



ELLIOTT BAY SEAWALL PROJECT

Seattle City Council

Central Waterfront, Seawall and Alaskan Way
Viaduct Replacement Program Select Committee

December 7, 2015

AGENDA



- Project status: Virginia to Pike
- Budget
- Risks
- Current construction update
- Next steps

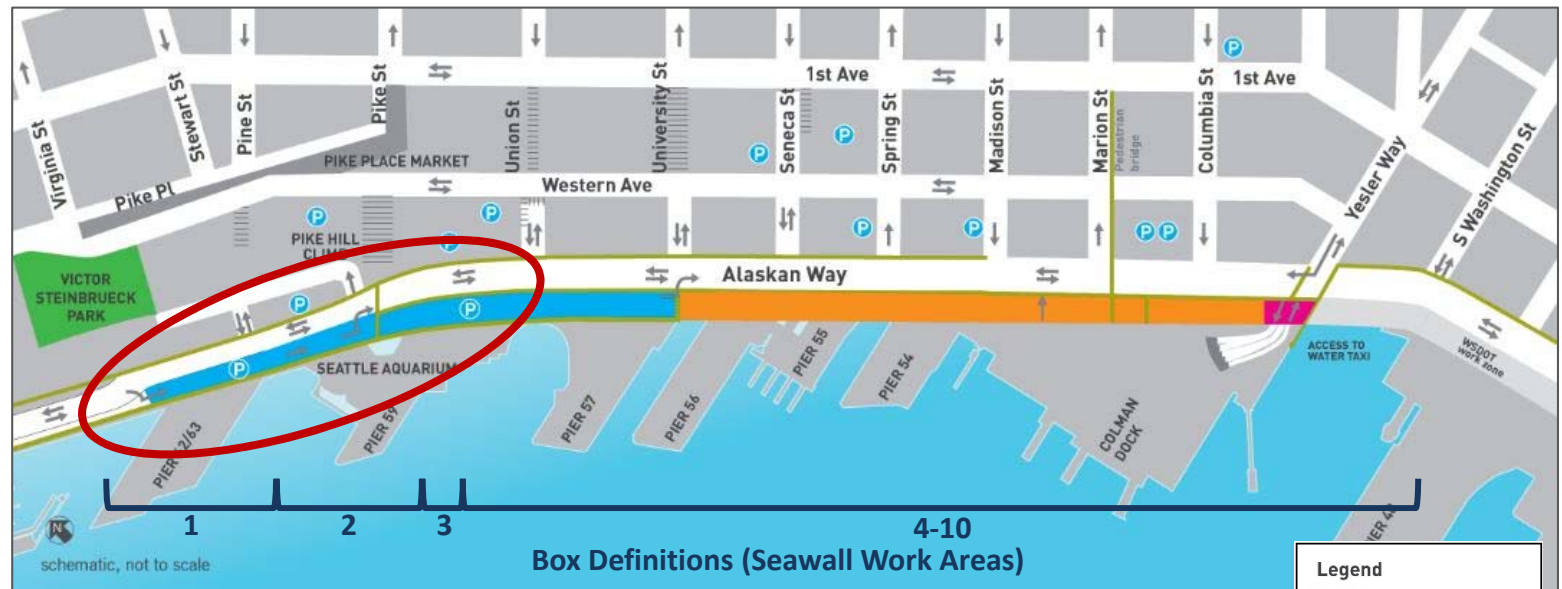


PROJECT STATUS: VIRGINIA TO PIKE STREETS

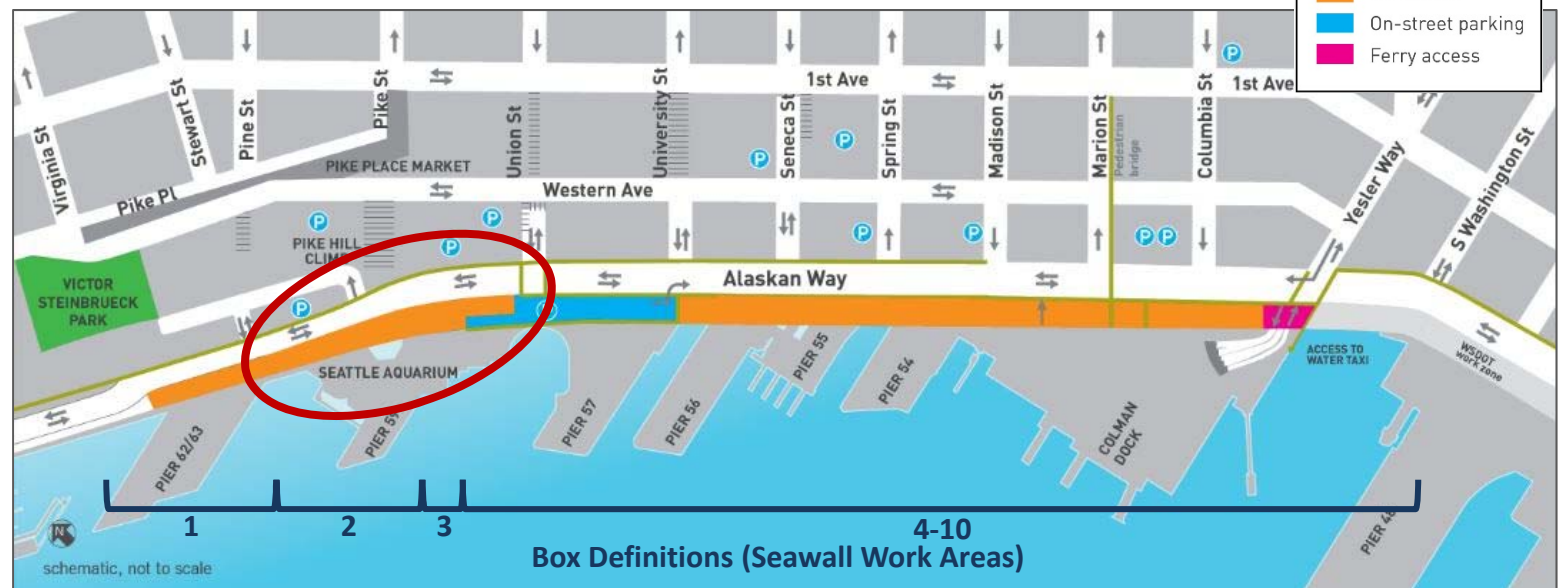
PROJECT DEFINITION – AREA



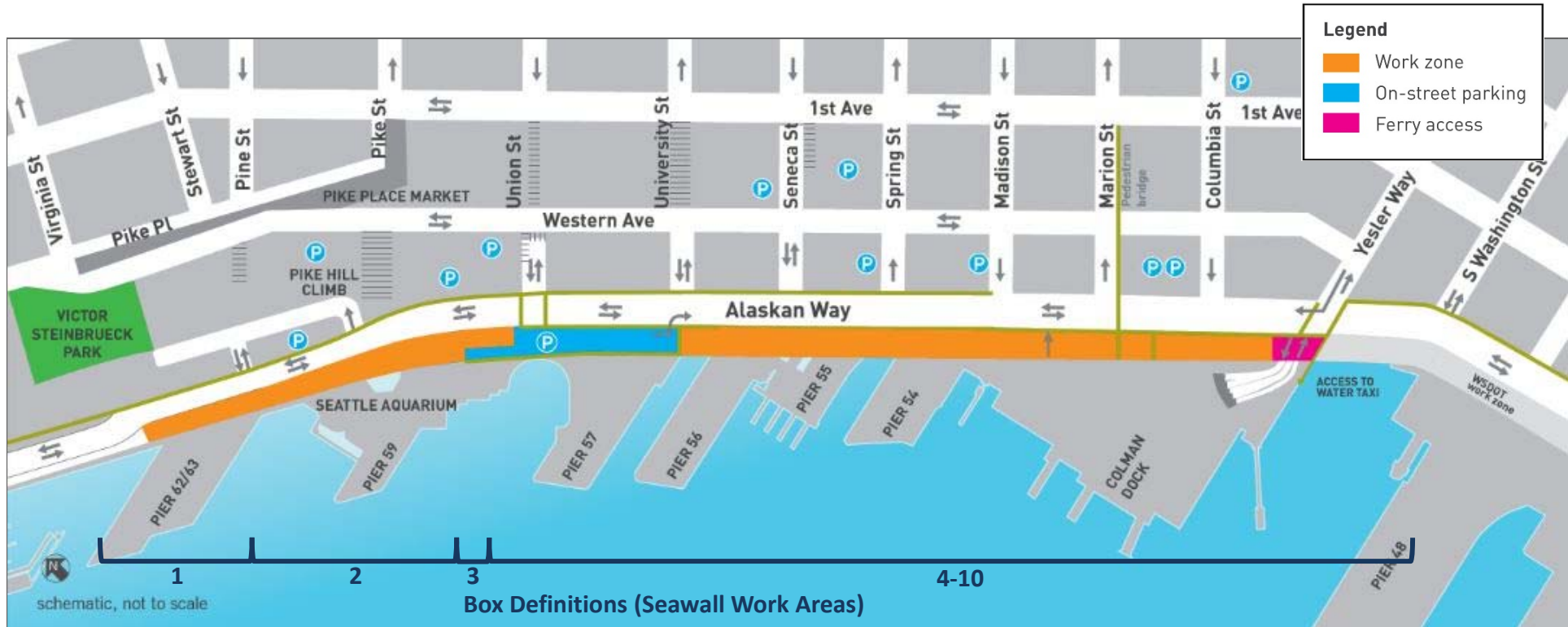
REVISED
AUGUST
2015



CURRENT
BEGINNING
MID-DEC.
2015



PROJECT DEFINITION – COST



\$371.8m – Project cost (Boxes 2-10)

\$38.4m – Estimated cost (August 2015) adjacent to Pier 62/63 (Box 1)

\$410.2m – Estimated Total Project Cost (August 2015)

Virginia to S. Washington streets

MOVING FORWARD: CONSTRUCTION BEGINNING PINE TO PIKE STREETS



- SDOT will begin construction between Pine and Pike streets (Boxes 2 and 3) in mid-December 2015
 - December work will be primarily in-water and pre-demolition work
 - Beginning in early January, demolition, sidewalk removal, and sheet pile installation will begin
 - Area between Virginia to Pine will be utilized for construction staging
