

ATTACHMENT A

TODAY'S BRIEFING FOR June 28, 2011

RCF GC/CM Construction Contract:

Construction Status Summary

- Construction progress is 92% complete.
- Construction costs are trending to be within authorized budget.
- An average of 160 construction workers is on site daily.
- Over 1,330,663 work hours have been expended on the project to date. Based on the dollars spent to date, over 3,600 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 97.23%.
- Recordable Incident Rate (number of injuries per 100,000 work hours) for 2011 is 2.69. Overall project RIR is 3.45, significantly below the statewide rate of 11.0. The project is nearing 3 years without time lost on the job due to injuries.

Milestones Accomplished This Month

- All of the terrazzo in the Customer Service Building lobby has been placed at this time, and finishing work is in progress.

Work In Progress

- RCF Elevated Concrete Decks - Punch list work continues.
- Customer Service Building (CSB) – Placement of the terrazzo in the lobby is complete, and the finishing work is in progress. Installation of the bathroom fixtures and partitions is substantially complete. Back of house floor, wall, and ceiling finishes are well under way. Installation of doors is in progress. Roof punch list work is ongoing. Sidewalk concrete is being sawcut in preparation for architectural stain application.
- RCF Operational Floor Plates - Painting of the operational floor plate ceilings and floor waterproofing work continues. Installation of mechanical and electrical systems is in progress and nearing completion on all levels in areas D, E and F. Work on the core bathrooms is nearing completion.
- Seismic Joints - Installation of seismic joints in the main building, and in QTA's is nearing completion.
- Elevator and Escalator Equipment - Installation is nearing completion. Installation of escalator cladding is in progress.
- QTA Progress - Installation of electrical and mechanical systems, and wall framing is substantially complete in QTA's 1 and 2, and is nearing completion in QTA's 3 and 4. Exterior resinous flooring installation is essentially complete. Interior floor epoxy installation is now complete.
- Car Wash Equipment – Installation is nearing completion.
- Architectural Stairs and Rails – Installation of north and south architectural stairs is complete. Architectural handrail installation is complete around north escalator core openings, and is approximately 60% complete around the south escalator core openings.

- Architectural Metal Panels - Installation of architectural metal panels on level 6 (penthouse mechanical and clerestory) is complete. Metal panel installation on electrical shafts and Level 5 support buildings is nearing completion.
- Helix Art – Installation of the helix art mesh is complete on both helices. Light fixtures are in place as well. Final adjustments remain to be completed.
- Landscaping is complete in the north-west area of the project, and is in progress on the south end of the project.
- Temporary Erosion & Sediment Control – TESC items are being maintained. The Contractor commenced infill of the TESC pond, with the runoff from the small remainder of exposed areas now being diverted to the water quality vault.

Contractor Schedule

- RCF Substantial Completion date is November 15, 2011. Current Turner progress schedule update shows a negative 169 day float in the project schedule, with the critical path running through the Building power-up, and commissioning and training activities. This is a 1.5 month improvement compared to what was reported on the last update, primarily due to improvements in implementation of solutions to electrical correction notices. Turner and Port staff are collaborating to remove the remaining obstacles to project power-up, along with implementing schedule revisions to perform concurrent commissioning and training activities to recover lost time. In addition, staff has authorized selective overtime 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 – 112 approvals have been issued, and 11 in review.
- 2% MACC (Maximum Allowable Construction Costs) Contingency – 134 Change Orders executed and 26 in review.
- Negotiated Support Services – 44 approvals issued.
- Conforming Design Development Allowance – closed.
- Anticipated Scope Allowance – closed.
- Non-Suspension Related Contract Changes – 578 Change Orders executed, and 160 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 50% complete.
- 9 to 16 construction workers on site daily.
- Overall project completion date remains the same
- Construction costs are trending to be within authorized budget.

Milestones Accomplished This Month

- None

Work In Progress

- Work is 95% complete on the north side of S 160th St. Sidewalk installation 95% complete and is weather dependent.
- Work is 90% complete on S 160th St. Final lift of asphalt work, striping and signalization of the at the RCF entrance work remaining and weather dependent.
- Host Road realignment work is underway: the road is realigned, regraded, curbing installed and the first lift of asphalt is installed. Work progress weather dependent. GT taxi lot entrance way is installed and the lots are seal coat and striped.
- Work on the new on-ramp to eastbound State Route (SR) 518 via the North Airport Expressway continues on a weather dependent basis. The dual-slope barrier is nearing completion.
- Qwest fiber installation continues at SR 99 Bridge.
- Storm drainage installation work along International Boulevard on hold pending decommissioning of unforeseen Puget Sound Electric utilities.
- Work at SR99 Bridge associated with seismic upgrades at the existing structure preparation for roadway widening including foundation, column, bolster and girder stop installations complete. The false work required for bridge widening is installed and a traffic control plan is approved for work scheduled to begin early to mid June.
- Road widening work at the B-Line (exit ramp from SR518 to SR 99) well underway with subgrade excavation completed and slope excavation 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: 30 executed and 34 in review.

