



**COMMISSION
AGENDA MEMORANDUM**

Item No.

8c

ACTION ITEM

Date of Meeting

October 26, 2021

DATE: October 1, 2021

TO: Stephen P. Metruck, Executive Director

FROM: Tina Soike, Director Engineering Services
Janice Zahn, Assistant Engineering Director, Construction Services
Jeffrey Brown, Aviation Chief Operating Officer

SUBJECT: North Terminal Utilities Upgrade Project Phase 1 (#C800717)

ACTION REQUESTED

Request Commission authorization for the Executive Director to execute a Change Order to Contract MC-0319240 North Terminal Utilities Upgrade Project Phase 1 (NTUUP) to replace an existing roll up door at Seattle-Tacoma International Airport in the amount of \$12,490.97 and a contract time extension of 89 calendar days.

EXECUTIVE SUMMARY

This change order requires the addition of eighty-nine (89) calendar days to the Contract Duration. Commission action is required under the General Delegation of Authority because the Change Order includes a time extension of more than sixty days (60). No additional project funding is included with this request.

Description of Change Order

This change order authorizes installation of a new roll up door in lieu of reinstallation of the existing 20+ year-old roll up door. It also revises the contract completion date to match the actual completion date and settles all claims due to Port and Contractor impacts to the project schedule.

Background

This project was authorized for construction by the Commission on October 14, 2019. The project installed the first phase of the north utility loop which replaces and extends the existing 50-year-old undersized steam, condensate and chilled water supply and return piping from the Central Mechanical Plant. The project will create a redundant interconnected piping loop when Phase 2 is completed.

Phase 1 reached substantial completion on August 17, 2021 and is currently in project close out. The project provided a new valve room and upsized piping from the Central Mechanical Plant to the Concourse D Annex and North Satellite.

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During construction, the contract scope included the removal and reinstallation of an existing roll up door to excavate and install new piping to the room. Prior to reinstallation, it was discovered the existing door would leave a 7” gap at the bottom. It was determined the existing door could not be modified to close the gap and a new door is required.

While preparing the price proposal, the Port was notified by the contractor the lead time for the new door was uncertain due to supply chain issues. Subsequently the contractor has obtained a November delivery date. In lieu of extending the contract for over 180 days and compensating the contractor for extended overhead due to the Port caused delay, the Port and Contractor reached agreement for an 89 calendar day extension without any indirect time impact costs. The Port would pay for only the direct cost of procuring and installing the new door.

FINANCIAL IMPLICATIONS

There is no additional funding being requested in this memo.

ATTACHMENTS

None.

PREVIOUS COMMISSION ACTIONS OR BRIEFINGS

- October 22, 2019 – The Commission authorized the Executive Director to (1) advertise and award a construction contract for Phase 1 of the North Terminals Utility Upgrade project at Seattle-Tacoma International Airport: (2) employ a project labor agreement (PLA); and increase authorization by \$12,064,000 to total estimated cost of \$40,000,000.
- September 12, 2017 - The Commission authorized the Executive Director to extend the North Terminals Utilities Upgrade Project Early Work Mechanical Contract by adding 250 calendar days to the contract duration.
- June 28, 2016 - The Commission authorized the Chief Executive Officer to increase the North Terminals Utilities Upgrade Project scope, budget, authorization, utilize Port crew advertise and award a major construction contract for the Early Work Mechanical Contract for an additional \$7,271,000.
- April 28, 2015 - The Commission authorized the Chief Executive Officer to execute service agreements and conduct studies, cost estimates, design and prepare construction documents for the North Terminals Utilities Upgrade Project in the amount of \$2,000,000.