- Benefits to beginning construction in this area now are:
 - Utilizing the current in-water work window
 - Mitigating cost risk by utilizing current contract

VIRGINIA TO PINE OPPORTUNITIES



- Virginia to Pine street work (Box 1) will be re-evaluated
- Construction could start as early as fall 2016
- SDOT will look for opportunities to combine the Virginia to Pine street work with other waterfront construction

STAKEHOLDER COORDINATION



- Began preliminary conversations with key stakeholders in mid-November
- Continuing to engage adjacent businesses and residents throughout decision-making process
- Broader outreach is already underway

UPDATED SCHEDULE

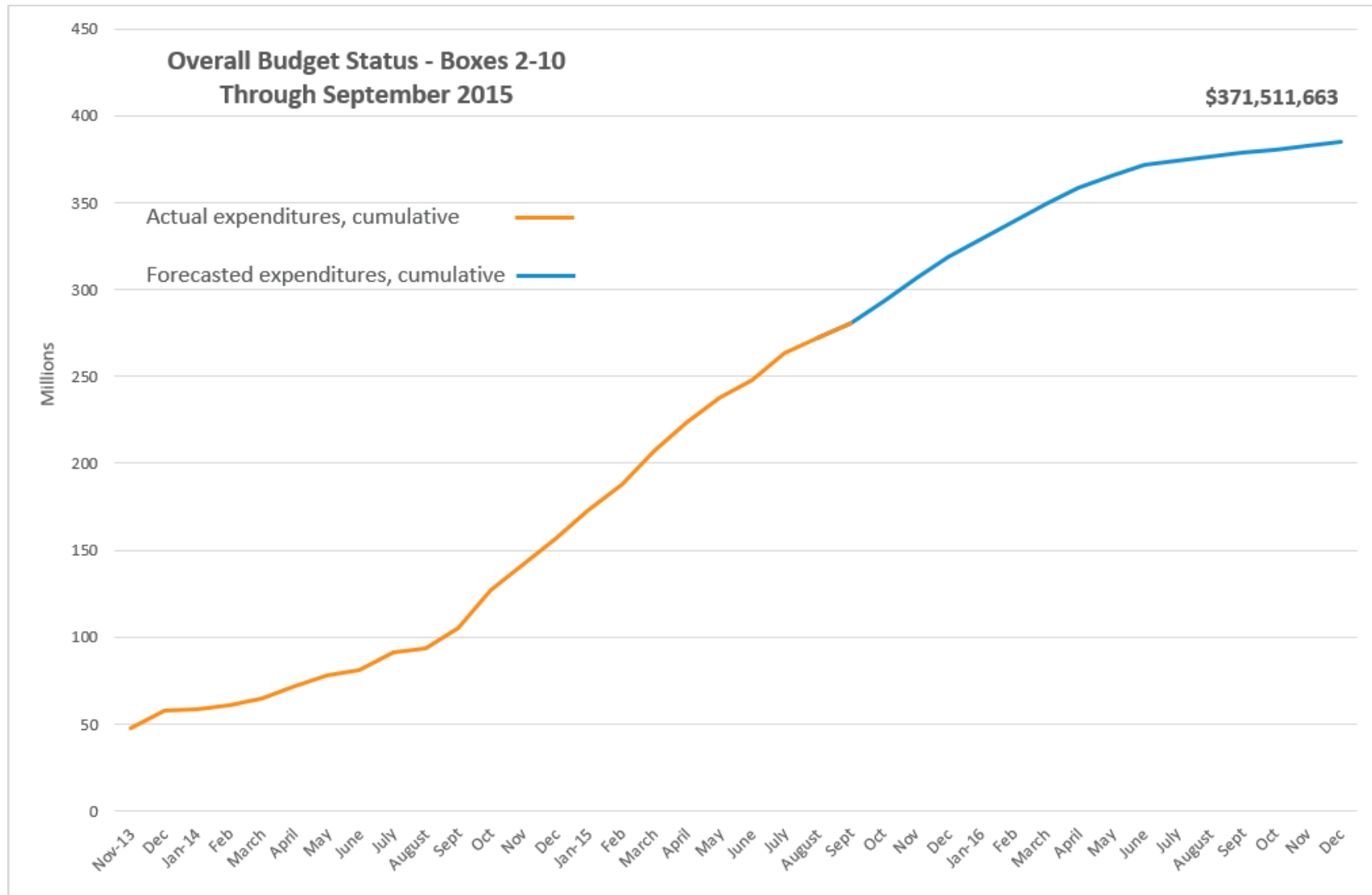


	% Complete	2013			2014				2015				2016				2017			
		Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Early Work	100%	■																		
S. of Colman Dock	100%			■	■	■	■	■												
Pike to Madison	65%						■		■	■		■	■	■						
Madison to Yesler	55%								■	■	■	■	■	■						
Pine to Pike													■	■	■	■	■	■		
Virginia to Pine																	■	■	■	■
Total % Complete	47%																			

