

PORT OF SEATTLE
MEMORANDUM

COMMISSION AGENDA

Item No. 5d
Date of Meeting March 9, 2010

DATE: March 2, 2010

TO: Tay Yoshitani, Chief Executive Officer

FROM: Keith Gillin, Architecture Manager
Colleen McPoland, Manager, Aviation Art Program

SUBJECT: Amendment 2 to the Contract for the Rental Car Facility Helix Art Project. (Contract P-00314525).

Amount of this request: \$850,000 Source of funds: RCF

Sales taxes: \$75,000

Estimated workers employed: 25

ACTION REQUESTED:

Request authorization for the Chief Executive Officer to execute Amendment 2 to Contract P-00314525 for the Consolidated Rental Car Facility (RCF) Helix Art Project for the not to exceed amount of \$1,000,000. Amendment 2 will increase the value of the contract by \$850,000 and extend the contract by one year to December 31, 2012. No new budget is required for this amendment as the total cost of the art project was included in the May 13, 2008, authorization.

This memorandum also serves as notice to the Commission in accordance with RCW 53.19.060, which requires that any amendment to a personal service contract greater than 50 percent of the original value of the contract "must be filed with the Commission and made available for public inspection prior to the proposed starting date of the services under the amendment." This memorandum will be placed on file for public inspection at the bid desk.

SYNOPSIS:

This amendment to the contract for the Helix Art Project at the RCF will allow the artist to begin implementing, fabricating and installing his approved design. The total cost of the Helix Art Project is \$1,000,000. No new funds are required to execute this amendment.

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BACKGROUND:

The Rental Car Facility program includes budget for art. In 2006, the Port of Seattle contracted with 4Culture of King County to create an art plan for the Rental Car Facility and an art funding allocation. One portion of the approved art plan called for the Port to add an artist to the design team for the RCF. In 2007, a Request for Qualifications was sent to over 59 artists throughout the country for a design team artist. Nineteen responded to that request. The selection team short-listed four artists for interviews. Lewis C. (Buster) Simpson was selected through this competitive process.

The Request for Qualifications stipulated that \$150,000 would be paid for design fees and \$850,000 would be budgeted for implementing and fabricating the approved design. The expectation was that the artwork would be highly integrated into the facility architecture and function.

The artist has completed the approved design for artwork on the Rental Car Facility and is moving into the fabrication and implementation phase of his artwork, which will be incorporated into the building structure and will replace components that are now included in the General Contractor's contract. In this specific case, we will be deleting architectural metal panels, light fixtures and structural steel that is included in the General Contractor's current contract, and replacing them with metal mesh scrim and light emitting diodes (LED) lighting. The lighting can be programmed for different lighting schemes and colors with new data / computer controls that will be paid from the art program budget. The screening will be fabricated by the artist and delivered to the site for installation by the contractor with supervision by the artist.

AMENDMENT DESCRIPTION AND JUSTIFICATION:

The following information relates to the pending amendment scope:

Amendment 2:

- **Scope of work:** The artwork for the helices at the RCF is a drape of stainless steel mesh around the helices and LED lighting that can be programmed for different lighting schemes and colors. The screening includes fabrication of a multilayer metal mesh that will be fabricated by the artist and installed by the RCF General Contractor under supervision by the artist (Buster Simpson) and associates.
- **Justification:** The artist must work in conjunction with the schedule of the General Contractor for the integration of the artwork into the overall construction of the RCF. What is crucial from an installation standpoint is that the tower cranes and operators necessary to install the stainless steel mesh are on site until the mesh is installed, per the current schedule.

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- **Consequences of not proceeding:** The tower cranes would need to be brought back to the site or some other method of installing the fabric mesh would be required, which would increase costs significantly.

FINANCIAL ANALYSIS:

Budget to pay for this amendment is part of the RCF project art funds that were included in a previously approved authorization of \$1,950,000 (May 13, 2008). The budget for this project was calculated at one-percent on estimated capital construction costs for the RCF in early 2007 (\$190 million) based on the Art Policy and Guidelines in effect at that time. Revised Port Art Policy and Guidelines were approved by the Commission in August 2008, and the new policy reduced the percentage from one-percent to one-half-percent on design and construction costs for art associated with a project. It was determined to keep the previously approved amount of \$1,950,000 for RCF art. No additional project budget is requested as a result of this amendment.

CONTRACT INFORMATION:

Original contract amount	\$150,000.00
Previous Amendment (no cost, corrected end date)	\$0.00
Current contract amount	\$150,000.00
This request, Amendment 2	\$850,000.00
Implementation/Contingency	(\$775,000)
State and local taxes	(\$75,000)
Revised contract amount	\$1,000,000.00

PREVIOUS COMMISSION ACTIONS OR BRIEFINGS:

- On December 15, 2009, the Commission was briefed on the Helix Art Project as part of the Annual Briefing on Art projects and Art Program Policy and Guidelines.
- On September 22, 2009, the Commission was briefed on the Helix Art Project as part of the monthly briefing on the Consolidated Rental Car facility Program.
- On September 23, 2008, the Commission was briefed on the artist-designed helix mesh concept for the RCF project as part of the monthly briefing on the Consolidated Rental Car Project.
- On May 13, 2008, the Commission authorized awarding the Consolidated Rental Car Facility contract to Turner Construction Company for \$286,500,000 for a total project cost of \$382,451,000. The helix Art Project was included in this authorization.