

Item: 6B

Date: 12/17/24

EBC Temporary Tenant Relocation

Elly Bulega, PE

Engineering Project Manager II

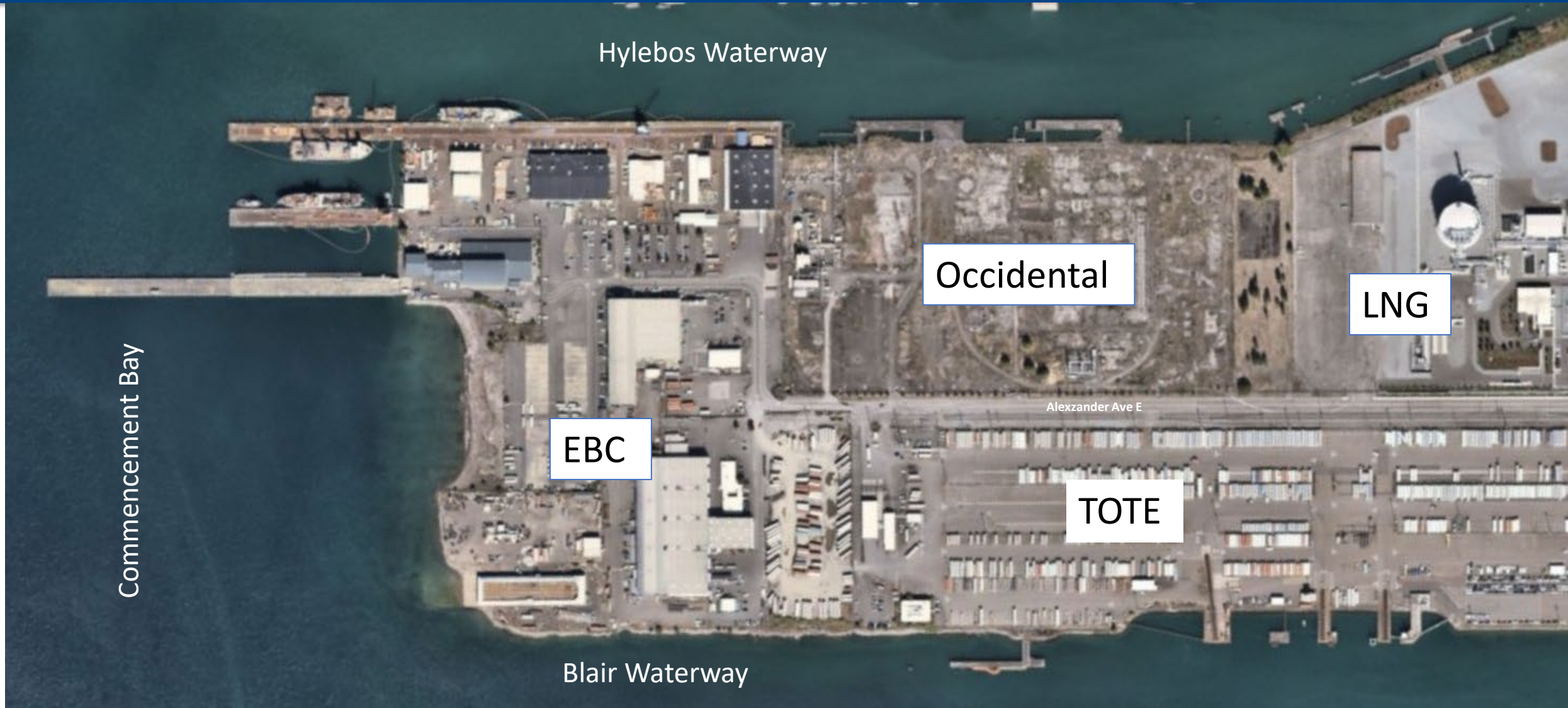
Port of Tacoma Commission Meeting

Date: December 17, 2024



Request project authorization in the amount \$2,874,000 for a total authorized amount of \$3,224,000, for full design and material procurement, for work associated with the EBC Temporary Tenant Relocation, Project ID #101686.01.

Background



- EV-2, Invest in assets that support living-wage job creation throughout pierce county.

