations endorsement CG 20 37 10 01 or substitute endorsements providing at least as broad coverage.
3. Worker's Compensation coverage as required by the Industrial Insurance laws of the State of Washington.

D. Minimum Amounts of Insurance: The Contractor shall maintain the following insurance limits:

1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.
2. Commercial General Liability insurance shall be written with limits no less than \$2,000,000 each occurrence, \$2,000,000 general aggregate and \$2,000,000 products-completed operations aggregate limit.

E. City Full Availability of Contractor Limits: If the Contractor maintains higher insurance limits than the minimums shown above, the City shall be insured for the full available limits of Commercial General and Excess or Umbrella liability maintained by the Contractor, irrespective of whether such limits maintained by the Contractor are greater than those required by this contract or whether any certificate of insurance furnished to the City evidences limits of liability lower than those maintained by the Contractor.

F. Other Insurance Provision: The Contractor's Automobile Liability and Commercial General Liability insurance policies are to contain, or be endorsed to contain, that they shall be primary insurance as respect the City. Any insurance, self-insurance, or self-insured pool coverage maintained by the City shall be excess of the Contractor's insurance and shall not contribute with it.

G. Acceptability of Insurers: Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII.

H. Verification of Coverage: The Contractor shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsements, evidencing the insurance requirements of the Contractor **within 10 days of contract execution and before scheduling of the work**. Upon request by the City, the Contractor shall furnish certified copies of all required insurance policies, including endorsements, required in this contract and evidence of all subcontractors' coverage. Failure of the City to demand such verification of coverage with these insurance requirements or failure of the City to identify a deficiency from the insurance documentation provided shall not be construed as a waiver of Contractor's obligation to maintain such insurance.

Verification of coverage shall include:

1. An ACORD certificate or a form determined by the City to be equivalent.
2. Copies of all endorsements naming the City as additional insured, showing the policy number. The Contractor may submit a copy of any blanket additional insured clause from its policies instead of a separate endorsement.
3. Any other amendatory endorsements to show the coverage required herein.
4. **A notation of coverage enhancements on the Certificate of Insurance shall not satisfy these requirements – actual endorsements must be submitted.**

I. Subcontractors' Insurance: The Contractor shall cause each and every Subcontractor to provide insurance coverage that complies with all applicable requirements of the Contractor-provided insurance as set forth herein, except the Contractor shall have sole responsibility for determining the limits of coverage required to be obtained by Subcontractors. The Contractor shall ensure that the City is an additional insured on each and every Subcontractor's Commercial General liability insurance policy using an endorsement at least as broad as ISO CG 20 10 10 01 for ongoing operations and CG 20 37 10 01 for completed operations.

J. Notice of Cancellation: The Contractor shall provide the City and all Additional Insureds for this work with written notice of any policy cancellation within two (2) business days of their receipt of such notice.

K. Failure to Maintain Insurance: Failure on the part of the Contractor to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five business days notice to the Contractor to correct the breach, immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Contractor from the City.

18. Acceptance. Contractor acknowledges and agrees that these General Provisions are incorporated in, and are a part of, each purchase order or other agreement relating to the provision of goods and/or related services by Contractor. These General Provisions supersede all conflicting or additional terms pre-printed on any purchase order, quote, invoice, or otherwise set forth on any release, acknowledgement, confirmation, requisition, work order, shipping instruction, specification and similar document or communication.

19. Registered or Licensed Contractor. The City is prohibited by RCW 39.06.010 from executing an Agreement with a Contractor who is not registered or licensed as required by the laws of the state. In addition, Anacortes Municipal Code requires that every person engaging in business within the city limits of Anacortes register their business with the state and include a City of Anacortes Endorsement. Businesses from outside city limits with a gross annual income of \$2,000 in Anacortes are also required to obtain a city endorsement. Business licenses and city endorsements can be obtained through the State of Washington Department of Revenue (DOR) Business Licensing Service (BLS) at bls.dor.wa.gov.

20. Standard Title VI / Non-Discrimination Assurances. During the performance of this contract, the Contractor, for itself, its assignees, and successors in interest agrees to the clauses in "Appendix A" and "Appendix E" of the Standard Title VI Assurances (USDOT1050.2A), which are hereby incorporated by reference and made a part hereof.

21. Contractor is an Independent Contractor. The parties intend that an independent Contractor relationship will be created by this Agreement. No agent, employee or representative of the Contractor shall be deemed to be an agent, employee or representative of the City for any purpose. Contractor shall be solely responsible for all acts of its agents, employees, representatives and Subcontractors during the performance of this Agreement.

22. No Third-Party Beneficiary Rights. This Agreement is not intended to and shall not be construed to give any Third Party any interest or rights (including, without limitation, any Third-Party beneficiary rights) with respect to or in connection with any agreement or provision contained herein or contemplated hereby, except as otherwise expressly provided for in this Agreement.

23. The City's Right to Terminate Agreement.

A. Termination for Default: If the Contractor defaults by failing to perform any of the obligations of the Agreement or becomes insolvent or is declared bankrupt or commits any act of bankruptcy or insolvency or makes an assignment for the benefit of creditors, the City may, by depositing written notice to the Contractor in the U.S. mail, postage prepaid, terminate the Agreement, and at the City's option, obtain performance of the work elsewhere. If the Agreement is terminated for default, the Contractor shall not be entitled to receive any further payments under the Agreement until the Scope of Services under this Agreement has been fully performed. Any extra cost or damage to the City resulting from such default(s) shall be deducted from any money due or coming due to the Contractor. The Contractor shall bear any extra expenses incurred by the City in completing the work, including all increased costs for completing the work, and all damage sustained, or which may be sustained by the City by reason of such default. If a notice of termination for default has been issued and it is later determined for any reason that the Contractor was not in default, the rights and obligations of the parties shall be the same as if the notice of termination had been issued pursuant to the Termination for Public Convenience paragraph hereof.

B. Termination for Public Convenience: The City may terminate the Agreement in whole or in part whenever the City determines, in its sole discretion that such termination is in the best interests of the City. Whenever the Agreement is

terminated in accordance with this paragraph, the Contractor shall be entitled to payment for actual work performed at unit Agreement prices for completed items of work through the date of termination. If the City exercises its option under this Paragraph, the City shall not be responsible for payment for loss of anticipated profit on deleted or uncompleted work. Termination of this Agreement by the City at any time during the term, whether for default or convenience, shall not constitute a breach of Agreement by the City.

24. Changes/Additional Work. The City may engage Contractor to perform services in addition to those listed in this Agreement, and Contractor will be entitled to additional compensation for authorized additional services or materials. The City shall not be liable for additional compensation until and unless any and all additional work and compensation is approved in advance in writing and signed by both parties to this Agreement. If conditions are encountered which are not anticipated in the Scope of Services, the City understands that a revision to the Scope of Services and fees may be required. Provided, however, that nothing in this paragraph shall be interpreted to obligate the Contractor to render or the City to pay for services rendered in excess of the Scope of Services unless or until a modification to this Agreement is approved in writing by both parties.

25. Non-waiver. Waiver by the City of any provision of this Agreement or any time limitation provided for in this Agreement shall not constitute a waiver of any other provision.

26. Covenant Against Contingent Fees. The Contractor warrants that they have not employed or retained any company or person, other than a bona fide employee working solely for the Contractor, to solicit or secure this Agreement, and that they have not paid or agreed to pay any company or person, other than a bona fide employee working solely for the Contractor, any fee, commission, percentage, brokerage fee, gifts, or any other consideration contingent upon or resulting from the award of making of this Agreement. For breach or violation of this warranty, the City shall have the right to annul this Agreement without liability or, in its discretion to deduct from the Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.

27. Disputes

A. **General:** Differences between the Contractor and the City, arising under and by virtue of this Agreement shall be brought to the attention of the City at the earliest possible time in order that such matters may be settled or other appropriate action promptly taken. The provisions of this Clause shall survive the expiration or termination of this Agreement.

B. **Notice of Potential Claims:** The Contractor shall not be entitled to additional compensation which otherwise may be payable, or to extension of time for (1) any act or failure to act by the City, or (2) the happening of any event or occurrence, unless the Contractor has given the City a written Notice of Potential Claim within 10 days of the commencement of the act, failure, or event giving rise to the claim, and before final payment by the City. The written Notice of Potential Claim shall set forth the reasons for which the Contractor believes additional compensation or extension of time is due, the nature of the cost involved, and insofar as possible, the amount of the potential claim. Contractor shall keep full and complete daily records of the Work performed, labor and all costs and additional time claimed to be additional.

C. **Detailed Claim:** The Contractor shall not be entitled to claim any such additional compensation, or extension of time, unless within 30 days of the accomplishment of the portion of the work from which the claim arose, and before final payment by the City, the Contractor has given the City a detailed written statement of each element of cost or other compensation requested and of all elements of additional time required, and copies of any supporting documents evidencing the amount or the extension of time claimed to be due.

D. **Dispute Resolution:** In the event of a dispute between the City and the Contractor arising out of this Agreement, or any obligation hereunder the dispute shall first be referred to the representatives designated by the City and the Contractor to have oversight over the administration of this Agreement. Said representatives shall meet within thirty (30) calendar days of receipt of detailed claim, and the parties shall make a good faith effort to achieve a resolution of the dispute. In the event the parties are unable to resolve the dispute under the procedure set forth above, then the parties hereby agree that the matter shall be referred to mediation. The parties shall mutually agree upon a mediator to assist them in resolving their differences. Any expenses incidental to mediation shall be borne equally by the parties. If either party is dissatisfied with the outcome of the mediation, that party may then pursue any available judicial remedies.

28. Force Majeure. Neither party shall be liable to the other or deemed in breach or default for any failure or delay in performance under this Agreement during the time and to the extent its performance is prevented by reasons of Force Majeure. For the purposes of this Agreement, Force Majeure means an occurrence that is beyond the reasonable control of and without fault or negligence of the party claiming force majeure and which, by exercise of due diligence of such party, could not have been prevented or overcome. Force Majeure shall include natural disasters, including fire, flood, earthquake, windstorm, avalanche, mudslide, and other similar events; acts of war or civil unrest when an emergency has been declared by appropriate governmental officials; acts of civil or military authority; freight embargoes; epidemics; pandemics; quarantine restrictions; labor strikes; boycotts; terrorist acts; riots; insurrections; explosions; and nuclear accidents. A party claiming suspension or termination of its obligations due to force majeure shall give the other party prompt written notice of the impediment and its effect on the ability to perform, with such notice to be provided no more than two (2) working days after the force majeure event or reasonable discovery of the event's impact on performance. Failure to provide such notice shall preclude recovery under this provision. Such delay shall cease as soon as practicable

and written notification of same shall be provided. The time of completion shall be extended by Agreement modification for a period of time equal to the time that the results or effects of such delay prevented the delayed party from performing in accordance with this Agreement. Rights Reserved: The City reserves the right to cancel the Agreement and/or purchase materials, equipment or services from the best available source during the time of force majeure, and Contractor shall have no recourse against the City.

29. Governing Law. This Agreement shall be governed by and construed under the laws of the State of Washington. Any action brought under the Agreement or relating to the Project shall be brought in the Superior Court of the State of Washington in Skagit County Washington.

30. Compliance with Laws. The Contractor in the performance of this Agreement shall comply with all applicable Federal, State or local laws and ordinances, including regulations for licensing, certification and operation of facilities, programs and accreditation, and licensing of individuals, and any other standards or criteria as described in the Agreement to assure quality of services. Contractor will follow all applicable laws and requirements for excavation and disposal of material.

31. Severability. If any term or condition of this Agreement or the application thereof to any person(s) or circumstances is held invalid, such invalidity shall not affect other terms, conditions or applications which can be given effect without the invalid term, condition or application. To this end, the terms and conditions of this Agreement are declared severable.

32. Survival of Contract Termination. The provisions of the following paragraphs, the provisions of the non collusion affidavit, and the liability of the Contractor for default during the term of the Contract shall survive, notwithstanding the termination or invalidity of this Contract for any reason: Taxes; Warranty; The City's Right to Terminate Contract; Governing Law; Indemnification / Hold Harmless; Disputes.

33. Notices. Receipt of any notice shall be deemed effective three days after deposit of written notice in the U.S. mail, with proper postage and properly addressed. Notices shall be sent to the following addresses:

CITY:

City of Anacortes
Tiffany Matson
904 6th Street
PO Box 547
Anacortes, WA 98221

CONTRACTOR:

Axiom Roofing LLC
Ricky Lopez
1841 Front St, Ste A
Lynden, WA 98264

APPENDIX A

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees as follows:

1. **Compliance with Regulations:** The contractor (hereinafter includes consultants) will comply with the Acts and the Regulations relative to Non-discrimination in Federally-assisted programs of the U.S. Department of Transportation, Washington State Department of Transportation, as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.
2. **Non-discrimination:** The contractor, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR Part 21.
3. **Solicitations for Subcontracts, Including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding, or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the contractor of the contractor's obligations under this contract and the Acts and the Regulations relative to Non-discrimination on the grounds of race, color, or national origin.
4. **Information and Reports:** The contractor will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Recipient or the Washington State Department of Transportation to be pertinent to ascertain compliance with such Acts, Regulations, and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish the information, the contractor will so certify to the Recipient or the Washington State Department of Transportation, as appropriate, and will set forth what efforts it has made to obtain the information.
5. **Sanctions for Noncompliance:** In the event of a contractor's noncompliance with the Non-discrimination provisions of this contract, the Recipient will impose such contract sanctions as it or the Washington State Department of Transportation may determine to be appropriate, including, but not limited to:
 - a. withholding payments to the contractor under the contract until the contractor complies; and/or
 - b. cancelling, terminating, or suspending a contract, in whole or in part.
6. **Incorporation of Provisions:** The contractor will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The contractor will take action with respect to any subcontract or procurement as the Recipient or the Washington State Department of Transportation may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the contractor becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the contractor may request the Recipient to enter into any litigation to protect the interests of the Recipient. In addition, the contractor may request the United States to enter into the litigation to protect the interests of the United States.

APPENDIX E

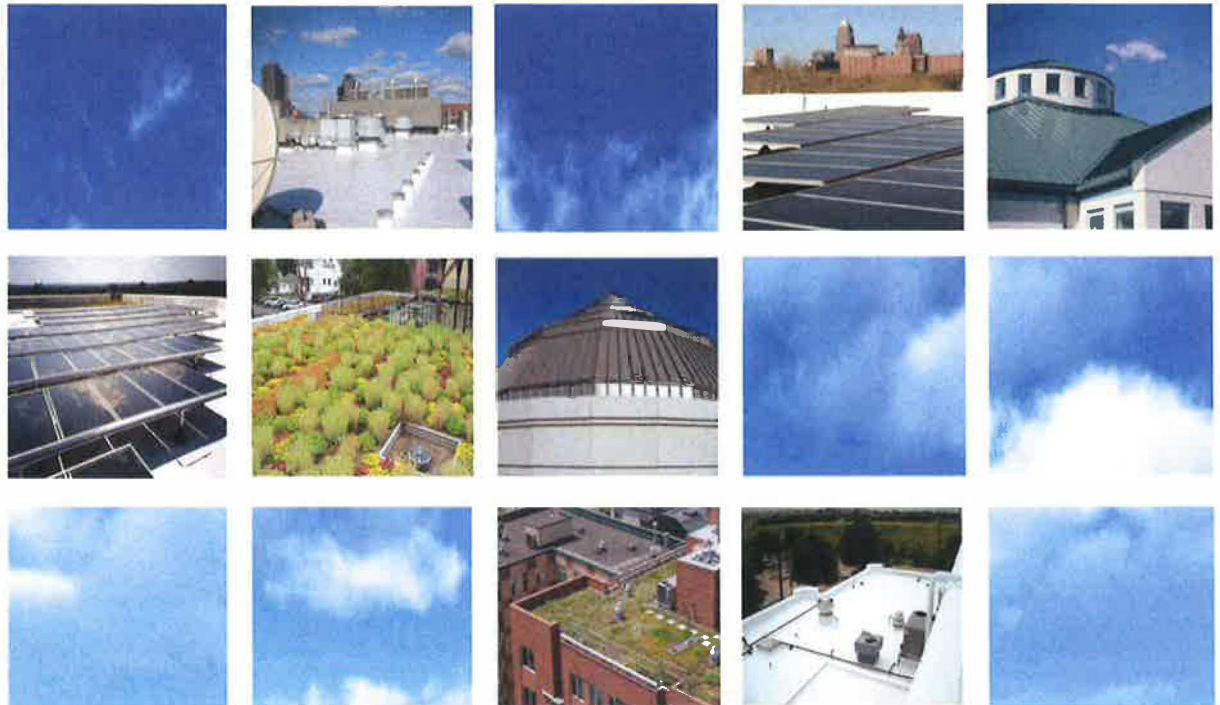
During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees to comply with the following non-discrimination statutes and authorities; including but not limited to:

Pertinent Non-Discrimination Authorities:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), (prohibits discrimination on the basis of sex);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 USC § 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38;
- The Federal Aviation Administration's Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures Non-discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of Limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).

Project Manual For:

Washington Park Reroofing Project
Washington Park, Anacortes, WA



Project #:

Due Date: 4/28/2023

Project Owner:

City of Anacortes

Substantial Completion By:

October 25th 2023



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1 Scope of Work

SECTION 01010

SUMMARY OF WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Attached GENERAL CONDITIONS, BID FORM, Component sections, forms a component part of this section.

1.2 SUMMARY OF WORK

A. Shingle Roof Section:

1. Tear off existing shingles and underlayment down to wood deck - dispose of properly.
2. Replace damaged or rotten decking as needed on a T&M basis.
3. Install a full layer of R-mer Seal over entire roof ensuring all flashings and valleys are properly integrated per manufactures specifications.
4. Install new metal details including crickets.
5. Install new fan vents and penetrations.
6. Tie-in all penetrations and metal with ice and water shield to avoid bucking any water.
7. Restore expansion Joint, see Detail Package.
8. Install new 40-year Architectural shingles with wind ratings of 130 MPH or above per the FEMA and Manufacturers guidelines. Shingles must be approved by Garland/DBS rep ahead of time.
9. Clean and inspect all gutters associated with the re-roof area.
10. Clean and properly dispose of all debris associated with the project.
11. Include add alt to install of Champion Metals concealed clip system.

B. Low Slope Roof Section:

1. Establish a safe working perimeter around the affected roof areas

2. Remove perimeter metal flashing and skirt flashings, to be re-installed at the end of the project.
3. All other areas abutting the restoration as well as high traffic areas must be taped off or covered to protect against the coating. Any overspill must be cleaned before the project is finished.
4. All necessary field and flashing repairs must be done according to good construction practices, including the removal of all wet insulation and defective materials as identified through a moisture detection survey such as an infrared scan and replaced with similar materials.
5. All modified bitumen seams must be checked, and any loose or damaged seams must be resealed/repaired.
6. All vertical modified bitumen base flashing seams must be recovered:
 - a. Prime flashings using Garla Prime
 - b. Torch apply Stressply IV Plus for new base flashings.
7. Repair blisters, holes, cuts, cracks, splits, or other modified bitumen surface defects with compatible materials.
8. All internal drains must be snaked and cleared of debris then inspected for failed hardware.
 - a. Identified drains must be replaced with new lead drain inserts and hardware on a per unit basis with owners approval.
9. Carefully power wash all roof surfaces with no greater than 2,000 psi pressure to remove debris, rust, scale, dirt, dust, chalking, peeling or flaking coatings, etc. Do not force water into the roof system or damage roof surfaces.
10. If the roof surface becomes contaminated with dirt, dust or other particles at any time during the application of the liquid applied roof system, cleaning measures must be taken to restore the surface to a suitable condition.
11. Ensure roof is dry prior to application.
12. Prime the entire roof surface with Garla-Prime @ .5 gallon / 100 sq. ft.
13. All mastic repairs to be primed with Garla-block primer @ .5 gallon / 100 sq. ft.
14. Apply Energizer K Plus FR @ 3.5 gallons / 100 sq. ft.
15. Immediately embed grip-polyester into the base coat.
16. Apply Energizer K Plus FR @ 3.5 gallons / 100 sq. ft. over the polyester.

17. Allow coating to cure 15-30 days and apply Garla-Brite @ 1 gallon / 100 sq. ft.

1.3 INTENT OF THE SPECIFICATIONS

- A. The intent of these specifications is to describe the material and methods of construction required for the performance of the work. In general, it is intended that the drawings shall delineate the detailed extent of the work. When there is a discrepancy between drawings, referenced specifications, and standards and this specification, this specification shall govern.

1.4 PROTECTION

- A. The contractor shall use every available precaution to provide for the safety of the property owner, visitors to the site, and all connected with the work under the Contract.
- B. All existing facilities both above and below ground shall be protected and maintained free of damage. Existing facilities shall remain operating during the period of construction unless otherwise permitted. All access roadways must remain open to traffic unless otherwise permitted.
- C. Barricades shall be erected to fence off all construction areas from operations personnel.
- D. Safety Requirements:
1. All application, material handling, and associated equipment shall conform to and be operated in conformance with OSHA safety requirements.
 2. Comply with federal, state, and local and owner fire and safety requirements.
 3. Advise owner whenever work is expected to be hazardous to owner employees and/or operations.
 4. Maintain a crewman as a floor guard whenever roof decking is being repaired or replaced and whenever any roofing is being removed.
 5. Maintain proper fire extinguisher within easy access whenever power tools, roofing kettles, and torches are being used.
 6. ALL SAFETY REQUIREMENTS OF THE BUILDING OWNER MUST BE FOLLOWED. NO EXCEPTIONS WILL BE PERMITTED.

1.5 HOUSEKEEPING

- A. Keep materials neat and orderly.
- B. Remove scrap, waste and debris from the project area.
- C. Maintenance of clean conditions while work is in progress and cleanup when work is completed shall be in strict accordance with the "General Conditions" of this contract.

- D. Fire protection during construction.
- E. Follow all requirements established by the building owner.

END OF SECTION

2 Specification

ASPHALT SHINGLE ROOFING SYSTEM

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Granule surfaced asphalt shingle roofing.
- B. Moisture shedding underlayment, eave, valley and ridge protection.
- C. Associated metal flashing.

1.2 RELATED SECTIONS

- A. Section 07130 - Sheet Waterproofing.

1.3 REFERENCES

- A. ASTM A 653/A 653M - Standard Specification for Steel Sheets, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
- B. ASTM B 209 - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate.
- C. ASTM B 370 - Standard Specification for Copper Sheet and Strip for Building Construction.
- D. ASTM D 224 - Standard Specification for Smooth-Surfaced Asphalt Roll Roofing (Organic Felt).
- E. ASTM D 225 - Standard Specification for Asphalt Shingles (Organic Felt) Surfaced with Mineral Granules.
- F. ASTM D 226 - Standard Specification for Asphalt-Saturated Organic Felt Used in Roofing and Waterproofing.
- G. ASTM D 1970 - Standard Specification for Self-Adhering Polymer Modified Bituminous Sheet Materials Used as Steep Roofing Underlayment for Ice Dam Protection.
- H. ASTM D 3018 - Standard Specification for Class A Shingles Surfaced with Mineral Granules.

- I. ASTM D 3161 - Standard Test Method for Wind-Resistance of Asphalt Shingles (Fan-Induced Method).
- J. ASTM D 3462 - Standard Specification for Asphalt Shingles Made from Glass Felt and Surfaced with Mineral Granules.
- K. ASTM D 4586 - Standard Specification for Asphalt Roof Cement, Asbestos-Free.
- L. ASTM D 4869 - Standard Specification for Asphalt-Saturated Organic Felt Shingle Underlayment Used in Roofing.
- M. ASTM E 108 - Standard Test Methods for Fire Tests of Roof Coverings.

1.4 SUBMITTALS

- A. Submit under provisions of Section 01300.
- B. Product Data: Provide manufacturer's printed product information indicating material characteristics, performance criteria, and product limitations.
- C. Manufacturer's Installation Instructions: Provide published instructions that indicate preparation required and installation procedures.
- D. Shop Drawings: Indicate specially configured metal flashing, jointing methods and locations, fastening methods and locations, and installation details, as required by project conditions indicated.

1.5 QUALITY ASSURANCE

- A. Maintain one copy of manufacturer's application instructions on project site.
- B. Verify that manufacturer's label contains reference to specified ASTM standards.

1.6 ENVIRONMENTAL REQUIREMENTS

- A. Take special care when applying underlayment and shingles when ambient or wind chill temperature is below 45 degrees F (7 degrees C). The underlayment will be self-adhered to the deck.

1.7 EXTRA MATERIALS

- A. Furnish under provisions of Section 01700.
- B. Provide 300 square feet of extra shingles of each color specified.

1.8 WARRANTY

- A. Manufacturer's Warranty: Furnish shingle manufacturer's warranty as specified under product description and as follows:
 - 1. Basic Warranty: Repair or replace shingles found to be defective during the 40 year warranty period.
 - 2. Also cover labor and materials in the event of a material defect for the period indicated after completion of application of shingles.

- B. Installer is to guarantee all work against defects in materials and workmanship for a period indicated following final acceptance of the Work.
 - 1. Warranty Period:
 - a. 5 years from date of acceptance.
- C. Warranty Transferability Clause: Make available to Owner shingle manufacturer's standard option for transferring warranty to a new owner.

PART 2 PRODUCTS

2.1 MANUFACTURER: Malarkey Vista, or equal in Cetainteed, Pabco, IKO

2.2 SHEET MATERIALS

- A. Eaves Protection: HPR R-merseal; sheet barrier of self-adhering asphalt membrane shingle underlayment,
- B. Waterproofing Underlayment: HPR R-merseal; sheet barrier of self-adhering asphalt membrane shingle underlayment,

2.3 FLASHING MATERIALS

- A. Sheet Flashing: ASTM A 653/A 653M; 26 gage (0.45 mm) steel with minimum G115/Z350 galvanized coating.
- B. Sheet Flashing: ASTM B 209; 0.025 inch (0.63 mm) thick aluminum, mill finish.
- C. Sheet Flashing: ASTM B 370; cold rolled copper; 16 ounces per square foot (0.55 mm); natural finish.
- D. Bituminous Paint: Acid and alkali resistant type; black in color.
- E. Tinner's Paint: Color as selected by building owner to coordinate with shingle color.

2.4 ACCESSORIES

- A. Nails: Standard round wire type roofing nails, corrosion resistant; hot dipped zinc coated steel, aluminum, or chromated steel; minimum 3/8 inch (9.5 mm) head diameter; minimum 11 or 12 gage (2.5 mm) shank diameter; shank to be of sufficient length to penetrate through roof sheathing or 3/4 inch (19 mm) into solid wood, plywood, or non-veneer wood decking.
- B. Asphalt Roofing Cement: ASTM D 4586, Type I or II.

2.5 FLASHING FABRICATION

- A. Form flashing to profiles indicated on the drawings and to protect roofing materials from physical damage and shed water.
- B. Form sections square and accurate to profile, in maximum possible lengths, free from distortion or defects detrimental to appearance or performance.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Verify existing site conditions under provisions of Section 01700.
- B. Verify that roof penetrations and plumbing stacks are in place and flashed to deck surface.
- C. Verify roof openings are correctly framed prior to installing work of this section.
- D. Verify deck surfaces are dry and free of ridges, warps, or voids.

3.2 ROOF DECK PREPARATION

- A. Follow shingle manufacturer's recommendations for acceptable roof deck materials.
- B. Broom clean deck surfaces under eave protection and underlayment prior to their application.

3.3 INSTALLATION - EAVE ICE DAM PROTECTION

- A. Place eave edge and gable edge metal flashing tight with fascia boards. Weather-lap joints 2 inches (50 mm). Secure flange with nails spaced 8 inches (200 mm) on center.
- B. Apply underlayment as eave protection in accordance with manufacturer's instructions.
- C. Extend eave protection membrane minimum 24 inches (610 mm) up slope beyond interior face of exterior wall.

3.4 INSTALLATION - PROTECTIVE UNDERLAYMENT

- A. Roof Slope Between 2:12 and 6:12: Apply 2 layers of HPR Rmer-Seal over all areas with ends and edges weather-lapped in accordance with manufacturer's instructions. Stagger end-laps each consecutive layer. Nail in place as needed.
- B. Weather-lap and seal watertight with asphalt roofing cement items projecting through or mounted on roof. Avoid contact of solvent-based cements.

3.5 INSTALLATION - VALLEY PROTECTION

- A. For closed-cut, woven, and open valleys, first place one ply of Rmer-Seal, minimum 36 inches (910 mm) wide, centered over valleys. Lap joints minimum 6 inches (152 mm). Follow instructions of shingle and waterproofing membrane manufacturer.

3.6 INSTALLATION - METAL FLASHING

- A. Weather-lap joints minimum 2 inches (50 mm).
- B. Seal work projecting through or mounted on roofing with asphalt roofing cement and make weather-tight.

