

This document is a text-only reovery of the original PDF file. Any graphics that were in the original PDF are not included here. If you need the original document, please contact the Commission Clerk at the Port of Seattle.

Item No: 8d_Supp
Meeting date: March 28, 2023
Maritime Industrial Center
Electrical Infrastructure Replacement
Electric Equipment
Procurement Authorization
Kelly Purnell – Capital Project Manager
Melinda Miller – Director, Real Estate Asset Management (Sponsor)
Kenneth Lyles – Director, Fishing and Commercial Operations (Sponsor)
Trevor Panger – Real Estate Development Manager
CIP # C801241
Project # N06470

Overview

- Project Location
- Action Requested
- Current Condition
- Project Scope and Equipment Purchase
- Risks and Opportunities
- Schedule
- Funding

2

Action Requested

Request Commission authorization for the Executive Director to:

1. Proceed with early procurement of long-lead major electrical equipment for the Maritime Industrial Center Electrical Infrastructure Replacement project
Project Estimated Cost: \$6,780,000
Procurement Authorization Request: \$1,800,000

3

Current Condition

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

4

Project Scope

Project Work:

- Demolition of (5) existing switchboards and associated equipment
- Install new switchboards and associated equipment
- New ducts, vaults, and electric cables

Electrical Equipment Purchase:

- Location 1: At Main Electrical – Switchgear, switchboards, transformer
- Location 2: At Mooring Pier – Switchgear, switchboard, transformer
- Location 3: At Wharf – Switchboards, transformer

5

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)
- 6

Preliminary Schedule

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

7

Funding

Cost Estimate/Authorization Summary Capital Expense To total
COST ESTIMATE
Current estimate \$6,780,000 0 \$6,780,000
AUTHORIZATION
Previous authorizations \$850,000 0 \$850,000
Current request for authorization \$1,800,000 0 \$1,800,000
Total authorizations, including this request \$2,650,000 0 \$2,650,000
Remaining amount to be authorized \$4,130,000 \$0 \$4,130,000

8

Questions?

9