

Item No: 4F
Meeting: 12/21/17

Project Authorization for Maintenance Mezzanine and Shed Heating



Project Authorization

Maintenance Mezzanine & Shed Heating



Request project authorization in the amount \$340,000, for a total authorized amount of \$490,000, for the Maintenance Mezzanine & Shed Heating project, Master Identification No. 101140.01.

Background

Maintenance Mezzanine & Shed Heating



- Planned initiative to improve maintenance parts storeroom spaces, efficiency and safety.
- Goal of reducing equipment downtime with easier and safer access to parts.
- Accommodates expanded container business on General Central Peninsula.

Background – Additional Equipment Maintenance Mezzanine & Shed Heating



- Eight (8) new cranes for Terminals 3 & 4 arriving February 2018 and 2019.
- Thirteen (13) new crane spreaders (Two different types).
- Four (4) new strads arriving December 2017.

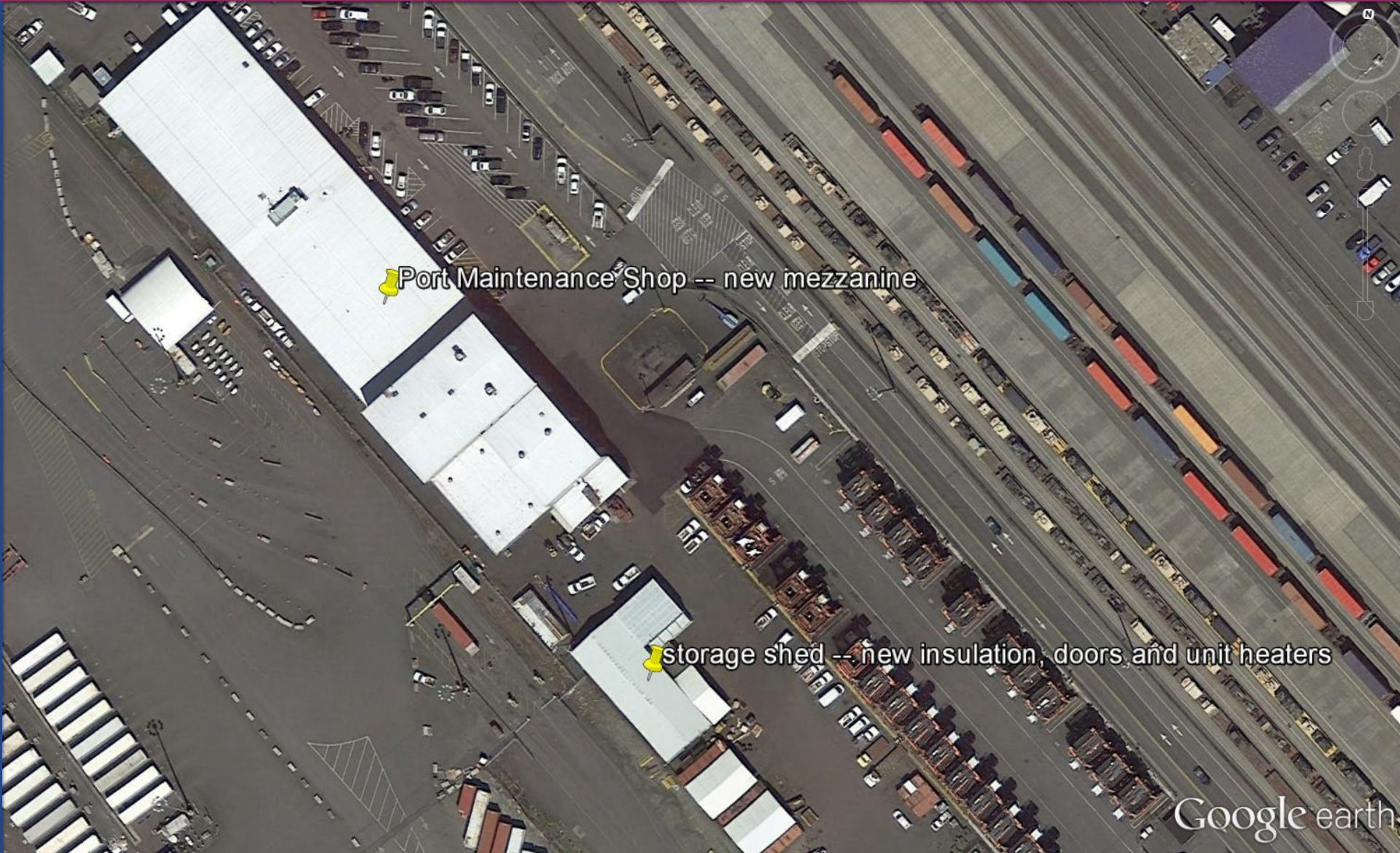
Background

Maintenance Mezzanine & Shed Heating



- To improve workflow, safety and accommodate new parts, two improvements will be constructed.
- A parts mezzanine will be expanded inside the current Maintenance building.
- Existing Shed 15 to be retrofitted to keep engine parts above minimum temperatures.

Site Plan of Constructed Product Maintenance Mezzanine & Shed Heating



📌 Port Maintenance Shop -- new mezzanine

📌 storage shed -- new insulation, doors and unit heaters

Example of Constructed Product Maintenance Mezzanine & Shed Heating





ERALLS

2N

SUMITOMO



802
PORT CENTER RD
BLGD #8976

STORAGE
AREA 15

STEEL
RECEIVING
ONLY







Установка
Двигатель
№ 10

Project Description and Details

Maintenance Mezzanine & Shed Heating



Scope of Project:

- Preliminary engineering, alternatives analysis and engineering
- Construction of a parts mezzanine in the maintenance building
- Retrofit Shed 15 to accommodate heat

Scope of Work for This Request:

- Construct a prefabricated metal mezzanine
- Construct associated fire protection and electrical upgrades
- Construct heater and insulation and roll up doors in Shed 15

Alternatives Analysis

Maintenance Mezzanine & Shed Heating



Alternative 1 – No mezzanine or shed improvements

Alternative 2 – Larger mezzanine and new 100' x 40' building

Alternative 3 – Smaller mezzanine and retrofitted Shed 15 (Recommended)

Requested Authorization Maintenance Mezzanine & Shed Heating



In accordance with the current Master Policy, this request is for completion of the Construction Phase of this project. This will include the use of internal and external engineering services. A contractor to perform the work will be obtained through public work bidding process.

Project Schedule

Maintenance Mezzanine & Shed Heating



Activity	Timeframe
Design Complete	December 15, 2017
Construction Bid Opening	January 30, 2018
Construction Contract Award	February 27, 2018
Contract Completion	July 15, 2018

Source of Funds

Maintenance Mezzanine & Shed Heating



- The estimated cost of the design for this project is \$150,000.
- The estimated cost of the construction is \$340,000.
- The estimated budget for this project is \$490,000.
- The Capital Investment Plan allocates \$501,000 for this project.

Financial Summary

Maintenance Mezzanine & Shed Heating

Item	This Request	Total Previous Requests	Total Request	Total Project Cost	Cost to Date	Remaining Cost
TOTAL	\$340,000	\$150,000	\$490,000	\$490,000	\$56,750	\$433,250



Environmental Impacts/Review Maintenance Mezzanine & Shed Heating



Permitting:

City of Tacoma – Commercial Alteration
Permit

Electrical Permit

Remediation, Water Quality and Air Quality:

Not applicable

Conclusion

Maintenance Mezzanine & Shed Heating



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