

**PORT OF SEATTLE**  
**MEMORANDUM**

**COMMISSION AGENDA**

**Item No.** 5d

**Date of Meeting** August 11, 2009

**DATE:** August 3, 2009

**TO:** Tay Yoshitani, Chief Executive Officer

**FROM:** Ralph Graves, Managing Director, Capital Development Division

**SUBJECT:** Change Order #010 for the North and South Satellites Food Courts Flooring Replacement Project Contract MC-0315494

**ACTION REQUESTED:**

Requests authorization for the Chief Executive Officer to issue Change Order Number 010 for the North and South Satellites Food Courts Flooring Replacement Project to add the additional time required (61 days) to complete the project.

**SYNOPSIS:**

During demolition of the existing floor and installation of the new finishes, the contractor encountered multiple obstacles and Change Order (CO) #009 was executed. It was understood at the time that the total time impact could not be determined completely and that a second change order would be necessary to reconcile the remaining days. We are requesting CO #010 be issued for an additional 61 days needed to complete the project. This is a no-cost change order.

**CHANGE ORDER DESCRIPTION AND JUSTIFICATION:**

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

**Change Order No. 010**

- **Scope of work:** The original contract completion date is 04/06/09. CO #009 added 60 calendar days for a new completion date of 06/05/09. CO #010 will add an additional 61-calendar days for the completion of the column cover work.
- **Justification:** The contractor encountered multiple obstacles in the demolition of the existing floor. This included pitted substrates with Asbestos Containing Material (ACM) embedded in the pits; unanticipated ACM material was found in the expansion joints; an improperly repaired structural floor dating back to the last remodel of the area; and revised phasing brought about by tenant concessionaire requests. There were concurrent delays by both the Port and contractor which prolonged the completion of the project and as a result 60 calendar days (28 non-compensable and 32 compensable) were awarded. These impacts were analyzed and settled in the execution of Change Order #009. Additionally, new stainless steel column wraps for the food court area are to be installed

## COMMISSION AGENDA

T. Yoshitani, Chief Executive Officer

August 3, 2009

Page 2 of 2

as part of this project. It was suggested by both the Designer of Record and the contractor that a more superior finish would be achieved if the fabrication of the column covers began after the finish floor height was established with the completion of the flooring operations. The contractor agreed that this activity could be done at a later time with no additional cost to the project; however additional days would be needed to extend the contract date so that the fabrication of the column covers could wait until after the finish floor was completed. It was determined that an additional 61 calendar days would be required to complete this work. We are requesting Change Order Number 010 be issued for these remaining days.

- **Consequences of not proceeding:** While the column covers could have been manufactured prior to the installation of the finished floor, the best results would be achieved with this method.

**FINANCIAL ANALYSIS:** This is a no-cost change order.

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

Contract award date:	August 07, 2008
Original period of performance:	August 07, 2008 to April 06, 2009
Previous contract extensions:	60 Days
Current Contract Completion Date:	June 5, 2009
Contract extension this change order:	61 Days
Revised Contract Completion Date:	August 05, 2009
Original contract amount:	\$918,000.00
Previous Change Order Nos. 001 – 009:	\$193,950.00
<u>Current contract amount</u>	<u>\$1,111,950.00</u>
<u>This request, Change Order No. 010</u>	<u>\$0.00</u>
Revised contract amount:	\$1,111,950.00