

PORT OF SEATTLE

Pier 66/Bell Street - Commission Chambers

AGENDA - Port Commission Meeting, June 12, 1979, 2:00 p.m.

1. Approval of Minutes of Port Commission Meeting of May 22, 1979.
2. Award of Contracts - Crane Monitoring System. Memo attached.
3. Award of Contract - Rental Car Kiosk, Parking Terminal Building, Sea-Tac International Airport. Memo attached.
4. Award of Contract - Rental Car Counters, Passenger Terminal Building, Sea-Tac International Airport. Memo attached.
5. Presentation of Meritorious Public Service Awards. Memo attached.
6. Resolution No. 2761, First Reading. To provide for the acquisition of certain real property located at the westerly portion of Washington Memorial Park Cemetery, Sea-Tac International Airport. Memo attached.
7. Resolution No. 2764, First Reading. Providing for the Issuance and Sale of \$55,000,000 Port of Seattle Revenue Bonds. Memo attached.
8. Request for approval of procedure to receive public testimony at Port Commission Meetings and Public Hearings. Memo attached.
9. Request for authorization to change the scope of Contract No. 820-0166, Terminal 37, Development Unit No. 4, Piers 42-46, Demolition, Fill, Paving, Utilities, and Apron. Memo attached.
10. Request for authorization to enter into negotiations to purchase real property at Pier 31. Memo attached.
11. Request for authorization to publish Notice of Public Hearing to amend Unit 18 (Sea-Tac International Airport) of the Port's Comprehensive Scheme of Harbor Improvements to add real property located at the Westerly portion of Washington Memorial Park Cemetery. Memo attached.
12. Request for authorization to publish Notice of Public Hearing to amend Unit 3 (Fishermen's Terminal) of the Port's Comprehensive Scheme of Harbor Improvements and Unit 20 of the Port's Comprehensive Scheme of Harbor Improvements and Lower Duwamish Industrial Development District to add real property. Memo attached.
13. Request for execution of a One Year Real Property Lease and Agreement with Seacon Terminals, Inc. at Terminal 42 (and intermittent relocation to Terminal 46). Memo attached.
14. Request for execution of Lease Termination Agreement with Leckenby Company at Terminal 91. Memo attached.

Agenda - Port Commission Meeting, June 12, 1979, 2:00 p.m.

15. Request for execution of Lease with Schoenfeld Industries, Inc. at Terminal 91. Memo attached.
16. Request for execution of First Amendment to Lease with American President Lines, Ltd. at Terminal 102E. Memo attached.
17. Request for authorization to award contracts for the purchase of surplus houses at Sea-Tac International Airport, Lists 30, 31, and 32. Memo attached.

Staff Review Session (Agenda will be available at meeting.)

Date of next regular meeting - June 26, 1979, 2:00 p.m.

Recess or Adjournment.

Executive Session as authorized by R.C.W. 42.30.110 (if required).

May 22, 1979

PROPOSED MINUTES  
OF THE PORT COMMISSION OF THE PORT OF SEATTLE

The Port Commission met in regular session in the Commission Chambers at 2:00 p.m. on May 22, 1979. Commissioners Adlum, Friedlander, Kotkins, and Simonson were present. Commissioner Block was absent. Among others present who signed the register were: Bruce Ramsey, Seattle Post-Intelligencer; Scott Handley, Marine Digest; Rex Lee Carlaw, Daily Shipping News; Terry Finn, West Seattle Herald; Warren Mantz, Pacific Shipper; John L. Chelminiak, KIRO Radio; Brian Johnson, KOMO; George E. Benson and Bob Morgan, City of Seattle; Jeff B. Lucas, Jones Washington Stevedoring; Ray Reinhardt and Joff Fry, ILWU Local 19; Mike White, Northwest Marine Trade Association; Larry J. Mailloux and R. E. Peterson, Olympic Prefabricators, Inc.; B. T. White, Frank Hayden; and Richard D. Ford, Glenn V. Lansing, James L. Hogan, Carol S. Doherty, Larry Wheeler, Ed Noble, Don Shay, Dawson Alexander, Richard Jones, Vern Ljungren, Art Yoshioka, Larry Killeen, Barbara Goen, Dave M. Lefebvre, Dan Dingfield, James L. Kolb, Charles Blood, Frank Clark, Charles Huey, Dave Warmuth, Fred Short, Gloria Mattila, and Iola M. Umphrey.

Moved by Mr. Simonson that the minutes of the regular meeting of May 8, 1979 be approved without reading. Motion unanimously carried.

Request for authorization for the Senior Director, Finance and Administration, to select Preston, Thorgrimson, Ellis, Holman & Fletcher to serve as bond counsel; and Wm. P. Harper & Son & Co. to serve as financial consultant to the Port in connection with the planned 1979 Revenue Bond issue of \$55 million, was presented.

The proceeds of the planned Revenue Bond issue will be used as follows:

\$25 million in connection with the Capital Improvement Plan at Sea-Tac International Airport for the years 1979, 1980, and 1981.

\$30 million in connection with the Capital Improvement Plan for Marine Terminals during the years 1979, 1980, and 1981.

The \$25 million for the Sea-Tac capital improvements will be subject to airline approval since they will be responsible for servicing the debt. The preliminary schedule established for the bond sale is as follows:

May 22, 1979 - Commission authorization to select bond counsel and financial consultant.

June 12, 1979 - First Reading of Revenue Bond Resolution.

June 26, 1979 - Second Reading of Revenue Bond Resolution.

July 10, 1979 - Sale of bonds to successful bidder.

August 1, 1979  
(approximately) - Delivery of bonds.

Moved by Mr. Simonson that the Senior Director, Finance and Administration, be authorized to select the bond counsel and financial consultant to the Port as recommended. Motion unanimously carried.

Request for approval and authorization for the President and Secretary to execute the Seacrest Marina Interlocal Agreement with the City of Seattle to develop a small boat facility at Seacrest Marina, was presented. As part of this agreement, the Port and the City each are to provide \$1,500,000. Details of this and other provisions of the Interlocal Agreement are contained in memorandum dated May 16, 1979, from the Director of Planning and Research. Seacrest Marina will be located on real property owned by the City of Seattle situated on Harbor Avenue Southwest bordering Elliott Bay. Three agencies, the Port of Seattle, the City of Seattle, and the Army Corps of Engineers have participated in needs analysis and feasibility studies regarding Seacrest Marina. On October 11, 1977, the Port Commission authorized the negotiation of this Interlocal Agreement, serving as a local sponsor with the City in requesting the Corps to construct a floating breakwater and the issuance of a Request for Proposals. The Request for Proposals, to be issued July 15, will involve the construction and management of a 600-slip, open-moorage marina and will be submitted to private developers. Included will be the redevelopment or replacement of the existing Seacrest boathouse with certain uses permitted in the Seattle Shoreline Master Program. The Corps of Engineers will design, construct, and maintain the floating breakwater necessary for the project. This facility will be approximately 2,000 feet in length, open to public use, i.e., promenade, fishing, transient moorage, and use for a harbor of refuge. In general, the marina and shoreside facilities will consist of 600 open slips to accommodate 25-40-foot watercraft. Guest moorage for between 30-40 boats and a float for dinghy/skiffs will be provided. A gas dock and store would offer support for marina tenants and guests. The existing Seacrest boathouse provides a potential 55,000 square feet of rental space for certain uses specified under the Shoreline Management Act. Other landside development components will include a promenade/bikeway along Harbor Avenue, bulkheading to provide adequate parking for moorage and associated marina development, landscaping, and visual buffering required to screen the development from adjacent land uses. Moved by Mr. Adlum that the Seacrest Marina Interlocal Agreement with the City of Seattle be approved and that the President and Secretary be and they are hereby authorized to execute said Agreement on behalf of the Port of Seattle. Motion unanimously carried.

