

Item No.	6h supp
Date of Meeting	February 11, 2020

RCF Security Improvements C801110

Port of Seattle Commission
February 11, 2020



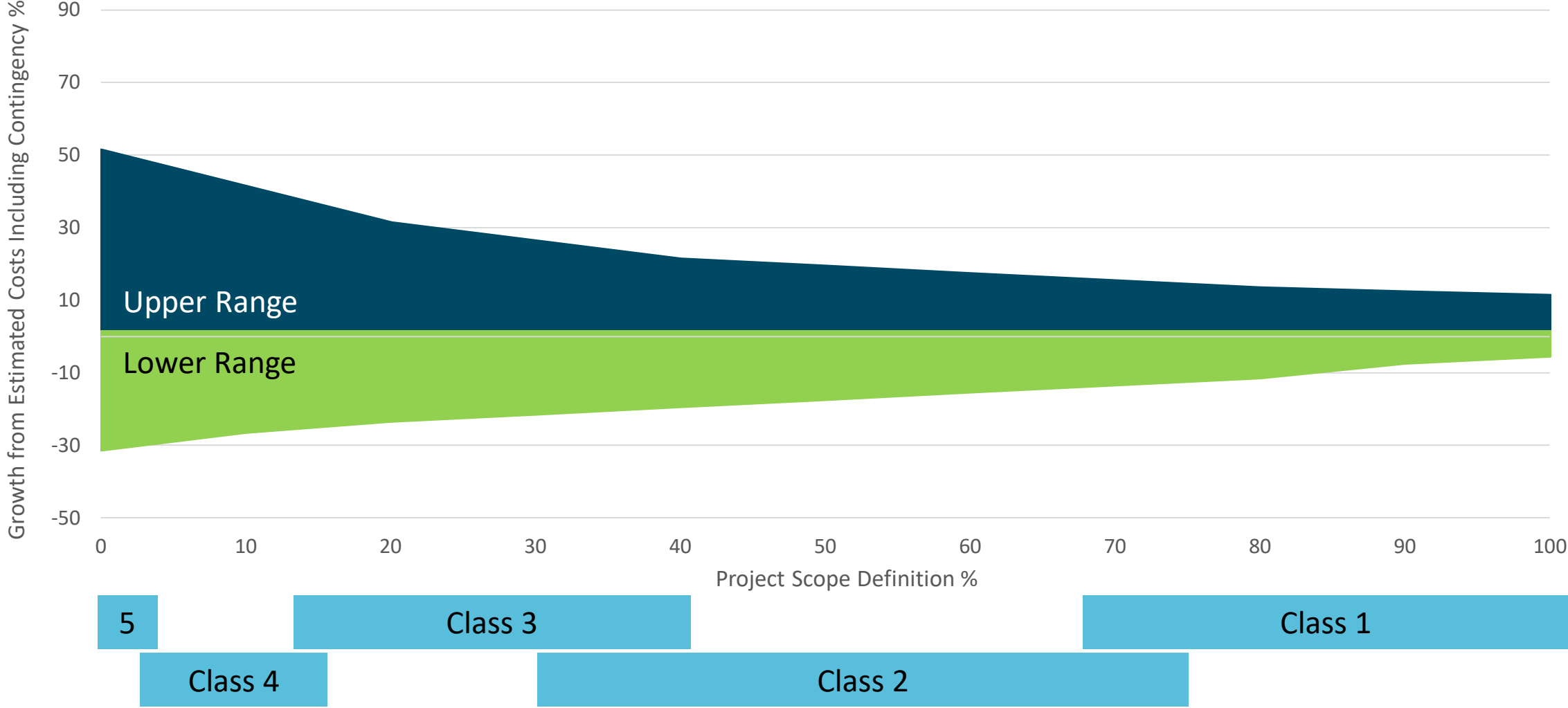
Project Location



Project Scope/Justification

- Provide security modifications to prevent unauthorized access to the Rental Car Facility (RCF)
 - Anti-climb architectural barriers installed on floors 1-3 that are accessible from the ground level.
 - Scope increased to include all ground floors
 - Egress only security doors with audible alarms installed in all eight external stair towers on floors 1-4.
 - Scope increased to allow open stair towers to comply with building codes.

Cost Estimate Uncertainty vs. Level of Design



Project Drawings



Project Schedule & Estimated Cost

Description	Year Quarter
Design Complete	2020 Q3
Construction Start	2020 Q4
In-Use Date	2021 Q4

Description	Estimated Cost
Design Phase	\$1,115,000
Construction Phase	\$4,885,000
Total	\$6,000,000

Lessons Learned

- U00266 – Bird Nests
 - Make sure building is cleared of any nesting birds prior to installation
- U103640 – Panel Layout
 - Panel layout required more than necessary custom panels
 - Design as many standard panels as possible
- U103640 – Panel Tolerance
 - Panel tolerance was tighter than tolerance for structural steel
 - Match tolerances of product manufactured

Project Risks

Risk	Description	Prob.	Impact	Mitigation Plan
Anchor Placement	Will placement interfere with existing structural steel.	H	M	Design a suitable anchor to avoid rebar or map rebar in the concrete prior to anchor placement.
Custom Panels	Limit the number of custom panels designed.	H	L	Review design to ensure the maximum number of standard panel widths.
Steel Tariffs	Steel tariffs increase cost of materials.	M	H	Talk to CPO about escalation or address through specifications.
Open Parking Garage	Proposed materials may not meet code requirements.	L	M	During design ensure the specified product meets code requirements.