

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

**COMMISSION AGENDA**

**Item No.** 6c

**CORRECTED COPY**

**Date of Meeting** January 25, 2011

**DATE:** February 3, 2011

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

**FROM:** Nora Huey, Director, Central Procurement Office  
George England, Program Leader, Aviation Capital Improvement Program

**SUBJECT:** Walker Parking Consultants Professional Service Agreement Amendment

**Amount of This Request:** \$0

**Source of Funds:** N/A

**Total Value of This Agreement:** \$31,468,610

**ACTION REQUESTED:**

Request authorization for the Chief Executive Officer to amend the Walker Parking Consultants (Walker) Professional Service Agreement up to \$350,000 for design support during construction and provide notification to the Port of Seattle Commission in accordance with RCW 53.19.060 that the amended amount exceeds 50% of the original contract not to exceed value of \$100,000.00. With the execution of this amendment, the value of the Walker Agreement would be \$31,468,610 and the completion date would be extended to July 31, 2012. No new funding is requested to amend this Agreement as funds have been previously authorized in the RCF program budget.

**SYNOPSIS:**

In order for the Port to complete the Rental Car Facility (RCF) and the Off-Site Roadway Improvements (ORI) projects, this service agreement must be amended for additional budget and time to continue to provide construction support services through completion of the projects. As required by RCW 53.19.060 and Resolution No. 3605, this memorandum also constitutes notification to the Commission when the amended amount exceeds 50% of the original not to exceed contract value. The funds supporting this amendment have been previously authorized, and there is no increase to the overall RCF program budget. This memorandum will be placed on file for public inspection at the Port's bid desk.

**BACKGROUND:**

In fall 2001, Port of Seattle executed a contract with Walker for design and construction support services for the RCF and ORI projects.. The original procurement anticipated the total cost of

## COMMISSION AGENDA

Tay Yoshitani, Chief Executive Officer

January 10, 2011

Page 2 of 3

this work to be \$15 million; however, the initial contract value was only \$100,000. To control cost and effectively manage the contract, a series of amendments was intentionally planned and issued to add portions of the original scope in logical phases as a way to efficiently complete the design and provide construction support services. Since the RCF program has been delayed several times since it began in 2001 and was suspended and restarted in 2008-2009, the overall cost for design and construction support services has increased. The original estimate of \$15 million was estimated based upon a RCF construction value of \$110 million. The RCF construction value has increased to \$230 million, so the design and construction support services would also increase.

These services must be continued and extended to meet the revised completion of the RCF program. The current Walker contract value is \$31,118,610 and completion date is July 31, 2011. With the execution of this amendment the total contract value would increase to a value up to \$31,468,610 and the completion date would be extended to July 31, 2012. The Commission previously authorized the one-year time extension to the Walker Service Agreement on June 8, 2010.

### **SCOPE OF WORK AND SCHEDULE:**

The following major scope elements to be continued for completion of the RCF program include, but are not limited to:

- Responding to requests for information;
- Reviewing project submittals;
- Preparing design change notices ;
- Reviewing shop drawing submittals;
- Performing site visits;
- Reviewing construction non-compliance and quality issues;
- Provide special review and site inspection as necessary.

### **PREVIOUS COMMISSION ACTION:**

The following previous Commission action is related to the Walker Service Agreement.

- June 8, 2010, the Commission authorized the execution of amendment increases to three Service Agreements for continued support services of the RCF program including a) up to \$4,000,000 and a one year time extension for Walker, b) up to \$600,000 and a one year time extension for Shen Consulting Inc., and c) up to \$500,000 and a one year time extension for Jacobs Engineering Group.

The following list of previous Commission actions include only those related to the ORI project and include property acquisition, design and advance construction authorizations.

## COMMISSION AGENDA

Tay Yoshitani, Chief Executive Officer

January 10, 2011

Page 3 of 3

- November 9, 2004, the Commission authorized \$18,675,000 for the completion of facility design for the Consolidated Rental Car Facility, and for procurement of a General Contractor/Construction Manager for the delivery of the project.
- February 27, 2007, the Commission authorized \$9,210,183, including \$6,460,183 in additional design funding for the RCF program and \$2,750,000 for preconstruction services and for demolition of buildings on the Consolidated Rental Car Facility site.
- May 13, 2008, the Commission authorized 1) \$3,574,300 in additional design funds for the RCF program, 2) the award of the General Contractor/Construction Manager contract to Turner Construction Company and \$286,500,000 for the construction of the Consolidated Rental Car Facility, and 3) the execution of a change order in the amount of \$1,606,710 for additional construction staff and logistics facilities.
- November 11, 2008, the Commission authorized \$552,000 for the ORI project for design and advance utility relocations.
- June 9, 2009, the Commission passed Resolution 3617 which 1) exchanged Port surplus property for WSDOT property, and 2) authorized a long-term ground lease in the vicinity of the Tyee Valley Golf Course.
- June 30, 2009, the Commission 1) lifted the suspension and restarted the entire RCF program, 2) authorized \$591,670 in additional design funds for the Bus Maintenance Facility and ORI projects, 3) authorized \$27,826,000 in additional construction funds for the Consolidated Rental Car Facility, 4) authorized multiple change orders for a not to exceed value of \$16,800,000 and up to 260 calendar days for the construction of the Consolidated Rental Car Facility, and 5) revised the Commission notification requirements for change orders for the Consolidated Rental Car Facility.
- July 28, 2009, the Commission authorized the purchase of a portion of private roadway owned by Washington Memorial Park for \$300,000.
- December 15, 2009, the Commission authorized \$16,344,400 of construction funds, the authority to enter into contracts estimated at \$17,534,000, and granted approval to advertise for construction the ORI project.
- May 18, 2010, the Commission authorized the execution of the Construction Oversight Agreement and the SR99/500 Bridge Seismic Upgrade Agreement with the WSDOT; and allowed Port Construction Services to self perform work, advertise for bids, execute and award small works construction contracts in support of the ORI project.