

Item No.: 8f_Supp

Meeting Date: December 15, 2020

Pier 66 Roof Upgrades

Design Funds Request

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Senior Real Estate Manager
Capital Project Manager



Action Requested

Authority to finish design documents, prepare construction documents, and apply for permits.

Authorization will increase design phase funding from \$237,143 to \$300,000.

Total budgeted project cost: \$1,743,000.



Objective

Extend the service life of existing Pier 66 campus roofing systems.

Background

Campus completed in 1995.

Highly complex design.

12+ roof surfaces; 4 different roofing systems.

Project Scope based on 2019
Engineering Study.

Status: Early design.

Construction Documents are 30% complete.



Background

Current CIP Framework

DESCRIPTION	PROJECT STATUS	FCST. SUBST. COMPLETION	EST'D BUDGET
1. BHICC Interior Modernization	Complete	2020	\$11.9 M
2. P66 Roof Upgrades	Design Auth.	2022	\$ 1.7 M
3. P66 HVAC Systems Upgrade	Const. Auth.	2022	\$ 2.5 M
4. P66 Shore Power	Design Auth.	2022	\$16.7 M
5. P66 BHM Pile Wraps	Div. Approved	2024	\$ 3.5 M
6. P66 Fender Overhaul	Div. Approved	2028	\$ 2.0 M

Project Goals

1. Protect Existing Assets

Ensure that this highly complex roofing system (consisting of multiple roofing types, levels and intersections) maintains its watertight integrity.

2. Reduce Unplanned Maintenance Costs

Mitigate future costs related to roof leaks, including rot, mold and corrosion.

3. Mitigate Impacts to Existing Business Operations

Coordinate with Cruise, Bell Harbor International Conference Center and Anthony's around ongoing and scheduled events.

4. Employ Sustainable Means and Methods

Incorporate environmentally sustainable practices during construction, where practical.

Project Summary

1. Overlay or replace existing roof membranes & surfaces
2. Renew or replace penetrations & appurtenances
3. Reseal roof intersections & transitions



Project Approach

1. Facilitate small business opportunities
2. Manage expense and capital scope as a single, cohesive process
3. Mitigate construction phase business risk
4. Implement project risk management practices
5. Develop and maintain detailed project phasing plans

Next Steps

- Complete Design 1st Quarter 2021
- Request Construction Authorization 2nd Quarter 2021
- Construction Starts 3rd Quarter 2021
- Construction Complete 4th Quarter 2022

Thank You.

Appendix

Existing Conditions Review

Bell Harbor International Conference Center



Flashing At Columns



Sawtooth Metal Roof – Rust Stains



Expansion Joint

Existing Conditions Review

Anthony's Restaurant



Crack On Membrane Blister



Worn Exterior Deck Membrane



Metal Roof Rusted Copings

Existing Conditions Review

Cruise Terminal



Low Slope Roof – Open Seam



Metal Roof - Exhaust Fans



Metal Roof – Rust Stains

P66 CIP Detail

Division	CIP Budget Status	Sponsor	Category	Project Description	Prior Years	2020	2021	2022	2023	2024	2025	5Y Total	2026	2027	2028	2029	2030	2nd 5Y Total	10-Year Total	Total Project
EDD	Construction Authorized	Portfolio Management	In Construction	P66 BHICC Interior Modernize	2,377	8,084	50	-	-	-	-	50	-	-	-	-	-	-	50	10,511
Maritime	Design Authorized	Cruise Operations	Large	P66 Shore Power	76	201	950	15,400	100	-	-	16,450	-	-	-	-	-	-	16,450	16,727
Maritime	Division Approved	Cruise Operations	Mid-Cap	P66 Fender Overhaul	-	7	-	-	-	-	-	-	358	685	987	-	-	2,030	2,030	2,037
EDD	Construction Authorized	Portfolio Management	Mid-Cap	P66 HVAC Systems Upgrade	290	466	250	1,527	-	-	-	1,777	-	-	-	-	-	-	1,777	2,533
EDD	Division Approved	Portfolio Management	Mid-Cap	P66 Roof Upgrades	-	60	915	768	-	-	-	1,683	-	-	-	-	-	-	1,683	1,743
Maritime	Division Approved	Recreational Boating	Mid-Cap	P66 BHM Pile Wraps	49	-	-	135	475	2,803	13	3,426	-	-	-	-	-	-	3,426	3,475

P66 Campus Sustainability Measures

1. Smart Metering: In-scope for pending Smart Metering program; estimated execution in 2025.
2. HVAC: Pending (FY 2022) HVAC systems upgrade will incorporate efficiency infrastructure and controls.
3. Pier 66 Shore power: Current capital project with grant funding. Currently in design and environmental review.