

COMMISSION STAFF BRIEFING
ATTACHMENT A

Terminal 30 Container Terminal Project Status

Terminal 30 major construction is 68% complete. Construction on Phase 2 commenced in mid-October and is progressing on schedule and on budget. The contractor has notified the Port of schedule impacts due to severe weather between 12/18/08 and 12/30/08, as well as, impacts associated with investigation of an unknown substance discovered during dredging between 1/2/09 thru 1/6/09.

Concrete pile driving is complete. The north end substation is nearly complete. Concrete work for truck scales is in progress. Storm drain installation at the reefer rack and equipment slab is complete, and storm drain work under cruise building is in progress. The Longshore building remodel is in progress and form work below the deck at waterside crane beam is complete.

Terminal 30 Upland Dredge Disposal Update

Both dredging for upland and open water disposal has commenced as of December 1, 2008. The dredging operation was delayed due to the snowstorm. It is expected to be completed prior to February 15, 2009.

Terminal 91 Cruise Terminal Project Status

As of the end of December, Terminal 91 cruise terminal building construction is approximately 90% complete. Drywall installation is nearly complete with much of the second level walls painted. Significant portion of the second level concrete floor has the final finish sealant applied. Start-up of air handling units and HVAC system continues. Permanent light fixtures are mostly in place and trim work underway. Plumbing fixtures are being installed throughout the building. Escalator and elevator commissioning process continues. Balcony topping slabs are in place. Seattle City Light shore power agreement is being finalized. Coordination continues with City of Seattle on city street sign fabrication and installation. The cruise building and terminal yard sign contract advertised and the bid opening is scheduled for January 14th.

Terminal 30 Project Schedule

The project was impacted by severe weather and unforeseen conditions and the contractor is in the process of evaluating impacts and necessary recovery plans. Currently, the Beneficial Occupancy date for the T30 Container Terminal remains May 1, 2009.

Terminal 91 Project Schedule

The building contractor is projecting beneficial occupancy of the cruise terminal building on February 18, 2009 with temporary certificate of occupancy occurring a couple of weeks earlier if

necessary. Snow events during late December may have minor impacts to the construction schedule and the extent of impact is still being assessed.

The T91 facility is on-schedule to be available to receive its first vessel on April 24, 2009. The period between beneficial occupancy and operations will be used to allow move-in and other activities to occur.

Terminal 30/91 Program Budget

The program forecast value has been reduced from last month reporting to \$119,355,000. The forecast for base work (without the foundation and upland disposal changes) remains on target to complete within the baseline budget of \$118,339,000.

The additional authorization of \$3,186,000 for cruise terminal building foundation changes remained unused. This additional authorization will not be used until existing cruise building construction contingency fund is fully exhausted. Currently, staff anticipates the additional authorization will be partially utilized due to the foundation related changes.

As of the end of December, the T91 cruise building contract has an un-trended construction contingency or available contingency of \$346,000. The T30 Container Terminal project has an un-trended construction contingency of \$524,140.

Commission approved additional funding for the T30 upland dredge disposal change order on October 14, 2008 in the amount of \$4,800,000. A separate expense project has been created to track this work and it will not be considered part of the overall T30/91 program budget. See Table A

Terminal 30 Container Terminal Risk Factors

Severe weather conditions have impacted this project in December.

Terminal 91 Cruise Terminal Risk Factors

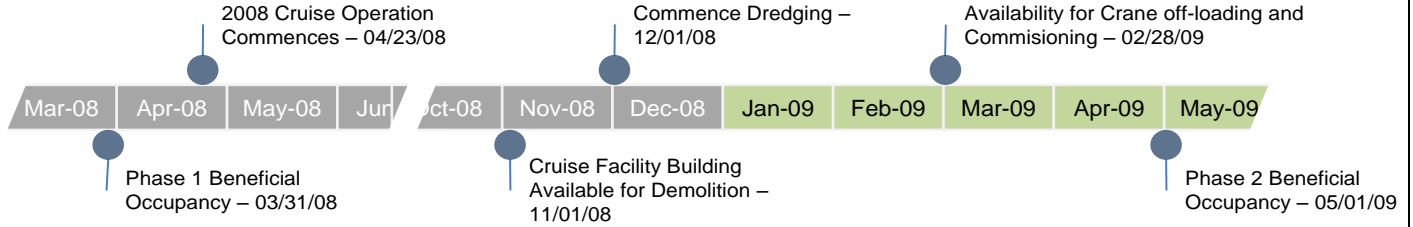
Shore power installation and mobile gangway fabrication need to be fully completed and commissioned prior to start of 2009 cruise season.

