

Item No.: 8e_supp

Date of Meeting: October 13, 2026

T91 Feeder 205 Replacement Design/Long- Lead Purchase Funding

WP# N10958 / CIP# C802159

Jennifer Maietta, Director, Real Estate Asset Management
Brandon Klett, Capital Project Manager, Waterfront Project Management
Evan Conroy, Capital Project Manager, Waterfront Project Management



Action Requested

- Request Commission authorization for the Executive Director to approve funding in the amount of \$1,200,000 for design and long lead material procurement for the T91 Feeder 205 Replacement project (C802159) for a total project authorization of \$1,250,000, and an estimated total project cost of \$3,900,000.

Overview

- Project Justification
- Project Scope
- Project Budget
- Project Risks
- Preliminary Schedule



Project Justification

- Feeder 205 is designated as the primary power source to Building W-40, Lift Station 7, Cruise Parking, and Marine Maintenance North Operations (MMNO). This project will restore this feeder as a reliable power source, supporting asset preservation at T91.
- Per an electrical assessment conducted in January 2026, Feeder 205 is at the end of its service life.
- If Feeder 205 fails, operational impacts affecting Port T91 Operations, cold storage tenant operations at Building W-40, and the Cruise parking lot would result in costly temporary power requirements.
- The cable required for this replacement currently has a 65-week lead-time. Ordering the cable early will help offset that length of time.

Project Scope

- The project scope will include the following:
 - Removal of all existing electrical cable in Feeder 205.
 - New feeder cable installation from Main Substation 2 (electrical source) to Switch SW7.
 - New terminations at source location, equipment connection locations, and all maintenance hole locations.
 - This work will require power outages, so temporary power/lighting will be supplied to affected locations during construction.

Project Location – T91



- Feeder 205 from MSS-2 to SW-7- scope includes demolition and replacement of existing electrical cable
- Feeder 205 from MH-16 to Sub 5 - scope includes only demolition of existing electrical cable

Project Budget

Cost Breakdown	This Request	Total Project
Design	\$525,000	\$575,000
Cable Purchase	\$675,000	\$675,000
Construction	0	\$2,650,000
Total	\$1,200,000	\$3,900,000

Project Risks

RISKS	DESCRIPTION	PROBABILITY	IMPACT	MITIGATION
Lead-time length could increase	The lead-time on the electrical cable has increased over the past several months. There is a risk that the lead time could increase further if we wait to order the cable.	Med 	High 	We are requesting funding to order the cable early to minimize potential for longer lead-times.
Electrical cable cost increase	The cost of copper, which is an integral component of electrical cable, has increased significantly over the last year. There is the risk the cost of cable could increase even more if we wait to order the required cable.	Med 	Med 	We are requesting funding to order the cable early to minimize potential for increased material cost.
Existing conduit could be in poor condition	There is a risk that after the existing electrical cable is removed from the existing conduit that the conduit could be found to be in poor condition. This would prevent existing conduit from being reutilized for the new cable which could necessitate installation of new conduit.	Low 	Med 	The electrical assessment conducted in January found that the spare conduit in the duct bank is still in good condition. If the current conduit is not usable, we believe we can use the spare conduit instead.
Coordination with overlapping projects at Terminal 91	There are many other projects scheduled on Pier 91 that could impact one another if not coordinated effectively: T91 Uplands Development, T91 Feeder 102 Replacement, T91 Communication Infrastructure, T91 Lighting Upgrade, T91 Fiber Infrastructure Upgrade	Med 	Med 	PRR (regional communications and engagement firm) has been engaged to help facilitate communication and coordination among the various T91 projects, operations, community, and tenants.

Coordination with T91 Uplands Development

Coordinating with the T91 Uplands Development Phase 1 project brings three main advantages:

- Strategically plan the duct bank work for both projects to reduce the overall required outage time
- Streamline electrical cable procurement
- Capitalize on operational and construction efficiencies using a single contractor.

Schedule

Commission design/long-lead authorization	2026 Q4
Design/long-lead procurement start	2026 Q4
Commission construction authorization	2027 Q1
Construction start	2027 Q1
Feeder 205 in-use date	2028 Q2



Questions?