

Project Authorization for EBC Bldg 326 HVAC and Roof Replacement, and Bldgs 407 and 532 Bird Wire Installation

Project Authorization

EBC Bldgs 326, 407, and 532



As referenced in Resolution No. 2017-01-PT, Exhibit A, Delegation of Authority Master Policy, Paragraph IV.B.ii., states project costs exceeding \$300,000 require approval from Port Commission.

Request project authorization in the amount \$756,000, for a total authorized amount of \$921,000, for the Earley Business Center (EBC) Bldg 326 HVAC and Roof Replacement, and Bldgs 407 and 532 Bird Wire Installation, Master Identification No. 101249.01.

Background

EBC Bldgs 326, 407, and 532



- Building 326 is an approximately 9,900 square foot single story office building that supports the adjacent larger warehouse buildings.
- Building 326 roof and HVAC units have performed beyond their useful life and are in need of replacement.
- Buildings 407 and 532 have had recent roof replacements and are in need of addition bird deterrent systems to further protect the roof and gutters.

Background EBC Bldgs 326, 407, and 532



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Project Description and Details

EBC Bldgs 326, 407, and 532



The proposed improvements include the following:

- Replacement of roof membrane, insulation, 3 roof-mounted HVAC units, and bird deterrent system on building 326.
- Remove and reinstall 2 roof-mounted HVAC units.
- Installation of additional wire and perimeter spikes to the existing bird deterrent systems on buildings 407 and 532.

Project Schedule

EBC Bldgs 326, 407, and 532



Activity	Timeframe
Advertise Bids	December 2018
Bid Opening	January 2019
Contract Award	January 2019
Contract Completion	June 2019

Source of Funds

EBC Bldgs 326, 407, and 532



- The estimated cost of the Construction for this project is \$756,000.
- The estimated budget for this project is \$921,000.
- The current Capital Investment Plan (CIP) allocates \$921,000 for this project.
- Based on current revenue, the payback period is 3.1 years.

Financial Summary

EBC Bldgs 326, 407, and 532



Item	This Request	Total Previous Requests	Total Request	Total Project Cost	Cost to Date	Remaining Cost
DESIGN	\$0	\$165,000	\$165,000	\$165,000	\$54,951	\$110,049
CONSTRUCTION	\$756,000	\$0	\$756,000	\$756,000	\$0	\$756,000
PROJECT TOTAL	\$756,000	\$165,000	\$921,000	\$921,000	\$54,951	\$866,049

Environmental Impacts/Review

EBC Bldgs 326, 407, and 532



Permitting:

The Port has received the necessary building permit from the City of Tacoma.

The project is covered under the current Port SEPA Exemption and City of Tacoma Shoreline and Critical Area Exemption.

Remediation:

N/A

Environmental Impacts/Review

EBC Bldgs 326, 407, and 532



Water Quality:

Best Management Practices (BMPs) will be implemented to protect water quality through the Port's Construction Stormwater Pollution Prevention Plan (SWPPP) during construction.

Air Quality:

No long-term impact as the building use will not change. Contractor will follow the Port's requirements for air pollution control during construction.

Conclusion

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