

COMMISSION AGENDA

Item No: 8A

Meeting: 6/18/20

DATE: June 3, 2020

TO: Port Commission

FROM: Eric D. Johnson, Executive Director
Sponsor: Jason Jordan, Director, Environmental and Planning Services
Project Manager: Norman Gilbert, Engineering Project Manager II

SUBJECT: Project Authorization for work associated with the Parcel 129 Building Demolition

A. ACTION REQUESTED

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

Request project authorization in the amount \$314,000 for a total authorized amount of \$314,000, for work associated with the Parcel 129 Building Demolition, Master Identification No. 101448.02.

B. SYNOPSIS

This authorization will provide for the development of design and construction for the demolition of up to five buildings and other miscellaneous structures located on Parcel 129. These buildings and structures will be vacated by the current tenant in the coming months. The Port is working to sell the buildings to be removed from the site. Parcel 129 is adjacent to the Port's Upper Clear Creek Mitigation site and is planned to be developed into wetland habitat that will expand that site and potentially increase the amount of credit in the Port's environmental mitigation bank. To accomplish those long-term goals these buildings need to be removed. Removing the vacant buildings at this site this time eliminates the attractive nuisance they pose and thus reduces potential liability to the Port.

C. BACKGROUND

The Port purchased this 10.1-acre property in 2018, in support of the Port's Strategic Initiative, Goal 5: Advance Environmental Stewardship. This property was leased back to the seller after acquisition with the lease scheduled to terminate on June 30, 2020. The five buildings to be demolished were declared surplus through Resolution 2020-02-PT adopted by Port of Tacoma Commission at the March 19, 2020 meeting. The buildings have been available for sale shortly after the adoption of the resolution and will continue to be for sale until the demolition project is advertised for bid.

A previous Executive Authorization in the amount of \$300,000 is being used to perform preliminary design and advance work to support the generation of habitat development alternatives in order to optimize future mitigation credits and development costs.

D. PROJECT DETAILS

Scope of Project:

- Develop the 10.1-acre site into wetland habitat

Scope of Work for This Request:

- Develop the design and bid package for the demolition of up to five buildings
- Hazardous materials investigation and potential abatement
- Perform the demolition and disposal of the buildings
- Decommissioning of on-site septic system and well
- Project management

Schedule for Demolition Phase of Project

Advertise for Bid	Late August 2020
Open Bids	Late September 2020
Notice of Award	Early October 2020
Substantial Completion	Early December 2020
Final Completion	Late December 2020

E. FINANCIAL SUMMARY

Estimated Cost of Project

The total project cost for the building demolition phase is estimated at \$314,000. The cost for the habitat creation will be developed at the end of the preliminary design effort and budgeted in the future.

Estimated Cost for This Request

The total estimated cost of the Design and Construction for the demolition phase of the project is \$314,000. If the cost of this estimate is anticipated to exceed the authorized amount, additional Commission authorization will be requested.

Estimated Sales Tax

The total estimated sales tax to be paid to local and state governments for this project is \$13,900.

Cost Details

Item	This Request	Total Previous Requests	Total Request	Total Project Cost	Cost to Date	Remaining Cost
DESIGN (Demo)	\$50,000	\$0	\$50,000	\$50,000	\$0	\$50,000
CONSTRUCTION (Demo)	\$264,000	\$0	\$264,000	\$264,000	\$0	\$264,000
PROJECT TOTAL	\$314,000	\$0	\$314,000	\$314,000	\$0	\$314,000

Source of Funds

The current Capital Investment Plan (CIP) allocates \$314,000 (MID No. 101448.02) for the building demolition project.

Financial Impact

Project costs will be capitalized as land improvements. There will be no depreciation since this is a land asset.

F. ECONOMIC INVESTMENT/JOB CREATION

As part of the Port’s habitat mitigation strategy, the development of this property will improve fish, wetland, and floodplain habitat and ecosystems, and will augment the Port’s adjacent 41-acre Upper Clear Creek Mitigation Site (UCCMS) by creating an additional 10 acres of wetland and/or fish habitat restoration. In combination with the UCCMS 41 acres, this additional 10 acres will add substantial, interconnected, ecological gain to the area and is anticipated to reduce flooding impacts and improve drainage of the Clear Creek basin. This site is anticipated to add additional mitigation credit value to the UCCMS by relocating the adjacent non-creditable buffer on UCCMS to the boundary of the new site’s buffer. Mitigation credits can be used to support Port projects or sold to support future local economic development projects and/or transportation improvements.

G. ALTERNATIVES CONSIDERED AND THEIR IMPLICATIONS

Alternative 1) Do Nothing. This creates an attractive nuisance due to the buildings being unoccupied.

Alternative 2) Demolish the five buildings and miscellaneous structures on the site to reduce potential Port liability and the attractive nuisance.

Alternative 2 is the recommended course.