We are here

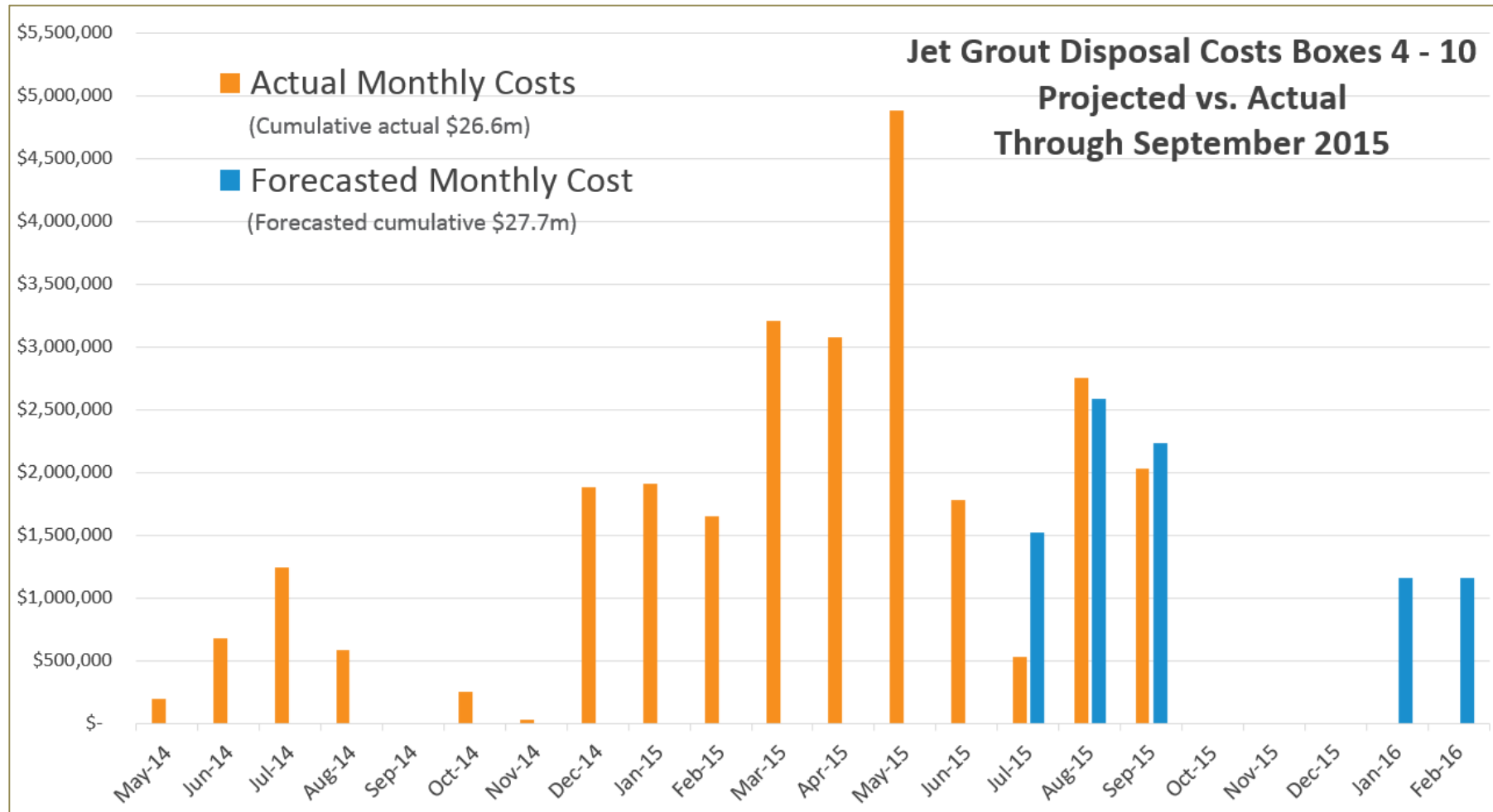
MANAGING BUDGET

BUDGET STATUS – SEAWALL

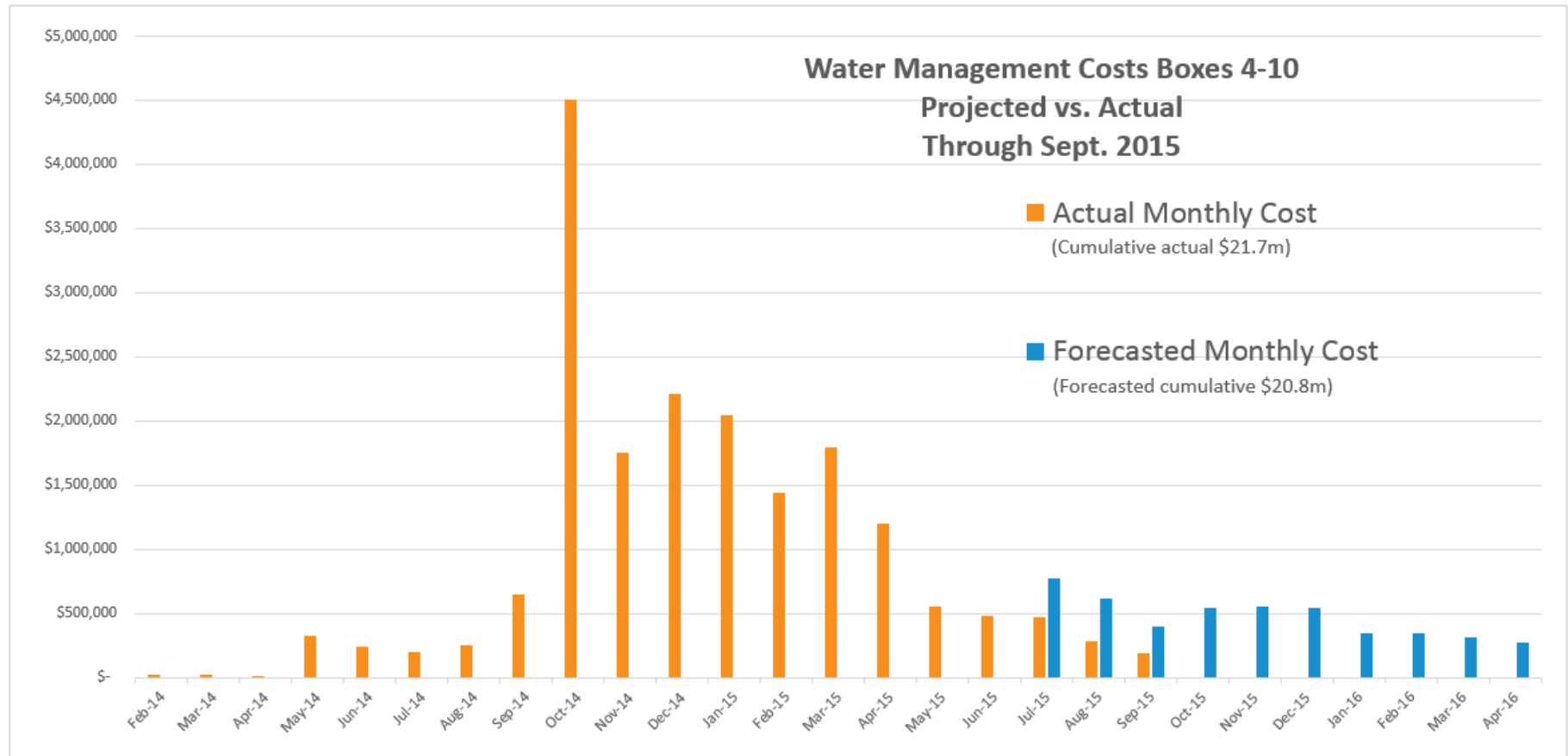


Disputed costs not reflected in totals

BUDGET STATUS – JET GROUT

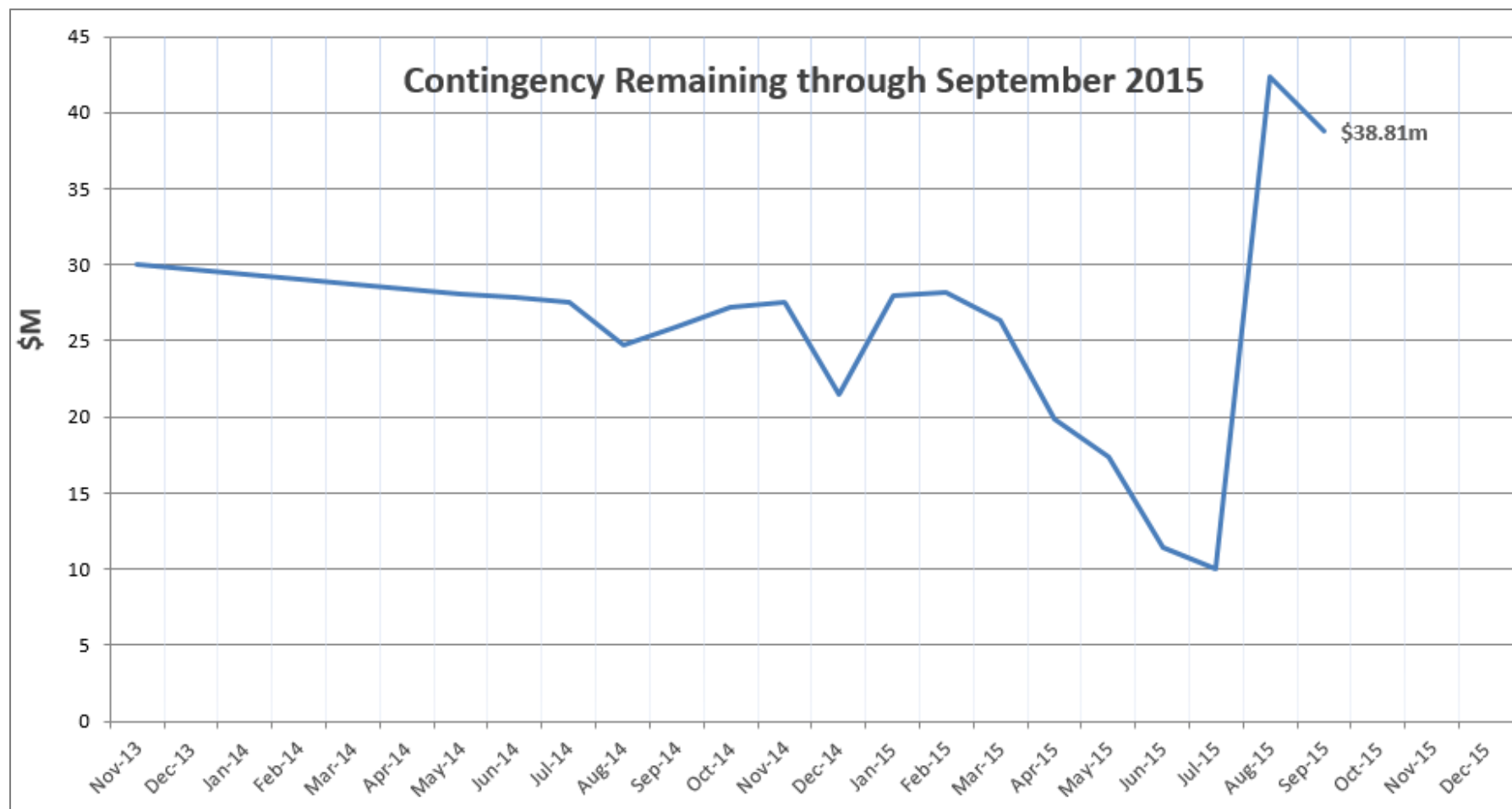


BUDGET STATUS – WATER MANAGEMENT



Disputed costs not reflected in totals

BUDGET STATUS – CONTINGENCY REMAINING



MANAGING RISK

PROJECT RISKS – OVERALL PROJECT



Category	Likelihood	Cost Rating	Schedule Rating	Mitigation Measures / Status
Construction				
Jet Grout				Schedule reconciliation complete. Production decreased to maintain ground stability. Final disposal costs currently under negotiation.
Utility				Temporary utilities complete for Season 2 and 2.5. Restored utility installation underway in Season 2.
Obstructions				Protocols for quick identification and decision making developed in season 1 in use now. Biggest risk to obstructions is schedule.
New discoveries/contaminated materials				Treatment system designed specifically for pre-characterized water sampling results thus minimizing waste.
Protection of private property/utilities/structures				Settlement and vibration monitoring ongoing; add protective measures as required to reduce risk. Design temporary structures to minimize potential for adverse affects on private property.
Structures				Topic specific work teams are value engineering best options for solving technical problems.
Resource allocation and schedule				Increased staff to meet work window and schedule requirements.

Risks as of September 2015

Legend							
Very Low/Low		Med		High		Very High	

PROJECT RISKS – OVERALL PROJECT



Category	Likelihood	Cost Rating	Schedule Rating	Mitigation Measures / Status
Contracting/Procurement				
Added scope / labor				Increase staff to meet schedule; staff costs are lower than cost of delay; add resources to manage provisional sum items.
Environmental				
Permitting				Minimize changes to the maximum extent feasible.
Compliance				Implement lowest cost strategies needed to maintain compliance and meet schedule.
External Stakeholder Coordination				
Private properties				Close collaboration and communication.
Agency coordination / other projects				Close coordination; elevate and track; maintain schedule.

