

ATTACHMENT A

Corrected version 9/22/09

TODAY'S BRIEFING FOR September 22, 2009

Current Progress since Last Update:

RCF – Construction Progress:

Locations can be viewed by referring to the Logistic Plan as part of this attachment and Aerial Photo in PowerPoint Supplement page 1:

- QTA 3 & 4 (south end) wall and civil work nearly complete
- Underground fuel storage tanks installed for the south QTA areas 3 & 4.
- Contaminated and debris affected soil delayed foundation work at QTA 1, and clean up is ongoing. Additional impacted soils were also discovered recently at the North Helix foundation.
- First level underground utilities, foundations, slabs-on-grade, and columns are 50% complete.
- 2nd Level deck installation 20% complete and a second crew on-site to start 3rd level deck at “Area A.”
- Temporary erosion & sediment controls are being maintained, and oversight/maintenance has been elevated as fall weather approaches.
- Review of Contractor’s suspension mitigation schedule ongoing

RCF GC/CM Construction Main Contract Status Summary

See Status Summary Table in PowerPoint Supplement page 3:

- Conforming Design Development Allowance– 21 Change Orders and 4 pending.
- Anticipated Scope Allowance – 1 Change Order executed, and two pending.
- Non-Suspension Related Contract Changes – 72 Change Orders executed, and 84 pending. This construction contingency bucket will be nearly consumed with the trended cost exposures.
- Suspension Related Contract Changes – 10 Change Orders executed, and 34 pending. Navigant audit of selected contractors’ costs nearly complete. This additionally authorized funding is projected to have dollars remaining.

Design:

- Completed the review of the 90% design and currently reviewing cost estimate of the Off-Site Roadway Improvement project.
- Coordinating with Qwest and Puget Sound Energy for advance utility relocations in support of the Off-Site Roadway Improvement project.
- Completed the review of the 30% design of the CNG Fueling Facility for the Bus Maintenance Facility 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:

- Continue working with the Industry’s Technical Representative reviewing the details of the authorized \$32 million budget increase.

Schedule

- Continue working closely with Turner on an approved Mitigated Recovery Schedule. 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.

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 slide 3.
- The updated CFC actual collections and projections is show on the attached slide 4.
- 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.

Risk Factors

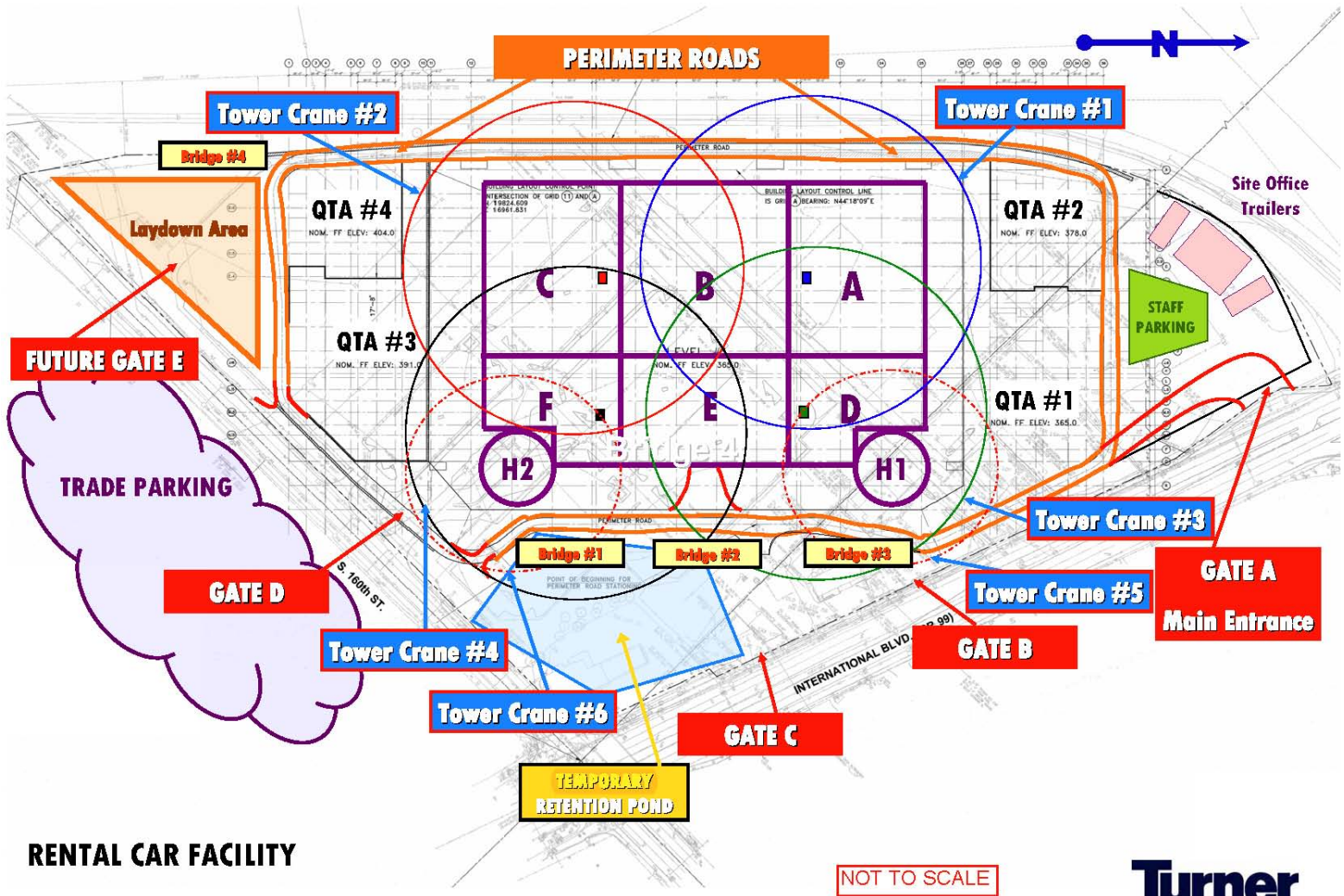
- Finalizing the revised Program Schedule.
- ORI schedule maybe affected due to coordination of construction activities based on Turner's revised approved RCF schedule.
- WSDOT Changing team members, which may affect required agreements for bidding ORI project.
- Coordinating with Utility Companies for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