City of Seattle Councilman George Benson appeared before the Commission to express his appreciation to the Port of Seattle for its cooperation with the City in the Seacrest Marina project, which, he said, eventually would be of benefit to the entire area. He added the project will probably be completed by December of 1981.

Request for approval of Tariff Memo No. 36 to amend Seattle Terminals Tariff No. 2-F, F.M.C.-T No. 3 and Port of Seattle Military Tariff No. 2 was presented as follows:

1. Increase service and facilities rates by 15% except for rates on automobiles, steel, fruits and vegetables, and frozen commodities, which will be increased by 6%.
2. Increase car work, CFS work, and other labor-related charges by 15%.
3. Increase the man-hour rates by a direct pass-through cost of increased labor costs.

4. Increase container rates by approximately 11% to reflect increased labor costs.

These increases are consistent with most other Northwest Marine Terminals Association members and reflect increased longshore labor costs (July 1 contract increase in wages), and other increased costs.

The proposed effective date of changes Nos. 1, 2, 3, and 4 is July 1, 1979.

5. Increase dockage and wharfage rates by 7.5%.

The proposed effective date of change No. 5 is September 1, 1979.

All rules, regulations, and charges conflicting with the provisions of the revised pages are hereby repealed. The Tariff Issuing Agent will file said schedules with the Federal Maritime Commission. Moved by Mr. Friedlander that Tariff Memo No. 36 be approved. Motion unanimously carried.

Request for approval of Tariff Memo No. 37 to amend Seattle Terminals Tariff No. 2-F, F.M.C.-T No. 3, was presented as follows:

1. Amend Item 70040 to define idle barges to not include barges under repair or being cleaned. Presently, barges under repair or being cleaned are assessed one-half of the dockage rate. This change will result in barges being assessed full dockage, the same as other vessels that are being cleaned or repaired.
2. Amend Item 20100 to provide that lift trucks placed aboard vessels will be subject to twice the normal rental rate.
3. Cancel Item 20095 which provides switching charges at Pier 90/91. This service is no longer being provided under the application of this item. If this service is required, Item 20100 currently provides rental rates for a mobile car spotter.
4. Add new Item (110250) to establish a rate of \$5.00 to receive an empty container on a chassis at Terminal 18 CFS from an inland carrier. The interchange receipt will be accomplished and the following restrictions must be complied with:
  - (1) The container must be received on a chassis and remain on that same chassis throughout the movement of the container at the CFS.
  - (2) The container will not be received unless the cargo has been booked for stuffing.
  - (3) The container must be clean and ready for stuffing upon receipt.
5. Amend Item 80060, Note A, to provide a user charge for frozen seafood when quantity exceeds 225 metric tons. Currently, the rate of \$6.48 per metric ton, or a unitized rate of \$4.31, would apply. The proposed rate of \$4.31 per metric ton would apply when frozen seafood exceeds 225 metric tons per vessel voyage.

6. Amend Item 80080, Note B, by allowing a maximum use charge for movement through cold storage warehouses. Amend current rates of \$3.71 per metric ton and \$2.02 per metric ton rate when vessel voyage quantity exceeds 1800 metric tons to new provisions as follows: charges under the application of the \$3.71 rate will not exceed charges that would apply under the provisions of the \$2.02 rate. The added provisions will clarify the application of these rates.

All rules, regulations, and charges conflicting with the provisions of the revised pages are hereby repealed. The proposed effective date of these changes is July 1, 1979. The Tariff Issuing Agent will file said schedules with the Federal Maritime Commission. Moved by Mr. Simonson that Tariff Memo No. 37 be approved. Motion unanimously carried.

Request for authorization for the Purchasing and Office Services Department to sell by public auction approximately 300 unclaimed miscellaneous items at Sea-Tac International Airport and Shilshole Bay Marina, was presented. All unclaimed items have been retained for the required minimum of 60 days, and all efforts to locate owners have been negative. The required public notice will be published in a daily newspaper once a week for two successive weeks. This is in compliance with RCW 63.36.010, the Abandoned Property Statute. Based on past auctions, it is expected that the sale will return approximately \$4,500. The sale will be held in the main auditorium of Sea-Tac International Airport on June 16, 1979, commencing at 10:00 a.m. with a preview at 8:00 a.m. A professional auctioneer will be retained to conduct the auction. Moved by Mr. Simonson that the Purchasing and Office Services Department be authorized to sell the unclaimed miscellaneous items at public auction as requested. Motion unanimously carried.

Request for authorization for the Chief Engineer to accept for Beneficial Occupancy only, 40-Long Ton Electric Container Cranes Nos. 38 and 39, and the authority, on a delayed basis of approximately ten (10) days, to accept for Beneficial Occupancy only, 40-Long Ton Electric Container Cranes Nos. 40 and 41, all at Terminal 37, under Contract No. 820-0138 with Hitachi America, Ltd., was presented. Acceptance of Beneficial Occupancy at this time will relieve the contractor, Hitachi America, Ltd., of his insurance requirements as contained in the terms of the contract and place the cranes under the Port's insurance coverage. When the remaining contract requirements have been met by Hitachi, authorization will be requested to accept the contract and the detail cost summary will be made at that time. Cranes Nos. 38 and 39, provided under the basic contract, have been completed and were placed in service by the Port on March 26, 1979 for use by Japan Six Lines. Cranes Nos. 40 and 41, provided under Change Order No. 1 to the contract, have been completed and were scheduled to be put into service by Japan Six Lines on May 13, 1979. However, it was discovered that the wrong brake shoes were installed and operation of these two (2) cranes has been postponed awaiting installation of the correct brake shoes. It is anticipated the correct brake shoes will be installed by May 25, 1979. Moved by Mr. Adlum that the Chief Engineer be authorized to accept for Beneficial Occupancy only, as requested, the 40-long ton electric container cranes Nos. 38, 39, 40, and 41, under Contract No. 820-0138. Motion unanimously carried.

Request for execution of a three-year lease between the Port of Seattle and Matson Terminals, Inc. covering approximately 15 acres of blacktopped ground area with preferential use of approximately 770 lineal feet of pier and apron adjacent thereto at the north portion of Terminal 18, was presented. The Port retains secondary use of the entire facility. This lease shall commence upon FMC approval (approximately June 1, 1979). Rental provisions are as follows:

Improved Premises:

Lessee will pay rent according to Seattle Terminals Tariff 2-F, but not less than \$360,000 per year, nor more than \$435,000 per year. The minimum rental called for shall be prorated and paid at the rate of \$30,000 per month. Any amount due in excess of the minimum shall be paid 30 days after the end of each 12-month period.