H. ENVIRONMENTAL IMPACTS/REVIEW

Permitting:

The surplus/demolition is subject to SEPA review, which was issued in May 2020. This project will require a Puget Sound Clean Air Agency Asbestos/Demolition Notification but will not

require environmental permits from US Army Corps of Engineers (USACE), Washington Department of Ecology (Ecology), or Washington Department of Fish and Wildlife (WDFW).

Remediation:

The subject property has historically been used as a farm and residence and is not located on a known remediation site. No heating oil tanks were noted during the Phase 1 Environmental Site Assessment.

Stormwater:

A Temporary Erosion and Sediment Control (TESC) Plan and Stormwater Pollution Prevention Plan (SWPPP) with appropriate stormwater Best Management Practices (BMPs) will be implemented during demolition.

Air Quality:

Construction equipment will meet all state and local emissions standards, including Puget Sound Clean Air Agency regulations. The Port's anti-idling policy will be enforced. Dust control BMPs will be implemented as necessary to control fugitive dust during demolition activities.

Any air quality impacts from vehicle emissions and dust generation will be temporary and will rapidly dissipate after project completion.

I. PREVIOUS ACTIONS OR BRIEFINGS

<u>Date</u>	<u>Action</u>	<u>Amount</u>
May 29, 2019	Executive Authorization	\$300,000
TOTAL		\$300,000

J. ATTACHMENTS TO THIS REQUEST

- Computer slide presentation.

K. NEXT STEPS

Complete design and demolition of up to five buildings and additional structures on the site. Future Commission authorization will be requested to advance the habitat mitigation design and construction at future dates.

Item No.: 8A
Date of Meeting: June 18, 2020

Project Authorization for Parcel 129 Building Demolition

Norman Gilbert
Engineering Project Manager II



Project Authorization Parcel 129 Building Demolition



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

Request project authorization in the amount \$314,000, for a total authorized amount of \$314,000, for the Parcel 129 Building Demolition, Master Identification No. 101448.02.

Background Parcel 129 Building Demolition



- The Port purchased this 10.1-acre property in 2018, in support of the Port's Strategic Initiative, Goal 5: Advance Environmental Stewardship.
- The property was leased back to the seller after acquisition with the lease scheduled to terminate on June 30, 2020.

Background Parcel 129 Building Demolition



- The five buildings to be demolished were declared surplus through Resolution 2020-02-PT adopted by Port of Tacoma Commission at the March 19, 2020 meeting.
- The buildings have been available for sale shortly after the adoption of the resolution and will continue to be for sale until the demolition project is advertised for bid.
- If not sold, the vacant buildings at this site are an attractive nuisance and pose a potential liability to the Port.

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Background Parcel 129 Building Demolition

