

COMMISSION AGENDA

Item No: 7A-2

Meeting: 6/17/21

DATE: June 2, 2021

TO: Port Commission

FROM: Eric D. Johnson, Executive Director
Sponsor: Scott Francis, Director, POT Real Estate
Project Manager: David Myers, Engineering Project Manager II

SUBJECT: Project Authorization for work associated with the Port Administration Building Plumbing Repairs

A. ACTION REQUESTED

As referenced in Resolution No. 2021-08-PT, Exhibit A, Delegation of Authority Master Policy, Paragraph IV.B.(2), states project costs exceeding \$300,000 require approval from Port Commission.

Request project authorization in the amount \$755,000 for a total authorized amount of \$880,000, for work associated with the Port Administration Building Plumbing Repairs, Master Identification No. 101339.02.

B. SYNOPSIS

The Port Administration Building restrooms are at the end of their useful life and do not meet current code compliance. The restrooms will be renovated to meet code requirements, modernize fixtures, and update the general appearance.

C. BACKGROUND

The Port Administration Building was constructed in 1981. Upgrades and repairs to the building interior were performed in 2003, but aside from sink and faucet replacements at that time, the remainder of the restrooms have remained as originally installed. A building-wide condition assessment was performed in August of 2019. This report noted that the restroom counters, partitions, and entry doors should be upgraded to meet ADA requirements and that overall upgrades to improve appearance and repair damage were needed. Existing waste lines and toilet carriers have experienced failures and aging supply lines are at risk of leaking. These repairs are needed so that the current Administration Building can continue to serve the Port and the NWSA while the plan and implementation for a new Port Administration Building can be completed.

D. PROJECT DETAILS

Scope of Project:

- Demolish existing first and second floor restrooms.
- Reorientate restrooms with a common wet wall to provide more space to meet ADA and other code requirements.
- Renovate entryways to restrooms to meet ADA requirements.
- Upgrade and renovate finishes.
- Provide portable restroom units located behind the building during construction.

Scope of Work for This Request:

- Completion of the construction documents.
- Advertise and award the construction contract.
- Install portable restroom units.
- Demolish existing restrooms on both the first and second floors.
- Install new plumbing, walls, and finishes.
- Install new fixtures, partitions, and doors.

Schedule

Advertise for Bid	July 7, 2021
Open Bids	July 27, 2021
Notice of Award	August 10, 2021
Substantial Completion	December 22, 2021
Final Completion	January 21, 2022

E. FINANCIAL SUMMARY

Estimated Cost of Project

The total project cost including all stages is estimated at \$880,000.

Estimated Cost for This Request

The total estimated cost of the Design and Construction for this project is \$880,000. If the cost of this estimate is anticipated to exceed the authorized amount, additional Commission authorization will be requested.

Estimated Sales Tax

The total estimated sales tax to be paid to local and state governments for this project is \$58,000.

Cost Details

Item	This Request	Total Previous Requests	Total Request	Total Project Cost	Cost to Date	Remaining Cost
TOTAL	\$755,000	\$125,000	\$880,000	\$880,000	\$28,120	\$851,880

Source of Funds

The current Capital Investment Plan (CIP) allocates \$925,000 for this project.

Financial Impact

Project costs will be capitalized and depreciated over an estimated 5-year life resulting in annual depreciation expense of \$176,000. There will be no depreciation for 2021 based on a completion date of January 2022.

F. ECONOMIC INVESTMENT/JOB CREATION

This project will support existing construction personnel within multiple trades.

G. ALTERNATIVES CONSIDERED AND THEIR IMPLICATIONS

Alternative 1) Do Nothing. Restrooms do not meet ADA requirements and are not code compliant. Continue to make repairs as necessary.

Alternative 2) Renovate existing restrooms retaining existing orientation. Fixture count must be reduced to meet ADA and Code compliance requirements.

Alternative 3) Renovate restrooms with combined wet wall. Existing fixture count can be retained while meeting ADA and Code compliance requirements.

Alternative 3 is the recommended course.

H. ENVIRONMENTAL IMPACTS/REVIEW

Permitting:

Interior project does not trigger Environmental permit requirements. A City of Tacoma Building Permit has been secured for the project.

Remediation:

Asbestos and lead will not be encountered as the building was constructed after these materials were banned from the building industry.

Stormwater:

Not Applicable.

Air Quality:

Not Applicable.

I. PREVIOUS ACTIONS OR BRIEFINGS

<u>Date</u>	<u>Action</u>	<u>Amount</u>
May 6, 2020	Executive Authorization	\$125,000
TOTAL		\$125,000

J. ATTACHMENTS TO THIS REQUEST

- Computer slide presentation.

K. NEXT STEPS

Complete design, bidding and construction before the end of 2021.



Item No.: 7A-2
Date of Meeting: June 17, 2021

Project Authorization for Port Administration Building Plumbing Repairs

David Myers, Architect, CSI, NCARB
Engineering Project Manager II



Project Authorization Port Admin Bldg Plumbing Repairs



As referenced in Resolution No. 2021-08-PT, Exhibit A, Delegation of Authority Master Policy, Paragraph IV.B.(2), states project costs exceeding \$300,000 require approval from Port Commission.

Request project authorization in the amount \$755,000, for a total authorized amount of \$880,000, for the Port Administration Building Plumbing Repairs, Master Identification No. 101339.02.

Background

Port Admin Bldg Plumbing Repairs



- The Port Administration Building was constructed in 1981. Upgrades and repairs to the building were completed in 2003. This work did not complete upgrades or repairs to the restrooms. Only the sinks and faucets were replaced.
- A building-wide condition assessment performed in August of 2019 noted that the restrooms did not meet ADA requirements and they are not code compliant and in need of general upgrades and repairs. Waste line and toilet carrier failures have occurred, and supply lines are at risk of leaks.
- These repairs are needed so that the current Administration Building can continue to serve the Port while the plan and implementation for a new Port Administration Building can be completed.

Project Description and Details

Port Admin Bldg Plumbing Repairs



- The scope of work for this project includes the following:
 - Demolish existing restrooms.
 - Reorientate plumbing to accommodate a common wet wall to meet ADA and Code compliance requirements.
 - Renovate restroom entryways to meet ADA requirements.
 - Upgrade and renovate finishes.
 - Provide and install portable restroom units behind the building to accommodate work.

Background Port Admin Bldg Plumbing Repairs



Project Schedule

Port Admin Bldg Plumbing Repairs



Activity	Timeframe
Advertise Bids	Early July 2021
Bid Opening	Late July 2021
Contract Award	Early August 2021
Contract Final Completion	Late January 2022

Source of Funds & Financial Summary

Port Admin Bldg Plumbing Repairs



- The estimated cost of the Construction for this project is \$652,000.
- The estimated budget for this project is \$880,000.
- The current Capital Investment Plan (CIP) allocates \$925,000 for this project.

Item	This Request	Total Previous Requests	Total Request	Total Project Cost	Cost to Date	Remaining Cost
TOTAL	\$755,000	\$125,000	\$880,000	\$880,000	\$28,120	\$851,880

Environmental Impacts/Review Port Admin Bldg Plumbing Repairs



Permitting:

Interior projects do not trigger environmental review; however, a City of Tacoma Building Permit has been secured for the project.

Remediation:

Asbestos and lead will not be encountered during this project.

Stormwater:

Not Applicable.

Air Quality:

Not Applicable.

Conclusion

Port Admin Bldg Plumbing Repairs



Request project authorization in the amount \$755,000, for a total authorized amount of \$880,000, for the Port Administration Building Plumbing Repairs, Master Identification No. 101339.02.