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**COMMISSION**

AGENDA MEMORANDUM Item No. 8i

ACTION ITEM Date of Meeting September 27, 2022

DATE: September 19, 2022

TO: Stephen P. Metruck, Executive Director

FROM: Randy Krause, Fire Chief

Eileen Francisco, Director, Aviation Project Management

SUBJECT: Interim Westside Fire Station Budget Request (CIP #C800876) (Short Form)

Amount of this request: \$300,000

Total estimated project cost: \$10,388,000

**ACTION REQUESTED**

Request Commission authorization for the Executive Director to increase funding for the Interim Westside Fire Station project, at Seattle-Tacoma International Airport, by \$300,000, for a new total of \$10,388,000, to complete improvements to the building prior to occupancy.

**SUMMARY**

This request is for additional budget for the Interim Westside Fire Station. This will allow Port Construction Services (PCS) to complete improvements to the building's living quarters that would be best finished prior to the station's occupancy and use. These improvements would provide soffits to conceal exposed conduits and pipework connected to the heating and cooling system in the building's bunk rooms and living quarters. The project team has forecasted \$300,000 will be required to complete these improvements. This amount does include contingency for further risks. The work is anticipated to be complete in October.

The Interim Westside Fire Station project establishes a stand-alone, fully functional fire station on the west side of the airfield to meet Federal Aviation Administration (FAA) mandated airfield firefighting requirements. In April, this project reached substantial completion for construction of the design-build contract 18 months later than planned. While overall, the building meets the goals of the project, one feature that needs further work is the state of exposed conduits and pipework feeding the bunk room Variable Refrigerant Flow (VRF) heating and cooling system components. VRF systems typically appear to the end user as wall mounted units with grilled openings to circulate room air for cooling or heating. Refrigerant lines and electrical connections are typically hidden within the supporting walls. In this case, the surface mounted conduit and pipework installed by the design-builder does not meet the workmanship requirements of the Port, nor do they meet Port standard. Because the design-builder has refused to correct their deficient installation, the Port will pursue back charging for these costs undertaken by PCS to address this condition. To conceal these utility lines, PCS will construct soffits on which the VRF

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units will be mounted. This request would allow the Port to retain funds originally due the contractor though offset by liquidated damages owed due to the 18-month late completion of construction.

There are no attachments to this memo.

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