Equipment Provided On Preferential Use Basis:

1. One (1) container crane - minimum rent of \$100,000.00 per year at the rate of \$100.00 per hour for a rental of \$8,333.34 per month for 1,000 hours. Usage above 1,000 hours shall be paid at the rate of \$50.00 per hour in addition to minimum monthly rental.

In addition to equipment rental, Lessee shall pay for maintenance and fueling per Seattle Terminals Tariff 2-F.

2. Seven (7) straddle carriers - minimum rent of \$142,800.00 per year for a rental of \$11,900.00 per month for the first 3,640 hours of usage. Usage above 3,640 hours shall be paid at the rate of \$20.25 per hour in addition to minimum monthly rental. Lessee shall not pay more than \$300,000.00 maximum rental in one calendar year.

In addition to equipment rental, Lessee shall pay for maintenance and fueling per Seattle Terminals Tariff 2-F.

It is anticipated that lessee will move to Terminal 42 when it is ready for occupancy. Moved by Mr. Friedlander that the President and Secretary be and they are hereby authorized to execute on behalf of the Port of Seattle the three-year lease with Matson Terminals, Inc. at Terminal 18 subject to receipt of liability insurance verification and proper form of surety. Motion unanimously carried.

There being no further business for the formal meeting, the President called for items to be discussed in the Staff Review Session.

STAFF REVIEW SESSION

1. Referring to the Port of Seattle/Port of Portland staff/commissioners meeting to be held at Sea-Tac International Airport, the Executive Director verified the date of Tuesday, June 19, 1979, as acceptable to the Commissioners present. The meeting was originally tentatively scheduled for June 5.

2. The Executive Director briefly reviewed the International Association of Ports and Harbors Conference held in Deauville, France, May 12-19, 1979, attended by Port of Seattle Commissioners Jack Block and Henry Simonson, and Executive Director Richard D. Ford. Represented at the conference were 125 ports from 72 countries. The wide scope of port matters covered in the business sessions was highlighted by a presentation on "World Ports of the Future" by Nobel Prize Economist Leontief. Prior to attending the IAPH Conference, the Port of Seattle delegation met with steamship officials of Hapag-Lloyd and Euro-Pacific, and the French Line in Germany and France, respectively.

Mr. Kotkins briefed the Commission on the trade mission to the People's Republic of China sponsored by the Washington Council on International Trade, May 1-20, 1979. Port of Seattle Commissioners Merle Adlum and Henry Kotkins, and Senior Director, Port Development and Relations, James Dwyer, participated in the mission. The group was able to be in attendance for the return to Shanghai of the ship "LIU LIN HAI", which had recently visited the Port of Seattle as the first Chinese-flag vessel to make a port call in the United States in 30 years. Mr. Kotkins said this event may be commemorated by a plaque to be displayed somewhere in Shanghai. The group was also granted an audience with Vice-Premier Fang Yi in Peking. The two-hour meeting received nationwide news media coverage. Mr. Kotkins added the People's Republic of China, with a population of 900,000,000 people, will be a tremendous factor in world trade. He summarized the trip as being worthwhile and successful.

Mr. Adlum supplemented Mr. Kotkins' remarks by referring to the extensive shipping activity noticeable at the mouth of the Whangpoo River, where approximately eighteen ships were moored waiting to proceed up the heavily-traveled river to terminals at Shanghai.

The President then announced the date of the next meeting to be June 12, 1979 at 2:00 p.m.

There being no further items to come before the Staff Review Session, the meeting was adjourned.



MEMORANDUM

ITEM NO. 2

COMMISSION AGENDA

DATE OF MEETING 6-12-79

DATE June 5, 1979

TO Richard D. Ford, Executive Director

FROM Vernon L. Ljungren, Chief Engineer

SUBJECT Request for Authorization to Award Contracts  
Crane Monitoring System

The Chief Engineer requests authorization from the Commission to award two (2) contracts for a Crane Monitoring System (CMS). It is recommended that the first contract for system design, equipment, soft ware, and maintenance be awarded to The IPAC Group, Inc., in the amount of \$369,500.00. It is recommended that the second contract for system instrumentation and installation be awarded to Steeck Electric Company in the amount of \$130,749.00. Both of these contracts include recommended options as described below:

A. BACKGROUND

The Port owns seventeen (17) container cranes located at Terminals 5, 18, 25, 37 and 46. Presently, the Port has direct maintenance responsibilities for all of these cranes except for the four (4) maintained by Sea-Land at Terminal 5. In 1977, a system was proposed which would collect data from various mechanical and electrical systems on the container cranes and transmit that data to a base station located at the Waterfront Maintenance Shop. This information would be used to detect potential equipment problems and to determine the precise cause of equipment failures. A 1977 Systems and Data Processing feasibility study which has been updated to reflect projected increases in cargo handling indicates potential savings from the crane monitoring system at \$400,000 per year based on CMS installation on five cranes. Savings would result from reduced maintenance expense and equipment downtime.

B. SCOPE OF WORK

The two (2) contracts will provide a crane monitoring system covering the five (5) container cranes located at Terminal 18 with a central monitoring station located in the Waterfront Maintenance Shop. Critical crane components will be equipped with sensors wired to remote telemetry units which will transmit data to the central station via radio frequencies and telephone line. This information will be processed by a base station computer and reported to the system operator by CRT display and printers. The system design and equipment contract includes a one year maintenance service contract which commences after system acceptance.

C. AUTHORIZATION

- 1. By Commission . . . . . Decmeber 13, 1977
- 2. Amount Authorized . . . . . \$ 473,425.00

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Richard D. Ford, Executive Director

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C. AUTHORIZATION (cont)

On December 6, 1978 initial bids were received for a Crane Monitoring System. The two bids offered substantially exceeded the Engineer's estimate and Commission Authorization for the system.

On January 23, 1979, the Commission authorized the rejection of bids and readvertisement of this project. It was believed that by reworking the specifications, deleting some of the system requirements, and splitting the bid proposal into two sections, one for systems design and the other for installation, more favorable bids would be obtained. This approach has been successful as evidenced by the substantial reduction (approximately one-half) in the quotes for the CMS in the second bid opening.

D. BID INFORMATION - SYSTEM DESIGN, EQUIPMENT AND MAINTENANCE

Bids were received and opened on April 18, 1979. In addition to the basic bids for systems design, equipment, and maintenance, bids were submitted for a number of options. It is recommended that the following options be accepted:

<u>Option No.</u>	<u>Description</u>
AB-2	Add RTU interfaces, software, and radio for Crane 28.
AB-3	Add RTU interfaces, software, and radio for Crane 29.
AB-5	Local display of parameters at RTU.
AB-6	Furnish central processor capable of addressing 128,000 words of memory.
AB-7	Add logging and report printer.
AB-8	Add program for rate of change checking.
AB-9	Add program for calculated alarm points.
AB-10	Add program for trend analysis and prediction.
AB-11	Add program for run time totalization.
AB-12	Add program for maintenance summaries.

