



**COMMISSION
AGENDA MEMORANDUM**

Item No. 6b

ACTION ITEM

Date of Meeting September 22, 2020

DATE: September 11, 2020

TO: Stephen P. Metruck, Executive Director

FROM: Wayne Grotheer, Director, Aviation Project Management Group
Eileen Francisco, Acting Director, Aviation Facilities and Capital Programs

SUBJECT: Modular Construction Barricades and Vinyl Graphics Wrap

This Request \$0
Maximum Value of Contract: \$3,000,000

ACTION REQUESTED

Request Commission authorization for the Executive Director to execute a contract to provide a leased, modular, construction barricade and vinyl graphics wrap system for public-facing construction projects in the terminal buildings at Seattle-Tacoma International Airport, no funding is associated with this request. This contract will be for three years with two additional one-year options. in an amount not to exceed \$3,000,000.

EXECUTIVE SUMMARY

In 2016 the Airport transitioned from a painted plywood construction barricade system to a leased modular barricade system, more like those found in shopping malls, using a competitively procured five-year contract. Construction barricades are used to separate all construction projects inside the terminal buildings from the traveling public and airport users. Modular barricades provide flexibility to fit multiple situations and are made from plastic with light steel tube framing. The barricades are leased and installed by the vendor. Port Construction Services staff were trained to install, remove and relocate these barricades to ensure fast response when needed.

These barricades provide display opportunities using the full color printed vinyl wrap. Messaging for the barricade wraps is developed by the External Affairs department and is adapted to current messaging and issues. It can be adapted to provide messages relevant to safety, the project, what is coming, operations, campaigns like “mask-up,” and so on.

Each construction project would pay for its necessary barricade; therefore, no budget is requested with this authorization. The maximum dollar value of this contract is \$3,000,000.

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JUSTIFICATION

Barricades are necessary in order to provide a protection and security barrier between construction sites and travelers or other Airport users. Barricades also provide information to the passengers about safety by separating passengers from construction activities and maintain aesthetics during the construction. In the past the Airport used plywood construction barriers provided by the Port or contractors depending on the type of construction contract. These plywood barricades became battered and unsightly after repeated use and proved difficult to store when not in use.

In 2016 the Commission authorized the execution of a not-to-exceed contract for leased, modular, construction barricade and vinyl graphic wrap system, which the airport used for modular barricades systems to maintain a consistent look throughout the terminal building and concourses. A leased construction barricade system is designed to provide that consistency. They are made in various sizes to accommodate both large and small construction areas, have smooth finishes that vinyl graphic wraps adhere to easily. They can also be erected quickly in case there is a need to close a part of the airport.

A leased construction barricade system that is designed for vinyl graphic wraps provides a clean, finished look consistent with a world class facility. The large smooth surfaces provide an opportunity for the Port to provide messaging to travelers. For example, the barricade surfaces, via vinyl wrap, have been able to provide branding, tourism, public service, environmental information, advertising and other messaging.

A single vendor will provide continuity and consistency of look and help ensure that required Port security, safety, wayfinding and other graphic standards are maintained. A leased system allows more flexibility to respond to peaks and lulls in construction activity while reducing the burden on the Port of constructing, transporting, storing, and maintaining a large number of barricade panels.

Diversity in Contracting. Port staff along with the Diversity in Contracting Department will inform and solicit interest from WMBE businesses for this leasing opportunity.

DETAILS

Objectives

- (1) To create and maintain a clean, consistent look and feel to public-facing construction barricades consistent with the Airport's objective to be a world class facility.
- (2) To meet or exceed all required safety, security and fire protection requirements.
- (3) To ensure that the Port's wayfinding and other graphics standards are maintained.

Scope of Work

The successful vendor will be responsible for:

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- (1) Providing enough stock of panels to meet Port requirements under established time criteria.
- (2) Making an initial site walk for each project and submitting a barricade design for the project sponsor that meets all established safety and security requirements.
- (3) Fabricating customized panels as required.
- (4) Coordinating vinyl wrap graphics content approval and vinyl wrap fabrication.
- (5) Delivering panels to the jobsite and installing them per the design.
- (6) Synchronizing vinyl graphics installation after the panels are in place.
- (7) Providing necessary repairs/updates to vinyl graphics wrap as required during the work.
- (8) Coordinating panel moves/relocations for phased construction work.
- (9) Removing the vinyl wrap and panels and returning them to its facility when a project is complete.