Bus Maintenance Facility - Construction Contract

Construction Status Summary

- Overall project completion date is established at February 13, 2012.
- Construction progress is approximately 23%.
- Construction costs are trending to be within authorized budget.

Milestones Accomplished this Month

- Bus Maintenance Building (BMF) slabs placed, and tilt-up panel casting began on 6/10/11. Offsite utility work underway at 194th street.

Work In Progress

- BMF Building base slabs have been placed and are being used as casting beds for tilt-up panels (topping slabs to be placed later). Casting of tilt-up panels began on 6/10/11. Two additional sacrificial slabs were placed for casting tilt panels. Lower platform utilities are complete, tested and ready for tie-ins to be scheduled. Foundations are underway at the upper lot for the Compressed Natural Gas (CNG) building and Bus Wash Facility (BWF). Under-slab rough-ins are being completed with foundation backfill work. Bioswale work adjacent to the Tye Golf Course property

will be complete shortly after a drainage structure change is accomplished and site clean-up completed. "Offsite" work to install infrastructure for Qwest and Puget Sound Energy (HP Gas & Electric) services at 194th street commenced this month and is tracking according to schedule, and in conjunction with schedule for activation of these utilities.

- Operation and maintenance costs of TESC and Chitosan Enhanced Filtration System (CEFS) installations has diminished with onset of mild weather. Budget for environmental elements is tracking within budget forecasts. Reduction in excavation operations has slowed burn rate for management/disposal of unsuitable soils.

Cost Status Summary

- Fifteen Construction Bulletins (CBs) have been issued to date, and five Contractor proposals are in review. Nine additional Contractor initiated-change requests are negotiated or pending review. Summary: Change Orders: 2 executed, 14 change proposals in review.

Design

- RCF: 46 Design Change Notices (DCN's) 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): Receive three bids, with the apparent low bidder Skanska USA Building, Inc. at \$738,000.00 or 21.5% below the Engineers Estimate (EE) of \$941,000.00. Notice of Intent to Award notification has been issued to Skanska. Other bidders were M.D. Moore Co., Inc. at \$975,000.00 or 3.6% above EE and Gary Merlino Construction Co. at \$1,221,976.00 or 29.8% above EE.
- Small operator area bid documents being finalized for advertisement in early July 2011.
- RCF Signage: Determination made for PCS to install additional signage as determined through a series of trial runs by Port staff before facility opens.
- Received AT&T's preliminary design and installation schedule to provide cellular phone and Wi-Fi service to the RCF as part of its expansion of service within the terminal. Awaiting cost estimate and proposal. One concern with design is the required base station space needed within the RCF that was never anticipated.

Industry

- Held Industry technical meeting June 8, 2011. All RAC's continue working on 100% designs. Three tenants have submitted 100% designs and reviews have been issued. Continued work on various technical issues. Facility and Fueling Management Company, Pfeffer Development, has started to attend meetings and began activation tasks.
- Continue working with the Industry's Technical Representative reviewing the details of the authorized \$32 million budget increase.

Shuttle Bus Acquisition

- Gillig is manufacturing the first bus for Port approval.

Rental Car Facility Program Activation

- Continued coordination for deactivation of existing rental car lease premises. Continued development of transit operations hiring and employee training plan as well as operating procedures. Met with HR&D to review schedules for hiring each position to support operations of the RCF, including a significant number of bus drivers.

Program Schedule

- RCF estimated to be complete by the end of 2011 with the opening planned for Spring 2012. Working on establishing a firm opening date based on a number of key activities coming together at the same time.
- 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 construction to begin September 2011 with completion in March 2012.
- Bus Delivery estimated for October 2011.

