Fabulich Bathroom Renovation

Joe Caldwell

Project Manager, Maintenance

Port of Tacoma Commission Meeting

Date: November 21, 2023

Port of Tacoma

People. Partnership. Performance.

Action Requested

Request authorization in the amount of $682,000 for the renovation of the Fabulich Center restrooms. The restrooms are outdated and showing deferred maintenance.

Scope of Work

The scope of work will include:

- Replace partitions – Port of Tacoma
- Demo tile walls and add sheet rock - Port of Tacoma
- Prime and paint - Port of Tacoma
- Replace sink/faucets/dispensers - Port of Tacoma
- Replace mirrors - Port of Tacoma
- Move electrical outlets - Port of Tacoma
- Remove and replace floor tiles – Great Floors
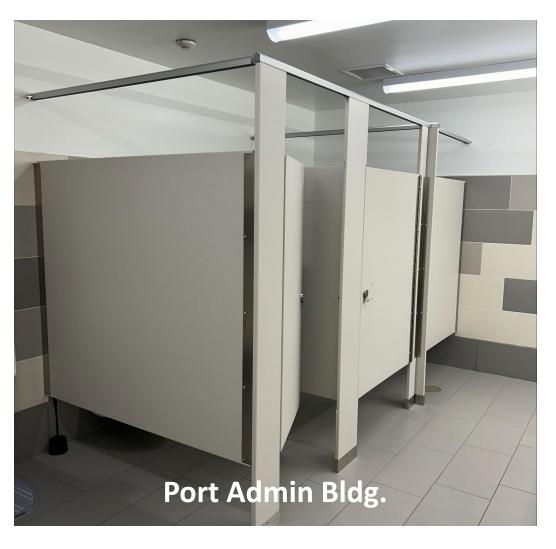
Background

The Fabulich restroom renovations went through the Investment Decision and Development Process (IDDP) and was approved for 2022. The restrooms are outdated and are not fully ADA compliant. A cosmetic refresh (new stall dividers, new ADA compliant sinks, hands free fixtures and paint) would go a long way in making this building more appealing to prospective tenants.
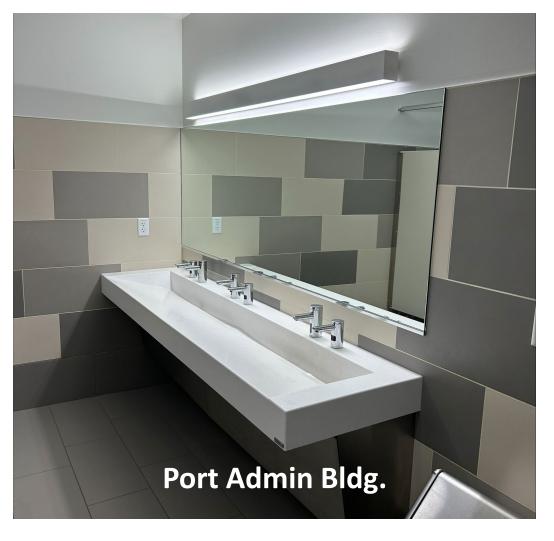
Fabulich Center

Port Admin Bldg.

Old vs. New

Fabulich Center

Port Admin Bldg.

Timeframe/Project Schedule

Floor 1	January 2024
Floors 2 & 3	February 2024
Floors 4 & 5	March 2024

Cost

74% of the costs will be incurred by the Port of Tacoma Facilities team. Great Floors will be installing the tile floors.

Source of Funds

The current Capital Investment Plan (CIP) allocates $682,000 for this project.

Financial Summary (cont.)

Total Cost

Item	Budget Estimate	Contingency	Total
Carpenters Labor	$168,769.40	$33,753.88	$202,523.28
Carpenters Material	$48,000.00	$9,600.00	$57,600.00
Plumbers Labor	$127,128.00	$25,425.60	$152,553.60
Plumbers Material	$50,795.45	$10,159.09	$60,954.54
Electricians Labor	$25,425.60	$5,085.12	$30,510.72
Electricians Material	$1,500.00	$300.00	$1,800.00
Great Floors	$146,379.13	$29,275.83	$175,654.96
TOTAL	**$567,997.58**	**$113,599.52**	**$681,597.10**

Financial Impacts: Project costs will be expensed as incurred.

Thank You
Questions & Discussion

Port of Tacoma

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