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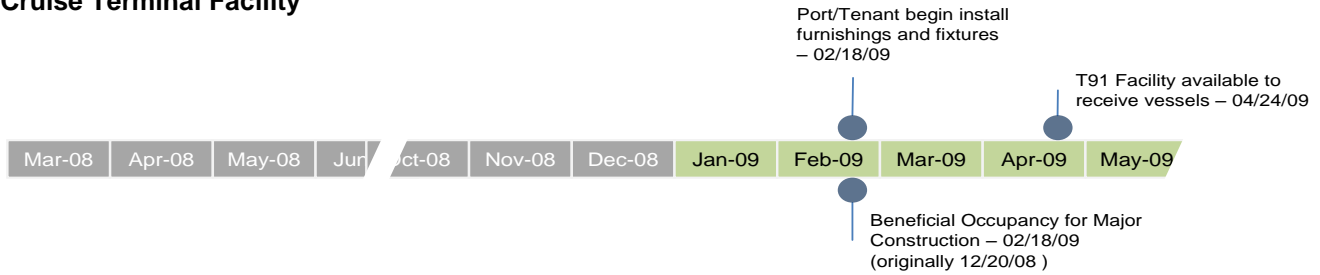
Program Schedule Summary

T30 Container Terminal



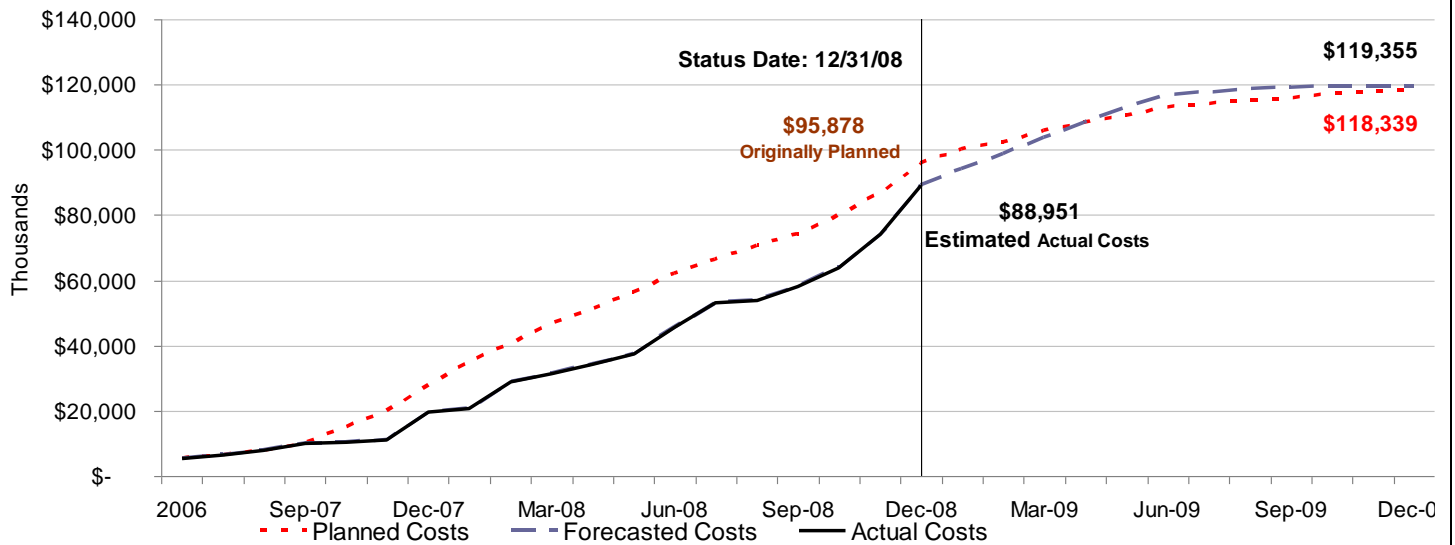
The project is impacted by severe weather and unforeseen conditions, and the contractor is in the process of evaluating impacts and necessary recovery plans. Currently, the Beneficial Occupancy date for the T30 Container Terminal remains May 1, 2009.

T91 Cruise Terminal Facility



The building contractor is projecting beneficial occupancy of the cruise terminal building on February 18, 2009. The T91 facility is still on-schedule to be available to receive its first vessel on April 24, 2009. The period between beneficial occupancy and operations will be used to allow move-in and other activities to occur.

Program Cost Summary



The Program Forecast value is adjusted to reflect the Monte Carlo analysis performed for trends through 12/31/08. The Upland Dredge Disposal work is NOT included in the program analysis graph. Earned value is tracking very close to previous forecasts. The forecast for base work remains on target to complete within the baseline budget.