

ATTACHMENT A

TODAY'S BRIEFING FOR February 22, 2011

RCF GC/CM Construction Contract:

Construction Status Summary

- Construction progress is 84% complete.
- Construction costs are trending to be within authorized budget.
- 210 construction workers on site daily. There is currently one Helmets to Hardhats apprentice worker on the project.
- Over 1,119,620 work hours have been expended on the project to date. Based on the dollars spent to date, over 3,000 new jobs have been created due to this project since project work commenced in 2008 (using data from the 2009 UW study performed for AGC).
- Current construction waste recycled materials rate is 97.17%.
- Recordable Incident Rate (number of injuries per 100,000 work hours) for 2010 is 4.27. Overall project RIR is 3.22, significantly below the statewide rate of 11.0.

Milestones Accomplished This Month

- Installation of all level 5 topping slabs is complete.
- Customer service building curtain wall system install and insulation is complete.
- Tile installation is complete in both CSB restrooms and terrazzo installation is complete in the north and south core family restrooms.
- Installation of north architectural stairs is complete.
- Topping slab placement on Level 5 is complete.
- Site Roadways are complete to the north, west and south of the RCF buildings. Site roadway lighting conduit and bases are complete to the north, south, and southwest of the RCF buildings.

Work In Progress

- Elevated concrete deck punch list work is in progress
- Customer Service Building (CSB) - Roof membrane installation is nearly complete. Installation of electrical/mechanical/plumbing components continues. Curtain wall trim and parapet coping being installed. Framing of the CSB walls and ceilings is approximately 90% complete. Installation of the coved ceiling in the CSB lobby has commenced.
- Painting of the operational floor plate ceilings is in progress and waterproofing work continues.
- Installation of seismic joints in the main building areas A, B and C and in QTA-s #3 and #4 is approximately 80% complete.
- Mechanical and electrical systems installation is in progress on all levels. Medium voltage cable installation is in progress.
- Elevator and escalator equipment installation is in progress. All north elevator cabs have been installed. North and south escalator installation is approximately 90% complete.

- Installation of electrical and mechanical systems and wall framing are in progress in QTAs 1, 2, 3 and 4 support buildings. Exterior resinous flooring installation is in progress in QTA's 1, 2 and 3. CMU wall installation is ongoing for QTA #4 back of house spaces.
- Car wash equipment is being installed in QTA 2.
- South architectural stair installation is in progress.
- Installation of architectural metal panels on level 6 (penthouse mechanical and clerestory) is complete. Metal panel installation commenced on electrical shafts and Level 5 support buildings.
- Temporary erosion & sediment controls are being maintained. The site is in good condition and ready for the ongoing winter weather.

Contractor Schedule

- RCF Substantial Completion date is November 15, 2011. Current progress update shows a negative twenty nine day float in the project schedule, with the critical path running through the QTA power-up and commissioning. This is a 6 day time loss from what was reported on the last update. The Port continues to review the progress schedule for sequencing and logic ties to validate the schedule status, and is working diligently with Turner staff to improve on the status of activities and overall completion date. In addition, staff has authorized selective overtime for tasks related to drying-in of the building and for critical path activities.

Cost Status Summary

See Cost Status Summary Table in PowerPoint Supplement page 3 for current cost information and page 4 for the trending of Construction Contingency costs over time.

- Subcontractor Bids – closed
- Risk Reserve – 91 approvals have been issued, and 12 in review.
- 2% MACC (Maximum Allowable Construction Costs) Contingency – 99 Change Orders executed and 21 in review.
- Negotiated Support Services – 41 approvals issued.
- Conforming Design Development Allowance – closed
- Anticipated Scope Allowance – closed
- Non-Suspension Related Contract Changes – 448 Change Orders executed, and 111 in review. Port staff is currently trending approximately \$8,000,000 in potential claims from the GCCM and a major Subcontractor.
- Suspension Related Contract Changes – 58 Change Orders have been written. One last claim relates to the unsupported cost previously rejected by the Port from one subcontractor.

Off-Site Roadway Improvements - Construction Contract

Construction Status Summary

- Construction progress is 35% complete.
- Construction costs are trending to exceed originally budgeted amount by approximately \$140k primarily due to the significantly larger quantity of anticipated unsuitable or contaminated soils on WSDOT property. The construction contingency budget will be revised pending the upcoming Commission approval of the budget transfer from the unallocated program contingency to the project contingency.
- 16 construction workers on site daily.

- Overall project completion date remains the same.

