



**THE NORTHWEST
SEAPORT ALLIANCE**
Gateway to Solutions

Construction Authorization For T-30 Central Substation Replacement Project

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Construction Authorization

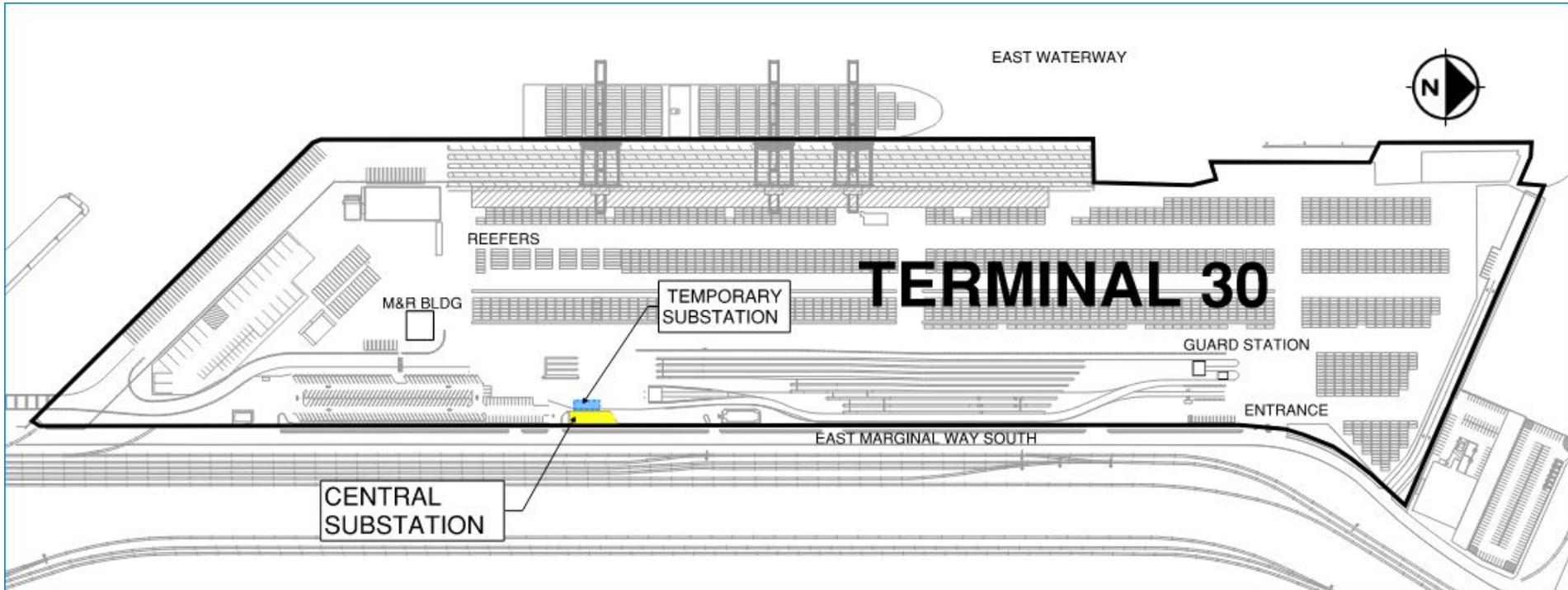
T-30 Central Substation Replacement Project

Request construction authorization in the amount \$3,400,000, for a total authorized amount of \$6,200,000, for the T-30 Central Substation Replacement project, MID Nos. U00660 (Capital) and U00661 (Expense).