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Richard D. Ford, Executive Director

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The following is a summary of the bid results:

	<u>Basic Bid</u>	<u>Basic Bid with Recommended Options</u>
1. Sangamo-Weston	\$ 277,874.00	\$ 348,218.00
2. The IPAC Group	267,000.00	369,500.00
3. HSQ Technology, Inc.	384,300.00	475,392.00
4. SA Engineering, Ltd.	368,384.00	494,630.00
5. Control Chief	428,023.00	566,862.00
6. Steeck Electric Co.	460,000.00	644,274.00
7. Wismer & Becker	668,456.00	838,388.00
8. Johnson Controls	573,760.00	861,420.00
9. Hitachi-America, Ltd.	1,080,800.00	1,630,100.00

The Sangamo-Weston proposal contains exceptions to the technical specifications and does not meet the specifications requirements in some cases. A significant deviation is the failure by Sangamo-Weston to propose a system which would directly report crane operating information, such as component temperatures, in a readable format to maintenance personnel working on the equipment. This information will be used by maintenance personnel to troubleshoot the crane. An understandable presentation of the data is required to avoid confusion and delays in putting the crane back in service. Sangamo-Weston has also not developed, debugged, or operated 75 percent of the proposed system software. The lack of off-the-shelf software represents a high risk factor and considerable uncertainty to the ultimate development of the CMS. For these reasons and other technical deviations from the specifications, it is recommended that the Sangamo-Weston bid be considered non-responsive and not in the best interests of the Port and be rejected.

E. BID INFORMATION - SYSTEM INSTRUMENTATION AND INSTALLATION

Bids were received and opened on April 18, 1979. In addition to the basic bids for system instrumentation and installation, bids were submitted for two (2) options. It is recommended that these two options be accepted:

<u>Option No.</u>	<u>Description</u>
C1	Instrumentation and installation for Crane 28
C2	Instrumentation and installation for Crane 29

The following is a summary of the bid results:

COMMISSION AGENDA

Richard D. Ford, Executive Director

June 5, 1979

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	<u>Basic Bid</u>	<u>Basic Bid with Recommended Options</u>
1. Steeck Electric	\$ 68,807.00	\$ 130,749.00
2. Johnson Constrols	85,900.00	160,900.00
3. HSQ Technology, Inc.	149,000.00	242,950.00
4. Hitachi-America, Ltd.	394,000.00	557,200.00

F. COMPLETION

The completion date for both contracts will be approximately August 25, 1980.


G. SOURCE OF FUNDS

The cost of this project will be funded by the Port of Seattle.

The IPAC Group, Inc. and Steeck Electric Company have complied with all the requirements of the Port of Seattle. It is, therefore, requested that two contracts for the Crane Monitoring System be awarded as follows:

1. Design, Equipment and Maintenance Contract to The IPAC Group, Inc., in the amount of \$369,500.00 (the original Commission authorization did not include funding for maintenance; the first year maintenance expense is \$19,900.00)

2. Instrumentation and Instalation Contract to Steeck Electric Company in the amount of \$130,749.00.

  
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for VERNON L. LJUNGREN, CHIEF ENGINEER

GHS:cyt  
W.O. D-2413

**MEMORANDUM**ITEM NO. 3COMMISSION AGENDADATE OF MEETING 6-12-79

DATE June 5, 1979

TO Mr. Richard D. Ford, Executive Director

FROM Vernon L. Ljungren, Chief Engineer

SUBJECT Request for Authorization to Award a Contract  
Rental Car Kiosks, Parking Terminal Building  
Sea-Tac International Airport

The Chief Engineer requests authorization from the Commission to award a contract to Payette Industries in the amount of \$66,504.00 for the Rental Car Kiosks-Parking Terminal Building at Sea-Tac International Airport.

A. BACKGROUNDBid Authority:

The Port Commission, on June 27, 1978, authorized staff to solicit bids for a maximum of nine (9) rental car concessionaires to operate from the Airport Terminal. Airport Real Estate staff held a pre-bidding conference with all interested concessionaires. Following this meeting and a September 26 Staff Review Session deliberation on a draft to the Invitation for Bids, the staff made a recommendation at the October 10, 1978 Commission Meeting to revise specifications to limit the admittance of car rental firms to six (6) with facilities in the Passenger Terminal and Parking Garage. The Commission agreed to limit the number of rental car concessionaires to six and further agreed that the five (5) year concession agreement proposed by staff be amended granting the Port an option to cancel the concession agreements at the end of the third year after completion of the following work:

B. SCOPE OF WORK

Construct a sixth check-in Kiosk in the Parking Terminal.

C. COMMISSION AUTHORIZATION

1. Date ..... April 10, 1979
2. Amount ..... \$100,000.00
3. Engineer's Estimate for this portion of the work \$ 60,000.00

COMMISSION AGENDA

Mr. Richard D. Ford, Executive Director

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D. BID INFORMATION

Bids were received and opened on June 5, 1979 at 10:00 A.M. with results as follows:

1. Payette Industries.....\$66,504.00

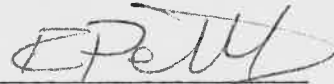
E. COMPLETION

The completion date will be approximately August 21, 1979.

F. SOURCE OF FUNDS

Funding will be from the Airport Improvement Fund.

Payette Industries has complied with all requirements of the Port of Seattle. It is, therefore, requested that authorization be granted to award a contract to Payette Industries in the amount of \$66,504.00.



for VERNON L. LJUNGREN  
CHIEF ENGINEER

W. O. C-2185-1

DQS/pjn

**MEMORANDUM**

COMMISSION AGENDA

ITEM NO. 4

DATE June 5, 1979

TO Mr. Richard D. Ford, Executive Director

FROM Vernon L. Ljungren, Chief Engineer

SUBJECT Request for Authorization to Award a Contract  
Rental Car Counters-Passenger Terminal Building,  
Sea-Tac International Airport

DATE OF MEETING 6-12-79

The Chief Engineer requests authorization from the Commission to award a contract to Payette Industries in the amount of \$40,933.00 for the Rental Car Counters-Passenger Terminal Building at Sea-Tac International Airport.

A. BACKGROUND

Bid Authority:

The Port Commission, on June 27, 1978, authorized staff to solicit bids for a maximum of nine (9) rental car concessionaires to operate from the Airport Terminal. Airport Real Estate staff held a pre-bidding conference with all interested concessionaires. Following this meeting and a September 26 Staff Review Session deliberation on a draft of the Invitation for Bids, the Staff made a recommendation at the October 10, 1978 Commission Meeting to revise specifications to limit the admittance of car rental firms to six (6) with facilities in the Passenger Terminal and Parking Garage. The Commission agreed to limit the number of rental car concessionaires to six and further agreed that the five (5) year concession agreement proposed by staff be amended granting the Port an option to cancel the concession agreements at the end of the third year after completion of the following work:

B. SCOPE OF WORK

Extend the North and South Terminal Service Counters from 115 to 130 lineal feet each necessitating relocation of public phones, an advertising hotel display and some reconfiguration of the existing Service Counters.

