

**EVERETT PORT COMMISSION
AGENDA ITEM COVER SHEET**

Project/Request: South Marina Destination Retail
Civil Engineering Competitive
Bid Exemption & Contract Award

Location: South Marina

CEO/Executive Director:
Lisa Lefebber

Chief Finance Officer:
Eric Russell

Legal Review Required No

If so, who:

Originating Department: Executive

Contact Person: Lisa Lefebber

Initialed By:

Regular Meeting of: May 3, 2022

Agenda Item Type: Action

Attachments for Commission Meeting Packet:

Competitive Bid Exemption Form

Expenditure Required: NTE \$500,000

Amount Budgeted: \$50,000

Additional Required: \$450,000

Account/CIP: 3-0-051-01

Summary Statement:

As the Waterfront Place development continues, it is critical that the South Marina redevelopment kicks off to ensure a cohesive destination waterfront. The initial South Marina redevelopment phase will be to develop a 'destination retail' concept connecting the South Marina to the development at Fisherman's Harbor in Waterfront Place Central. The Port and Shuster Group are partnering on this project. The Shuster Group will construct the buildings and enter a ground lease for the areas. The Port is currently negotiating LOL's with tenants and the timelines being discussed in negotiations require that the Port/Shuster Group begin construction of the project in 2024. To meet this deadline, the Port must begin the entitlement process for both the buildings and the civil construction work required to complete the project. The shoreline and SEPA permits need to be submitted in late spring, early summer.

BCRA was selected through an informal process to provide conceptual design and is anticipated to complete the building design under contract with the Shuster Group. Due to the quick turnaround needed, it is prudent for the Port to execute a contract with BCRA for the site civil design. Since the total cost of the civil construction design is estimated to exceed the Executive Director's delegated authority, the Commission is requested to exempt the contract from a competitive procurement process. We are still in discussion with BCRA about the design fee so a not to exceed amount will need to be authorized.

Recommendation: Move to approve the South Marina Destination Retail Civil Engineering Services Competitive Bid Exemption and authorize the Executive Director to sign a contract with BCRA for such services in an amount not to exceed \$500,000.