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COMMISSION

AGENDA MEMORANDUM Item No. 8d

ACTION ITEM Date of Meeting July 26, 2022

DATE: June 15, 2022

TO: Stephen P. Metruck, Executive Director

FROM: Susie Archuleta, Sr. Real Estate Manager

Rod Jackson, Capital Project Manager

Melinda Miller, Director, Portfolio and Asset Management

SUBJECT: P-66 Roof Upgrades Additional Funding Authorization Request (CIP # C801103)
(Short Form)

Amount of this request: \$550,000

Previously Authorized: \$2,809,000

Total estimated project cost: \$3,359,000

ACTION REQUESTED

Request Commission authorization for the Executive Director to approve additional funding in the amount of \$550,000 for construction completion and closeout of the P-66 Roof Upgrades project.

The amount of this request is \$550,000 for a total estimated project cost not-to-exceed \$3,359,000.

SUMMARY

The P-66 Roof Upgrades project (Anthony's, Bell Harbor International Conference Center (BHICC) and the Cruise Terminal) is having contractor and weather challenges that go beyond what our budgets can cover. Because this work consists of both Expense and Capital funds, tracking of budgets is complicated. Below are some of the reasons for this request.

- Contractor internal staffing issues and concerns.
- Late start and weather delays by the contractor.
- Labor and scheduling concerns by the contractor.
- Contractor submittal delays including turn-around of contract documents.
- Anthony restaurant 2nd floor railing height adjustment calculations and delays.
- Painting delays by contractor due to dispute over the scope and inclement weather.
- Recent seagull eggs laid in the P66 Roof gutter which delayed work.
- Difficulty for contractor to locate matching pavers to the existing pavers.

Template revised April 12, 2018.

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- Soft cost increases (Consultant + In-house Staff) due to the longer anticipated project schedule,
- Work slowdown and rescheduling of activities on cruise and BHICC event days.
- 5-to-10-week delay for roof repairs, painting and various upgrades.

This request is to keep the project from being encumbered.

Additionally, the following are more reasons for the request.

- Liquidated Damages are being issued to the contractor for the late delivery; however, it will still take time to offset the current costs after July.
- Scheduled events at the facility required mobilization and demobilizations in certain areas of the site to occur.
- Staff noticed the project schedule has been slipping (beyond our previous anticipated February 14th completion date).

The Pier 66 campus consists of Anthony's Restaurant, the Bell Harbor International Conference Center and the Bell Street Cruise Terminal. The campus roofing system is highly complex, consisting of 12 separate roof surfaces and 4 different roofing systems. Dating back to 1995, the original roof is now twenty-seven years old and required comprehensive maintenance and repairs to extend its service life.

The project will now be complete in Q3/2022 with Closeout in Q2/2023.

There are no attachments to this memo.

PREVIOUS COMMISSION ACTIONS OR BRIEFINGS

June 22, 2021 – Irregular Bid and additional funding request

March 23, 2021 – Construction funding authorization

December 15, 2020 – Design funding authorization

Template revised September 22, 2016; format updates October 19, 2016.