

COMMISSION AGENDA

Item No: 7G

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

SUBJECT: Project Authorization for work associated with the Fabulich Center Lighting Upgrade – Floors 3 & 4

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 \$467,000 for a total authorized amount of \$545,000, for work associated with the Fabulich Center Lighting Upgrade – Floors 3 & 4, Master Identification No. 101530.01.

B. SYNOPSIS

The existing original lighting throughout the Fabulich Center is failing. Replacement parts for the original light fixtures are no longer available due to their age. This project will provide upgraded LED lighting and controls for floors 3 and 4. This project supports the energy efficiency actions included in the Port of Tacoma's Clean Air Strategy Implementation Plan. In addition, the original light fixtures removed and retained will provide replacement parts for the original fixtures that are still in operation on other floors.

C. BACKGROUND

The Fabulich Center was built in 1984. The lighting, in general, is original to the building and consists of fluorescent fixtures. The T12 tubes and ballasts are no longer produced, making replacement parts hard to find. When a fixture no longer works it is either repaired with parts already on hand or replaced with a new fixture. Port staff and our electrical engineering consultant performed a site visit to review the current building lighting. Floors 3 and 4 were identified for a full upgrade to new LED fixtures and lighting control system. Performing this replacement on the two floors will provide the Port with replacement parts to extend the life of the original light fixtures on the other floors. Additionally, the LED lighting and controls will reduce annual maintenance costs, lowers energy usage and supports the energy efficiency actions included in the Port of Tacoma's Clean Air Strategy Implementation Plan.

D. PROJECT DETAILS

Scope of Project:

- Replace existing fluorescent light fixtures with LED fixtures on floors 3 & 4
- Install new lighting control system on floors 3 & 4

Scope of Work for This Request:

- Advertise and award the construction contract
- Replace existing fluorescent light fixtures with LED fixtures on floors 3 & 4
- Install new lighting control system on floors 3 & 4
- Retain existing fluorescent light fixtures to be re-used on other floors as needed
- Project and construction management

Schedule

Advertise for Bid	Mid-May 2022
Open Bids	Late May 2022
Notice of Award	Early June 2022
Substantial Completion	Early November 2022
Final Completion	Early December 2022

E. FINANCIAL SUMMARY

Estimated Cost of Project

The total project cost including all stages is estimated at \$545,000.

Estimated Cost for This Request

The total estimated cost of the Construction for this project is \$467,000. 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 \$39,600.

Cost Details

Item	This Request	Total Previous Requests	Total Request	Total Project Cost	Cost to Date	Remaining Cost
DESIGN	\$0	\$78,000	\$78,000	\$78,000	\$44,166	\$33,834
CONSTRUCTION	\$467,000	\$0	\$467,000	\$467,000	\$0	\$467,000
PROJECT TOTAL	\$467,000	\$78,000	\$545,000	\$545,000	\$44,166	\$500,834

Source of Funds

The current Capital Investment Plan (CIP) allocates \$545,000 for this project.

Financial Impact

Project costs will be capitalized and depreciated over an estimated 5-year life resulting in annual depreciation expense of \$109,000. Estimated depreciation for 2022 will be \$9,000 based on the completion date of November 2022.

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. Replace individual fixtures as they fail with new ones causing varying light levels in leased spaces.

Alternative 2: This request. Replace all light fixtures on floors 3 and 4 with new LED lighting fixtures providing consistent light levels.

Alternative 2 is the recommended course.

H. ENVIRONMENTAL IMPACTS/REVIEW

Remediation: Lights and ballast are considered Universal Waste and must be managed according to Washington State guidelines.

Permitting: n/a

Stormwater: n/a

Air Quality: n/a

I. PREVIOUS ACTIONS OR BRIEFINGS

Date	Action	Amount
February 9, 2021	Executive Authorization AUTH-POT-FD04312	\$40,000
September 16, 2021	Executive Authorization AUTH-POT-FD04312	\$28,000
February 18, 2022	Executive Authorization AUTH-POT-FD04312	\$10,000
TOTAL		\$78,000

J. ATTACHMENTS TO THIS REQUEST: Slide presentation

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