C. COMMISSION AUTHORIZATION

1. Date ..... April 10, 1979
2. Amount ..... \$100,000.00
3. Engineer's Estimate for this portion of the work \$ 40,000.00

COMMISSION AGENDA

Mr. Richard D. Ford, Executive Director

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D. BID INFORMATION

Bids were received and opened on June 5, 1979 at 10:00 A.M.  
with results as follows:

1. Payette Industries .....\$40,933.00


E. COMPLETION

The completion date will be approximately August 26, 1979.

F. SOURCE OF FUNDS

Funding will be from the Airport Improvement Fund.

Payette Industries has complied with all requirements of the Port of Seattle. It is, therefore, requested that authorization be granted to award a contract to Payette Industries in the amount of \$40,933.00.

  
for VERNON L. LJUNGREN  
CHIEF ENGINEER

W.O. C-2185-2

DQS/pjn



## MEMORANDUM

COMMISSION AGENDA

ITEM NO. 5

DATE June 1, 1979

TO Richard D. Ford, Executive Director

FROM Charles Blood, Director of Personnel

SUBJECT Presentation of Meritorious Public Service Awards

DATE 6/12/79

In accordance with General Procedure Bulletin G-9, Meritorious Public Service Awards, the following awards, in the form of individual plaques, will be presented to Port employees at the Commission meeting of June 12, 1979:

Humanitarian Award to Werner Wilhelm and Nicholas Metrokas, Port employees located at the Engineering maintenance shop. This award is presented to each of these employees for their prompt action on December 3, 1978, in administering cardiopulmonary resuscitation to a fellow employee who had suffered a severe heart attack, which resulted in saving his life.

Distinguished Service Award to Eileen Reed, Port employee located at the Sea-Tac Airport parking terminal. This award is presented in recognition of her quick and courageous action on October 31, 1978, in notifying and working with Port police, resulting in the apprehension of two individuals responsible for a serious crime.

In addition to the individual awards, a master plaque for each type of award will be inscribed with the names of these employees and kept on display at the Port.

Guidelines have been established for eligibility for Meritorious Public Service Awards, but each case will be judged on its own merits.



ms

cc: James Hogan, Jill Johnson, Vern Ljungren, Don Shay, Al Williamson

**MEMORANDUM**COMMISSION AGENDAITEM NO. 6

DATE June 7, 1979

DATE OF MEETING 6/12/79

TO Richard D. Ford, Executive Director

FROM Lawrence M. Killeen, Director of Real Estate

SUBJECT Resolution No. 2761, First Reading: To Provide for the Acquisition of Certain Real Property Located at the Westerly Portion of Washington Memorial Park Cemetery, Sea-Tac International Airport

The Real Estate Department requests execution of Resolution No. 2761 authorizing the acquisition of a rectangular 12.351 acre tract located at the westerly portion of Washington Memorial Park Cemetery. The Resolution has been prepared by Port counsel. The subject real property is necessary and related to the operation of Sea-Tac International Airport for expansion of facilities incidental to airport operations, such as parking as necessary for passenger traffic and rental agencies and employees; facilities related to the supply, maintenance, and servicing of aircraft and/or airport operations; and/or facilities for the handling, packaging and transportation of freight. The Resolution further authorizes acquisition by condemnation proceedings, failing purchase on the basis of qualified appraisals.

A King County Superior Court Judgment dated March 28, 1979 removed the premises from dedication for cemetery purposes. The property lies four (4) blocks west of Pacific Highway South; 600 feet north of South 170th Street; 700 feet south of South 160th Street and the Host Flight Kitchen; and adjacent to the east right-of-way line of the Airport perimeter road. Access is across Port-owned property to the South, North, and West.

An amendment to add this property to the Comprehensive Scheme of Harbor Improvements is being initiated at this June 12, 1979 Commission Meeting with the request for authorization to Publish Notice of Public Hearing to Amend Unit 18 of the Comprehensive Scheme. Amendment of the Comprehensive Scheme is not a legal requirement essential to commencement of a condemnation action.

*L. M. Killeen*

*pkh*

16/07

**MEMORANDUM**COMMISSION AGENDAITEM NO. 7

DATE June 5, 1979

DATE OF MEETING 6/12/79

TO Richard D. Ford, Executive Director

FROM J. L. Hogan, Senior Director, Finance and Administration

SUBJECT Resolution No. 2764 - First Reading  
Providing for the Issuance and Sale of \$55,000,000 Port of Seattle Revenue Bonds


Please request First Reading of Resolution No. 2764 providing for the issuance and sale of \$55,000,000 of Port of Seattle Revenue Bonds. You will note that the issue is structured to mature in one to thirty years. Our analysis shows that using the present value concept, a thirty-year maturity schedule is the most advantageous for the Port at this time.

The proceeds of the Revenue Bond issue will be used as follows:

Capital Improvements at Sea-Tac	\$24,000,000
Capital Improvements at Marine Terminals	29,000,000
Indirect Costs, Bond Discount and Capitalized Interest	<u>2,000,000</u>
TOTAL	<u>\$55,000,000</u>

The schedule calls for Second Reading at the Commission meeting of June 26, 1979, bonds to be sold on July 10 (a regularly scheduled Commission meeting date), and delivery of the bonds approximately August 1, 1979.

JLH/D/71



**MEMORANDUM**COMMISSION AGENDAITEM NO. 8

DATE June 5, 1979

DATE OF MEETING 6/12/79

TO Port Commission

FROM Richard D. Ford, Executive Director

SUBJECT Request for Approval of Procedure to Receive Public Testimony at Port Commission Meetings and Public Hearings

Pursuant to the request of the Port Commission, staff recommends and requests approval of the following guidelines for receiving public testimony at Port Commission meetings and Public Hearings. Appropriate signs will be posted in the Commission Chambers calling attention to the guidelines.

1. Any person wishing to speak will register on a sign-up sheet prior to the meeting (suggested form is attached).
2. An individual may testify for up to three minutes; organization representatives may testify for up to five minutes. The President may allow additional time if necessary.
3. If time is a factor, the number of persons speaking on one subject may be limited to those having new testimony or material to present.
4. If an individual or organization representative wishes to have the text of his/her remarks recorded in the Commission Minutes, his/her statement must be submitted in writing to the Secretary on the day of the meeting.
5. Anyone wishing to speak on a subject not listed on the agenda will be recognized at the end of the meeting. The same time limitations will apply.

Commission agendas are mailed to representatives of organizations expressing an interest in receiving them. Data on the items listed on the agenda will be available for review by the public from the Friday preceding the Commission meeting at the Pier 66 Executive office and the Aviation Administrative office at Sea-Tac International Airport.

