



**THE NORTHWEST
SEAPORT ALLIANCE**
Gateway to Solutions

Project Authorization for West Sitcum Buildings 100 and 950 Roof Replacement, and Building 600 Roof Upgrade

Presenter: Elly Bulega

Title: Engineering Project Manager

Briefing Requested

West Sitcum Buildings 100 and 950 Roof Replacement, and Building 600 Roof Upgrade

Request project authorization in the amount \$2,313,200, for a total authorized amount of \$2,650,467, for the West Sitcum Buildings 100 and 950 Roof Replacement, Master Identification No. 201062.02; and West Sitcum Building 600 Roof Upgrade, Master Identification No. 201062.03.

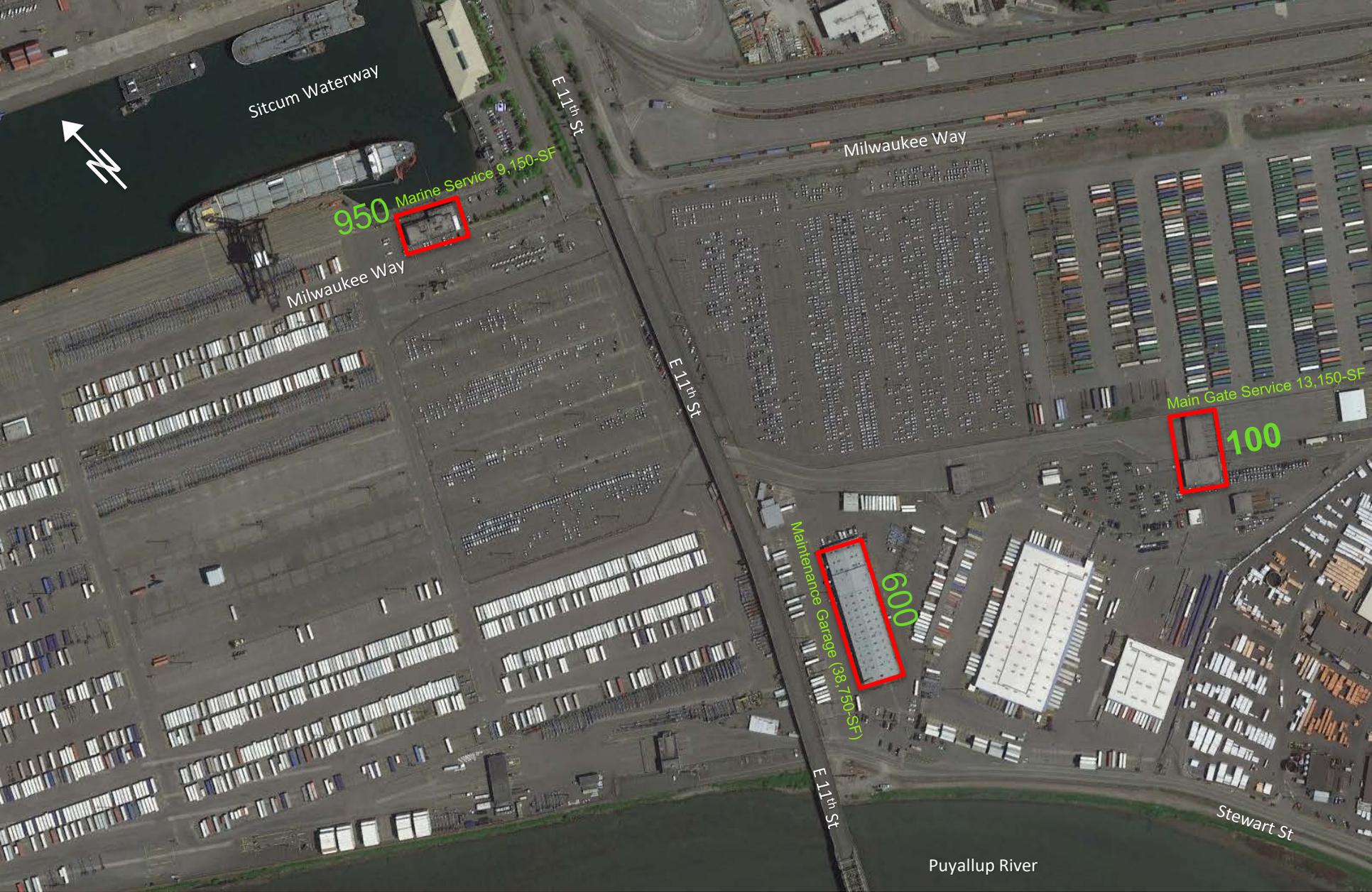


Background

West Sitcum Buildings 100 and 950 Roof Replacement, and Building 600 Roof Upgrade

