

PORT OF SEATTLE
MEMORANDUM

COMMISSION AGENDA

Item No. 5a

Date of Meeting October 6, 2009

DATE: September 28, 2009
TO: Tay Yoshitani, Chief Executive Officer
FROM: Ralph Graves, Managing Director, Capital Development
SUBJECT: Change Order No. 0102 for the Consolidated Rental Car Facility Project Contract MC-0315405

ACTION REQUESTED:

Request authorization for the Chief Executive Officer to issue Change Order No. 0102 for the Consolidated Rental Car Facility (RCF) in the amount of \$302,885.

SYNOPSIS:

This change order is required to: 1) enlarge several building foundations for the RCF building and the North Helix foundation, and 2) to revise the electrical equipment pads for the RCF project.

The original footing design was based on soil with a bearing pressure of 12,000 pounds per square foot (psf). Once the site was cleared and additional access was made available to the Geotechnical Engineer further investigation was performed on the site. This investigation revealed that there were areas where the maximum bearing pressure of the soil reached only 2,000 psf. In these areas the structural footings had to be resized significantly to accommodate the load of the structure. In some cases, the footings are now four times larger in size than originally anticipated (i.e.: 14'x14 original to 25'x25' revised).

The Port purchased the electrical equipment as part of the owner furnished materials for the RCF project. As is standard practice due to the variability in various manufacturers' equipment, the original design for the electrical equipment pads as bid by the subcontractor were based on the general size and loading of estimated equipment. After the Port purchase was completed and the actual equipment to be supplied was known, the electrical equipment pads had to be modified to accommodate the actual size, weight and anchorage requirements.

CHANGE ORDER DESCRIPTION AND JUSTIFICATION:

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

Change Order No. 0102

COMMISSION AGENDA

T. Yoshitani, Chief Executive Officer

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- **Scope of work:** 1) Increase the size of the 8 footings between gridlines M through R/23 through 26 at the RCF and extend the footings at the North Helix to provide additional structural support where the Helix ties into the RCF. 2) Modify the electrical equipment pads to fit with the Owner Furnished Electrical Equipment.
- **Justification:** 1) The bearing pressure of the existing soils under slabs and footings was not adequate to transfer building loads. 2) The electrical pads for the owner supplied equipment must adequately support the selected equipment.
- **Consequences of not proceeding:** 1) The footings would not provide the required structural support. 2) The electrical equipment would not be adequately supported on required equipments pads.

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 – 101:	\$4,405,835.00
<u>Current contract amount</u>	<u>\$229,243,574.00</u>
<u>This request, Change Order No. 0102</u>	<u>\$302,885.00</u>
Revised contract amount:	\$229,546,459.00