

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

**COMMISSION AGENDA**

**Item No.** 5c

**ACTION ITEM**

**Date of Meeting** November 13, 2012

**DATE:** November 2, 2012

**TO:** Tay Yoshitani, Chief Executive Officer

**FROM:** Michael Ehl, Director Aviation Operations

**SUBJECT:** Unified Pest Management Program Contract for Seattle-Tacoma International Airport (Airport)

**Amount of This Request:** \$750,000

**Source of Funds:** Airport Development Fund

**Est. State and Local Taxes:** \$0

**Est. Jobs Created:** NA

**Est. Total Contract Cost:** \$750,000

**ACTION REQUESTED:**

Request Commission authorization for the Chief Executive Officer to execute a contract to conduct commercial pest management at the Airport's Main Terminal, North and South Satellites, parking garage, and several other Port-owned buildings at the Airport. The total estimated cost of the contract will not exceed \$750,000 for the 3-year ordering period (2013-2015).

**SYNOPSIS:**

The Airport encompasses approximately 3,000 acres and approximately 3 million square feet of terminal space. Increases in species of wildlife, rodents, and other pests have developed in recent years, leading to a reassessment of pest control efforts. Airport staff has consequently developed a strategic plan to expand and enhance existing efforts. The Airport and its tenants currently contract individually for pest control services within their respective areas of responsibility, limiting coordination, communication, and facilitation of pest eradication efforts. By contracting with a single pest control company for all common and leased areas identified in this request, the overall effectiveness of the program will be greatly improved through unification. Green Pest Management practices will be implemented with the goal of using fewer resources and chemicals and instead emphasizing enhanced sanitation and focus on pest prevention. The 2013 cost of this contract (\$250,000) is included in the 2013 preliminary budget, and may result in a lower cost per tenant because of economies of scale under an Airport-wide contract. The cost of these services for 2013 includes a \$215,000 increase over 2012 spending, which was earlier highlighted in the budget briefing on October 9, 2012. Small business participation opportunity language is included in the public bidding documents.

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### **BACKGROUND:**

For decades, pest control services have been provided by multiple commercial contractors at the Airport. Pest control is ineffective when one contractor treats a single space for pests independently of neighboring lease areas or in the absence of coordination with other pest control contractors.

In 2005, the Port improved communication and treatment coordination through the implementation of an Airport-wide pest-reporting email address, pest@portseattle.org. The number of pest-related complaints continues to increase as pests have become better established at the Airport. Both the passenger experience and the image of the Airport and its tenants can be negatively impacted by these issues. The proposed recommendation is projected to make a significant improvement throughout the Airport.

The Port of Seattle currently provides pest control services for public and common use areas where pest issues are relatively low compared to the permanently-occupied tenant employee break areas and food service areas. The current cost for these limited services is \$35,000 annually. In July 2012, a second full-time Wildlife Biologist was hired to improve pest management related processes. The limited scope of the existing pest management contract makes the current program inadequate with respect to supporting the new Unified Pest Management Program and its overarching goal of pest elimination.

### **PROJECT JUSTIFICATION:**

Using one commercial pest control contractor with a single data-logging and complaint-reporting system is critically important for the effective communication, trending, tracking, coordination and eradication of pests at the Airport, and is the most efficient way to effectively manage and control pest populations.

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

- Reduce and ultimately eliminate pest issues.
- Provide education and outreach to Airport employees and tenants to eliminate pest attractants and avenues for pests to enter Port property.
- Improve monitoring of control activities so emerging trends in pest issues can be identified early.
- Ensure ongoing compliance with public health and safety rules, requirements and best practices.

### **PROJECT SCOPE OF WORK AND SCHEDULE:**

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

One commercial pest control contractor will regularly monitor and treat the Main Terminal, parking garage, Port-operated outbuildings, and multiple tenant lease areas within the main terminal complex. We expect the use of electronic data-recording technologies, such as barcode readers, to further improve the way pest issues are, for the first time, trended by problem location.