Risks as of September 2015

Legend							
Very Low/Low		Med		High		Very High	

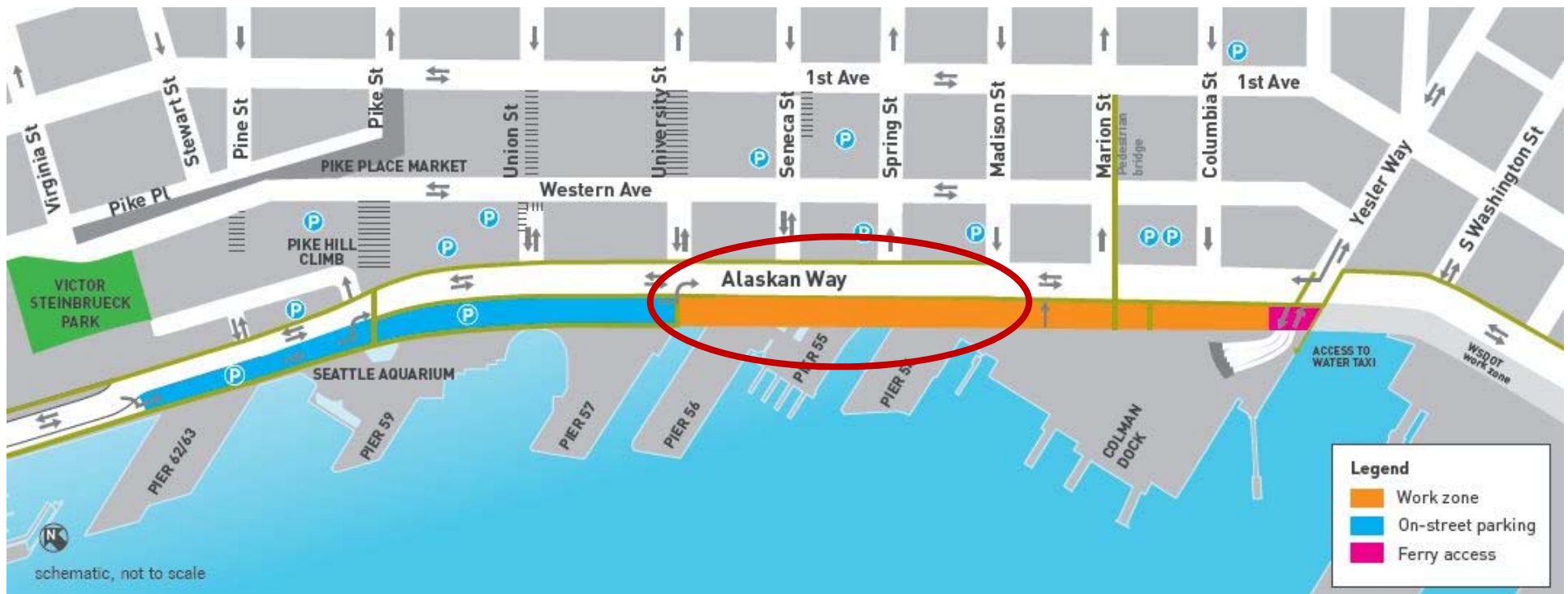
CONSTRUCTION UPDATE



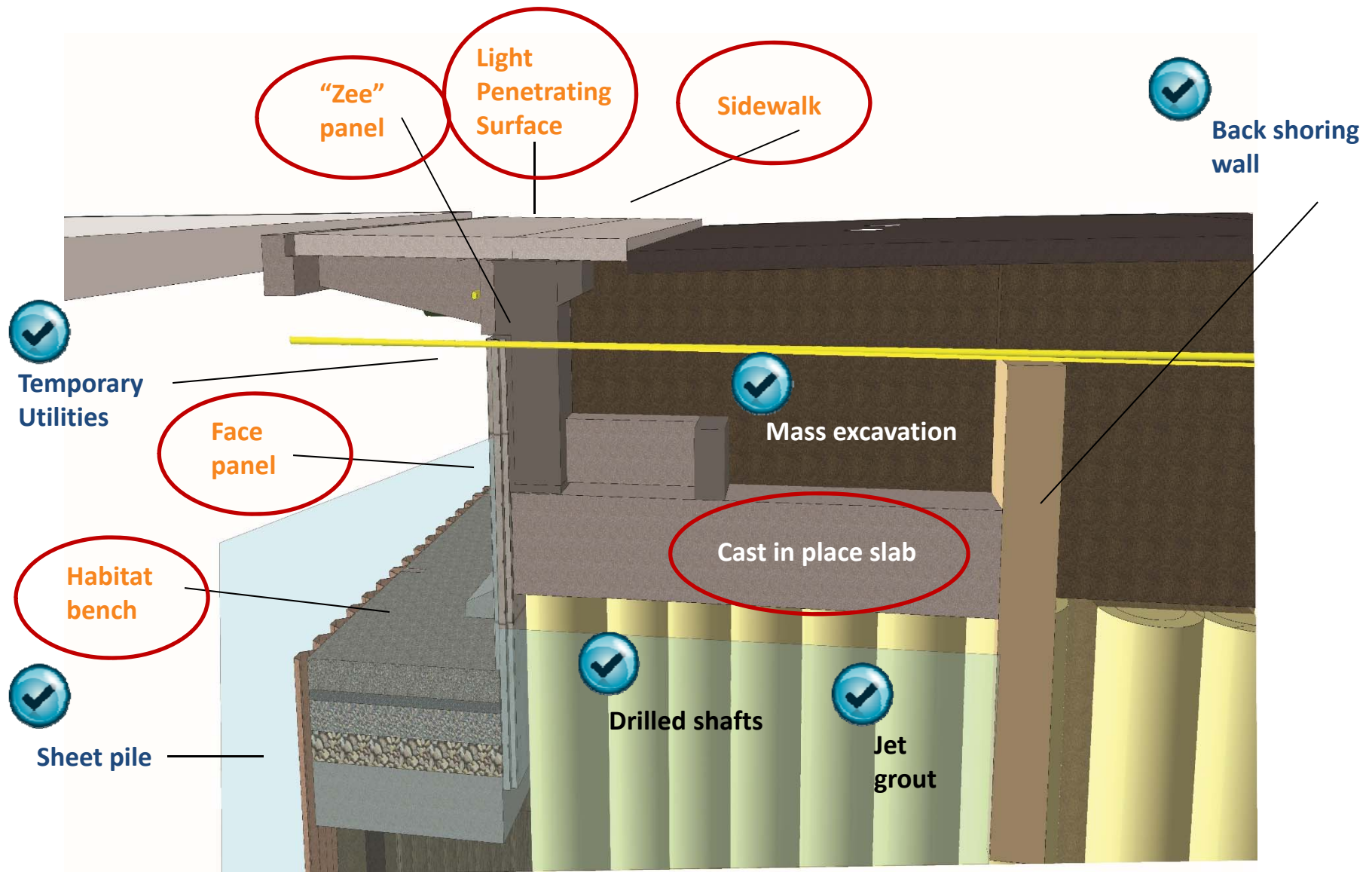
BY THE NUMBERS

- **24** months of construction = **104** weeks or **729** work days
- **636,349** total labor hours
- **1,620** contractor submittals to date
- **Community Workforce Agreement + Workforce Diversity**
 - **12.8%** women (12% goal)
 - **25.5%** people of color (21% goal)
 - **18.3%** distressed zip codes (15% goal)
 - **14.8%** apprentices (15% goal)
 - **50.2%** of all apprentices are people of color (21% goal)
 - **34.7%** of all apprentices are women (12% goal)
 - **9.5%** of all apprentices are preferred entry (20% goal)

