

ATTACHMENT A

TODAY'S BRIEFING FOR March 27, 2012

RCF GC/CM Construction Contract:

Construction Status Summary

- Construction progress is 98% complete.
- Construction costs are trending to be within authorized budget. However, a transfer from the overall Program unallocated contingency to the project construction contingency may be required depending on the final cost resolution of the contractor claims
- An average of 30 construction workers on site daily.
- Over 1,477,442 work hours have been expended on the project to date. Based on the dollars spent to date, over 3,900 new jobs have been created due to this project since project work commenced in 2008 (using data from the 2010 UW study performed for AGC).
- Construction waste recycled materials rate is 97.3%.
- Recordable Incident Rate (number of injuries per 100,000 work hours) for 2012 is 0.00. Overall project RIR is 3.39, significantly below the statewide rate of 11.0. There has been no time lost on the job injuries for over 3 years.

Milestones Accomplished This Month

- Temporary Certificate of Occupancy (TCO) was issued February 28th.
- RCF earned USGBC LEED Silver rating.

Work In Progress

- RCF Elevated Concrete Decks - Punch list work is nearing completion.
- CSB - Back of house floor, wall, and ceiling finishes are complete with the exception of punch list items. Base building branding signage has been installed in the CSB lobby. The commissioning of the CSB High Ceiling HVAC system is incomplete due to leaks in the air supply system. The linear diffusers are being modified and re-installed to address this. HVAC system commissioning in the tenant areas is complete. Tenant improvement work is in well underway in all tenant spaces.
- RCF Operational Floor Plates - Painting of the operational floor plate ceilings is complete. Installation of delineator barriers is complete. Commissioning of the mechanical and electrical systems is nearly complete. Minor punch list work is remaining. Tenant improvements are under way on all levels.
- Elevator and Escalator Equipment - Final approval has been obtained from the L&I Vertical Inspectors for the elevators. The Port/Turner teams are addressing additional L&I inspection items on the escalators, with a goal to complete by mid-April.
- QTA - Installation of electrical and mechanical systems is complete in all QTAs. Commissioning of mechanical and electrical systems is well underway in all QTAs, with testing and commissioning of fuel and fire foam protection systems remaining. Tenant improvements are in progress.
- Helix Art – Final adjustments and additions to the art lighting remain to be completed.
- CSB Level Exterior Art – The design of the electrical system for the spinning disks is complete. Work has not commenced.

- Security Gates – Installation of security gates and controllers is complete. Testing and commissioning to follow.
- Landscaping installation is nearing completion. Customer information directories are installed on the CSB plaza. Vehicle directional signage is being installed on the on-site roadways.
- Work on the 800 MHz Communications System is essentially complete.

Contractor Schedule

- TCO was achieved on February 28, 8 days after the contractually required date. The Port is forbearing taking any action on liquidated damages, until such time that the schedule and impacts can be fully analyzed by Turner and Port staff. The current goal is to obtain beneficial occupancy of the building and building systems by April 2nd, and the Final Certificate of Occupancy by May 16, 2012.

Cost Status Summary

- Subcontractor Bids – closed.
- Risk Reserve – 156 approvals have been issued, and 11 in review.
- 2% MACC (Maximum Allowable Construction Costs) Contingency – 235 Change Orders executed and 21 in review.
- Negotiated Support Services – 44 approvals issued and none pending.
- Conforming Design Development Allowance – closed.
- Anticipated Scope Allowance – closed.
- Non-Suspension Related Contract Changes – 878 Change Orders executed, and 115 in review. Approximately \$14,600,000 in potential claims from the GCCM and a major Subcontractor are in various stages of the dispute process for resolution.
- 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 94% complete.
- 5-10 construction workers on site daily.
- Overall project completion date remains the same.
- Construction costs are trending to be within the authorized program budget.

Milestones Accomplished This Month

- Landscaping completed at WSDOT areas.
- Signage Activation work underway including planning reviews and some installation of sign posts.
- Punch list inspections held for all work areas except the International Boulevard Bridge

Work In Progress

- S. 160th Street: Remaining work includes irrigation and punch list concrete walk repairs.
- Host Road realignment: remaining work includes landscaping and irrigation hook-up. Punchlist work is 50% complete.

- New on-ramp to eastbound SR518 via the North Airport Expressway: Punch list work is 60% complete. Beneficial occupancy issued and ramp is in use. Landscaping at shoulder is completed.
- SR 99 Bridge: Hand railing has been delivered and installation is underway.
- International Boulevard: Change order work at medians has started and is 50% complete. Tree pit change order work is pending.
- B-Line (exit ramp from SR518 to SR99). Punchlist work at light poles is 90% complete. Slide repairs are nearly complete. Landscaping completed.
- 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: 44 executed, 4 pending execution and 25 trends in review.

