

# Maritime Industrial Center Electrical Infrastructure Replacement

## Electric Equipment Procurement Authorization for Additional Funding

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CIP # C801241

Project # N06470



# Overview

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



# Action Requested

Request Commission authorization for the Executive Director to:

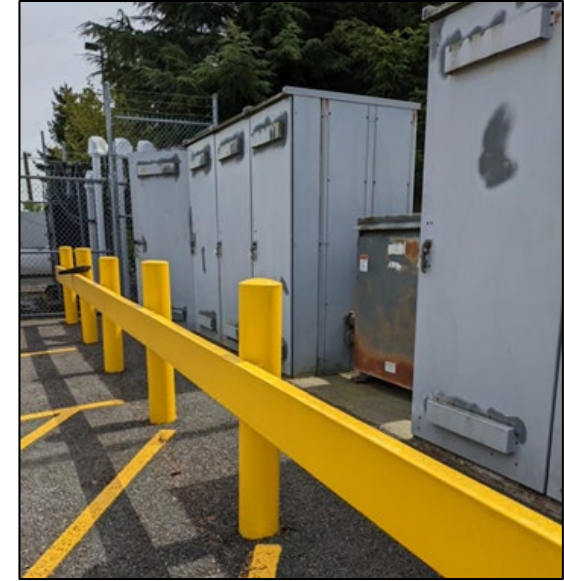
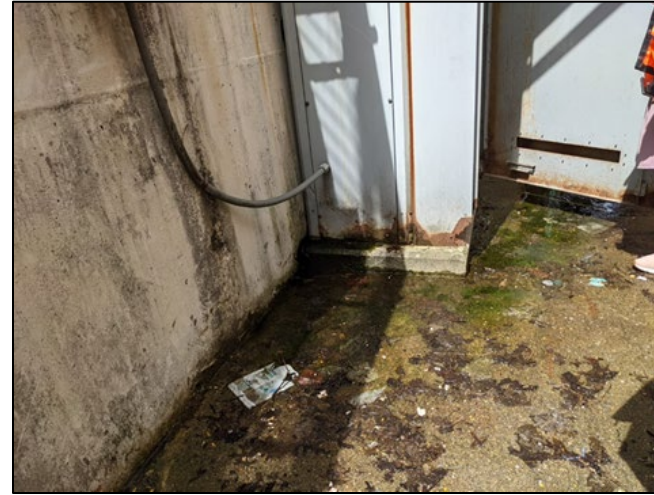
1. Approve additional funding in the amount of \$1,810,000 for the procurement of long-lead major electrical equipment for the Maritime Industrial Center Electrical Infrastructure Replacement project.

Project Estimated Cost: \$8,590,000

Procurement Authorization Request: \$1,810,000

# Current Condition

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



# Current Tenant Mix

- Building A-1:
  - Mix of storage, warehouse, repair and maintenance shops, silk screen printing
- Building A-2, yard and moorage:
  - Boat yard and marine services (metal fabrication, woodwork, heating and cooling, electronics)
- Building A-3, A-4, A-5, yard and moorage:
  - Fishing vessel support operations

# 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

# 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)

# Project Status/Authorization Request

- 30% design complete on overall project
- Equipment procurement advertised and bids opened 10/06/2023
- Three bids received; low bid 82% over the Engineer's Estimate
- Requesting additional funding to allow for execution of procurement contract including WSST
- Total amount of this request: \$1,810,000
- Total project budget: \$8,590,000



# Preliminary Schedule

Commission design authorization	2022 Quarter 4
Design start	2022 Quarter 4
Commission authorization for major electrical equipment procurement	2023 Quarter 1
<b>Commission authorization for additional funds for electrical equipment procurement</b>	<b>2023 Quarter 4</b>
Commission construction authorization	2024 Quarter 3
Construction start	2024 Quarter 4
In-use date	2025 Quarter 3

# Funding

Cost Estimate/Authorization Summary	Capital	Expense	Total
<b>COST ESTIMATE</b>			
<b>Current estimate</b>	\$8,590,000	0	\$8,590,000
<b>AUTHORIZATION</b>			
<b>Previous authorizations</b>	\$2,650,000	0	\$2,650,000
<b>*Current request for authorization</b>	\$1,810,000	0	\$1,810,000
<b>Total authorizations, including this request</b>	\$4,460,000	0	\$4,460,000
<b>Remaining amount to be authorized</b>	\$4,130,000	\$0	\$4,130,000

\*Additional funding will be covered by the Maritime Management Reserve C800002