UNIVERSITY TO MADISON STREETS



SEAWALL ASSEMBLY PROGRESS UNIVERSITY TO MADISON STREETS



EDGE BEAM FORM WORK



EDGE BEAM FORM WORK



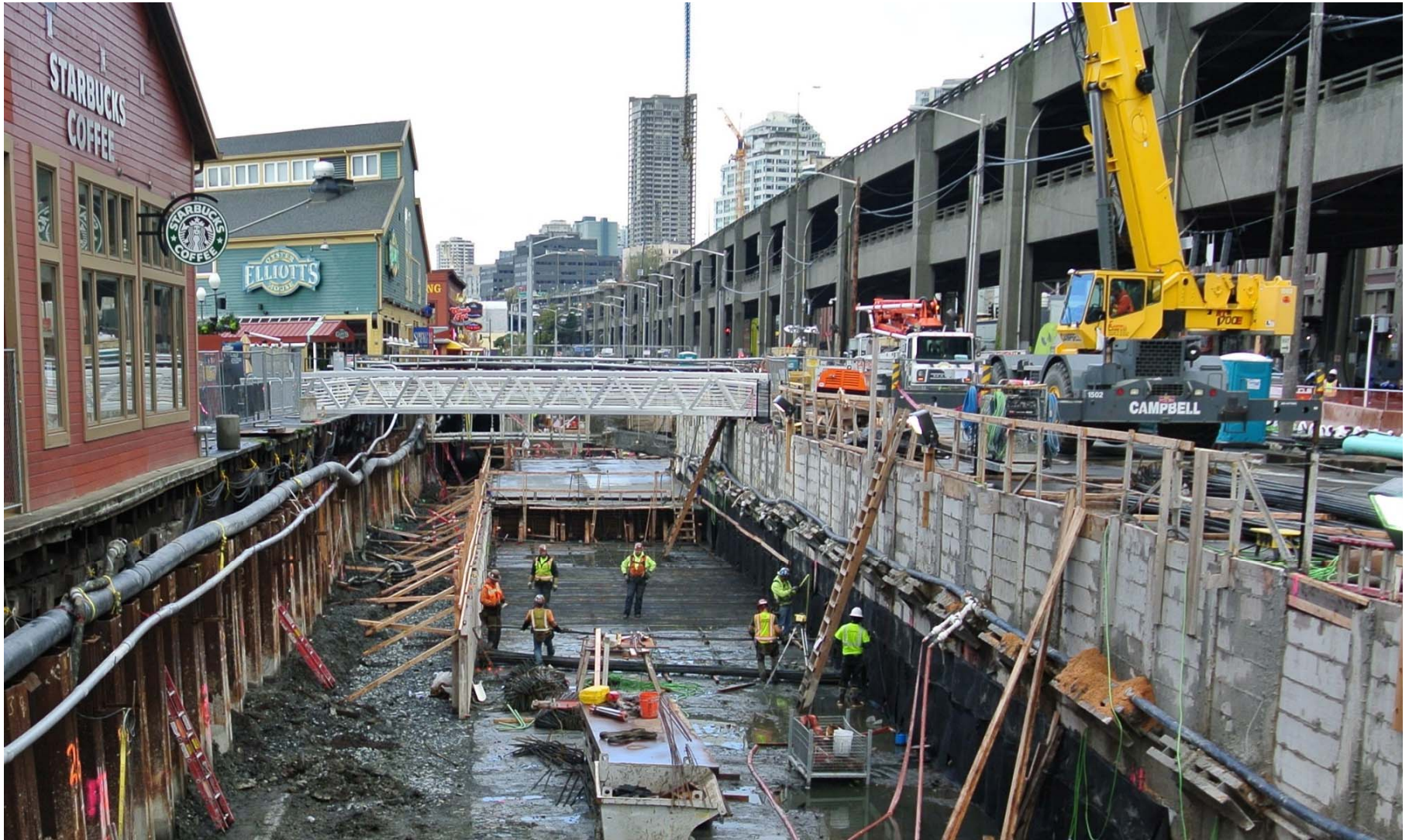
LIGHT PENETRATING SIDEWALKS



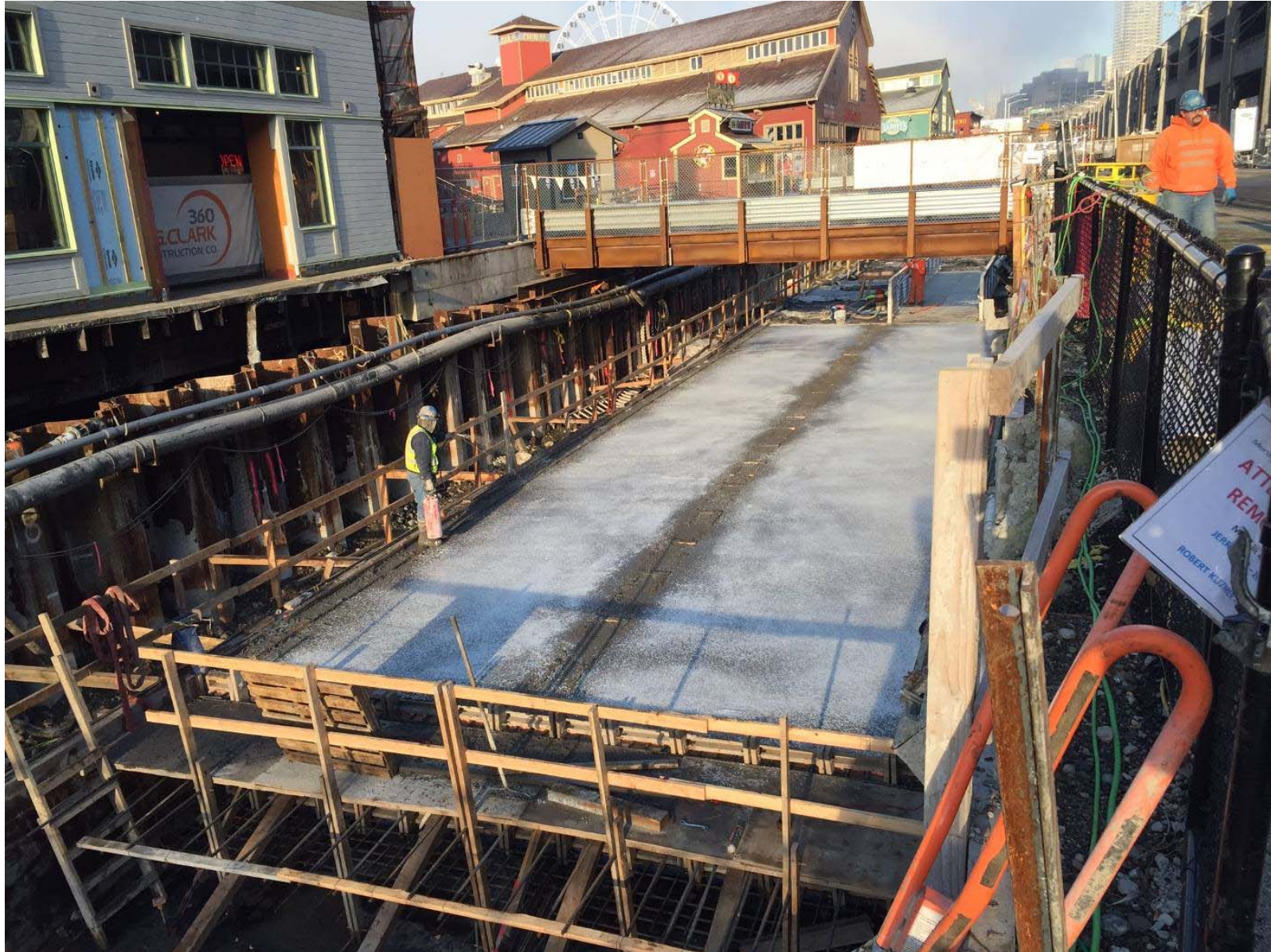