Bus Maintenance Facility - Construction Contract

Construction Status Summary

- Contract substantial completion milestone of February 13, 2012 will be extended by up to 94 calendar days, pending Commission approval.
- Construction progress is approximately 97%.
- Construction costs are trending to be within authorized budget.
- An average of 10 construction workers on site daily.

Milestones Accomplished this Month

- Project pre-functional & functional testing and commissioning continuing this month. Pre-functional testing complete: Functional testing and commissioning 59% complete.
- Training of POS personnel conducted for 16 of 37 systems.
- Pre-final inspections and punch lists generated for 17 elements/systems: 14% of punchlist items completed.

Work In Progress

- Bus Maintenance Facility Building: General Contractor closing out internal lists of work to complete prior to requesting POS pre-final inspections. All subcontractors performing punch list corrections on work already formally inspected by POS. POS personnel installing & testing security equipment.
- Bus Wash Facility Building: Bus wash commissioning complete. Contractor performing punchlist work.
- CNG Fueling Facility: Fueling system testing and programming complete. Commissioning partially complete, pending acquisition of sufficient number of buses to fuel and demonstrate maximum system capacity. Site: Contractor performing punchlist work and demobilizing project field offices.
- Offsite: South 194th Street Street/28th Street South utility and paving work is complete, inspected and contractor is working on punch list items.

Cost Status Summary

- Summary: Change Orders: 22 executed and 33 change proposals in review. Awaiting revision to Contractor Time Impact Analysis (TIA) to determine entitlement for any cost impacts resulting from the time extension.

Wayfinding Signage and Curbside Modifications - Construction Contract

Construction Status Summary

- Phase I contract completed November 18, 2011.
- Phase II (Signage) the Contractor remobilized on January 9, 2012, and contract completion date is April 20, 2012. The Contractor was issued Beneficial Occupancy on March 9, 2012.
- Construction progress on Phase II is 100% complete.

Milestones Accomplished this Month

- All signage is complete as of March 9, 2012. Temporary signage will remain in place to maintain existing directions until the date that new shuttle bus operations commence.

Cost Status Summary

- Summary: 19 change orders have been issued and 4 are pending.

Design

Design Work in Progress

- RCF: No additional Design Change Notices (DCN's) have been issued. Approximately 2,782 Requests for Information (RFI) have been submitted by the contractor, of which 2,782 are closed.
- RCF Signage: Team continues developing various rental customer travel scenarios and timeline to allow staff before facility opening to conduct mock trial runs to further ensure adequate wayfinding and signage is in place. The Port will install additional signage if determined necessary after these trial runs are conducted.
- AT&T under construction and nearing completion. Wi-Fi installation continues in CSB.
- All Port supplied systems, furniture and equipment has been approved, ordered and some have been delivered.
- Port Construction Services is currently installing additional Bird Control, Pipe Protection, CSB Wi-Fi conduit, Power to wayfinding signage, additional lighting required by code, modifying speed bump heights and Stair L emergency egress code modifications.
- Final contract getting signatures for DWA to prepare the final record drawings.
- Commission approved the surplus and transfer of property to the City of SeaTac and WSDOT. A number of smaller property surplus and property transfer agreements with various Utility companies, WSDOT and City of SeaTac for RCF, BMF and ORI projects remain.

Industry

- Held Industry joint business and technical meeting on March 14, 2012. All tenants are under construction and making good progress. Continued coordinating with Facility Management Company on turnover tasks.

Rental Car Facility Program Activation

- A date for the RCF Grand Opening Celebration has been set and the Activation team is meeting with Public Affairs to plan the details in coordination with the Facility Manager. Internal and external communication materials, such as web content for the internet and Compass page for the RCF are being developed. The Port will also provide a PDF brochure template to the RACS to print and distribute to their customers.

- Transition plans are being reviewed by the activation management team, project management team and construction management teams for signage, transit operations and rental car operations to insure a successful startup on May 17th. Operations of the new facility are scheduled to begin at 1201 A.M.
- HR&D's RCF Project Employment Manager reports that all bus driver positions have been filled. This includes full-time, part-time and relief drivers. Interviews for Auto Machinists and Laborers to support bus maintenance will take place this week. Badge appointments for the newly hired drivers will start this month. .

Program Schedule

- RCF to open May 17, 2012.
- BMF completion is estimated to be in May 2012.
- ORI project is complete except as noted above and the remaining signage to be completed May 17 to coincide with the RCF opening.
- Main Terminal Improvements construction completion shifted slightly to April 2012.