3.7 INSTALLATION - ASPHALT SHINGLES

- A. Install shingles in accordance with manufacturer's instructions for product type and application specified.

3.8 FIELD QUALITY CONTROL

- A. Field inspection will be performed under provisions of Section 01400.
- B. Visual inspection of the Work will be provided by Owner. If conditions are unacceptable, Owner will notify the Architect.

3.9 PROTECTION OF FINISHED WORK

- A. Protect finished work under provisions of Section 01700.
- B. Do not permit traffic over finished roof surface.

END OF SECTION

SECTION 07563 FLUID APPLIED ROOFING RESTORATION

Display hidden notes to specifier. (Don't know how? [Click Here](#))



since 1895

SECTION 07563 FLUID APPLIED ROOFING RESTORATION

Display hidden notes to specifier. (Don't know how? [Click Here](#))

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PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Smooth Surface Roof Restoration

- B. Accessories
- C. Edge Treatment and Roof Penetration Flashings

1.2 RELATED SECTIONS

- A. Section 06100 - Rough Carpentry: Roof blocking installation and requirements.
- B. Section 07620 - Sheet Metal Flashing and Trim: Metal cap flashing and expansion joints.
- C. Section 07620 - Sheet Metal Flashing and Trim: Weather protection for base flashings.
- D. Section 07710 - Manufactured Roof Specialties: Counter flashing gravel stops, and fascia, scuppers, gutters and downspouts.
- E. Section 15430 - Plumbing Specialties: Piping vents and roof drains.

1.3 REFERENCES

- A. ASTM C 78 - Standard Test Method for Flexural Strength of Concrete.
- B. ASTM C 92 - Standard Test Methods for Sieve Analysis and Water Content of Refractory Materials.
- C. ASTM C 109 - Standard Test Method for Compressive Strength of Hydraulic Cement Mortars.
- D. ASTM C 920 - Standard Specification for Elastomeric Joint Sealants.
- E. ASTM D 93 - Standard Test Methods for Flash Point by Pensky-Martens Closed Cup Tester.
- F. ASTM D 562 - Standard Test Method for Consistency of Paints Measuring Krebs Unit (KU) Viscosity Using a Stormer-Type Viscometer.
- G. ASTM D 624 - Standard Test Method for Tear Strength of Conventional Vulcanized Rubber and Thermoplastic Elastomers
- H. ASTM D 1002 - Standard Test Method for Apparent Shear Strength of Single-Lap-Joint Adhesively Bonded Metal Specimens by Tension Loading (Metal-to-Metal).
- I. ASTM D 2196 - Standard Test Methods for Rheological Properties of Non-Newtonian Materials by Rotational (Brookfield type) Viscometer.
- J. ASTM D 2369 - Standard Test Method for Volatile Content of Coatings.
- K. ASTM D 3960 - Standard Practice for Determining Volatile Organic Compound (VOC) Content of Paints and Related Coatings.
- L. ASTM D 4212 - Standard Test Method for Viscosity by Dip-Type Viscosity Cups.
- M. ASTM D 4402 - Standard Test Method for Viscosity Determination of Asphalt at Elevated Temperatures Using a Rotational Viscometer.
- N. ASTM E 1980 - Standard Practice for Calculating Solar Reflectance Index of Horizontal and Low-Sloped Opaque Surfaces

- O. SRI - Solar Reflectance Index calculated according to ASTM E 1980.
- P. SMACNA Architectural Sheet Metal Manual.
- Q. National Roofing Contractors Association (NRCA) - Roofing and Waterproofing Manual.

1.4 SYSTEM DESCRIPTION

- A. Smooth Surface Restoration: Renovation work includes:
 - 1. Surface preparation: Remove loose mineral, dust, dirt, and debris.
 - 2. Fascia Edges: Cut back edges. Prime, coat with mastic, cover with membrane.
 - 3. Parapets and Vertical Surfaces: Cut back and replace base flashings. Prime, coat with mastic, cover with membrane.
 - 4. Metal Flashings: Repair/Replace metal flashings, pitch pockets, etc.
 - 5. Roof Repairs: Repair blisters, stressed or cracked membrane. Cut back, patch with primer/mastic/membrane.
 - 6. Primer: Prime entire roof surface.
 - 7. Coating: Apply coating over entire roof surface.
 - 8. Full Reinforcement: Base coat/ Install full fabric reinforcement and topcoat entire roof surface.
 - 9. Install roofing mineral or reflective surfacing into the coating while it is wet or let coating cure for 30 days and then paint with reflective coating.

1.5 SUBMITTALS

- A. Submit under provisions of Section 01300.
- B. Product Data: Manufacturer's data sheets on each product to be used, including:
 - 1. Preparation instructions and recommendations.
 - 2. Storage and handling requirements and recommendations.
 - 3. Installation methods.
- C. Shop Drawings: Submit shop drawings including installation details of fluid applied roofing and flashing prior to job start.
- D. LEED Submittals: Provide documentation of how the requirements of Credit will be met:
 - 1. List of proposed materials with recycled content. Indicate post-consumer recycled content and pre-consumer recycled content for each product having recycled content.
 - 2. Product data and certification letter indicating percentages by weight of post-consumer and pre-consumer recycled content for products having recycled content.
 - 3. Product reflectivity and emissivity criteria to qualify for one point under the LEED credit category, Credit 7.2, Landscape & Exterior Design to Reduce Heat Island - Roof.
- E. Verification Samples: For each product specified, two samples, minimum size 6 inches (150 mm) square, representing actual product, and color.
- F. Manufacturer's Certificates: Certify products meet or exceed specified requirements.
- G. Closeout Submittals: Provide manufacturer's maintenance instructions that include recommendations for periodic inspection and maintenance of all completed roofing work. Provide product warranty executed by the manufacturer. Assist Owner in preparation and submittal of roof installation acceptance certification as may be necessary in connection with fire and extended coverage insurance on roofing and associated work.

1.6 QUALITY ASSURANCE

- A. Perform Work in accordance with manufacturer's current Application and Installation Guidelines and the NRCA Roofing and Waterproofing Manual.
- B. Manufacturer Qualifications: Manufacturer: Company specializing in manufacturing products specified in this section with documented ISO 9001 certification and minimum twelve years and experience.
- C. Installer Qualifications: Company specializing in performing Work of this section with minimum five years documented experience and a certified Pre-Approved Garland Contractor.
- D. Installer's Field Supervision: Maintain a full-time Supervisor/Foreman on job site during all phases of roofing work while roofing work is in progress.
- E. Product Certification: Provide manufacturer's certification that materials are manufactured in the United States and conform to requirements specified herein, are chemically and physically compatible with each other, and are suitable for inclusion within the total roof system specified herein.
- F. Source Limitations: Obtain all components of roof system from a single manufacturer. Secondary products that are required shall be recommended and approved in writing by the roofing system Manufacturer. Upon request of the Architect or Owner, submit Manufacturer's written approval of secondary components in list form, signed by an authorized agent of the Manufacturer.

1.7 PRE-INSTALLATION CONFERENCE

- A. Convene a pre-roofing conference approximately two weeks before scheduled commencement of roofing system installation and associated work.
- B. Require attendance of installers of deck or substrate construction to receive roofing, installers of rooftop units and other work in and around roofing which must precede or follow roofing work including mechanical work, Architect, Owner, roofing system manufacturer's representative.
- C. Objectives include:
 - 1. Review foreseeable methods and procedures related to roofing work, including set up and mobilization areas for stored material and work area.
 - 2. Tour representative areas of roofing substrates, inspect and discuss condition of substrate, roof drains, curbs, penetrations and other preparatory work.
 - 3. Review structural loading limitations of deck and inspect deck for loss of flatness and for required attachment.
 - 4. Review roofing system requirements, Drawings, Specifications and other Contract Documents.
 - 5. Review and finalize schedule related to roofing work and verify availability of materials, installer's personnel, equipment and facilities needed to make progress and avoid delays.
 - 6. Review required inspection, testing, certifying procedures.
 - 7. Review weather and forecasted weather conditions and procedures for coping with unfavorable conditions, including possibility of temporary roofing.
 - 8. Record conference including decisions and agreements reached. Furnish a copy of records to each party attending.

1.8 DELIVERY, STORAGE, AND HANDLING

- A. Deliver and store products in manufacturer's unopened packaging with labels intact until ready for installation.
- B. Store all roofing materials in a dry place, on pallets or raised platforms, out of direct exposure to the elements until time of application. Store materials at least 4 inches above ground level and covered with "breathable" tarpaulins.
- C. Stored in accordance with the instructions of the manufacturer prior to their application or installation. Store roll goods on end on a clean flat surface. No wet or damaged materials will be used in the application.
- D. Storage temperatures should be between 60 degrees F to 80 degrees F (15.6 degrees to 26.7 degrees C). Indoor ventilated storage is recommended. Ensure jobsite storage is in a shaded and ventilated area. Do not store in direct sunlight. Keep materials away from open flame or welding sparks.
- E. Avoid stockpiling of materials on roofs without first obtaining acceptance from the Architect/Engineer.

1.9 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.
- B. Weather Condition Limitations: Product application must not be done when rain or other conditions such as fog or heavy dew are possible within a 24 hour period. Roof surface must be at least 6 Fahrenheit degrees or 3 Celsius degrees above the dew point and rising.
- C. Proceed with roofing work only when existing and forecasted weather conditions will permit unit of work to be installed in accordance with manufacturer's recommendations and warranty requirements.
- D. Do not expose materials vulnerable to water or sun damage in quantities greater than can be weatherproofed during same day.
- E. When applying materials with spray equipment, take precautions to prevent over spray from damaging or defacing surrounding walls, building surfaces, vehicles or other property. Care should be taken to do the following:
 - 1. Close air intakes into the building.
 - 2. Have a dry chemical fire extinguisher available at the jobsite.
 - 3. Post and enforce "No Smoking" signs.
- F. Avoid inhaling spray mist; take precautions to ensure adequate ventilation.
- G. Protect completed roof sections from foot traffic for a period of at least 48 hours at 75 degrees F (24 degrees C) and 50 percent relative humidity or until fully cured.
- H. Take precautions to ensure that materials do not freeze.
- I. Minimum temperature for application for most products is 40 degrees F (4 degrees C) and rising for solvent based materials and 50 degrees F (10 degrees C) and rising for water based.

1.10 WARRANTY

- A. Warranty Period: 10 years.
 - 1. Upon completion of the work, provide the Manufacturer's written and signed limited labor and materials Warranty, warranting that, if a leak develops in the roof during the term of this warranty, due either to defective material or defective workmanship by the installing contractor, the manufacturer shall provide the Owner, at the Manufacturer's expense, with the labor and material necessary to return the defective area to a watertight condition.
 - a. Smooth Surface Restoration:
- B. Warranty Period: Installer is to guarantee all work against defects in materials and workmanship for a period indicated following final acceptance of the Work.
 - 1. Warranty Period:
 - a. 2 years from date of acceptance.

PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. Acceptable Manufacturer: Garland Company, Inc. (The); 3800 E. 91st St., Cleveland, OH 44105. ASD. Toll Free: 800-321-9336. Phone: 216-641-7500. Fax: 216-641-0633. Web Site: <http://www.garlandco.com>.
- B. Requests for substitutions will be considered in accordance with provisions of Section 01600.

2.2 SMOOTH SURFACE ROOF RESTORATION

- A. Energizer BK:
 - 1. Primer: Garla-Prime.
 - 2. Coating: Energizer BK.
 - 3. Flashing: Replace flashings.
 - 4. Reinforcement: full fabric reinforcement.
 - a. Grip Polyester Firm.
 - 5. Surfacing:
 - a. Garla-Brite Reflective

2.3 ACCESSORIES:

- A. Roof Insulation: In accordance with Section 07220.
- B. Nails and Fasteners: Non-ferrous metal or galvanized steel, except that hard copper nails shall be used with copper; aluminum or stainless steel nails shall be used with aluminum; and stainless steel nails shall be used with stainless steel, Fasteners shall be self-clinching type of penetrating type as recommended by the deck manufacturer. Fasten nails and fasteners flush-driven through flat metal discs not less than 1 inch (25 mm) diameter. Omit metal discs when one-piece composite nails or fasteners with heads not less than 1 inch (25 mm) diameter are used.
- C. Urethane Sealant - Tuff-Stuff MS: One part, non-sag sealant as approved and furnished by the membrane manufacturer for moving joints.
 - 1. Tensile Strength, ASTM D 412: 250 psi
 - 2. Elongation, ASTM D 412: 950%

3. Hardness, Shore A ASTM C 920: 35
 4. Adhesion-in-Peel, ASTM C 92: 30 pli
- D. Urethane Adhesive - Green-Lock Structural Adhesive: Single component, 100% solids structural adhesive as furnished and recommended by the membrane manufacturer.
1. Elongation, ASTM D 412: 300%
 2. Hardness, Shore A, ASTM C 920: 50
 3. Shear Strength, ASTM D 1002: 300 psi
- E. Silicone Dampproofing - Seal-A-Pore HP: Transparent and colorless solution designed to damp-proof above grade masonry surfaces as recommended and furnished by the membrane manufacturer.
1. Density @77 degrees F 8.4 lb/gal min.
 2. Viscosity (Zahn #2 cup) Typical 14 sec.
- F. Acrylic Damp-Proofing Tuff-Coat: Damp-proofing that provides heavy body protection while bridging small hair line cracks and masonry imperfections as recommended and furnished by the membrane manufacturer.
1. Density @77 degrees F 12.25 lb/gal typical
 2. Viscosity, ASTM D 562: 95 KU
- G. Butyl Tape: 100% solids, asbestos free and compressive tape designed to seal as recommended and furnished by the membrane manufacturer.
- H. Non-Shrink Grout: GarRock all-weather fast setting chemical action concrete material to fill pitch pans.
1. Flexural Strength, ASTM C 78: (modified) 7 days 1100psi
 2. High Strength, ASTM C 109: (modified) 24 days 8400lbs (3810kg)
- I. Pitch Pocket Sealer - Universal Pitch-Pocket Sealer: Two-part, 100% solids, self-leveling, polyurethane sealant.
- J. Glass Fiber Cant - Glass Cant: Continuous triangular cross Section made of inorganic fibrous glass used as a cant strip as recommended and furnished by the membrane manufacturer.

2.4 EDGE TREATMENT AND ROOF PENETRATION FLASHINGS

- A. Flashing Boot - Rubbertite Flashing Boot: Neoprene pipe boot for sealing single or multiple pipe penetrations adhered in approved adhesives as recommended and furnished by the membrane manufacturer.
- B. Vents and Breathers: Heavy gauge aluminum and fully insulated vent that allows moisture and air to escape but not enter the roof system as recommended and furnished by the membrane manufacturer.
- C. Pitch pans, Rain Collar 24 gauge stainless or 20oz (567gram) copper. All joints should be welded/soldered watertight. See details for design.
- D. Drain Flashing should be 4lb (1.8kg) sheet lead formed and rolled.
- E. Plumbing stacks should be 4lb (1.8kg) sheet lead formed and rolled.
- F. Fabricated Flashing: Fabricated flashings and trim are specified in Section 07620.
 1. Fabricated flashings and trim shall conform to the detail requirements of SMACNA

"Architectural Sheet Metal Manual" and/or the CDA Copper Development Association "Copper in Architecture - Handbook" as applicable.

- G. Manufactured Roof Specialties: Manufactured copings, fascia, gravel stops, control joints, expansion joints, joint covers and related flashings and trim are specified in Section 07710.
 - 1. Manufactured roof specialties shall conform to the detail requirements of SMACNA "Architectural Sheet Metal Manual" and/or the NRCA "Roofing and Waterproofing Manual" as applicable.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.
- B. Verify that work penetrating the roof deck, or which may otherwise affect the roofing, has been properly completed.
- C. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

3.2 ROOF PREPARATION AND REPAIR

- A. General: All necessary field and flashing repairs must be done according to good construction practices, including the removal of all wet insulation and defective materials as identified through a moisture detection survey such as an infrared scan and replacement with like-materials.
 - 1. Remove damaged roof flashings from curbs and parapet walls down to the surface of the roof. Remove damaged existing flashings at roof drains and roof penetrations.
 - 2. Remove all wet, deteriorated, blistered or delaminated roofing membrane or insulation and fill in any low spots with like materials occurring as a result of removal work to create a smooth, even surface for application of new roof membranes.
 - 3. Install new wood nailers as necessary to accommodate insulation/recovery board or new nailing patterns.
 - 4. When mechanically attached, the fastening pattern for the insulation/recovery board shall be as recommended by the specific product manufacturer.
 - 5. Existing roof surfaces shall be primed as necessary and allowed to dry prior to installing the roofing system.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
- C. Repair all defects such as deteriorated roof decks, saturated materials, loose or brittle membrane or membrane flashings, etc. Verify that existing conditions meet the following requirements:
 - 1. Existing membrane is either fully adhered or that the membranes mechanical fasteners are secured and functional.
 - 2. Application of roofing materials over a brittle, damaged or poor condition roof membrane is not permitted.
- D. Remove all loose dirt and foreign debris from the roof surface. Do not damage roof membrane in cleaning process.
- E. Clean and seal all parapet walls, gutters and coping caps, and repair any damaged metal

where necessary. Seal watertight all fasteners, pipes, drains, vents, joints and penetrations where water could enter the building envelope.

- F. Confirm local water run-off ordinances and restrictions prior to cleaning roof. Clean the entire roof surface by removing all dirt, algae, mold, moss, paint, oil, talc, rust or other foreign substance. Use a bio-degradable cleaner like Simple Green Oxy Solve when necessary and warm water. Scrub heavily soiled areas with a brush. Power wash roof thoroughly with an industrial surface cleaner equipped with one piece balanced spray rotating jets for streak free close contact cleaning. Rinse with fresh water to completely remove all residuals. Allow roof to dry thoroughly before continuing.
- G. Repair existing roof membrane as necessary to provide a sound substrate for the liquid membrane. All surface defects must be repaired/renovated and be made watertight. Any repairs must be with be only with materials compatible with the fluid-applied roofing restoration system.

3.3 INSTALLATION

- A. General Installation Requirements:
 - 1. Install in accordance with manufacturer's current Application and Installation Guidelines and the NRCA Roofing and Waterproofing Manual.
 - 2. Adequate coating thickness is essential to performance. If the applicator is unfamiliar in gauging application rates, we suggest that a controllable area be measured and the specified material be applied. In all cases, all minimum specified material must be applied and proper minimum dry film thicknesses must be achieved. Care must be taken to ensure that all areas completed including all flashings, roof penetrations, etc. are coated sufficiently to ensure a watertight seal.
 - 3. Cooperate with manufacturer, inspection and test agencies engaged or required to perform services in connection with installing the roof system.
 - 4. Insurance/Code Compliance: Where required by code, install and test the roofing system to comply with governing regulation and specified insurance requirements.
 - 5. Protect work from spillage of roofing materials and prevent materials from entering or clogging drains and conductors. Replace or restore adjacent work damaged by installation of the roofing system.
 - 6. All primers must be top coated within 24 hours after application, preferably immediately after drying. Clean and re-prime if more time passes after priming.
 - 7. Coordinate counter flashing, cap flashings, expansion joints and similar work with work specified in other Sections under Related Work.
 - 8. Coordinate roof accessories and miscellaneous sheet metal accessory items, including piping vents and other devices with work specified in other Sections under Related Work.
- B. Smooth Surface Roof Restoration: Renovation work includes:
 - 1. Surface preparation: Remove all loose roofing granules, dirt and foreign debris from the roof surface.
 - 2. Flashing:
 - a. Fascia Edges: Cut back edges. Prime, coat with mastic, cover with membrane.
 - b. Parapets and Vertical Surfaces: Prepare parapet walls and vertical surfaces where indicated on the Drawings, with asphalt primer. Allow primer to dry tack free. Apply flashing plies as follows:
 - 1) With brush grade flashing adhesive.
 - c. Solidly adhere flashing membrane to substrate and nail using termination bar.
 - d. Seal all vertical laps of flashing membrane with a three-course application of

- Flashing Bond and fiberglass mesh and aluminize.
 - e. Seal junction of flashing membrane and roof with a three-course application of Flashing Bond and mesh.
 - f. Metal Flashings: Repair/Replace metal flashings, pitch pockets, etc.
 3. Primer: Prime entire roof surface at 1/2 gallon per 100 SF.
 4. Full Reinforcement: Install full fabric reinforcement/ topcoat entire roof surface.
 - a. Apply reinforcement to entire roof surface
 - b. After positioning reinforcement to roll out, apply coating at 3.0 gallons per 100 SF.
 - c. Do not apply too far ahead of fabric so coating does not dry before fabric can be embedded
 - d. Immediately roll a 39 inch width of reinforcement into wet coating.
 - e. Use care to lay the fabric tight to the roof surface without air pockets, wrinkles, fishmouths, etc.
 - f. On vertical surfaces to achieve proper application rate cut your application into two coats to avoid sagging and runs of coating.
 5. Coating: Apply coating to entire roof surface as soon as possible after embedding reinforcement .
 - a. Ensure the fluid-applied coverage rates are obtained throughout the entire roof surface.
 - 1) Apply Energizer BK Coating to entire roof surface at 3.0-3.5 gallons per 100 SF.
 6. Surfacing Reflective: Apply Garla-Brite surfacing in 2 coats; first coat at 3/4 gal per 100 SF over the entire roof surface and let cure 30 days. When cured apply second coat at 3/4 gal per 100 SF over the entire roof surface..

3.4 REPAIR OF EDGE TREATMENT AND ROOF PENETRATION FLASHING

- A. General
 1. Repair flashing in accordance with the requirements/recommendations of the Membrane manufacturer and as indicated on the manufacturer's standard drawings. Provide system with base flashing, edge flashing, penetration flashing, counter flashing, and all other flashings required for a complete watertight system.
 2. Install and repair flashings concurrently with the roofing as the job progresses.
 3. Terminate flashings as required by the membrane manufacturer.
- B. Manufactured Roof Specialties: Manufactured copings, fascia, gravel stops, control joints, expansion joints, joint covers and related flashings and trim are provided as specified in Section 07710.
 1. Manufactured roof specialties shall conform to the detail requirements of SMACNA "Architectural Sheet Metal Manual" and/or the National Roofing Contractor's Association "Roofing and Waterproofing Manual" as applicable.
- C. Repairs of Existing Roof Penetrations and Flashings
 1. Metal Edge:
 - a. Inspect the nailers to assure proper attachment and configuration.
 - b. Run one ply over the edge. Assure coverage of all wood nailers. Fasten plies with ring shank nails at 8 inches (203 mm) o.c.
 - c. Install continuous cleat and fasten at 6 inches (152 mm) o.c.
 - d. Install new metal edge hooked to continuous cleat and set in bed of roof cement. Fasten flange to wood nailers every 3 inches (76 mm) o.c. staggered.
 - e. Prime metal edge at a rate of 100 square feet per gallon and allow to dry.
 - f. Strip in flange with base flashing ply covering entire flange in bitumen with 6

- mm).
- c. Install base flashing ply covering entire wall and wrapped over top of wall and down face with 6 inches (152 mm) on to field of the roof and set in cold asphalt. Nail membrane at 8 inches (203 mm) o.c.
- d. Install a second ply of modified flashing ply in bitumen over the base flashing ply, 9 inches (228 mm) on to the field of the roof. Apply a three-course application of mastic and mesh at all seams and allow to cure and aluminize.
- e. Install coping cap per manufacturer's recommendations.
6. Surface Mounted Counterflashing/Coping Cap:
 - a. Minimum flashing height is 8 inches (203 mm) above finished roof height. Prime vertical wall at a rate of 100 square feet per gallon and allow to dry.
 - b. Set cant in bitumen. Run all field plies over cant a minimum of 2 inches (50 mm).
 - c. Install base flashing ply covering wall set in bitumen with 6 inches (152 mm) on to field of roof.
 - d. Install a second ply of modified flashing ply in bitumen over the base flashing ply, 9 inches (228 mm) on to the field of the roof. Apply a three-course application of mastic and mesh at all seams and allow to cure and aluminize.
 - e. Apply butyl tape to wall behind flashing. Secure termination bar through flashing, butyl tape and into wall. Alternatively use caulk to replace the butyl tape.
 - f. Secure counterflashing set on butyl tape above flashing. Fasten 8 inches (203 mm) o.c. and caulk top of counterflashing.
 - g. Attach tapered board to top of wall (minimum slope 1/4 -12). Do not use organic fiberboard or perlite.
 - h. Cover tapered board and all exposed wood with base flashing ply. Fasten inside and out at 8 inches (203 mm) o.c.
 - i. Install continuous cleat and fasten at 6 inches (152 mm) o.c. to outside wall.
 - j. Install new metal coping cap hooked to continuous cleat.
 - k. Fasten inside of cap 24 inch (609 mm) o.c. with approved fasteners and neoprene washers.
7. Surface Mounted Counterflashing:
 - a. Minimum flashing height is 8 inches (203 mm) above finished roof height. Maximum flashing height is 24 inches (609 mm). Prime vertical wall at a rate of 100 square feet per gallon and allow to dry.
 - b. Set cant in bitumen. Run all field plies over cant a minimum of 2 inches (50 mm).
 - c. Install base flashing ply covering wall set in bitumen with 6 inches (152 mm) on to field of the roof.
 - d. Install a second ply of modified flashing ply in bitumen over the base flashing ply, 9 inches (228 mm) on to the field of the roof. Apply a three-course application of mastic and mesh at all vertical seams and allow to cure and aluminize.
 - e. Apply butyl tape to wall behind flashing. Secure termination bar through flashing, butyl tape and into wall. Alternatively use caulk to replace the butyl tape.
 - f. Secure counterflashing set on butyl tape above flashing at 8 inches (203 mm) o.c. and caulk top of counterflashing.
8. Base Flashing For Non-Supported Deck:
 - a. Inspect the nailer to assure proper attachment and configuration. The wood cant strip should be mechanically attached to the vertical and horizontal wood nailers.
 - b. Install compressible insulation in neoprene cradle between wall and vertical

- wood nailer.
 - c. Prime vertical wall at a rate of 100 square feet per gallon and allow to dry.
 - d. Install base flashing ply covering entire wall and wrapped to top of wood nailer with 6 inches (152 mm) on to field of the roof. Nail membrane at 8 inches (203 mm) o.c.
 - e. Install a second ply of modified flashing ply in bitumen over the base flashing ply, 9 inches (228 mm) on to the field of the roof. Apply a three-course application of mastic and mesh at all vertical seams and allow to cure and aluminize.
 - f. Attach counterflashing through wall flashing at a spacing of 24 inches (609 mm) o.c.
9. Expansion Joint:
- a. Minimum curb height is 8 inches (203 mm) above finished roof height. Chamfer top of curb. Prime vertical curb at a rate of 100 square feet per gallon and allow to dry.
 - b. Mechanically attach wood cant to expansion joint nailers. Run all field plies over cant a minimum of 2 inches (50 mm).
 - c. Install compressible insulation in neoprene cradle.
 - d. Install base flashing ply covering curb set in bitumen with 6 inches (152 mm) on to field of the roof.
 - e. Install a second ply of modified flashing ply in bitumen over the base flashing ply, 9 inches (228 mm) on to the field of the roof. Attach top of membrane to top of curb and nail at 8 inches (203 mm) o.c. Apply a three-course application of mastic and mesh at all vertical seams and allow to cure and aluminize.
 - f. Install pre-manufactured expansion joint cover. Fasten sides at 12 inches (609 mm) o.c. with fasteners and neoprene washers. Furnish all joint cover laps with butyl tape between metal covers.
10. Equipment Support:
- a. Minimum curb height is 8 inches (203 mm) above finished roof height. Prime vertical at a rate of 100 square feet per gallon and allow to dry.
 - b. Set cant in bitumen. Run all field plies over cant a minimum of 2 inches (50 mm).
 - c. Install base flashing ply covering curb set in bitumen with 6 inches (152 mm) on to field of the roof.
 - d. Install a second ply of modified flashing ply in bitumen over the base flashing ply, 9 inches (228 mm) on to the field of the roof. Attach top of membrane to top of curb and nail at 8 inches (203 mm) o.c. Apply a three-course application of mastic and mesh at all vertical seams and allow to cure and aluminize.
 - e. Install pre-manufactured cover. Fasten sides at 24 inches (609 mm) o.c. with fasteners and neoprene washers. Furnish all joint cover laps with butyl tape between metal covers.
 - f. Set equipment on neoprene pad and fasten as required by equipment manufacturer.
11. Skylight:
- a. Minimum curb height is 8 inches (203 mm) above finished roof height. Prime vertical at a rate of 100 square feet per gallon and allow to dry.
 - b. Set cant in bitumen. Run all field plies over cant a minimum of 2 inches (50 mm).
 - c. Install base flashing ply covering curb set in bitumen with 6 inches (152 mm) on to field of the roof.
 - d. Install a second ply of modified flashing ply in bitumen over the base flashing ply, 9 inches (228 mm) on to the field of the roof. Attach top of membrane to top of wood nailer and apply a three-course application of mastic and mesh. Allow

- to cure and aluminize.
 - e. Install pre-manufactured lens and fasten flashing sides at 8 inches (203 mm) o.c. with fasteners and neoprene washers.
 12. Roof Drain:
 - a. Plug drain to prevent debris from entering plumbing.
 - b. Taper insulation to drain minimum of 24 inches (609 mm) from center of drain.
 - c. Run roof system plies over drain. Cut out plies inside drain bowl.
 - d. Set lead/copper flashing (30 inch square minimum) in 1/4 inch bed of mastic. Run lead/copper into drain a minimum of 2 inches (50 mm). Prime lead/copper at a rate of 100 square feet per gallon and allow to dry.
 - e. Install base flashing ply (40 inch square minimum) in bitumen.
 - f. Install modified membrane (48 inch square minimum) in bitumen.
 - g. Install clamping ring and assure that all plies are under the clamping ring.
 - h. Remove drain plug and install strainer.
 13. Roof Drain Alternate:
 - a. Plug drain to prevent debris from entering plumbing.
 - b. Taper insulation to drain minimum of 24 inches (609 mm) from center of drain.
 - c. Install two base flashing plies (40 inch square minimum) in bitumen.
 - d. Set lead/copper flashing (30 inch square minimum) in 1/4 inch (6 mm) bed of mastic. Run lead/copper into drain a minimum of 2 inches (50 mm). Prime lead/copper at a rate of 100 square feet per gallon and allow to dry.
 - e. Run roof system plies over drain. Cut out plies inside drain bowl.
 - f. Install modified membrane (48 inch square minimum) in bitumen.
 - g. Install clamping ring and assure that all plies are under the clamping ring.
 - h. Remove drain plug and install strainer.
 14. Plumbing Stack:
 - a. Minimum stack height is 12 inches (609 mm).
 - b. Run roof system over the entire surface of the roof. Seal the base of the stack with elastomeric sealant.
 - c. Prime flange of new sleeve. Install properly sized sleeves set in 1/4 inch (6 mm) bed of roof cement.
 - d. Install base flashing ply in bitumen.
 - e. Install membrane in bitumen.
 - f. Caulk the intersection of the membrane with elastomeric sealant.
 - g. Turn sleeve a minimum of 1 inch (25 mm) down inside of stack.
 15. Heat Stack:
 - a. Minimum stack height is 12 inches (609 mm).
 - b. Run roof system over the entire surface of the roof. Seal the base of the stack with elastomeric sealant.
 - c. Prime flange of new sleeve. Install properly sized sleeves set in 1/4 inch (6 mm) bed of roof cement.
 - d. Install base flashing ply in bitumen.
 - e. Install modified membrane in bitumen.
 - f. Caulk the intersection of the membrane with elastomeric sealant.
 - g. Install new collar over cape. Weld collar or install stainless steel draw band.
 16. Pitch Pocket:
 - a. Run all plies up to the penetration.
 - b. Place the pitch pocket over the penetration and prime all flanges.
 - c. Strip in flange of pitch pocket with one ply of base flashing ply. Extend 6 inches (152 mm) onto field of roof.
 - d. Install second layer of modified membrane extending 9 inches (228 mm) onto field of the roof.
 - e. Fill pitch pocket half full with non-shrink grout. Let this cure and top off with

- f. pourable sealant.
- f. Caulk joint between roof system and pitch pocket with roof cement.

