

**PORT OF TACOMA COMMISSION**  
**ACTION ITEM MEMO**



Item No: 6B  
Meeting Date: 6/20/2023

**DATE:** 6/12/2023  
**TO:** Port of Tacoma Commission  
**FROM:** Eric Johnson, Executive Director

Sponsor: Alisa Praskovich, Chief Special Projects & Commission Relations  
Project Manager: Elly Bulega, Engineering Project Manager II

**SUBJECT:** 459 E 15th St Building Demolitions, Master ID # 101145.01

**A. ACTION REQUESTED**

Request project authorization in the amount of \$746,000 for a total authorized amount of \$961,000, for work associated with the 459 E 15th St Buildings Demolition, Master Identification No. 101145.01.

**B. SYNOPSIS**

This action supports the Port of Tacoma's 2021 – 2026 Strategic Plan Foundational Goal OS-2, "Protect the public's investment by maintaining existing assets and positioning them for future growth" in that demolishing buildings that are beyond their useful life positions the property for future growth and opportunities to drive economic development.

**C. BACKGROUND**

Currently there are four buildings (Figure 1) located at 459 E1 15<sup>th</sup> Street, and two of the buildings are pass their useful life. Building 459-A was last used as the Foss Waterway Seaport building and Building 459-B was last used by Bear Wood Windows. In 2017, a cost analysis comparison between upgrading and demolishing the two buildings was conducted and it was decided it is more practical to demolish the existing buildings and build new ones.

**Foss Waterway Seaport Bldg. (Museum)**

Building 459-A is a two-story building with an attached warehouse. The original building construction date is unknown. The first floor is approximately 1,742 SF and the second floor is approximately 1,845 SF. The warehouse is just over 3,000 SF. The building served as the administration headquarters for the Foss Waterway Seaport Museum located in the historic Balfour Dock Building, 705 Dock Street in Tacoma. Several renovations have occurred to the interior spaces over the years with the exterior remaining virtually untouched. The exterior mainly consists of cedar wood shingles as siding and roofing, however some roof areas had asphalt shingles. The roof over the warehouse is flat and coated with tar and other roofing materials. The interior consisted of administrative offices, storage rooms, restrooms, break rooms, and a utility closet. The building is beyond repair and needs to be demolished.

**Window Plant**

Building 459-B is a single-story warehouse type building of approximately 20,000 SF. The original building construction date is unknown. The building served as the manufacturing facility for wood window replacements designed specifically to maintain the historical and architectural authenticity of both residential and commercial buildings. The building has an aged barrel vault roof structure with many additions (upwards of 10) on three of its four sides. The structure has a variety of roof systems from shingles to composite to mop down and are all in extremely poor condition due to age. The exterior walls are comprised of painted plywood panels and wood windows that are in poor condition due to age, lack of maintenance and rot. Foundations vary from poured concrete to block to piers on concrete to wood timbers and again are in poor condition due to age and rot. In general, the exterior surfaces of the building and some structural elements are beyond repair and need to be demolished. Some abatement is necessary due to the presence of lead paint and asbestos in roofing and sealants.

Both buildings have been vacant since 2017. The buildings were to be demolished in 2017, but there was no economic driver at the time to demolish the buildings. Now the sites are a safety hazard, attracting unhoused people, and are creating safety concerns for the two businesses that are still on the parcel.



Figure 1: 459 E 15<sup>th</sup> Street Buildings

**D. SCOPE OF WORK**

The objective of this project is to demolish old functionally obsolete buildings that are at the end of their useful lives, eliminate safety hazards, and make the properties available for their highest and best use for Port functions in the future. The work required for this project includes:

- Completing design and developing a bid package for demolition of the two vacant buildings
- Hazardous materials investigation and abatement
- Demolition of the buildings
- Capping and disconnecting utilities

**E. TIMEFRAME/PROJECT SCHEDULE**

The project schedule listed below is for both buildings mentioned above. Both buildings will be demolished under one contract. The schedule may change if the permitting process takes longer than anticipated.

Advertise for Bid	August 2023
Open Bids	September 2023
Notice of Award	September 2023
Substantial Completion	November 2023
Final Completion	December 2023

**F. FINANCIAL SUMMARY**

**Estimated Cost of Project**

The total project cost including all stages is estimated at \$961,000.

**Source of Funds**

The current Capital Investment Plan (CIP) allocates \$961,000 for this project.

**Financial Impacts**

Project costs of \$961,000 for the building demolition will be expensed as incurred.

**Cost Details**

459 E 15th St Bldgs. A & B Demolition Budget						
Design Budget	Construction Budget	Total Previous Requests	This Request	Total Project Budget	Cost to Date	Remaining Cost
\$201,000.00	\$760,000.00	\$215,000.00	\$746,000.00	\$961,000.00	\$118,256.09	\$841,750.53

## G. ECONOMIC INVESTMENT / JOB CREATION

No permanent jobs will be created or lost from this project.

## H. ENVIRONMENTAL IMPACTS / REVIEW

### Permitting:

A State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS) was issued on September 20, 2017. The DNS will be updated. The demolition permits and all other applicable permits will be obtained before the project is awarded.

### Remediation:

The existing reports regarding these buildings indicate several potential sources of asbestos and lead. Because the building demolitions will not involve below grade excavation, the risk of encountering soil or groundwater contamination is negligible.

### Stormwater:

A Temporary Erosion and Sediment Control (TESC) Plan and Stormwater Pollution Prevention Plan (SWPPP) with appropriate stormwater Best Management Practices (BMPs) will be implemented during demolition.

### Air Quality:

Construction equipment will meet all state and local emissions standards, including Puget Sound Clean Air Agency regulations. Dust control BMPs will be implemented as necessary to control fugitive dust during demolition activities.

## I. PREVIOUS ACTIONS OR BRIEFINGS

Date	Action	Amount
March 3, 2017	Executive Authorization to Begin Project Design	\$60,000
March 31, 2017	Executive Authorization to Advance Project Design	\$40,000
October 12, 2017	Executive Authorization to Advance Project Design	\$50,000
April 3, 2023	Executive Authorization to Resume Design	\$60,000
	<b>TOTAL</b>	<b>\$215,000</b>

## J. NEXT STEPS

Complete the design, obtain applicable permits, advertise the project for demolition and complete demolition.