

# Construction Authorization for Building 326 Window Replacement, Partition Bracing and Isolated Siding Painting

Brett Ozolin, PE  
Engineering Project Manager II



# Project Authorization

## Bldg 326 Window Replacement, Partition Bracing and Isolated Siding Painting



*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 construction authorization in the amount \$347,743, for a total authorized amount of \$440,000, for the Building 326 Window Replacement, Partition Bracing and Isolated Siding Painting, Master Identification No. 101532.01.

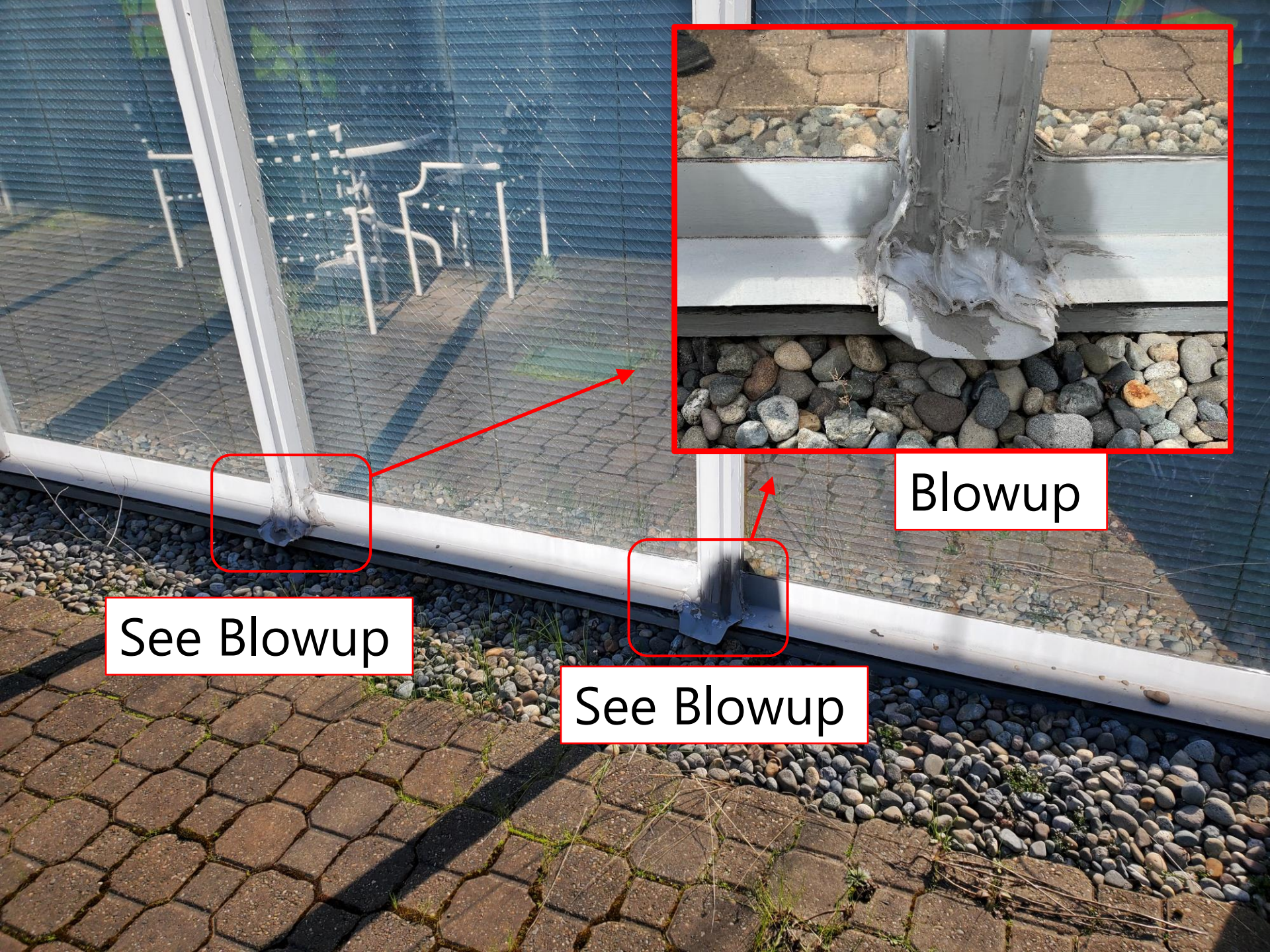
# Background

## Bldg 326 Window Replacement, Partition Bracing and Isolated Siding Painting



- Constructed in 1965 with a central courtyard
- Courtyard contains (18) original store front windows in wood framing
  - Leaking at windows resulted in water intrusion
  - Multiple maintenance cycles by Port staff
- Wallboard adjacent to windows contains asbestos