- In October 2017, the NWSA entered into a new lease agreement with Stevedoring Services of America (SSA).
- As part of the lease agreement, the NWSA agreed to inspect a majority of the roofs and complete roof repairs and/or replacements as necessary.
- The roofs assessments were completed in 2018, and in January 2019 the Managing Members authorized design for 10 buildings.
- Buildings 100, 950 and 600 are the highest priority. Bldgs. 100 and 950 roofs are at the end of their serviceable life, they are beyond repair and need to be replaced. Bldg. 600 needs new skylights and a liquid applied membrane.





Sitcum Waterway

E 11th St

Milwaukee Way

950 Marine Service 9,150-SF

Milwaukee Way

E 11th St

Main Gate Service 13,150-SF

100

Maintenance Garage (9,750-SF)

600

E 11th St

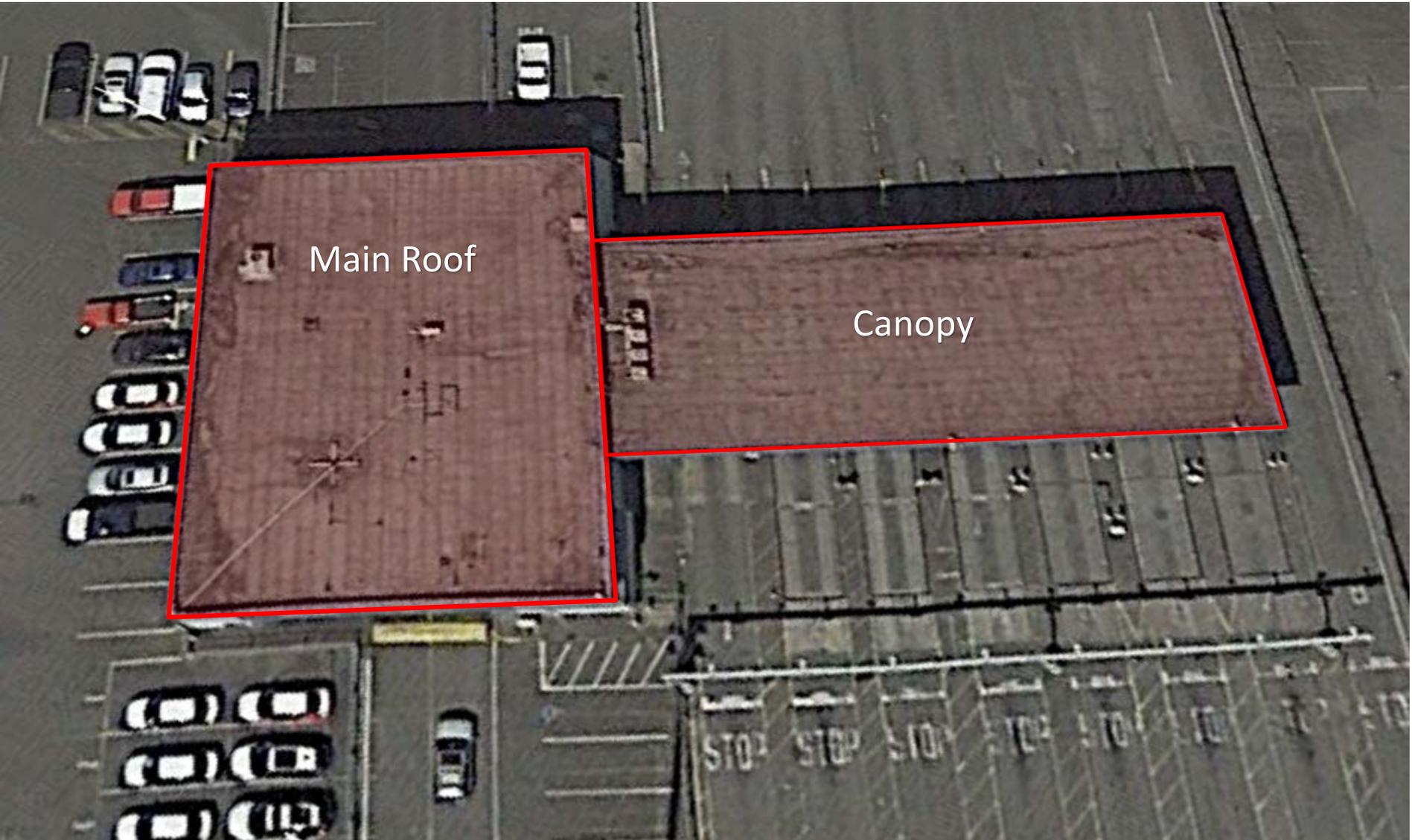
Stewart St

Puyallup River



West Sitcum Terminal

Building 100

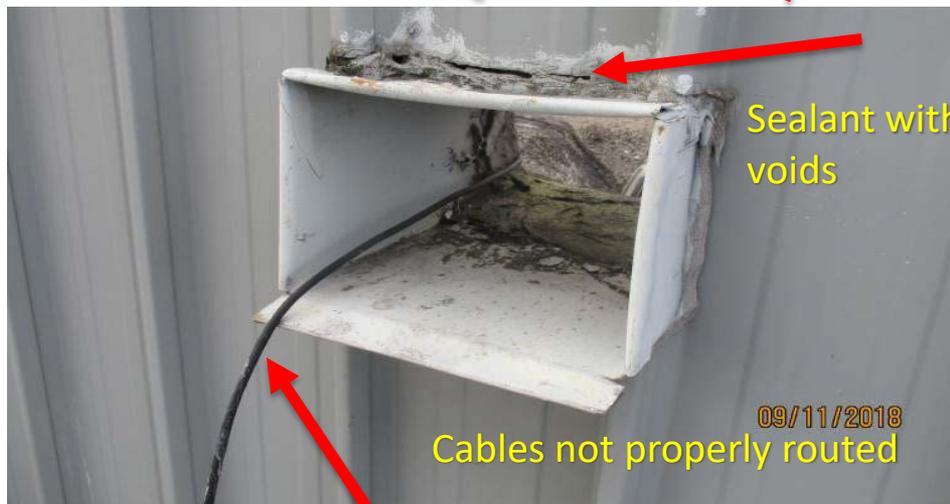
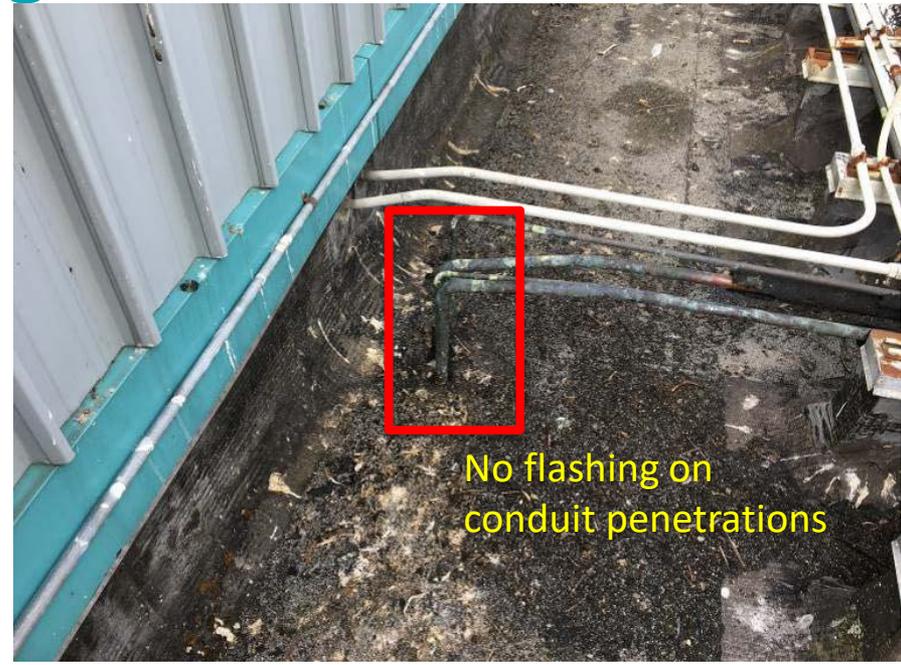
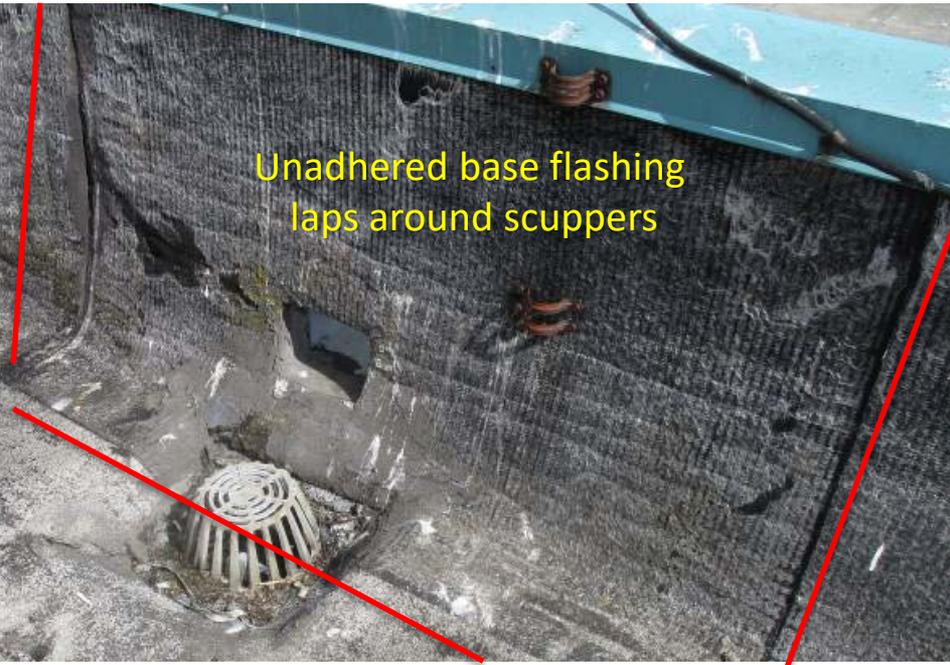