With an established procedure, the citizens of the community will feel they have an opportunity to express their views, knowing the Port has a uniform set of guidelines for receiving and considering the public's thinking. All parties have a chance to be heard, and with a set time limit, there should be no claim of discrimination or favoritism.

D/71  
Attachment



PUBLIC TESTIMONY REGISTRATION  
PORT OF SEATTLE COMMISSION MEETING

\_\_\_\_\_  
(Date)

Individuals . . . . . 3 minutes  
Organizational Representatives . 5 minutes

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE NO. \_\_\_\_\_

ORGANIZATION (if any) \_\_\_\_\_

AGENDA ITEM NO. OR SUBJECT \_\_\_\_\_

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE NO. \_\_\_\_\_

ORGANIZATION (if any) \_\_\_\_\_

AGENDA ITEM NO. OR SUBJECT \_\_\_\_\_

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE NO. \_\_\_\_\_

ORGANIZATION (if any) \_\_\_\_\_

AGENDA ITEM NO. OR SUBJECT \_\_\_\_\_

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ORGANIZATION (if any) \_\_\_\_\_

AGENDA ITEM NO. OR SUBJECT \_\_\_\_\_

NAME \_\_\_\_\_

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PHONE NO. \_\_\_\_\_

ORGANIZATION (if any) \_\_\_\_\_

AGENDA ITEM NO. OR SUBJECT \_\_\_\_\_

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE NO. \_\_\_\_\_

ORGANIZATION (if any) \_\_\_\_\_

AGENDA ITEM NO. OR SUBJECT \_\_\_\_\_

PORT OF SEATTLE  
**MEMORANDUM**

ITEM NO. 9

DATE OF MEETING 6-12-79

COMMISSION AGENDA

DATE May 18, 1979

TO Richard D. Ford, Executive Director

FROM Vernon L. Ljungren, Chief Engineer

SUBJECT Request for Authorization to Change the Scope of Contract No. 820-0166, Terminal 37, Development Unit No. 4, Piers 42-46, Demolition, Fill, Paving, Utilities, and Apron.

The Chief Engineer requests authorization from the Commission to change the scope of Willamette-Western Corporation Contract No. 820-0166 for a credit to the contract amount totaling \$34,054.15.

A. BACKGROUND

On July 25, 1978, the Commission authorized the award of a contract to Willamette-Western Corporation to develop the area between Piers 42 and 46 into a container terminal. The work covered by this contract includes demolition of existing facilities, and construction of a service yard, building, utilities, and shipside apron.

B. NATURE OF CHANGE IN SCOPE

This change will permit deletion of a fueling island, wash-pad, and associated utilities and revisions to the north end of the apron and northwest corner of the yard.

C. REASONS FOR CHANGE IN SCOPE

Subsequent to authorization of the subject contract, the Commission authorized construction of a new apron and yard facilities at Terminal 46 including demolition of the south transit shed in the existing yard area as requested by Kerr. The design for these improvements is nearing completion. The interface of the Terminal 46 project with the Development Unit 4 project will permit the Port to recognize cost savings at the interface of the end of the apron on the Development Unit No. 4 contract. Also, location of facilities in this area can be made at a future date to best serve the anticipated operations of the tenant.

D. POTENTIAL CLAIM FROM CONTRACTOR

The extent of the deleted items will result in significant reductions in certain of the work requirements of the contract. For the past few months, the Engineering Department staff and the Contractor have attempted to negotiate a reasonable credit which would provide allowances to the Contractor for coverage of fixed costs and appropriate reductions for overhead and profit. During this period, the Port staff with the assistance of legal counsel has developed a position based strictly on the contract specifications. This position is reflected in the change

COMMISSION AGENDA

Richard D. Ford, Executive Director

May 18, 1979

Page 2

order being prepared to cover the deleted items. The Contractor may file a claim for what he believes to be the appropriate allowances for fixed cost coverage. Based on the Contractor's latest proposal this potential claim is estimated to be \$29,358.31.

E. FINANCIAL SUMMARY

Original Contract Price . . . . .	\$ 12,989,840.00
Previous Changes . . . . .	11,501.62
% This Change in Scope . . . . .	(-0.26%)
% Changes to Date . . . . .	(-0.17%)

Authorization is therefore requested to change the scope of Willamette-Western Corporation's Contract No. 820-0166 for a credit in the amount of \$34,054.15.



for VERNON L. LJUNGREN, CHIEF ENGINEER

GHS:cyt  
W.O. D-2430

**MEMORANDUM**COMMISSION AGENDAITEM NO. 10

DATE June 6, 1979

DATE OF MEETING 6/12/79

TO Richard D. Ford, Executive Director

FROM Lawrence M. Killeen, Director of Real Estate

SUBJECT Request for Authorization to Enter Into Negotiations to Purchase Real Property at Pier 31

Authorization is requested for the Director of Real Estate to enter into negotiations for the purchase of approximately 4.5 acres of real property at Pier 31. The improved property is owned by Maritime Service Company and is located on the East Waterway to the west of East Marginal Way and north of South Stacy Street. The property would be acquired for appraised fair market value to provide for future development of marine terminal facilities. In the event that negotiations to purchase are unsuccessful, staff requests the Commission to authorize an eminent domain action.

Pier 31 is adjacent to unimproved property at Pier 30 (2241 East Marginal Way South) which the Port Commission authorized for purchase on April 26, 1977. Pier 30 is owned by Leo Backer and contains approximately 12,950 sq. ft. If the Commission authorizes the purchase of Pier 31, both properties will be appraised to determine the current fair market value.

*L. M. Killeen*  
*pk*

16/16



## MEMORANDUM

COMMISSION AGENDAITEM NO. 11

DATE June 7, 1979

TO Richard D. Ford, Executive Director

FROM Lawrence M. Killeen, Director of Real Estate

DATE OF MEETING 6/12/79

SUBJECT Request for Authorization to Publish Notice of Public Hearing to Amend Unit 18 (Sea-Tac International Airport) of the Port's Comprehensive Scheme of Harbor Improvements to Add Real Property Located at the Westerly Portion of Washington Memorial Park Cemetery

The Real Estate Department requests authorization to publish Notice of Public Hearing to consider the advisability of amending Unit 18 (Sea-Tac International Airport) of the Port's Comprehensive Scheme of Harbor Improvements to add real property located at the westerly portion of Washington Memorial Park Cemetery. If approved, the Notice of Public Hearing will be published in The Seattle Times on June 15, 1979, and the Public Hearing will be held at the next regularly scheduled Port Commission meeting on June 26, 1979, at 2:00 p.m. The amendment to add the property to the Comprehensive Scheme would allow for future purchase of the property through condemnation for expansion of facilities incidental to airport operations such as parking as necessary for passenger traffic, rental agencies, and employees; facilities related to supply, maintenance, and servicing of aircraft and/or airport operations; and/or facilities for the handling, packaging, and transportation of freight.

The tract is available for purchase based on a King County Superior Court Judgment dated March 28, 1979, removing the premises from dedication for cemetery purposes.

Resolution No. 2761 presented for first reading at this June 12, 1979 Commission meeting authorizes acquisition or condemnation of the property.