Blowup



See Blowup



See Blowup

# Background

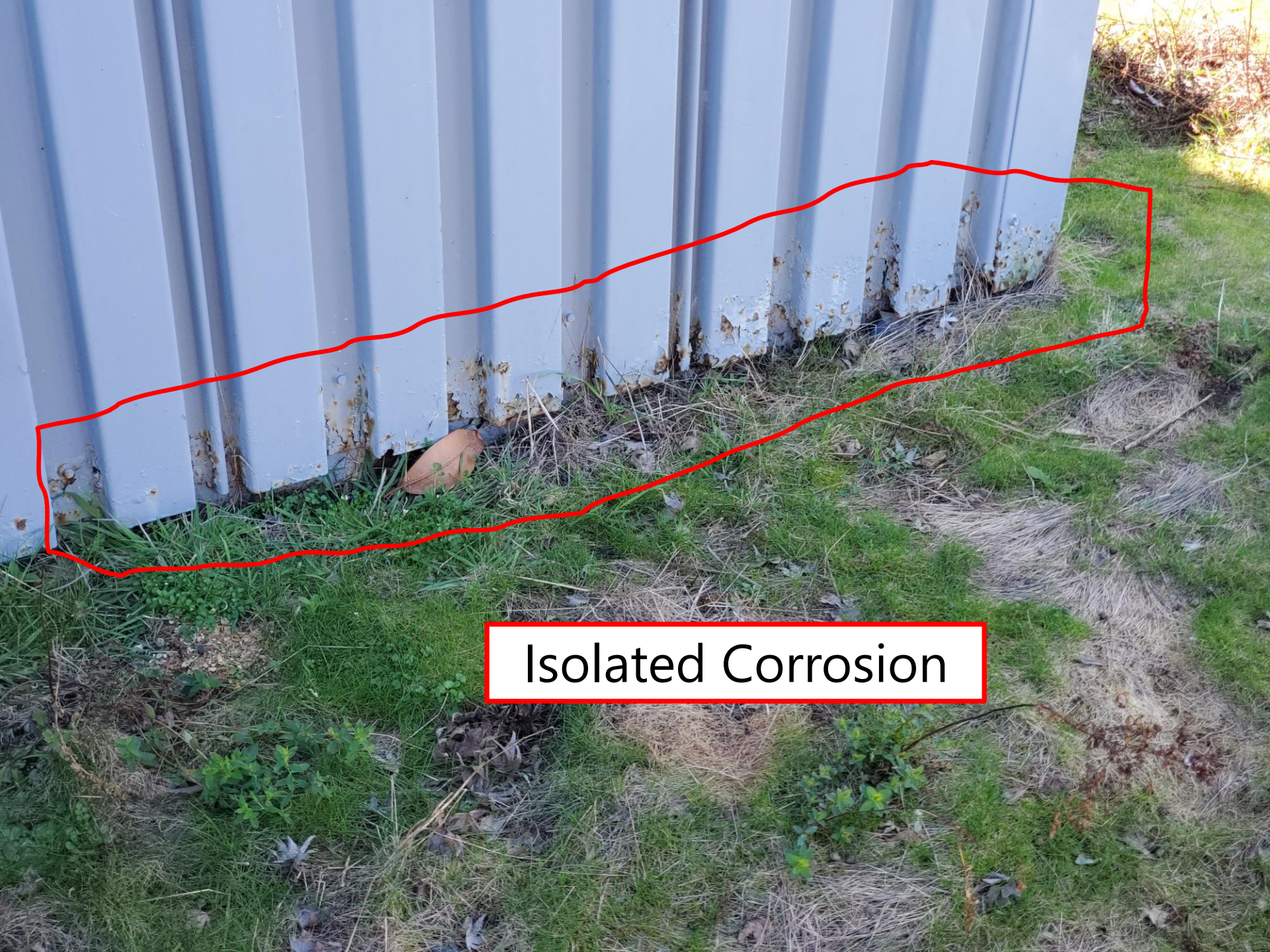
## Bldg 326 Window Replacement, Partition Bracing and Isolated Siding Painting



- Reconfigured walls/partitions not up to current codes
- Siding has isolated corrosion
- Miscellaneous ceiling tiles broken or stained

