

PORT OF SEATTLE
MEMORANDUM

COMMISSION AGENDA

REVISED January 9, 2012

Item No. 6b

Date of Meeting January 10, 2012

DATE: January 9, 2012

TO: Tay Yoshitani, Chief Executive Officer

FROM: Wayne Grotheer, Director, Aviation Project Management Group

SUBJECT: First Reading and Second Reading/Final Passage of Resolution No. 3656:
Property Conveyance (or Transfer) of Water Mains and Appurtenances to the
Highline Water District.

ACTION REQUESTED:

First Reading and Second Reading/Final Passage of Resolution No. 3656: A resolution of the Port Commission of the Port of Seattle declaring certain real property, the water mains and appurtenances located at: 2585 S 194th St, SeaTac, WA and 2645 S 194th St, SeaTac, WA, the water mains and appurtenances located within the public right of way on S 160th St, SeaTac, WA, and on Port property on Host Road, 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 these water mains and appurtenances to the Highline Water District.

SYNOPSIS:

The Off-Site Roadway Improvements, Bus Maintenance Facility, and Consolidated Aviation Warehouse projects all include the extension, relocation, or modification of Highline Water District water mains and appurtenances. At the completion of these projects, the water main improvements and associated access easements, are to be transferred to the District per the project Developer Extension Contracts and the Interlocal Agreement with the District. Although the Commission has previously approved the transfer of the water main improvements to the District, the water main improvements must also be declared surplus property under Chap. 39.33 RCW and the transfer memorialized by Commission resolution in compliance with Chap. 53.08 RCW (see Attachment A). The value of the property being transferred is \$428,000. Port staff has requested that the Port Commission complete the First Reading and Second Reading/Final Passage at one meeting in order to provide permanent water service in support of the construction of the Bus Maintenance Facility project without further delay.

COMMISSION AGENDA

Tay Yoshitani, Chief Executive Officer

January 9, 2012

Page 2 of 3

BACKGROUND:

On February 12, 2008, the Port of Seattle Commission authorized the Chief Executive Officer to enter into an Interlocal Agreement with the District regarding the provision of water service in the Airport area, and for the transfer of certain water system improvements located on Port property to the District. The Off-Site Roadway Improvements project relocated a water main that was located on Port property. This water main was one of the water system improvements that is required to be transferred to Highline Water District per the Interlocal Agreement. The completion of the Bill of Sale, which transfers ownership of the water main improvements from the Port to the District, is the subject of the requested action and the resolution.

On February 23, 2010, the Port of Seattle Commission authorized the Chief Executive Officer to execute a Developer Extension Contract, and supporting Bill of Sale for the water main improvements, with the District in support of the Consolidated Aviation Warehouse project. This Commission action did not include confirmation that the water main improvements were no longer needed for port purposes and should be declared surplus under Chap. 39.33 RCW. In March 2010, the Chief Executive Officer executed both the Developer Extension Contract and the Bill of Sale. The ratification of the Bill of Sale (see Attachment B), which transfers ownership of the water main improvements from the Port to the District, confirms that the water main improvements are no longer needed for port purposes and declares the water main improvements to be surplus, is the subject of the requested action and the resolution.

On May 18, 2010, the Port of Seattle Commission authorized the Chief Executive Officer to execute a Developer Extension Contract, and supporting Bill of Sale, Right of Entry and easement documents, with the District in support of the Bus Maintenance Facility project. The completion of the Bill of Sale, which transfers ownership of the water main improvements from the Port to the District, is the subject of the requested action and the resolution. As Port staff was preparing the final documents for Highline Water District, it became apparent that we also needed to declare surplus the water main improvements under Chap. 39.33 RCW. This error has resulted in a delay in providing permanent water to support the construction of the Bus Maintenance Facility project, and is delaying the completion of portions of the project.

WATER MAIN IMPROVEMENTS:

The Off-Site Roadway Improvements project included the relocation of a water main and appurtenances from Port property and into the public right-of-way on South 160th Street and portions of Host Road. The water main improvements are shown in Attachment C and generally include the following: approximately 1,300 feet of piping, three fire hydrants, and a new 2-inch water service and meter. The total estimated construction cost of these improvements is \$120,000.

The Consolidated Aviation Warehouse project included the extension of the District water main onto the project site. The water main improvements are shown in Attachment D and generally include the following: approximately 1,600 feet of piping, four fire hydrants, and a new 2-inch

COMMISSION AGENDA

Tay Yoshitani, Chief Executive Officer

January 9, 2012

Page 3 of 3

water service and meter. The total estimate construction cost of these improvements is \$110,000.

The Bus Maintenance Facility project included the extension of the District water main onto the project site. The water main improvements are shown in Attachment E and generally include the following: approximately 2,000 feet of piping, seven fire hydrants, and a new 3-inch water service and meter. The total estimated construction cost of these improvements is \$198,000.

OTHER DOCUMENTS ASSOCIATED WITH THIS REQUEST:

Attachment A – Resolution No. 3656

Attachment B – Highline Water District Bill of Sale for Consolidated Aviation Warehouse (2645 South 194th St, SeaTac, WA 98188)

Attachment C – Off-Site Roadway Improvements water main improvements.

Attachment D – Consolidated Aviation Warehouse water main improvements.

Attachment E – Bus Maintenance Facility water main improvements.

PREVIOUS COMMISSION ACTIONS:

The following list of previous Commission actions includes only the execution of the project Developer Extension Contracts and the Interlocal Agreement with the District, and does not include all of the previous Commission actions for the three projects.

- On February 12, 2008, the Port of Seattle Commission authorized the Chief Executive Officer to Execute an Interlocal Agreement with the District for provision of water service to the Airport area.
- On December 15, 2009, the Port of Seattle Commission authorized the Chief Executive Officer to execute and award outside professional services agreements, to prepare and execute outside utility agreements and easements, to perform contract administration, to advertise for bids, and to execute a construction contract for the Off-Site Roadway Improvements project as part of the RCF program at Seattle-Tacoma International Airport (Airport) in the amount of \$16,334,400 bringing the total RCF program authorization to \$390,705,746; and to enter into contracts currently estimated at \$17,534,400 for the construction of this project incorporating WSDOT's bridge seismic improvements.
- On February 23, 2010, the Port of Seattle Commission authorized the Chief Executive Officer to execute a Developer Extension Contract, and supporting Bill of Sale, with the District in support of the Consolidated Aviation Warehouse project.
- On May 18, 2010, the Port of Seattle Commission authorized the Chief Executive Officer to execute a Developer Extension Contract, and supporting Bill of Sale, Right of Entry and easement documents, with the District in support of the Bus Maintenance Facility project.