

Item: 6A

Date: 8/18/26

5301 8th Street E. Roof Replacement Project Construction Authorization

Kyle Smith, P.E.

Engineering Project Manager II

Port of Tacoma Commission Meeting

Date: August 18, 2026



Action Requested

Request project authorization for construction in the amount \$870,000 for a total authorized amount of \$980,000, for work associated with the 5301 8th St E Roof Replacement, Project ID #101716.01.

Background



- 5301 8th St E (Art Morrison) includes a 3,750-sf office building as well as a 14,250-sf warehouse.
- Maintenance and repair of the building's roof and gutter system is a lessor responsibility.
- Port of Tacoma Maintenance has been patching leaks at this building for several years.
- Approximately 40 jobs are employed at this location.

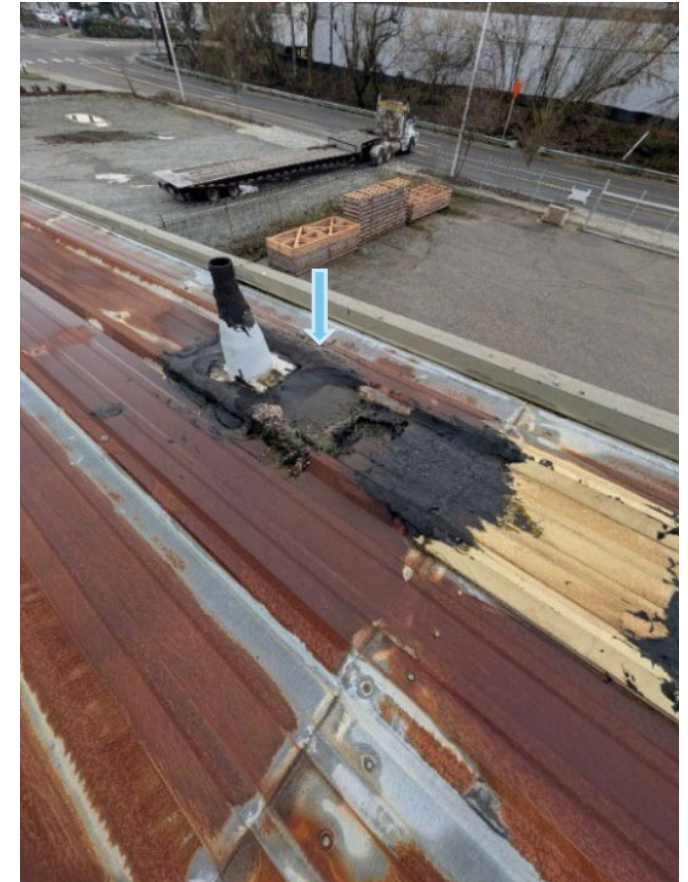
Background



Rusted panels and corrosion around screw holes

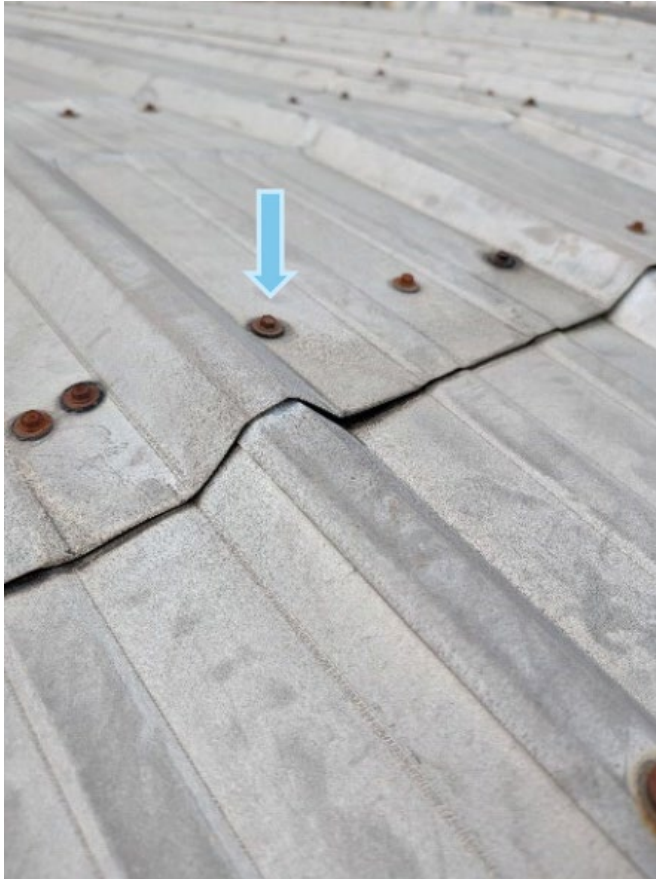


Signs of separation and deterioration



Poor flashing and ponding water

Background



Loose seams are vulnerable to water intrusion



Deterioration and improper installation



Clogged gutters and rusted panels

Scope of Project:

- Design and permit bid ready plans and specifications for a public works contract procurement.
- Remove existing roof panels and gutters.
- Rebuild roof with new standing seam metal roof panels and gutters.

Scope of Work for This Request:

- Remove existing roof panels and gutters.
- Rebuild roof with new standing seam metal roof panels and gutters.

Project Details

Activity	Timeframe
Advertise for Bid	September 2026
Substantial Completion	December 2026
Final Completion	January 2027

Estimated Cost of Project

The total project cost including all stages is estimated at \$980,000.

Financial Summary

Item	This Request	Total Previous Requests	Total Request	Total Project Cost	Cost to Date	Remaining Cost
Design	\$0	\$110,000	\$110,000	\$110,000	\$17,000	\$93,000
Construction	\$870,000	\$0	\$870,000	\$870,000	\$0	\$870,000
Project Total	\$870,000	\$110,000	\$980,000	\$980,000	\$17,000	\$963,000

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Thank You

Questions & Discussion



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