

PORT OF SEATTLE
MEMORANDUM

COMMISSION AGENDA

Item No. 6h
Date of Meeting August 25, 2009

DATE: August 20, 2009

TO: Tay Yoshitani, Chief Executive Officer

FROM: Ralph Graves, Managing Director, Capital Development

*JHS For
RG*

SUBJECT: Change Order #077 for the Consolidated Rental Car Facility Project Contract
MC-0315405

ACTION REQUESTED:

Request authorization for the Chief Executive Officer to issue Change Order Number 077 for the Consolidated Rental Car Facility (RCF) in the amount of \$400,000.00.

SYNOPSIS:

Construction for the RCF project requires excavation at the existing project site for building and wall foundations, detention vault and various utilities. After the soils are excavated, the Geotechnical Engineer determines if the underlying soils are suitable as structural support for the new work. Change Order (CO) #004 was issued last year for the unforeseen unsuitable soil removal work in the amount of \$195,465, the majority of which has been expended at the detention vault area. CO #006 was also issued last year for dealing with unforeseen contaminated materials for \$1,100,000.00. Unsuitable soils are not contaminated but are deemed unsuitable as structural support material due to soft soils, buried trash and/or existing construction debris.

During current excavation work at the Quick Turnaround (QTA) #1, a large quantity of unsuitable material was uncovered along with a small quantity of contaminated material. There are insufficient dollars remaining in CO #4 to cover the quantity of the unsuitable soil removal and backfill at QTA #1 and at the remainder of the site. The contaminated soil removal discovered at QTA #1 can be dealt with using the existing dollars remaining in CO #6. The contractor was directed to pothole in suspected areas in an attempt to identify the potential locations of future unsuitable soil. Based in this evaluation, staff has estimated the quantity of potential unsuitable material removal and backfill and is requesting approval of CO #77 be issued to pay for the direct cost of this scope of work.

The unsuitable soil uncovered at QTA#1 is critical work and delays in excavation and removal have impacted the critical path. Options are being reviewed with the contractor to mitigate the schedule impact and associated costs. No additional project budget for potential additional impacts funds are being requested at this time as a result of this Change Order. This Change

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Order covers direct costs of the unsuitable soil issue only. A separate CO may be necessary to address any time impacts or indirect costs that cannot be fully mitigated.

CHANGE ORDER DESCRIPTION AND JUSTIFICATION:

The following information relates to the pending change order scope and cost:

Change Order No. 077

- **Scope of work:** Remove soil identified by the Geotechnical Engineer as unsuitable underlying soil for the new construction and dispose of in accordance with state regulatory requirements. Replace the excavated unsuitable soil materials with new structural fill. Work to be performed on a force account (time and materials) basis. This change order is for direct cost of this work only.
- **Justification:** The existing soils under slabs and footings must be suitable to carry and transfer the building loads. Existing site soil have been identified by the Geotechnical Engineer of record as being unable to meet the structural requirements and must be removed and replaced with materials that will need the structural requirements. Types of unsuitable soils being discovered on the site include soft soils, buried trash and existing construction debris. This soil material is not contaminated but does not satisfy the structural requirements.
- **Consequences of not proceeding:** Proceeding with construction over unsuitable soil may result in unacceptable settlement of footings and cracks in slabs on grade and could result in structural failure.
- **FINANCIAL ANALYSIS:**

Funds to pay for this change order are part of the project contingency funds that were included in previously approved authorizations of \$419,306,000.00. No additional project funds are being requested as a result of this change order.

CONTRACT INFORMATION: The following information relates to the contract and competitive award:

Contract award date:	May 30, 2008
Original period of performance:	May 30, 2008 to April 1, 2011
Previous contract extensions:	0 Days
Contract extension this change order:	0 Days
Current Contract Completion Date:	April 1, 2011
Original contract amount:	\$224,837,739.00
Previous Change Order Nos. 001 – 076:	\$2,583,003.00

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Current contract amount \$227,420,742.00

This request, Change Order No. 077 \$400,000.00

Revised contract amount: \$227,820,742.00