UTILITY INSTALLATION



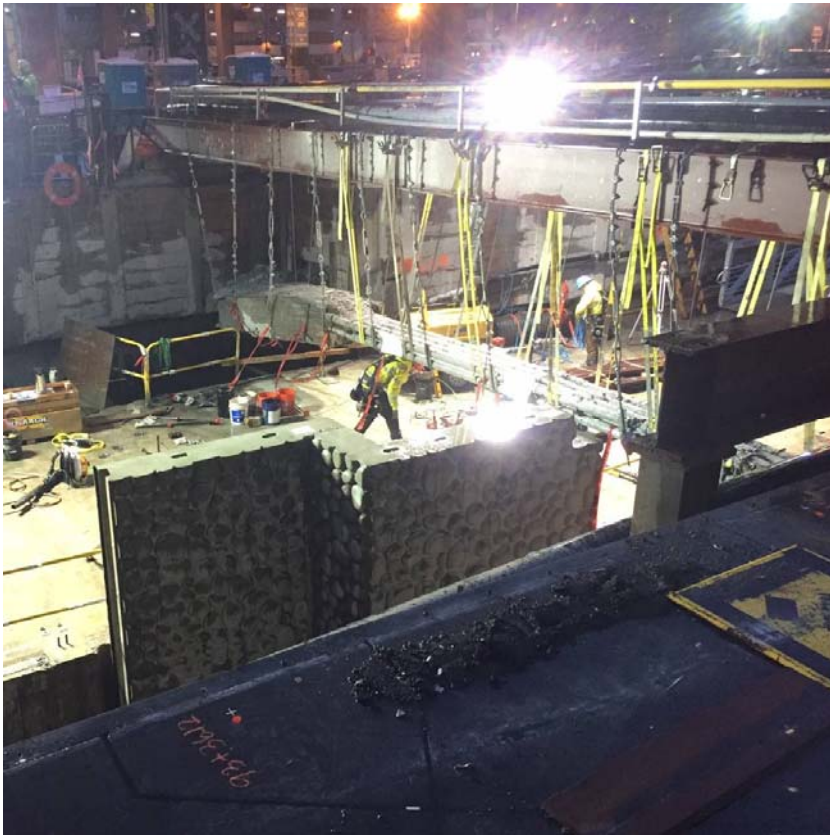
CAST IN PLACE SLAB POURS



CAST IN PLACE SLAB POURS



FACE PANEL INSTALLATION



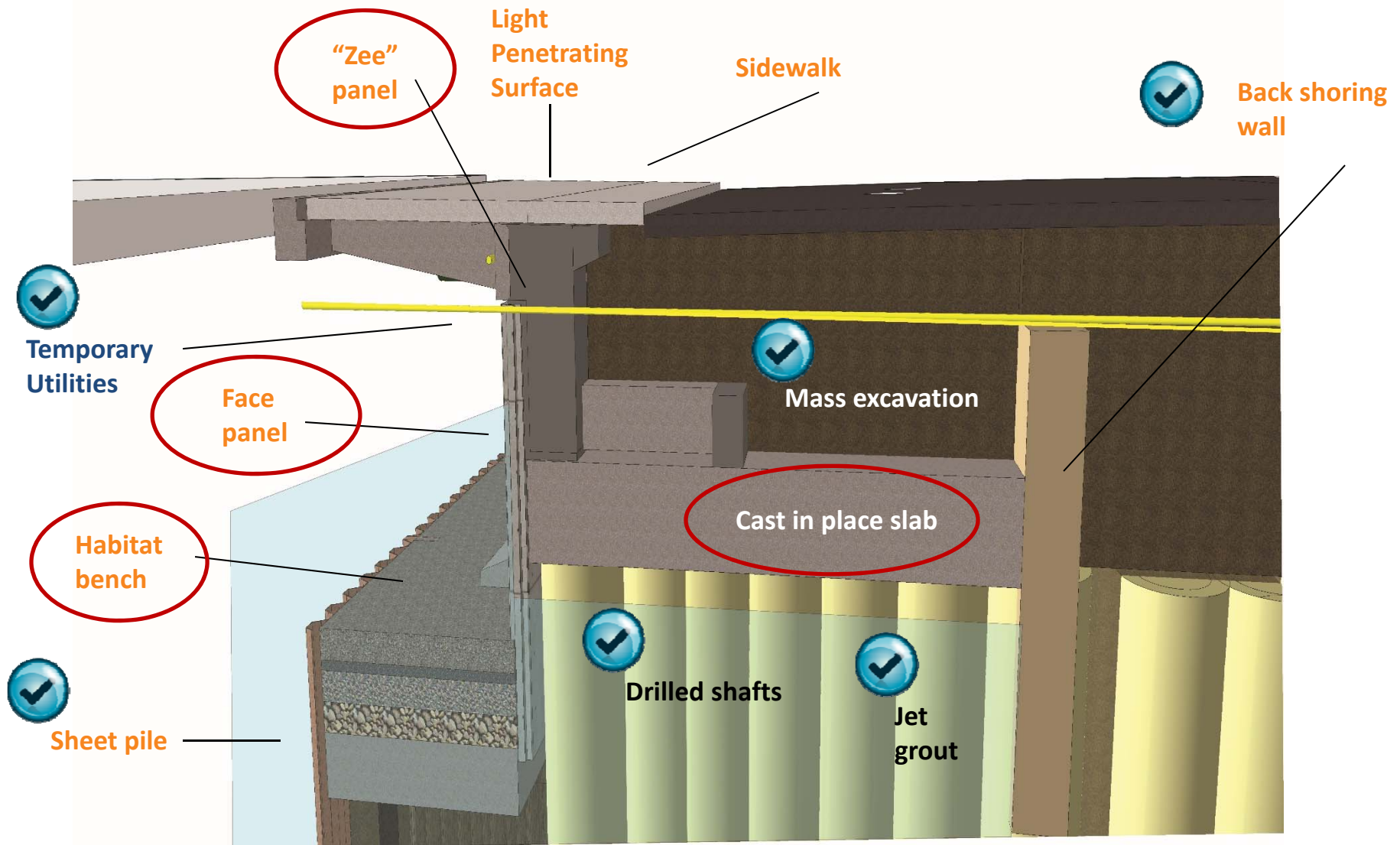
HABITAT BENCH EXCAVATION AND INSTALL PREP



