

Project Increase for Maintenance Mezzanine and Shed Heating

Project Authorization Increase Maintenance Mezzanine & Shed Heating



Request project authorization increase in the amount \$95,000, for a total authorized amount of \$585,000, for the Maintenance Mezzanine & Shed Heating project, Master Identification No. 101140.01.

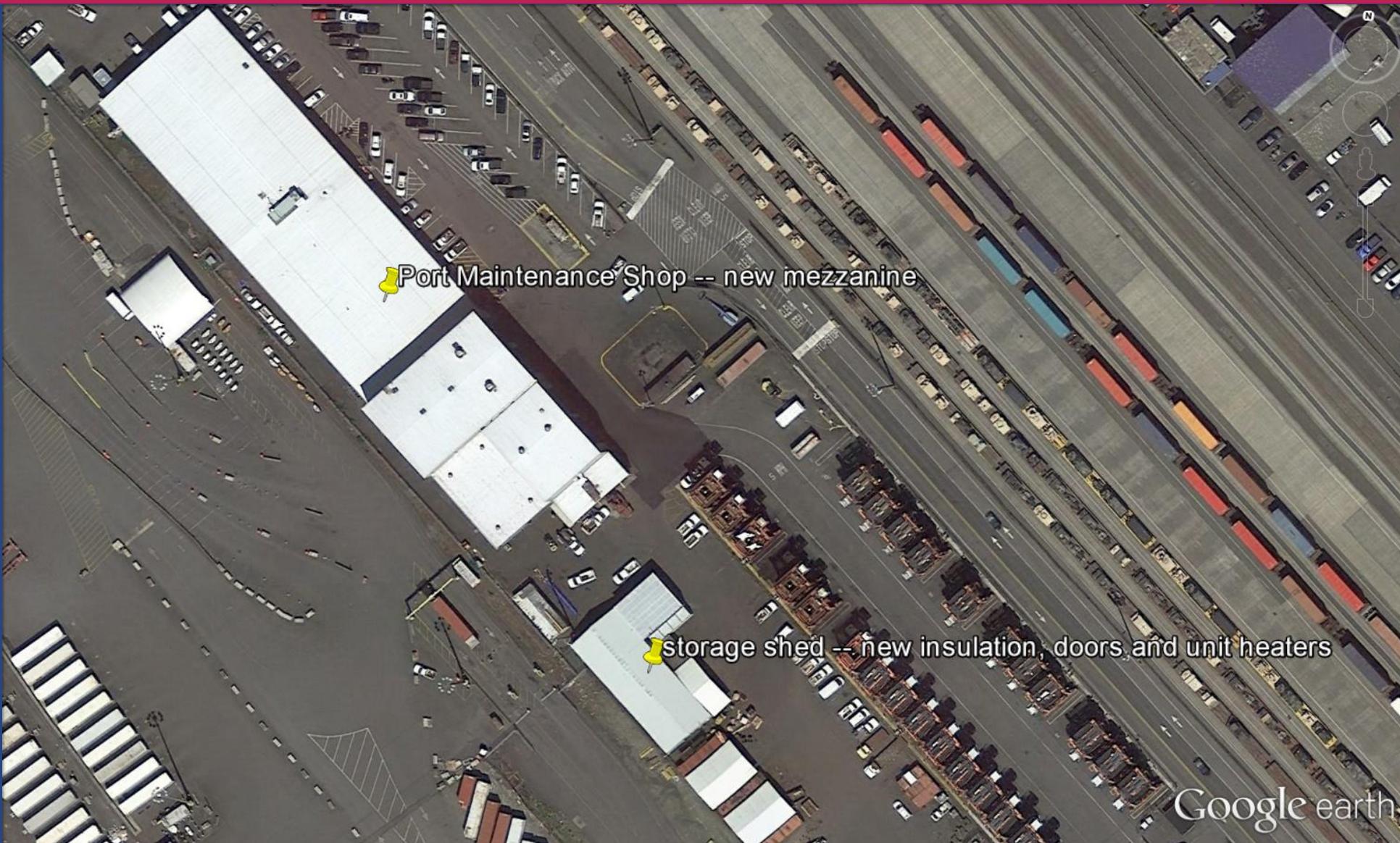
Background

Maintenance Mezzanine & Shed Heating



- Planned initiative to improve maintenance parts storeroom spaces, efficiency and safety.
- Project adds a 2nd floor mezzanine to parts area in equipment maintenance and retrofits a storage shed to accommodate parts from new cranes, strads and spreaders.
- Project went out to bid in January after Commission authorization on December 21.

Site Plan of Constructed Product Maintenance Mezzanine & Shed Heating



📌 Port Maintenance Shop -- new mezzanine

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

Background – Cost Increase Maintenance Mezzanine & Shed Heating



- Bids opened on February 14.
- Three bids were received.
- Low bid was 35% over the engineer's estimate.
- The three bids were within 10% of each other.

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:

- Covers cost of low bid that exceeds engineer's estimate
- Includes additional construction cost, sales tax and contingency

Alternatives Analysis

Maintenance Mezzanine & Shed Heating



Alternative 1 – Rebid the project

Alternative 2 – Do not construct the project

Alternative 3 – Authorize additional funds and construct the project (Recommended)

Project Schedule

Maintenance Mezzanine & Shed Heating



Activity	Timeframe
Design Complete	December 15, 2017
Construction Bid Opening	February 14, 2018
Contract Completion	August 15, 2018

Source of Funds

Maintenance Mezzanine & Shed Heating



- The estimated budget for this project is \$585,000.
- The Capital Investment Plan has been adjusted to \$585,000 for this project.

Financial Summary

Maintenance Mezzanine & Shed Heating



Item	Budget Estimate	Cost to Date	Remaining Cost
DESIGN STAGE			
Consultant(s)	\$62,000	\$56,841	\$5,159
Port Staff	\$38,052	\$36,991	\$1,062
Permitting	\$4,000	\$3,278	\$722
Purchase Orders	\$0	\$0	\$0
Miscellaneous	\$2,000	\$205	\$1,795
DESIGN STAGE TOTAL	\$106,052	\$97,315	\$8,737
CONSTRUCTION STAGE			
Construction Contract	\$273,698	\$0	\$273,698
WSST	\$31,790	\$0	\$31,790
Consultant(s)	\$30,000	\$0	\$30,000
Port Staff	\$35,736	\$0	\$35,736
Permitting	\$2,000	\$0	\$2,000
Testing & Inspection	\$15,000	\$0	\$15,000
Purchase Orders	\$15,000	\$0	\$15,000
Miscellaneous (incl. contingency)	\$75,055	\$0	\$75,055
CONSTRUCTION STAGE TOTAL	\$478,279	\$0	\$478,279
PROJECT TOTAL	\$584,331	\$97,315	\$487,016

Environmental Impacts/Review Maintenance Mezzanine & Shed Heating



Permitting:

Two Commercial Alteration Permits have been obtained from City of Tacoma.



Conclusion

Maintenance Mezzanine & Shed Heating



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