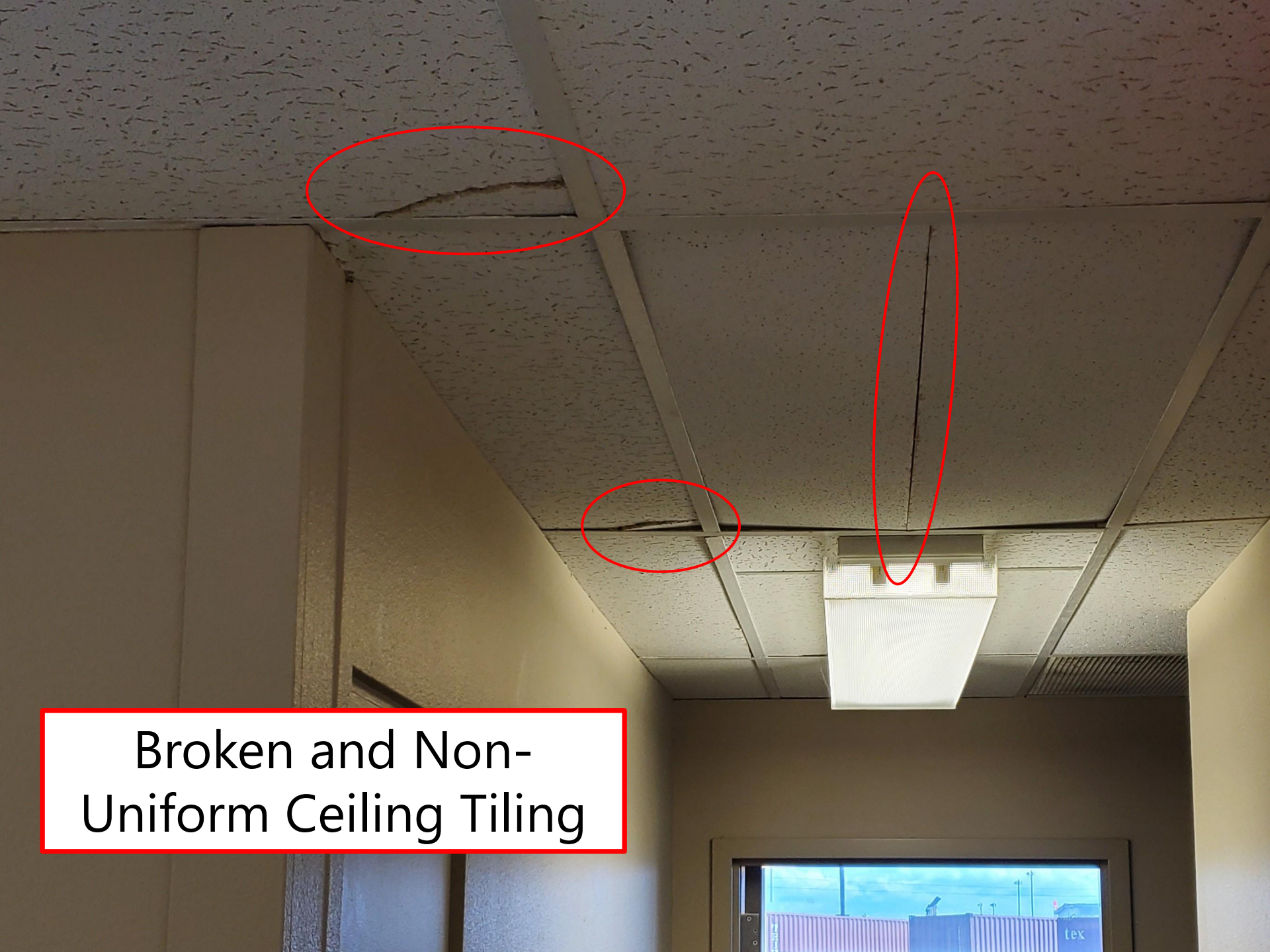


Top of Wall Not Braced  
or Connected To  
Building Structure



Isolated Corrosion





Broken and Non-Uniform Ceiling Tiling



# Project Description and Details

## Bldg 326 Window Replacement, Partition Bracing and Isolated Siding Painting



- The proposed improvements include the following:
  - Replacing (18) storefront windows
    - Replace 640 square feet of existing glazing
    - New sheet metal flashing, carpentry, sealants and drywall repairs
  - 224 square feet of drywall abatement
  - 1,100 feet of seismic bracing, 270 locations
  - Replacement of up to 50 broken ceiling tiles

# Project Schedule

## Bldg 326 Window Replacement, Partition Bracing and Isolated Siding Painting



<b>Activity</b>	<b>Timeframe</b>
Advertise Bids	November 2021
Bid Opening	November 2021
Contract Award	December 2021
Contract Completion	March 2022

# Source of Funds

## Bldg 326 Window Replacement, Partition Bracing and Isolated Siding Painting



- The estimated cost of the Construction for this project is \$347,743.
- The estimated budget for this project is \$440,000.
- The current Capital Investment Plan (CIP) allocates \$677,000 for this project.

# Financial Summary

## Bldg 326 Window Replacement, Partition Bracing and Isolated Siding Painting



Item	This Request	Total Previous Requests	Total Request	Total Project Cost	Cost to Date	Remaining Cost
<b>TOTAL</b>	<b>\$347,743</b>	<b>\$92,257</b>	<b>\$440,000</b>	<b>\$440,000</b>	<b>\$33,656</b>	<b>\$406,344</b>

# Environmental Impacts/Review

Bldg 326 Window Replacement, Partition  
Bracing and Isolated Siding Painting



## Permitting:

City of Tacoma Commercial Building  
Alteration Permit

## Remediation/Stormwater

Not Applicable

## Air Quality:

Asbestos/Demolition Notification to Puget  
Sound Clean Air Agency

# Conclusion

## Bldg 326 Window Replacement, Partition Bracing and Isolated Siding Painting



Request construction authorization in the amount \$347,743, for a total authorized amount of \$440,000 for the Building 326 Window Replacement, Partition Bracing and Isolated Siding Painting, Master Identification No. 101532.01.