



September 7, 2021

TO: Steve Metruck, Executive Director

FROM: Lance Lyttle, Managing Director, Aviation  
Tina Soike, Director of Engineering Services

SUBJECT: Declaration of Critical Work for SSAT Domestic Hot Water - *Revised*  
Seattle-Tacoma International Airport

*This revised Critical Work Declaration supersedes the Declaration executed on September 1, 2021 with an updated cost estimate.*

Two hot water tanks provide domestic hot water to the South Satellite. One of the hot water tanks failed at the end of 2020 and is not repairable. The South Satellite is currently running off the remaining hot water tank. Both tanks were installed in 2005, and the second tank is at risk of failure. If the second tank fails, the SSAT will be without hot water for restrooms and Airport Dining and Retail (ADR) spaces. At a minimum the ADR spaces will be required to close, worst case the satellite would shut down until temporary hand washing units are provided for the restrooms. It is critical that this replacement work occur as soon as possible. We are requesting an Authorization for Critical Work per the Delegation of Authority (Section 4.2.3.7).

The project completed the design under a small works project, however, upon re-estimating the design package it became clear that the project could not be completed under the \$300k threshold due to the complexity of the project and the increase in cost for materials. Staff reviewed several ways to complete this critical work to find the quickest route to limit the risk of disruption of service at the South Satellite. Scope of this work will include replacement of the existing hot water system with a new hot water system. The intent is to use a Job Order Contract (JOC) contract to complete this work.

Approval will allow staff to proceed with the project using a JOC contract to procure long-lead items and start work. Staff anticipates requesting full Commission authorization and ratification (as required by the Delegation of Authority) of this action at the September 28, 2021, Commission Meeting. This project is estimated to cost \$1,100,000.



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(Lance Lyttle, Managing Director, Aviation)

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(Tina Soike, Director of Engineering Services)

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(Stephen P. Metruck, Executive Director)

Cc: Eileen Francisco – AV/CD, Wayne Grotheer – AV/PMG, Greg Carey – AV/PMG, John Freeman – AV/PMG, Jason Olson – AV/PMG, Kyle Dilbert – CPO, Sandy Kilroy – EE&S

# Declaration of Critical work for SSAT Domestic Hot Water

Final Audit Report

2021-09-13

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## "Declaration of Critical work for SSAT Domestic Hot Water" History

