

Terminal 46 Substation #1 Replacement Request for Additional Funds and Big Irregularity



THE NORTHWEST
SEAPORT ALLIANCE
SEATTLE + TACOMA

Presenter Name: Arthur Kim
Capital Project Manager III, Port of Seattle

DUAL ACTION REQUESTED

For NWSA Managing Members to vote:

- a. As referenced in NWSA Resolution No. 2020-02, Exhibit A, Delegation of Authority Master Policy, Paragraph 8.c.iii., states project costs exceeding \$300,000 require approval from Managing Members.

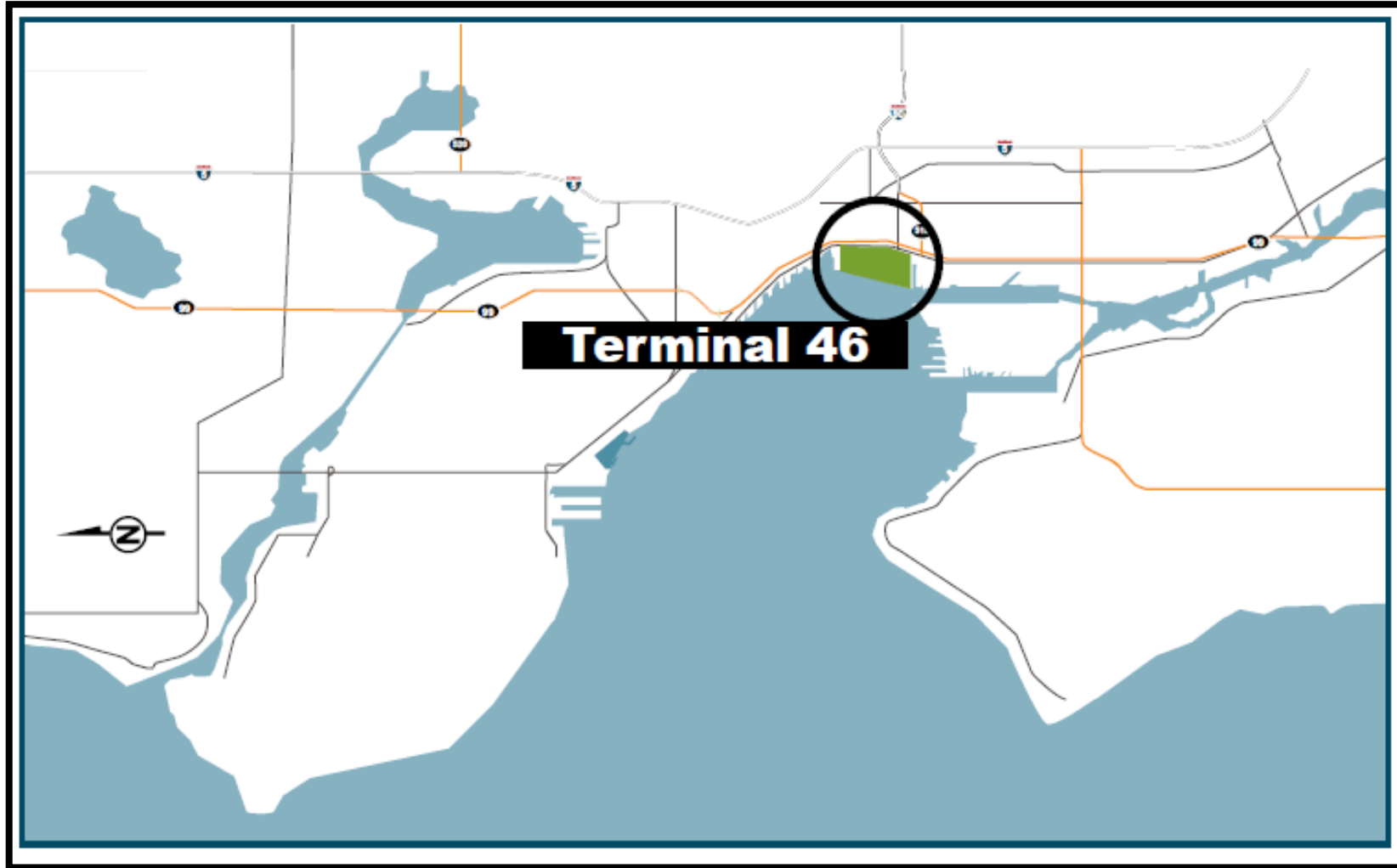
Request an increased project authorization in the amount of \$1,300,000 for a total authorized amount of \$8,000,000, 20% of which is to be allocated to the Port of Seattle (POS) for the replacement of Substation No. 1 located on Terminal 46 servicing both areas of Terminal 46 licensed to the NWSA and the Terminal 46 North Pier under Port of Seattle management, Master Identification No. U00671.

