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Item No.: 8j_supp
Date: August 13, 2024
Shilshole Bay Marina X-Dock Rehabilitation:
Additional Funds Request
Commission Meeting | August 13, 2024
Kenneth R. Lyles – Director of Maritime Operations and Security
Karlina Smith – Senior Manager, Recreational Boating
Julie Yun – Capital Project Manager

Agenda

- X Dock Fixed Pier
1. Commission Request
 2. Project Context
 3. Alternatives Considered
 4. Timeline
 5. Questions

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Action Requested

Request Commission Authorization from the Executive Director to:
?Request Commission authorization for the Executive Director to approve additional funding to execute a major public works contract and execute construction for the Shilshole Bay Marina X-Dock Rehabilitation in the amount of \$650,000 (total authorization \$2,300,000).

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Project Context: Location
X Dock Fixed Pier

North Dry
Storage

Shilshole Bay Marina X Dock at Shilshole Bay Marina
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Project Context: Current Condition

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Project context: Scope
Supporting Structure ("Substructure") X Dock Fixed Pier
Replace 20 existing creosote timber piles
with 13 steel piles utilizing waterside
crane barges to minimize construction
impacts.
North Dry
Storage
Superstructure (not in scope)
Retain superstructure for the remainder
of its service life.

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Project History

- Jan 2021: Commission approved design authorization in amount of \$450,000.
- May 2022: Commission approved construction authorization in amount of \$1,200,000 (total \$1,650,000)
- Aug 2022: Project delayed due to SDCI Construction permit delay. New construction target fish window 2023/2024.
- June 2023: Advertisement delayed due to Pile Programmatic permit renewal delay. New construction target fish window 2024/2025
- May 2024: Work contract advertised for construction Oct 2024-Feb 2025.

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Additional Funds Request Justification

- Bid difference
 - Bid Advertised: 5/30/2024
 - Bid Open: 7/2/2024
- Single bid received from Quigg Bros., Inc.
- Bid amount = \$908,000 (vs. estimated contract cost \$460,000)
- 0% WMBE participation (vs. 10% WMBE goal)
 - Bid Validation
- Competitive marine construction environment (high work vs. finite labor and equipment resources)
- Other:
WA state sales tax, project contingency, Port-contracted marine mammal and murrelet monitoring, compounded soft costs due to project delays.

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Alternatives Considered

Alternative 1: No additional funding and re-advertise (Not Recommended)

- Cost Implications: No cost implication applicable to this option.
- Pros: 1. Low potential for improved bid outcome. There is no tangible market indication or strategy identified to ensure an improved bid outcome in the case of future re-advertisement.
- Cons: 1. Schedule delay by at least one work window, due to need for repackaged work scope and corresponding soft costs.
- 2. Structural failure risk due to continued deterioration.
- 3. Operational impact due to load restriction imposed to mitigate continued deterioration and safety risk
- 4. Potential for construction permit resubmittal (if altered scope) and/or renewal; tribal concurrence would be renegotiated with new scope and construction dates.
- 5. Financial risk due to escalation and market trends toward competitive marine construction environment.

Alternative 2: Proceed with approval of additional funds and accept current bid proposal (Recommended)

- Cost Implications: Allocation of additional \$650,000 in the Capital Plan.
- Pros: 1. Maintain current project schedule for construction in 2024-2025 permitting in-water work window.
- 2. Ensure asset preservation and restore structural integrity.
- 3. Restore facility operation with no load restriction on recreational boating customer use.
- 4. Avoid cost escalation from increasingly competitive market trends in marine construction industry.
- 5. Create additional option for temporary tribal crane while dedicated tribal crane at SBM Dock A is out of service
- Cons: 1. Allocate \$650,000 in additional capital funds.

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Project Timeline

Activity Date

Commission Design Authorization (complete) January 2021
Commission Construction Authorization (complete) May 2022
Design and Permitting Complete (complete) Nov 2023
Advertise Construction (complete) May 2024
Commission Additional Funds Authorization August 2024
Construction Start October 2024
In-use date March 2025

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Questions?

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