



# COMMISSION REGULAR MEETING AGENDA

## Port of Seattle Commission

Tom Albro  
Stephanie Bowman  
Bill Bryant  
John Creighton  
Courtney Gregoire

## Chief Executive Officer

Ted Fick

## Web site:

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Port Commission:  
(206) 787-3034

Meeting and Agenda  
Information:  
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## Our Mission:

The Port of Seattle is a public agency that creates jobs by advancing trade and commerce, promoting industrial growth, and stimulating economic development

## Strategic Objectives:

- Position the Puget Sound region as a premier international logistics hub
- Advance this region as a leading tourism destination and business gateway
- Use our influence as an institution to promote small business growth and workforce development
- Be the greenest, and most energy efficient port in North America

**Date:** December 9, 2014

**Location:** Port of Seattle Headquarters – Pier 69  
2711 Alaskan Way, Seattle, Washington

## ORDER OF BUSINESS

- 12:00 noon** 1. Call to Order  
Recess to:
- 1:00 p.m.** 2. Executive Session, if necessary\*  
Call to Order or reconvene to Open Public Session\*\*
3. Special Orders of Business  
4. Unanimous Consent Calendar  
5. Public Testimony  
6. Division, Corporate, and Commission Action Items  
7. Staff Briefings  
8. Additional New Business  
9. Adjournment

### 1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. EXECUTIVE SESSION\* - Pursuant to RCW 42.30.110, if necessary.

### 3. SPECIAL ORDERS OF BUSINESS

None.

### 4. UNANIMOUS CONSENT CALENDAR\*\*\*

- 4a. Approval of the Claims and Obligations for the period November 1-November 30, 2014, in the amount of \$46,782,295.16 including accounts payable check nos. 900570-901115 in the amount of \$38,502,811.87 and payroll check nos. P-178176-178371 in the amount of \$8,279,483.29 for a fund total of \$46,782,295.16. ([memo enclosed](#))
- 4b. Authorization for the Chief Executive Officer to advertise, award, and execute a major public works contract for the construction of the Airport-wide Mechanical Controls Upgrade project. The total amount of this request is \$3,226,000. Previous authorizations for design totaled \$274,000 for a total projected project cost of \$3,500,000 (CIP # C800497). ([memo enclosed](#))
- 4c. Authorization for the Chief Executive Officer to complete the design for the Concourse B portion of the Gate Improvements Loading Bridges Utilities 400Hz project at Seattle-Tacoma International Airport (CIP #C800019). ([memo and presentation enclosed](#))
- 4d. Authorization for the Chief Executive Officer to design, advertise for construction bid, and award a construction contract to abate regulated materials in support of tenant projects planned for the Main Terminal at Seattle-Tacoma International Airport. The total estimated cost of this project is \$1,872,000. ([memo and attachment enclosed](#))
- 4e. Authorization for the Chief Executive Officer to advertise and execute one or more consulting services IDIQ contracts for building and structure related design, construction, and other engineering support services for a total not to exceed amount of \$1,500,000 with a three-year contract ordering period. No funding is associated with this authorization. ([memo enclosed](#))

\* *An Executive Session may be held at any time after the convening time, if necessary.*

\*\* *Please silence all personal electronic devices during the Public Session.*

\*\*\* *Consent Calendar items are considered routine and are adopted by one motion without discussion.*

*If requested, items may be removed from Consent and considered individually following public testimony.*

**4. UNANIMOUS CONSENT CALENDAR Continued**

4f. Authorization for the Chief Executive Officer to execute a new collective bargaining agreement, the Maintenance Agreement Addendum, between the Port of Seattle and the Building and Construction Trades Council. This contract has a three-year term from January 1, 2013 – December 31, 2015. ([memo](#) and [attachment](#) enclosed)

5. **PUBLIC TESTIMONY** – Public testimony procedures may be found online at [www.portseattle.org/About/Commission/Procedures](http://www.portseattle.org/About/Commission/Procedures).

