

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

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

**Item No.** 6g  
**Date of Meeting** March 8, 2016

**DATE:** February 29, 2016  
**TO:** Ted Fick, Chief Executive Officer  
**FROM:** Dave Soike, Director, Facilities and Capital Program  
Michael Ehl, Director, Airport Operations  
Wayne Grotheer, Director, Aviation Project Management Group  
**SUBJECT:** Modular Construction Barricades and Vinyl Graphics Wrap

**Amount of This Request:** \$0  
**Maximum Value of Contract:** \$3,000,000

**ACTION REQUESTED**

Request Commission authorization for the Chief Executive Officer to advertise, award and execute a contract not to exceed \$3,000,000 to provide a leased, modular, construction barricade and vinyl graphics wrap system for public-facing construction projects in the Airport terminal. This contract will be for 3 years with 2 additional 1-year options. No funding is associated with this request.

**SYNOPSIS**

At present the Airport uses painted plywood construction barricades within the Airport terminal to separate all construction projects from the traveling public. These barricades become battered and unsightly with repeated use and are costly to store and mobilize. This request will make future barricades more like those found in a shopping mall. Instead of plywood, the barricades will be modular for flexibility to fit multiple situations and will be made out of a combination plastic and light steel tube framing. Instead of port staff storing wood materials and building barricades, these will be leased and installed by the vendor to cover the front of projects such as ticketing and concession remodels.

The new larger and smoother surfaces provide a great opportunity for staff to respond to Commission and community requests where the airport can be helpful in getting relaying positive messages to the tens of thousands of persons who transit the Airport every day. For example tourism, public service, environmental, advertising, northwest-sense-of-place and other messages could potentially be displayed on the outside of these large wall surfaces in a similar manner to advertising seen on shopping mall barricades.

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Each construction project would pay for its necessary barricade, and therefore no budget is sought within this contract authorization.

### **PROJECT JUSTIFICATION AND DETAILS**

The physical condition, color and overall appearance of the plywood construction barricades currently in use at the Airport vary greatly and the component panels often look battered and unsightly after repeated use. Doors are secured using heavy-duty chains looped through holes in the panels and then padlocked.

The Airport constructs, maintains and stores these plywood barricade panels in various locations. Between 160 and 200 lineal feet (LF) of panels are installed or are on hand at any given time. As construction activity increases at the Airport, more of these barricades will be needed and the resulting construction, maintenance, and storage needs will also increase.

A single, turnkey vendor will provide continuity and consistency of look and help ensure that required Port security, safety, wayfinding and other graphics standards are maintained. Construction projects in non-public areas will continue to use the painted plywood barricades. The cost for the leased barricades and basic wayfinding and traveler alert vinyl graphics wrap will be carried by each project using them as is current practice with the plywood barricades.

This contract provides the Port the ability to quickly secure high quality construction barricades and vinyl wrap for a wide variety of construction projects at public-facing locations throughout the Airport.

The current painted plywood barricade system, while meeting all safety and security requirements, quickly shows dirt and wear after one use in a high traffic environment like the Airport. Vinyl graphic wraps do not readily adhere to plywood and imperfections in the surface show through the vinyl wrap making it a poor candidate for this type of material.

A leased construction barricade system that is designed for vinyl graphic wraps provides a clean, finished look consistent with the Airport's status as a world class facility. Similar systems are in use at many large airports throughout the US as well and in other locations with high public exposure like shopping malls and hospitals.

A leased system allows more flexibility to respond to peaks and lulls in construction activity while reducing the burden on the Port of constructing, transporting, storing, and maintaining a large number of plywood barricades.

#### ***Project Objectives***

- To create and maintain a clean, consistent look and feel to public-facing construction barricades consistent with the Airport's status as a world class facility.
- To meet or exceed all required safety, security and fire protection requirements.
- To ensure that the Port's wayfinding and other graphics standards are maintained.

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- To reduce the burden of constructing, transporting, storing and maintaining a large number of plywood barricades.
- To increase the Port's flexibility to respond to peaks and lulls in construction activity.

### ***Scope of Work***

The successful vendor will be responsible for:

- Providing a sufficient stock of panels to meet Port requirements under established timeliness criteria
- Making an initial site walk for each project and submitting a barricade design for the project sponsor that meets all established safety and security requirements
- Fabricating customized panels as required
- Coordinating vinyl wrap graphics content approval and vinyl wrap fabrication
- Delivering panels to the jobsite and installing them per the design
- Synchronizing vinyl graphics installation after panels are installed
- Responding to maintenance calls while the panels are in place
- Providing necessary repairs/updates to vinyl graphics wrap as required during the work
- Coordinating panel moves/relocations for phased construction work
- Removing the vinyl wrap and panels and transporting them to their facility when project is complete

### ***Schedule***

Advertise Contract	Second Quarter 2016
Execute Contract	Fourth Quarter 2016
End of Contract	Fourth Quarter 2021

## **FINANCIAL IMPLICATIONS**

The total estimated cost for construction barricade and vinyl graphics wrap services is \$3,000,000. No work is guaranteed to the successful vendor and the Port is not obligated to pay the vendor until purchase requests are executed for project by project barricade installation. The funding for the work performed under this contract will come from each project using the system.

