

OLD CITY HALL RENOVATION PROJECT - TACOMA

SURGE Tacoma is seeking specialty subcontractors to complete specific portions of this project. Your Team is invited to provide a quotation for one of the work scopes below.

The Old City Hall Renovation project is a locally planned and executed project centering around the restoration of **Old City Hall at 625 Commerce**. Landmark Restoration, the contracting arm of SURGE Tacoma, will be renovating the existing building into a mixed-use facility to be completed in 2 phases:

- **Phase I:** 100% of seismic strengthening will be completed, required exterior life safety improvements will be completed, as well as approximately 60% of interior build-out.
- **Phase II:** the remaining approximately 40% of interior build-out will be completed as well as any remaining exterior masonry work/other specialty work.

Learn more at Subcontractor Outreach Sessions:

- **Virtual Meeting (Zoom):** May 26, 2021 10 –11 AM
- **On-Site Visit:** June 2, 2021 11 AM – 12 PM

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HERE**



SCOPES OF WORK:

Electrical:

- Renovation of existing electrical systems at Old City Hall for Phase I. Existing conduit to remain. Existing panel location to remain, panels to be updated only where needed. New Switchgear will be provided to the building. Building currently only has temporary power.

Fire Protection Systems:

- Renovation and repair of existing fire protection systems required for Phase I. Existing piping and sprinkler heads to remain as much as possible. Rough in fire protection for Phase II to be included in initial bid

Seismic Steel:

- Requesting quotations for Seismic Steel Framing as specified in Structural Drawings. Required Materials and Labor to be included in quotation. All seismic work will be completed in Phase I of this project.

HVAC:

- Renovation and repair of existing HVAC systems required for Phase I. Some existing units to be repurposed and others will be replaced. Diagnostics will likely need to be run on existing HVAC units individually. Not looking to replace entire existing system. Units to be checked individually and replacement plan created. Existing cooling unit on the rooftop that will need some work. Ideally, we would like the rooftop unit repaired in place.

Plumbing:

- Renovation and repair of existing plumbing systems required for Phase I. Existing piping to remain, new fixtures to be installed in accordance with Architectural Plans. Rough in plumbing for Phase II to be included in initial bid

INSTRUCTIONS:

- **What You Will Provide:** Labor and Materials as needed based on Architectural Plans.
- **What SURGE Tacoma Will Provide:** **1. Permitting** – As we have been working closely with the city of Tacoma for 2 years on this project, we are happy to file for any necessary permits you will need thus saving on the hours needing to be spent for your team. **2. Demolition** – Any demolition required to complete your installation can be completed by Landmark Restoration, General Contractor. All demolition in the plans will be completed prior to your work.
- **For plans and specifications,** contact *Guion Rosenzweig*, Project Manager guionr@surgetacoma.com, (253) 720-4338

This is a locally funded and managed project. Managing entity - Tacoma Old City Hall, LLC – providing its own General Contracting Services as Landmark Restoration entity. Once construction is completed, Tacoma City Hall, LLC will remain building owners and managers in perpetuity.