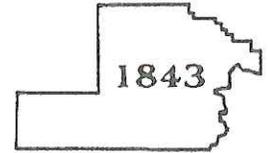


Yamhill County



DEPARTMENT OF ADMINISTRATIVE SERVICES FACILITIES DIVISION

COURTHOUSE • 535 NE 5TH St. • McMINNVILLE, OR 97128-4523 • (503) 434-7471 • FAX (503) 434-4358

March 1, 2019

Re: Public Health Building Exterior

To: Board of Commissioners

Cc: Ken Huffer, Justin Hogue

The outside of the Public Health building is in desperate need of repair. The stucco finish is failing and allowing moisture to seep inside, before long if left in a state of disrepair it will lead to severe structural issues. Over the years there have been several attempts in house to correct the issues however these turned out to be temporary fixes.

As part of the 2018-19 CIP the restoration of the building exterior was approved in the amount of \$50,000.00. The quotes received are as follows;

Artector Inc.	\$88,968.00 Base quote
Left Shore Construction	\$98,600
Dream Plastering	Failed to provide a complete quote

At this time I am waiting to receive quotes back from the roofing companies for the replacement of the coping which covers the parapet. None of the stucco companies cover this aspect of the project in their quotes.

In comparing the quotes Artector Inc. have provided the most thorough answers when asked about their quote and process. Included with this memo is a copy of the 10 year warranty they provide on their product, when asked Left Shore stated they provide a standard one year warranty on workmanship and that they "Believed" the product has a 5 year warranty. Color of product to be used will be determined once quote has been accepted and the order to proceed is given. Prevailing wage is included in the quote. As always with older buildings there is the risk of unforeseen, we do not anticipate any additional costs other than the coping at this time, however once the deteriorating stucco is removed there is the chance of finding further damage that will need to be addressed.

Artector's quote includes an add on known as Alternate 1 in the amount of \$22,516.00 to address the north CMU wall as well. I respectfully recommend we accept this portion along with the Base bid.

Project cost for the stucco repair will require an increase to the authorized cost in the amount of \$38,968.00. If alternate 1 is accepted the authorized amount will need to be increased by \$61,484.00 Should both the base bid and alternate 1 be excepted the total cost of the stucco repair will be \$111,484.00

B.O.19-65

Thank you for your consideration in this matter,



Joe Moore
Yamhill County Facilities Manager

Accepted by Yamhill County
Board of Commissioners on
3/7/19 by Board Order
19-65