MADISON STREET TO YESLER WAY



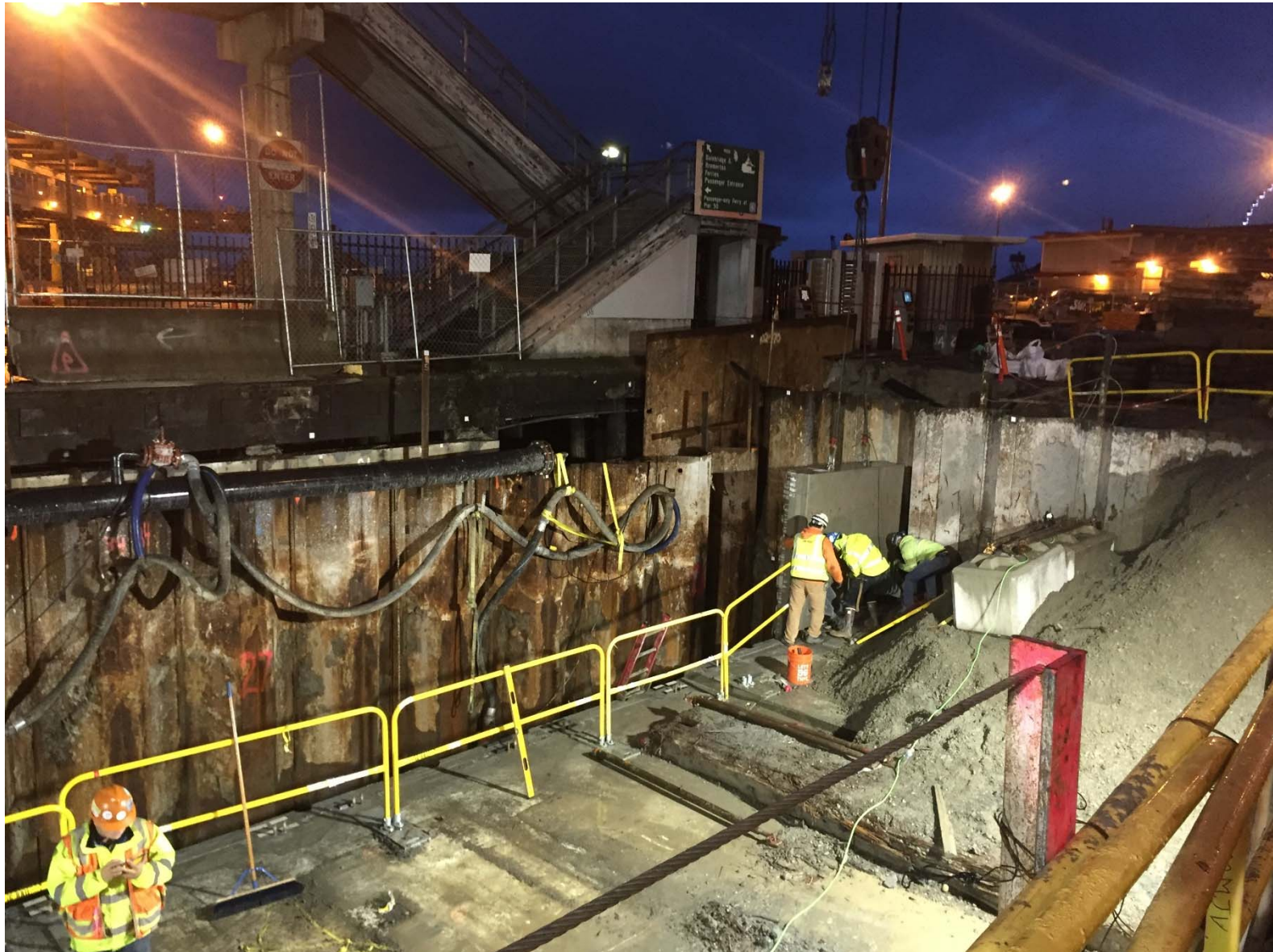
SEAWALL ASSEMBLY PROGRESS MADISON STREET TO YESLER WAY



CAST IN PLACE SLAB POURS



FACE PANEL INSTALLATION



HABITAT BENCH EXCAVATION AND INSTALL PREP



ZEE PANELS AND CLOSURE WALL FILL



NEAR FUTURE: MARION STREET EXIT SWITCHOVER AT COLMAN DOCK



- Vehicles exiting Colman Dock will switch back to Marion Street in mid-December
- Exit at Marion anticipated to remain in place for duration of construction



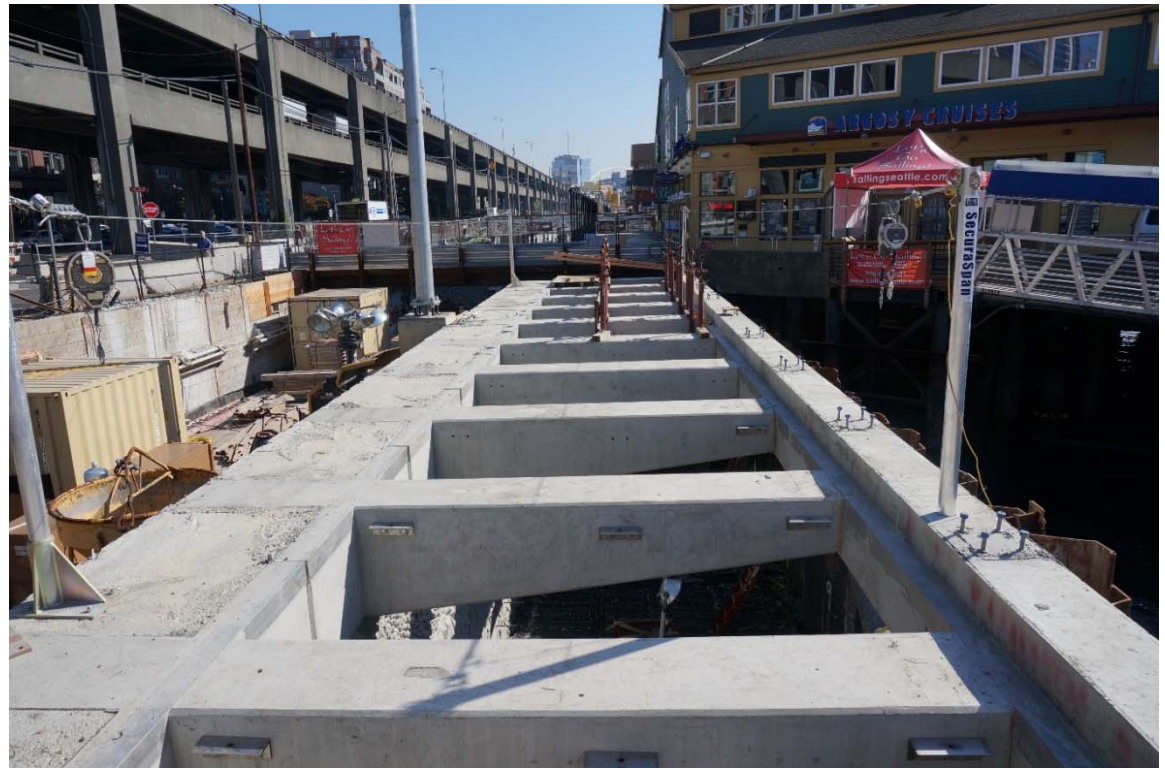
THE WATERFRONT IS OPEN!



NEXT STEPS



- Begin construction between Pine and Pike streets
- Continue work between University and Madison streets
- Switch back to the Marion Street exit at Colman Dock
- Evaluating options for work between Virginia and Pine streets





QUESTIONS?

Email: seawall@waterfrontseattle.org

Website: waterfrontseattle.org/seawall

24-hour hotline: 206-618-8584