

PORT OF SEATTLE
MEMORANDUM

COMMISSION AGENDA

Item No. 6c

Date of Meeting September 1, 2009

DATE: August 25, 2009

TO: Tay Yoshitani, Chief Executive Officer

FROM: Ralph Graves, Director, Capital Development Division
Dwight Rives, General Manager, Port Construction Services
Bob Riley, Director, Aviation Capital Improvement Program

SUBJECT: Modifications to the south Central Terminal grease duct system at Seattle-Tacoma International Airport.

REQUESTED ACTION

Request Commission authorization for the Chief Executive Officer to approve the use of Port crews for the major modification of the south Central Terminal grease duct system where the estimated construction cost is \$325,000. No additional budget is requested. The project authorization of \$511,000 will not change. The project continues to be an expense project paid for by non-aeronautical revenues. The funding source is the Airport Development Fund.

SYNOPSIS

On September 23, 2008, this project was previously authorized for the work to be performed by a major construction contract with a total project estimated cost of \$511,000. The project team has determined it is advantageous to do the work by using Port Construction Services (PCS) crews. The work requires great flexibility and coordination with the daily operation of the five food and beverage concessionaires in the affected area. PCS is especially well suited and cost effective to accomplish the work in this situation. The scope of work and total budget remain the same. The scope of work includes resealing all joints on the horizontal ductwork, replacing damaged fire protection blanket, removing unneeded and easily damaged fire sprinkler heads and installing replacement access hatches. Commission authorization is required, in accordance with Resolution 3605, Section 8.2, for utilization of Port crews when the estimated cost is more than \$200,000.

BACKGROUND

The Commission authorized the repair of the leaking grease ducts on September 23, 2008. During design the team had anticipated that rerouting new ductwork could be completed at less cost than repair. This proved inaccurate as design proceeded and the estimated cost grew. At

COMMISSION AGENDA

T. Yoshitani, Chief Executive Officer

August 25, 2009

Page 2 of 2

that point, a repair method was proposed and a section of the ducts has been repaired and tested to demonstrate that the repair is feasible and effective. It has been determined that the best way to accomplish the repair on the entire system is through the use of PCS crews.

This request to repair the south Central Terminal grease duct system will ensure the safe operation of concessions units, meet fire code requirements, improve operation and cleaning, as well as limit on-going liability for damage to tenant units. It is important to complete the repairs as soon as possible.

PROJECT SCHEDULE

Construction is anticipated to start September 14, 2009 and complete by December 14, 2009.