

COMMISSION AGENDA

Item No: 7F

Meeting: 4/21/22

DATE: April 6, 2022

TO: Port Commission

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

SUBJECT: Project Authorization for work associated with the Fabulich Center Envelope Restoration

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 \$590,000 for a total authorized amount of \$650,000, for work associated with the Fabulich Center Envelope Restoration, Master Identification No. 101529.02.

B. SYNOPSIS

The Fabulich Center Building is experiencing leaking around the windows and through the concrete/plaster faces of the building. This leaking is causing water staining and damage to the ceiling and walls. To stop the water intrusion the concrete/plaster and window frames require re-sealing.

C. BACKGROUND

The Fabulich Center Building was constructed in 1984. Due to the location of water staining and damage to the inside of the building the window sealant was assumed to be the entry point. Port staff and our Architectural Consultant performed a full envelope assessment of the building on April 5, 2021. The assessment evaluated the entire exterior of the building and identified that water intrusion is occurring not only at the window sealant but also at the concrete/plaster exterior of the building. To stop the water intrusion the exterior concrete/plaster and window frames must be resealed around the entire building.

D. PROJECT DETAILS

Scope of Project: Eliminate water intrusion and future damage to the interior of the building.

Scope of Work for This Request:

- Advertise and award the construction contract
- Prepare and re-seal exterior faces of the building
- Replace sealant around window frames
- Repair cracks and spalls on the concrete/plaster faces
- Project and construction management

Schedule

Advertise for Bid	Early May 2022
Open Bids	Mid-May 2022
Notice of Award	Late May 2022
Substantial Completion	Late September 2022
Final Completion	Late October 2022

E. FINANCIAL SUMMARY

Estimated Cost of Project

The total project cost including all stages is estimated at \$650,000.

Estimated Cost for This Request

The total estimated cost of the Construction for this project is \$590,000. 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 approximately \$48,500.

Cost Details

Item	This Request	Total Previous Requests	Total Request	Total Project Cost	Cost to Date	Remaining Cost
DESIGN	\$0	\$60,000	\$60,000	\$60,000	\$20,208	\$39,792
CONSTRUCTION	\$590,000	\$0	\$590,000	\$590,000	\$0	\$590,000
PROJECT TOTAL	\$590,000	\$60,000	\$650,000	\$650,000	\$20,208	\$629,792

Source of Funds

The current Capital Investment Plan (CIP) allocates \$650,000 for this project.

The funds identified for the project will be sourced from the Port's cash on hand.

Financial Impact

The project involves building maintenance/repairs which will enable the building to continue to be leased to third parties. The economic benefit of continuing lease payments to the Port of Tacoma will more than offset the cost of the requested maintenance/repairs requested. Project costs will be expensed as incurred.

F. ECONOMIC INVESTMENT/JOB CREATION

Short-term temporary jobs will be created/supported during construction activities. This project maintains a current Port property that provides leasable office space for local businesses.

G. ALTERNATIVES CONSIDERED AND THEIR IMPLICATIONS

Alternative 1: Do Nothing. Water intrusion will continue to damage ceiling and walls in leased tenant spaces.

Alternative 2: This request: Seal exterior walls and windows to eliminate water intrusion and protect leased tenant spaces.

Alternative 2 is the recommended course.

H. ENVIRONMENTAL IMPACTS/REVIEW

Permitting: n/a

Remediation: n/a

Stormwater: n/a

Air Quality: n/a

I. PREVIOUS ACTIONS OR BRIEFINGS

Date	Action	Amount
September 27, 2021	Executive Authorization – AUTH-POT-FD04402	\$60,000
	TOTAL	\$60,000

J. ATTACHMENTS TO THIS REQUEST: Slide presentation

K. NEXT STEPS: Advertise Public Works project, award Contract and construct the project.