DUAL ACTION REQUESTED

For Port of Seattle Commission only to vote:

- a. Request Port of Seattle Commission authorization for the Executive Director or their delegate to increase the total costs not to exceed from \$1,340,000 to \$1,600,000 for reimbursement to the NWSA for the replacement of Substation No. 1 located on Terminal 46 licensed to the NWSA and the Terminal 46 North Pier under Port of Seattle management, Master Identification No. U00671.
- b. Request Port of Seattle authorization to proceed with awarding the T46 Substation #1 Replacement project contract to the most responsive bidder, which is 13% (more than 10%) above the final Engineer Estimate.

Terminal 46 – North Harbor



CALL 2 DAYS BEFORE YOU DIG
1-800-424-5555

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	01/15/01	WJ	ISSUED FOR CONSTRUCTION
2	01/15/01	WJ	ISSUED FOR CONSTRUCTION
3	01/15/01	WJ	ISSUED FOR CONSTRUCTION
4	01/15/01	WJ	ISSUED FOR CONSTRUCTION
5	01/15/01	WJ	ISSUED FOR CONSTRUCTION
6	01/15/01	WJ	ISSUED FOR CONSTRUCTION
7	01/15/01	WJ	ISSUED FOR CONSTRUCTION
8	01/15/01	WJ	ISSUED FOR CONSTRUCTION
9	01/15/01	WJ	ISSUED FOR CONSTRUCTION
10	01/15/01	WJ	ISSUED FOR CONSTRUCTION

PROJECT INFORMATION

NO.	DATE	BY	DESCRIPTION
1	01/15/01	WJ	ISSUED FOR CONSTRUCTION
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3	01/15/01	WJ	ISSUED FOR CONSTRUCTION
4	01/15/01	WJ	ISSUED FOR CONSTRUCTION
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7	01/15/01	WJ	ISSUED FOR CONSTRUCTION
8	01/15/01	WJ	ISSUED FOR CONSTRUCTION
9	01/15/01	WJ	ISSUED FOR CONSTRUCTION
10	01/15/01	WJ	ISSUED FOR CONSTRUCTION

NOT FOR CONSTRUCTION

Port of Seattle MARITIME DIVISION
TERMINAL 46
T-46 OVERALL ELECTRICAL PLAN



Summary

- T46 Substation #1 Replacement bid is greater than 10% above the engineer's estimate (13%), and the project budget is not sufficient to complete the project.
- This request is to increase the project authorization to complete the work and to request POS authorization to award to the most responsive bidder.

