

COMMISSION AGENDA

Item No: 2C

Meeting: 04/16/2020

DATE: April 1, 2020

TO: Port Commission

FROM: Eric Johnson, Executive Director

Sponsor: Tong Zhu, Chief Commercial Officer & Chief Strategy Officer

Project Manager: Scott Francis, Director, Real Estate

SUBJECT: 2810 Marshall Avenue Roof Replacement – Master Identification No. 201051.01

A. ACTION REQUESTED – CONSENT AGENDA

Request Commission authorization for the Executive Director or his designee to execute payment of \$729,696.12 to the NWSA for the Port of Tacoma's portion of the final costs of 2810 Marshall roof replacement (23.8% of \$3,065, 950.10).

B. BACKGROUND

- Managing Members of The Northwest Seaport Alliance (NWSA) approved at the December 4, 2018 public meeting project authorization for the roof replacement on the warehouse located at 2810 Marshall Avenue.
- The total project authorization was \$4,200,000 to complete work associated with the 2810 Marshall Avenue Roof project, Master Identification No. 201051.01.
- The roof replacement was completed on October 13, 2019 with a final total project cost of \$3,065,950.10.
- The total warehouse is approximately 151,200 SF. The Port manages 35,982 SF of the building; the remaining 115,218 SF are licensed to the NWSA for the Auto Warehouse business.
- During the Managing Member's project authorization, it was mentioned that authorization for the Port's project allocated costs would be requested at a later date once the project was completed and total project costs were tallied.
- The current action authorizes the Port of Tacoma to reimburse the NWSA for 23.8% of the total project costs associated with 35,982 SF of the building managed and operated by the Port of Tacoma.

C. FINANCIAL SUMMARY

Total Warehouse SF	Port Managed Area SF	Percent of Total Building SF %	Total Project Cost	Port's Allocated Cost
151,200	35,982	23.8%	\$3,065,950.10	\$729,696.12

D. ECONOMIC INVESTMENT / JOB CREATION

This warehouse is leased by the following two tenants:

- Auto Warehouse has approximately 200 people working in this facility.
- Mitco has approximately 11 people working in this facility.

E. ENVIRONMENTAL IMPACTS / REVIEW

There is no environmental impact.

F. NEXT STEPS

Upon Commission approval, the Port of Tacoma will issue payment to the NWSA.

2810 Marshall Avenue



Lease Premises



2810 Marshall Avenue New Roof