D. Liquid Flashing:

1. Mask target area on roof membrane with tape.
2. Clean all non-porous areas with isopropyl alcohol.
3. Apply 32 wet mil base coat of liquid flashing over masked area.
4. Embed polyester reinforcement fabric into the base coat of the liquid flashing.
5. Apply 48-64 wet mil top coat of the liquid flashing material over the fabric extending 2 inches (51 mm) past the scrim in all directions.
6. Apply minerals immediately or allow the liquid flashing material to cure 15-30 days and then install reflective coating.

3.5 CLEANING

- A. Clean-up and remove daily from the site all wrappings, empty containers, paper, loose particles and other debris resulting from these operations.
- B. Remove coating markings from finished surfaces.
- C. Repair or replace defaced or disfigured finishes caused by Work of this section.

3.6 PROTECTION

- A. Provide traffic ways, erect barriers, fences, guards, rails, enclosures, chutes and the like to protect personnel, roofs and structures, vehicles and utilities.
- B. Protect exposed surfaces of finished walls with tarps to prevent damage.
- C. Plywood for traffic ways required for material movement over existing roofs shall be not less than 5/8 inch (16 mm) thick.
- D. In addition to the plywood listed above, an underlayment of minimum 1/2 inch (13 mm) recover board is required on new roofing.
- E. Special permission shall be obtained from the Manufacturer before any traffic shall be permitted over new roofing.

3.7 FIELD QUALITY CONTROL

- A. Require attendance of roofing materials manufacturers' representatives at site during installation of the roofing system.
- B. Perform field inspection and [and testing] as required under provisions of Section 01410.
- C. Correct defects or irregularities discovered during field inspection.

3.8 FINAL INSPECTION

- A. At completion of roofing installation and associated work, meet with Contractor, Architect, installer, installer of associated work, roofing system manufacturer's representative and others directly concerned with performance of roofing system.
- B. Walk roof surface areas, inspect perimeter building edges as well as flashing of roof penetrations, walls, curbs and other equipment. Identify all items requiring correction or

completion and furnish copy of list to each party in attendance.

- C. If core cuts verify the presence of damp or wet materials, the installer shall be required to replace the damaged areas at his own expense.
- D. Repair or replace deteriorated or defective work found at time above inspection as required to produce an installation that is free of damage and deterioration at time of Substantial Completion and according to warranty requirements.
- E. Notify Architect upon completion of corrections.
- F. Following the final inspection, provide written notice of acceptance of the installation from the roofing system manufacturer.

3.9 SCHEDULES

- A. Primers:
 - 1. Primer: Garla-Prime: Non-fibered, quick drying, asphalt based roof primer having the following characteristics:
 - a. Viscosity by Zahn Cup #2 ASTM D 4212: 18-21 sec
 - b. Flash Point: ASTM D 93 100 degrees F (37.70C)
 - c. Non-Volatile (ASTM D 2369): 47.6%
 - d. V.O.C. ASTM D 3960 470 g/l
- B. Reinforcement:
 - 1. Grip Polyester Firm: Strong, rigid polyester reinforcing fabric.
 - a. Tensile Strength ASTM D 3766, 75.3 lbs (34.2 kg).
 - b. Tear Strength, 17.4 lbs (7.89 kg).
 - c. Elongation ASTM D 3786, 44.25%
 - d. Weight per Area, 3 oz./sq yd. (102 g/m2)
 - e. Mullen Burst, ASTM D 3786: 139 lbs. (63 kg)
- C. Coatings:
 - 1. Coating: Energizer BK: Multi-purpose asphalt/ coal tar blend liquid waterproofing membrane designed to restore existing smooth surfaced SBS, aged APP, and built-up roof surfaces.
 - a. Non-Volatile, ASTM D 6511: Typical 62-64%
 - b. Density, ASTM D 6511: 7.6-7.8 lbs./gal
 - c. Viscosity @ 77 degrees F (25 degrees C), 9,000-12,000 cP
 - d. Flash Point, ASTM D 93: Minimum 105 degrees F (40.6 degrees C)
 - e. Tensile Strength ASTM D 412: 190psi
 - f. Elongation @ 77 degrees F (25 degrees C), ASTM D 412: Typical 2000%
 - g. Compound Stability: Passes 200 degrees F (93.3 degrees C)
 - h. VOC: 300 g/l
- D. Walkway Surfacing: Topping.
 - 1. Surfacing: Reflective/Non-Skid
 - a. Garla-Brite/Reflective.
 - 1) Flash Point, ASTM D 93: 103 degrees F (39 degrees C)
 - 2) Density, ASTM D 1475: 8.51 lbs./gal
 - 3) Typical Drying Time, Overnight
 - 4) Service Temperature, -20 degrees F to 230 degrees F
 - 5) Non-Volatile, ASTM D 4479: Typical 68 percent
 - 6) VOC: 500 g/l



- 7) Reflectance, Initial 0.74, 3 year 0.65
- 8) SRI, Initial 77, 3 year 60

END OF SECTION



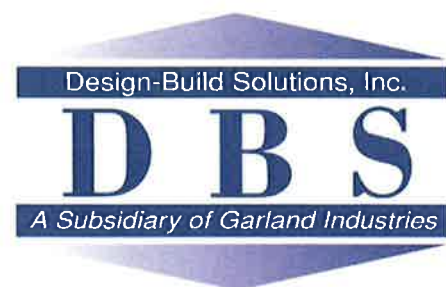
3 Drawing Package



4 Details and Wind Uplift Calculation



5 Material Data Sheets





PRE-PITCH 2D REPORT

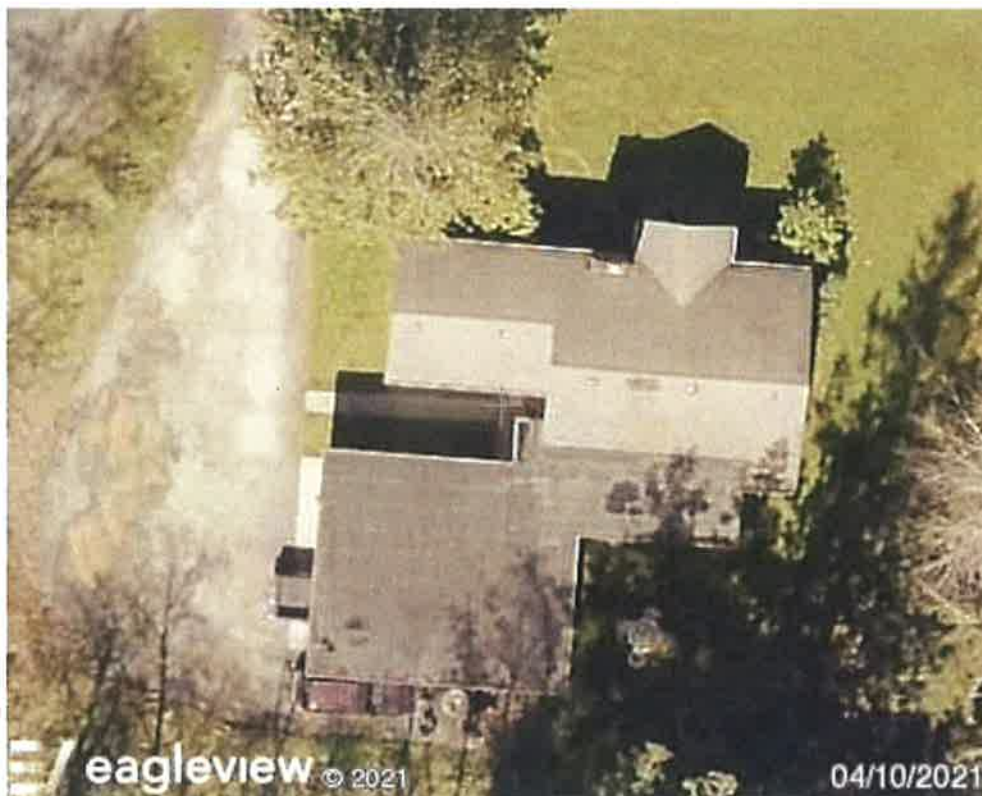
Enclosed is your Pre-pitch 2D report. It is not the completed measurement report but includes data to assist you in the field.

To generate the completed measurements that will include the line, pitch and area diagrams, please navigate to the link below and enter the pitch.

[Enter pitch values](#)

If you have questions or need assistance, please contact Customer Service at 1-866-659-8439.

F8X4 MP, Anacortes, WA 98221, Anacortes, WA 98221



Report Details

Report: 51862984

Property Details

Total Roof Area = [Click here](#) to assign pitch values and your report will be generated.

Total Roof Facets = 6
Longitude = -122.6926551
Latitude = 48.4979404
Number of Stories <=1

[Online map of property](#)

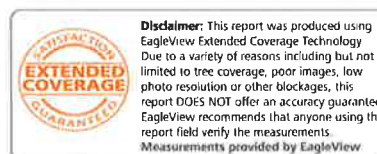
Report Contents

Notes Diagram.....1
Facet Area Table.....2

Contact: Marty McGarrigle

Company: The Garland Company, Inc.

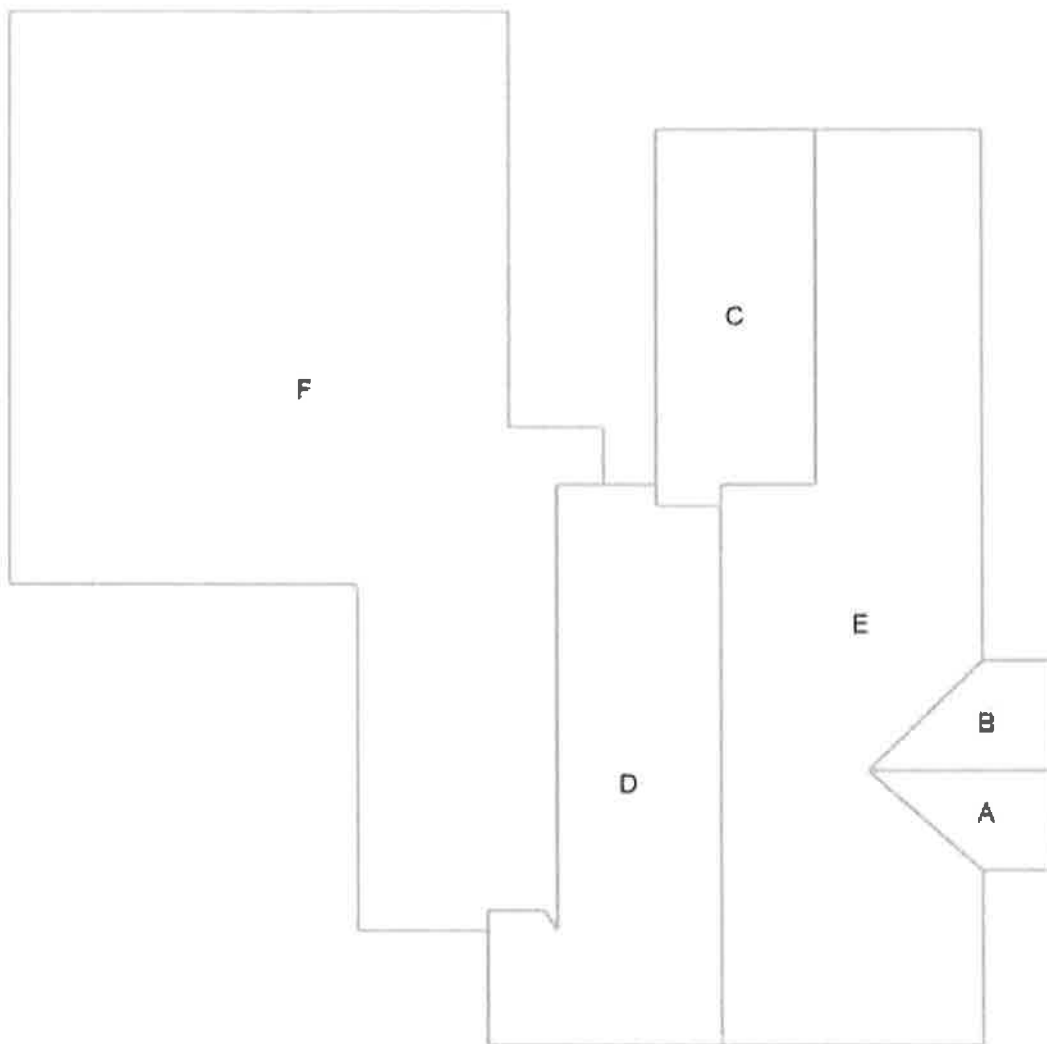
Address: 1345 N 152nd St
Shoreline, WA 98133-6215



Disclaimer: This report was produced using EagleView Extended Coverage Technology. Due to a variety of reasons including but not limited to tree coverage, poor images, low photo resolution or other blockages, this report DOES NOT offer an accuracy guarantee. EagleView recommends that anyone using this report field verify the measurements. Measurements provided by EagleView.

Notes Diagram

Roof facets are labeled from smallest to largest (A to Z) for easy reference. Total Roof Facets = 6



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Report: 51862984

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Facet Area (sq ft) Based Upon Pitch

The area for each facet appears in the column under the appropriate pitch.

Facet	Pitch(inches per foot)										
	0	2	4	6	8	10	12	14	16	18	20
A	42.4	43	44.7	47.4	51	55.2	60	65.2	70.7	76.4	82.4
B	46.6	47.2	49.1	52.1	56	60.7	65.9	71.6	77.7	84	90.6
C	195.3	198	205.9	218.4	234.7	254.2	276.2	300.1	325.5	352.1	379.6
D	331.3	335.9	349.2	370.4	398.2	431.3	468.5	509.1	552.2	597.3	643.9
E	633.4	642.1	667.7	708.2	761.3	824.5	895.8	973.3	1055.7	1141.9	1231.1
F	1194.9	1211.4	1259.5	1335.9	1436.1	1555.4	1689.8	1836.1	1991.5	2154.1	2322.5
Total	2444	2478	2576	2732	2937	3181	3456	3755	4073	4406	4750

To generate a completed report with all line lengths and dimensions, [click here](#). Your report will be completed as soon as you assign pitch values to the areas in questions.

Each value is rounded to the nearest square foot. The totals are based on the unrounded values.

Access and edit your Extended Coverage 2D Report by logging into your account here:

<https://my.eagleview.com/EditPitches.aspx?ReportId=Y29nQ2dCSitxc2UyOGorNFBHT3FyUT09>

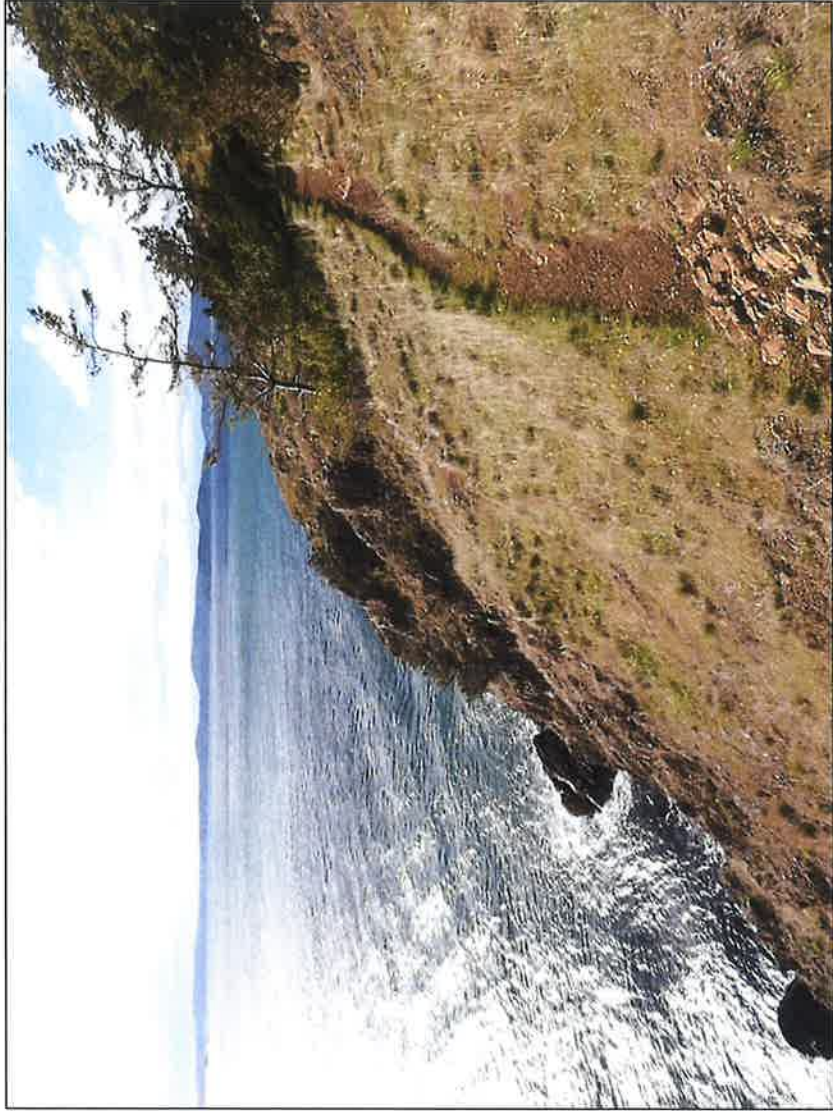


Report: 51862984

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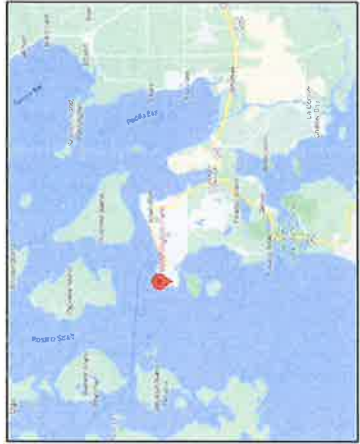
Washington Park Roof Replacement



Prepared By Marty McGarrigle
The Garland Company
206-550-5609
MMcGarrigle@GarlandInd.com



KEY PLAN



Location Map

[Google Photos Link](#)
[See Next Page](#)



The Garland Company
206 E. 8th Street
Anacortes, WA 98221

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SHEET TITLE:

Title Page

SHEET NO.

A-1



Washington Park Campus Map

	Shingle Roofing System 2,250 Sq. Ft
	Low Slope Roof 2,000 Sq. Ft
	Work Area

Tenant House Google Photos Link
<https://photos.app.goo.gl/W2qSw3ITzbDBAQBm9>

Parks Shop Google Photos Link
<https://photos.app.goo.gl/QpF1C4tFWsQRsb8b7>



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Washington Park Tenant House



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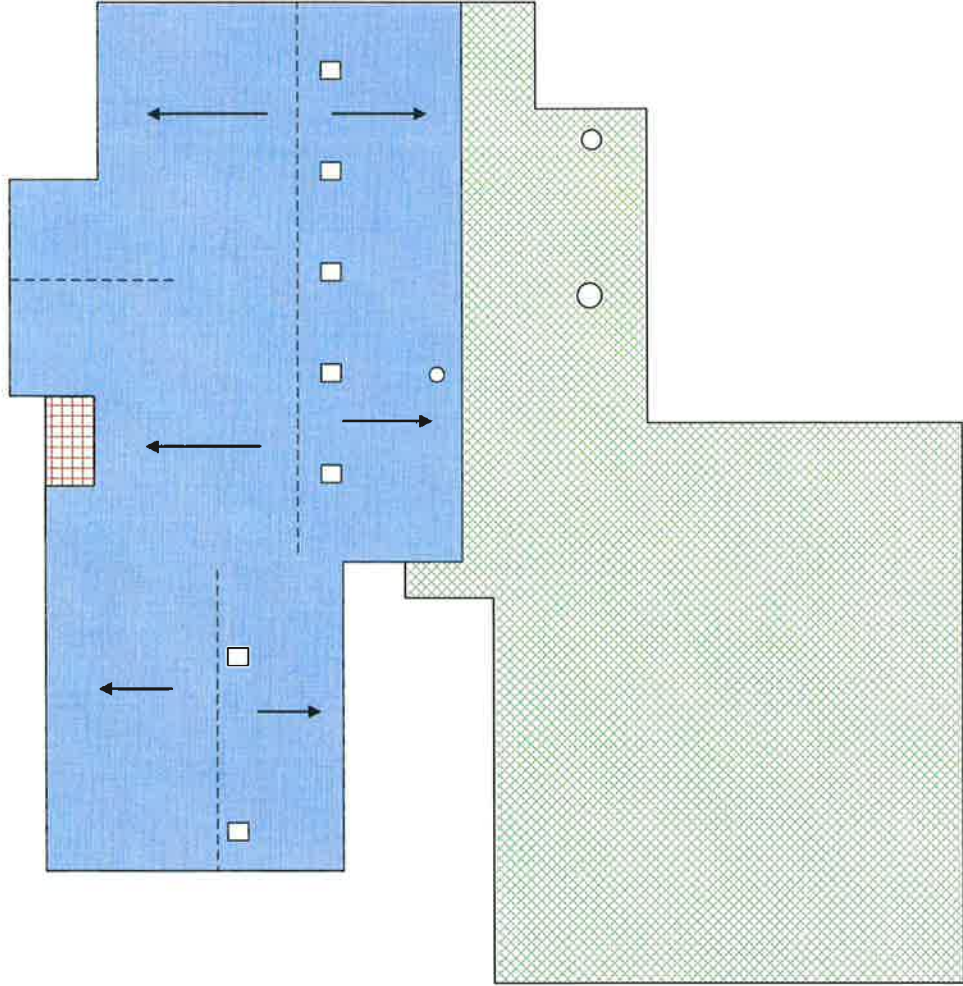
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	Shingle Roofing System 2,250 Sq. Ft
	Low Slope Roof 2,000 Sq. Ft
	Chimney

Google Photos Link
<https://photos.app.goo.gl/W2qSw3iTzbDBAQBM9>

Site Address:
F8X4+MP
Anacortes, WA 98221



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A-3

TYPICAL ROOF CROSS SECTION



TYPICAL ROOF CROSS SECTION - SHINGLE

GENERAL NOTES

NOTES:

1. STORE AND HANDLE ROOFING SHEETS IN A DRY, WELL-VENTILATED, WEATHER-TITE PLACE. STORE ROLLS OF FELT AND OTHER SHEET MATERIALS ON BAKED SURFACE. STAND ALL ROLL MATERIALS ON END. COVER ROLL GOODS WITH A CANVAS TARPULIN OR OTHER BREATHABLE MATERIAL (NOT POLYETHYLENE).
2. DO NOT LEAVE UNUSED MATERIALS ON THE ROOF WHEN ROOFING WORK IS NOT IN PROGRESS UNLESS PROTECTED FROM WEATHER AND OTHER MOISTURE SOURCES.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE ALL MATERIAL AND EQUIPMENT ON THE JOB SITE. IF ANY MATERIAL OR EQUIPMENT IS STORED ON THE ROOF, THE CONTRACTOR MUST MAKE SURE THAT THE INTEGRITY OF THE DECK IS NOT COMPROMISED AT ANY TIME.
4. DO NOT APPLY ROOFING INSULATION OR MEMBRANE TO DAMP DECK SURFACE.
5. FULLY COMPLETE ALL MODIFIED BITUMINOUS MEMBRANE ROOFING FIELD ASSEMBLY WORK EACH DAY. PHASED CONSTRUCTION WILL NOT BE ACCEPTED.

CUSTOMER NOTE:

1. ALL OF GARLAND'S SHOP FABRICATED MATERIAL WILL BE MANUFACTURED TO THE DIMENSIONS SHOWN, UNLESS OTHERWISE NOTED.
2. IT IS ESSENTIAL THAT ANY NECESSARY CHANGES, NOTATIONS OR REQUESTED INFORMATION BE CLEARLY NOTED ON THE SHOP DRAWINGS.
3. NO MATERIAL WILL BE CONSIDERED RELEASED FOR FABRICATION UNTIL ALL PERTINENT INFORMATION (I.E. COLOR, DIMENSIONS, MATERIAL CONFIGURATION) HAS BEEN RECEIVED.

