

## AGENDA

*Port of Kennewick  
Special Commission Business Meeting  
Port of Kennewick Commission Chambers  
350 Clover Island Drive, Suite 200, Kennewick, Washington*

Tuesday, July 30, 2019  
2:00 p.m.

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. APPROVAL OF AGENDA**
- IV. PUBLIC COMMENT** *(Please state your name and address for the public record)*
- V. CONSENT AGENDA**
  - A. Approval of Direct Deposit and ePayments Dated July 15, 2019
  - B. Approval of Warrant Register Dated July 23, 2019
- VI. REPORTS, COMMENTS AND DISCUSSION ITEMS**
  - A. Vista Field Update (**LARRY/TIM**)
    - 1. Benton PUD Developer's Agreement; Resolution 2019-14 (**LARRY/TIM**)
  - B. City of West Richland Update (**TIM**)
  - C. Non-Scheduled Items
- VII. PUBLIC COMMENT** *(Please state your name and address for the public record)*
- VIII. EXECUTIVE SESSION**
  - A. Real Estate, Minimum Price, per RCW 42.30.110(1)(c)
  - B. Potential Litigation, per RCW 42.30.110(1)(i)  
*(Ask public if they are staying, and if not, where they can be located if the Executive Session ends early.)*
- IX. ADJOURNMENT**

***PLEASE SILENCE CELL PHONES***



## AGENDA REPORT

**TO:** Port Commission

**FROM:** Larry Peterson, Director of Planning & Development

**MEETING DATE:** July 30, 2019

**AGENDA ITEM:** Resolution No. 2019-14; Construction Contract with Total Site Services, LLC

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**I. REFERENCE(S):** Resolution 2019-14

**II. FISCAL IMPACT:** \$270,307.61 up to \$337,884.51

**II. DISCUSSION:** Vista Field redevelopment ideas captured at the November 2014 Charrette were designed, drawn, permitted, put to bid and the Commission awarded the bid to Total Site Services (TSS). Total Site Services is underway on the publically bid infrastructure work; however one element, within the approved project budget. but outside of the TSS contract, is the placement of Public Utility District #1 of Benton County (BPUD) electrical conduits, vaults, junction boxes, switch cabinets and wire.

Infrastructure construction projects such as Vista Field Phase #1A typically involve the contractor excavating numerous utility trenches which then allows the local public and private utility companies to place their conduits and equipment followed by the contractor backfilling those trenches and moving on with site grading work. The Port's contract with TSS includes the cost of trenching and backfilling up to 5,000 linear feet of trenching.

BPUD will be installing electrical infrastructure both on-site and off-site to serve Vista Field Phase #1A. BPUD pays for the costs associated with the main feeder network to and through the site and as a public entity requires all those developing property to pay for the infrastructure serving the lots or parcels within the project. The BPUD crews will install segments of the network (conduits under street crossings); however the majority of the work is completed by a BPUD contractor following a bid process. The BPUD requires the developer (Port) to execute a BPUD Developer's Agreement before the BPUD puts the project to bid.

At present BPUD estimates the electrical infrastructure to serve the Port's lots/parcels to be \$270,307.61. Because this is an estimate and BPUD must bid the work and all parties seek certainty, the Developer's Agreement contains a not to exceed provision of 125% of the estimates which equals \$337,884.51. *{BPUD's estimates their cost for network enhancements and extensions to serve Vista Field Phase #1A at \$675,000 +}*

Timely execution of the BPUD Developer's Agreement will allow for the Vista Field Phase #1A project to proceed without delay. The estimated amount and 125% Not to Exceed amount are both within the working budget allocated to the Vista Field project through the Commission's actions to approve the construction contract with Total Site Services.

**III. ACTION REQUESTED OF COMMISSION:**

***Motion:*** I move approval of Resolution 2019-14, authorizing the Port's Chief Executive Officer to execute the contract with Public Utility District #1 of Benton County for placement and installation of electrical infrastructure within the Vista Field Phase #1A project for the sum not to exceed \$337,884.51. Further, all action by port officers and employees in furtherance hereof is ratified and approved; and the port Chief Executive Officer is authorized to take all action necessary in furtherance hereof.

# PORT OF KENNEWICK

## Resolution No. 2019-14

***A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
PORT OF KENNEWICK APPROVING A DEVELOPER'S AGREEMENT WITH THE  
PUBLIC UTILITY DISTRICT #1 OF BENTON COUNTY (BPUD) FOR THE  
REDEVELOPMENT OF THE VISTA FIELD PROPERTY***

**WHEREAS**, redevelopment of Vista Field into a vibrant center of the community following the new urbanism model has been the Port of Kennewick's focus since the November 2014 where the ideal was defined and refined by the public; and

**WHEREAS**, the on March 12, 2019 the Port of Kennewick Commission accepted the bid of Total Site Services to complete infrastructure improvements in the Vista Field Phase #1A project; and

**WHEREAS**, the bid with Total Site Services included excavation and backfill of utility trenches in the project, however the actual placement of electrical infrastructure elements is completed by the Public Utility District #1 of Benton County (BPUD); and

**WHEREAS**, the Public Utility District #1 of Benton County (BPUD) has established an estimate of \$270,307.61 to complete the electrical infrastructure work benefiting the lots and parcels within Vista Field Phase #1A; and

**WHEREAS**, the Public Utility District #1 of Benton County (BPUD) has established a not to exceed cost of \$337,884.51 to complete the electrical infrastructure work benefiting the lots and parcels within Vista Field Phase #1A.

**NOW THEREFORE, BE IT RESOLVED** that the Chief Executive Officer (CEO) is authorized to execute a Developer's Agreement with the Public Utility District #1 of Benton County for placement and installation of electrical infrastructure within the Vista Field Phase #1A project for an amount not to exceed \$337,884.51.

**BE IT FURTHER RESOLVED** that all action by port officers and employees in furtherance hereof is ratified and approved; and further that the port Chief Executive Officer is authorized to take all action necessary in furtherance hereof.

**ADOPTED** by the Board of Commissioners of Port of Kennewick on the 30th day of July, 2019.

***PORT of KENNEWICK  
BOARD of COMMISSIONERS***

By: \_\_\_\_\_  
THOMAS MOAK, *President*

By: \_\_\_\_\_  
DON BARNES, *Vice President*

By: \_\_\_\_\_  
SKIP NOVAKOVICH, *Secretary*