## **STRATEGIES AND OBJECTIVES**

The use of a leased, modular panel system with vinyl graphics wrap will improve the overall appearance of public-facing construction projects. Further, this better conveys the Airport's status as a world class facility and provides an enhanced customer experience when compared to the painted plywood panels currently in use. Staff will work with the selected provider to maximize the extent to which small businesses can be included in this program.

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- ***Environmental Responsibility***

**Painted Plywood Panels:**

- Under normal use are typically disposed of after 6 to 8 uses, or between 2 and 3 years
- Require painting between each use and periodic paint touch-ups while installed – when the panel is disposed of, painted wood enters the waste stream

**Modular Panels:**

- Under normal use are typically disposed of after 24 to 32 installations, or between 6 and 8 years
- Are refurbished after each use using environmentally responsible, citrus based cleaning products to remove the vinyl adhesive

## **ALTERNATIVES AND IMPLICATIONS CONSIDERED**

**Alternative 1)** – Status Quo – Continue building painted plywood barricades for construction projects in public and non-public facing locations.

Cost Estimate: \$166 LF.

Pros:

- The Port already owns approximately 180 LF of these panels
- The Port can respond quickly to short notice needs
- Panels can be stored outside and in unheated locations
- Panels meet safety and security requirements
- Fire treated plywood meets fire resistance requirements but panel is not fire rated

Cons:

- The condition and appearance of plywood panels is inconsistent and often unsightly
- Transporting and maintaining panels accounts for 20% of the cost per LF
- Demands for space result in a lack of suitable storage locations at or near the Airport
- Vinyl wrap does not easily adhere to plywood; imperfections show through

This is not the Recommended Alternative.

**Alternative 2)** – Purchase an Off-The-Shelf Panel System.

Cost Estimate: \$186 per LF.

Pros:

- Provides a consistent, finished appearance for public facing projects
- Meets security and safety requirements
- Vinyl wrap adheres well to these panels

Cons:

- Initial acquisition cost is greater than plywood panels
- Off-the-shelf panel systems are not typically fire rated - the only fire rated panel system currently on the market is for lease only
- It is difficult to predict the number of each size and shape panels to purchase

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- There is a 3-6 week lead time if new or custom sized panels are needed
- Panels require a climate controlled storage space at or near the Airport - outdoor storage compromises the panel integrity and exterior finish
- Off-the-shelf systems do not include vinyl wrap fabrication and installation - a separate procurement for this would be required
- Off-the-shelf systems are not easy to customize for unusually shaped or configured locations which can occur in the airport
- Because of their construction, certain types of panel damage cannot be easily repaired by POS staff

This is not the Recommended Alternative.

**Alternative 3)** – Execute a Multi-Year, Turnkey Contract to Provide Leased Construction Barricades and Associated Vinyl Graphics Wrap.

Cost Estimate: \$160 per LF.

Pros:

- Provides a consistent, finished look for public-facing projects
- Satisfies or exceeds safety, fire rating and security requirements
- Panels are designed for vinyl graphics wrap
- Vendor is responsible for fabrication and installation of vinyl graphics wrap
- Vendor ensures the Port's graphics standards are maintained
- Reduced lead time for panel delivery during peak construction periods
- Panels can quickly be custom configured in a variety of sizes, heights and shapes
- Vendor provides delivery, installation and removal of panels
- Port staff can also install and remove panels if needed
- Vendor is responsible for panel transportation, storage and maintenance

Cons:

- Greater up-front cost per LF than plywood panels
- The cost for basic vinyl wrap for wayfinding and other required notifications is estimated at \$40/LF but could reach \$100/LF or more for customized graphics and large murals
- The signs and other graphics for plywood barricades provided by the Port's Sign Shop are not as complex as vinyl wrap and typically cost approximately \$15/LF.
- This will require close coordination with the project team to ensure that the barricades are installed in a timely way to meet the construction needs of the projects.

**This is the Recommended Alternative.**

## **ATTACHMENTS TO THIS REQUEST**

- PowerPoint Presentation.

## **PREVIOUS COMMISSION ACTIONS OR BRIEFINGS**

- None