Background

T-30 Central Substation Replacement Project



2020 Central Substation Failure

- 11/29/20 severe arc flash event in substation overhead bus duct
- T-30 elements impacted by power loss include:
 - Guard Station
 - Refrigerated Containers
 - Maintenance & Repair Building / Shop
 - Police Station
 - Misc. Yard Lighting



Completed Temporary Power Measures



Initial use of diesel generators

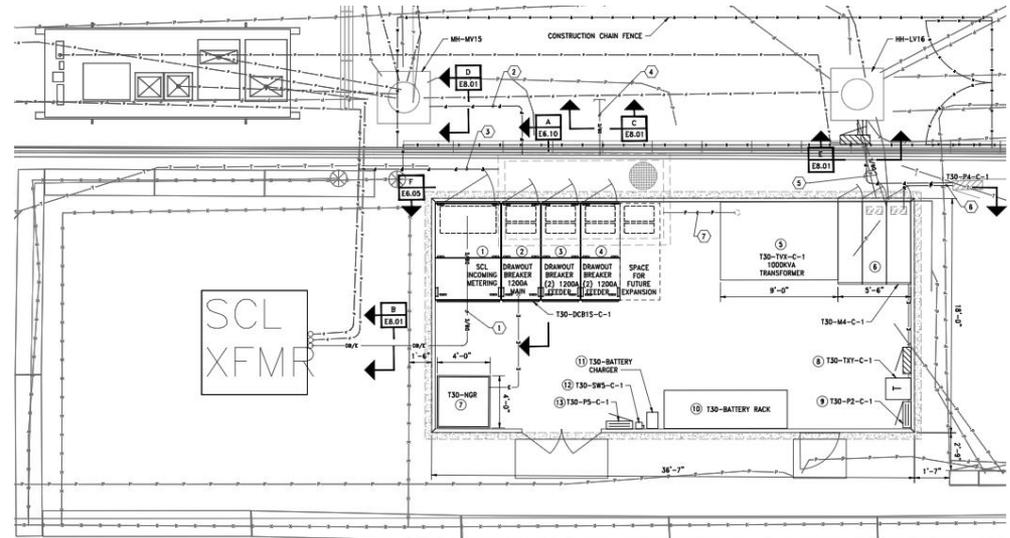


Temporary substation in operation



Proposed Central Substation Replacement

- Demolition & disposal of existing substation and associated conduits & feeder cables
- Construction of new upgraded 15 KV rated medium voltage substation
- Installation of new feeder cables for existing T30 infrastructure load demands
- Rerouting of feeder cable from existing SCL transformer
- Disconnection and removal of existing leased temporary substation



Project Schedule

T-30 Central Substation Replacement Project

Activity	Timeframe
Temporary substation design completed	March 2021
Temporary substation installation completed	Sept 2021
Permanent substation design completed	Nov 2021
Permanent substation construction funding approval	Dec 2021
Permanent substation construction substantial completion	Feb 2023



Source of Funds

T-30 Central Substation Replacement Project

- The current Capital Investment Plan (CIP) allocates \$4,350,000 for U00660 substation replacement (capital), and \$1,850,000 for U00661 temporary power (expense).
- T-30 provides over \$9.3 million in revenue to the NWSA annually. Replacement is required to maintain this level of revenue. The cost to replace the substation was not included in the 2021 budget as the failure occurred after the budget was completed.
- The costs associated with the temporary power will reduce Distributable Income and Distributable Cash. The homeports will have to contribute additional Capital Construction funds to build the permanent substation. The completed failure investigation may result in cost recovery from the tenant for both the temporary and permanent solution.



Financial Summary

T-30 Central Substation Replacement Project

Project	This Request	Total Estimated Cost	Cost to Date
U00661 – Temporary Power (Expense)			
Temporary Generators	\$ 0	\$910,000	\$910,000
Temporary Substation	\$0	\$940,000	\$500,000
Subtotal:	\$0	\$1,850,000	\$1,410,000
U00660 – Permanent Substation (Capital)			
Design & Permitting	\$0	\$365,000	\$260,000
Construction	\$3,400,000	\$3,985,000	\$0
Subtotal:	\$3,400,000	\$4,350,000	\$260,000
Total :	\$3,400,000	\$6,200,000	\$1,670,000



Environmental Impacts/Review

T-30 Central Substation Replacement Project

Permitting: SEPA review and City of Seattle Construction and Electrical permits will be required

Remediation: N/A

Water Quality: Stormwater review/permit will be required as part of the Construction Permit review due to the ground disturbance area required

Air Quality: N/A



Conclusion

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