Background

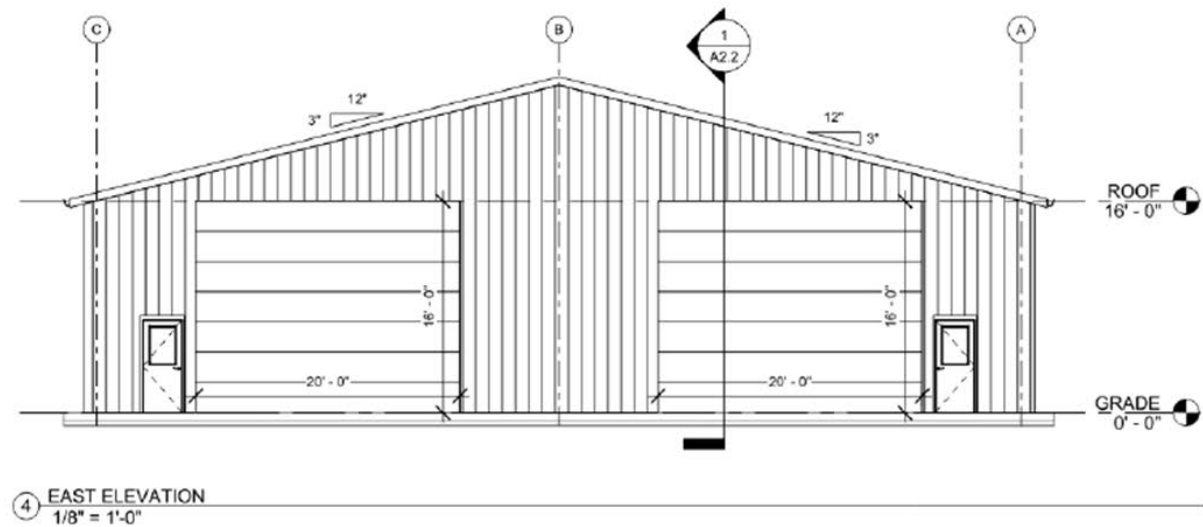
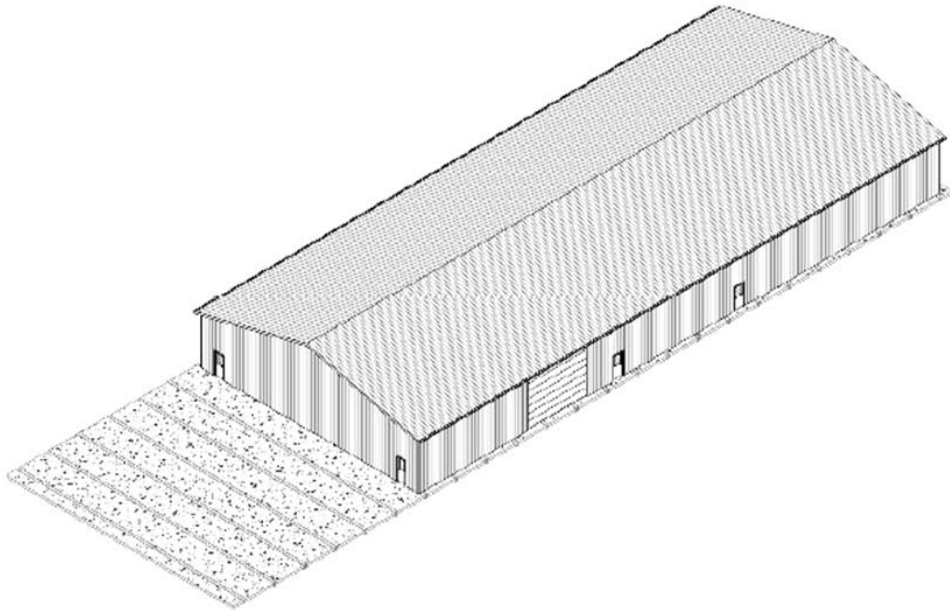


Project Details



Proposed location of Metal Bldg. and Modular Offices

Proposed Pre-Engineered Metal Building



Project Details



Temporary Power for Motive Marine



Previous location of TPU transformer (since removed). A new replacement transformer needs to be installed.

