

Project Authorization for Building Demolitions at:

- 2306 & 2338 East 11th St
- 3502 Lincoln Ave
- 1110 Alexander Ave

Project Authorization Building Demolitions



As referenced in Resolution No. 2018-01-PT, Exhibit A, Delegation of Authority Master Policy, Paragraph IV.B.(2), project costs exceeding \$300,000 require approval from Port Commission.

Request project authorization in the amount \$2,077,000, for a total authorized amount of \$2,458,000, for the building demolitions at 2306 & 2338 East 11th St, 3502 Lincoln Ave, and 1110 Alexander Ave, Master Identification Nos. 101442.01, 101442.02, 101442.03, and 101452.01.

Background Building Demolitions



- The proposed improvements include demolition of four buildings:
 - 2306 & 2338 East 11th Street
 - formerly occupied by Fastco for approx. 50 years
 - former mini-storage and screen printing business
 - 3502 Lincoln Avenue
 - formerly occupied by American Fast Freight
 - 1110 Alexander Avenue
 - former marine construction laydown yard used by Orion Marine Construction





2306 East 11th Street



2338 East 11th Street



3502 Lincoln Avenue



1110 Alexander Avenue

Project Description and Details

Building Demolitions



The scope of work includes the following:

- Design and specifications for Public Work Contracting.
- Hazardous materials investigation and abatement.
- Demolition of the buildings and surrounding landscaping to provide a level site.
- Disposal of the buildings.

Project Benefit Building Demolitions



- Eliminate liabilities and expenses associated with vacant buildings.
- Repurpose non-performing assets.
- Support terminal expansion and truck queuing opportunities along 11th Street corridor.
- Prepare properties for future uses identified in the Port's Strategic Plan to support the Port's core business.

Project Schedule Building Demolitions



Activity	Timeframe
Advertise Bids	August 2019
Bid Opening	September 2019
Contract Award	October 2019
Substantial Completion	July 2020

Source of Funds Building Demolitions



- The estimated cost of the Construction for this project is \$2,077,000.
- The estimated budget for this project is \$2,458,000.
- The current Capital Investment Plan (CIP) allocates \$2,458,000 for this project.

Financial Summary Building Demolitions



Property	Phase	This Request	Total Previous Requests	Total Cost
2306 E. 11 th	Design	\$0	\$69,000	\$69,000
	Construction	\$271,750	\$0	\$271,750
2338 E. 11 th	Design	\$0	\$94,000	\$94,000
	Construction	\$387,300	\$0	\$387,300
3502 Lincoln	Design	\$0	\$136,000	\$136,000
	Construction	\$298,050	\$0	\$298,050
1110 Alexander	Design	\$0	\$82,000	\$82,000
	Construction	\$1,119,900	\$0	\$1,119,900
Total		\$2,077,000	\$381,000	\$2,458,000

Environmental Impacts/Review Building Demolitions



Permitting:

- This project is subject to SEPA review.
- Environmental permits from US Army Corps of Engineers (USACE), Washington Department of Ecology (Ecology), or Washington Department of Fish and Wildlife (WDFW) are not required.
- City of Tacoma will determine if Alexander Avenue demolition qualifies for shoreline permit exemption.

Remediation:

N/A

Environmental Impacts/Review Building Demolitions



Stormwater:

Temporary Erosion and Sediment Control (TESC) Plan and appropriate stormwater best management practices (BMPs) will be implemented during demolition.

Air Quality:

- Construction equipment will meet all state and local emission standards and regulations.
- Port anti-idling policy will be enforced.
- Dust control BMPs will be implemented, as necessary.

Conclusion

Building Demolitions



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