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COMMISSION

AGENDA MEMORANDUM Item No. 8f

ACTION ITEM Date of Meeting June 28, 2022

DATE: May 24, 2022

TO: Stephen P. Metruck, Executive Director

FROM: Susie Archuleta, Sr. Real Estate Manager

Rod Jackson, Capital Project Manager

Melinda Miller, Director, Portfolio and Asset Management

SUBJECT: Central Waterfront Elevator Modernization Project Construction Additional Funding Request (CIP # C801016) (Short Form)

Amount of this request: \$300,000

Total estimated project cost: \$3,468,000

ACTION REQUESTED

Request Commission authorization for the Executive Director to approve additional funding in the amount of \$300,000 for construction completion and closeout of the Central Waterfront Elevator Modernization project.

The amount of this request is \$300,000 for a total estimated project cost not to exceed \$3,468,000.

SUMMARY

The Lenora Elevator project is having challenges that now go beyond what our contingency fund can cover due to the recent developments on site such as the following:

- Water Intrusion, Mold and Remediation of the Lenora St. tower mechanical room (Claim will be made to the City and their contractor Granite)
- Contractor Turner/Schindler Mechanical room Change Order to refurbish the area back to normal, (Claim will be made to the City and their contractor Granite)
- Soft cost increases (Consultant + In-house Staff) due to the longer than anticipated project schedule
- 5-to-10-week delay for elevator equipment for both Lenora and Bell Street elevators.

This request is to keep the project from being encumbered. Additionally, the following are more reasons for the request.

- Staff doesn't know how long it will take for the damage claim to be processed with Granite/City and funds returned to the port.

Template revised April 12, 2018.

COMMISSION AGENDA – Action Item No. 8f Page 2 of 2

Meeting Date: June 28, 2022

- Liquidated Damages will be issued to Turner/Schindler for the late delivery; however, it will still take time to offset the current costs after June.
- Staff was informed by contractor Turner/Schindler that a 5-to10-week delay is expected for the elevator equipment. (Beyond our previous anticipated June 24th completion date).

The Lenora and Bell Street elevators are critical waterfront infrastructure, providing access for thousands of visitors and residents annually from the Central Waterfront to the Market and Seattle's downtown. Both elevators are over 20 years old with critical operating components now at the end of their programmed service lives and this project will finally upgrade the supporting architectural elements of both elevators, consisting of towers, bridges, walkways, and stairways.

The project will now be complete in Q3/2022 with Closeout in Q2/2023.

There are no attachments to this memo.

Template revised September 22, 2016; format updates October 19, 2016.