

PORT OF SEATTLE
MEMORANDUM

COMMISSION AGENDA

Item No. 6a

ACTION ITEM

Date of Meeting October 9, 2012

DATE: October 1, 2012
TO: Tay Yoshitani, Chief Executive Officer
FROM: George England, Program Leader, Aviation Project Management Group
SUBJECT: First Reading of Resolution No. 3669: Conveyance (or Transfer) of electrical infrastructure and permanent easements to City of Seattle and Puget Sound Energy

ACTION REQUESTED:

First Reading and Public Hearing of Resolution No. 3669: A Resolution of the Port Commission of the Port of Seattle declaring certain permanent access easements, and the electrical infrastructure improvements located at: 2585 S 194th St, SeaTac, WA, on Port property on S 194th/196th St, SeaTac, WA, within the public right of way on 28th Ave S, SeaTac, WA, within the public right of way on International Blvd, SeaTac, WA, and at 3150 S 160th 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 conveyance of the permanent access easements on the real property and title to these electrical infrastructure improvements to the City of Seattle and Puget Sound Energy.

SYNOPSIS:

The Rental Car Facility (RCF) and Bus Maintenance Facility (BMF) projects both included the extension of electrical infrastructure from existing utility-owned systems to the project sites in order to support the development of the facility improvements. At the completion of these projects, the electrical infrastructure and associated permanent access easements are required to be transferred to the City of Seattle for the RCF project, and to Puget Sound Energy (PSE) for the BMF project in accordance with the agreements for each utility. The electrical infrastructure must be declared surplus property under Chap. 39.33 RCW and the transfer memorialized by Commission resolution (see Attachment A) in compliance with Chap. 53.08 RCW. The value of the electrical infrastructure property that is being transferred is \$674,000. As a result of this transfer, the Port will recognize a public expense (non-operating account) of \$674,000.

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BACKGROUND:

On June 30, 2009, the Port of Seattle Commission lifted the suspension of the RCF program and authorized additional construction funds for the RCF project to allow the project to proceed. This authorization also included the authority to enter into utility agreements to support the project. In May 2010, the Port entered into a utility agreement with the City of Seattle for the extension and relocation of electrical infrastructure in order to provide power for the RCF project. Pursuant to the terms of this agreement, the electrical infrastructure will be owned and maintained by the City of Seattle.

On February 2, 2010, the Port of Seattle Commission authorized the construction of the BMF project, which included the authority to prepare and execute utility agreements and easements to support the project. In April 2011, the Port entered into a utility agreement with PSE for the extension and relocation of electrical infrastructure in order to provide power for the BMF project. Pursuant to the terms of this agreement, the electrical infrastructure is to be owned and maintained by PSE.

ELECTRICAL INFRASTRUCTURE IMPROVEMENTS:

The RCF project included the development of electrical infrastructure along the west side of International Boulevard and into the project site. The electrical infrastructure improvements are shown in Attachment B and generally include the following: approximately 500 feet of electrical ductbank, an electrical vault, and supporting cabling and miscellaneous equipment. The total estimated construction cost of these improvements is \$312,000.

The BMF project included the development of electrical infrastructure from 28th Ave. South, along the north side of South 194th/196th Street, and onto the project site. The electrical infrastructure improvements are shown in Attachment C and generally include the following: approximately 1,200 feet of electrical ductbank, seven electrical vaults or hand holes, two transformers, and supporting cabling and miscellaneous equipment. The total estimated construction cost of these improvements is \$362,000.

FINANCIAL IMPLICATIONS:

The costs incurred to create the electrical infrastructure improvements for this action were originally accounted for as capital costs. With the approval of this resolution, the costs (\$674,000) will be accounted for as public expense, a non-operating expense account.

OTHER DOCUMENTS ASSOCIATED WITH THIS REQUEST:

- Attachment A – Resolution No. 3669
- Attachment B – Rental Car Facility Electrical Infrastructure Improvements
- Attachment C – Bus Maintenance Facility Electrical Infrastructure Improvements

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PREVIOUS COMMISSION ACTIONS OR BRIEFINGS:

The following list of previous Commission actions includes only those associated with granting the authority to prepare and execute utility agreements for the RCF and BMF projects, and does not include all of the previous Commission actions for these two projects.

- 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 BMF and Off-Site Roadway Improvements projects, 3) authorized \$27,826,000 in additional construction funds for the RCF project, 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 RCF project, and 5) revised the Commission notification requirements for change orders for the RCF project. This authorization also included the preparation and execution of outside utility agreements for the RCF project.
- February 2, 2010 – the Commission authorized an additional \$24,474,000 for the construction of the BMF project. This authorization included the preparation and execution of outside utility agreements and easements for the BMF project.