

Item No.: 8e_Supp

Meeting Date: March 23, 2021

Pier 66 Roof Upgrades

Construction Funds Request

James Truhan, MCR
Rod Jackson

Senior Real Estate Manager
Capital Project Manager



Action Requested

Authorization to advertise and bid construction documents.

Authorize construction funding of \$1,909,000 for a new total budgeted project cost of \$2,209,000.



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: 95% design.



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	Construction Auth.	2022	\$ 2.2 M
3. P66 HVAC Systems Upgrade	Const. Auth.	2022	\$ 2.5 M
4. P66 Shore Power	Design	2023	\$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
4. Add precast pavers to Anthony's external decks
5. Bird Deterrent and various Fall Protection upgrades to all buildings



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 March 16, 2021
- Request Construction Authorization March 23, 2021
- Construction Starts 3rd Quarter 2021
- Construction Complete 4th Quarter 2022

Thank You.