SCOPE OF WORK NOTES

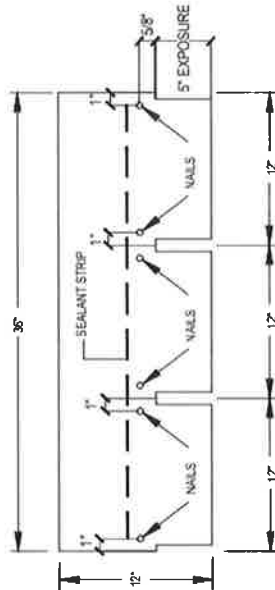
GENERAL NOTES:

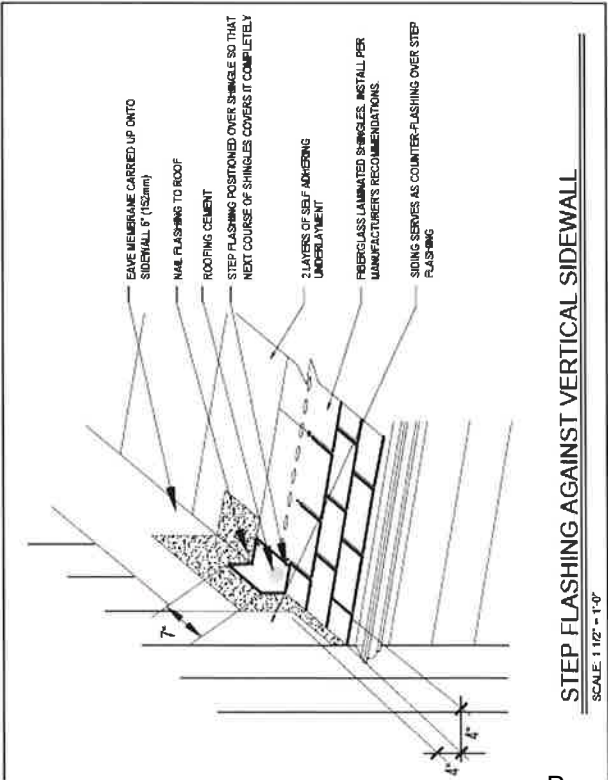
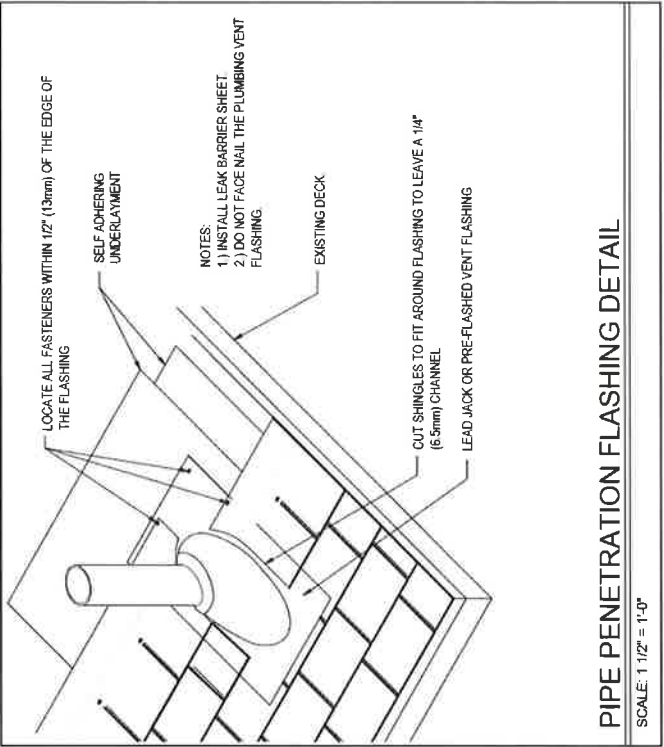
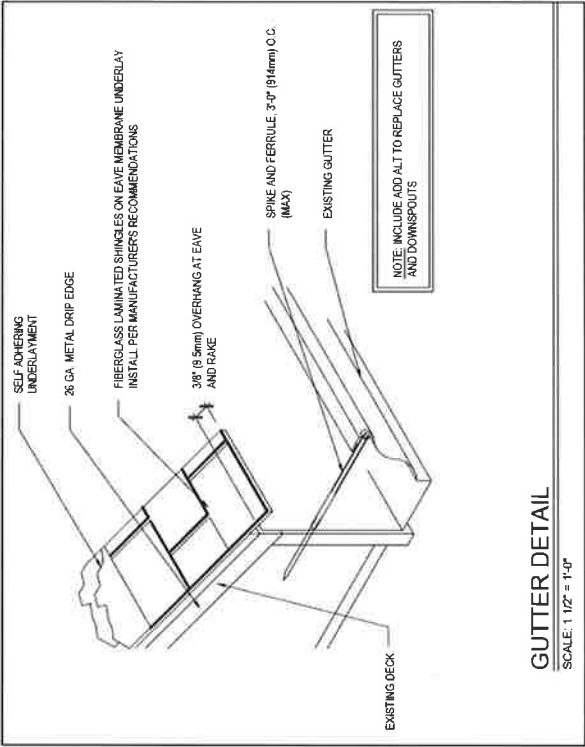
1. IT IS THE ROOFING CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH ALL DETAILS INVOLVED IN THE ROOFING CONTRACT.
2. ALL DRAWINGS ARE GRAPHIC REPRESENTATION OF APPROXIMATE LOCATION OF EXISTING AND NEW MATERIALS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
3. THE ROOFING CONTRACTOR TO PROTECT ALL ADJACENT SURFACES NOT SCHEDULED FOR WORK AND TO REPAIR ANY DAMAGED AREAS AS A RESULT OF CONTRACTOR WORK AT NO ADDITIONAL COST TO THE OWNER.
4. THE ROOFING CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN WATER TIGHTNESS AND PROVIDE PROTECTION AT ANY/ALL OPENINGS IN THE ROOF LEFT AT THE END OF EACH CONSTRUCTION DAY.
5. ALL WOOD BLOCKING SHALL BE PRESSURE TREATED.
6. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, CONDITIONS, AND QUANTITIES.

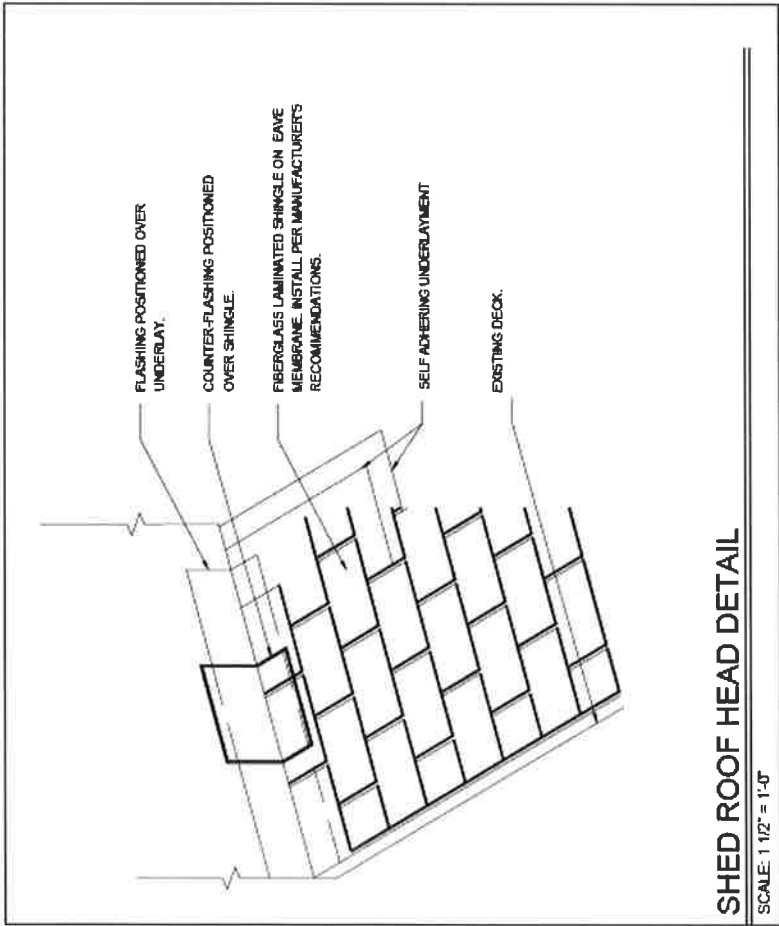
SCOPE OF WORK:

1. See Section 4 of the Project Manual

SHINGLE FASTENING INSTRUCTIONS (6) NAIL ATTACHMENT



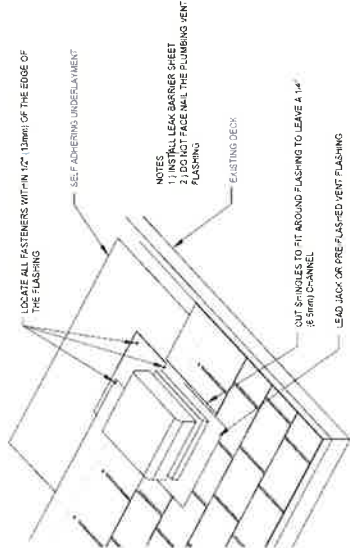
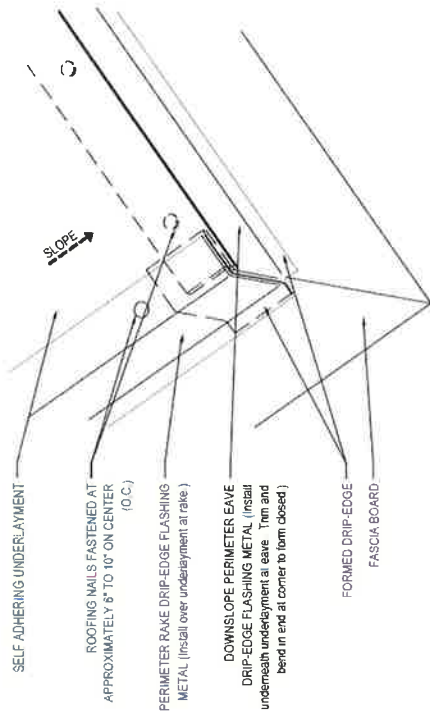




Notes:

1. In cold climates, where snow and ice are common, a self-adhering ice & water membrane or other membrane is recommended as an ice-dam protection membrane at all potential or existing locations such as: downspout eaves, valleys, crickets, around penetrations, and eave edges. At downspout roof penetrations it is recommended to use a self-adhering membrane 24" from upspout from eave edge and 12" from downspout. Consult local Building Code requirements.
2. Severity of localized climate conditions, regarding rainfall, freeze-thaw cycling, and anticipated snow and ice may dictate the installation of perimeter drip-edge metal flashing. Most local Building Codes require the use of perimeter sheet metal flashings with water-shedding roof systems. Refer to local Building Code. Perimeter drip edge metal flashing is suggested to be a minimum of 26-gauge pre-finished painted galvanized steel, 16-oz. copper, .032-inch thick pre-finished aluminum, or an equivalent long-term corrosion-resistant metal.
3. The perimeter of the roof deck should provide a continuous solid wood railing surface.

4. The vertical-lap flange of sheet metal drip-edge flashing should be of sufficient length to permit water to drip off the roof without affecting the underlying construction during times of no wind.
5. The horizontal flange (i.e., roof seat) of sheet metal drip-edge flashing should extend at least 2" beyond the edge of the roof deck.
6. In cold climates, consider installation of insulator sheet (e.g., a strip of asphalt-saturated felt) between the wood roof deck and sheet metal flashing flange(s). Membrane possible for consideration and meeting details.
7. Dimensions shown are recommended turnouts and are intended to be approximate to allow for installation tolerances due to field conditions.
8. The profile of specific components, their configuration or sequencing, can vary with the roof system, with climate differences, and regional or area practices.



The Federal Company
3000 1st Street
Cleveland, OH 44108

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Cleveland, OH 44115

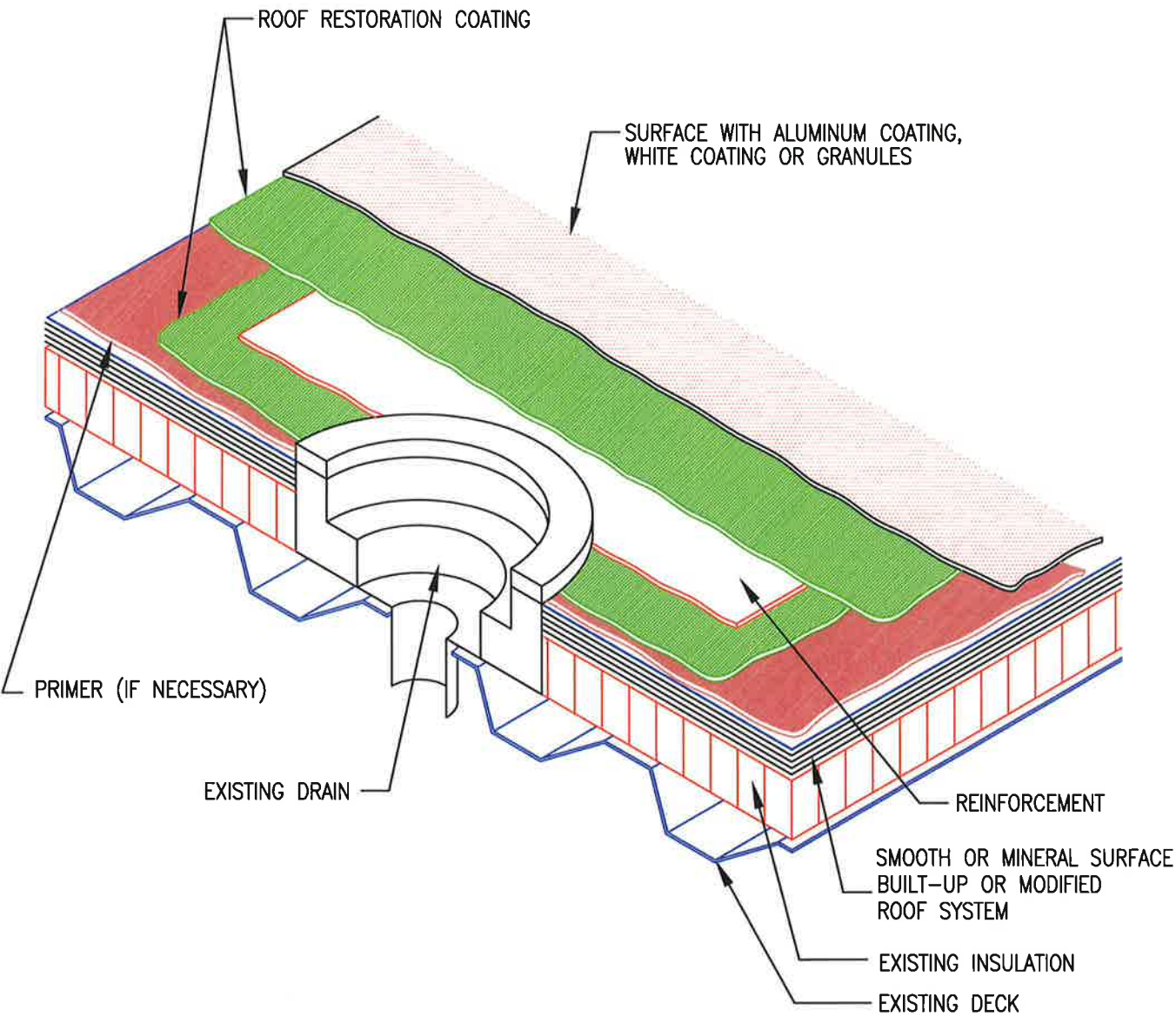
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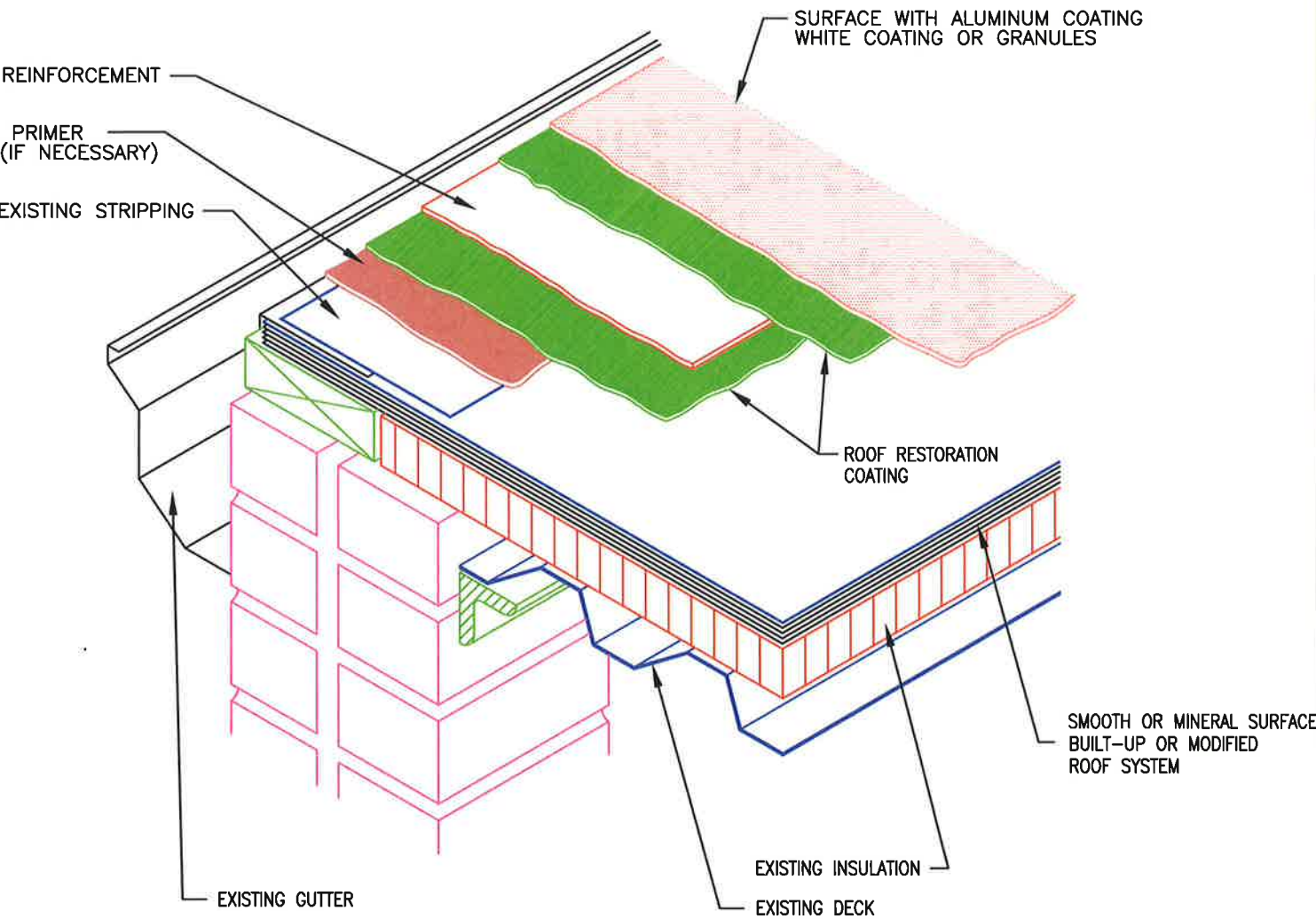
SHEET TITLE:

SHEET NO.



THE GARLAND COMPANY, INC.
GARLAND CANADA, INC.
THE GARLAND COMPANY UK, LTD

DETAIL:
DRAIN DETAIL
SMOOTH/MINERAL MODIFIED RESTORATION

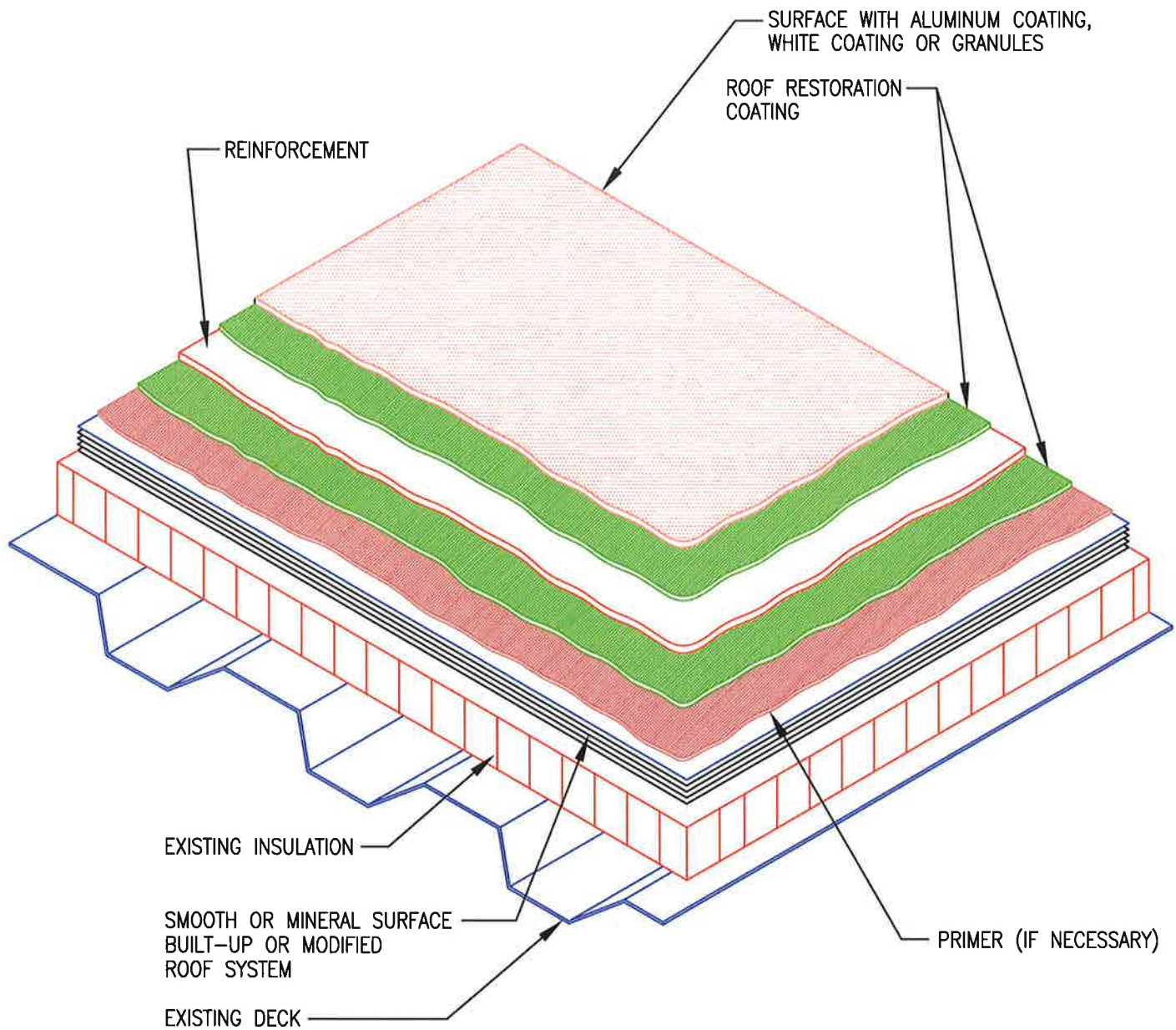


THE GARLAND COMPANY, INC.
GARLAND CANADA, INC.
THE GARLAND COMPANY UK, LTD

DETAIL:

EDGE DETAIL

SMOOTH/MINERAL MODIFIED RESTORATION

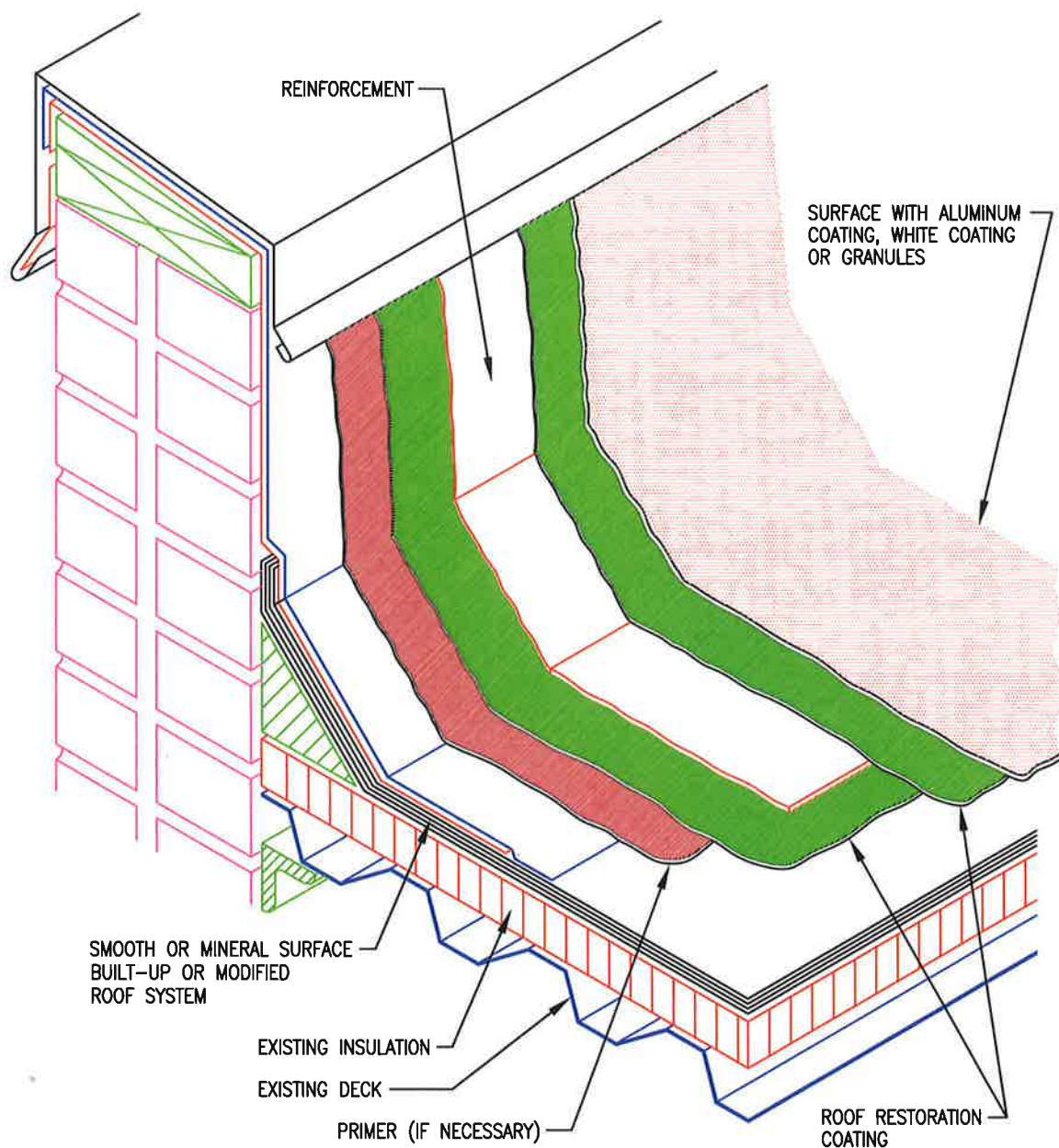


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THE GARLAND COMPANY UK, LTD

DETAIL:

FIELD DETAIL

SMOOTH/MINERAL MODIFIED RESTORATION

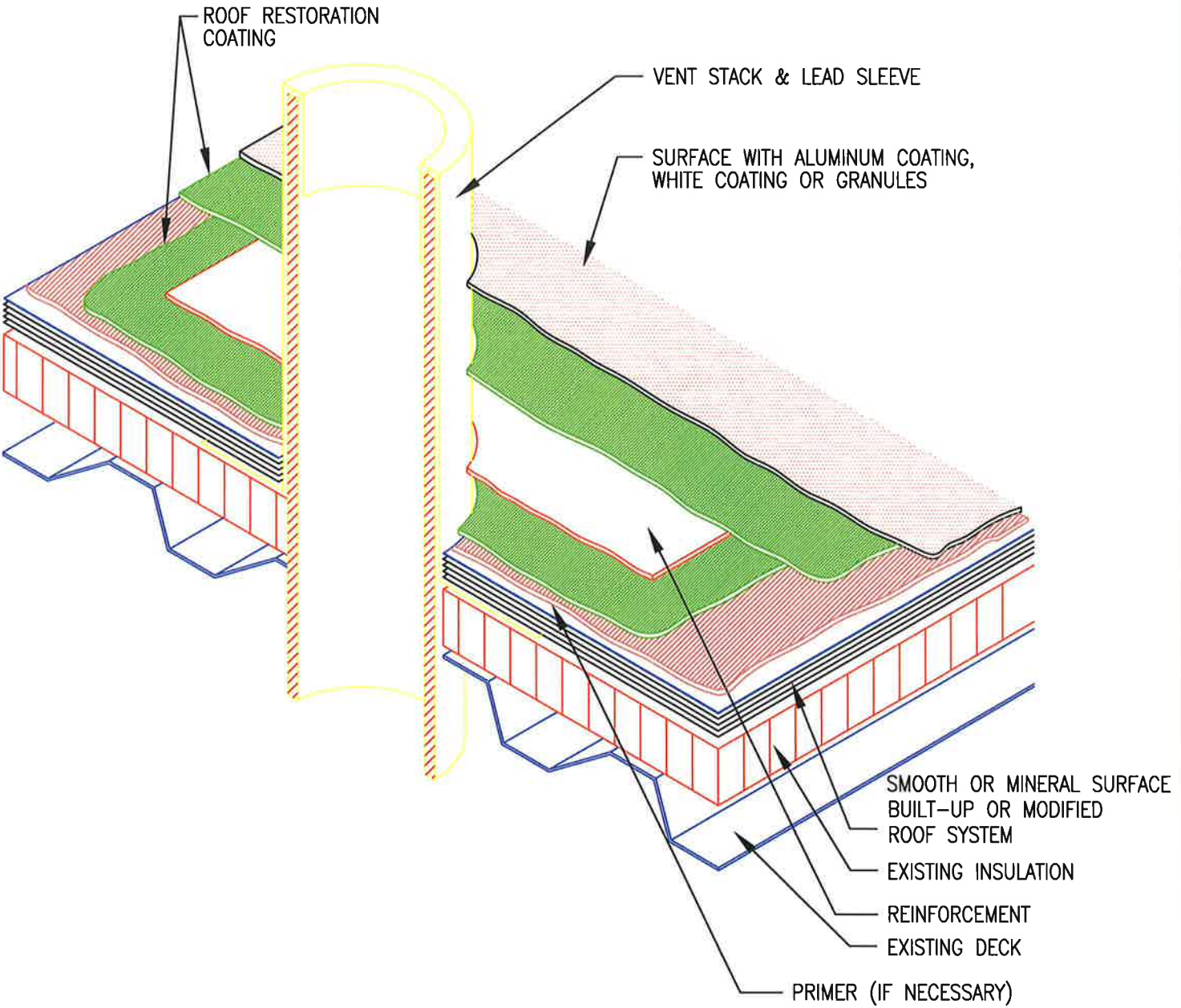


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DETAIL:

FLASHING DETAIL

SMOOTH/MINERAL MODIFIED RESTORATION



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DETAIL:

PIPE DETAIL

SMOOTH/MINERAL MODIFIED RESTORATION

Asphalt Shingle Roofing for High Wind Regions

HOME BUILDER'S GUIDE TO COASTAL CONSTRUCTION

Technical Fact Sheet No. 7.3

Purpose: To recommend practices for installing asphalt roof shingles that will enhance wind resistance in high-wind, coastal regions.

