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Item No. 8b_supp
Meeting Date: April 18, 2023
Deaerator (DA) and Condensate System
Upgrades (Hot Project)
Joe Cook Matthew Piccolo
AV F&I – Mech. Engineering Manager AV PMG – Capital Project Manager

Project Overview

Project replaces old heating system components in SEA's Central Mechanical Plant that supply space heating and domestic hot water heating throughout concourse areas, and replaces old secondary air compressor needed for redundancy.

Requesting Commission Authorization for:

- Design and construction of secondary air compressor portion of project,
- A project specific designer for removal and replacement of tanks and pumps,
- Approval of total revised project budget of \$14,656,000 (a \$4.8 million increase)

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Project Scope

- Replace deaerator ('DA') tank, steam condensate tank, blowdown flash tank
- Install new feedwater pumps with energy-efficient variable frequency drives
- Remove Boiler Room air handling unit and three old air compressor systems
- Install new secondary air compressor in Mechanical Room 211 (discretionary change, added from small works project)

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Schedule

Milestone Date

Commission Authorization for Design Q2 2023
Commission Authorization Construction – Air Compressor Q2 2023
Commission Authorization Construction – DA & Condensate Q3 2025
Notice to Proceed – Secondary Air Compressor Q4 2024
Notice to Proceed – DA & Condensate Tanks Q4 2025
Substantial Completion – Air Compressor Q4 2025
Substantial Completion – DA & Condensate Q1 2028

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Budget

Cost Estimate Capital ERL Total
Status 2 Estimate (2020) \$9,805,000 \$220,000 \$10,025,000

Revised Project Estimate (2022) \$14,444,000 \$212,000 \$14,656,000

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Cone of Certainty

We are here:
Notebook Development,
IC Approval,
Commission Authorization

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Action Requested

- Increase project budget by \$4,851,000 for a total revised budget of \$14,656,000
- Execute a professional services contract for design services
- Prepare design and construction bid documents for the De-aerator and Condensate System Upgrade project
- Advertise and execute a major works construction contract for the secondary air compressor portion of the project
- Authorize the use of Port of Seattle Crews for pre-construction activities

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QUESTIONS?

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