Program Cost Forecast and Budget

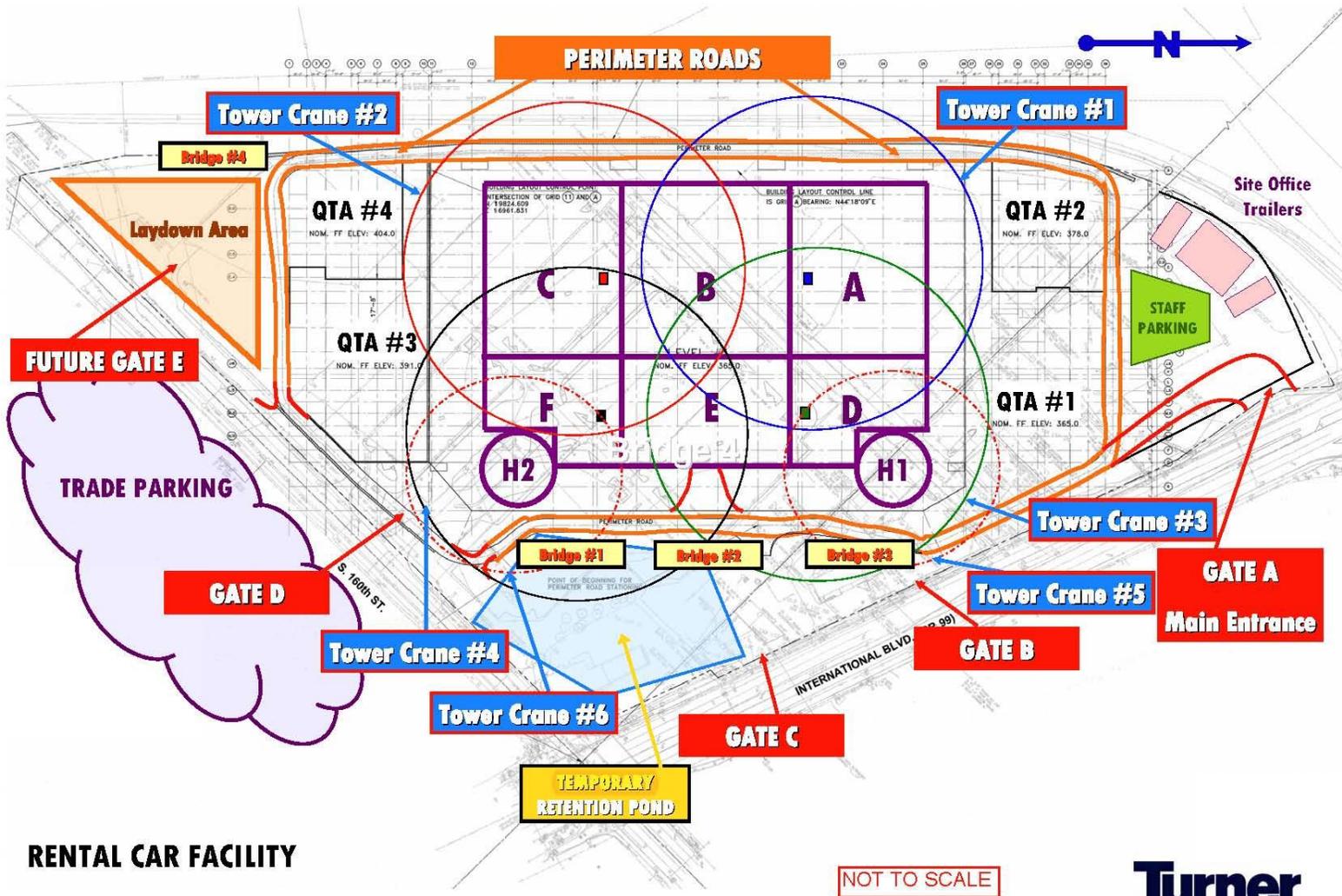
- The current Turner contract value including all change orders is shown on the attached table slide 3.
 - The trending over time of construction contingency for the RCF is shown on slide 4.
- The projected program budget is \$419,306,000 and breakdown by project and expenditures is shown on the attached slide 5.
- The updated CFC actual collections and projections are shown on the attached slide 6.

Risk Factors

- AT&T providing full cell and Wi-Fi service in RCF.
- Accelerated BMF construction schedule may be delayed due to site conditions.
- Coordinating with Utility companies for major relocations for both BMF and ORI projects, which require a number of agreements with varying levels of authorization.
- Availability of qualified Bus Drivers.
- Trade stacking continues to be a concern as work throughout the entire RCF continues in earnest.

Upcoming Commission Actions

- None.



**RENTAL CAR FACILITY
SITE LOGISTICS PLAN**