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Item No.: 8d_Supp
Date: November 29, 2022
Fishermen's Terminal ADA Compliance
Additional Funds Request
Commission Meeting | November 29, 2022
Melinda Miller – Director, Real Estate Asset Management
Jermaine Murray – Director, Port Construction Services
Julie Yun – Capital Project Manager

Agenda

1. Commission Request
 2. Project Background
 3. Construction Status
 4. Funding Request
 5. Cost/Authorization Summary
 6. Timeline
- 2

Action Requested

Request Commission Authorization from the Executive Director to:
?RequestCommission authorization for the Executive Director to acquire additional funding for the construction of the Fishermen's Terminal ADA Compliance Project (C801198/U00658) in the amount of \$600,000.

3

Project Background

- Litigation Settlement Agreement (10/5/2020):
 - Port committed to address alleged Americans with Disabilities Act (ADA) code violations at the Fishermen's Terminal parking lot area south of the Fishermen's Center Building.
 - Latest Project Completion commitment: 11/15/2022
- Project Scope:
 - Demolition of existing curb ramp and sidewalks, regrading, paving/pavement overlay, pavement marking, landscaping
 - Construction performed by Port Construction Services (PCS)

4

Construction Status

- Paused 11/9/2022
- Approximately 1-month scope remaining
- Remaining scope is outside the major tenant impact area

Work Area 4

Work Area 5

5

Funding Request

- Additional Funding Request: \$600,000
- Justification:
 1. Decreased work productivity due to PCS resource availability and new staff onboarding resulting in extended schedule.
 2. Schedule delay and decreased work efficiency due to concrete strike and subsequent material delays.

3. Overtime and added work hours (6-7 days per week) as compared to the original plan (5/10 work schedule) in order to increase productivity and minimize tenant impact in early stages of construction.
 4. Higher burn rate on PCS labor and construction management, and increased PCS overhead due to extended schedule.
 5. Construction Escalation – material costs have seen a 10% increase in 2022.
- 6

Cost/Authorization Summary

- Funded by the General Fund.
- FT ADA Compliance Project is included in the 2023 Draft Plan of finance.

Cost Breakdown Capital Expense Total Project?

COST ESTIMATE

Original \$1,500,000? \$30,000 \$1,530,000?

Revised \$1,750,000? \$40,000 \$1,790,000?

AUTHORIZATION

Previous Authorization? \$1,150,000 \$40,000 \$1,190,000

Current Request \$600,000? \$0 \$1,790,000

7

Timeline

Milestone Date

Litigation Settlement Agreement signed Oct 2020

Commission Construction Authorization? Mar 2022

Permit Approval Aug 2022

Construction Start (PCS/Small Works Contract) Aug 2022

Original Construction Completion Deadline Oct 5, 2022

Extended Construction Completion Deadline Nov 15, 2022

Commission Additional Funds Request Nov 2022

Substantial Completion Jan 9, 2023

8

Questions?

9