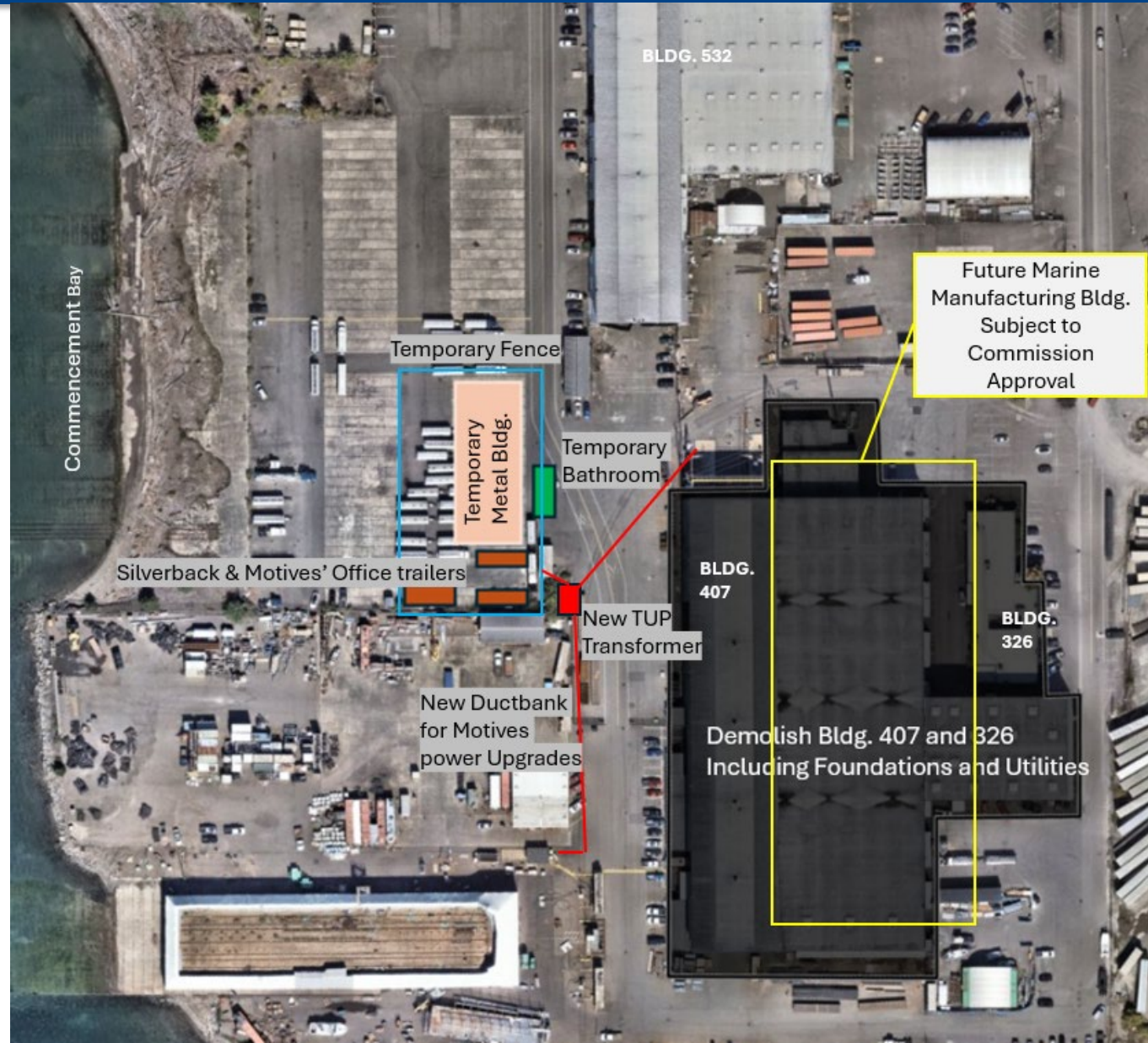
Project Details



Temporary Power for Motive Marine

Project Details

Proposed Temporary Relocation of Tenants at EBC



- Using a tent structure vs a pre-engineered metal bldg.
- Using the existing transformer servicing bldg. 407.
- Relocating Silverback into another warehouse.
- Building a new temporary bldg. on another Port Parcel.

Motive's Schedule

Activity	Timeframe
Complete Design	January 2025
Advertise for Bid	March 2025
Substantial Completion	July 2025
Final Completion	August 2025

Silverback's Schedule

Activity	Timeframe
Advertise for Bid	January 2025
Notice of Award	February 2025
Substantial Completion	February 2026
Final Completion	March 2026

Financial Summary

Design and Silverback’s Metal Building Erection Budget (This request)

Item	This Request	Total Previous Requests	Total Requested Amount	Cost to Date	Remaining Cost
Motive & Silverback Design	\$120,000	\$350,000	\$470,000	\$196,527	\$273,473
Motive Construction	\$1,575,000	\$0	\$1,575,000	\$0	\$1,575,000
Silverback Construction	\$1,179,000	\$0	\$1,179,000	\$0	\$1,179,000
TOTAL	\$2,874,000	\$350,000	\$3,224,000	\$196,527	\$3,027,473

Overall Tenant Relocation Project Budget

Item	This Request	Total Previous Requests	Future Request	Total Budget	Cost to Date	Remaining Cost
Design	\$120,000	\$350,000	\$0	\$470,000	\$196,527	\$273,473
Construction	\$2,754,000	\$0	\$2,928,000	\$5,682,000	\$0	\$5,682,000
TOTAL	\$2,874,000	\$350,000	\$2,928,000	\$6,152,000	\$196,527	\$5,955,473

Permitting

All required permits will be obtained before contracts are awarded.

Air Quality

Air improvements will be made with Motive's project. Motive is upgrading power for their yard so they can use more electricity powered equipment than gas ones.

Stormwater

Not applicable at this phase of the EBC redevelopment. Stormwater improvements will be made at EBC during the construction of the new marine manufacturing facility, if Commission approves its construction.

Remediation

Remediation is not required, however, intrusive activities will be considerate of the on-going remedial investigation at the EBC property.

Action Requested

Request project authorization in the amount \$2,874,000 for a total authorized amount of \$3,224,000, for full design and material procurement, for work associated with the EBC Temporary Tenant Relocation, Project ID #101686.01.



Thank You

Questions & Discussion



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