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COMMISSION

AGENDA MEMORANDUM Item No. 8g

ACTION ITEM Date of Meeting April 11, 2023

DATE: March 17, 2023

TO: Stephen P. Metruck, Executive Director

FROM: Susie Archuleta, Sr. Real Estate Manager

Rod Jackson, Capital Project Manager

Melinda Miller, Director, Portfolio and Asset Management

SUBJECT: Central Waterfront Elevator Modernization Project Additional Funding Request
(CIP # C801016) (Short Form)

Amount of this request: \$350,000

Previously Authorized: \$3,468,000

Total estimated project cost: \$3,818,000

ACTION REQUESTED

Request Commission authorization for the Executive Director to approve additional funding in the amount of \$350,000 for construction completion and closeout of the Central Waterfront Elevator Modernization project.

The amount of this request is \$350,000 for a total estimated project cost not to exceed \$3,818,000.

SUMMARY

The Bell Street Elevator modernization is substantially complete, however the Lenora Elevator is having challenges that continue to go beyond what our contingency fund can cover due to the recent developments on site such as the following:

- Soft cost increases (In-house staff) due to the longer than anticipated project schedule.
- Elevator valve and oil cooler installation delays for Lenora Street elevator.
- Fire Alarm Permit approvals (Life Safety) once both elevator punch list items are almost complete.
- Lessons Learned follow up discussions with the team as the project closes out.
- Staff doesn't know how long it will take for the water infiltration damage claim to be processed with Granite/City and funds returned to the port.
- Liquidated Damages will be issued to Turner/Schindler for the late delivery; however, it will still take time to offset the current costs after project completion.

Template revised April 12, 2018.

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Meeting Date: April 11, 2023

- Staff was informed by contractor, Turner/Schindler, that delays are expected for the final punch list installations. (Beyond our previously anticipated August 2022 completion date). The Lenora and Bell Street elevators are critical waterfront infrastructure, providing access for thousands of visitors and residents annually from the Central Waterfront to the Market and Seattle's downtown. Both elevators are over 20 years old with critical operating components now at the end of their programmed service lives and this project will finally upgrade the supporting architectural elements of both elevators, consisting of towers, bridges, walkways, and stairways. The project is still expected to be complete in Q2/2023 with Closeout in Q4/2023.

There are no attachments to this memo.

PREVIOUS COMMISSION ACTIONS OR BRIEFINGS

June 28, 2022 – Additional funding authorization

August 11, 2020 – Design and Construction funding authorization

Template revised September 22, 2016; format updates October 19, 2016.