



PROJECT:

VA American Lake Roof Replacement

This contract consisted of 3 separate roofing projects and repair of concrete flooring at the VA American Lake Health Care Facility for the US Army Corps of Engineers.

Building 143 consisted of removing the existing 20,000 square feet of gravel ballast roof system and replacing it with 60 mil Thermoplastic Polyolefin (TPO) roof membrane system. New roof drains were installed and water damage to parapet was repaired. The VCT and mastic was removed from Building 143's 11,750 square feet of warehouse floor in 2 phases while the warehouse remained operational and the concrete was repaired and finished with Pentra-Sil lithium silicate densifier finish.

As the **prime contractor**, we removed the existing 5,500 square feet of EPDM roofing from Building 148 and replaced with 60 mil TPO roof membrane system. There were numerous areas of water damage to the wood deck that needed repair. Roof access was restricted to the use of scaffolding due to the active mental health clinic being housed in Building 148.

We replaced 22,000 square feet of roofing to Building 18 with 60 mil TPO roof membrane system. A laboratory housed in the building was in the process of being relocated. The biggest

challenge was coordinating the permanent removal of mechanical vents and equipment that was still being utilized by the lab. Utilizing daily communication and a comprehensive schedule, we were able to accomplish this task without interfering with the daily operations of the occupants.



Project Highlights:

- Design/Build Project
- Extensive 20 Year Warranty Requirement
- Building 18 Listed in the National Register for Historical Building
- Buildings to Remain Fully Functional During Construction

Project Vitals:

- **Client:** US Army Corps of Engineers, Seattle District
- **Location:** VA American Lake Health Care Facility, Tacoma, Washington
- **Contract Amount:** \$ 1,106,946.58
- **Contract #:** W912DW-09-D-1010 #0005
- **Duration:** October 2009 – April 2010
- **Amount Self-Performed:** 32%
- **NAICS Code:** 238160