

PORT OF SEATTLE
MEMORANDUM

COMMISSION AGENDA

Item No. 6b

Date of Meeting May 18, 2010

DATE: May 11, 2010

TO: Tay Yoshitani, Chief Executive Officer

FROM: Michael Ehl, Director, Airport Operations
George England, Program Leader, Aviation Capital Improvement Program

SUBJECT: Developer Extension Contract with Highline Water District for Water Service to the Bus Maintenance Facility (BMF).

Amount of This Request: \$0

Source of Funds: N/A

ACTION REQUESTED:

Request authorization for the Chief Executive Officer to execute a Developer Extension Contract, and supporting Bill of Sale, Right of Entry and Easement documents, with the Highline Water District in support of the BMF project, a component of the Rental Car Facility (RCF) program.

SYNOPSIS:

The BMF project includes the construction of facilities and improvements to support the rental car consolidated busing operation and existing employee parking busing operations. These new facilities and improvements are located on Airport property in the vicinity of 28th Avenue South and South 194th Street and are shown on the attached site and site utility plan (Attachment A). The Commission previously authorized the budget for this agreement on February 2, 2010 and the project is funded by a combination of Customer Facility Charge (CFC) revenues or bonds, and the Airport Development Fund (ADF). The Developer Extension Contract specifically includes a Bill of Sale that will transfer the ownership of the completed water facilities, built by the Port as part of the BMF project, to the Highline Water District. The total estimate value of these water facilities is approximately \$150,000.

BACKGROUND:

In February 2008, the Port of Seattle and Highline Water District entered into an Interlocal Agreement, clearly identifying that Highline Water District was the exclusive water service provider for Airport properties in this area. In order to proceed with the development of the BMF project, the Port of Seattle needs to execute a Developer Extension Contract with Highline Water District. The Developer Extension Contract ensures that the water main improvements constructed as part of the BMF project and turned over to the Highline Water District meet the requirements of the District.

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DEVELOPER EXTENSION CONTRACT:

The Developer Extension Contract (see Attachment B) meets the requirements of the BMF project and has been reviewed by Port staff and the legal department. The Developer Extension Contract includes the following key factors:

- The deposit of \$5,000 to the Highline Water District to cover costs associated with the administration of the Developer Extension Contract and construction of the BMF project. Typical costs include engineering, inspections, testing, and sampling. Any unspent funds will be returned to the Port after the completion of the BMF project and these funds are included within the current authorized budget.
- Specific insurance and construction requirements related to the construction of the water facilities. These requirements will be included in the construction documents for the BMF project as requirements for the contractor.
- Specific easement requirements for the completed water facilities. These easements will be granted with the completion and turnover of the water facilities.
- Specific requirements for the Bill of Sale for the transfer of title of the water facilities to the Highline Water District. The total estimated value of the water facilities is approximately \$150,000.

OTHER DOCUMENTS ASSOCIATED WITH THIS REQUEST:

Attachment A – Bus Maintenance Facility Site and Site Utility Plan

Attachment B – Developer Extension Contract with Highline Water District

PREVIOUS COMMISSION ACTION:

The following list of previous Commission actions or briefings only related to the design of the BMF project and does not reflect the full list for the RCF program.

- February 27, 2007, the Commission authorized \$9,210,183, including \$6,460,183 in additional design funding for the RCF program and \$2,750,000 for preconstruction services and for demolition of buildings on the Consolidated Rental Car Facility site.
- May 13, 2008, the Commission authorized 1) \$3,574,300 in additional design funds for the RCF program, 2) the award of the GC/CM contract to Turner Construction Company and \$286,500,000 for the construction of the Consolidated Rental Car Facility, and 3) the execution of a change order in the amount of \$1,606,710 for additional construction staff and logistics facilities.

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- October 21, 2008, the Commission authorized the use of up to \$20,000,000 in general Airport funds to provide temporary funding for the RCF program.
- December 15, 2008, the Commission authorized the suspension of most work under the contract for construction of the Consolidated Rental Car Facility for an indefinite period, not to exceed one year. Design for the BMF and Off-Site Roadway Improvement projects would continue.
- June 2, 2009, the Commission authorized an additional \$607,000 for the design of the Compressed Natural Gas Fueling Facility as part of the BMF Project.
- June 30, 2009, the Commission 1) lifted the suspension and restarted the entire RCF program, 2) authorized \$591,670 in additional design funds for the Bus Maintenance Facility and Offsite Roadway Improvement (ORI) projects, 3) authorized \$27,826,000 in additional construction funds for the Consolidated Rental Car Facility, 4) authorized multiple change orders for a not to exceed value of \$16,800,000 and up to 260 calendar days for the construction of the Consolidated Rental Car Facility, and 5) revised the Commission notification requirements for change orders for the Consolidated Rental Car Facility.
- February 2, 2010, the Commission authorized \$24,474,000 of construction funds and granted approval to advertise for construction the BMF project.