

Item: 6C

Date: 7/16/24

4012 SR 509 Building and Rail Demolition

Project Authorization

Kyle Smith

Project Manager II, Engineering

Port of Tacoma Commission Meeting

Date: July 16, 2024



Request project authorization in the amount \$1,350,000 for a total authorized amount of \$1,700,000, for work associated with the **Master Identification No. 101650.01.**

- Several of the structures on this property are structurally unsound or provide no value to a future tenant.
- This project will remove the railroad tracks and demolish some of the buildings.
- Strategic Plan Initiative: EV-1

- The property at 4012 SR509 is the former home of Progress Rail and has been vacant since 2021.
- Several small structures would not be usable by new tenants.
- The large machine shop is structurally deficient.
- Demolishing these buildings and removing the railroad tracks makes the site attractive to potential tenants doing business in the tide flats.

Scope of Project:

- Remove all railroad tracks from property and dispose/recycle as appropriate.
 - Previously completed by Port Maintenance
- Demolish structures that are no longer useful.
- Decommission utilities associated with demolished buildings.

Activity	Timeframe
Complete Design	August 2024
Advertise for Bid	September 2024
Substantial Completion	December 2024
Final Completion	January 2025

- The current Capital Investment Plan (CIP) allocates \$1,722,000 for this project.
- Project costs will be expensed as incurred.

Financial Summary

Item	This Request	Total Previous Requests	Total Request	Total Project Cost	Cost to Date	Remaining Cost
Design	\$0	\$178,000	\$178,000	\$178,000	\$83,000	\$95,000
Construction	\$1,350,000	\$172,000	\$1,522,000	\$1,522,000	\$193,000	\$1,329,000
Project Total	\$1,350,000	\$350,000	\$1,700,000	\$1,700,000	\$276,000	\$1,424,000

Progress Rail paid the port \$1.7M upon vacating the property to facilitate the demolition of unusable structures and railroad track.

- Permitting: The project will require SEPA review and potentially review under the City of Tacoma’s Critical Area Ordinance (likely formal exemption).
- Remediation: Releases of hazardous substances occurred during prior tenant operations as a locomotive repair facility. The Department of Ecology assigned these releases a finding for “No Further Action” on December 2, 2022.
- Stormwater: Construction stormwater best management practices will be implemented during demolition activities.
- Air Quality: Recycle/reuse of materials per EPA guidance, as feasible.

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Thank You

Questions & Discussion



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