Key Issues

- Special installation methods are recommended for asphalt roof shingles used in high-wind, coastal regions (i.e., greater than 90-mph gust design wind speed).
- Use wind-resistance ratings to choose among shingles, but do not rely on ratings for performance.
- Consult local building code for specific installation requirements. Requirements may vary locally.
- Always use underlayment. See Fact Sheet No. 7.2 for installation techniques in coastal areas.
- Pay close attention to roof-to-wall flashing and use enhanced flashing techniques (see Fact Sheet No. 5.2).

Construction Guidance

- Follow shingle installation procedures for enhanced wind resistance.

Shingle Installation at Eaves

Labels: First course, Self-sealing adhesive, Six nails per shingle located as shown, Starter strip – cut tabs from shingles and place with self-sealing adhesive at eave, Six nails per starter strip, 1"–2.5" (1" is preferred if framing conditions permit), Three 1" dabs of asphalt roof cement per tab between starter strip and first course.

Labels: Underlayment, Metal drip edge, Overlying shingle (see step 2), Self-sealing adhesive, Fasteners (see step 2), Tab, 1" Dabs of asphalt roof cement (see step 1), Underlying shingle (see step 1), Pre-cut shingle (see step 2), Repeat steps 2 through 4 (see step 5), Roof cement (see step 4), Field shingle, Fastener (see step 3), 1" Dabs of asphalt roof cement (see step 1).

Shingle Installation at Hips and Ridges

- Apply four 1-inch dabs of roof cement to field shingle.
- Set pre-cut shingle in place and press down in dabs of roof cement before installing fasteners.**
- Install fastener on each side of ridge. Note: Because of extra thickness of shingles at hips and ridges, longer nails may be needed.
- Apply two 1-inch dabs of roof cement to shingle where shown.
- Repeat steps 2 through 4.

Shingle Installation at Rakes

- Apply two 1-inch dabs of asphalt roof cement on underlying shingle, and two 1-inch dabs on metal drip edge as shown.
- Set overlying shingle in place and install fasteners except for last fastener at rake.
- Press shingle down to set in dabs of asphalt cement before installing final fastener.**
- Install final fastener at rake edge.
- Repeat steps for each course.

Enhanced shingle securement



FEMA

7.3: ASPHALT SHINGLE ROOFING FOR HIGH WIND REGIONS
HOME BUILDER'S GUIDE TO COASTAL CONSTRUCTION

1 of 3

12/10

2. Consider shingle physical properties.

Properties	Design Wind Speed ¹ >90 to 120 mph	Design Wind Speed ¹ >120 mph
Fastener Pull-Through ² Resistance	Minimum Recommended 25 lb at 73 degrees Fahrenheit (F)	Minimum Recommended 30 lb

1. Design wind speed based on 3-second peak gust.

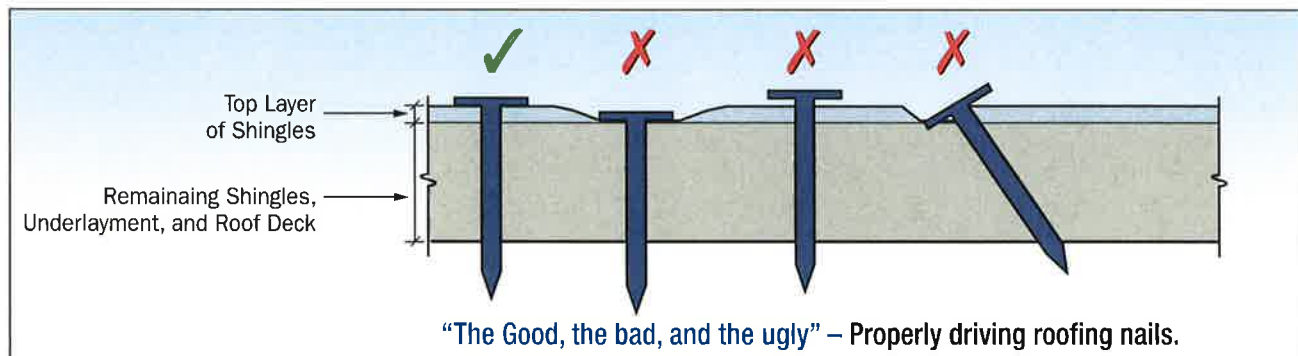
2. ASTM D 3462 specifies a minimum fastener pull-through resistance of 20 lb at 73° F. If a higher resistance is desired, it must be specified.

3. Ensure that the fastening equipment and method results in properly driven roofing nails for maximum blow-off resistance. The minimum required bond strength must be specified (see **Wind-Resistance Ratings**, below).

Shingle Type	Standard	Characteristics
Organic-Reinforced	ASTM D 225	Relatively high fastener pull-through resistance
Fiberglass-Reinforced	ASTM D 3462	Considerable variation in fastener pull-through resistance offered by different product
SBS Modified Bitumen	A standard does not exist for this product. It is recommended that SBS Modified Bitumen Shingles meet the physical properties specified in ASTM 3462.	Because of the flexibility imparted by the SBS polymers, this type of shingle is less likely to tear if the tabs are lifted in a windstorm.

Fastener Guidelines

- Use roofing nails that extend through the underside of the roof sheathing, or a minimum of 3/4 inch into planking.
- Use roofing nails instead of staples.
- Use stainless steel nails when building within 3,000 feet of saltwater.



Weathering and Durability

Durability ratings are relative and are not standardized among manufacturers. However, selecting a shingle with a longer warranty (e.g., 30-year instead of 20-year) should provide greater durability in coastal climates and elsewhere.

Organic-reinforced shingles are generally more resistant to tab tear-off but tend to degrade faster in warm climates. Use fiberglass-reinforced shingles in warm coastal climates and consider organic shingles only in cool coastal climates. Modified bitumen shingles may also be considered for improved tear-off resistance of tabs. Organic-reinforced shingles have limited fire resistance – verify compliance with code and avoid using in areas prone to wildfires.

After the shingles have been exposed to sufficient sunshine to activate the sealant, inspect roofing to ensure that the tabs have sealed. Also, shingles should be of “interlocking” type if seal strips are not present.

Wind-Resistance Ratings

Wind resistance determined by test methods ASTM D 3161 and UL 997 does not provide adequate information regarding the wind performance of shingles, even when shingles are tested at the highest fan speed prescribed in the standard. Rather than rely

on D 3161 or UL 997 test data, wind resistance of shingles should be determined in accordance with UL 2390. Shingles that have been evaluated in accordance with UL 2390 have a Class D (90 mph), G (120 mph), or H (150 mph) rating. Select shingles that have a class rating equal to or greater than the basic wind speed specified in the building code. If the building is sited in Exposure D, or is greater than 60 feet tall, or is a Category III or IV, or is sited on an abrupt change in topography (such as an isolated hill, ridge, or escarpment), consult the shingle manufacturer. (Note: for definitions of Exposure D and Category III and IV, refer to ASCE 7.)

Developed in association with the National Association of Home Builders Research Center



OVERVIEW & FEATURES

Energizer K Plus FR is a multi-purpose, rubberized, fluid-applied waterproofing membrane designed to restore on existing smooth surfaced SBS, aged APP, and built-up roof surfaces. Energizer is made from the same unique blend of SBS (Styrene-Butadiene-Styrene) rubberized asphalt used in Garland's HPR® modified membranes.

Energizer K Plus FR has the added strength of KEVLAR® incorporated into the coating.

Long-lasting Waterproofing - Extend the life of your roof with Energizer K Plus FR, which provides natural resistance to moisture, chemicals, UV, and aging.

KEVLAR® - Energizer K Plus FR incorporates KEVLAR aramid fibers which are short, tough, engineered fibers that build enough viscosity to impart superior sag resistance. The KEVLAR aramid fibers also add increased tensile strength, superior UV cracking resistance, and added fire resistance.

Versatile & User-Friendly - Energizer is very versatile; it can be used on SBS, APP, and smooth or mineral surfaced asphalt roofs. Energizer can be applied with a brush, squeegee, or sprayed, making it easy for in-house maintenance use. Therefore, there is no need for torches or kettles. Because of Energizer's K Plus FR high solids content, the coating cures quickly. Energizer K Plus FR can be used for smooth roofs and can take a reflective coating within 30 days

APPLICATION

Refer to the Energizer Application Guidelines for complete substrate specific repair, preparation and application requirements.

Ensure that wet conditions do not exist. A moisture survey is required to ensure that all wet insulation is removed and replaced with like kind and thickness. Remove all dirt and debris from the existing roof to ensure proper adhesion. Prime the roof surface with Garland's Garla-Prime® or Garla-Prime VOC at 0.5 gal / 100 sq. ft. (0.20 l/m²).

For Roof Coating - Slopes are restricted to 3:12 (25 cm/m) @ 77°F (25°C) maximum. Apply Energizer K Plus FR at a rate of approximately 3 gal./100 sq. ft. (1.2 l/m²) over the entire roof surface. If granules are to be incorporated, apply them subsequent to the Energizer K Plus FR application. Do not spread minerals over surfaces prior to product application.

When granules are not applied, Energizer K Plus FR must be coated with Garla-Brite, Silver-Shield or Pyramic Plus LO at least 15-30 days after application.

For Roof Restoration - Slopes are restricted to 3:12 (25 cm/m) @ 77°F (25°C) maximum. Apply the Energizer K Plus FR at a rate of approximately 6-7 gal./ per 100 sq. ft. (2.4 -2.8 l/m²) with Grip Polyester® Firm embedded within the Energizer K Plus FR over the entire roof surface. Please refer to specifications for coverage rates of other surfaces. If granules are to be incorporated, apply them subsequent to the Energizer K Plus FR application. Do not spread minerals over surfaces prior to product application.

When granules are not applied, Energizer K Plus FR must be coated with either Garla-Brite, Silver-Shield or Pyramic Plus LO at least 15-30 days after application.

NOTE: Pumping Energizer K Plus FR requires a heat exchange unit, such as the WARM-MASTER®, made by Roof Master, Inc.® Do not use open flame for heating. Energizer can be transferred to roof using conventional spray equipment and allowing it to flow out of the spray wand without the spray tip. It should then be brushed.

PRECAUTIONS

- Do not apply over wet surfaces
- Please read product label and SDS
- Material should be kept indoors while not in use, do not keep on the roof overnight
- Coverage rates may vary based on surface condition/texture and do not take into account material loss due to spraying, surface texture, surface absorption, waste, etc.

Energizer K Plus FR

Technical Data	Energizer K Plus FR
Non-Volatile (ASTM C 1250)	Typical 80%
Density (ASTM D 1475)	10 lbs./gal (1.21 g/cm ³)
Viscosity @ 77°F (25°C) (Brookfield RVT, Spindle #5, 50 rpm)	Typical 15,000/25,000 cP
Flash Point (ASTM D 93)	Minimum 100°F (37.7°C)
Elongation @ 77°F (25°C) (ASTM D 412)	Typical 275%
Water Absorption	Less than 0.7%
Compound Stability	Passes 200°F (93.3°C)
Accelerated Weathering Test (Q-UV; UVB-313 bulbs)	Passes 2,000 hrs. exposure
Wet Film Thickness @ 6 gal. (22.7 l)	96 mils (2,438 microns)
Shelf Life	1 year
Packaging	5 gallon pail (18.9 l) 55 gallon drum (208.2 l)

Eco-Facts	Energizer K Plus FR
VOC	250 g/l

FLUID-APPLIED ROOF RESTORATION COVERAGE RATES

Existing Roof Surface	Final Surface	Gallons per Square w/ Grip Polyester Firm	Liters per m ² w/ Grip Polyester Firm
Smooth	Coated	3.0/Poly/3.0	1.2/Poly/1.2
Mineral	Coated	3.5/Poly/3.0	1.4/Poly/1.2
Smooth	Mineral	3.0/Poly/3.5	1.2/Poly/1.4
Mineral	Mineral	3.5/Poly/3.5	1.4/Poly/1.4

For specific recommendations and coverage rates, please contact your local Garland Representative or Garland Technical Service Department.



For more information, visit us at: www.garlandco.com

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Tests verified by independent laboratories. Actual roof performance specifications will vary depending on test speed and temperature. Data reflects samples randomly collected. A ± 10% variation may be experienced. The above data supersedes all previously published information. Consult your local Garland Representative or Garland Corporate Office for more information.

Energizer Garla-Prima, HPRI and Grip Polyester are trademarks of The Garland Company, Inc.
KEVLAR is a registered trademark of E.I. DuPont de Nemours and Company. WARM-MASTER is a Roof Master, Inc. registered trademark.

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OVERVIEW & FEATURES

Garla-Prime VOC is a solvent-based asphalt roof primer and conditioner that can restore aged and dry felts to provide a better bonding surface. Garla-Prime VOC provides a suitable bonding surface over metal, concrete, built-up, prepared gravel and modified bitumen roof surfaces. Garla-Prime VOC's penetrating oils help replace the asphaltic oils an existing roof surface has lost through weathering. The oils restore flexibility to the existing roof surface and seal dust that may be present after standard cleaning operations.

Low VOC & Environmentally Friendly - Garla-Prime VOC has been formulated to comply with Air Quality Management District regulations. The asphalt base of Garla-Prime VOC meets the requirements of ASTM D41-11.

Dries Quickly - Garla-Prime VOC completely dries in approximately 1 hour at 77°F (25°C) at 50% or less humidity, depending on the thickness of application. High humidity, cool temperatures and thicker applications will increase drying time.

Economical - Garla-Prime VOC application conserves finishing material by conditioning the surface and eliminating the tendency of the finishing material to absorb into the dried out, existing surface.

Provides Maximum Adhesion - Garla-Prime VOC ensures a long-lasting bond between the existing roof surface and the Garland finishing material.

APPLICATION

All surfaces must be clean, dry and free of dirt or any other contaminants that would interfere with proper adhesion. Any previously failed coating or improperly bonded material must be removed prior to application.

Garla-Prime VOC can be applied between 40-90°F (5°-32.2°C) on warm, dry surfaces. Application should only occur when weather conditions will permit a full cure before exposure to rain, dew, or low temperatures.

Garla-Prime VOC may be applied by brush, roller, or spray at 0.5 - 1.0 gal./100 sq. ft. (0.20-0.30 l/m²). Avoid over-application and build-up of primer. Brush or roll out any excess material immediately after application.

PRECAUTIONS

- Wet mil thickness will adversely affect dry time
- Always store material between 50°-100°F (10°-37.8°C)
- Coverage rates may vary based on surface condition/ texture and do not take into account material loss due to spraying, surface texture, surface absorption, waste, etc.

Garla-Prime VOC

Technical Data	Garla-Prime VOC
Flash Point (ASTM D 93)	100°F (37.5°C) min
Density @77°F (25°C) (ASTM D 2939)	7.5 lbs./gal. (.899 g/cm ³)
Non-Volatile (ASTM D 4479)	Typical 62%
Viscosity @ 77°F (25°C) Zahn Cup #2	18-21 sec
Shelf life	1 year
Coverage	0.5-1 gal/100 ft.2 (0.20-0.41 l/m2)
Packaging	5 gallon pail (18.9 l)

Eco-Facts	Garla-Prime VOC
VOC	< 350 g/l

For specific recommendations and coverage rates, please contact your local Garland Representative or Garland Technical Service Department.

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Tests verified by independent laboratories. Actual roof performance specifications will vary depending on test speed and temperature. Data reflects samples randomly collected. A ± 10% variation may be experienced. The above data supersedes all previously published information. Consult your local Garland Representative or Garland Corporate Office for more information.

Garla-Prime VOC are trademarks of The Garland Company, Inc.

R-Mer® Seal

Metal Roofing Underlayment

OVERVIEW & FEATURES

R-Mer Seal is a self-adhering high-temperature metal roofing underlayment. It is composed of a durable, non-slip, cross-laminated polymer film laminated to a high-temperature rubberized asphalt adhesive. A split release film protects the adhesive on the back side of the membrane and prevents the roll from sticking to itself during storage and handling.

R-Mer Seal is engineered for use as a continuous secondary waterproofing underlayment under Garland's metal roof systems. R-Mer Seal can also be used in valleys, ridges, penetrations and at eaves for protection against ice dams and wind driven rain. It can also serve as an underlayment for coping caps and edge metal applications.

Aggressive Adhesion – R-Mer Seal is formulated with high temperature rubberized asphalt for reliable protection. R-Mer Seal exhibits superior adhesion to the roof deck and strong lap strength, ensuring long-term watertight protection. Quality-controlled manufacturing ensures uniform film thickness throughout each roll.

Flexible & Self-Healing – The rubberized adhesive compound yields a flexible membrane with excellent elongation capabilities and tensile strength to accommodate the expansion and contraction of the substrate. The rubberized adhesive layer also exhibits self-healing capabilities and accommodates the use of fasteners, staples, nails, and screws while maintaining a watertight seal.

Easy Installation – The peel and stick application and overlap guidelines make installation fast and easy. R-Mer Seal's cross-laminated polymer film provides an excellent slip-resistant surface for installers.

High-Temperature Rating – R-Mer Seal is able to withstand the elevated temperatures of a rooftop environment without degrading or losing its waterproofing capabilities.

APPLICATION

R-Mer Seal adheres to metal, plywood, OSB, rigid vinyl, polyisocyanurate insulation and masonry substrates. R-Mer Seal is intended for use on roof decks with slopes of 2:12 and higher.

All surfaces must be in sound condition and free of dirt, debris, or dust. Prime all substrates to be waterproofed with SA Primer™ at a rate of 0.5 gal./100 sq. ft. (0.21 l/m²). Primer is not required when adhering to polyisocyanurate insulation.

Apply the membrane in lengths up to 18 feet. Overlap all seams a minimum 3" on the side laps and 6" on the head laps. Roll the seams and overlaps of the membrane with a hand roller to ensure complete adhesion with no voids, wrinkles, or fishmouths. The membrane should not be folded over the roof edge unless covered by a gutter, mechanically fastened every 6" or protected with other flashing materials.

PRECAUTIONS

- Do not expose to direct sunlight for more than 90 days.
- Store in original packaging and out of direct sunlight
- Must be installed in 50° F (10° C) and rising weather; contact your Garland representative or the Garland Technical Department for recommendations when temperatures are below 50° F (10° C)
- R-Mer Seal should not be applied during inclement weather and the installation should not proceed in the event that precipitation is probable during the application
- All substrates, except polyisocyanurate insulation, must be primed with SA Primer
- Do not use over silicone caulking or flexible vinyl gaskets
- Do not install over solvent-based sealants unless fully cured and dry to the touch

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R-Mer® Seal

Technical Data	R-Mer Seal
Thickness (ASTM D 5147)	45 mils (1.14mm)
Vapor Permeance (ASTM E 96)	<0.02
Flexibility @ -20°F (-28.88°C) (ASTM D 1970)	Pass
Tensile Strength (ASTM D 1970)	MD 32 lbs./in. (0.57 kg/mm) XD 35 lbs./in. (0.62 kg/mm)
Nail Sealability (ASTM D 1970)	Pass
Maximum Temp.	250°F (121.11°C)
Installation Temp.	50-100°F (10-37.7°C)
Color	White
Net Coverage	200 sq. ft. (18.5 m²)
Packaging	30 rolls/pallet

Roll Dimensions	R-Mer Seal
Width	3 ft. (0.91m)
Length	73 ft. (22.25 m)
Weight	60 lbs. (27.2 kg)

For specific application recommendations, please contact your local Garland Representative or Garland Technical Department.

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R-Mer is a registered trademark of The Garland Company, Inc. and Garland Canada, Inc. SA Primer is a trademark of The Garland Company, Inc.

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RM SEAL 1118



City Council Agenda Bill

Meeting Date: August 21, **Agenda Item:** 6.a.
2023

Agenda Item Title: Commercial Avenue Complete Streets Project Phase 1 Update

Staff Contact(s): TIM HOHMANN

<u>Approved for Submittal to Council by</u>	<u>Action Type</u>
GREG FRANCIOCH	Presentation
TIM HOHMANN	

Item Summary: This is a project update on the Commercial Avenue Complete Streets Project Phase 1, which includes the 12th and Commercial Roundabout plan. 30% design documents have been submitted to WSDOT for Channelization Plan approval. The project team would like to update the Council on the most recent plan and next steps for the project including entering into the right-of-way acquisition phase.

Budget Impact:

Previous Action: Previous project updates to the City Council were:

[December 21, 2020](#)

[February 1, 2021](#)

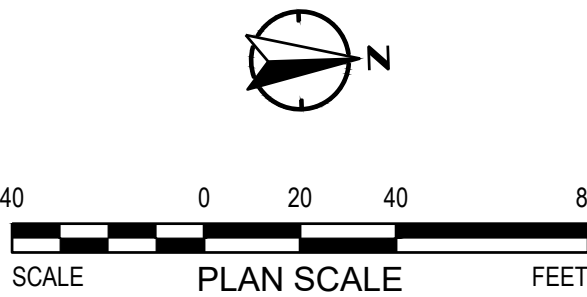
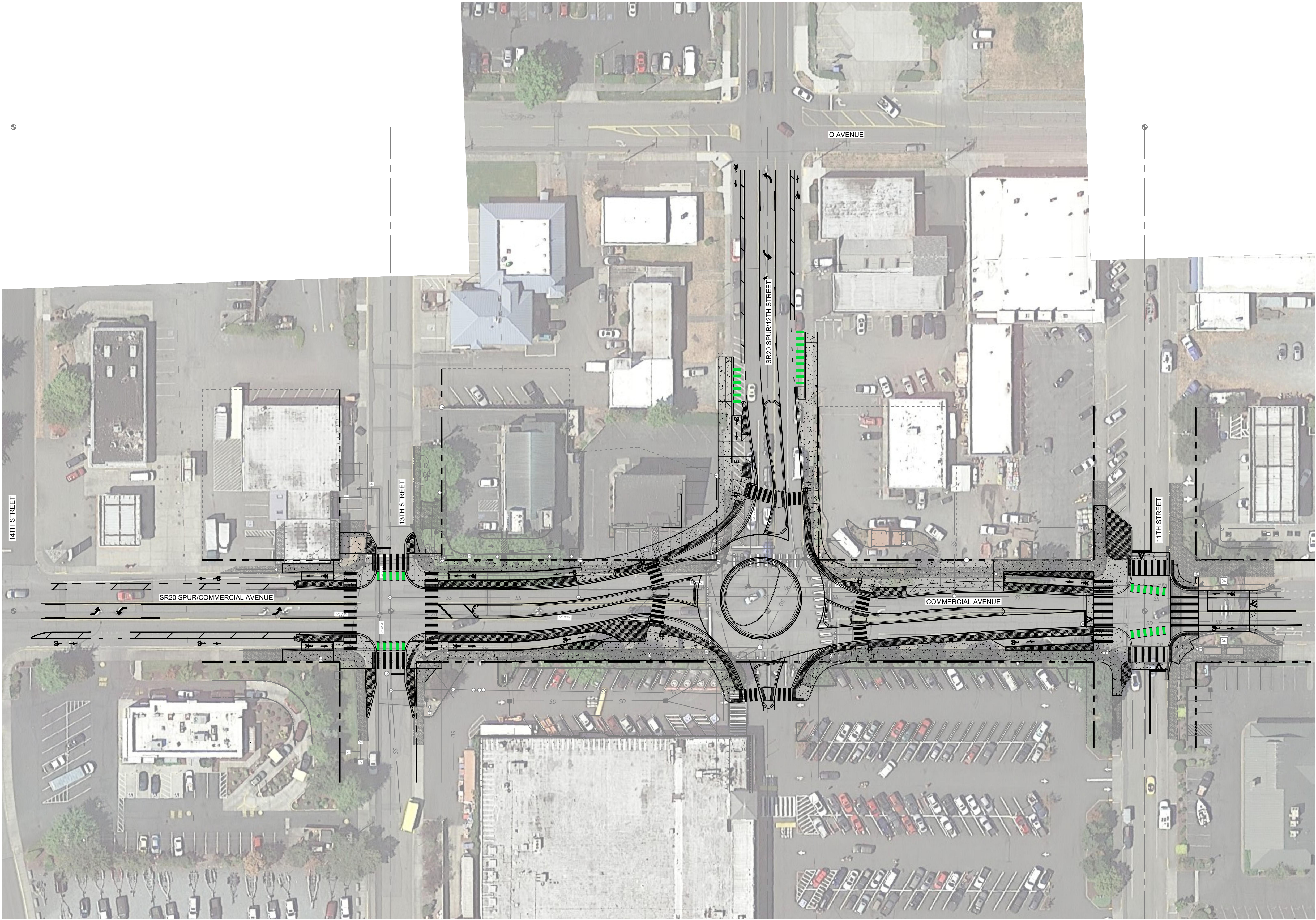
Recommended Motion:

Alternative Actions:

Attachments (listed in order presented):

1. 2023-08-15 Anacortes Set with aerial images for Council
2. Anacortes Commercial Ave Council 8.21.23

Dwg filename: n:\Shared\PROJECTS\2019\00-2019-240 anacortes wa - commercial ave 11th st to 13th st design\CAD\01_Plan\019-240_TS.dwg Last saved by: madeline.muller Plot date: 8/15/2023 3:20 PM Plotstyle table: ALTA NCS Standard.sbt



PROJECT NO: 00-2019-240
DESIGNED BY: MEM
DRAWN BY: MEM
REVIEWED BY: KDC
DATE: 6.14.2023
SCALE: AS SHOWN

MARK	DESCRIPTION	ISSUE	DATE	INITIAL



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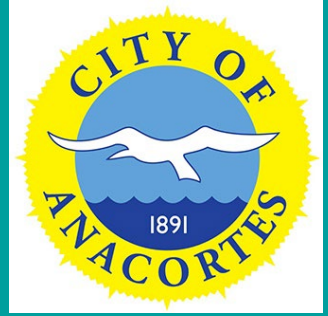
COMMERCIAL AVE
CORRIDOR PLAN PHASE 1
19-095-TRN-001

PO BOX 547
904 6TH STREET
ANACORTES, WA 98221

SHEET TITLE
ANACORTES, WASHINGTON
COMMERCIAL AVENUE, 11TH STREET TO 13TH STREET
SIGNING & STRIPING PLAN

SHEET NO.
TS100
SHEET # OF 4

CONCEPT DESIGN



Commercial Avenue 11th to 13th Street Design Update

CITY OF ANACORTES | AUGUST 21, 2023



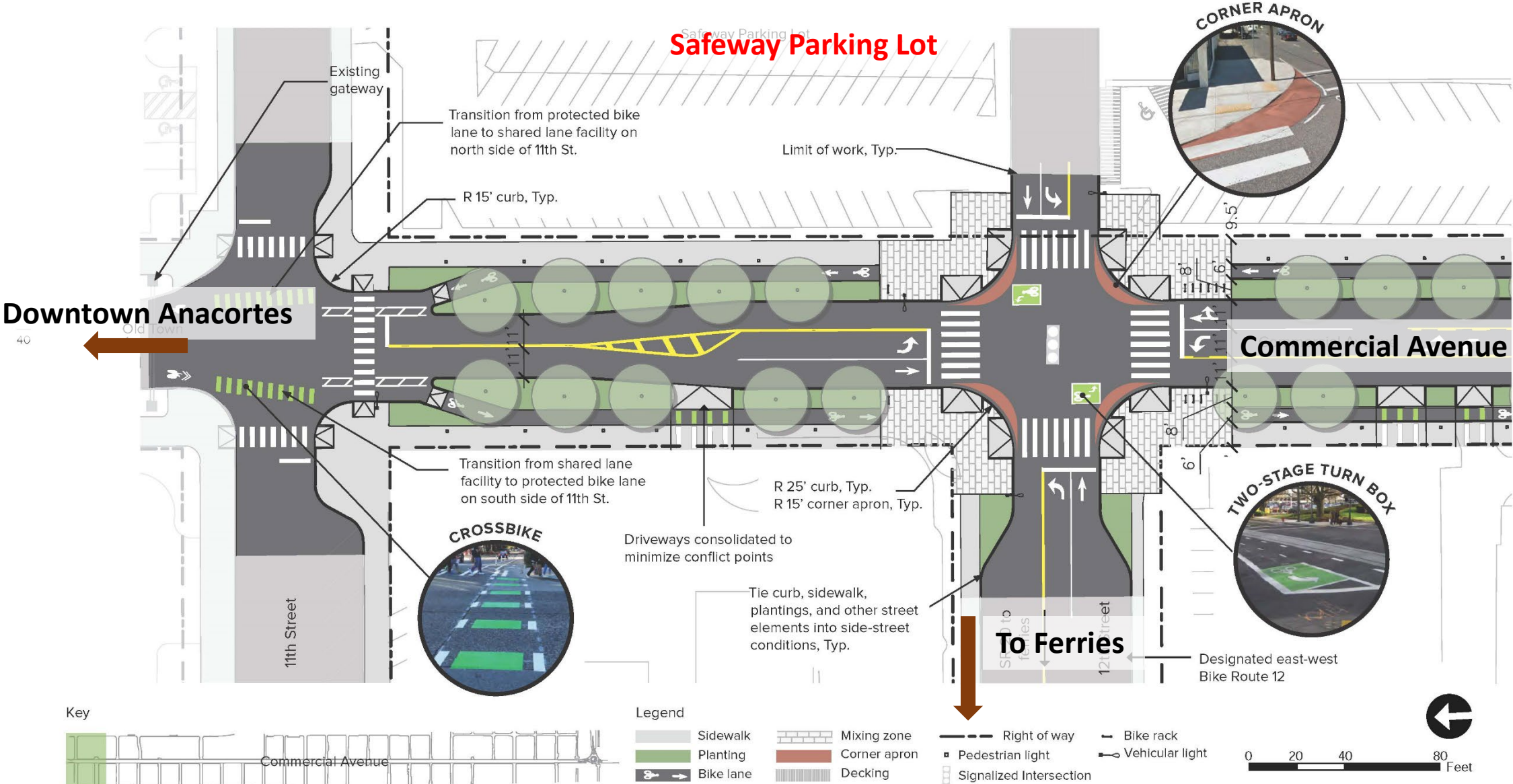
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An aerial photograph of a city street scene, overlaid with a semi-transparent teal filter. The image shows a multi-lane road with cars, a dedicated bike lane with cyclists, and a wide sidewalk with pedestrians. Trees line the streets, and various buildings are visible in the background. The overall scene depicts a modern, multi-modal urban environment.

