

Project Authorization for 2022 Port of Tacoma Building Demolition Program

Presenter: Elly Bulega
Title: Engineering Project
Manager II



Project Authorization 2022 Port of Tacoma Building Demolition Program



Request project authorization in the amounts of:

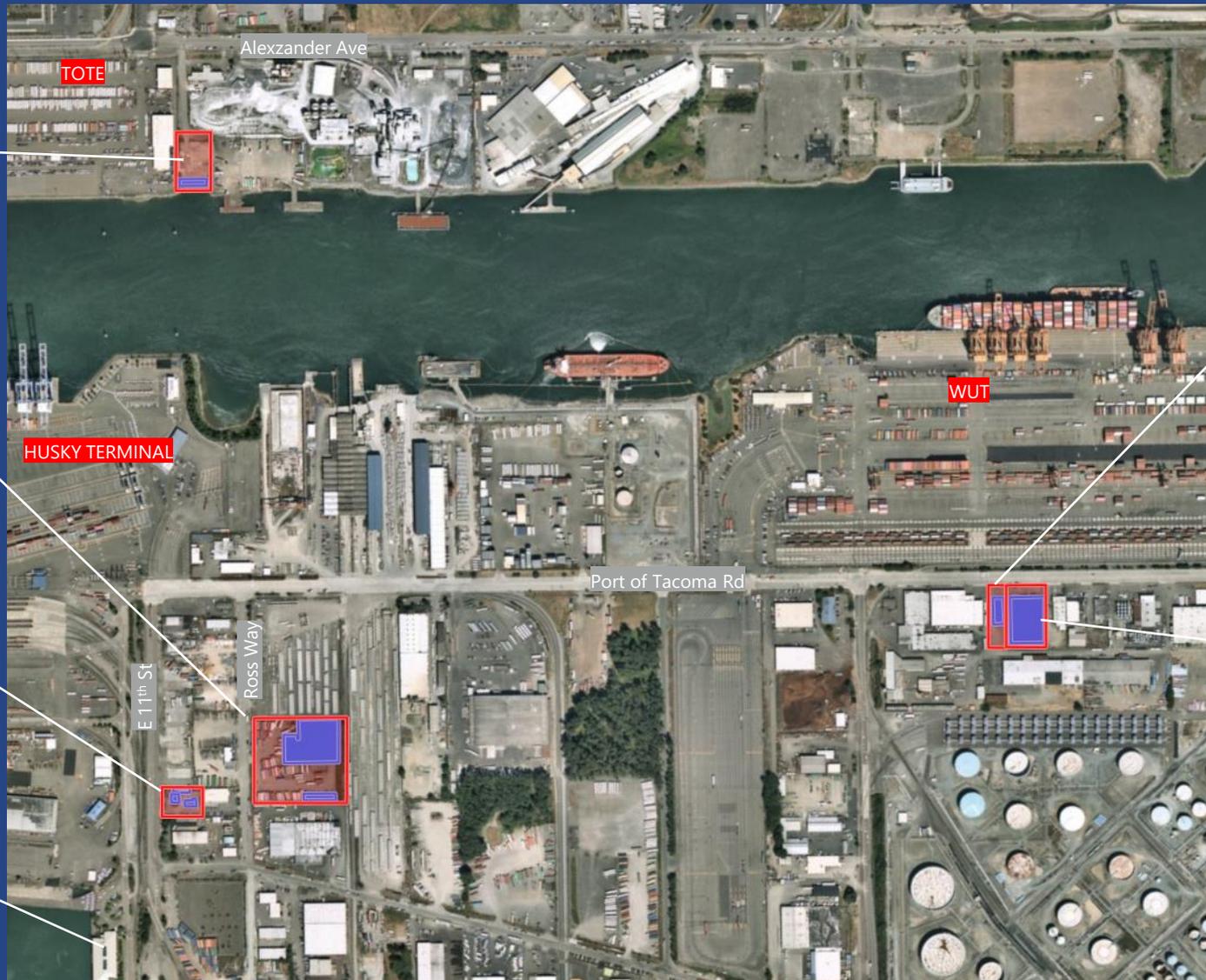
1. \$176,000, for a total authorized amount of \$256,000, for the 2220 E 11th bldg. demolition, Master Identification No. 101586.01.
2. \$1,385,000 for a total authorized amount of \$1,475,000, for work associated with the 2302 Ross Way building demolition, Master Identification No. 101587.01.
3. \$253,000 for a total authorized amount of \$313,000, for work associated with the 1110 Alexander building demolition, Master Identification No. 101588.01

Project Authorization 2022 Port of Tacoma Building Demolition Program



4. \$971,000 for a total authorized amount of \$1,031,000, for work associated with the 2202 Port of Tacoma Road building demolition, Master Identification No. 101589.01
5. \$256,000 for a total authorized amount of \$306,000, for work associated with the 2144 Port of Tacoma Road building demolition, Master Identification No. 101590.01