Program Cost Forecast and Budget

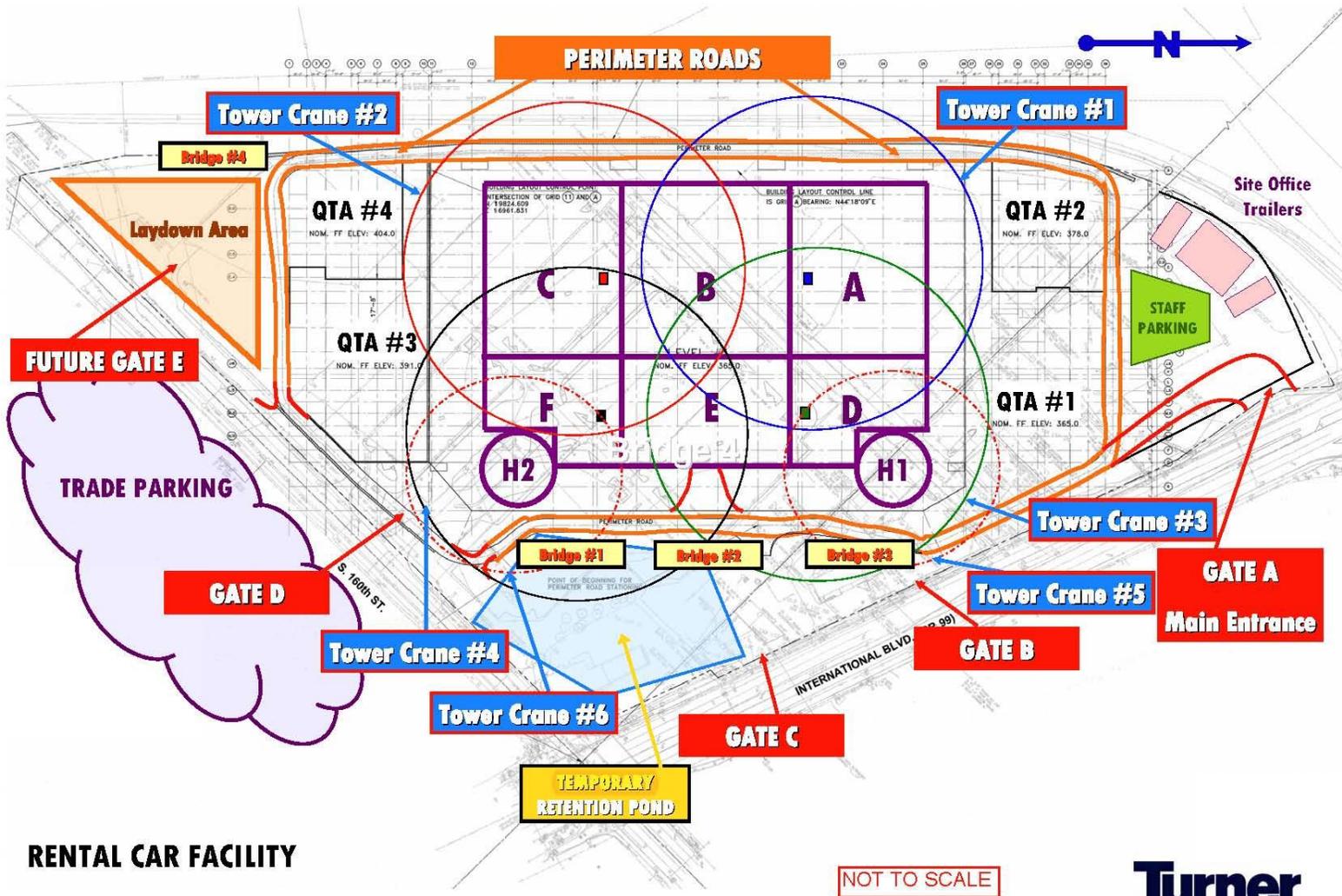
- The forecasted program budget is estimated to be \$396,000,000 and breakdown by project and expenditures is shown on the attached slide 5.
- The updated CFC actual collections and projections are shown on the attached slide 6.

Risk Factors – Construction Issues

- BMF commissioning schedule remains the critical path to the program completion and opening day. Still at risk to be delayed due to commissioning.
- The RCF elevated slab waterproofing system must be re-applied. The Contractor was given direction including a schedule by which this work must be completed.
- The CSB exterior column finish does not meet specification requirements and must be re-surfaced. This does not impact opening, but reflects work that may continue after the RCF is operational.

Upcoming Commission Actions

- Miscellaneous Property Surplus & Transfers for RCF, ORI and BMF – April, 2012



**RENTAL CAR FACILITY
SITE LOGISTICS PLAN**