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COMMISSION

AGENDA MEMORANDUM Item No. 8h

ACTION ITEM Date of Meeting December 12, 2023

DATE: November 3, 2023

TO: Stephen P. Metruck, Executive Director

FROM: Nick Milos, Manager, Corporate Facilities

Rod Jackson, Capital Project Manager

SUBJECT: P69 Underdock Utilities Replacement: Roll-Up Door, Change Orders, Time Extension, and Additional Funding Request (C801102)

Amount of this request: \$2,226,000

Previously authorized: \$4,475,000

Total estimated project cost: \$6,701,000

ACTION REQUESTED

Request Commission authorization for the Executive Director to: (1) Execute change orders to contract MC-0320697 which will reduce the contractor's scope of work and avoid equipment delays, additional contract suspension charges, and other impacts due to unforeseen regulatory compliance requirements. (2) Approve a change of scope to design, acquire permits, and construct a new fire-rated roll-up door to meet regulatory requirements related to the installation of electrical equipment required for future expansion of vessel shore-power. (3) Approve the use of Port Construction Services (PCS) and/or Marine Maintenance labor to install the new electrical equipment, the fire rated roll-up door and related structural components, fire rated gypsum wall board, and infill a concrete floor depression. (4) Increase project authorization in the amount of \$2,226,000 for a total authorization of \$6,701,000.

SUMMARY

The current contract scope of work includes installation of a larger electrical panel that will provide future expansion of shore power electrical service. During an inspection, the SDCI electrical inspector determined the new electrical panel would not meet code requirements due to proximity to the existing metal roll-up door which is not fire rated. The action requested will allow us to meet code compliance.

The additional funds requested will be used to cover the cost of change orders, design, construction, utilization of PCS and/or Marine Maintenance labor, soft costs associated with the extended contract duration, and will provide additional funds for project contingency. This work

Template revised April 12, 2018.

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supports the Port's asset preservation efforts and directly contributes to the Century Agenda objective to advance maritime industries through capable management of Port facilities.

BACKGROUND

The underdock utilities and associated on-dock utilities such as domestic water, fire protection water, electrical power/shore power, communications, and sanitary sewer systems at Pier 69 are vital to building and dock operations for both the Port and our tenants. Most of these utilities are 30 years old, well exceeding the typical 20-year design service life. This project replaces the aging utilities. The replacement systems are designed to provide reliable services for the next 30 years. Replacement of the domestic water, fire protection water, communications, and sanitary sewer systems have been completed. This funding request will allow construction to continue to replace the electrical shore power. The target date for completion is now Q2/2024 with closeout scheduled for Q1/2025.

ATTACHMENTS

None.

PREVIOUS COMMISSION ACTIONS OR BRIEFINGS

March 28, 2023 – Change Order Time extension and Additional funding

March 8, 2022 – Irregular Bid authorization

November 16, 2021 – Construction funding authorization

December 8, 2020 – Design funding authorization

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