



**THE NORTHWEST
SEAPORT ALLIANCE**
Gateway to Solutions

Item No.: 5D
Meeting: 6/06/17

PROJECT AUTHORIZATION FOR PCT MAINTENANCE BUILDING ENVELOPE REPAIRS

Project Authorization

PCT Maintenance Building Envelope Repairs

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 the PCT Maintenance Building Envelope Repairs Project, Master Identification No. 101051.02.



Background

PCT Maintenance Building Envelope Repairs

Pierce County Terminal's (PCT) structures were constructed in 2004 and the Terminal began operations in 2005. The structures at PCT are steel framed with metal siding and roofing which rely on sealants and gaskets to maintain water and air tightness.

In recent months it was discovered that some of these systems were missing and needing replacement.

Resultant leaks caused by missing or damaged components has resulted in interior finish damage around windows and ceilings.



Project Description and Details

PCT Maintenance Building Envelope Repairs

- **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**



Project Schedule

PCT Maintenance Building Envelope Repairs

Activity	Timeframe
Advertise Bids	July 5, 2017
Bid Opening	July 26, 2017
Contract Award	August 4, 2017
Contract Completion	November 22, 2017



Source of Funds

PCT Maintenance Building Envelope Repairs

- **The estimated cost of the Construction for this project is \$700,000.**
- **The estimated budget for this project is \$830,000.**
- **The 2017-2021 Capital Investment Plan allocates \$1,060,000 for this project.**
- **This expense was included in the 2017 NWSA operating budget.**



Financial Summary

PCT Maintenance Building Envelope Repairs

Item	Budget Estimate	Cost to Date	Remaining Cost
DESIGN	\$130,000	\$58,772	\$71,228
CONSTRUCTION	\$700,000	\$0	\$700,000
PROJECT TOTAL	\$830,000	\$58,772	\$771,228



Environmental Impacts/Review

PCT Maintenance Building Envelope Repairs

Permitting: None

Remediation: None

Water Quality: The proposed roof coating will encapsulate the existing Zincalume roof coating thereby preventing further discharges of high zinc stormwater.

Air Quality: None



Conclusion

PCT Maintenance Building Envelope Repairs

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