

**Item No.:** 4A-supp  
**Date of Meeting:** December 4, 2018



**THE NORTHWEST  
SEAPORT ALLIANCE**  
*Gateway to Solutions*

# Project Authorization for 2810 Marshall Avenue Roof Project

Presenter: Stanley Ryter, PE

Title: Engineering Project Manager II

# Action Requested

## 2810 Marshall Avenue Roof Project

Request project authorization in the amount \$3,956,750, for a total authorized amount of \$4,200,000, for work associated with the 2810 Marshall Avenue Roof Project, Master Identification No. 201051.01.



# Background

## 2810 Marshall Avenue Roof Project

- **The roof is at the end of its serviceable life**
  - Current roof is a membrane overlay (2003) of original asphalt roof
  - Membrane overlay roof warranty has expired
  - Leaks have been occurring more frequently as the roof has aged
  - Failure is due to age and condition of roof
- **Client office improvements have been damaged by leaks**
- **Full roof removal and replacement necessary**







# Project Description and Details

## 2810 Marshall Avenue Roof Project

- **The proposed improvements include the following:**
  - Full sequential removal of the existing membrane roof overlay and the underlying original roofing material down to the metal roof decking.
  - Removal of the existing heat/smoke vents and skylights.
  - Spot repairs as necessary of the underlying metal decking.
  - Installation of new heat-activated heat/smoke vents and skylights.
  - Replacement of existing sheet metal parapet caps and roof scuppers.
  - Installation of new roof which consists of rigid glass-mat faced gypsum boards, vapor barrier, rigid polyiso insulation and a 60 mil PVC membrane.



# Project Schedule

## 2810 Marshall Avenue Roof Project

Activity	Timeframe
Advertise Bids	January 2019
Bid Opening	February 2019
Contract Award	March 2019
Contract Completion	September 2019



# Financial Implications

## 2810 Marshall Avenue Roof Project

- The estimated cost of Construction for this project is \$3,956,750.
- The estimated budget for this project is \$4,200,000.
- The current Capital Investment Plan (CIP) allocates \$4,200,000 for this project.
- The NWSA auto line of business is budgeted to provide \$5.3 million of net income before depreciation in 2019.



# Financial Summary

## 2810 Marshall Avenue Roof Project

Item	Budget Estimate	Cost to Date	Remaining Cost
DESIGN	\$243,250	\$142,181	\$101,069
CONSTRUCTION	\$3,956,750	\$0	\$3,956,750
<b>PROJECT TOTAL</b>	<b>\$4,200,000</b>	<b>\$142,181</b>	<b>\$4,057,819</b>



# Environmental Impacts/Review

## 2810 Marshall Avenue Roof Project

### **Permitting:**

- City of Tacoma building permit has been obtained.
- No additional permitting is anticipated.

### **Remediation:**

- Existing roofing material has been tested and no hazardous material was found in the roofing.



# Environmental Impacts/Review

## 2810 Marshall Avenue Roof Project

### **Water Quality:**

- No water quality considerations are anticipated.

### **Air Quality:**

- Demolition may cause some minor dust.
- No additional air quality considerations are anticipated.



# Conclusion

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