Milestones Accomplished This Month

- SR99 Bridge girders have been fabricated.
- Concrete traffic barriers and luminaire foundations were placed for the new SR518 off-ramp to SR99.

Work In Progress

- Work is 95% complete on the north side of S 160th St. Sidewalk installation remains at 80% complete and is weather dependent.
- Clearing activities continue at the south side of S. 160th Street in preparation for upcoming roadway improvements.
- Work on the new on-ramp to eastbound State Route (SR) 518 via the North Airport Expressway continues on a weather dependent basis.
- Qwest is scheduling installation of fiber at SR 99 and will inform the Port when the work will occur.
- Consideration of additional potential locations of unforeseen contaminated or unsuitable soils at B-line (SR 518 off-ramp to SR99), potentially increases the cost impact to the \$960,000 range. The Port and WSDOT continue to pursue alternatives to offset costs.
- Work continues at SR99 Bridge with the seismic upgrades at the existing structure with foundation, column, bolster and girder stop installations underway.
- Weekly meetings with Port staff, Mid Mountain and Turner and WSDOT continue for coordination and planning purposes as work progresses for both contractors.

Cost Status Summary

- Change Orders: 7 executed 20 in review. One significant cost in review relates to unforeseen unsuitable soils within road and bridge excavation work currently estimated at up to \$960,000. A Not-to-exceed change order Commission Memo was sent for approval on February 22, 2011 in preparation of the upcoming work in April.

Bus Maintenance Facility - Construction Contract

Construction Status Summary

- Overall project completion date is established at February 13, 2012.
- Contractor has mobilized on-site and TESC and demolition work has begun.
- Weekly meeting with Contractor continues to facilitate discussion on schedule and upcoming work activities.

Milestones Accomplished this Month

- Issued Full Notice to Proceed on February 7, 2011.

Cost Status Summary

- Change Orders: 0 executed 3 in review.

Design

- RCF: 46 Design Change Notices (DCN) have been issued. There are six additional design changes that will be incorporated into future DCN or Construction Bulletins (CB-s). Approximately 2,200 contractors Request for Information (RFI) have been submitted, of which 2,015 are closed.

- Main Terminal Improvements (MTI): 90% design is underway. PCS performed minor abatement at existing sign connections to structure for designers inspection.
- RCF Signage: Completed review of wayfinding signage with the RAC representatives. Sign revisions and additions were incorporated into DCN #048 and issued in January. Two follow-up DCNs are being prepared for electrical to support the revised wayfinding signage and another for regulatory signage. Briefing on recurrent signage issues at other Consolidated Rental Car Facilities is being prepared and will be presented at the March update.
- Walker Contract history briefing is being prepared and will be presented as part of the March update.

Industry

- Held industry business meeting January 25, 2011 and discussed key issues such as whether individual companies will enter into Project Labor Agreements for their TI construction, deactivation and environmental cleanup of the existing facilities within and adjacent to the parking garage, the change in Technical Representative for the Industry, CFC collections update and “Gap” analysis update.
- Held Industry technical meeting February 9, 2011. All RAC’s are working on 100% designs. Reviewed a number of technical issues. Industry provided update for hiring the Facility and Fueling Managers.
- Continue working with the Industry’s Technical Representative reviewing the details of the authorized \$32 million budget increase.

Shuttle Bus Acquisition

- Port staff are currently working on radio procurement and establishing inspection services for the bus manufacturing process. The graphic concept for the 29 bus fleet is complete and has been sent to Gillig. The prototype bus is scheduled for completion in mid July and Port staff will inspect the prototype before main line production begins.

Rental Car Facility Program Activation

- Continued coordination for deactivation of existing rental car lease premises. Continued development of transit operation hiring and procedures. Selected Port Activation Manager Kathy McCaughan on temporary assignment.

Program Schedule

- RCF estimated to be complete by the end of 2011 with the opening planned for March 2012.
- BMF completion is estimated to be in February 2012.
- ORI completion is estimated to be December 2011 with signage completed in early 2012 to coincide with the RCF opening.
- Main Terminal Improvements design completion shifted to 2nd Quarter 2011.
- Bus Delivery estimated for October 2011

Program Cost Forecast and Budget

- The projected program budget is \$419,306,000 and breakdown by project and expenditures is shown on the attached slide 5.
 - Staff will be transferring \$333,000 from Unallocated Program Contingency to the RCF project to cover full funding of the Testing & Inspection Services contract.
- The current Turner contract value including all change orders is shown on the attached table slide 3.
 - The trending over time of construction contingency for the RCF is shown on slide 4.

