

SPECIAL STUDY SESSION

February 27, 2024 - 9:00 AM Public Session Start

Marriott Downtown Tacoma, 1538 Commerce St, Point Defiance Room, 3rd Floor, Tacoma, WA 98402

The Port of Tacoma Commission met for a Special Study Session on **February 27, 2024** at the Marriott Downtown Tacoma, 1538 Commerce St, Point Defiance Room, Third Floor, Tacoma, WA. Commissioners Kristin Ang, Deanna Keller, John McCarthy and Don Meyer were present at the start of the meeting. Commissioner Dick Marzano arrived at 9:08 am. A quorum was met.

The meeting was not streamed live, but was open to the public.

Other presenters and study session participants present were:

Brian Ho and Gail Merth with TCF Architecture, Steve Rich with BNB Builders, and Port of Tacoma staff – Eric Johnson, Alisa Praskovich, Thais Howard, Stan Ryter and Heather Burgess (Port Legal Counsel).

CALL TO ORDER | WELCOME | MEETING OBJECTIVES:

Commissioner Kristin Ang, Port of Tacoma Commission President, called the special study session to order at **9:03 a.m.** The purpose of the meeting was to provide a briefing on the status of the Maritime Center Project.

Eric Johnson, Executive Director with the Port of Tacoma, welcomed everyone to the meeting.

Alisa Praskovich, Chief—Strategic Projects & Commission Relations with the Port of Tacoma communicated the meeting objectives, which included reviewing the design concept, providing an understanding of the project budget and key project milestones. The presentations at this study session addressed feedback and questions presented by the Commission at the previous Study Session, held on February 13, 2024.

Questions were fielded throughout the study session as they arose.

Overview of Current Site Plan – (Brian Ho – TCF)

- An aerial view of site and updated site plan were presented, reflecting a detailed survey of the shoreline and waterway, and one primary crossing from BNSF.

Overview of the Building Design and Master Planning – (Brian Ho – TCF)

- The building layout and design approach were presented.
- It is a total of 60,000 square feet, currently seating 145, but could accommodate 200 taking into account future potential growth. (The current administrative building is 40,500 square feet.)
- The additional square footage includes the Commission meeting space, mud room, technology workspace, a studio, breakroom, additional conference rooms, collaboration spaces and a larger lobby.
- Views of the prospective building were presented based on drone photos of the lot with the design embedded.

Overview of Initial Project Estimates – (Steve Rich – BNB Builders & Stan Ryter – Port of Tacoma)

- The cost ranges were presented and were based on 10% of the current design. The design is not complete, so there are contingencies factored into the figures presented. More can be provided once the 30% design mark is reached.
- The whole project is estimated at \$110M-145M. Of that, \$45-55M is the Port building, \$30–35M is the new Tacoma Public Schools (TPS) Maritime Skills Center building, and the remaining cost is associated with site and shore improvements, environmental remediation, sales tax, furniture and equipment, and other soft costs.
- It is approximately \$600 per square feet.

- Cost comparisons from Port of Antwerp, Port of Portland, Port of Long Beach, on the higher end, and the Port of Kalama and Downing Elementary, on the lower end, were presented. This project falls right in the middle in terms of costs.
- Durability, longevity, and maintenance are all factored into the design and cost estimates.
- The environmental remediation is projected to be on the lower end of the estimates shown in the presentation (approximately \$5m-\$12m).

Interlocal Agreements (ILAs) & Project Schedule – (Alisa Praskovich – Port of Tacoma)

- The ILAs on this project were reviewed.
- The need for a second amendment to the second ILA to carry the project through to 60% design and early permitting, along with budget authorization and continued funding, was presented.
- Commission approval will be requested at the March 19th Commission meeting.
- The schematic design will occur about mid-March.
- Project schedule dates from the start through July 2026 were reviewed. This included the construction and completion of the project timeline.

Announcements / Commissioner Comments:

- **Commissioner McCarthy** – Left the meeting at 9:53am, but felt the renderings are on the right track.
- **Commissioner Meyer** – Loved the architectural “magic” presented on what could be. It is challenging to address the staffing needs now, with what may or may not be needed in the future (remote work vs. hybrid vs. in person). He expressed concern about the railroad and crossing. He would like to see a five-year chart on funding and how it is incorporated into the Port’s budget.
- **Commissioner Ang** – Would like to know how we are going to finance the project and how we can possibly advocate for funding, through grants or federal funds.
- **Commissioner Keller** – Pointed out that the current administration building located at One Sitcum Way, still has needed improvements and inquired about the status of the HVAC system.
- **Commissioner Marzano** – Optimistic that as Port continues to grow and as we vacate 11th street, that at some time customer service and operations will need to move. He would much rather account for space for future growth than to not have enough. He would like to know value of the Fabulich Center and what we might do with it in the future, from a revenue standpoint.

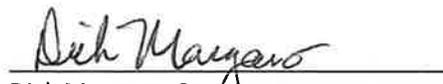
6. ADJOURNMENT

Commissioner Ang adjourned the meeting at **10:57 am**.

Attest:



Kristin Ang, President
Port of Tacoma Commission



Dick Marzano, Secretary
Port of Tacoma Commission



Helen Hickman, Clerk of the Port
Port of Tacoma