

COMMISSION AGENDA

Item No: 7C

Meeting: 2/17/22

DATE: February 2, 2022

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 increase 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 an increase in the project authorization in the amount \$120,000, for a total authorized amount of \$1,000,000, 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.

Bids were received for the repair project on September 8, 2021. The project was awarded to BFC Construction on September 20, 2021. Notice to Proceed was issued on October 13, 2021, and construction activities began shortly thereafter.

At this time the following work at has been completed:

1. First and Second Floor demolition
2. First Floor and Second Floor concrete replacement
3. First and Second Floor architectural modifications (40% complete)
4. First Floor and Second Floor plumbing modifications (40% complete)
5. First and Second Floor HVAC modifications (75% complete)
6. First and Second Floor electrical modification (25% complete)

During the work noted above we encountered a number of items that were not as anticipated or shown on the reference drawings from the original construction and the 2003 renovation project. Additional work and repairs have been required to address the conditions discovered as noted below:

1. There were no available as-built documents that showed the location of the electrical conduits within the building. During the 1980s construction steel electrical conduits were laid on top of the fill material beneath the concrete slab such that they were encapsulated in the concrete when it was placed. During saw cutting of the concrete slabs to allow for new waste line installations several electrical conduits with live conductors were cut. The conduits have been repaired and new conductors installed from the panels to the service areas. This work was completed by Port Maintenance at a cost of approximately \$15,000.
2. Similar to item 1, the hydraulic line between the elevator pit and the mechanical room was placed directly beneath the slab with little to no cover. During saw cutting operations this line was severed and required repair. Due to current code requirements the line could not be repaired and left in a buried state. Current code required that the current buried line be abandoned in place and that a new hydraulic line be run in the ceiling space. This new line by code also had to incorporate a rupture valve in the line that prevents the elevator from falling into the pit should future damage to the line or a system failure occur. By code this work must be completed by a certified elevator company. Otis Elevator, who maintains this facility, was contracted to complete the repairs. Materials and labor to complete the repair are estimated at \$65,000.
3. Following removal of the drywall ceiling and walls it was discovered that the existing ductwork installed in the 1980s was not of the size noted on the original drawings and it was not installed as anticipated. The duct board ducts (basically supply ducts made from rigid insulation board cut and taped together to form an insulated duct) were run much lower than anticipated and had been compromised by previous electrical installations. Likewise, many of the electrical conduit and water supply lines, that were anticipated to have been installed within the joist spaces, were found to be located below the joists and or below the ducts.

We also discovered that many of the restroom walls were originally built in a manner that allowed them to carry both vertical and horizontal loads from the floor above and the building as a whole. Several of these walls were slated to be demolished and new walls installed in alternate locations to accommodate the new layout.

To address the items noted above, the existing conduits and water lines were rerouted into the joist spaces to allow new steel ductwork to be installed tighter to the bottom of the joists. New load bearing walls will be installed in a manner that will allow them to carry the vertical and lateral loads within the building.

To help offset some of the cost increases above, the door hardware and some finishes were revised. While still meeting ADA requirements and not compromising the ultimate appearance and performance abilities, we were able to reduce the cost by approximately \$15,000. With the reduction in cost there was still an overall increase in the amount of \$62,000 to address these items.

4. During the revisions to the sanitary sewer waste lines, it was found that approximately 15 feet of the main 4" waste line had corroded away. The bottom portion of the pipe was completely missing in several locations. To ensure that all corroded areas were identified the lines designated to remain in place were inspected via a video camera. Upon completion the contractor was directed to replace the failed and failing areas of pipe. This work resulted in added costs of approximately \$5,500.
5. During final demolition, several areas of rot were noted on what was the wet wall in the previous restrooms. This rot was the result of likely years of leaking toilet carriers within the wall cavity. The rot extended beyond the plywood floor and into the joists below. The affected joist not only support the second-floor restroom but also the second-floor mechanical room that houses the HVAC condensing units. Repairs to these structural items were necessary. Rotted areas were removed, and new structural supports added. One joist was removed entirely and replaced with a new structural member. The cost of these repairs is anticipated to be \$15,000.
6. Additional architectural and engineering fees were required to address the items noted above. Port Maintenance has also experienced additional time to support the contractor and design team during this work. These items have an anticipated cost of approximately \$20,000.
7. Delays in the project due to the items noted above, as well as material availability brought on by the effects of COVID-19 have created a three-month delay in the project. The modular restrooms must be retained until at least one set of the renovated restrooms can be made available to office staff. Retaining the restrooms for an additional three months has an anticipated cost of \$30,000.
8. While we are hopeful that no other issues or surprises will surface, we are including a \$65,000 contingency in our upcoming request, as all previous contingency has been consumed by the items noted above.
9. The added construction Change Orders and Contingency also require us to increase the WSST line item by \$15,000.

The items noted above have a total value of approximately \$290,000. When added to the anticipated project costs identified at the bid and after utilizing project contingency that was contemplated in the original authorization, staff is seeking and increase in authorization of \$120,000, for a total new authorization of \$1,000,000. As noted above we are including approximately \$70,000 in contingency and related tax in this increase to allow staff to address any other issues that may arise; however, we are hopeful that we will not need this funding.

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.

Schedule

Advertise for Bid	August 17, 2021
Open Bids	September 8, 2021
Notice of Award	September 20, 2021
Substantial Completion	March 31, 2022
Final Completion	May 2, 2022

The schedule above represents a three-month delay in the project. This delay is due to items that were encountered during the demolition and availability of materials due to impacts associated with COVID-19.

E. FINANCIAL SUMMARY

Estimated Cost of Project

The total project cost including all stages is estimated at \$1,000,000.

Estimated Cost for This Request

The total estimated cost of the Design and Construction for this project is \$1,000,000. 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 \$70,000.

Cost Details

Item	This Request	Total Previous Requests	Total Request	Total Project Cost	Cost to Date	Remaining Cost
TOTAL	\$120,000	\$880,000	\$1,000,000	\$1,000,000	\$247,500	\$752,500

Source of Funds

The current Capital Investment Plan (CIP) allocates \$1,000,000 for this project.

Financial Impact

Project costs will be capitalized and depreciated over an estimated five-year life, resulting in annual depreciation expense of \$200,000. Estimated depreciation for 2022 will be \$150,000 based on the completion date of March 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.

Construction activities are approximately 60% complete at this time.

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

Date	Action	Amount
May 6, 2020	Executive Authorization	\$125,000
June 17, 2021	Commission authorization	\$755,000
TOTAL		\$880,000

To date, commitments have not exceeded the authorized amount; however, it is expected that additional authorization will be required.

J. ATTACHMENTS TO THIS REQUEST

- Computer slide presentation

K. NEXT STEPS

Complete construction by March of 2022.