Schedule

Activity

Advertise Contract	Q4 2020
Execute Contract	Q2 2021
End Contract	Q2 2026

ALTERNATIVES AND IMPLICATIONS CONSIDERED

The alternatives below were evaluated based on the following scenario:

A project requires 12’ x 60’ of barricades for 6 months. The barricades are removed and stored for 6 months. A second project requires the same amount of barricades for an additional 6 months. 20% of the barricade panels are damaged during use. Note vinyl graphics are assumed to be the same for all alternatives and therefore not included.

Alternative 1 – Resume building painted plywood barricades for construction projects in public and non-public facing locations.

Cost Implications: \$18,000

Pros:

- (1) The Port can respond quickly to short notice needs.
- (2) After initial purchase the panels can be used multiple times.
- (3) Panels can be stored outside and in unheated locations.
- (4) Panels meet safety and security requirements.
- (5) Fire treated plywood meets fire resistance requirements, but panel is not fire rated.

Cons:

- (1) The condition and appearance of plywood panels is inconsistent and often unsightly.
- (2) Re-use of the barricades further degrades their appearance and suitability over time.
- (3) Transporting and maintaining panels accounts for 20% of the cost per linear foot.
- (4) Demands for space result in a lack of suitable storage locations at or near the airport.

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- (5) Vinyl wrap does not easily adhere to plywood; imperfections show through the wrap and negatively impact advertising and messaging opportunities.

This is not the recommended alternative.

Alternative 2 – Purchase an off-the-shelf panel system

Cost Implications: \$21,000

Pros:

- (1) Provides a consistent, finished appearance for public facing projects.
- (2) After initial purchase the panels can be used multiple times.
- (3) Meets security and safety requirements.
- (4) Vinyl wrap adheres well to these panels.

Cons:

- (1) Initial acquisition cost is greater than plywood panels.
- (2) Purchase choices are limited as off-the-shelf panel systems are not typically fire rated.
- (3) It is difficult to predict the number of each size and shape panels to purchase.
- (4) There is a three to six, week lead time if new or custom sized panels are needed.
- (5) Panels require a climate-controlled storage space at or near the airport - outdoor storage compromises the panel integrity and exterior finish.
- (6) Off-the-shelf systems do not include vinyl wrap fabrication and installation - a separate procurement for this would be required.
- (7) Off-the-shelf systems are not easy to customize for unusually shaped or configured locations which can occur in the airport.
- (8) Because of their construction, certain types of panel damage cannot be easily repaired by Port staff.

This is not the recommended alternative.

Alternative 3 – Execute a multi-year, contract to provide leased construction barricades and associated vinyl graphics wrap.

Cost Implications: \$10,000

Pros:

- (1) Provides a consistent, finished look for public-facing projects.
- (2) Satisfies or exceeds safety, fire rating and security requirements.
- (3) Panels are designed for vinyl graphics wrap.
- (4) Vendor is responsible for fabrication and installation of vinyl graphics wrap.
- (5) Vendor ensures the Port's graphics standards are maintained.
- (6) Reduced lead time for panel delivery during peak construction periods.
- (7) Panels can quickly be custom configured in a variety of sizes, heights and shapes.
- (8) Vendor provides delivery, installation and removal of panels.
- (9) Port staff can be trained to install and remove panels if needed.
- (10) Vendor is responsible for panel transportation, storage and maintenance.

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Cons:

- (1) The cost for basic vinyl wrap for wayfinding and other required notifications is estimated at \$40/LF but could reach \$100/LF or more for customized graphics and large murals.
- (2) This alternative will require close coordination between the project team and the vendor to ensure that the barricades are installed in a timely way to meet the construction needs of the projects.

This is the recommended alternative.

FINANCIAL IMPLICATIONS

The total estimated cost for construction barricade and vinyl graphics wrap services is \$3,000,000. No work is guaranteed to the successful vendor and the Port is not obligated to pay the vendor until purchase requests are executed for project by project barricade installation. The funding for the work performed under this contract will come from each project using the system.

ATTACHMENTS TO THIS REQUEST

- (1) PowerPoint Presentation

PREVIOUS COMMISSION ACTIONS OR BRIEFINGS

March 8, 2016 – The Commission authorized the advertisement, award and execution of a not-to-exceed contract for leased, modular, construction barricade and vinyl graphic wrap system.