



Waterfront Place: South Fork Bakery Tenant Improvements – Contract Award

October 11, 2022

Brandon Whitaker, PMP
PROJECT MANAGER



Presentation Outline

- ✓ Scope of Work
- ✓ Schedule
- ✓ Project Permits
- ✓ Contractor
- ✓ Commission Questions? / Move to Action



Scope of Work





Improvements in the South Fork Bakery leased space include:

- Routing utility stub ups in floor for future fixtures
- Building the interior walls and demising wall
- Pouring concrete slab for the future floor
- Installing necessary wall electrical outlets
- Installing HVAC ductwork and components
- Delivering natural gas to the building

Not included: lighting, sinks, cabinets, oven, restroom fixtures, garage door, etc.



Project Schedule

	October 2022	November 2022	December 2022	January 2023	February/March 2023
Contractor Procurement					
Construction					
Contractor Closeout					



Commission action requested

Permit Status

Permits	Progress Status	Status of Permit
City of Everett Building Permit	In Progress	Application currently in review

Contractor

Burton Construction, Inc. (BCI) – JOC Contractor to perform tenant improvements

- JOC job order being prepared
- BCI has performed multiple tenant improvement projects for the Port, including:
 - Original Properties office, Suite 105
 - Marina office
 - Blue Water Distillery



Commission Questions? / Move to Action

Commission Action

Staff requests that the Commission authorize the CEO/Executive Director to sign the JOC job order contract for the Fisherman's Harbor Commercial Development Parcel A8 South Fork Bakery Tenant Improvements with Burton Construction, Inc., in an amount not to exceed \$500,000 before Washington State Sales Tax and applicable fees.



Thank You.

