

PORT OF SEATTLE
MEMORANDUM

COMMISSION AGENDA

Item No. 5a

Date of Meeting August 18, 2009

DATE: August 12, 2009

TO: Tay Yoshitani, Chief Executive Officer

FROM: Ralph Graves, Managing Director, Capital Development

SUBJECT: Change Order #066 for the Consolidated Rental Car Facility Project Contract
MC-0315405

ACTION REQUESTED:

Request authorization for the Chief Executive Officer to issue Change Order Number 0066 for the Consolidated Rental Car Facility (RCF) in the amount of \$218,968.00.

SYNOPSIS:

The Port is required to provide parking at no cost for workers at the RCF as part of the Project Labor Agreement. The trade parking area designated for the RCF site is located south of the project site across 160th Street. Based on information input into the detailed construction schedule and information from the project subcontractors, it has been determined that the designated trade parking lot is not large enough to meet the needs of the project. With construction rapidly ramping up, we estimate that the parking lot will be its capacity of 180 vehicles by late August. The number of workers is currently 160 and we estimate that at peak manpower we will need parking spaces for 430 worker vehicles.

The Port and the GC/CM reviewed local parking options and concluded that the lease of property on the east side of the project site would provide 150 additional parking spaces needed to meet the project's current parking needs. This is an unused lot that is available to lease from a private operator. By leasing this existing lot for the duration of construction we save the Port the cost to construct a temporary parking lot that would have to be removed at the end of the construction project. By utilizing this adjacent lot we also save the costs to bus workers to the site. Workers are paid for the time traveling from the work site to the parking lot at the end of their shift. The lost productivity to travel to other Port parking facilities that are farther away from the RCF would exceed the cost of this change order.

At peak worker levels we will still need to find parking for 100 additional vehicles. The Port is still reviewing options to find the best solution for this additional parking demand. This change order is for the amount of \$218,968.00, to be paid from project contingency.

CHANGE ORDER DESCRIPTION AND JUSTIFICATION:

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

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T. Yoshitani, Chief Executive Officer

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Change Order No. 0066

- **Scope of work:** Lease property on the east side of the project site, across International Boulevard, for trade parking.
- **Justification:** The Project Labor Agreement for the RCF, indicates that parking at or near the Project site will be provided to the workers at no cost. The lease of the site to the east of the project fulfills this agreement.
- **Consequences of not proceeding:** There would not be adequate parking for the manpower anticipated on the project. Limiting the manpower to the number of spaces available in the existing trade parking lot would result in slowdown of the work and schedule delays.

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 – 065:	\$2,086,916.00
<u>Current contract amount</u>	<u>\$226,924,655.00</u>
<u>This request, Change Order No. 0066</u>	<u>\$218,968.00</u>
Revised contract amount:	\$227,143,623.00