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Item No. 10c_supp
Meeting Date: June 28, 2022
Primary Fire Station Continuing Operations
Preservation Project Authorization
June 28, 2022
Port Commission Meeting
Seattle-Tacoma International Airport

Primary Fire Station (Station 1)

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Project Overview

Project to address Station 1 improvements needed to support continuing operational use of existing facility until it is displaced by future development

Priorities

- 1) Address station mechanical system performance, air quality, and temperature control
- 2) Improve dormitory accommodations
 - Air quality (circulation)
 - Bunk privacy
 - Response lighting vs task and ambient
 - Internet/wifi access

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Settled Program

- Replace mechanical systems, including 2 AHU, that are past useful life
- Replace/upgrade electrical system including service transformer to support mechanical system replacement
- Replace existing kitchen range including exhaust (coordinate with mechanical system)
- Renovate existing dormitory to better meet code, increase privacy and reduce noise
- Add/extend data infrastructure for individual internet/wifi access points in dormitory
- Modify/upgrade CAD-RMS/FSA (computer automated dispatch/alarm notification system for unit call-out) to support dormitory renovation objective
- Implement two SPARC initiatives – installation of a bike rack and electric vehicle charging stations for Port fleet use

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Target Project Schedule

- Design Start: 3Q 2022
- Pre-Construction Start: 1Q 2023
- Enabling and Early Work Start: 3Q 2023
- 90% Design Milestone: 2Q 2024
- Approved MACC (maximum allowable construction cost): 3Q2024
- Substantial Completion: 3Q 2025
- Close out: 3Q 2026

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GC/CM- Contract Overview

- Pre-construction phase (\$2M)
- GC/CM to determine enabling and early works opportunities
 - “extra chair” temporary dormitory accommodations
 - Long lead equipment
- Construction phase (\$15M)
- Expect SC/CMs to be pursued (MC and possible EC)

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Action Requested

Approval of a total project budget in the amount of \$25,000,000, and to immediately start this Hot Project by authorizing \$7,000,000 to:

- 1) Complete design
- 2) Use General Contractor/Construction Manager (GC/CM) contracting method
- 3) advertise a GC/CM construction contract, select a GC/CM contractor, and execute a pre-construction services contract including enabling construction and early work packages
- 4) Execute change orders over \$300,000 where cost is within authorized budget
- 5) Include and use a Project Labor Agreement as part of the GC/CM contract, and
- 6) Use Port crews

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