

PORT OF SEATTLE
MEMORANDUM

COMMISSION AGENDA

Item No. 5a

Date of Meeting May 5, 2009

DATE: April 29, 2009

TO: Tay Yoshitani, Chief Executive Officer

FROM: Ralph Graves, Managing Director, Capital Development Division

SUBJECT: Change Order Number 005 for the Main Terminal Roof Replacement project,
Contract Number: MC-0315425

ACTION REQUESTED:

Requests authorization for the Chief Executive Officer to issue Change Order Number 005 for the Main Terminal Roof Replacement project to add the additional time required (118) days to complete the project.

SYNOPSIS:

Before the contractor completed the project, a portion of the newly installed roof continued to show water penetration behind the roof membrane. The cause of the leak was found to be an existing abandoned mechanical shaft which required new siding. Port Construction Services (PCS) was tasked with the repair of this work. The contractor was unable to complete the repair of the roof membrane system and fully warrant the new installation until after the PCS work was complete. A change order is required to extend the contract completion date for this Port-owned delay. There is no additional cost associated with this time extension change order

CHANGE ORDER DESCRIPTION AND JUSTIFICATION:

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

Change Order No. 005

- **Scope of work:** The original Contract completion date is December 13, 2008. The water penetration was found during the pre-final inspection conducted on December 11, 2008. The contractor was requested to perform the siding repair; however their schedule could not accommodate the extra work in a reasonable time. PCS was then tasked to complete the siding work. The final repairs by the roofing contractor were completed on April 6, 2009 and the project work accepted on April 10, 2009. A non-compensatory time extension of 118 days is requested to reconcile the contract completion date.
- **Justification:** The contractor was not determined to be responsible for the delay.
- **Consequence of not proceeding:** The project documentation would be incomplete to provide justification for the contractor exceeding the contract completion date.

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T. Yoshitani, Chief Executive Officer

April 30, 2009

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FINANCIAL ANALYSIS:

This is a non-compensatory Change Order.

CONTRACT INFORMATION:

The following information relates to the contract and competitive award:

Contract Time

Contract Award date:	June 16, 2008
Original period of performance	June 16, 2008 to December 13, 2008
Original Contract Completion Date	December 13, 2008
Previous contract extensions	0 Days
<u>Current Contract Completion Date</u>	<u>December 13, 2008</u>
This request Change Order No. 005	118 days
Final Contract Completion Date	April 10, 2009

Contract Price

Original Contract amount:	\$1,085,961.00
Previous Change Orders Nos. 1-4	\$16,695.25
Current Contract Amount	\$1,102,656.25
This Change Order No. 005	\$0.00
Final Contract Amount	\$1,102,656.25