

THE NORTHWEST SEAPORT ALLIANCE
MEMORANDUM

MANAGING MEMBERS
ACTION ITEM

Item No.	<u>5D</u>
Date of Meeting	<u>June 6, 2017</u>

DATE: May 23, 2017

TO: Managing Members

FROM: John Wolfe, Chief Executive Officer
Sponsor: Tong Zhu, Chief Commercial Officer
Project Manager David Myers, Engineering Project Manager II

SUBJECT: PCT Maintenance Building Envelope Repairs

A. ACTION REQUESTED

As referenced in NWSA Resolution No. 2016-04, Exhibit A, Delegation of Authority Master Policy, Paragraph 8.c.iii., states project costs exceeding \$300,000 require approval from Managing Members.

Request project authorization in the amount \$700,000 for a total authorized amount of \$830,000, for work associated with the PCT Maintenance Building Envelope Repairs, Master Identification No. 101051.02.

B. SYNOPSIS

This project is being completed to preserve existing assets, and under the lease of the facility the building envelope is the responsibility of the NWSA.

C. BACKGROUND

Pierce County Terminal's structures were completed in late 2004 with the Terminal beginning operations in 2005. The structures located at Pierce County Terminal are steel framed with metal siding and roofing components. These systems rely on sealant, rubber boots and foam strips to remain water and air tight. These systems must remain flexible and in place to account for movement with the building's components. In recent months it was discovered that some of these systems were missing and needing replacement. Resultant leaks caused by missing or damaged components have caused some interior finishes around windows and in ceilings to become damaged and are also in need of repair.

D. PROJECT DESCRIPTION AND DETAILS

This project will repair or replace building envelope system components to ensure air and water tight conditions and repair damage caused by water infiltration.

Project Objectives

- Repair water and air leaks in both the roof and wall assemblies
- Repair damage caused by water infiltration

Scope of Work

The scope of work will include:

- Repair and replace exterior sealants
- Repair and replace exterior weather tight connections
- Repair interior wall and roof assemblies
- Repair exterior wall assemblies
- Provide protective roof coating on metal roof assemblies

Schedule

Advertise for Bids	July 5, 2017
Award Contract	August 4, 2017
Project Completion	November 22, 2017

E. FINANCIAL IMPLICATIONS

Project Cost Details

	Request	Cost To Date	Remaining Cost
Pre-Design	\$10,000	\$10,000	\$ 0
Design	\$120,000	\$48,772	\$71,228
Construction	\$700,000	\$	\$ 700,000
Total	\$ 830,000	\$ 58,772	\$ 771,228

Source of Funds

The 2017-2021 Capital Improvement Plan Budget allocates \$1,060,000 for this project.

Financial Impact

Project costs will be expensed as incurred. They were included in the 2017 operating budget.

F. ALTERNATIVES CONSIDERED AND THEIR IMPLICATIONS

Alternative 1) Do Nothing. Additional leaks will occur causing more damage to interior systems.

Alternative 2) Repair building envelope systems to prevent further water intrusion and repair existing damage. This will reseal the building preventing further water intrusion and repair any damaged areas.

Alternative 2 is the recommended course.

G. ENVIRONMENTAL IMPACTS/REVIEW

Permitting: None

Remediation: None

Water Quality: Proposed roof coating system will encapsulate existing zincaluminum roof coating, thereby preventing further discharges of high zinc stormwater.

Air Quality: None

H. ATTACHMENTS TO THIS REQUEST

- Computer slide presentation.

I. PREVIOUS ACTIONS OR BRIEFINGS

<u>Date</u>	<u>Action</u>	<u>Amount</u>
February 24, 2016	Executive Authorization	\$10,000
August 23, 2016	Executive Authorization	\$120,000
TOTAL		\$130,000