Item No.: 8e\_Supp

Meeting Date: March 23, 2021

# Pier 66 Roof Upgrades

**Construction Funds Request** 



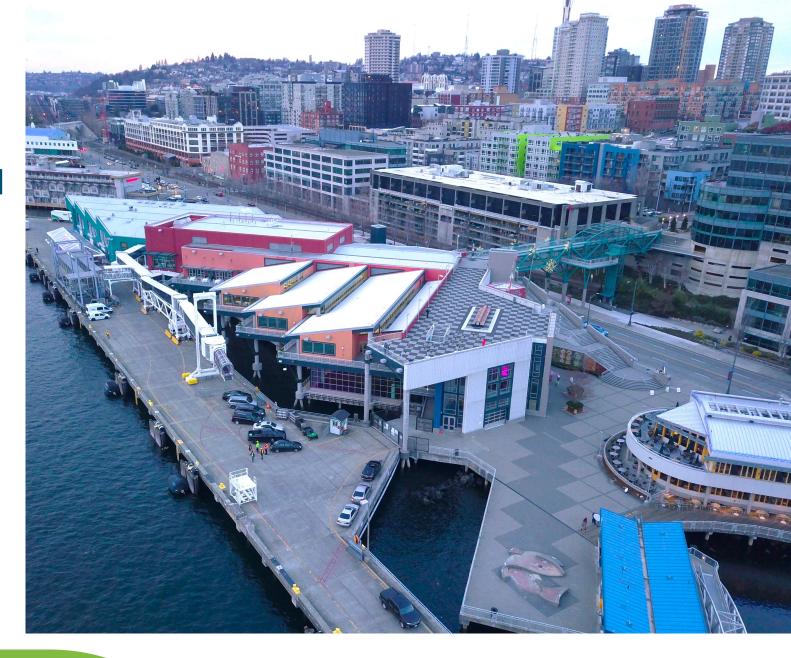
Senior Real Estate Manager Capital Project Manager



### **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.





### Background

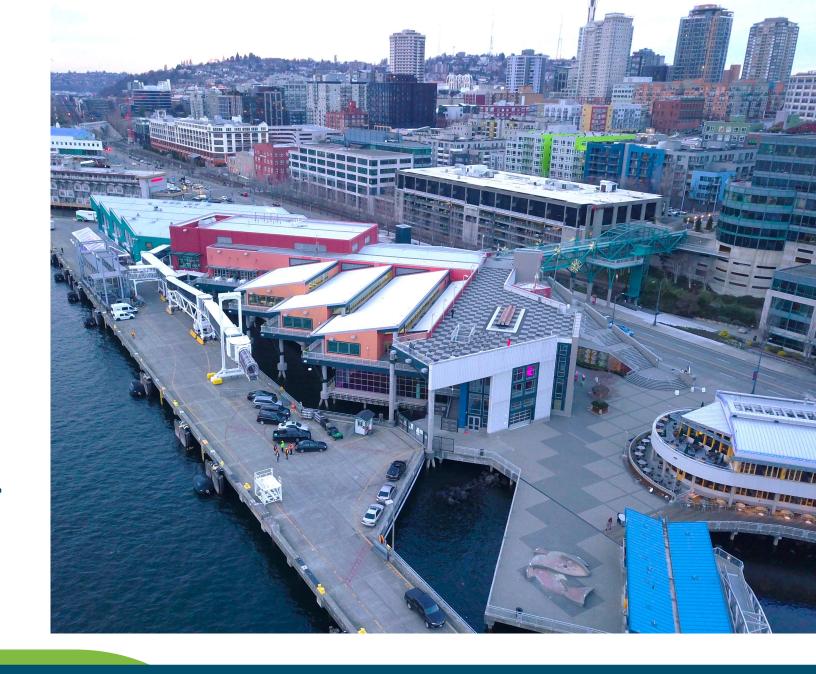
Campus completed in 1995.

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
- Add precast pavers to Anthony's external decks
- 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
- Request Construction Authorization
- Construction Starts
- Construction Complete

- March 16, 2021
- March 23, 2021
- 3rd Quarter 2021
- 4th Quarter 2022

## Thank You.