**6. DIVISION, CORPORATE, AND COMMISSION ACTION ITEMS**

6a. Authorization for the Chief Executive Officer to execute an amendment to the lease and concession agreement with Anton Airfoods (operated by Host International/HMSHost) for an additional two years and three months under modified terms and conditions. The draft lease amendment is attached, substantially as drafted (Exhibit B). ([memo](#), [attachment](#), and [presentation](#) enclosed)

6b. Authorization for the Chief Executive Officer to: (1) amend the current lease and concession agreements with Host International (Host) and Seattle Restaurant Associates (SRA) to remove eight units and provide for the early return of six units, and (2) execute a new lease and concession agreement with Host International to operate ten food service locations at Seattle-Tacoma International Airport for a term that will expire in 2023. ([memo](#), [attachment](#), and [presentation](#) enclosed)

6c. Authorization for the Chief Executive Officer to: (1) amend the lease and concession agreement with Airport Management Services LLC (Hudson) to remove 14 units and provide for the early return of seven units; (2) terminate a separate lease and concession agreement with Airport Management Services LLC covering the “Hudson Marketplace” unit; and (3) execute two new lease and concession agreements with Airport Management Services LLC for the continued operation of convenience retail and specialty retail. The first lease and concession agreement will include seven convenience retail locations and one specialty retail location for a term that will expire in 2022. The second lease and concession agreement will include seven convenience retail locations and two specialty retail locations for a term that will expire in 2024. ([memo](#), [attachment](#), and [presentation](#) enclosed)

6d. Authorization for the Chief Executive Officer to implement (1) a five-year spending plan of \$64,088,000 for the Environmental Remediation Liability (ERL) Program for the Seaport, Real Estate, and Aviation Divisions for 2015-2019; and (2) environmental remediation liabilities funds for 2015 in the amount of \$36,804,000, of which (a) \$16,804,000 is forecasted to be spent in 2015 and (b) an amount estimated not to exceed \$20,000,000 of the remaining funds approved in the five-year plan will be obligated during 2015 to be spent in future years. ([memo](#), [attachment 1](#), [attachment 2](#), and [attachment 3](#) enclosed)

6e. Authorization for the Chief Executive Officer to advertise for and award a contract to construct Phase One of the South Satellite Interior Renovations project at Seattle-Tacoma International Airport using a combination of a major contract and Port resources. This request is for an amount not to exceed \$950,000 of a total estimated project cost of \$5,167,000. ([memo](#) enclosed)

6f. Authorization for the Chief Executive Officer to increase the budget for the S1 Ramp project by \$200,000. The new authorized total project cost will be \$1,405,000. ([memo](#) enclosed)

6g. Second Reading and Final Passage of Resolution No. 3702: A resolution of the Port Commission of the Port of Seattle declaring the Port-owned sewer mains and manhole located within the public right of way on S 170<sup>th</sup> St, SeaTac, WA to be surplus and no longer needed for port district purposes and authorizing the Chief Executive Officer to execute all documents necessary for transfer of the title of the sewer mains and manhole to the Valley View Sewer District. ([memo](#), [resolution](#), and [attachment](#) enclosed)

6h. Second Reading of Resolution No. 3701 Repealing Resolution No. 3549, as amended: A Resolution of the Port Commission of the Port of Seattle extending the Port’s non-discrimination policy to Port contractors for the provision of domestic partner benefits. ([memo](#), [resolution](#), and [attachment](#) enclosed)

6i. Authorization for the Chief Executive Officer to execute an Omnibus Mutual Aid Interlocal Agreement with Washington Public Ports Districts to enable members to provide assistance to each other in preparation for and during emergencies. ([memo](#), [attachment 1](#), and [attachment 2](#) enclosed)

**7. STAFF BRIEFINGS**

7a. Annual Government Relations Briefing. ([memo](#) enclosed)

7b. 2014 Third Quarter Capital Improvement Projects Report. ([memo](#), [report](#), and [presentation](#) enclosed)

7c. Aviation Standby Power Facility. ([memo](#) and [presentation](#) enclosed)

**8. ADDITIONAL NEW BUSINESS****9. ADJOURNMENT**