

PORT OF SEATTLE
MEMORANDUM

COMMISSION AGENDA

Item No.	<u>5f</u>
Date of Meeting	<u>January 10, 2012</u>

DATE: January 3, 2012

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: \$603,590

Source of Funds: Authorized Design Budget

Total Value of This Agreement: \$32,271,911

Est. Jobs Created: 25

ACTION REQUESTED:

Request Commission authorization for the Chief Executive Officer to amend the Walker Parking Consultants (Walker) Professional Service Agreement up to \$603,590 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. The history of the Walker Parking Consultants Agreement was briefed to the Commission on April 5, 2011. With the execution of this amendment, the value of the Walker Agreement will be \$32,271,911. The completion date remains December 31, 2012. No new budget is requested to amend this Agreement as funds have been previously authorized in the Rental Car Facility (RCF) program budget.

SYNOPSIS:

In order for the Port to complete the RCF and the Off-Site Roadway Improvements (ORI) projects, Walker's service agreement must be amended for additional budget to continue to provide support services through completion of the projects, opening day of April 19, 2012, and project closeout. As required by Resolution No. 3605, as amended, this memorandum also constitutes notification to the Commission that the amended amount exceeds 50% of the original not to exceed contract value. 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.

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BACKGROUND:

In fall 2001, the 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 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 stopped and restarted several times since it began in 2001, the overall cost for design and construction support services has increased. The original estimate of \$15 million was estimated based upon an RCF construction value of \$110 million. The RCF construction value has increased to \$230 million. At each of the major project phases, and with each stop and restart, the Commission has authorized the additional funds necessary for design and construction support services to support the RCF program.

On April 5, 2011, staff briefed the Commission on the history of the Walker contract and Port procedures in place at the time of each amendment and what might have been done differently under current procedures. At the time of that briefing, Walker's contract value was \$31,466,116 and the completion dates for the RCF and ORI were November 15, 2011, and March 28, 2012, respectively. Since that time, there have been two further amendments to the contract:

- Amendment 34 was executed on May 17, 2011, for an equitable adjustment in the amount of \$202,205 for design claims,
- Amendment 35 was executed on November 11, 2011, for a no-cost time extension to extend Walker's contract until December 31, 2012.

The current amendment request is required due to the construction schedule extension granted to Turner Construction Company revising their contract completion to February 13, 2012, as authorized by the Port Commission for 80 days on July 26, 2011, and by staff executing Change Order No. 893 on September 13, 2011, for an additional 10 days. In addition, with staff setting April 19, 2012 as the opening date for the RCF, the ORI contract completion date must be extended to this date for the installation of revised freeway signage that can only be done the night of the opening cutover to the new facility. These project time extensions require Walker to continue to provide design services during final construction. The current Walker contract value is \$31,668,321. With the execution of this amendment, the total contract value would increase to a value up to \$32,271,911. The contract completion date remains December 31, 2012, per Amendment 35.

SCOPE OF WORK AND SCHEDULE:

The scope of services for this Amendment is included in this request and is a continuation of design support services during construction described below.

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The following major scope elements to be continued for completion of the RCF 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.

OTHER DOCUMENTS ASSOCIATED WITH THIS REQUEST:

None.

PREVIOUS COMMISSION ACTION:

The following list of previous Commission actions includes only those related to facility design and construction authorizations.

- 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.
- December 15, 2008, the Commission authorized to suspend most work under the contract for construction of the Consolidated Rental Car Facility (CRCF) for an indefinite period, not to exceed one year.
- December 15, 2008, the Commission authorized the execution of service agreements for project management, project controls, and commissioning for the RCF program and project controls for the Aviation services.
- 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.

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- June 8, 2010, the Commission authorized the amendment of the following Professional Service Agreements due to the suspension of the RCF in 2009.
 1. The Walker Parking Consultants (Walker) agreement was increased up to \$4,000,000 and one year for design support during construction and provided 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;
 2. The Shen Consulting Inc. (Shen) agreement was increased up to \$600,000 and one year for project management; and
 3. The Jacobs Engineering Group (Jacobs) agreement was increased up to \$500,000 and one year for project controls.
- January 25, 2011, the Commission authorized an amendment to Walker Parking Consultants up to \$350,000 for addition design support during construction and to 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.
- April 5, 2011, as part of the monthly update for the RCF program, staff briefed the Commission on the history of the Walker Parking Consultants contract, Port procedures in place during this contract and what would be done differently under current Port procedures.