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### ***Schedule:***

Request for Proposal to Vendors/Suppliers	September 24, 2012
Commission Approval	November 13, 2012
Proposals Received/Evaluated	November 14, 2012
Service Contract Executed	January 1, 2013

Although all existing concessionaires will be eligible and encouraged to participate in this program, certain concessionaires are not currently obligated to participate and may elect to opt out of this program due to provisions in their existing contracts that require them to provide their own pest control. However, by 2016, when these contracts are renegotiated, the Port expects to provide pest management services to all Airport tenants and concessionaires, and will be better positioned to communicate and enforce more effective Airport rules and regulations pertaining to improved sanitation and pest management.

### **FINANCIAL IMPLICATIONS:**

#### ***Budget Status and Source of Funds:***

Contract payments are to be included in the annual operating budgets as specific line items in the Aviation Operations Department budget. The 2013 operating budget includes \$250,000 for this program. The funding source is the Airport Development Fund. This contract would increase airline cost per enplanement by approximately \$.01 in 2013. The total contract cost over the requested three-year contract duration period is not to exceed \$750,000.

This program is fortunately occurring when the Airport's Rules and Regulations are being updated to require better sanitation and expedient pest reporting. When compared with tenants' current costs, we expect the total cost per tenant to decrease through an economy of scale under the Port's Unified Pest Management Program.

### **STRATEGIC OBJECTIVES:**

The Unified Pest Management Program supports the Century Agenda objective of making Sea-Tac Airport the West Coast "Gateway of Choice" for international travel by improving the customer experience.

### **ENVIRONMENTAL SUSTAINABILITY:**

The Unified Pest Management Program supports the Port's goal of having the "cleanest and greenest port in America" by emphasizing enhanced sanitation at the Airport and the use of Green Pest Management (GPM) approaches.

The Port's program will base its approach from GPM principles. GPM is a variation of Integrated Pest Management (IPM) with the goal to use fewer resources and chemicals using

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IPM practices. IPM focuses on pest prevention by eliminating pest attractants and resources through better waste management and sanitation. IPM also works by educating and modifying employee behaviors to decrease pest access and attractions. Chemical use will be limited and coordinated to maximize pest elimination at hot spots and infestations while reducing potential environmental impacts. Increasing sanitation standards through updating and enforcing compliance with updated Airport rules and regulations will result in fewer pest-related attractants, fewer issues, and a reduced need for chemical control. Identifying and trending problem locations is expected to further reduce the future use of chemicals and associated control costs.

### **BUSINESS PLAN OBJECTIVES 2013–2017:**

This program supports the Airport's purpose in "Providing an extraordinary customer experience" and in meeting the strategic goal of "Operating a world-class international airport by ensuring safe and secure operations."

### **TRIPLE BOTTOM LINE SUMMARY:**

This pest management program will improve customer service, and through enhanced public health and safety, the Airport's welcoming front door image will be maintained. Improved communications with tenants and coordination with a single pest control contractor will aid in realizing our ultimate goal of total pest elimination at the Airport. Small business participation goals and strategies for small business development opportunities will be included in the RFP as Additive Alternates. Use of GPM principles will ensure that the program is carried out giving full consideration to environmental concerns.

### **ALTERNATIVES CONSIDERED AND THEIR IMPLICATIONS:**

**Alternative 1)** Do nothing. Pest problems will continue to worsen. King County and State Public Health Inspection laws will eventually be violated.

**Alternative 2)** Engage and execute a contract with a single pest control contractor to treat, service and control all pests within the terminal complex that requires the contractor to use electronic data recording technologies for monitoring the location and efficacy of pest elimination efforts. Sanitation records will aid in the monitoring and enforcement of the Port's new pest-related rules and regulations, and tenant compliance issues. **This is the recommended alternative.**

### **OTHER DOCUMENTS ASSOCIATED WITH THIS REQUEST:**

None.

### **PREVIOUS COMMISSION ACTIONS OR BRIEFINGS:**

None.