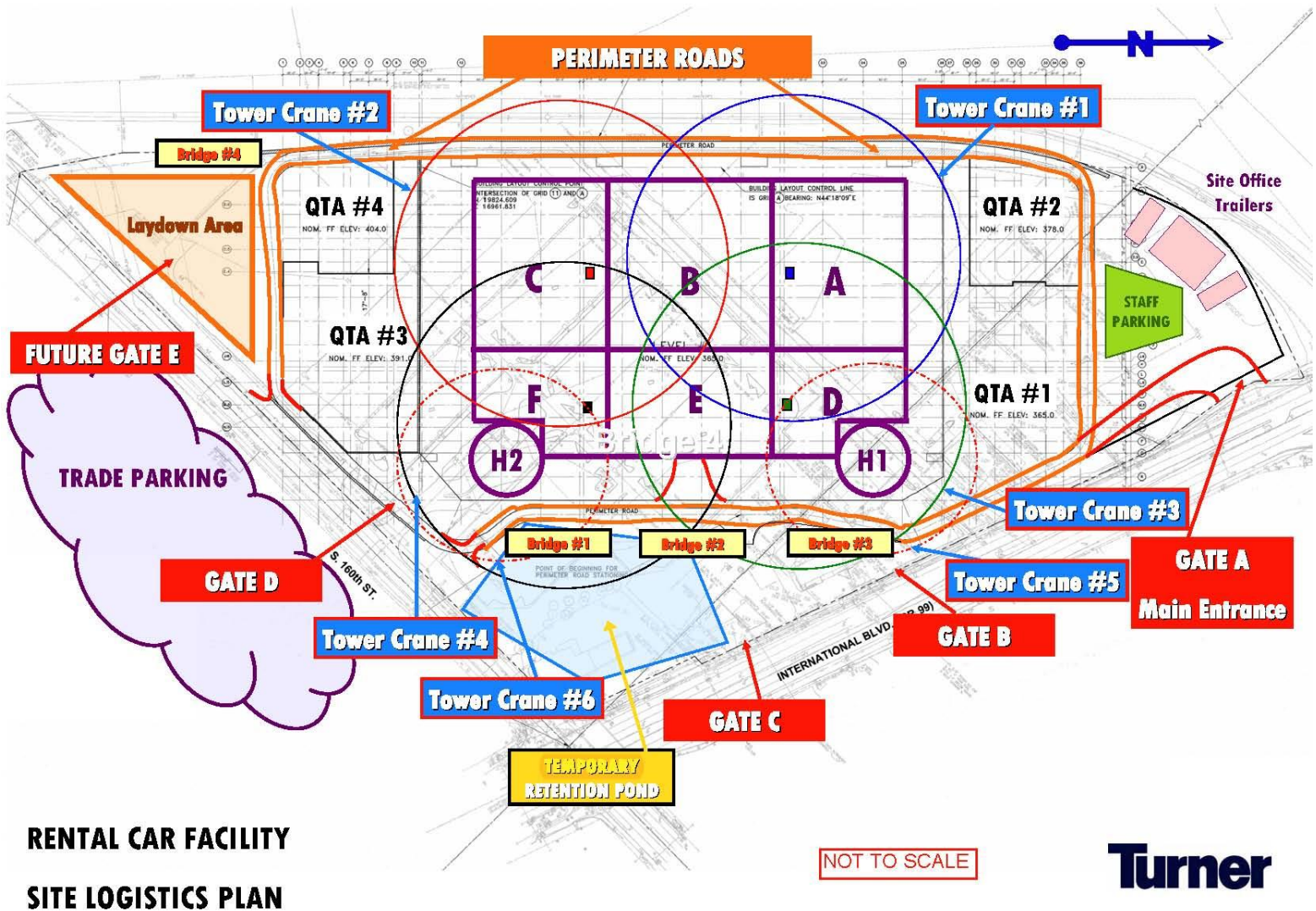
- The updated CFC actual collections and projections are shown on the attached slide 6.

Risk Factors

- Current wet season and cold weather may impact construction progress.
- Accelerated BMF construction schedule may be delayed due to site conditions or Port resource constraints.
- Coordinating with Utility companies for major relocations for both BMF and ORI projects, which require a number of agreements with varying levels of authorization.
- Trade stacking could be a concern as work within the RCF continues in earnest.

Upcoming Commission Actions

- Authorize Off-Site Roadway Improvements Change Order – February 22, 2011.
- Authorize Main Terminal Improvements Construction – March 22, 2011.



**RENTAL CAR FACILITY
SITE LOGISTICS PLAN**