PROJECT OVERVIEW

BACKGROUND & BASIS FOR DESIGN

2016 COMMERCIAL AVENUE CORRIDOR PLAN



2016 COMMERCIAL AVENUE CORRIDOR PLAN



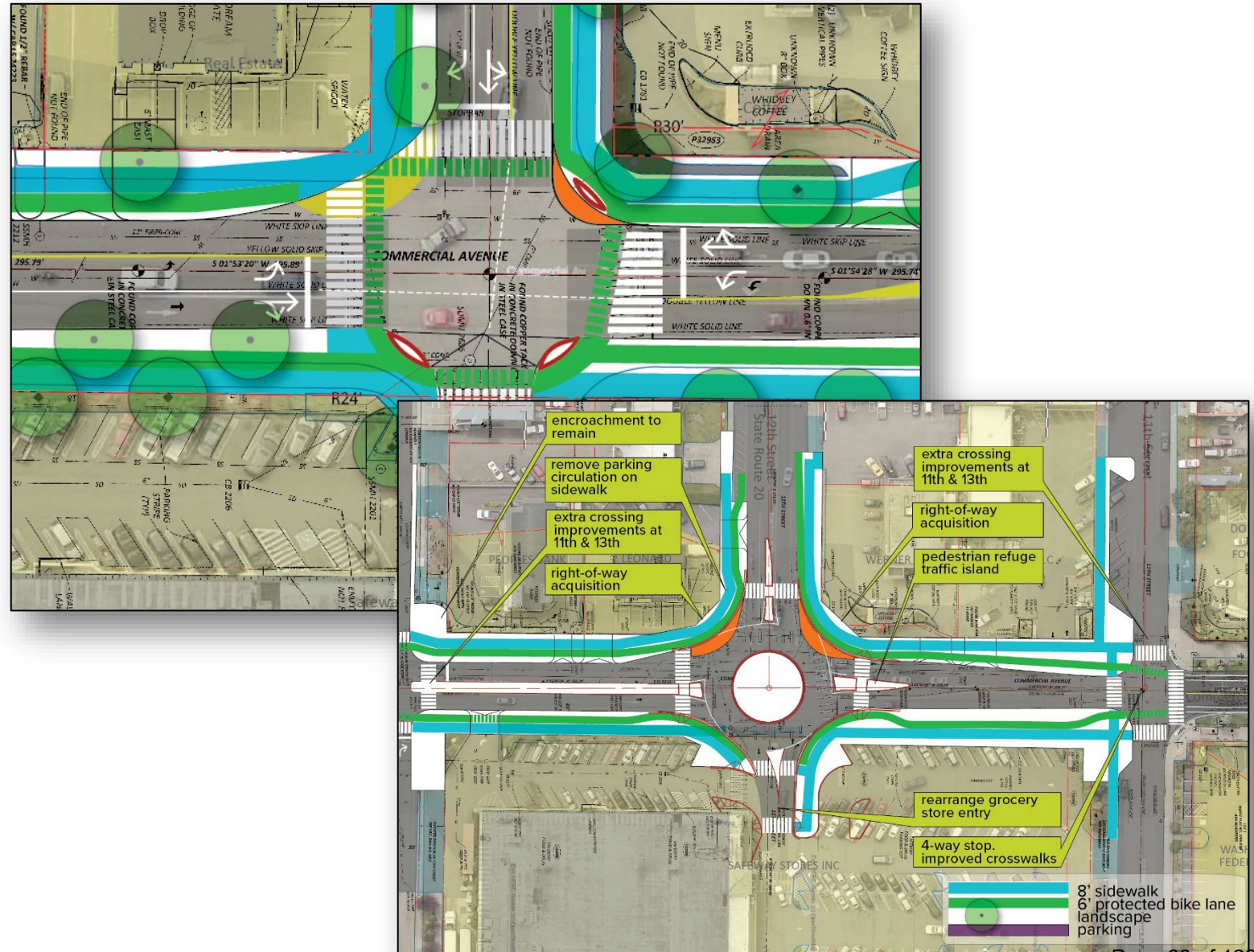
WORK COMPLETED: ENGAGEMENT & OUTREACH

- December 6, 2019 Open House
- Business Outreach
- One-on-one Calls
- Interactive Webmap
- Virtual Open House



WORK COMPLETED: CONCEPTUAL ALTERNATIVES

- Identify Opportunities & Constraints
- Define Key Objectives & Outcomes
- Develop Concepts/Scenarios for evaluation



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- 
- TSI**
Transportation Solutions, Inc.
CONCLUSIONS

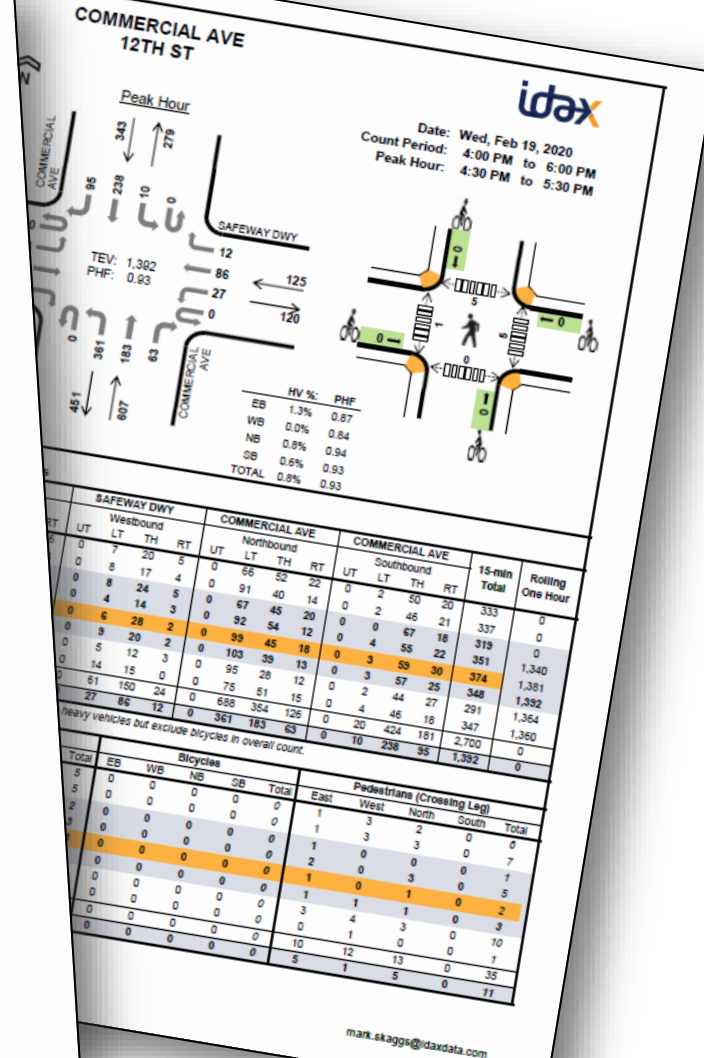
Table 4 summarizes the findings of this analysis.

Table 4: Commercial Ave and 12th Street Findings

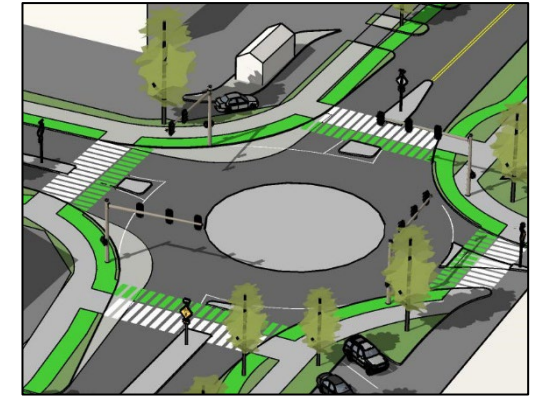
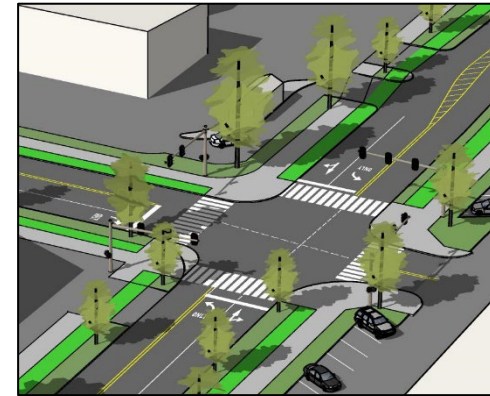
Performance Measure	2020 Existing Condition	2040 No Action	2040 Narrowing Commercial	2040 Single-Lane Roundabout
LOS	Overall: C NB Left: B	Overall: C NB Left: C	Overall: C NB Left: D	Overall: B
v/c	NB Left: 0.86	NB Left: 0.86	NB Left: 0.94 SB Thru-Right: 0.90	NB App.: 0.67
Queue	NB Left: 11.9 vehicles	NB Left: 11.9 vehicles	NB Left: 14.3 vehicles	NB App.: 6.4 vehicles
Safety	0.44 crashes/MEV	No change	+ Rear-end crashes - Ped/bike crashes	-19% total crashes -75% injury crashes -40% ped crashes
Nonmotorized Transportation	Long Xing distance; No Xing on south leg	No change	Shortened Xings; Marked Xings on all approaches; Dedicated bike lanes	Minimized conflict pts. Low entering speeds; Marked Xings on all app.;
Freight	Poor EB Right and NB Left	Poor EB Right and NB Left	Poor EB Right May improve NB Left	Designed for Freight Movement
Right-of-Way Required	No	No	Very Unlikely	Probably
Cost to Improve	N/A	N/A	TBD	TBD

A single-lane roundabout provides the greatest safety, nonmotorized, and operational benefits to the study intersection. Based on this analysis, a single-lane roundabout is the recommended improvement alternative.

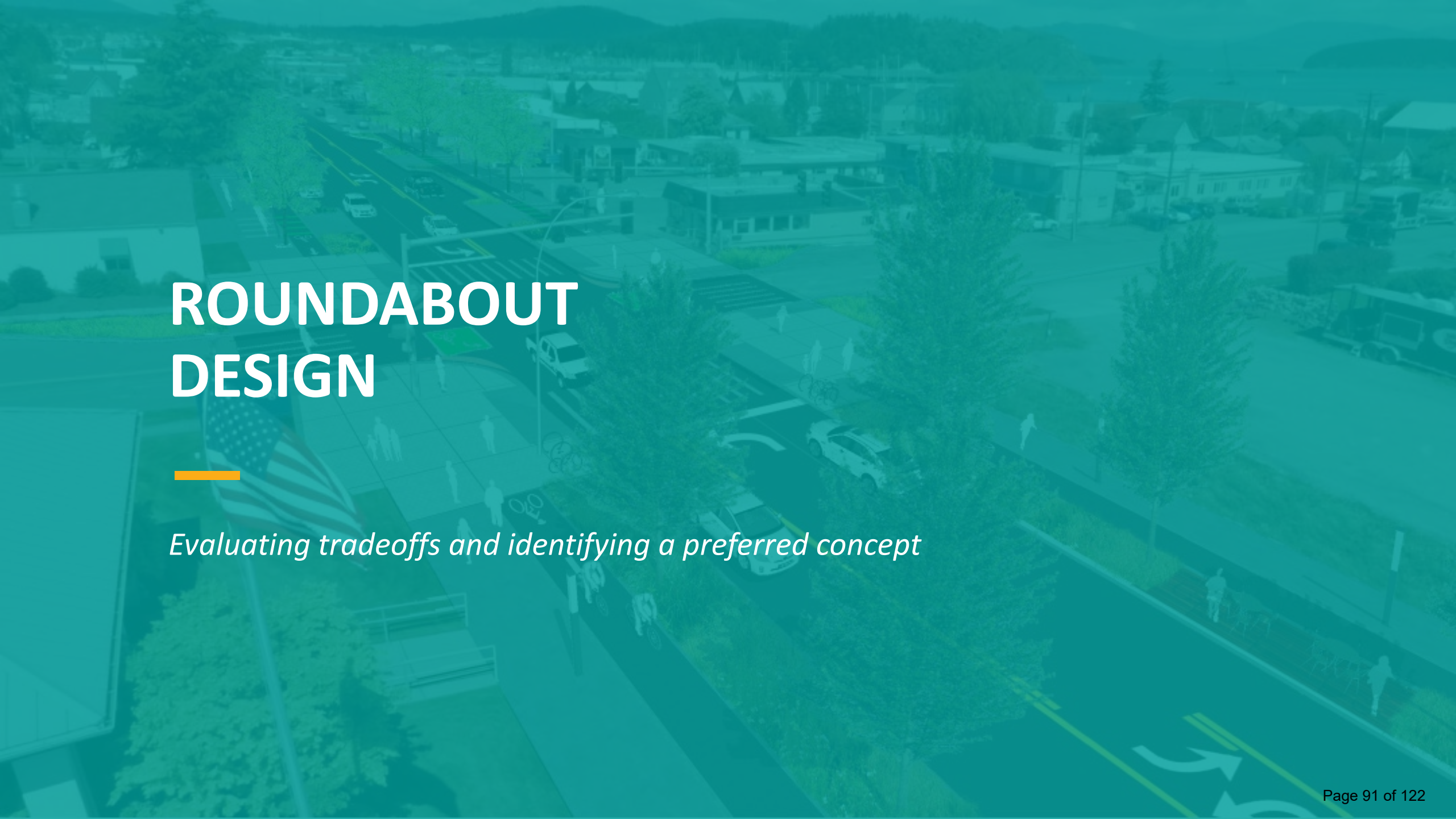
Attachment 1: Intersection LOS Reports



ALTERNATIVES ASSESSMENT SUMMARY



Performance Measure	No Change	Signalized Intersection / Narrowing	Roundabout
Safety	Decreased Safety	Increased rear-end crash risk	Improved for all modes and users
Bicycle & Pedestrian Conditions	No Change	Shortened crossings, marked crossings, bike lanes	Separated bike lanes; widened sidewalks, shortened crossings, slower traffic speeds
Traffic Flow	No Impact; reduced LOS for northbound left turn	No significant impact; reduced LOS for northbound left turn	Increased overall
Vehicle Capacity	No Change	Reduced capacity for NB left turn and SB through-right turn	Increased capacity
Vehicle Queuing	Increase NB Left Turn	Increased for NB left turn	Reduced queuing
Freight	No Change	No Change	Increased Movement
Cost	Low	Medium	Higher

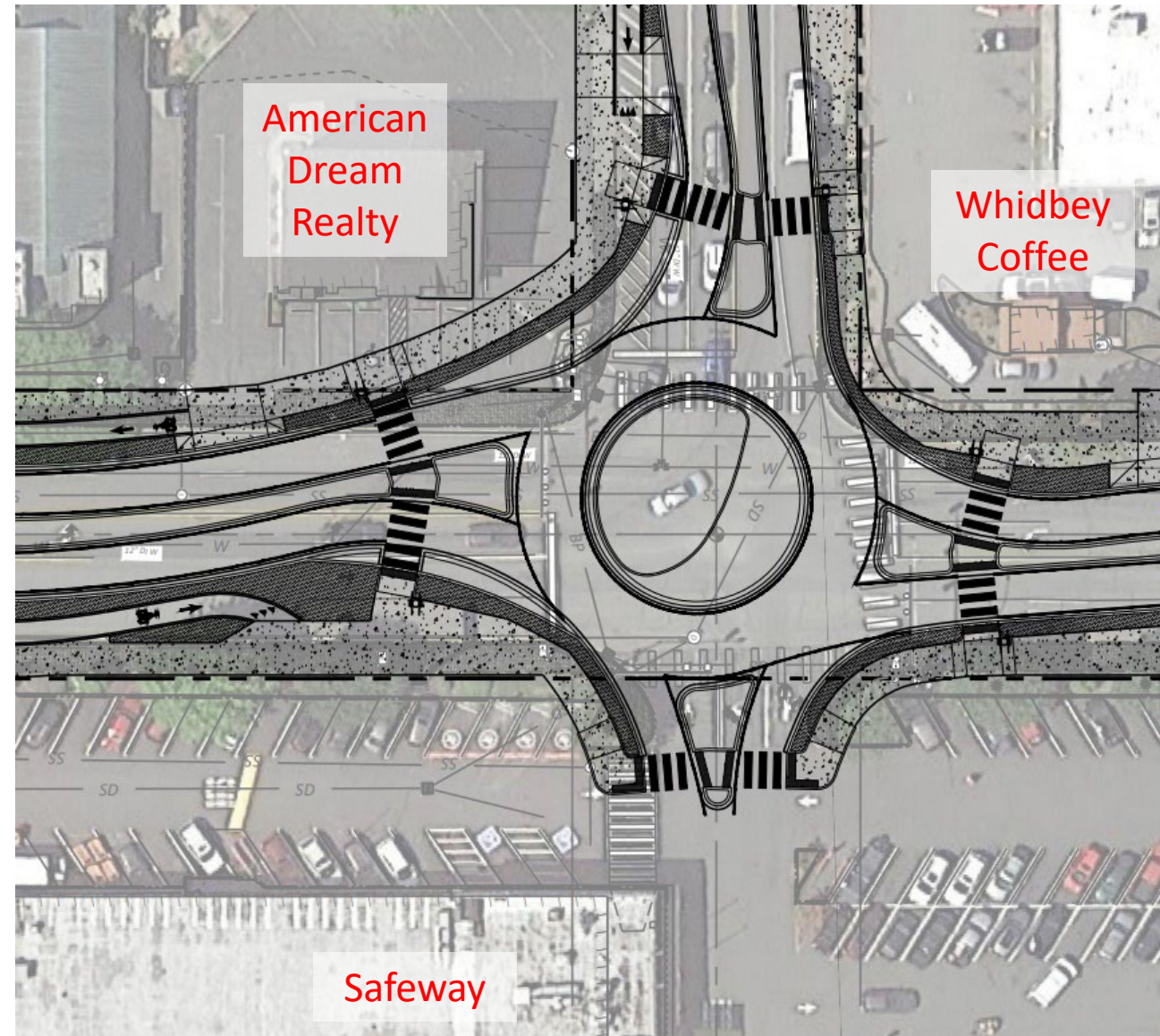
An aerial photograph of a town, likely in the Pacific Northwest, with a semi-transparent teal overlay. The image shows a network of streets, including a prominent roundabout in the center. Various elements like cars, pedestrians, and trees are visible through the overlay. The text 'ROUNDBOUT DESIGN' is prominently displayed in white on the left side.

ROUNDBOUT DESIGN

Evaluating tradeoffs and identifying a preferred concept

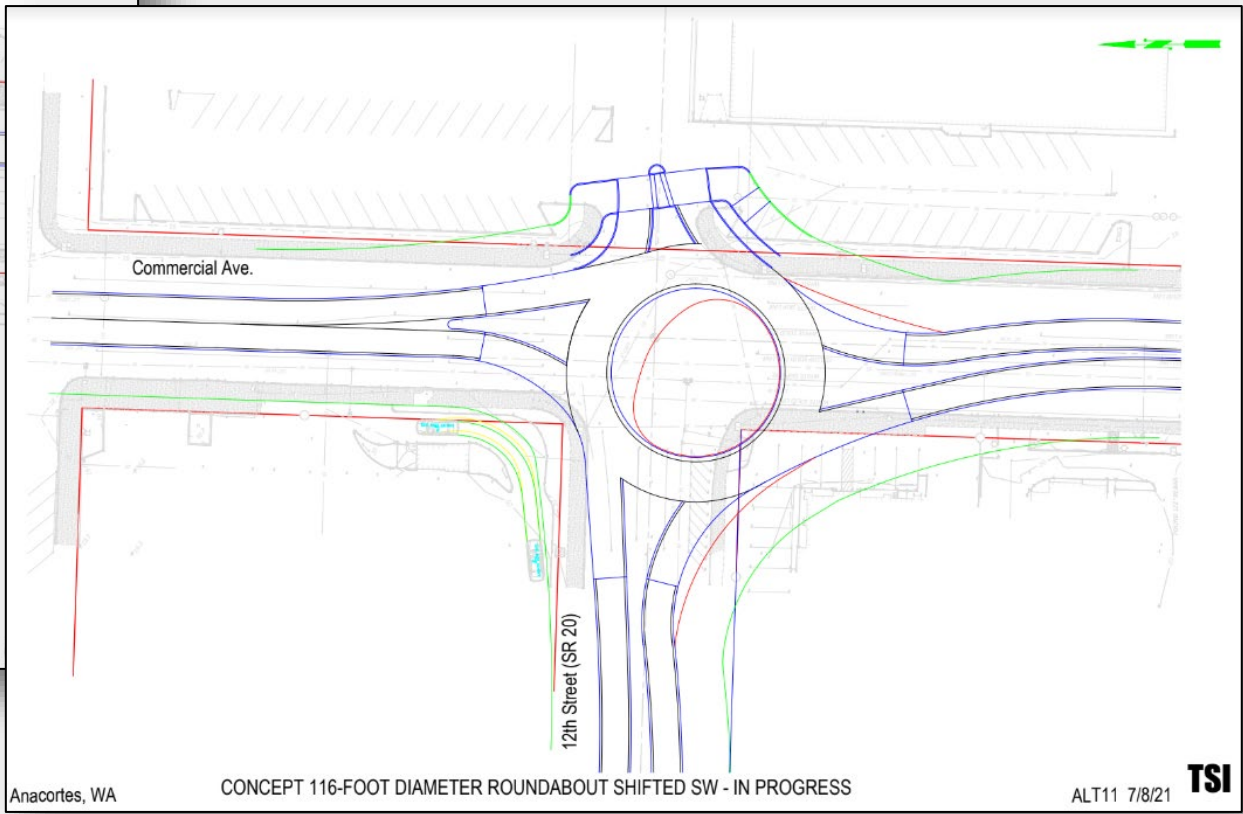
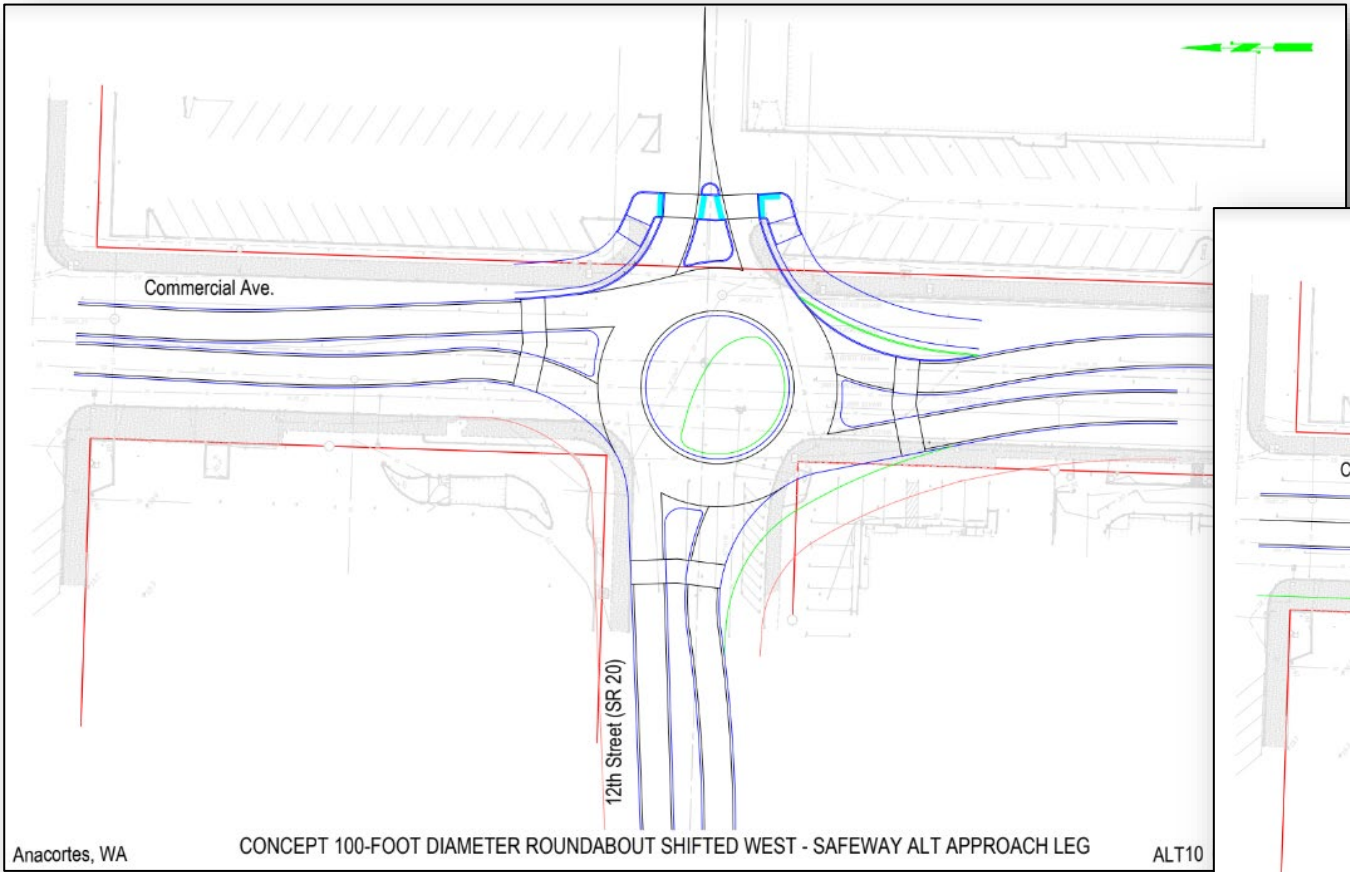
ROUNABOUT DESIGN: DESIGN PARAMETERS

- Avoid Building on SW Corner (American Dream Realty)
- Preserve Coffee Stand & Minimize Impacts to NW Corner (Whidbey Coffee + Businesses)
- Avoid Safeway Building
- Preserve Safeway Parking Area on West Side of Building

