

Item: 7C
Date: 2/17/22

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

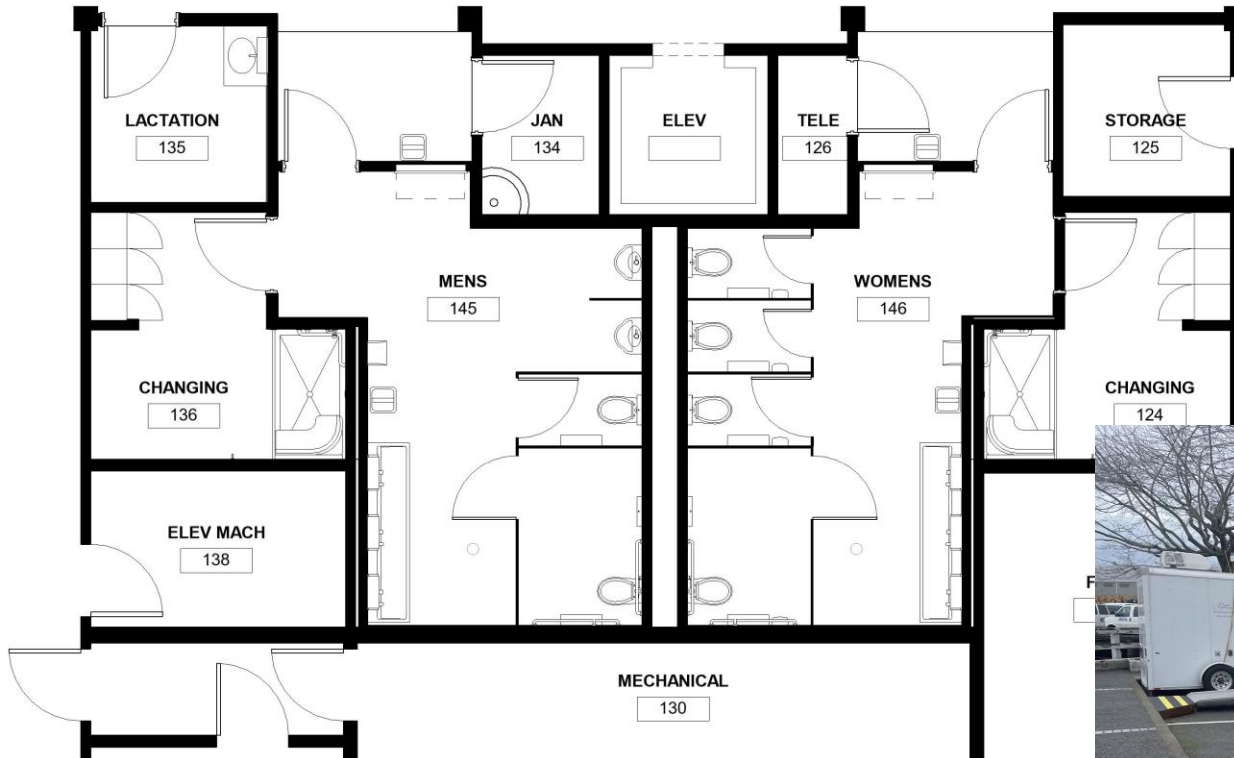
Project Description and Details

Port Admin Bldg Plumbing Repairs



- The scope of work for this project includes the following:
 - Demolish existing restrooms. **Complete**
 - 1st and 2nd floor architectural modifications. **40% complete**
 - 1st and 2nd floor plumbing modifications to meet ADA and Code compliance requirements. **40% complete**
 - 1st and 2nd floor HVAC modifications. **75% complete**
 - 1st and 2nd floor electrical modifications. **25% complete**
 - Maintain portable restroom units behind the building to accommodate work.

Background Port Admin Bldg Plumbing Repairs



Background Port Admin Bldg Plumbing Repairs



Electrical conduits encapsulated in floor slab
~ \$15,000 cost to repair conduit and replace
conductors.

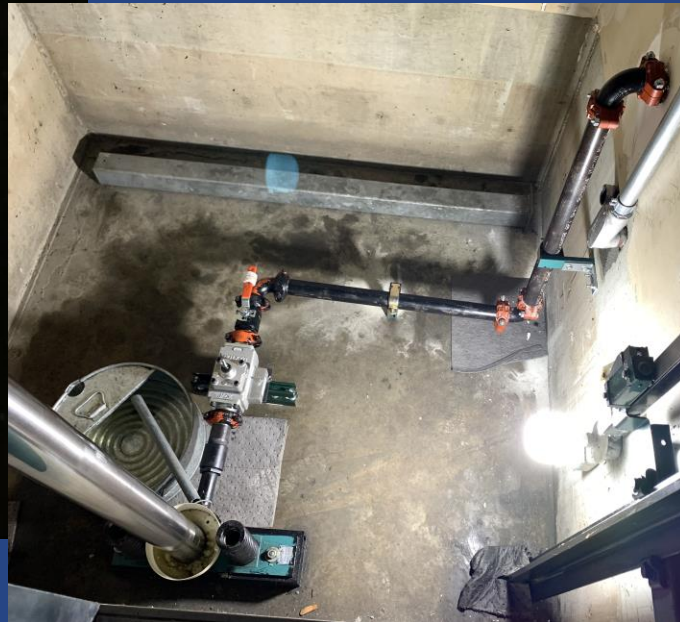


Background Port Admin Bldg Plumbing Repairs



Cut Elevator Hydraulic line

~ \$65,000 cost to relocate hydraulic line and install code required rupture valve.



Background

Port Admin Bldg Plumbing Repairs



Modifications to Architectural, plumbing, mechanical and electrical components due to unforeseen conditions

~ \$62,000 includes (\$15,000 credit for deleted or modified scope items)



Background Port Admin Bldg Plumbing Repairs



Modifications to Architectural, plumbing, mechanical and electrical components due to unforeseen conditions



Background Port Admin Bldg Plumbing Repairs

Corroded Sanitary waste line

~ \$5,500 to replace corroded section



Background Port Admin Bldg Plumbing Repairs



Rotted structural components

~ \$15,000 to remove and repair rotted sections of joist and floor



Background Port Admin Bldg Plumbing Repairs



Rotted structural components



Background

Port Admin Bldg Plumbing Repairs



Other increases due to items noted above and delays

- ~ \$20,000 in additional Arch/Eng. fees and Maintenance support
- ~ \$30,000 to retain modular restrooms due to 3-month delay
- ~ \$65,000 Contingency for other unforeseen conditions
- ~ \$15,000 in additional WSST

Project Schedule

Port Admin Bldg Plumbing Repairs



Activity	Timeframe
Advertise Bids	August 17, 2021
Bid Opening	September 8, 2021
Contract Award	September 20, 2021
Contract Substantial Completion	March 31, 2022
Contract Final Completion	May 2, 2022

Source of Funds & Financial Summary

Port Admin Bldg Plumbing Repairs



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

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

Conclusion

Port Admin Bldg Plumbing Repairs



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