

ATTACHMENT A

TODAY'S BRIEFING FOR July 28, 2009

Current Progress since Last Update:

RCF – Construction Progress:

- Project suspension was lifted by the Port Commission on June 30th, 2009. Turner and the subcontractors immediately commenced with staffing up, and project restart activities.
- Installation and backfill of miscellaneous footings, columns, and walls for the main building and the QTA-s restarted.
- Installation of bridge #4 footing is complete. Backfill is in progress.
- Concrete slab on grade placement is complete in the North West area of the building (Area A). The Contractor is preparing to begin shoring for the first floor operational plate in this area, and will continue to place ground slab in the southern direction (Area B).
- Detention Vault is complete, with the exception of punch list items.
- Shoring walls are complete, and punch list work is ongoing.
- Waterline connection to Sound Transit guide way was completed on May 5th. Site waterline to enable double feed for the fire fighting system on the North end of the airfield is anticipating a mid-August of 2009 completion.
- Temporary erosion and dust control efforts continue.
- Processing of project submittals and requests for information continues.
- Timely negotiation and resolution of conforming design development and suspension costs is in progress.
- Turner is working diligently on the updated project schedule and time impact analysis to identify suspension related delays.

Design:

- Completed 90% design review of the Bus Maintenance Facility and working on 100%.
- Issued amendment for design of the CNG Fueling Facility and design has started.
- 90% design of the Off-Site Roadway Improvements due in August 2009.
- Issued Service Directive 2 extending Consultant Project Management staff through 2009
- Resolved all but one after-the-fact design services claims.
- Issued 13 Design Change Notices to date, three of which were issued after the last update.
- Conducting Team Building and aligning Port and Design Team staff with Turner's revised staffing to expedite the restart.

Industry:

- Industry conference call held June 10 to review suspension costs and financing plan.
- Industry requested their Technical Representative review the details of the \$32 million budget increase.

Schedule

- Turner to submit the required Time Impact Analysis and Recovery Schedule by mid July for staff review. The completion date for the RCF is estimated to be by the end of 2011.
- Bus Maintenance Facility completion is estimated to be March 31, 2012. This revised schedule reflects the addition of the CNG fueling facilities.

- Off-Site Roadway Improvements completion is estimated to be December 2011 with signage extending into early 2012 to coincide with the RCF opening.
- The electrical equipment procured by the Port has been ordered by the supplier. Delivery of components is ahead of Turner's schedule.

Cost Forecast and Budget

- The projected program budget is \$419,306,000.
- The current Turner contract value including all change orders is shown on the attached table.
- Continue updating CFC actual collections and projections through 2009.
- The Project Management Group will constantly monitor project spending and update the Commission each month.
- The Off-Site Roadways Improvements budget remains the same. The 90% design cost estimate is anticipated in August 2009.
- The Bus Maintenance Facility 90% design cost estimate remains within the newly revised budget.

RCF GC/CM Construction Main Contract Status Summary

As Referenced in the Status Summary Table in PowerPoint Supplement Attachment:

- Risk Reserve – 4 Approvals were issued, and 2 are pending.
- 2% MACC (Maximum Allowable Construction Cost) Contingency – 3 Change Orders have been executed, and none pending.
- Negotiated Support Services – 23 Approvals have been issued, and 13 are pending.
- Conforming Design Development Allowance– 17 Change Orders have been executed and 8 are pending.
- Anticipated Scope Allowance – 1 Change Order has been executed, and none pending.
- Non Suspension Related Contract Changes – 24 Change Orders have been executed, and 39 are pending.
- Suspension Related Contract Changes – 7 Change Orders have been executed, and 11 are pending.

Risk Factors

- Effectively and efficiently restarting the RCF construction in a timely manner.
- Obtaining adequate staffing.
- Finalizing the revised Program Schedule.

Other Significant Developments

- Commission lifted the suspension to allow restart of the entire RCF program.
- Sold \$317 million in bonds.
- Expect 190 workers on site by mid-August.
- Held media event at RCF construction site on July 22, 2009.
- Advertised and posted the RCF Concession opportunity RFQ on the Port's website July 16, 2009.

Upcoming Commission Actions

- Authorize RCF Acquisitions (Cemetery) – July 28, 2009
- Authorize Bus Procurement – September 2009
- Authorize Off-Site Roadway Improvements Construction – October 2009
- Execute Concession Agreement – January 2010
- Authorize Bus Maintenance Facility Construction – February 2010
- Authorize Main Terminal Improvements Construction – September 2010