Main Roof

Canopy



Building 100



Building 950



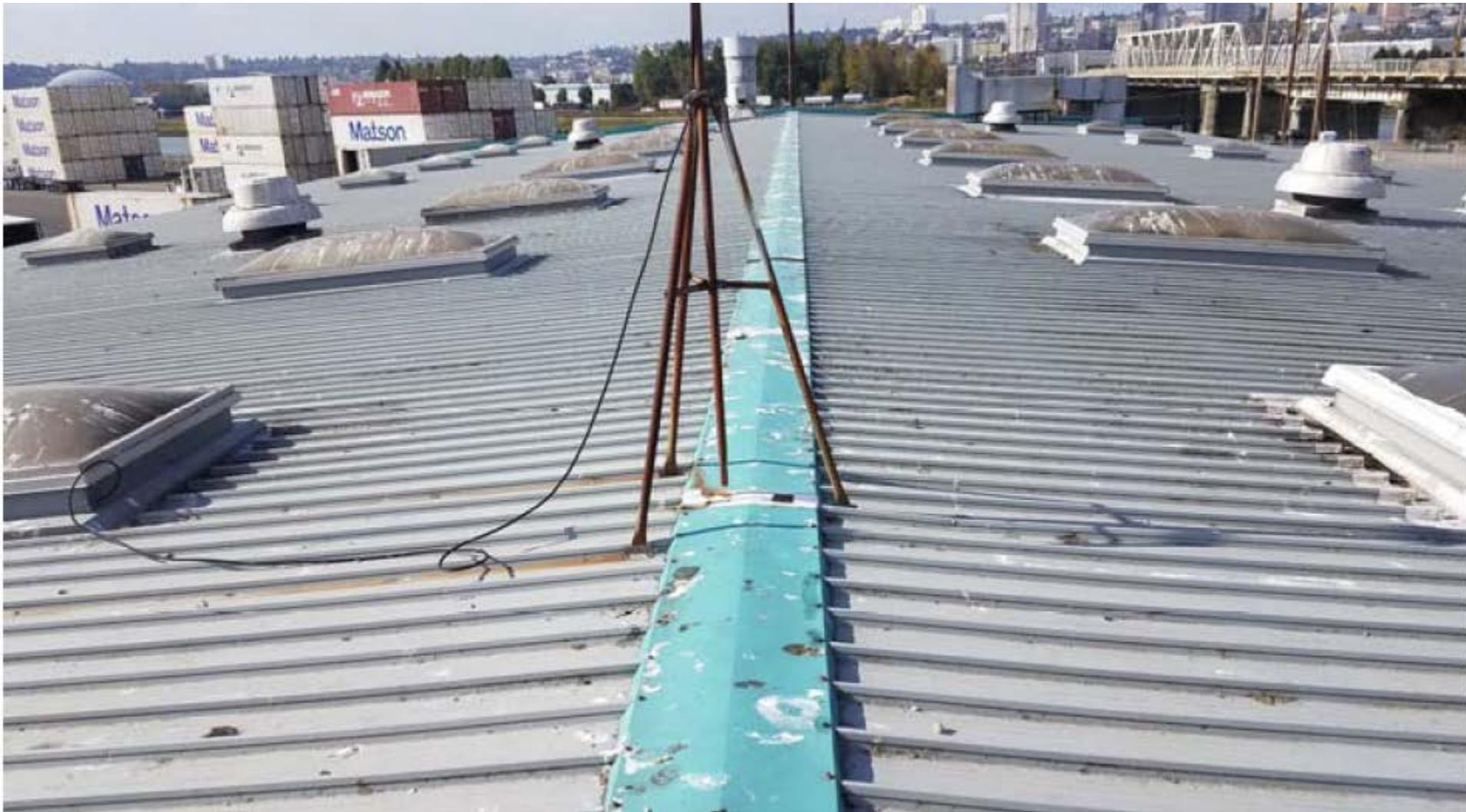
Building 950



Building 600



Building 600



Project Description and Details

West Sitcum Buildings 100 and 950 Roof Replacement, and Building 600 Roof Upgrade

The overall scope of work will include:

Bldg. 100 and 950

- Removal and replacement new Thermoplastic Polyolefin (TPO) roof systems
- Installation of new R-38 insulation to meet current energy code
- Installation of bird deterrent systems

Bldg. 600

- Removal and replacement of skylights
- Application of a liquid-applied membrane



Project Schedule

West Sitcum Buildings 100 and 950 Roof Replacement, and Building 600 Roof Upgrade

Buildings 100 and 950 Roof Replacement	
Activity	Timeframe
Complete Design	March 2019
Attain Permits and Advertise Bid	April 2019
Bid Opening	May 2019
Contract Award	May 2019
Substantial Completion	September 2019



Project Schedule

West Sitcum Buildings 100 and 950 Roof Replacement, and Building 600 Roof Upgrade

Building 600 Roof Upgrade	
Activity	Timeframe
Complete Design	April 2019
Attain Permits and Advertise Bid	April 2019
Bid Opening	May 2019
Contract Award	June 2019
Substantial Completion	September 2019



Financial Implications

West Sitcum Buildings 100 and 950 Roof Replacement, and Building 600 Roof Upgrade

- The estimated budget for this project is \$2,650,467.
- The current Capital Investment Plan (CIP) allocates \$3,357,000 for this project.
- Project costs will be capitalized and depreciated over an estimated 15-year life, resulting in annual depreciation of \$176,700. Depreciation expense for 2019 will be approximately \$44,200 based on a project completion date of September 2019.
- There is no remaining net book value on the existing roofs so there will be no write off value that would impact the NWSA or the Port of Tacoma (legacy assets remained on the homeports balance sheet) profit and loss statements.



Financial Implications

