

ATTACHMENT A

TODAY'S BRIEFING FOR January 27, 2009

Upcoming Commission Actions

Request Commission approval for the following:

- Bus Maintenance Facility CNG Design Additional Funding – February 10, 2009
- RCF Acquisitions (Cemetery) – April, 2009
- RCF Property Acquisitions (WSDOT) – April, 2009
- Bus Maintenance Facility Construction – Suspended
- Off-Site Roadway Improvements Construction – Suspended

Developments Since Last Update:

Main Contract:

- Turner shut down all work from December 18, 2008 through January 7, 2009
- Construction suspended except for all necessary work to close the site for up to one year
- Dewatered flooded excavations and treated a significant amount of Stormwater without issue
- Continuing construction of only those building footings and columns formed with reinforcing steel set in Area B
- Continuing construction only on retaining walls that could become unstable or that will likely be damaged by sitting through the suspension.
- Continuing construction to complete the Detention Vault and get the Building Permit signed off
- Continuing installation of only those underground utilities that support the site shutdown or that could be damaged or impacted during the suspension
- Conducted site walks and determined critical work needed to suspend site construction for up to one year
- Turner reduced staff to eleven, laying off seven employees January 9th and reassigned others to active Turner projects
- Continuing review of conforming change orders for each subcontractor

Design:

- Completed review of 60% design of the Bus Maintenance Facility and working on 90%
- 90% design of the Off-Site Road Improvements estimated to be complete in January 2009
- Signed contract for the Consultant providing replacement Project Management staff
- Continuing to analyze additional after-the-fact design services claims
- Issued 10 Design Change Notices to date, four of which were issued after the last Commission update.
- Continuing to review Contractor submittals and request for information (RFI) that were submitted before the authorization to suspend construction.

Industry:

- Technical and Industry meetings held January 14 to discuss an update on Bus Maintenance Facility project, specifically the CNG station addition
- Industry updated on current status and on going work
- Advantage has pulled out of the Seattle rental car market.

Change Orders Processed

- 17 change orders have been processed (4 Initial Contract, 13 Main Contract) for \$2,225,484.00. \$4,035,399.67 Construction Contingency remains
- 21 Serial letters issued for \$10,197,794.50 of Negotiated Support Services and \$7,355,763.50 remains
- 11 Design Change Notices are in various stages of development, some being submitted to Turner for pricing

OVERALL PROJECT SCHEDULE AND BUDGET

Project Schedule

The completion date for the Consolidated Rental Car Program is unknown due to suspension

- Rental Car Facility is unknown due to suspension
- Bus Maintenance Facility is unknown due to suspension. The addition of the CNG fueling facilities has delayed the design schedule resulting in a construction schedule that supports a Fall 2011 opening of the Rental Car Facility assuming funding is secured in the next six months.
- Off-Site Roadway Improvements is unknown due to suspension. Multiple design delays have resulted in a construction schedule that supports a Fall 2011 opening of the Rental Car Facility assuming funding is secured in the next six months.
- The Port is continuing with the procurement of Port-provided electrical equipment.

Project Budget

- Refining cash flow and accrual projections to ensure CFC plus the \$20 million is not exceeded during the suspension
- Continue updating CFC actual collections and projections through 2009
- Turner has spent less money than forecasted for November and December
- The Project Management Group has also reduced projected monthly spending
- Current Turner contract value including all change orders is now \$229,637,853.00
- The projected program budget **likely no longer** remains at \$382,451,000 and the \$29.9M unauthorized remaining budget will be needed to cover delay claims and cost of the suspension
- The Off-Site Roadways Improvements budget remains the same
- The Bus Maintenance Facility requires an additional budget estimated to be \$4,455,000 to accommodate the design and construction of CNG fueling facilities to support the busing operation. Recent procurement changes necessitate the change in approach for providing the CNG fueling facilities

Financing – Exit Strategy

- Finance team continues exploring options for financing. Finance staff will provide a status report.