

PORT OF OLYMPIA COMMISSION
Resolution 2003-03

A resolution of the Port of Olympia Commission ratifying the Executive Director's finding of existence of an emergency on November 14, 2002, (copy attached) for the Genoa's Restaurant fire that occurred on November 7, 2002, pursuant to the provisions of Port of Olympia Commission Policy Directive dated February 24, 1997 (requiring the ratification) and RCW 39.04.280 (related to the award of emergency public works contracts).

WHEREAS, on Tuesday, November 7, 2002, a fire at Genoa's Restaurant Building resulted in considerable damage to the building. The Port, as owner of the building and insurance policy holder for fire damage, bears responsibility for repairing the damages; and

WHEREAS, on November 14, 2002, Executive Director Nick Handy declared this situation an emergency, waiving competitive bidding requirements under the provisions of RCW 39.04.280, and authorized staff to expedite award of a contract to prevent further damage to the structure and to return the damaged structure to its essential function as a restaurant; and

WHEREAS, the structure remains susceptible to water damage due to the temporary and weather susceptible nature of the tarp covering the hole in the roof; and

WHEREAS, entry into the kitchen area is unsafe due to the collapsed roof section and dangling hood fan; and

WHEREAS, the entire structure is susceptible to additional mold damage since electricity to the structure has been cut off; and

WHEREAS, the Port produced a damage assessment report on December 18, 2002, with assistance from experts in the following areas: building assessment, structural assessment, mechanical and electrical systems assessment, plumbing, kitchen equipment assessment, fire/smoke/water damage, mold and odor damage assessment, and lead paint and asbestos assessments; and

WHEREAS, Port staff is prepared to proceed with an expedited repair based on the scope of work and cost estimate outlined in the damage assessment report and insurance settlement; and

WHEREAS, although competitive bidding requirements are not required in an emergency situation, Port staff will request interviews with up to 5 construction teams to ensure a competitive process, and bring forth a recommended contract award to the Port Commission at its meeting on January 27, 2003, assuming all prior necessary tasks can be met including an agreement between the Port and its insurance company; and

BE IT HEREBY RESOLVED as required by Port of Olympia Commission Policy Directive dated February 24, 1997, the Port Commission does hereby ratify Executive Director Nick Handy's 11/14/02 finding that this situation is an emergency under the provisions of RCW 39.04.280.

ADOPTED by the Port Commission of the Port of Olympia this 13th day of
January, 2003.

PORT OF OLYMPIA COMMISSION

President

Vice President

Secretary-Treasurer