



**COMMISSION
AGENDA MEMORANDUM**

Item No.

8d

ACTION ITEM

Date of Meeting

April 12, 2022

DATE: March 21, 2022

TO: Stephen P. Metruck, Executive Director

FROM: Tina Soike, Director Engineering Services
Janice Zahn, Assistant Engineering Director, Construction Services

SUBJECT: Air Cargo Road Safety Improvements (MC-0320017/WP#U00085) Change Order Over 60 Days

ACTION REQUESTED

Request Commission authorization for the Executive Director to execute a change order to Contract MC-0320017 Air Cargo Road Safety Improvements to add up to 100 Calendar days to the Contract duration to reconcile the contractual completion date to the actual completion date.

EXECUTIVE SUMMARY

This change order requires the addition of up to 100 calendar days to the Contract duration. Commission action is required under the General Delegation of Authority because the Change Order includes a time extension of more than sixty days. No additional project funding is required with this request.

Description of Change Order

This change order revises the contract completion date.

Background

The Air Cargo Road Safety Improvements project is a renewal and replacement project that brings the roadway corridor up to current standards for operation and safety and completes the permanent access improvements for the Cell Phone Lot. Air Cargo Road was originally constructed circa 1970 and is the primary access for a number of airfield, cargo, and landside facilities. The existing pavement and lighting systems between S. 166th St. and S. 170th St. are failing and are well beyond their useful life. The Cell Phone Lot was relocated in 2014 to its current location to support the expansion of aircraft hardstand parking on the airfield. The roadway improvements include pavement rehabilitation, traffic signals, roadway illumination, signage, sidewalks, parking lot modifications, bus stops, utilities, landscaping, and intelligent transportation systems.

On March 20, 2021, the Port executed a construction contract with Tucci and Sons, Inc. in the amount of \$5,002,963.30. The Contract was set up to be completed in two phases. Most of the work was scheduled to be completed by October 8, 2021, as part of the first phase. The second

phase included the traffic signals, roadway illumination, and intelligent transportation systems and was scheduled to be completed by January 16, 2022, since we anticipated that some materials would take longer to procure and install. We did complete the first phase on time and reopened the Cell Phone Lot with the new entrance to the public on October 8, 2021. Unfortunately, the long lead items have taken even more time to procure than anticipated which is driven by COVID supply chain issues. The decorative roadway illumination fixtures have been the hardest item to receive. The light fixtures were modified at the request of the City of SeaTac to match their standard and the costs were settled in Change Order #5 on August 6, 2021. Costs for this change was captured in a change order but the long procurement of these light fixtures was not foreseen at the time of the change. The Port and the Contractor mutually agreed that this procurement delay is out of the control of both the contractor and Port, and we are granting a time extension for up to 100 Excusable and Non-Compensable Days. The current value of the Contract is \$5,901,781.27.

FINANCIAL IMPLICATIONS

There is no additional funding being requested with this action.

ALTERNATIVES AND IMPLICATIONS CONSIDERED

Alternative 1 – Do not authorize the issuance of the Change Order and delete the light fixtures from the contract.

Pros:

- (1) The contract might be closed out earlier than the current schedule.

Cons:

- (1) The project would not complete the roadway illumination improvements bringing the roadway corridor up to current standards. This might put the Port at legal risk if someone was injured on our property or within the adjacent City right-of-way.
- (2) The Port's obligations under SEPA and to the City of SeaTac for the Cell Phone Lot are not satisfied.

This is not the recommended alternative.

Alternative 2 – Authorize the issuance of the Change Order to extend the Contract duration by up to 100 days.

Pros:

- (1) This completes the roadway illumination improvements bringing the roadway corridor up to current standards.
- (2) The Port's obligations under SEPA and to the City of SeaTac for the Cell Phone Lot are satisfied.
- (3) The Port staff has analyzed the schedule delays and established the change order amount and time extension that is fair and reasonable.

Cons:

- (1) The project is completed and closed out later than planned.

This is the recommended alternative.

ATTACHMENTS TO THIS REQUEST

None

PREVIOUS COMMISSION ACTIONS OR BRIEFINGS

- October 13, 2020 – The Commission authorized the Executive Director to (1) amend a purchased services contract to maintain the temporary traffic signal for a total contract value above \$300,000, (2) advertise and award a major public works contract, and (3) authorize an additional \$9,936,410 for the construction of the Air Cargo Road Safety Improvements project at Seattle-Tacoma International Airport for a total estimated project cost of \$13,500,000.
- July 11, 2017 –The Commission authorized the Executive Director to 1) execute a professional services contract; 2) execute an interlocal agreement with King County for the operation and maintenance of traffic signals; 3) proceed with the design and preparation of contract bid documents for the Air Cargo Rd. Safety Improvements project; 4) utilize Port crews and small works contract to complete the early pavement repair work; and 5) transfer \$3,019,590 of budget from the Cell Phone Lot project.
- April 14, 2015 –The Commission authorized the Chief Executive Officer to 1) execute a design contract for the Cell Phone Lot and the Air Cargo Rd. Safety Improvements projects at the Airport; and 2) to continue the Cell Phone Lot project for an additional \$649,900. This also included the extension of the operation and maintenance agreement for the Cell Phone Lot traffic signal.
- May 6, 2014 –The Commission authorized an additional \$822,100 to complete the construction of the Cell Phone Lot at the Airport.
- September 10, 2013 -The Commission authorized the Chief Executive Officer to 1) proceed with construction of the Cell Phone Lot project at the Airport; 2) utilize Port Construction Services crews to self-perform the construction; 3) advertise for bids and award a major public works project-specific unit price contract for asphalt and striping; and 4) execute and interlocal agreement with the City of SeaTac for the design, installation, and operation of a temporary traffic signal on S 170thSt. for an additional \$1,420,000.
- December 11, 2012 –The Commission authorized the Chief Executive Officer to proceed with the design of the Cell Phone Lot project for \$408,000.