

# SEA Employee Parking Security Contract

# SEA Employee Parking Facilities

**Locations:** Four (4) Remote Parking Sites

- North Employee Parking Lot (NEPL)
- Lot A
- Lot C
- Lot M

**Purpose:** To provide on site security guard services for 24-hour, 7-days a week, 365-days a year

**Scope:** Security guard presence; regular operational reports & daily log; Access Control; Supplemental Security

# Facility Map



# Action Requested

Request Commission authorization for the Executive Director to execute a new contract for security services in Q4 2027 to support employee parking operations at NEPL, Lot A, Lot C, & Lot M for a total estimated cost of \$6,200,000.00 over five (5) years.

Additionally, requesting \$700,000.00 to fund the existing security contract (S-00321204) for the duration of the new contract's RFP process and through the contract's final extension.

Total authorization requested is \$6,900,000.00.

# Five-Year Forecast & Cost Basis Comparison

| Year   | Contract Costs<br>incl. contingency <sup>1</sup> | Port Payroll<br>Escalated Base <sup>2</sup>                             | Port Corporate<br>Overhead <sup>3</sup> | Other Port<br>Non-Payroll Costs <sup>4</sup> | Total Costs<br>Port Staff |
|--------|--------------------------------------------------|-------------------------------------------------------------------------|-----------------------------------------|----------------------------------------------|---------------------------|
| 2027   | \$1,164,624                                      | \$2,127,181                                                             | \$27,600                                | \$71,783                                     | \$2,226,564               |
| 2028   | \$1,199,562                                      | \$2,244,176                                                             | \$29,118                                | \$14,422                                     | \$2,287,716               |
| 2029   | \$1,235,549                                      | \$2,367,606                                                             | \$30,719                                | \$14,551                                     | \$2,412,876               |
| 2030   | \$1,272,616                                      | \$2,497,824                                                             | \$32,409                                | \$14,682                                     | \$2,544,915               |
| 2031   | \$1,310,794                                      | \$2,635,204                                                             | \$34,192                                | \$14,813                                     | \$2,684,209               |
| Totals | \$6,183,146                                      | Total Wages, Benefits, Overhead, & Non-Payroll Expenses<br>(Port Staff) |                                         |                                              | \$12,156,280              |

# Contract Schedule

| <i><b>Cost Breakdown</b></i>                       | <b>This Request</b>   |
|----------------------------------------------------|-----------------------|
| Existing Contract<br>(S-00321204) Expires Oct 2027 | \$700,000             |
| Contract Year 1<br>(New Executed Agreement)        | \$1,165,000           |
| Contract Year 2                                    | \$1,200,000           |
| Contract Year 3                                    | \$1,236,000           |
| Contract Year 4                                    | \$1,273,000           |
| Contract Year 5                                    | \$1,311,000           |
| <b>Total</b>                                       | <b>\$6,900,000.00</b> |

## Scheduled Milestones:

- RFP Development – 2026 Q4
- Solicitation & Reviews – 2027 Q1 to Q2

With additional authorization, existing security contract (S-00321204) expected to expire Q3 2027.

Anticipated completion of RFP process and award of new contract Q3 2027.



**QUESTIONS?**