

ATTACHMENT A**TODAY'S BRIEFING FOR August 25, 2009****Current Progress since Last Update:**

RCF – Construction Progress:

Locations can be viewed by referring to the Logistic Plan from the PowerPoint Supplement page 1 and 2

- Since project suspension was lifted by the Port Commission on June 30, 2009, Turner and the subcontractors are continuing to staff up, and perform project restart activities. The Project should be fully re-staffed by the end of the month.
- Installation and backfill of miscellaneous footings, columns, and walls for the main building and the QTA-s is ongoing. Footing installation is in progress in QTA #1, while wall installation is in progress in all four QTA-s. Footings are nearing completion in the Southwest section of the main building (Area C), and continue in areas E through F.
- Discovered more contaminated soils as expected in the area of QTA 1.
- Installation of bridge #4 footing is complete. Backfill is in progress.
- Elevated slab placement for the second floor of the facility has commenced in the North West area of the building (Area A). The Contractor is continuing to place ground slab in the southern direction (Area B). Slab placement in area B is preceded by electrical and mechanical (plumbing) utility installation in areas B and C.
- Detention Vault is complete, with the exception of punch list items.
- Shoring walls are complete, and punch list work is ongoing.
- Site waterline to enable double feed for the fire fighting system on the North end of the airfield was completed in mid-August.
- 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 has submitted the updated project schedule and time impact analysis, identifying suspension related delays. Turner has also submitted the proposed impact mitigation schedule, currently under review by the Port staff.

Design:

- Held the design kick-off meeting for the CNG Fueling Facility as part of the Bus Maintenance Facility project.
- 90% design of the Off-Site Roadway Improvement project will be received by the end of August, 2009.
- Coordinating with Qwest and Puget Sound Energy for advance utility relocations in support of the Off-Site Roadway Improvement project.
- Processing an Amendment to pay for all but one after-the-fact design services claims having a total value of \$275,000.
- Issued 13 Design Change Notices (DCN's) to date. Currently there are an additional 22 design changes in process. These will be consolidated into future DCN's.
- Continue to refine Team Building effort and aligning Port and Design Team staff with Turner's revised staffing to expedite the restart.

Industry:

- Industry meeting held August 12 to provide updates on the financial costs, transaction day forecast, and the Helix art. Explained terms of holding over current lease until CRCF lease goes into effect. Conducted tours of the project site. Provided a project update including the status of the review of suspension costs.
- Continue working with the Industry's Technical Representative reviewing the details of the \$32 million budget increase.

Schedule

- Staff has completed their review of Turner's Time Impact Analysis and requested additional information. Turner submitted their Mitigated Recovery Schedule which staff is currently reviewing. The completion date for the RCF is still estimated to be by the end of 2011.
- Bus Maintenance Facility completion is still estimated to be March 31, 2012.
- Off-Site Roadway Improvements completion is still estimated to be December 2011 with signage extending into early 2012 to coincide with the RCF opening.
- Port received the complete delivery schedule of all electrical equipment. Working with Turner to coordinate actual site delivery schedule with construction activities.

Cost Forecast and Budget

- The projected program budget is \$419,306,000 and breakdown by project and expenditures is shown on the attached slide 4.
- The current Turner contract value including all change orders is shown on the attached table.
- The updated CFC actual collections and projections is show on the attached slide 5.
- 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 September 2009.
- The Bus Maintenance Facility 90% design cost estimate is under review but the initial 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 page 3:

- Risk Reserve – 4 Approvals were issued, and 2 are pending.
- 2% MACC (Maximum Allowable Construction Cost) Contingency – 53 Change Orders have been executed, and one is pending.
- Negotiated Support Services – 24 Approvals have been issued, and 12 are pending, processed 1 approval.
- 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 – 35 Change Orders have been executed, and 53 are pending.
- Suspension Related Contract Changes – 9 Change Orders have been executed, and 32 are pending.

Risk Factors

- Effectively and efficiently restarting the RCF construction in a timely manner.
- Obtaining adequate staffing.
- Finalizing the revised Program Schedule.
- ORI schedule maybe affected due to coordination of construction activities based on Turner's revised approved RCF schedule.
- WSDOT Changing team members, which may affect required agreements for bidding ORI project.
- Coordinating with Utility Companies for major relocations for both BMF and ORI projects, which require a number of agreements.
- Continue to find contaminated soil in QTA 1 area.

Other Significant Developments

- Expect 190 workers on site by mid-August.
- Held pre-bid session August 12 for the RCF Concession opportunity that was well attended.

Upcoming Commission Actions

- Authorize Bus Procurement – September 2009
- Authorize Off-Site Roadway Improvements Construction – October 2009
- Execute WSDOT Agreements supporting Off-Site Roadway Improvements – October 2009
- Execute Utility Agreements supporting Off-Site Roadway Improvements – October 2009
- Authorize continuation of existing Rental Car Lease –October 2009
- Execute Concession Agreement – January 2010
- Authorize Bus Maintenance Facility Construction – February 2010
- Execute Utility Agreements in support of the Bus Maintenance Facility – February 2010
- Authorize Main Terminal Improvements Construction – September 2010