

THE NORTHWEST SEAPORT ALLIANCE
MEMORANDUM

MANAGING MEMBERS
ACTION ITEM

Item No.: 8D
Meeting Date: December 3, 2024

DATE: November 25, 2024

TO: Managing Members

FROM: John Wolfe, CEO

Sponsor: Tong Zhu, Chief Commercial and Strategy Officer
Project Manager: Elly Bulega, Project Manager II

SUBJECT: West Sitcum Building 950 Sewer Upgrades

A. ACTION REQUESTED

Request the Managing Members grant project authorization in the amount of \$1,815,000, for a total authorized amount of \$2,024,000, for work associated with the West Sitcum Building 950 Sewer Upgrades, Project Identification No. 201189.01.

B. SYNOPSIS

West Sitcum Terminal Administration Building No. 950's, sewer pipes are at the end of their useful life and need to be replaced. Sections of the pipes are scaling causing clogs and blockages, resulting in sewage overflowing into working spaces, creating a health hazardous environment. Repairing and maintaining sewer pipes is a lease obligation. The first floor of the building currently only has one single stall women's bathroom. The tenant notified the Port of Tacoma (Port) that Labor was asking for another women's bathroom on the first floor. It was proposed that the men's locker room on the first floor be converted into a women's bathroom so women can have an ADA complaint bathroom to use. The sewer pipes will be replaced, and the bathrooms will be renovated to a modern appearance with modern fixtures.

C. BACKGROUND

Building 950 on the West Sitcum Terminal was constructed in 1984. The existing cast iron pipes are original and are at the end of their useful life. The pipes have been clogging causing sewage to overflow through the floor drains, creating a hazardous environment in the building. Four separate times, sewage water has come through the floor vents, resulting in all bathrooms and break rooms being out of service. The area remained out of service until the blockage was removed, and the floors were cleaned and sanitized.

The blockages were first reported in 2023, and in a period of eight months, contracted plumbers came to the building four times to unclog the pipes. The sewer pipes have been scoped twice and sections of the pipes show signs of severe scaling.

Thick layers of mineral and rust deposits are building up inside the pipes, resulting in trapped debris, low water flow, and foul odors. The health hazard created by clogs in the sewer pipes, and sewage overflowing through floor drains, into human occupied spaces, would be eliminated by replacing the old cast iron pipes.

Stevedoring Services of America (SSA) notified the Port that labor from ILWU Local 98, 52, and 23, had asked for a second women's bathroom to be added to the first floor. Having a full women's bathroom on the first floor, would accommodate the current workforce male to female ratio better than the existing condition. The entire first floor only has one small, single stall bathroom for all the female labor employees to use, compared to the men's two large bathrooms, plus a locker room. The building was constructed at a time when the labor force was mostly men and as a result, only a small single stall women's bathroom was built. Today the labor force has a larger percentage of women than when the building was constructed. As part of the renovation, the men's locker room is going to be converted into a women's bathroom. This will provide women a full ADA compliant bathroom on the first floor.

D. PROJECT DESCRIPTION AND DETAILS

This project will involve replacement of all the sanitary and vent piping and plumbing fixtures on all three floors. The existing men's locker room will be converted into a women's bathroom. All bathrooms will be upgraded to a modern general appearance, with modern fixtures.

Scope of Work

The scope of work for this project and this request includes but is not limited to:

- Demolishing and upgrading all the sewer pipes in seven restrooms, two janitorial rooms, two breakrooms, and one locker shower room, along with other miscellaneous areas that will be affected by the plumbing replacements.
- Converting the men's locker room into a women's bathroom.
- Upgrading and renovating finishes to a modern look.
- Providing portable restrooms during the construction period.

Schedule

Advertise for Bid	February 2025
Open Bids	March 2025
Notice of Award	April 2025
Substantial Completion	August 2025
Final Completion	September 2025

E. FINANCIAL IMPLICATIONS

Project Cost Details

	Previous Requests	This Request	Total Project Cost	Cost to Date	Remaining Cost
Design	\$ 209,000.00	\$ -	\$ 209,000.00	\$ 15,656.00	\$ 193,344.00
Construction	\$ -	\$ 1,815,000.00	\$ 1,815,000.00	\$ -	\$ 1,543,000.00
Total	\$209,000	\$1,815,000	\$2,024,000	\$15,656	\$2,008,344

Source of Funds

The original budget allocated \$109,000 just for the design phase. The 2025-2029 Capital Investment Plan (CIP) Budget currently allocates \$1,731,930, which includes the construction phase. The budget will be revised as necessary to accommodate changes in the scope of work and to reflect more accurate cost estimates as the design phase progresses.

Financial Impact

The terminal lease at West Sitcum is expected to produce approximately \$11 million annual income in 2025 and future years. The sewer pipes will be capitalized and depreciated over a 20-year period, resulting in a total depreciation expense of approximately \$87,000 per year.

F. ENVIRONMENTAL IMPACTS/REVIEW

Permitting:

A building permit will be acquired before the project is awarded. Interior projects do not trigger environmental permits.

Remediation:

Asbestos and lead will not be encountered as the building was constructed after these materials were banned from the building industry.

Stormwater:

Not applicable.

Air Quality:
Not applicable.

G. PREVIOUS ACTIONS OR BRIEFINGS

<u>Date</u>	<u>Action</u>	<u>Amount</u>
September 26, 2023	Executive Authorization	\$109,000
September 27, 2024	Executive Authorization	\$100,000
TOTAL		\$ 209,000