

CAPITAL PROJECT NARRATIVE	
Program Area:	Transmission and Distribution
Project:	HWD Office Roof Repairs and Office Remodel
Project Number:	10-3

PURPOSE and DESCRIPTION OF THE PROJECT

The HWD Office was constructed in 1996. From its inception, the District experienced problems with the design and construction of the office roof and drainage system. As designed, storm water from the roof is channeled to the central courtyard through a series of sloped surfaces and gutters to provide water to the basalt rock fountain. Leakage between the roof and gutters became apparent over the years and has been causing damage to the structure and sub-roof. In addition, other penetrations in the roof for piping and vents have deteriorated causing additional locations for rain water to enter into the building.

The purpose of this project will be to address the inadequacies of the roof that were part of the original design. The project will divert roof water away from the center courtyard and to the outer walls of the building. The water will be channeled through downspouts to the existing storm system in the parking lot and will no longer serve the fountain. The center courtyard will be eliminated and framed in to create an approximate 600 SF storage room. Also, the existing fountain will be relocated to a planter area near the front entrance of the building. Because the existing HVAC units will need to be temporarily removed to construct the roof and are near the end of their useful life, they will be replaced with new more energy efficient units.

The design commenced during the spring and summer of 2010. The project was bid and awarded to CD Construction of Renton, WA in September 2010. The project is currently in construction and is scheduled to be completed in early 2011.