Background – Site Locations 2022 Port of Tacoma Building Demolition Program



1110
Alexander
Site

2302 Ross
Way Site

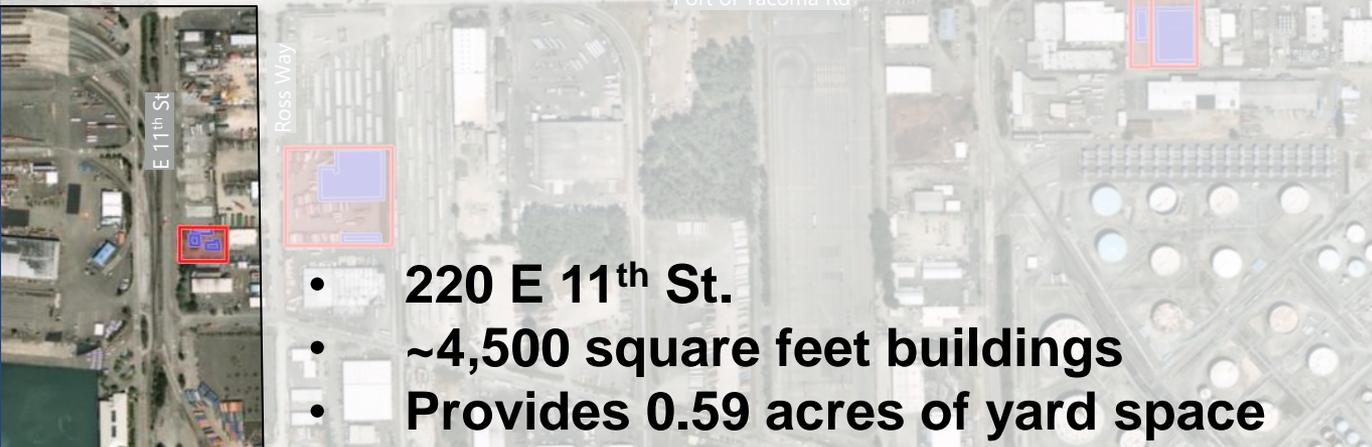
2220 E 11th
Site

Port
Admin.
Bldg.

2144 Port
of Tacoma
Rd Site

2202 Port
of Tacoma
Rd Site

Background – 2220 E 11th St 2022 Port of Tacoma Building Demolition Program



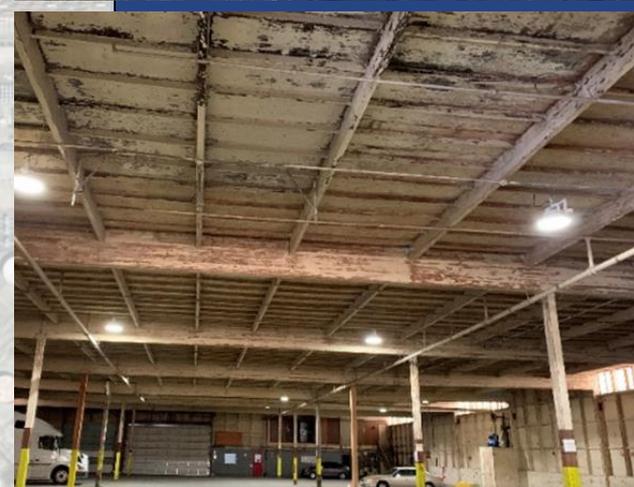
- 220 E 11th St.
- ~4,500 square feet buildings
- Provides 0.59 acres of yard space



Background – 2302 Ross Way 2022 Port of Tacoma Building Demolition Program



- ~45,000 Square feet buildings
- Provides 1.2 acres of usable space
- Provides better utilization of four-acre parcel

