

**Washington State Major League Baseball Stadium Public Facilities District
Staff Report**

Agenda Item Number: 06

Date: July 10, 2000

PROPOSED RESOLUTION 00-011

PURPOSE:

A RESOLUTION authorizing the District to approve Change Order No. 2 to PFD Contract No. 28-088 with **Pacific Coast Northwest, LLC (PCNW)** to provide continued operational and project management services on behalf of the District, and to provide continued oversight of the Mariners' ballpark operations and maintenance programs.

BACKGROUND:

At the beginning of the project, the PFD established a Construction Testing and Inspections group, to oversee all construction issues associated with inspections, testing, quality control, issues related to startup and commissioning, issues related to building codes and occupancy permits, issues relating to the installation and operation of the mechanical and electrical systems, and issues related to the implementation and development of a long-term preventive maintenance program.

Pacific Coast Northwest, LLC was formed by former PFD employees, including the Manager of the PFD's Construction Testing and Inspections group. Employees of **PCNW** include the former ballpark project's lead mechanical, lead electrical, and lead structural and architectural inspectors.

On November 1st, 1999 the PFD Board, via Resolution 300, approved the selection of **PCNW** to provide additional inspection, project close-out, and facility operations and maintenance services, and to provide Executive Director services. Those services were desired to maintain the District's fiduciary responsibility to the general public to insure that the Mariners successfully maintain and operate this facility to the applicable standards of those ballparks across the country, as defined within the terms and conditions of the Lease Agreement between the Mariners and the District.

On June 5th, 2000, the PFD Board, via Resolution 310, approved Change Order No. 1 to **PCNW** contract 28-088, in recognition of additional costs that have been incurred, up to and through June 2000, as the result of added design, commissioning, and research and negotiation activities associated with the SR-519 project.

POLICY ISSUES:

Proposed Resolution No. 00-011 seeks Board approval for the execution of Change Order No. 2 to **PCNW** contract 28-088, to provide continued Executive Director, operational, and project management services, with a contract extension through July, 2000..

COST IMPACTS:

This requested contract change order will be paid from the District's annual operating budget, in the Not-To-Exceed amount of \$20,000.00. Executive Director costs will be billed by force account, at a rate of \$80/hr, with a monthly cap of 174 total Executive Director hours. All other PCNW personnel costs will be billed at existing rates, by force account, with no monthly cap.