

**ATTACHMENT A**

**TODAY'S BRIEFING FOR October 27, 2009**

**RCF GC/CM Construction Contract**

Construction workers on site are averaging 190, with over 200 on peak days.

**Work completed:**

- North and south fuel farm underground tank installation
- Cleanup of contaminated soils in QTA #1
- North helix footing

**Work in progress:**

QTA #1, 3 and 4 footing and QTA #1 and 2 columns

QTA #3 & 4 wall and civil work nearly complete

- First level underground utilities, foundations, slabs-on-grade, and columns 50% complete.
- 2<sup>nd</sup> and 3<sup>rd</sup> Level deck installation
- South helix formwork for footings
- Temporary erosion & sediment controls are being maintained, and oversight/maintenance has been elevated as fall weather approaches.
- 7 out of 10 remaining bid packages were advertised, and the bids were opened on October 13<sup>th</sup>. Multiple bids were received on 3 packages, and single bids on three more, with all six apparent low bidders pricing work below the engineer's estimate. One package did not receive any bids, and will have to be re-bid. Turner is evaluating the bids, and will provide recommendation for award, as appropriate. The engineers estimated costs for these bid packages are tracked as pending changes under the Anticipated allowance and Conforming Design Development, in addition to the amounts to be covered by current bid saving within the MACC.

**Contractor Schedule:**

- Contractor's suspension mitigation schedule has been accepted by the Port, with the new substantial completion date of November 15, 2011. Current schedule update shows a 15 days project delay due to the contaminated soils issue. The Port continues to direct selective overtime work and work with our GC/CM on re-sequencing of some critical activities.

**Cost Status Summary:**

See Status Summary Table in PowerPoint Supplement page 3:

- Risk Reserve – 8 approvals issued, and 3 pending.
- 2% MACC (Maximum Allowable Construction Costs) Contingency – 8 Change Orders executed and 3 pending, which includes estimate for conforming design development allowance reallocation.
- Negotiated Support Services – 34 approvals issued, and one pending.
- Conforming Design Development Allowance– 24 Change Orders executed, and 3 pending, which includes estimate for conforming Electrical scope, Ornamental Metal sub-bid and MACC contingency reallocation.
- Anticipated Scope Allowance – 3 Change Orders executed, and 10 pending, which includes estimate for remaining sub-bid packages to be bid.

- Non-Suspension Related Contract Changes – 76 Change Orders executed, and 87 pending. This construction contingency bucket is trended to be consumed by the known cost issues. However, the other cost buckets will have unspent funding (due to favorable bids, lower suspension related costs and allowances not used) that will be available.
- Suspension Related Contract Changes – 15 Change Orders executed, and 29 pending. Navigant audit of selected contractors' costs nearly complete. Authorized funding is projected to have dollars remaining.

**Design:**

- Awaiting comments from other agencies, which is delaying start of 100% design and authorization for construction for 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.
- 60% design of the CNG Fueling Facility complete and under review. Resolving 100% design review comments for the Bus Maintenance Facility project anticipated to be complete November 3, 2009.
- Processed payment of \$275,000 for some after-the-fact design services claims. Evaluating remaining claims.
- Issued 21 Design Change Notices (DCN's) to date. Currently there are an additional 15 design changes in process to be consolidated into future DCN's.
- Team Building effort nearing completion.
- Developing a plan to avoid overloading Design Team resources while accommodating to the greatest extent possible Turner's needs for submittals, RFI's, DCN's and Change Orders.

**Industry:**

- Continue working with the Industry's Technical Representative reviewing the details of the authorized \$32 million budget increase.
- Commission authorized extending the existing RAC lease till opening of the new RCF.

**Program Schedule**

- RCF estimated to be complete 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.

**Program 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 5.
- The Off-Site Roadways Improvements remains within budget based on 90% cost estimate.
- The Bus Maintenance Facility remains within budget based on 90% cost estimate.

