

Library over the Cedar River

What was the result of the x-ray of the center span concrete joists?

A: The testing revealed that the joists were built very close to their rated limit, there will not be a “bonus” carrying capacity. Rather than add strength through carbon fiber treatment under the deck (above the water), the placement and size of library stacks will be adjusted.

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How is it that the new structural solution using auger cast piles and footings eliminates the need to reinforce the internal columns per the earlier Swenson Say Faget study?

Both of these solutions have the desired effect of stiffening the structure sufficiently and limiting range of motion to meet the seismic code.

Library over the Cedar River

What is the status of the brick facing on the exterior walls?

If this would be replaced with terra cotta panels, is there really any weight savings?

Highlands Library

Purchase and Sale Agreement between Colpitts and
Renton Housing Authority

STATUS: Created by RHA, awaiting Colpitts' attorney
comments. "As-is" sale.

Highlands Library

Purchase and Sale Agreement between Colpitts and City of Renton and Option to Purchase

STATUS: Was created by City, and is being reviewed by Colpitts/attorney, KCLS/attorney.

Highlands Library

Key Points: Providing safeguards so that

Transfer of the property is timely and payment based on pro-rata use

Construction of the library and the mixed-use development are synchronous

If Colpitts stops for any reason along the way, provides an opportunity for the City to purchase the property and continue the library project

Highlands Library

Contemporaneous Construction Agreement

STATUS: Was created by City, and is being reviewed by Colpitts/attorney, KCLS/Attorney

Highlands Library

Colpitts constructing mixed-use development, KCLS constructing library

Shared parking entrance through mixed-use development and some common mechanical and service areas

Joint preconstruction and construction meetings

Milestones for Colpitts to match up with library construction progress

Performance and Payment bonds to back up timely completion

Highlands Library

Shared construction staging

Construction access to Colpitt's property

Provision of temporary parking if needed

Agreement for Colpitts to contract for infrastructure –
utilities, street, sidewalks

Highlands Library

Will Sunset Lane be one-way or two-way?

It is designed to be two-way, but because of the RHA/HUD Phase II timing, it may need to be done in two phases, which would likely mean that it would start out as a one-way street – TBD.

Highlands Library

Re the Highlands Library, will the delivery truck unloading location cause traffic issues on Sunset Lane, especially if it isn't built to the full width to begin with?

There is a planned, shared, loading dock area on the Sunset Lane side that will be out of traffic. Materials could also be unloaded on the 10th Street side (east side) close to the materials handling/staff areas on a temporary basis if needed.