Other Significant Developments

- 191 workers on site the week of September 7th.
- Contractor has set October 13th as the bid date for 7 of the remaining 10 bid packages

Upcoming Commission Actions

- Authorize Bus Procurement – September 2009
- Authorize continuation of existing Rental Car Lease –October 2009
- Authorize Off-Site Roadway Improvements Construction – November 2009
- Execute WSDOT Agreements supporting Off-Site Roadway Improvements – November 2009
- Execute Utility Agreements supporting Off-Site Roadway Improvements – November 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



**RENTAL CAR FACILITY
SITE LOGISTICS PLAN**

ART FOR THE RENTAL CAR FACILITY HELICES

- The RCF will have a significant visual presence within its immediate surroundings, acting as a gateway to the Airport and the City of SeaTac.
- The two helices located on the outermost corners of the building are large and imposing.
- The helices became a focal point for art to try to mitigate and soften the imposing nature of the facility to the surrounding community.
- The artwork concept for the draping of the helices will provide an aesthetically interesting and pleasing covering for that portion of the concrete structure.
- The artist selection panel and the Design Review Committee included a representative from both the City of SeaTac and the Rental Car companies.

HELIX DESIGN

- We propose to cover the two large helix structures with the artist-designed draping treatment you see on the slides.
- The draping consists of three layers of stainless steel hexagonal mesh that will provide coverage and also respond to the internal workings of the helical ramps and the external sculptural form of the helices.
- The three layers of mesh fabric provide a moiré effect which will give a sense of movement much like gentle waves on a lake.
- The draping is attached from the top structural element of the helices and will be parted much like theatrical curtains where access into and out of the helix is required.
- This treatment responds to both daylight effects and, in the evening, the kinetic effects from lighting and moving headlights.
- The City of SeaTac, the Art Oversight Committee, and the Rental Car companies have confirmed this design.

PROJECT BUDGET

- The design team artist has a budget of \$850,000. Staff is in the process of determining the actual construction credits. Very preliminary numbers indicate the construction credits will cover a majority of the fabrication/implementation costs of this artwork.
- The total budget for the art elements on the Rental Car Facility project is estimated to be \$1,950,000.
- This amount was based upon 1% of the publicly visible or accessible estimated construction costs for the Rental Car Facility in early 2007.