Description of Property

The property is a rectangular 12.351 acre tract which is the westerly portion of Washington Memorial Park Cemetery. It lies four (4) blocks west of Pacific Highway South; 600 feet north of South 170th Street; 700 feet south of South 160th Street and the Host Flight Kitchen; and adjacent to the east right-of-way line of the Airport perimeter road. The property is adjacent to Port-owned property on the north, south, and west. Use of the property has been limited to stockpiling for nursery stock, waste soil, and other miscellaneous items.

*L. M. Killeen*

D/71

*pk*

**MEMORANDUM**COMMISSION AGENDAITEM NO. 12

DATE June 5, 1979

DATE OF MEETING 6/12/79

TO Richard D. Ford, Executive Director

FROM Lawrence M. Killeen, Director of Real Estate

SUBJECT Request for Authorization to Publish Notice of Public Hearing to Amend Unit 3 (Fishermen's Terminal) of the Port's Comprehensive Scheme of Harbor Improvements and Unit 20 of the Port's Comprehensive Scheme of Harbor Improvements and Lower Duwamish Industrial Development District to Add Real Property

The Real Estate Department requests authorization to publish a Notice of Public Hearing to amend Unit 3 of the Comprehensive Scheme of Harbor Improvements and Unit 20 of the Comprehensive Scheme of Harbor Improvements and Lower Duwamish Industrial Development District as follows:

1. Unit 3 - to add approximately .95 acres of real property at Fishermen's Terminal. When the property was acquired in 1973, the Comprehensive Scheme of Harbor Improvements was not amended to include this parcel.
2. Unit 20 - to add Terminal 107 which was deleted from the Comprehensive Scheme of Harbor Improvements and Lower Duwamish Industrial Development District on May 23, 1978, for possible sale. Through Commission action on October 10, 1978, it was decided to lease Terminal 107.

The action is primarily a housekeeping matter resulting from staff review and update of the Comprehensive Scheme and bond counsel requirements. One Notice of Public Hearing would be published for both properties on June 15, 1979, in the Daily Journal of Commerce and The Seattle Times. The Public Hearing would be held on June 26, 1979, at 2:00 p.m., at the regularly scheduled Port Commission meeting.

*L. M. Killeen*  
pdk

BG/D/71

**MEMORANDUM**

COMMISSION AGENDA

ITEM NO. 13

DATE June 4, 1979

DATE OF MEETING 6-12-79

TO Richard D. Ford, Executive Director

FROM Lawrence M. Killeen, Director of Real Estate

SUBJECT Request for Approval and Execution of a One Year Real Property Lease and Agreement with Seacon Terminals, Inc. at Terminal 42 (and Intermittent Relocation to Terminal 46)

For consideration:

It is the recommendation of the Real Estate Department that the attached One Year Real Property Lease and Agreement with Seacon Terminals, Inc. be approved and executed by the Port Commission. This lease has been reviewed and approved by Port counsel, executed by lessee, and subject to receipt of liability insurance verification and proper form of surety is ready for execution by the Port Commission.

Lessee: Seacon Terminals, Inc.

Location: Terminal 42 (and intermittent relocation to Terminal 46).

Term: One year commencing July 1, 1979. (Pending FMC approval)

Lessee shall be allowed use and occupancy of T-46 on an interim basis until completion of T-42.

Area: Approximately 15 acres of blacktop ground area including approximately 720 lineal feet of pier and apron adjacent thereto.

Use: Container Van Terminal.

Secondary Use: Port retains secondary use of entire facility.

Rental: For Improved Premises:

Lessee will pay according to Seattle Terminals Tariff 2-F, but not less than \$360,000 per year, nor more than \$435,000 per year. The minimum rental called for shall be pro-rated and paid at the rate of \$30,000 per month. Any amount due in excess of the minimum shall be payable within 30 days after completion of the 12th month period, or sooner upon billing by Port if excess due has attained maximum rental for end of the 12 month period.

For Equipment Provided on Preferential Use Basis

One (1) container crane--according to Seattle Terminals Tariff 2-F. In addition to equipment rental, Lessee shall pay maintenance and fueling per Seattle Terminals Tariff 2-F.

Richard D. Ford, Executive Director

June 4, 1979

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Two (2) rubber tired yard cranes--according to Seattle Terminals Tariff 2-F. In addition to equipment rental, Lessee shall pay maintenance and fueling per Seattle Terminals Tariff 2-F.

Bond/Deposit: Bond or Port of Seattle Rental Insurance Program.

Insurance: \$250,000/\$500,000/\$250,000 - 30 day cancellation notice.

Utilities: Lessee responsible for all utilities.

Maintenance: Port responsible for structural and foundation. For equipment use, Lessee pays maintenance and fueling per Seattle Terminals Tariff 2-F.

Termination: Port may terminate upon 90 days notice for major Port improvement.

Rental  
Renegotiations: None

Renewal Option: None

Additional  
Information: Lessee will occupy T-46 until T-42 becomes available for temporary relocation. Lessee will then occupy T-42 while T-46 is under construction and will move back to T-46 upon completion, at which time a new term lease for T-46 will be negotiated. These moves will be phased to correspond with the Port's construction schedule. Lessee pays own moving costs.

This lease requires Federal Maritime Commission approval.

21/03  
Attachment



**MEMORANDUM**COMMISSION AGENDAITEM NO. 14

DATE May 30, 1979

DATE OF MEETING 6/12/79

TO Richard D. Ford, Executive Director

FROM Lawrence M. Killeen, Director of Real Estate

SUBJECT Request for Approval and Execution of Lease Termination Agreement with Leckenby Company at Terminal 91

## For consideration:

It is the recommendation of the Real Estate Department that the attached Lease Termination Agreement with Leckenby Company be approved and executed by the Port Commission. This Agreement has been approved by Port counsel and is now ready for execution by the Port Commission.

Lessee: Leckenby Company

Location: Terminal 91

Term: Six (6) years beginning January 1, 1979, and ending December 31, 1984

Area: Building 47 consisting of 86,400 sq.ft. of warehouse space and 19,000 sq.ft. of open shed area

Use: Storage and production area for steel products

Rental: 86,400 sq.ft. warehouse space @ \$1.22/sq.ft./yr. ÷ 12 = \$8,784.00/mo.

19,000 sq.ft. open shed area @ \$0.60/sq.ft./yr. ÷ 12 = \$ 950.00/mo.

Crane Rental

Value = \$100,000.00 x 10% = \$10,000.00/yr. ÷ 12 = \$833.33/mo.

TOTAL MONTHLY RENTAL (rounded) = \$10,567.00/mo.

Bond: Port of Seattle Rental Insurance Plan

Richard D. Ford, Executive Director

May 30, 1979

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Insurance: \$250,000/\$500,000/\$250,000

Utilities: Responsibility of Lessee

Maintenance: Responsibility of Lessee, except roof, walls and foundation.

Termination: Port of Seattle Major Improvement Clause, Port may terminate on 180 days written notice; Lessee may cancel after three years, on giving 180 days' written notice.

