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Item No: 8d\_supp  
Meeting date: October 11, 2022  
Maritime Industrial Center  
Electrical Infrastructure Replacement  
Design Authorization

Kelly Purnell – Capital Project Manager  
Melinda Miller – Director, Real Estate Asset Management (Sponsor)  
Kenneth Lyles – Director, Fishing and Commercial Operations (Sponsor)

CIP # C801241  
Project # N06470

#### Overview

- Project Location
- Action Requested
- Current Condition
- Project Scope
- Risks and Opportunities
- Current Tenant Mix
- Preliminary Schedule
- Funding

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#### Project Location

2700 W Commodore Way, Seattle, WA 98199  
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#### Action Requested

Request Commission authorization for the Executive Director to:

1. Authorize completion of design and permitting for the Maritime Industrial Center Electrical Infrastructure Replacement project

Project Estimated Cost: \$6,440,000

Design Authorization Request: \$800,000

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#### Current Condition

- Significant corrosion
- Stormwater intrusion
- Degraded protective coatings
- Decaying structural pads

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#### Project Scope

- Demolition of (5) existing switchboards and associated equipment
- Demolition of wharf shed
- Install (5) new switchboards and associated equipment
  - Replace primary switchboards 2SPN and 4SP
  - Replace wharf switchboards 4W and 2W
  - Replace switchboards 2P, 4P, EY4, SEY4

- Install new conduits and vaults
- SCL may decide to replace transformer – under evaluation
- Potential for contaminated soil remediation
- Permitting
  - SEPA Exemption
  - Shoreline Exemption
  - Construction Permit
  - Other - TBD

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#### Risks and Opportunities

- Risks
  - Failure of the existing electrical equipment
  - Safety risks to maintenance personnel due to degradation of equipment
  - Schedule risks
- Supply chain constraints causing very long lead times for equipment procurement
- Seattle City Light delays
  - Materials and equipment price volatility
  - High escalation in current construction market
- Opportunities
  - Upgraded and safe equipment with higher load capacities for future site upgrades (EV chargers, shore power, tenant changes)

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#### Current Tenant Mix

- Building A-1:
  - Mix of storage, warehouse, repair and maintenance shops, silk screen printing
- Building A-2, yard and moorage:
  - Boat yard and marine services (metal fabrication, woodwork, heating and cooling, electronics)
- Building A-3, A-4, A-5, yard and moorage:
  - Fishing vessel support operations

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#### Preliminary Schedule

Commission design authorization 2022 Quarter 4  
Design start 2022 Quarter 4  
Commission authorization for major electrical 2023 Quarter 1  
equipment procurement  
Commission construction authorization 2023 Quarter 3  
Construction start 2024 Quarter 1  
In-use date 2024 Quarter 3

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#### Funding

Cost Estimate/Authorization Summary Capital Expense To tal

##### COST ESTIMATE

Original estimate \$1,500,000 \$0 \$1,500,000

Current change \$4,940,000 0 \$4,940,000

Revised estimate \$6,440,000 0 \$6,440,000

##### AUTHORIZATION

Previous authorizations \$50,000 0 \$50,000

Current request for authorization \$800,000 0 \$800,000

Total authorizations, including this \$850,000 0 \$850,000

request

Remaining amount to be authorized \$5,590,000 \$0 \$5,590,000

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Questions?

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