



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST BUDGET MODIFICATION

(Revised: 5/24/13)

Board Clerk Use Only

Meeting Date: 10/31/13
Agenda Item #: R.5
Est. Start Time: 10:11 am
Date Submitted: 10/17/13

Agenda Title: BUDGET REALLOCATION FPM14-01 (CP10.12.35) – MIDLAND LIBRARY ROOF RESTORATION PROJECT

Note: if Contingency, use that form. If item other than a BudMod, please use different APR. : Title should not be more than 2 lines but sufficient to describe the action requested.

Requested Meeting Date: October 31, 2013
Time Needed: 5 mins.
Department: County Assets
Division: Facilities
Contact(s): John Lindenthal
Phone: 503-988-4213 **Ext.** X84213 **I/O Address:** Bldg. 274/1
Presenter Name(s) & Title(s): John Lindenthal, Alan Proffitt

General Information

1. What action are you requesting from the Board?

Request approval of a budget reallocation of FY2014 Capital funds in the amount of \$100,000 for the Midland Library Roof Restoration Project.

2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

We have discovered two deficiencies that were not anticipated during the construction phase of the Midland Roof Restoration Project.

First, the drain leads on the existing drains are a mixture of 2lb and 4lb and were not installed correctly during the original construction in 1996. The drain leads were not wrapped down into the receiver to ensure water tightness. Additionally, in order to be strong enough not to tear during normal building movement, 4lb leads are required. The cost of replacing all of the drain leads is \$14,367. This deficiency was discovered when one of the existing drain sumps was demolished.

The second and more significant issue is the upper roof's integral gutter system. The

system was improperly installed in 1996. It has been leaking under the entire roofing system for many years and must now be replaced. The damage is so extensive that restoration is not an option. Because the leaking water went under the insulation layer, the infrared scan that was conducted did not identify the trapped water. The cost of this change is \$79,157.00 with credits to change the sheet metal from stainless to prepainted. Without the credit the change would be almost \$85,000.

The only reason the roof has not leaked severely is that a temporary roof was installed on the deck during original construction. The temporary roof has contained the water until now.

The project's budget could support the first discovery with a small increase of approximately \$10,000.; The cost of correcting the second discovery can not be supported in the current budget.

Because of the short time we have before winter weather sets in, we must notify the contractor by (October 15, 2013) of an approved change order to replace the upper roof. If we are unable to notify the contractor next week, then we will need to find a temporary solution for the winter. Implementing a temporary solution will cost the County additional resources since the contractor will be required to re-mobilize next spring.

Due to the situation, the contractor was given direction to proceed with the work in advance of Board approval. This direction was given with Facilities Management and CFO agreement as being in the best interests of the public.

The budget reallocation request has been rounded to \$100,000.

Program offer is #78006 – Facilities Capital Improvement Fund. The overall program offer is unchanged. The impact is at the individual project budget level.

3. Explain the fiscal impact (current year and ongoing)

The impact is to the individual project budget(s) and will not affect the overall FY2014 Capital Improvement Program (CIP) budget.

Approval of this budget reallocation will result in the following FY2014 Capital budget adjustments:

1. Reallocate \$100,000 from the Future Asset Preservation Projects line item (CP10.14.2509) to the Midland Library Roof Restoration Project (CP10.12.35). These funds were a part of the FY2014 carry-over funds for future projects in the Capital program plan.

4. Explain any legal and/or policy issues involved.

None.

5. Explain any citizen and/or other government participation that has or will take place.

None.

Budget Modification

If the request is a **Budget Modification**, please answer all of the following in detail:

- **What revenue is being changed and why? If the revenue is from a federal source, please list the Catalog of Federal Assistance Number (CFDA).**
N/A
- **What budgets are increased/decreased?**
No overall Capital Improvement Program budgets are being changed. The changes are only at the project level within the Capital Improvement Program budget.
- **What do the changes accomplish?**
Approval of this budget reallocation will correct the individual project budget deficiency.
- **Do any personnel actions result from this budget modification? Explain.**
No.
- **If a grant, is 100% of the central and department indirect recovered? If not, please explain why.**
N/A
- **Is the revenue one-time-only in nature? Will the function be ongoing? What plans are in place to identify a sufficient ongoing funding stream?**
N/A
- **If a grant, what period does the grant cover? When the grant expires, what are funding plans? Are there any particular stipulations required by the grant (i.e. cash match, in kind match, reporting requirements etc)?**
N/A

NOTE: Attach a Budget Modification Expense & Revenues Worksheet and/or a Budget Modification Personnel Worksheet.

Required Signatures

Facilities Director: Michael Bowers \s\ **Date:** 10/17/13

Budget Director: Karyne Kieta \s\ **Date:** 10/17/13

Chief Financial Officer: Mark Campbell \s\ **Date:** 10/17/13

Countywide HR: N/A **Date:** _____

Note: Please submit electronically. Insert names of your approvers followed by /s/ - we no longer use actual signatures. Please date each signature. Use "n/a" when signature not applicable."