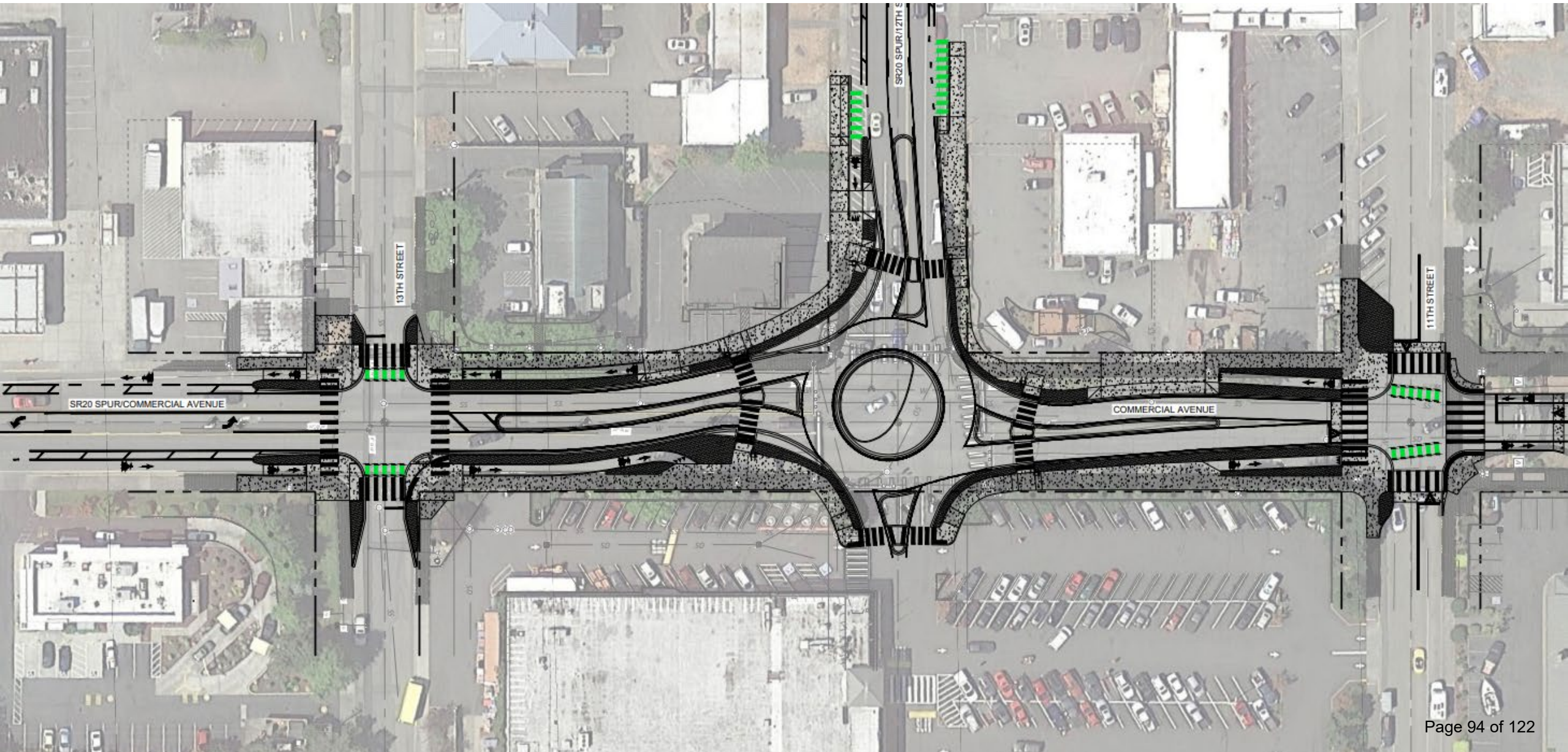


ROUNDABOUT DESIGN: ALTERNATIVES ASSESSMENT

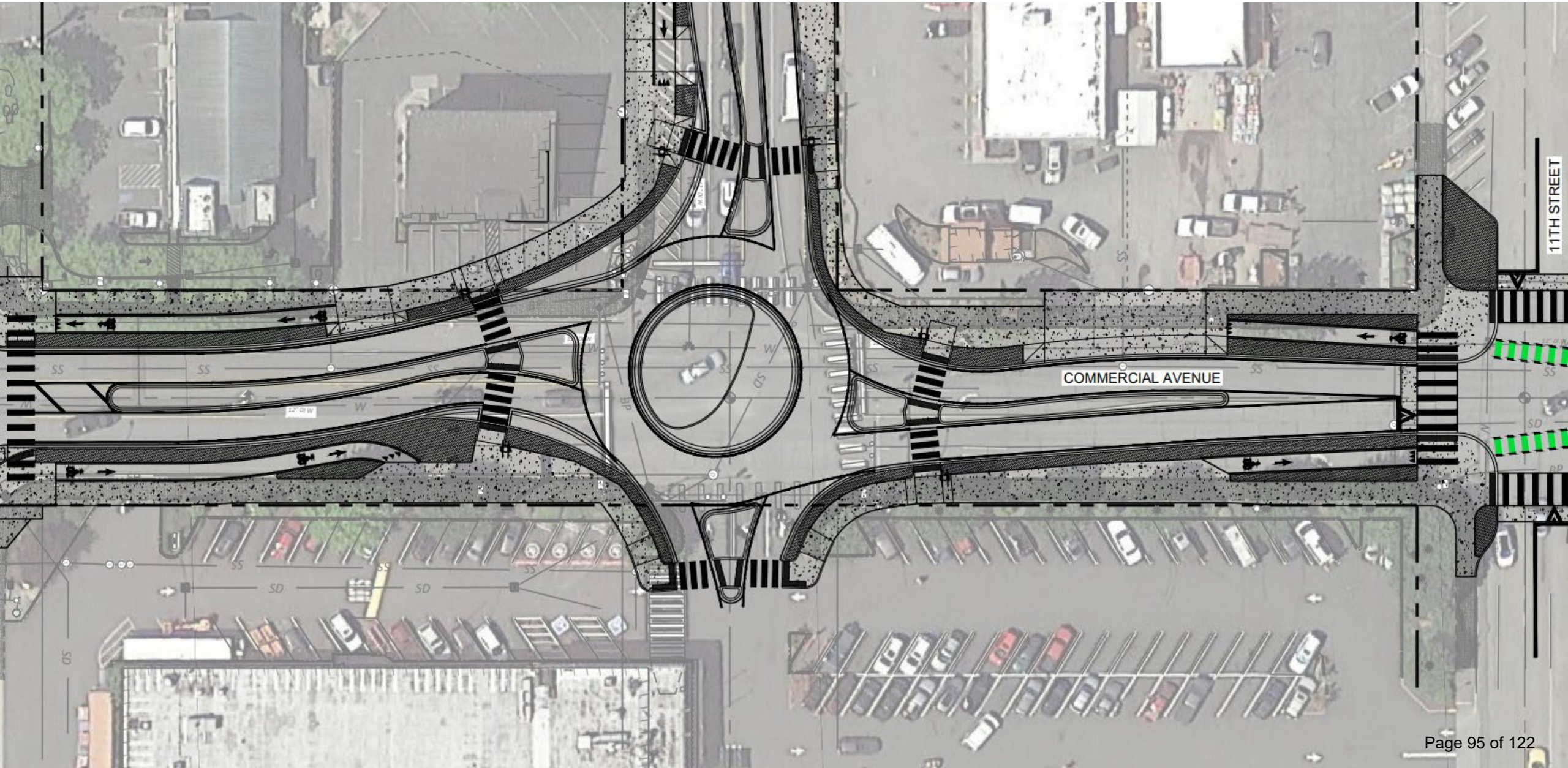
Over 13 iterations of the Roundabout were explored



ROUNDBOUT DESIGN: PREFERRED CONCEPT

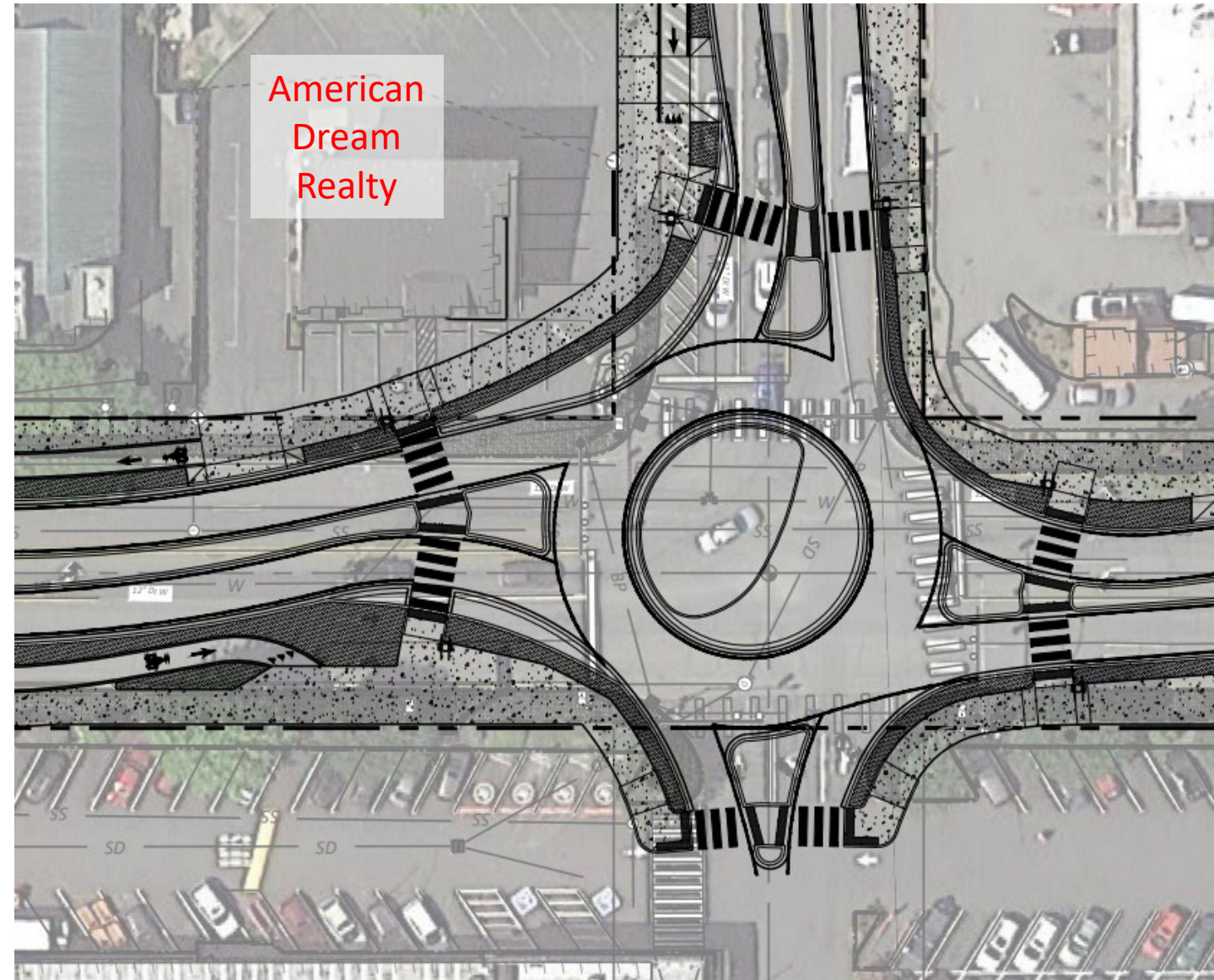


ROUNDBOUT DESIGN: PREFERRED CONCEPT



ROUNABOUT DESIGN: PREFERRED CONCEPT

- Truck Turning Movements Impact SW Corner
- Impact of Existing Parking Configuration on SW Corner (Impacts *Any Project / Change*)
- Safeway Entrance / Protecting 11th Street Intersection
- No Significant Benefits with Roundabout Reconfiguration (Michelle Mach, TSI)





ROUNABOUT DESIGN: NEXT STEPS

- WSDOT Channelization Plan Approval (Submitted on 6/22)
- 60% Design upon WSDOT Channelization Plan Comments
- ROW Research – Titles, Easements, Appraisals
- Contract Updates



Questions?

Brandon Gonzalez, AICP

Principal

Alta Planning + Design

Michelle Mach, P.E.

Senior Transportation Engineer

Transportation Solutions, Inc.

Table 7. Commercial Ave and 12th Street Findings

Performance Measure	2020 Existing Condition	2040 No Action	2040 Narrowing Commercial Ave	2040 Single-Lane Roundabout
LOS	Overall: C NB Left: B	Overall: C NB Left: C	Overall: C NB Left: D	Overall: B
v/c	NB Left: 0.73	NB Left: 0.86	NB Left: 0.94 SB Thru-Right: 0.90	NB App.: 0.67
Queue	NB Left: 195 ft	NB Left: 300 ft	NB Left: 360 ft	NB App: 160 ft
Safety	2.4 crashes/yr 0.8 injury crashes/yr	3.0 crashes/yr 1.0 injury crashes/yr	3.7 crashes/yr 1.3 injury crashes/yr	2.3 crashes/yr 0.8 injury crashes/yr
Multimodal Accessibility	Long Xing distance; No Xing on south leg	No chnage	Shortened Xings; Marked Xings on all approaches; Dedicated bike lanes	Minimized conflict pts.; Low entering speeds; Marked Xings on all app.;
Freight Accessibility	Poor EB Right and NB Left	Poor EB Right and NB Left	Poor EB Right May improve NB Left	Designed for freight movement
Right-of-Way Required	No	No	Very Unlikely	Probably



City Council Agenda Bill

Meeting Date: August 21, **Agenda Item:** 6.b.
2023

Agenda Item Title: Contract Modification: R Avenue Long-Term Improvement Project
- Engineering #20-127-TRN-001

Staff Contact(s): TIM HOHMANN

<u>Approved for Submittal to Council by</u>	<u>Action Type</u>
TIFFANY MATSON	Contract Modification

Item Summary: City staff seeks Council consent to issue a contract modification to H.W Lochner, Inc. in the amount of \$257,945.00, increasing the total contract price to \$831,152.00, to allow them to complete design of Phases 3 and 5 of the R Avenue Long-term Improvement Project. At this time there is \$59,071.78 remaining in the original contract. The City has received additional grant funding towards the design in the amount of \$176,460.00 that will cover the cost of this modification.

Background:

1. Reason for Contract Change: Due to a grant opportunity for the R Avenue Roundabout Phase we focused our efforts to get a shovel ready, bid set of plans and specifications. The remaining Phase is at 30%. The additional PE funds will complete the last phase to 100%.
2. History: The proposed improvements include constructing a roundabout at 30th Street and R Avenue, which will include improving Q Avenue between 30th Street and 32nd Street, making R Avenue at 32nd a right turn only intersection, closing the gaps in the existing boulevard median in R Avenue to make all intersections, except for 30th and 22nd right-in-right-out (RIRO) only intersections, and street lighting.
3. Competitive Bidding: On August 12, 2020, the City issued a [Request for Qualifications](#) and received 7 proposals by the September 9, 2020 deadline. The proposals were evaluated and scored by a committee, and H.W Lochner, Inc. was selected.
4. Key Terms:

- Contract is for \$831,152.00.

- The term is extended through 12/31/2024.

Budget Impact:

Consultant	H.W Lochner, Inc.
Original Agreement Amount	\$573,207.00
Supplemental 01 signed 1/5/2022	\$0
Supplemental 02 approved 11/28/2022	\$0
Current Agreement Amount	\$573,207.00
Change Per this Modification	\$257,945.00
Total After Modification	\$831,152.00
Earmarked Funds	\$774,486.00 grant funds \$56,666 city funds
BARS #	105.720.595.30.63
Paid on Contract as of 8/15/23	\$514,135.22
Budget Amendment Required?	No
Start Date	Inception
End Date	12/31/2024

Previous Action: Council approved Contract [20-127-TRN-001](#) at the [1/4/2021](#) meeting. Two supplementals to extend the period of performance have been executed.

Recommended Motion: I move that City Council authorize the Mayor to sign a modification to contract 20-127-TRN-001 with H.W Lochner, Inc. in the amount of \$257,945.00, increasing the total contract price to \$831,152.00.

Alternative Actions: Not approve the contract modification.

Attachments (listed in order presented):

1. 20-127-TRN-001 Supplemental Agreement 03
2. 1- R_Ave_Future_Projects



**Washington State
Department of Transportation**

Supplemental Agreement Number _____	Organization and Address	
Original Agreement Number		
Project Number	Phone:	
	Execution Date	Completion Date
Project Title	New Maximum Amount Payable	
Description of Work		

The Local Agency of _____
desires to supplement the agreement entered in to with _____
and executed on _____ and identified as Agreement No. _____
All provisions in the basic agreement remain in effect except as expressly modified by this supplement.
The changes to the agreement are described as follows:

I

Section 1, SCOPE OF WORK, is hereby changed to read:

II

Section IV, TIME FOR BEGINNING AND COMPLETION, is amended to change the number of calendar days
for completion of the work to read: _____

III

Section V, PAYMENT, shall be amended as follows:

as set forth in the attached Exhibit A, and by this reference made a part of this supplement.

If you concur with this supplement and agree to the changes as stated above, please sign in the Appropriate
spaces below and return to this office for final action.

By: _____ By: _____

Consultant Signature

Approving Authority Signature

Date

EXHIBIT A-1 SCOPE OF WORK

Supplement for:

R Avenue Long-Term Improvement Project
City Project No. PW#20-127-TRN

June 2023



Prepared for:
City of Anacortes, Washington
904 6th Street
Anacortes, WA 98221

LOCHNER

Prepared by:
Lochner
1500 East Broadway
Mount Vernon, WA 98274

Contract Scope is revised as follows:

Following Notice to Proceed, the R Avenue Long-Term Improvement project proceeded with a design effort through to a 30% PS&E submittal and a public meeting in November 2021. Following the public meeting, the City Public Works paused the design task to pursue grant funding for construction. At that time, it was decided to separate out and focus on designing the roundabout portion of the project as well as key pedestrian improvements and closure of the median along R Avenue to “right size” the project for available funding. Design of the portion of the project including Q Avenue, 29th Street and the west side of 30th Street were paused so the design team could focus on preparation of 60%, 90%, and Ad-Ready Plans, Special Provisions, Engineer’s Estimate, and Contract Documents for permitting and construction of the R Avenue portion in 2023. As of June 14, 2023, Lochner has delivered Ad-ready documents to the City and is awaiting WSDOT funding approval with a tentative advertisement date set for June 20, 2023.

Throughout this design process, design tasks were added and existing tasks and deliverables were revised affecting the design team’s ability to complete delivery of the full project within the originally agreed upon schedule and budget. These items are described below.

The City of Anacortes R Avenue Long-Term Improvement Project - Phase 2 (Project) scope of work is amended to include the following revisions:

Project Limits and Features:

- Roadway, sidewalk, driveway, stormwater and lighting improvements along both sides of Q Avenue from 29th to 30th and both sides of 29th Street from Commercial Avenue to Q Avenue were added to the project scope as documented in the letter sent to the City January 7, 2022. This also included improving pedestrian accessibility and safety crossing Commercial Avenue.
- Add design of sidewalk widening along both sides of R Avenue back into project after receiving grant funding. Portions of the widened sidewalk design on both sides of R Avenue north and south of the immediate vicinity of the roundabout were removed by the City from the project scope and documents to “right size” the project for available grants in 2022. Additional funding was procured, and the entirety of the R Avenue sidewalks were added back into the R Avenue portion of the project design and documentation prior to submitting the 60% submittal.
- Design of a new curvilinear wide sidewalk on the east side of R Avenue was requested by the City to be straightened out after it was designed as a curvilinear multi-use path through 60% submittal of original contract.
- Design biocells for entire length of R Avenue through 60% submittal of original contract. As directed by the City, remove those “not required” from plans and estimate due to funding limitations.
- Design and detail concrete bus pullout at Skate Park through 60% submittal. Removed concrete bus pullout from plans and estimate and replaced it with striped system within existing asphalt changing plans and estimate.
- Design pavement replacement for entire R Avenue roadway. The City requested full pavement replacement be removed from design, plans, and estimate on south bound lanes between 22nd and 27th and south of 32nd Street.

Deliverables:

- As mentioned above, plans and corridor-specific special provisions, bid items and quantities for the Q Avenue corridor, including 29th Street, and sidewalk widening along portions of the project were separated out of the original set of deliverables into a second phase and work was paused until after advertisement of the now grant-funded R Avenue corridor. Design will start from 30% design documents developed and paused due to funding opportunity from Freight Grant. The Q

Avenue portion of the project will be prepared, advertised, and constructed as a separate phase to the project and will require separate contract documents (Plans, Special Provisions, Engineer's Estimate, and Contract). Every effort will be taken to reuse contract documents, details, plans, special provisions, and report text and formatting for this second "ad-ready" deliverable from the approved R Avenue portion of the project. Bid Phase Support Services for the R Avenue portion of the project and the future Q Avenue portion of the project are also included.

Schedule:

- Project design started in Fall 2020 was not expected to extend into 2023 adding project management time.

Additional Design Tasks:

- Assist in quantifying various portions of the project for grant applications in 2022 and in future funding opportunities.
- Added weekly progress meetings at the request of the City in 2023 (10 additional meetings to date).
- Coordinate design with new private development improvements at the Skate Park, 32nd and R, and 27th and R.
- Reviewed the existing catch basins at the intersections of 23rd, 24th, 25th and 26th Streets and R Avenue to accommodate future stormwater improvements in the area between R Avenue and Commercial Avenue. This task was later removed from the scope of work by the City based on a change in design direction for the stormwater system on Q Avenue in this same area.

Standard or Design Parameter Revisions:

- City of Anacortes adopted the 2019 version of the Washington State Department of Ecology's Stormwater Management Manual for Western Washington and updated its Stormwater Form 1-9 in June 2022 requiring the design team to reformat and revise its Preliminary Stormwater Report.
- Pedestrian lighting level standards changed per WSDOT.
- Revised design parameters to for the roundabout to only accommodate a WB-50 vehicle instead of a larger WB-67 vehicle to avoid purchasing right-of-way at 30th Street and R Avenue.

Contract Schedule is revised as follows:

Preparation of the 90% Plans, Special Provisions, Engineer's Estimate, Storm Report, and Contract Documents, assuming a late June 2023 notice to proceed, can be submitted in August 2023 for City review and comment with a goal of those same documents submitted to the City as "ad-ready" by the end of September 2023. However, it is assumed the City will seek grant money for construction of this phase of the project potentially putting the project out to bid during late winter or early spring 2024. As such, we request the contract schedule be extended to **June 1, 2024** to allow for our bid phase assistance during the advertisement period. It is assumed City reviews will not require more than one week of City time.

Contract Budget is revised as follows:

In addition to reallocating unused subconsultant design fees from the original contract, we request a budget supplement to complete the Q Avenue corridor portion of design documents (90% and Ad-ready Plans, Special Provisions, Engineer's Estimate, Storm Report, and Contract Documents), public outreach, grant application assistance, and bid phase support services for two separate project advertisements (R Avenue corridor and Q Avenue corridor) in the amount of **\$257,945.00**.

Exhibit D-1 - Fee Estimate

**R Avenue Long-Term Improvement - Supplement
City of Anacortes
H. W. Lochner, Inc.**

Classification	Direct Rate	Overhead 1.5529	Fixed Fee 0.30	Loaded Rate	Total Hours	Total Labor
QC Manager/Project Engineer	\$ 82.87	\$ 128.69	\$ 24.86	\$ 236.42	24	\$ 5,674
Sr. Project Manager/Project Engineer	\$ 85.55	\$ 132.85	\$ 25.67	\$ 244.07	151	\$ 36,855
Administration/Project Control	\$ 53.52	\$ 83.11	\$ 16.06	\$ 152.69	140	\$ 21,376
Sr. Transportation/Traffic Engineer/Planner	\$ 73.46	\$ 114.07	\$ 22.04	\$ 209.57	24	\$ 5,030
Sr. Transportation/Traffic Engineer/Planner	\$ 74.38	\$ 115.51	\$ 22.31	\$ 212.20	53	\$ 11,247
Sr. Civil Engineer/Designer	\$ 69.31	\$ 107.64	\$ 20.79	\$ 197.74	24	\$ 4,746
Civil Engineer/Designer	\$ 66.25	\$ 102.88	\$ 19.88	\$ 189.00	40	\$ 7,560
Sr. Civil Engineer/Designer	\$ 62.66	\$ 97.30	\$ 18.80	\$ 178.75	303	\$ 54,162
Jr. Civil Engineer/Designer	\$ 45.87	\$ 71.23	\$ 13.76	\$ 130.85	438	\$ 57,313
Jr. Civil Engineer/Designer	\$ 44.85	\$ 69.65	\$ 13.45	\$ 127.95	394	\$ 50,412
Administration/Project Control	\$ 34.40	\$ 53.42	\$ 10.32	\$ 98.13	24	\$ 2,355
Subtotal Lochner Labor:						1,615 \$ 256,729
0% Annual Salary Escalation @ 0% of Project						\$ -
Total Lochner Labor Cost						\$ 256,730
Lochner Direct Expenses:	Cost					
Mileage	\$ 415					
Travel	\$ -					
Graphics/Reproduction	\$ 800					
Postage/Shipping	\$ -					
Other Expenses	\$ -					
Total Lochner Direct Expenses:						\$ 1,215
Firm Total: H.W. Lochner, Inc.						\$ 257,945
Subconsultant Estimates:	Discipline Cost					
Drayton Archaeology	Cultural Resources	\$ -				
Land Development Engineering and Surveying	Surveying	\$ -				
HBB	Landscape Architecture	\$ -				
GeoEngineers	Geotechnical and Environmental	\$ -				
Total Subconsultants:						\$ -
Subtotal Fee Estimate						\$ 257,945
Management Reserve Fund						\$ -
TOTAL FEE ESTIMATE						\$ 257,945

Exhibit D-1 continued - Hourly Task Breakdown with Classifications R Avenue
Long-Term Improvement - Supplement
City of Anacortes
H. W. Lochner, Inc.

