



**COMMISSION
AGENDA MEMORANDUM**

Item No. 8h

ACTION ITEM

Date of Meeting April 13, 2021

DATE: March 17, 2021

TO: Stephen P. Metruck, Executive Director

FROM: Melinda Miller, Director, Portfolio and Asset Management
Fred Chou, Capital Program Leader, Seaport Project Management

SUBJECT: Fishermen’s Terminal ADA Compliance Project Design Funding Request

Amount of this request: \$215,000

Total estimated project cost: \$1,530,000

ACTION REQUESTED

Request Commission authorization for the Executive Director to proceed with the design development and permitting phase of the Fishermen’s Terminal ADA Compliance Project (CIP No. C801198) in the amount of \$215,000.

EXECUTIVE SUMMARY

The Port of Seattle entered into a settlement agreement on October 6, 2020, to address Americans with Disabilities Act (ADA) related deficiencies at the Fishermen’s Terminal parking lot area south of the Fishermen’s Center Building. The required minor or non-structural alterations improvements relating to the number of accessible spaces and routes, and the height and visibility of signage, were completed within 120 days of the effective agreement date by Marine Maintenance through 2020 expense funds. Other required alterations such as regrading, filling, demolition, reconstruction or other significant remediation to address remaining ADA-related issues need to be completed by October 5, 2022. This request would allow staff to proceed with the design development and permitting phase of the project. During design development, the project team will continue to coordinate with Fishermen’s Terminal Site Improvement and Asphalt Paving Project teams to further explore collaboration opportunities for an integrated approach to the upcoming work. Staff plans on returning to the Commission to seek construction funding early 2022 upon completion of the design and receipt of permit approvals.

JUSTIFICATION

This project would help improve safety and maintain Port assets to support the Port’s Century Agenda objectives under the following strategies:

- Position the Puget Sound region as a premier international logistics hub.

Meeting Date: April 13, 2021

- Responsibly invest in the economic growth of the region and all its communities.
- Advance this region as a leading tourism destination and business gateway.

Diversity in Contracting

Design development will be performed through Port’s Infrastructure Indefinite Delivery Indefinite Quantity consultant contract. The M/WBE goal for this contract was set at 18%. The project team will work with the Diversity in Contracting Department during the design phase to establish M/WBE participation goals for the construction contract.

DETAILS

Scope of Work

Scope of work under this project are:

- (1) Develop design and specifications, conduct project outreach, and develop construction phasing.
- (2) Apply for permits.
- (3) Construction implementation. Anticipated work includes sidewalk/roadway demolition and reconstruction, pavement overlays, pavement markings, signage installation, landscaping, and storm drainage improvements.

Schedule

Activity

Commission design authorization	2021 Quarter 2
Design start	2021 Quarter 2
Commission construction authorization	2022 Quarter 1
Construction start	2022 Quarter 2
In-use date	2022 Quarter 3

Cost Breakdown

	This Request	Total Project
Design	\$215,000	\$300,000
Construction	\$0	\$1,230,000
Total	\$215,000	\$1,530,000

ALTERNATIVES AND IMPLICATIONS CONSIDERED

This work is required to satisfy the requirements outlined in the settlement agreement. Site improvement options/alternatives will be explored during design development.

Meeting Date: April 13, 2021

FINANCIAL IMPLICATIONS

Cost Estimate/Authorization Summary

	Capital	Expense	Total
COST ESTIMATE			
Original estimate	\$1,500,000	\$30,000	\$1,530,000
AUTHORIZATION			
Previous authorizations	\$85,000	\$40,000	\$125,000
Current request for authorization	\$215,000	0	\$215,000
Total authorizations, including this request	\$300,000	\$40,000	\$340,000
Remaining amount to be authorized	\$1,190,000	\$0	\$1,190,000

Annual Budget Status and Source of Funds

This project has been included in the 2021 Plan of Finance under C801198 FT ADA Compliance Project with a total project cost of \$1,500,000. The additional \$40K in expense work is covered by the 2020 and 2021 Marine Maintenance Operating Budget.

This project is being funded by the Tax Levy.

Financial Analysis and Summary

Project cost for analysis	\$1,530,000
Business Unit (BU)	Maritime Portfolio Management / Ship Canal Fishing
Effect on business performance (NOI after depreciation)	This project will increase annual depreciation expense by approximately \$60,000.
IRR/NPV (if relevant)	NA
CPE Impact	NA

ATTACHMENTS TO THIS REQUEST

None.

PREVIOUS COMMISSION ACTIONS OR BRIEFINGS

September 22, 2020 - Commission authorized a settlement agreement for Accessibility Improvements for Fishermen’ Terminal