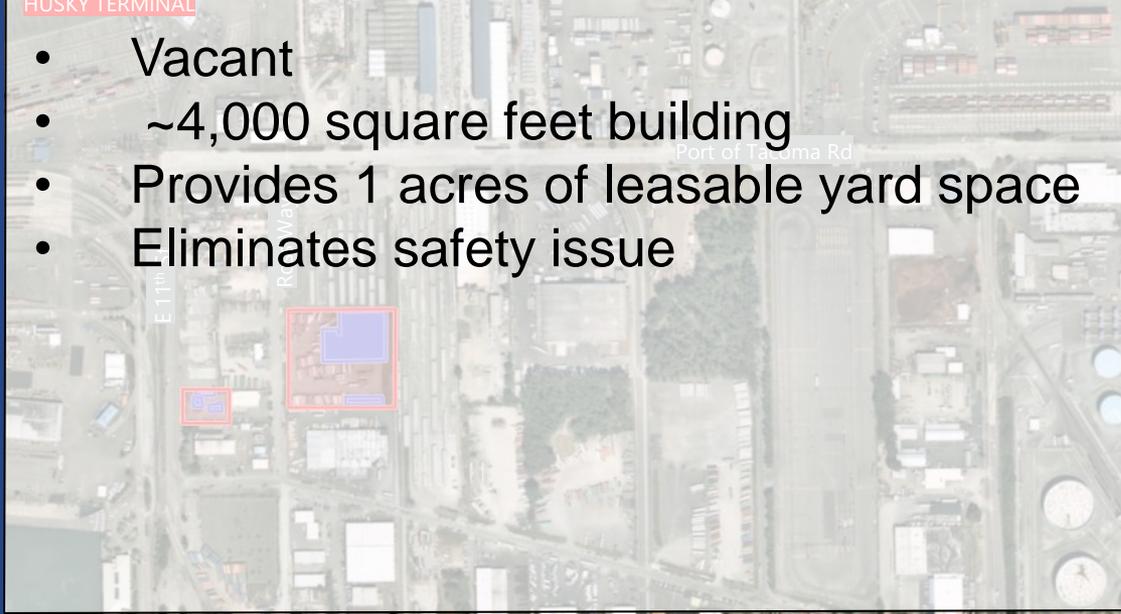


Background – 1110 Alexander 2022 Port of Tacoma Building Demolition Program



HUSKY TERMINAL

- Vacant
- ~4,000 square feet building
- Provides 1 acres of leasable yard space
- Eliminates safety issue



Background – 2144 & 2202 POT RD 2022 Port of Tacoma Building Demolition Program



~39,400 square feet building
(Previously occupied by CBP)



~6,000 square feet building

- The combination of the two buildings provides 1.65 acres of leasable yard space

Project Description and Details

2022 Port of Tacoma Building Demolition Program



The work required for this project includes:

- Finishing design and developing a bid package for demolition of all the buildings
- Hazardous materials investigation and abatement.
- Demolition of the buildings
- Capping and disconnecting utilities

Project Schedule

2022 Port of Tacoma Building Demolition Program



Activity	Timeframe
Advertise Bids	September 1, 2022
Bid Opening	September 22, 2022
Contract Award	October 14, 2022
Contract Completion	December 30, 2022

Source of Funds

2022 Port of Tacoma Building Demolition Program



- The estimated cost of construction for this project is \$3,058,000.
- The estimated budget for this project is \$3,381,000.
- The current Capital Investment Plan (CIP) allocates \$2,642,000 for this project.
- The budget will be updated as part of the 2023 budget process.

Financial Summary

2022 Port of Tacoma Building Demolition Program



Item	Location	Design Budget	Construction Budget	Total Previous Requests	This Request	Total Project Budget	Cost to Date	Remaining Cost
1	2220 E 11th Bldg Demo (MID: 101586.01) - Maintenance Rail Part Storage Yard	\$ 58,000.00	\$ 198,000.00	\$ 80,000.00	\$ 176,000.00	\$ 256,000.00	\$ 5,086.00	\$ 250,914.00
2	2302 Ross Way Bldg Demo (MID: 101587.01) - Big Empty warehouse	\$ 73,000.00	\$ 1,402,000.00	\$ 90,000.00	\$ 1,385,000.00	\$ 1,475,000.00	\$ 3,693.00	\$ 1,471,307.00
3	1110 Alexander BLDG Demo (MID: 101588.01) - Vacant Bldg. South of TOTE	\$ 59,000.00	\$ 254,000.00	\$ 60,000.00	\$ 253,000.00	\$ 313,000.00	\$ 5,136.00	\$ 307,864.00
4	2202 POT Rd Bldg Demolition (MID: 101589.01) - Previous Occupied by CBP	\$ 63,000.00	\$ 968,000.00	\$ 60,000.00	\$ 971,000.00	\$ 1,031,000.00	\$ 4,704.00	\$ 1,026,296.00
5	2144 POT Rd Bldg Demolition (MID: 101590.01)	\$ 70,000.00	\$ 236,000.00	\$ 50,000.00	\$ 256,000.00	\$ 306,000.00	\$ 2,974.00	\$ 303,026.00
	TOTAL	\$ 323,000.00	\$ 3,058,000.00	\$ 340,000.00	\$ 3,041,000.00	\$ 3,381,000.00	\$ 21,593.00	\$ 3,359,407.00

Environmental Impacts/Review 2022 Port of Tacoma Building Demolition Program



Permitting:

The demolition permits and all other applicable permits will be attained before the project is awarded

Remediation:

Because the demolitions will not involve below grade excavation, the risk of encountering any soil or groundwater contamination (if present) is negligible

Environmental Impacts/Review 2022 Port of Tacoma Building Demolition Program



Stormwater:

Temporary Erosion and Sediment Control (TESC) Plan and Stormwater Pollution Prevention Plan (SWPPP) with appropriate stormwater Best Management Practices (BMPs) will be implemented during demolition

Air Quality:

Dust control BMPs will be implemented as necessary to control fugitive dust during demolition activities

Conclusion

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