Work Element Number *	Work Element	LABOR CLASSIFICATION											TOTAL
		QC Manager/Project Engineer	Sr. Project Manager/Project Engineer	Administration/Project Control	Sr. Transportation/Traffic Engineer/Planner	Sr. Transportation/Traffic Engineer/Planner	Sr. Civil Engineer/Designer	Civil Engineer/Designer	Sr. Civil Engineer/Designer	Jr. Civil Engineer/Designer	Jr. Civil Engineer/Designer	Administration/Project Control	
		Jeff Cook	John Tuttle	Rick Hill	Gerald Wilhelm	Yongliang Zhu	Joshua Phillips	Christopher Neal	Matt Randall	Gage Bull	Alan Kim	Heather Gallagher	
	* Work Element Number from Original Contract												HOURS
1.0	Consultant Team Design Input and Documentation	0	4	2	0	2	0	0	4	4	4	0	20
1.1	Consultant Team Design Input and Documentation	0	4	2	0	2	0	0	4	4	4	0	20
1.1.1	Meet virtually to set project assignments, lines of communication, project development and approval processes, and visit the site to assess current conditions		4	2		2			4	4	4		20
6.0	Stormwater Design, Documentation, and PS&E	0	3	0	0	0	0	0	62	186	0	0	251
6.1	Stormwater Design, Documentation, and PS&E	0	3	0	0	0	0	0	62	186	0	0	251
6.1.1	Coordinate with the City to review 30% stormwater requirements and design strategies within the drainage basin								2	2			4
6.1.2	Calculate new and replaced impervious/pollution-generating surfaces to identify if minimum thresholds for treatment and flow control have been exceeded								4	16			20
6.1.3	Design low impact development stormwater management and water quality techniques, such as bioretention and pervious pavement								4	24			28
6.1.4	Perform stormwater capacity, conveyance, and discharge analysis along existing and proposed conveyance routes within the project limits.								4	20			24
6.1.5	Prepare the Stormwater Minimum Requirements Form at the 90% submittal								8	50			58
6.1.6	Prepare a SWPPP addressing the 13 elements listed under Minimum Requirement #2 of Ecology's 2019 Stormwater Management Manual								2	8			10
6.1.7	Prepare Stormwater Design Drawings and Cost Estimate for the 90%, and Ad-ready submittals		2						20	50			72
6.1.8	Identify and prepare Stormwater "specials" for non-standard WSDOT/City work elements at the 90% and Ad-ready submittals		1						6				7
6.1.9	Coordinate with the City on 90% design reviews, revisions, and approvals; Address City review comments.								4	16			20
6.1.10	Coordinate with Consultant Team members								8				8
7.0	Roadway Improvements Design, Documentation, and PS&E	0	6	0	0	0	0	10	76	184	252	0	528
7.1	Roadway Improvements Design, Documentation, and PS&E	0	6	0	0	0	0	10	76	184	252	0	528
7.1.1	Perform pedestrian design based on the ADAAG and PROWAG realizing "maximum extent feasible" provisions may be required								10	30	50		90
7.1.2	Develop channelization and safety feature designs that accommodate vehicle, bicycle, and pedestrian improvements, and commercial and residential site access		2						4		20		26
7.1.3	Perform road and intersection grading design to minimize impacts to adjacent properties and utilities, and to limit areas of easement acquisition									16			16
7.1.4	Prepare 3-D surface models utilizing spot elevations and line work from roadway designs and incorporate modeling results into updated basemapping							10		40			50
7.1.5	Prepare Roadway Improvement Drawings and Cost Estimates for the 90% and Ad-ready submittals								40	60	120		220
7.1.6	Identify and prepare Roadway "specials" for non-standard WSDOT/City work elements at the 90% and Ad-ready submittals		2						4	8	12		26
7.1.7	Coordinate with the City on 90% design reviews, revisions, and approvals; Address City review comments.		2						10	30	50		92
7.1.8	Coordinate with Consultant Team members								8				8
8.0	Illumination Design and Plans Preparation	0	4	0	4	44	0	0	4	0	40	0	96
8.1	Illumination Design and Plans Preparation	0	4	0	4	44	0	0	4	0	40	0	96
8.1.1	Prepare lighting analysis for pedestrians and vehicles and street lighting design for the Q Avenue corridor					20							20
8.1.2	Meet with the City and Puget Sound Energy on hardware requirements and needed replacements					2			2				4
8.1.3	Perform expanded project detailing and design to create 90% PS&E package					12					20		32
8.1.4	Identify and create Illumination "specials" for non-standard WSDOT/City work elements					4					6		10
8.1.5	Prepare Illumination Drawings and Cost Estimates for the 90% and Ad-ready submittals				2						8		10
8.1.6	Coordinate with the City on 90% design reviews, revisions, and approvals; Address City review comments.		2		2	4			2		6		16
8.1.7	Coordinate with Consultant Team members		2			2							4
9.0	Dry Utilities Design Coordination and Plans Preparation	0	0	0	0	0	0	0	13	0	20	0	33
9.1	Dry Utilities Design Coordination and Plans Preparation	0	0	0	0	0	0	0	13	0	20	0	33

LOADED LABOR
COST
\$ 3,456
\$ 3,456
\$ 3,456
\$ 36,153
\$ 36,153
\$ 619
\$ 2,809
\$ 3,855
\$ 3,332
\$ 7,973
\$ 1,404
\$ 10,606
\$ 1,317
\$ 2,809
\$ 1,430
\$ 73,259
\$ 73,259
\$ 12,111
\$ 3,762
\$ 2,094
\$ 7,124
\$ 30,355
\$ 3,785
\$ 12,599
\$ 1,430
\$ 16,984
\$ 16,984
\$ 4,244
\$ 782
\$ 5,105
\$ 1,616
\$ 1,443
\$ 2,881
\$ 913
\$ 4,883
\$ 4,883

Exhibit D-1 continued - Hourly Task Breakdown with Classifications
R Avenue Long-Term Improvement - Supplement
City of Anacortes
H. W. Lochner, Inc.

Work Element Number *	Work Element	LABOR CLASSIFICATION											TOTAL
		QC Manager/Project Engineer	Sr. Project Manager/Project Engineer	Administration/Project Control	Sr. Transportation/Traffic Engineer/Planner	Sr. Transportation/Traffic Engineer/Planner	Sr. Civil Engineer/Designer	Civil Engineer/Designer	Sr. Civil Engineer/Designer	Jr. Civil Engineer/Designer	Jr. Civil Engineer/Designer	Administration/Project Control	
		Jeff Cook	John Tuttle	Rick Hill	Gerald Wilhelm	Yongliang Zhu	Joshua Phillips	Christopher Neal	Matt Randall	Gage Bull	Alan Kim	Heather Gallagher	
	* Work Element Number from Original Contract												HOURS
9.1.1	Update preliminary utility exhibits to guide design efforts of the utility companies for relocation or extension of their existing or planned overhead and underground utilities								1		8		9
9.1.2	Attend up to two (2) meetings and coordinate with the City and utility owners on required revisions to existing facilities based on planned Project improvements								6				6
9.1.3	Provide basemap design drawings to utility companies affected by the Project										6		6
9.1.4	Coordinate with the City and provide direct correspondence with utility companies on design reviews, revisions, and approvals; Address utility company requests.								4				4
9.1.5	Incorporate utility designs (performed by the utility companies) into a final PS&E package								2		6		8
15.0	Contract Bid Package Compilation	0	24	100	0	1	0	0	24	12	12	0	173
15.1	Contract Bid Package Compilation	0	24	100	0	1	0	0	24	12	12	0	173
15.1.1	Prepare and compile a 90% design level Project Manual for review by City and WSDOT HLP staff		16	60					4				80
15.1.2	Coordinate with the City on package revisions			8					4				12
15.1.3	Prepare written responses to review comments			8		1			8	12	12		41
15.1.4	Prepare an Ad-ready Project Manual with final City contract, bid proposal, and special provision documents for use during bidding and construction		8	24					8				40
16.0	Bid Phase Support Services	0	16	38	0	6	0	0	30	32	40	10	172
16.1	Bid Phase Support Services	0	16	38	0	6	0	0	30	32	40	10	172
16.1.1	Draft the advertisements for publishing			6									6
16.1.2	Post the construction documents at Plan Centers			4								2	6
16.1.3	Assist the City in maintaining a listing of bidders			4									4
16.1.4	Coordinate with City staff to effectively respond to written Requests for Information		2						8				10
16.1.5	Respond to bidder questions (RFIs) and provide clarifications, as necessary		8	12		4			16	16	24		80
16.1.6	Revise PS&E documentation and prepare corresponding addenda, if necessary					2				16	16		34
16.1.7	If requested by the City, attend pre-bid conference and site visit to answer questions or provide design clarifications to potential bidders and subcontractors		6						6				12
16.1.8	Assist City by preparing bid tabs, evaluating apparent low bidder, recommending award to the City, and assisting the City to award and execute a construction contract			12								8	20
17.0	Public Meeting and Outreach	0	1	0	0	0	0	0	12	14	0	0	27
17.1	Public Meeting and Outreach	0	1	0	0	0	0	0	12	14	0	0	27
17.1.1	Attend and provide active involvement for a 90% design level stakeholder meeting attended by the City staff, key stakeholders, and a few Consultant Team members								3	3			6
17.1.2	Attend/provide involvement in one (1) public open house scheduled and facilitated by the City, and attended by City officials, the public, and two Consultant members								3	3			6
17.1.3	Create informational materials (conceptual roadway improvement drawings and exhibits) suitable for use in public meetings		1						2	8			11
17.1.4	Provide support to the City's lead role in public outreach								4				4
18.0	Project Controls and Management	24	91	0	20	0	24	30	46	6	6	14	261
18.1	Project Controls and Management	24	91	0	20	0	24	30	46	6	6	14	261
18.1.1	Facilitate contractual responsibilities, project development criteria, and scopes of work		6									2	8
18.1.2	Prepare and administer subconsultant contracts		1									2	3
18.1.3	Review and provide comment on documentation prepared by the Consultant Team to provide clarity of designs, methodologies, and reporting		4										4
18.1.4	Prepare and maintain a project schedule that identifies project milestones and deliverables								4				4
18.1.5	Consult with the City so design processes are understood and design approvals are obtained through City review cycles								6				6
18.1.6	Perform internal QA/QC procedures by checking designs for constructability, and reports, plans, and calculations for conformance to applicable drawing/design standards	24	60		20		24	30					158
18.1.7	Maintain clear lines of communication through constant email and telephone contact		2						8				10

LOADED LABOR
COST
\$ 1,202
\$ 1,073
\$ 768
\$ 715
\$ 1,125
\$ 28,734
\$ 28,734
\$ 13,781
\$ 1,936
\$ 5,969
\$ 7,047
\$ 26,630
\$ 26,630
\$ 916
\$ 807
\$ 611
\$ 1,918
\$ 12,658
\$ 4,565
\$ 2,537
\$ 2,617
\$ 4,221
\$ 4,221
\$ 929
\$ 929
\$ 1,648
\$ 715
\$ 53,641
\$ 53,641
\$ 1,661
\$ 440
\$ 976
\$ 715
\$ 1,073
\$ 34,926
\$ 1,918

Exhibit D-1 continued - Hourly Task Breakdown with
Classifications R Avenue Long-Term Improvement - Supplement
City of Anacortes
H. W. Lochner, Inc.

Work Element Number *	Work Element	LABOR CLASSIFICATION											TOTAL
		QC Manager/Project Engineer	Sr. Project Manager/Project Engineer	Administration/Project Control	Sr. Transportation/Traffic Engineer/Planner	Sr. Transportation/Traffic Engineer/Planner	Sr. Civil Engineer/Designer	Civil Engineer/Designer	Sr. Civil Engineer/Designer	Jr. Civil Engineer/Designer	Jr. Civil Engineer/Designer	Administration/Project Control	
		Jeff Cook	John Tuttle	Rick Hill	Gerald Wilhelm	Yongliang Zhu	Joshua Phillips	Christopher Neal	Matt Randall	Gage Bull	Alan Kim	Heather Gallagher	
	* Work Element Number from Original Contract												HOURS
18.1.8	Control and monitor budget expenditures and project progress		8						4			2	14
18.1.9	Respond to and resolve issues developed during design/delivery of the Project		4						8				12
18.1.10	Attend up to twelve (12) weekly progress meetings via Teams and participate in design conference calls		4						12	6	6		28
18.1.11	Prepare monthly invoicing and progress reports denoting work to date, issues addressed, upcoming tasks, and topics requiring coordination with the City		2						4			8	14
19.0	Grant Funding Assistance	0	2	0	0	0	0	0	32	0	20	0	54
19.1	Grant Funding Assistance	0	2	0	0	0	0	0	32	0	20	0	54
19.1.1	Prepare for and attend up to two (2) meetings with the City								8				8
19.1.2	Review funding agencies requirements for qualification and submittal; strategize with City grant-preparation team								6				6
19.1.3	Review and comment on City-prepared grant application		2						12				14
19.1.4	Prepare graphics and an estimate of probable cost for the grant application.								6		20		26
TOTAL HOURS AND COST		24	151	140	24	53	24	40	303	438	394	24	1,615

LOADED LABOR
COST
\$ 2,864
\$ 2,406
\$ 4,674
\$ 1,988
\$ 8,767
\$ 8,767
\$ 1,430
\$ 1,073
\$ 2,633
\$ 3,631
\$ 256,730

Phase I:

COMPLETE

Phase II:

COMPLETE

Phase III:

\$3,250,000 est.

Phase IV:

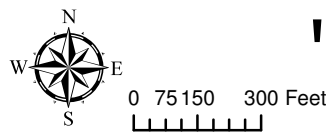
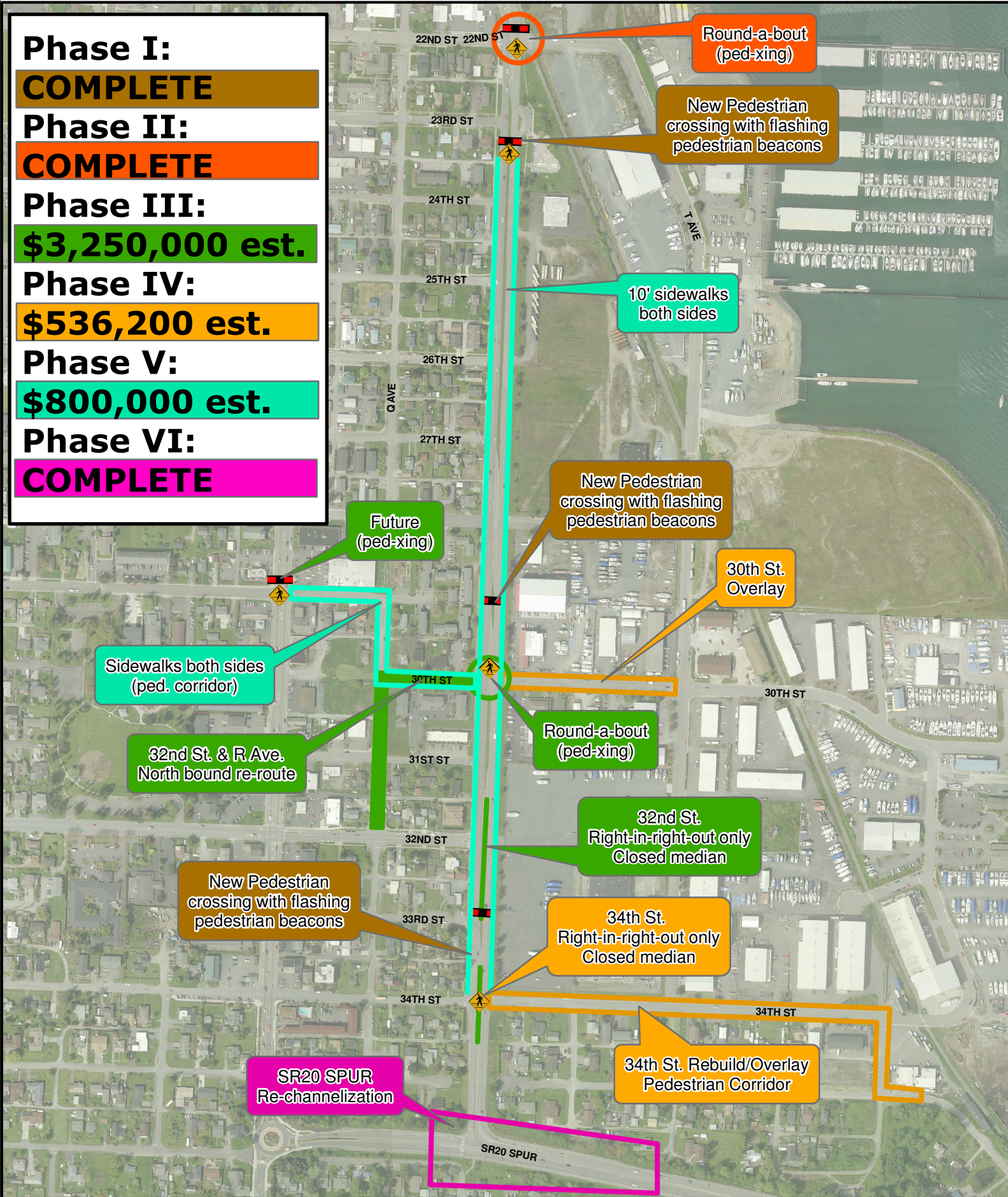
\$536,200 est.

Phase V:

\$800,000 est.

Phase VI:

COMPLETE



"R" Avenue Future Projects



City Council Agenda Bill

Meeting Date: August 21, **Agenda Item:** 6.c.
2023

Agenda Item Title: Interlocal Agreement #23-244-LEG-001 with the City of Burlington, the City of Mount Vernon, the City of Sedro-Woolley, and Skagit County Establishing the North Star Leadership Team

Staff Contact(s): DARCY SWETNAM

<u>Approved for Submittal to Council by</u>	<u>Action Type</u>
DARCY SWETNAM	Contract Award

Item Summary: The Interlocal Agreement is between the County and the Cities of Anacortes, Sedro Woolley, Mount Vernon, and Burlington. It creates a structure for the leadership team to evaluate and provide recommendations on issues related to homelessness, housing, behavioral health, and substance-use disorders.

Budget Impact:
N/A

Previous Action: N/A

Recommended Motion: I move we authorize the Mayor to execute Interlocal Cooperative Agreement 23-244-LEG-001 establishing the North Star Leadership Team for Skagit County.

Alternative Actions: Not approve.

Attachments (listed in order presented):

1. Northstar-Interlocal-Leadership-8.16.23-Final
2. 230821 vital conditions graphic with explanation

**INTERLOCAL COOPERATIVE AGREEMENT FORMALLY ESTABLISHING THE NORTH
STAR LEADERSHIP TEAM FOR SKAGIT COUNTY FOR THE STUDY OF HOUSING,
HOMELESSNESS, AND BEHAVIORAL HEALTH**

This Agreement is made and entered into pursuant to the authority provided to each party by state law including but not limited to Chapter 39.34 RCW (Interlocal Cooperation Act), between the City of Mount Vernon, WA; the City of Anacortes, WA; the City of Burlington, WA; the City of Sedro-Woolley, WA; and Skagit County collectively referred to as “the Parties”.

RECITALS

WHEREAS, homelessness and behavioral health have been important issues in Skagit County for many years. The impact of COVID 19 has added to housing challenges and exacerbated behavioral health issues and substance use disorders in our community; and

WHEREAS, in July 2022, the Skagit County Commissioners and the Mayors of Anacortes, Burlington, Mount Vernon, and Sedro-Woolley signed a document entitled “Skagit County North Star Project Call to Action”, making the political commitment to work together to re-examine current systems of care in Skagit County and pursue available avenues to render them more effective in a whole-of-government effort known as North Star; and

WHEREAS, since July 2022, these elected officials have been working together informally as the “North Star Leadership Team” (Leadership team), functioning on behalf of all Skagitonians; and

WHEREAS, the Leadership Team adopted seven vital conditions for health and well-being attached hereto as a framework for planning and for action, and is committed to the study what and how government may improve the vital conditions for its citizens within each respective jurisdictions; and

WHEREAS, the Leadership Team has committed to collaborating on ideas and gathering information to share and inform jurisdictions’ respective legislative authorities to support a strategic decision-making process with aligned priorities, mutually reinforcing investments, and decisions that are shaped by meaningful data by the people they affect; and

WHEREAS, RCW 39.34.030(4) allows for the establishment of joint boards responsible for administering a joint or cooperative undertaking so long as public agencies party to the agreement are represented in lieu of creating a separate legal entity to conduct a joint or cooperative undertaking; and

WHEREAS, defining the role of the Leadership Team will further the North Star Project Call to Action.

NOW, THEREFORE, upon approval of this Agreement by the Parties, pursuant to state law including Chapter 39.34 RCW the Parties agree as follows:

1. **PURPOSE:** The purpose of this Agreement is to provide a forum allowing local jurisdictions with mutual interests to alleviate impacts to homelessness, housing, behavioral health, and substance use disorders through their respective authorities to develop both well informed and coordinated actions that cumulatively form a regional system that provides methods to eliminate, reduce and/or effectively manage such issues.

2. RESPONSIBILITIES: The Parties agree to create and shall participate jointly for the study of housing, homelessness, and behavioral health in an advisory committee to be known as the North Star Leadership Team (the Leadership Team) under the following terms:

2.1 Each party shall appoint one person and one alternate as a voting member of The Leadership Team.

2.2 Any policy recommendations as set forth in Section 3 of the Leadership Team's shall be as a result of consensus of all Parties unless a party is not present after notice is provided as set forth in the agreement. In that event, the Leadership Team shall make recommendations by consensus vote of those members present so long as a minimum of three members attend. Alternate members shall have full voting rights when the regular member is not present.

2.3 The Leadership Team may, but is not required to, form further advisory groups or committees to support its studies or work. Such groups or committees may consist of persons or entities with greater subject matter expertise fields that will assist the Leadership Team's work.

2.4 The Leadership Team may adopt bylaws to assist how it will perform its function.

3. SCOPE OF WORK: the Parties, acting through the Leadership Team shall participate in a cooperative undertaking limited to developing recommendations, and providing any other information or analysis that may assist local jurisdictions in the development of methods for eliminating, reducing and managing homelessness, housing, behavioral health, and substance use disorders. The cooperative undertaking may include but is not limited to the following:

3.1 The formation of advisory groups or task forces to assist in its work including performing studies, analysis, acquiring data or making recommendations to local jurisdictions.

3.2 Making recommendations to regional and local jurisdictions on funding decisions related to housing, homelessness, behavioral health, and substance use disorders including:

- i. Skagit County Homeless Crisis Response Funding (document recording fees, WA state Consolidated Homeless Grant);
- ii. Jurisdictions' Sales and use tax for housing and related services under RCW 82.14.530;
- iii. Jurisdictions' Affordable and supportive housing—Sales and use tax under RCW 82.14.540;
- iv. Skagit County Sales and use tax for chemical dependency or behavioral health treatment under RCW 82.14.460;

3.3 Studying ways for improved coordinated responses and planning including potential improvements to regional Growth Management Act processes, development regulations, and comprehensive planning policies;

3.4 Identifying new sources of funding, programs, or innovative ideas for local jurisdictions to pursue;

3.5 Assisting in the coordination, expansion, (or creation) of each local jurisdiction's respective co-response programs under the operation of each jurisdictions first responders (ex. law enforcement, fire, ambulance) which may include;

- i. Developing a plan to expand the reach and effectiveness of co-response programs; and

- ii. Acting as a forum to encourage coordination among co-response programs including data sharing to assist in the improvement of outcomes.

3.6 Making recommendations for improvements to the regional behavioral health system to improve responsiveness, continuity of care, and adequacy of resources for those suffering from substance use disorder and/or behavioral health issues.

3.7 Evaluating the effectiveness of Leadership Team recommended strategies which have been adopted, any current strategies implemented by local jurisdictions, or the identification of programs or strategies being performed elsewhere that have improved outcomes.

3.8 Providing and receiving information relating to housing, behavioral health, and homelessness.

3.9 Providing recommendations for the governing bodies of the Parties to jointly advocating for policy improvements at a regional, state, and federal level.

4. NON-DELEGATION: This Agreement shall not create a separate legal, administrative entity, or delegate any power or authority of any party to the Leadership Team. This includes but is not limited to, entering into contracts, binding any party to any policy recommendation reached by the Leadership Team, hiring employees, serving as a substitute for each jurisdictions legislative processes including but not limited to the adoption of planning or development regulation processes, or in general authorize the expenditure of public funds absent further agreement by the Parties. The Leadership Team shall be purely advisory and is limited to the scope of work set forth in Section 3 of this Agreement. Further, the advice or recommendations of this joint board is not required, nor shall it restrict each Parties respective Agency from acting on any of the subject matters detailed in Section 3, Scope of Work, set forth in this Agreement.

5. TERM OF AGREEMENT: This Agreement shall commence on the date of the last party affixing its signature hereto and shall run unless terminated as set forth herein.

6. WITHDRAWAL FROM AGREEMENT/TERMINATION. Any party may withdraw from this Agreement for any reason upon thirty (30) days' notice in writing either personally delivered or mailed postage-prepaid by certified or registered mail to the other Parties at their normal business addresses. Withdrawal of this Agreement by any one party shall not affect the continued efficacy of the Agreement with regard to other Parties. This Agreement may be terminated at any time upon agreement of three or more of the Parties. If no meetings are held by the Leadership Team for a period of three years, this Agreement shall automatically terminate

7. ADMINISTRATION: The following individuals are designated as representatives of the respective parties. The representatives shall be responsible for participating in the administration of this Agreement and for coordinating and monitoring performance under this Agreement. Each party shall also appoint an alternate representative and shall notify the other parties in writing. In the event such representatives (or alternates) are changed, the party making the change shall notify the other parties to the agreement.

- 7.1 The County's representative shall be: Skagit County Deputy Administrator: currently Jennifer Johnson.
- 7.2 The City of Mount Vernon's representative shall be: Mayor: Jill Boudreau.
- 7.3 The City of Sedro Woolley's representative shall be: Mayor Julia Johnson
- 7.4 The City of Anacortes' representative shall be: Mayor: Matthew Miller
- 7.5 The City of Burlington's representative shall be: Mayor: Steve Sexton

8. TREATMENT OF ASSETS AND PROPERTY: No fixed assets or personal or real property will be jointly or cooperatively, acquired, held, used, or disposed of pursuant to this Agreement. There is no financing provided for the operation of the Leadership Team and no budget provided by this Agreement.

9. INDEMNIFICATION: Each party agrees to be responsible and assume liability for its own wrongful and/or negligent acts or omissions or those of their officials, officers, agents, or employees to the fullest extent required by law, and further agrees to save, indemnify, defend, and hold the other party harmless from any such liability. It is further provided that no liability shall attach to any party by reason of entering into this Agreement except as expressly provided herein.

10. CHANGES, MODIFICATIONS, AMENDMENTS AND WAIVERS: The Agreement may be changed, modified, amended or waived only by written agreement executed by the Parties. Waiver or breach of any term or condition of this Agreement shall not be considered a waiver of any prior or subsequent breach.

11. SEVERABILITY: In the event any term or condition of this Agreement or application thereof to any person or circumstances is held invalid, such invalidity shall not affect other terms, conditions or applications of this Agreement which can be given effect without the invalid term, condition, or application. To this end the terms and conditions of this Agreement are declared severable.

12. ENTIRE AGREEMENT: This Agreement contains all the terms and conditions agreed upon by the parties. All items incorporated herein by reference are attached. No other understandings, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind any of the parties hereto.

13. COUNTERPARTS: This Agreement may be executed in counterparts, and in such event, the counterpart signatures shall be assembled and shall together constitute a complete agreement.

14. MISCELLANEOUS

14.2 This Agreement shall be deemed to be made and construed in accordance with the laws of the State of Washington jurisdiction and venue for any action arising out of this Agreement shall be in Skagit County, Washington.

14.3 The captions in this Agreement are for convenience only and do not in any way limit or amplify the provisions of this Agreement.

IN WITNESS WHEREOF, this Agreement has been executed by each party on the date set forth on each signature page.

Dated: this ____ day of _____, 2023

APPROVED:

CITY OF MOUNT VERNON

Jill Boudreau, Mayor

Approved as to Form:

Attest:

Kevin Rogerson, City Attorney

Beck Jensen, City Clerk

INTERLOCAL AGREEMENT FOR THE NORTHSTAR LEADERSHIP TEAM

DATED this _____ day of _____, 2023.

**BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON**

Ron Wesen, Chair

Lisa Janicki, Commissioner Peter Browning,
Commissioner

Attest:

Peter Browning, Commissioner

Clerk of the Board

For contracts under \$5,000:
Authorization per Resolution R20030146

County Administrator

Approved as to form:

Civil Deputy Prosecuting Attorney

Approved as to indemnification:

Risk Manager

Approved as to budget:

Budget & Finance Director

INTERLOCAL AGREEMENT FOR THE NORTHSTAR LEADERSHIP TEAM

Dated: _____

APPROVED:

CITY OF ANACORTES

Matt Miller, Mayor

Approved as to Form:

Attest:

Darcy Swetnam, City Attorney

Steven D. Hoglund, City Clerk

INTERLOCAL AGREEMENT FOR THE NORTHSTAR LEADERSHIP TEAM

Dated: this ____ day of _____, 2023

APPROVED:

CITY OF SEDRO-WOOLLEY

Julia Johnson, Mayor

Approved as to Form:

Attest:

Nikki Thompson, City Attorney

Kelly Kohnken, City Clerk

INTERLOCAL AGREEMENT FOR THE NORTHSTAR LEADERSHIP TEAM

Dated: this ____ day of _____, 2023

APPROVED:

CITY OF BURLINGTON

Steve Sexton, Mayor

Approved as to Form:

Attest:

Leif Johnson, City Attorney

Joseph Stewart, Finance Director



Belonging & Civic Muscle is at the center because it is both a vital condition and a practical capacity that is necessary for equitable success in every other kind of work.



THRIVING NATURAL WORLD

Sustainable resources, contact with nature, freedom from hazards

Clean air, water, soil; healthy ecosystems able to sustainably provide necessary resources; accessible natural spaces; freedom from the extreme heat, flooding, wind, radiation, earthquakes, pathogens



BASIC NEEDS FOR HEALTH + SAFETY

Basic requirements for health and safety

Nutritious food, safe drinking water; fresh air; sufficient sleep; routine physical activity; safe, satisfying sexuality and reproduction; freedom from trauma, violence, addiction and crime; routine care for physical and behavioral health



HUMANE HOUSING

Humane, consistent housing

Adequate space per person; safe structures; affordable costs; diverse neighborhoods (without gentrification, segregation, concentrated poverty); close to work, school, food, recreation, and nature



MEANINGFUL WORK + WEALTH

Rewarding work, careers, and standards of living

Job training/retraining; good-paying and fulfilling jobs; family and community wealth; savings and limited debt



LIFELONG LEARNING

Continuous learning, education, and literacy

Continuous development of cognitive, social, emotional abilities; early childhood experiences; elementary, high school, and higher education; career and adult education



RELIABLE TRANSPORTATION

Reliable, safe, and accessible transportation

Close to work, school, food, leisure; safe transport; active transport; efficient energy use; few environmental hazards



BELONGING + CIVIC MUSCLE

Sense of belonging and power to shape a common world

Social support; civic association; freedom from stigma, discrimination, oppression; support for civil rights, human rights; civic agency; collective efficacy; vibrant arts, culture, and spiritual life; equitable access to information; many opportunities for civic engagement (voting, volunteering, public work)