West Sitcum Buildings 100 and 950 Roof Replacement, and Building 600 Roof Upgrade

- The financial analysis for the SSA lease of West Sitcum included \$3.4 million of expense for roof repairs.
- The financial performance for the original SSA agreement exceeded the NWSA's required 8.4% return.
- The increase to \$4.77 million of expense for the roof repairs as was presented to Commission in January 2019 does not significantly reduce the return which still exceeds the required 8.4% return.
- These costs are part of the \$4.77 million.



Financial Summary

West Sitcum Buildings 100 and 950 Roof Replacement, and Building 600 Roof Upgrade

BLDG	Phase	This Request	Total Previous Requests	Total Cost
BLDGS 100 and 950	Design	\$ -	\$ 199,041	\$ 199,041
	Construction	\$ 1,211,700	\$ -	\$ 1,211,700
BLDG 600	Design	\$ -	\$ 138,226	\$ 138,226
	Construction	\$ 1,101,500	\$ -	\$ 1,101,500
Total		\$ 2,313,200	\$ 337,267	\$ 2,650,467



Environmental Impacts/Review

West Sitcum Buildings 100 and 950 Roof Replacement, and Building 600 Roof Upgrade

Permitting:

- For Bldg. 100 and 950, the City of Tacoma Building permits have been applied for and will be attained prior to advertising the project.
- For Bldg. 600, the City of Tacoma Building permits will be applied for and attained prior to project advertisement.
- No additional permitting is anticipated.

Remediation:

- A limited asbestos and hazardous building materials study was conducted.
- Some of the samples collected were determined to be positive for asbestos.



Environmental Impacts/Review

West Sitcum Buildings 100 and 950 Roof Replacement, and Building 600 Roof Upgrade

Water Quality:

- No water quality impacts are anticipated. The roof material being proposed is not a source of zinc.
- Best Management Practices will be implemented to protect water during construction activities.

Air Quality:

- Due to the presence of asbestos, the Contractor will monitor the air per the Port's requirements.



Conclusion

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