Rental Renegotiation: Rental to be renegotiated at the end of the 36th month, Port will advise Lessee in writing 180 days prior to that time.

Renewal Option: None

Additional Information: It is now requested that this Term Lease be canceled as the Leckenby Company has had a decline in business due to canceling of the nuclear contracts by the United States government.

Schoenfeld Industries, Inc. has agreed to assume the remaining term of the basic lease with the above-mentioned rental, at the same terms.



LHS/D-70  
Attachment

## MEMORANDUM

COMMISSION AGENDA

ITEM NO. 15

DATE May 29, 1979

DATE OF MEETING 6/12/79

TO Richard D. Ford, Executive Director

FROM Lawrence M. Killeen, Director of Real Estate

SUBJECT Request for Approval and Execution of a Lease with Schoenfeld Industries, Inc.  
at Terminal 91

## For consideration:

It is the recommendation of the Real Estate Department that the attached lease with Schoenfeld Industries, Inc. be approved and executed by the Port Commission. This lease has been reviewed and approved by Port counsel, executed by lessee, and subject to receipt of liability insurance verification and proper form of surety is ready for execution by the Port Commission.

Lessee: Schoenfeld Industries, Inc.

Location: Terminal 91

Term: 5 years 7-1/2 months, beginning May 15, 1979 and ending  
December 31, 1984.

Area: Building No. 47

Use: Storage and shipment of clothing

Rental: 86,400 sq.ft. warehouse space @ \$1.22/sq.ft./yr. ÷ 12 = \$ 8,784.00/mo.  
19,000 sq.ft. open shed area @ \$0.60 sq.ft./yr. ÷ 12 = 950.00/mo.Crane RentalValue = \$100,000.00 x 10% = \$10,000.00/yr. ÷ 12 = 833.33/mo.TOTAL MONTHLY RENTAL (rounded) = \$10,567.00/mo.

Bond: Port of Seattle Rental Insurance program.

Insurance: \$250,000/\$500,000/\$250,000

Utilities: Responsibility of Lessee.

Maintenance: Port of Seattle responsible for roof, walls and foundation only.

Richard D. Ford, Executive Director

May 29, 1979

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Rental

Renegotiation: Rent is subject to renegotiation at the end of the 36th month. The Port must notify Lessee in writing not less than 180 days nor more than 270 days prior to the effective date of the period.

Renewal  
Option:

Lessee shall have the option to extend the term of this lease for one additional 6-year period by notifying the Port in writing not less than 180 nor more than 270 days prior to the termination date. The usual 3-year rental review shall also apply to this option period.

Additional  
Information:

This lease on its effective date of May 15, 1979 shall replace the existing lease with the Leckenby Company.

The Leckenby Company, present tenant of Building 47, has asked to terminate their lease as a result of a decline in business with nuclear contracts.

38/12





## MEMORANDUM

COMMISSION AGENDAITEM NO. 16

DATE May 25, 1979

DATE OF MEETING 6/12/79

TO Richard D. Ford, Executive Director

FROM Lawrence M. Killeen, Director of Real Estate

SUBJECT Request for Approval and Execution of First Amendment to Lease with American President Lines, Ltd. at Terminal 102E

## For consideration:

The Real Estate Department hereby recommends that the attached First Amendment to Lease with American President Lines, Ltd. be approved and executed by the Port Commission. This Amendment has been reviewed and approved by Port counsel, executed by Lessee, and is now ready for execution by the Port Commission.

	<u>Basic Lease</u>	<u>First Amendment</u> Effective March 1, 1979
Lessee:	American President Lines, Ltd.	Same
Location:	Terminal 102E	Same
Term:	Month-to-Month commencing July 1, 1977	Same
Area:	12,000 sq. ft. of warehouse area. Warehouse No. 1	Same
Use:	Storage for gear locker	Same
Rental:	12,000 sq.ft. warehouse space 12,000 sq.ft. x \$.08 sq.ft./mo. = \$960.00/mo.	Same 12,000 sq.ft. x \$.11 sq.ft./mo. = \$1,320.00/mo.
Deposit:	\$960.00	\$1,320.00
Insurance:	\$250,000/\$500,000/\$250,000	Same
Utilities:	Responsibility of Lessee	Same
Maintenance:	Port responsible for roof, walls, and foundation only.	Same
Termination:	30-day written notice, either party.	Same

COMMISSION AGENDA

Richard D. Ford, Executive Director

May 25, 1979

Page 2

Additional  
Information:

This First Amendment is the result of the Port's rental review and reflects an increase in rent corresponding with the area.



14/17  
Attachment

## MEMORANDUM

COMMISSION AGENDA

ITEM NO. 17

DATE June 1, 1979

DATE OF MEETING 6/12/79

TO Richard D. Ford, Executive Director

FROM Lawrence M. Killeen, Director of Real Estate

SUBJECT Request for Authorization to Award Contracts for the Purchase of Surplus Houses at Sea-Tac International Airport, Lists 30, 31, and 32

For consideration:

The Real Estate Department requests authorization from the Port Commission to award contracts to the high bidders for purchase and removal of fifteen (15) surplus houses acquired under the "Extended Clear Zone Land Acquisition Program" at Sea-Tac International Airport, herein referred to as Lists 30, 31, and 32.

A. Background

The Port Commission, by Resolution No. 2516, authorized the acquisition of certain additional real property necessary and related to the operation of Sea-Tac International Airport and known as the "Interim Land Acquisition Program." These properties are located both in the north and south ends of the Airport in what is known as the "Extended Clear Zone." Subsequently, ADAP "09" and "11" projects have been established with FAA approval and funding for the acquisition of part of these properties which have houses on them. A prime requisite of FAA participation in funding these projects is the timely removal of the acquired houses from Airport property.

B. Scope of Project

As a result of the bid process, the Port is now ready to dispose of an additional fifteen (15) surplus homes which were acquired under this program. The Port, with this award, will have disposed of a total of 297 surplus homes at a total purchase price of \$708,646.00 or an average unit price of \$2,386.01.

C. Commission AuthorizationDateDocument

February 28, 1974

Resolution No. 2516

Richard D. Ford, Executive Director

June 1, 1979

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D. Bid Information

Bids were received and opened on Wednesday, May 30, with results as follows:

Contractor List 30 (5 houses)

1. K Korp, Inc. \$ 8,600.00

Contractor List 31 (5 houses)

1. K Korp, Inc. \$ 3,200.00

Contractor List 32 (5 houses)

1. Ohio Company \$10,000.00  
2. K Korp, Inc. \$16,200.00

E. Completion Date

The completion date for the removal of the houses is 180 days from the date of signing of the contract purchase documents, which date would be approximately December 19, 1979.

F. Award Recommendation

K Korp, Inc. has complied with all requirements of the Port of Seattle in their bid response on Lists 30, 31, and 32 and it is therefore requested that authorization be granted to award contracts to K Korp, Inc. in the amount of their high bid of \$8,600.00 for List 30, \$3,200.00 for List 31, and \$16,200.00 for List 32.

*L. M. Kellen*  
*pdb*

PB/58/11