

Capital Port Projects Progress Report

Project Name: 375 Hudson St. – Air Quality Improvements 2019

Quarter 2 - 2019

Report criteria:

- Estimated project cost exceeds Executive Director authority (\$25,000), and will require over 90 days to complete
 - Project was approved by Commission for other reasons (*if checked, mention reason in Scope*)
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Estimated start period: *May 2019*

Actual start period: *May 2019*

Estimated completion period: *September 2019*

Revised completion period: *September 2019*

Scope: (*to include need and priority*)

This project is required under the terms of the lease agreement entered into by the Port with the Washington State Department of Wildlife in April of this year. The lease required installation of an air exchange system by May 31, 2019 in order to mitigate creosote odors throughout their premises (note: not the entire structure). However, the agreement was not executed until late April, and an engineer was not retained to prepare the bid specifications until May 1st. Soon thereafter, the boiler in the hospital building unexpectedly failed. This unit provides heat for the wall mounted radiators throughout the building. Because of the boiler's failure, the scope of the project has changed somewhat. It involves engineering design and installation of a heat recovery ventilator, with air supplied to occupied areas and exhausts from the crawl space, along with at least two split system heat pumps to provide both heating and cooling to the entire building (i.e., including US Customs/Border Protection). Final design/bid specifications are anticipated by the end of July with installation of improvements effected by the end of September 2019.

List of Permits required, box checked if obtained:

Permit notes, as applicable: The HVAC contractor selected to carry out the HVAC system work will obtain all necessary permits.

List of Funding Sources, box checked if secured:

Net Operating Income

Percentage project completion: *The project does not lend itself to reporting in this manner; the bid specifications are nearly complete; thereafter, an invitation to bid will be posted/published, the contract awarded, and the improvements effected as soon as the contractor can schedule the work.*

Progress narrative (on schedule, on budget, challenges, savings, etc.)

The project schedule has been delayed due to: a) delay in negotiating and executing the new lease agreement with WDFW (late April of 2019); and b) the failure of the boiler that provides hot water to the radiators located throughout the building. The failure of the boiler, in particular, has necessitated re-evaluating the project scope to include both the introduction of fresh air through an exchange system, as well as heating and cooling via two "split system" heat pumps to serve the entire building, rather than solely the WDFW premises. Thus far, \$8,920 has been expended on engineering conducted by Hultz-BHU, Inc.; a further \$4,710 is anticipated to be necessary to complete the design (i.e., a total of \$13,630). The total funding allocated to this project in the Port's adopted capital budget is \$120,000. Staff remains optimistic that the improvements can be completed within budget.

External Consultant/Engineer/Contractor cost to-date: \$8,919.92

Internal (chargeable) staff cost to-date:

\$0