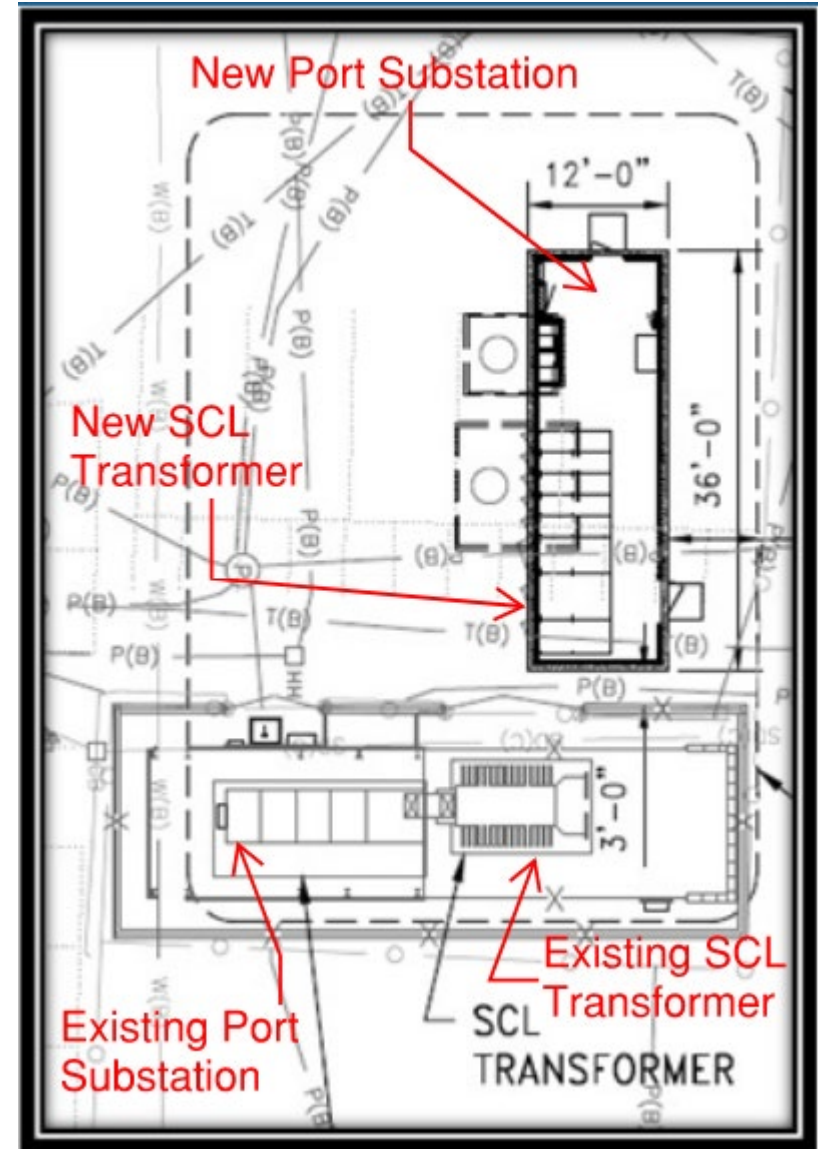


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Background

The project has two major components

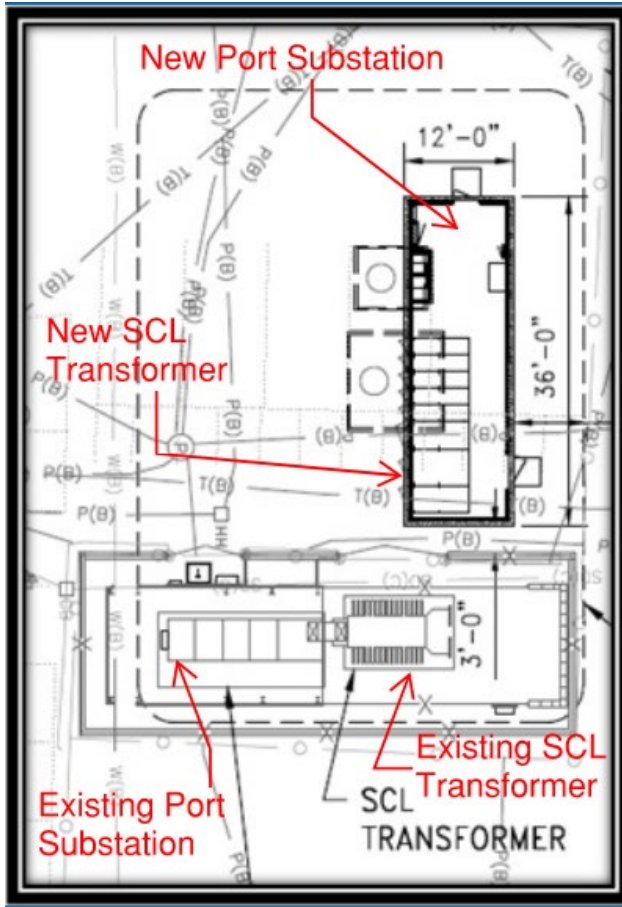
1. Replace north substation #1 at T46
2. Replace the Seattle City Light (SCL) transformer



Background

- Phasing of the Project
 - Staffing shortages at SCL causing significant delays.
 - SCL transformers have a lead time of 18-24 months.
 - Phasing historically raises costs 15-20%

Project Phases



- Phase 1 – Install new Port-owned substation to existing transformer
- Phase 2 – Install new SCL transformer & connect to new substation.

Project Schedule

Phase	Baseline Date	Forecast
Contract Award (Phase 1)	January 13, 2023	February 1, 2023
Substantial Completion (Phase 1)	N/A	November 30, 2024
Contract Award (Phase 2)	N/A	July 30, 2023
Substantial Completion (Phase 2)	July 9, 2024	February 28, 2025

Source of Funds

- The estimated budget for this project is \$8,000,000.
- The 2017-2022 Capital Investment Plan (CIP) allocates \$3,269,000 for this project.
- This work and associated budget is consistent with the NWSA valuation



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Financial Summary

PHASE	Total Previous Request	Current Request	Total Project Cost	Cost to Date	Remaining Cost
Phase 1	\$6,700,000	\$0	\$6,700,000	\$176,738	\$6,523,262
Phase 2	\$0	\$1,300,000	\$8,000,000	\$0	\$1,300,000
Total	\$6,700,000	\$1,300,000	\$8,000,000	\$176,738	\$7,823,262



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Project Cost Details

	This Request	Total Project Cost	Cost to Date	Remaining Cost
Procurement	\$ -	\$ 100,000	\$ 50,000	\$ 50,000
Pre-Design	\$ -	\$ 250,000	\$ 126,738	\$ 123,262
Design & Construction	\$ 1,300,000	\$ 7,650,000	\$ -	\$ 7,650,000
Total NWSA	\$ 1,040,000	\$ 6,400,000	\$ 141,390	\$ 6,258,610
Total POS	\$ 260,000	\$ 1,600,000	\$ 35,348	\$ 1,564,652
Total Project Cost	\$ 1,300,000	\$ 8,000,000	\$ 176,738	\$ 7,823,262

Environmental Impacts / Review

- Permitting: All permits, except SEPA, will be the responsibility of the design-build contractor.
- Remediation: N/A
- Stormwater: This is a stormwater project.
- Air Quality: N/A

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