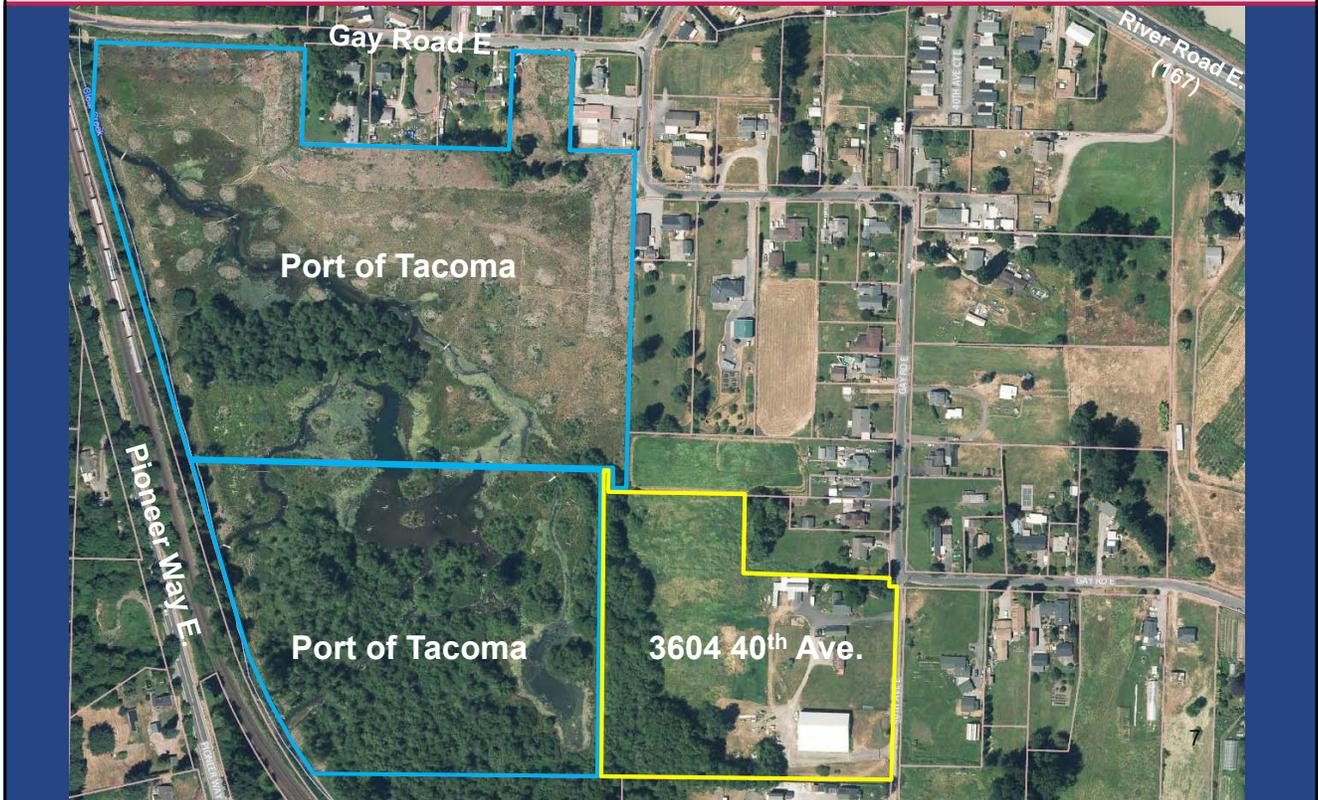


- Any buildings sold will reduce the cost of demolition.
- A previous Executive Authorization in the amount of \$300,000 is being used to perform preliminary design and advance work to support the generation of habitat development alternatives in order to optimize future mitigation credits and development costs.

Background Parcel 129 Building Demolition



Background Parcel 129 Building Demolition



Project Description and Details Parcel 129 Building Demolition



Scope of Project:

- Develop the 10.1-acre site into wetland habitat

Scope of Work for This Request:

- Develop the design and bid package for the demolition of up to five buildings
- Hazardous materials investigation and potential abatement

Project Description and Details Parcel 129 Building Demolition



Scope of Work for This Request: (cont.)

- Perform the demolition and disposal of the buildings
- Remove additional nuisance structures on site
- Decommissioning of on-site septic system and well
- Project management

Project Description and Details Parcel 129 Building Demolition



Project Description and Details Parcel 129 Building Demolition



Single-Family Residence
Approx.: 1,560 SF
Built: 1990

Barn
Approx.: 1,040 SF
Built: 1900



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Project Description and Details Parcel 129 Building Demolition



Manufactured Home
Approx.: 1,152 SF
Built: 1983



Detached Garage
Approx.: 1,000 SF
Built: 1930

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Project Description and Details Parcel 129 Building Demolition



Arena
Approx.: 11,568 SF
Built: 1993

Project Schedule Parcel 129 Building Demolition



Activity	Timeframe
Advertise Bids	Late August 2020
Bid Opening	Late September 2020
Contract Award	Early October 2020
Contract Completion	Late December 2020

Source of Funds Parcel 129 Building Demolition



- The estimated cost of the Design and Construction for the demolition phase of this project is \$314,000.
- The estimated budget for this phase of the project is \$314,000.
- The current Capital Investment Plan (CIP) allocates \$314,000 (MID No. 101448.02) for the building demolition project.

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Financial Summary Parcel 129 Building Demolition



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PROJECT TOTAL	\$314,000	\$0	\$314,000	\$314,000	\$0	\$314,000

Environmental Impacts/Review Parcel 129 Building Demolition



Permitting:

The surplus/demolition is subject to SEPA review, which was issued in May 2020. This project will require a Puget Sound Clean Air Agency Asbestos/Demolition Notification but will not require environmental permits from US Army Corps of Engineers (USACE), Washington State Department of Ecology (Ecology), or Washington Department of Fish and Wildlife (WDFW).

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Environmental Impacts/Review Parcel 129 Building Demolition



Remediation:

The subject property has historically been used as a farm and residence and is not located on a known remediation site. No heating oil tanks were noted during the Phase 1 Environmental Site Assessment.

Environmental Impacts/Review Parcel 129 Building Demolition



Stormwater:

A Temporary Erosion and Sediment Control (TESC) Plan and Stormwater Pollution Prevention Plan (SWPPP) with appropriate stormwater Best Management Practices (BMPs) will be implemented during demolition.

Environmental Impacts/Review Parcel 129 Building Demolition



Air Quality:

Construction equipment will meet all state and local emissions standards. Port standard BMPs will be implemented as necessary to control fugitive dust and emissions during demolition activities.

Any air quality impacts during demolition activities will be temporary and will rapidly dissipate after project completion.

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Conclusion Parcel 129 Building Demolition



Request project authorization in the amount \$314,000, for a total authorized amount of \$314,000, for the Parcel 129 Building Demolition, Master Identification No. 101448.02.

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