

Item No.: 8b\_Supp

Meeting Date: March 23, 2020

# Lenora and Bell Street Elevator Modernizations

## Design/Construction Contract Award Authorization

**James E. Truhan, MCR**

Senior Real Estate Manager

**Rod Jackson**

Capital Project Manager



# Action Requested

Authority to award design and construction contract and to fund additional project scope.

Total requested: \$1.36M

Authorization will increase funding from \$1.808M to \$3.168M.



# Objective

Ensure the continued reliable operation of both elevators and their associated mechanical systems, while refreshing key structural and architectural elements.



# Background

- Both elevators provide critical waterfront infrastructure  
*Provide access by pedestrians to/from the Market & Belltown.*
- In continuous operation for over 20 years  
*Mechanical systems at the end of their useful lives.*
- Commission authorized RFP on August 11<sup>th</sup> 2020
- Building Engineered System method of Procurement RFP  
*issued on September 15<sup>th</sup> 2020; one proposal received.*
- Lowest responsive bid: \$2,271,639  
*\$1,360,000 above Port estimate.*

# Project Goals

## 1. Protect Existing Assets

*Ensure that the existing elevators, related infrastructure and supporting structure are maintained, meet current building, accessibility, energy and fire/life safety codes.*

## 2. Reduce Unplanned Maintenance Costs

*Mitigate costs related to elevator operational breakdowns, repainting, re-glazing, etc.*

## 3. Mitigate Impacts to Users and Businesses

*Coordinate with the ongoing Lenora Street bridge closure (Seattle Waterfront project).*

## 4. Employ Sustainable Means and Methods

*Incorporate environmentally sustainable practices during construction, where practical.*

# Project Summary

1. Modernization and upgrade of electrical, mechanical and control systems
2. Replacement of selected cab interiors
3. Structural tower and glazing renovation or replacement
4. Stair tread maintenance or replacement
5. Design highlights:
  - Moisture and vandal resistant construction
  - Accessible control interfaces
  - Components to support first-responder access
  - Non-proprietary equipment
  - Selected equipment to be retained will be reconditioned



# Project Approach

1. Facilitate small business opportunities
2. Manage project scope as a single, cohesive process
3. Mitigate construction phase business risk
4. Implement project risk management practices
5. Develop and maintain detailed project phasing plans

# Project Milestones

- |  |           |
|--|-----------|
| 1. Building Engineered System RFP issued | 9/15/2020 |
| 2. Design Start                          | Q1/2021   |
| 3. Construction Starts                   | Q4/2021   |
| 4. Construction Complete                 | Q2/2022   |



**Thank You.**