

**PORT OF SEATTLE**  
**MEMORANDUM**

**COMMISSION AGENDA**  
**ACTION ITEM**

<b>Item No.</b>	4f
<b>Date of Meeting</b>	July 22, 2014

**DATE:** July 15, 2014  
**TO:** Tay Yoshitani, Chief Executive Officer  
**FROM:** Wayne Grotheer, Director, Aviation Project Management Group  
**SUBJECT:** Second Floor Mezzanine Infrastructure Upgrade (CIP #C800615)

**ACTION REQUESTED**

Request Commission authorization for the Chief Executive Officer to execute a major public works construction contract with the sole responsive and responsible bidder to perform the Second Floor Mezzanine Infrastructure Upgrade Project at Seattle-Tacoma International Airport.

**SYNOPSIS**

The Commission authorized advertisement for bids for the Second Floor Mezzanine Infrastructure Upgrade project on June 25, 2013. Bids were opened on July 8, 2014, and found to be irregular as there was only a single bidder. The bid is five percent below the engineer's estimate of \$1,023,000. With the bid within a reasonable range below the engineer's estimate and the efforts taken on contractor community outreach prior to bid, staff recommends accepting the bid and authorizing execution of the major works contract with the sole bidder.

**BACKGROUND**

The Second Floor Mezzanine Infrastructure Upgrade project provides electrical, heating, ventilation and air conditioning, and utility service for approximately 17,500 square feet of space on the second floor of the original 1947 Terminal Building. The space has been designated for future tenant build out and includes the new United Services Organization Northwest (USO NW) lounge. USO NW is currently waiting for this infrastructure upgrade project to complete so that connections to the new utility services can be made and the new lounge can open for operations.

**ALTERNATIVES AND IMPLICATIONS CONSIDERED**

**Alternative 1)** – Cancel the bid and re-bid under the assumption that additional contractor interest can be achieved. This alternative assumes that future contractor outreach might have better results than the previous effort. Further, the potential for competition reducing the lowest bid beyond the cost of the re-bid is weak. This is not the recommended alternative.

**Alternative 2)** – Accept the bid and authorize the execution of the major public works contract with the sole responsible bidder. **This is the recommended alternative.**

**PREVIOUS COMMISSION ACTIONS OR BRIEFINGS**

- June 25, 2013 – Commission authorized advertisement and execution of a major works contract.