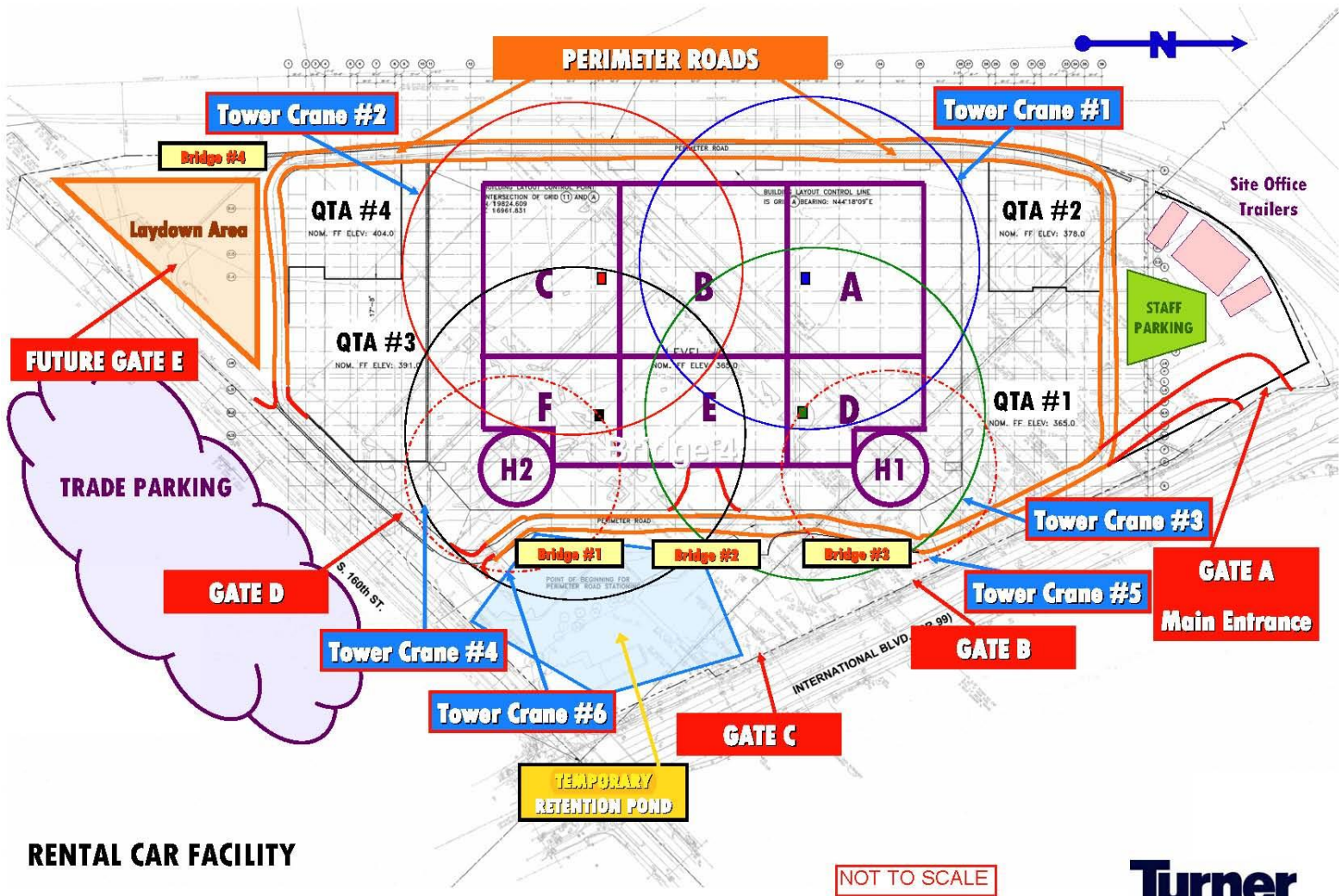
**Risk Factors**

- Finalizing the revised Program Schedule.

- ORI schedule delayed awaiting 90% design review comments from outside agencies and the change in WSDOT's team members. Construction agreements delayed, but required prior to award of ORI contract.
- Coordinating with Utility Companies for major relocations for both BMF and ORI projects, which require a number of agreements.
- Getting into wet season and its potential impacts to construction progress and productivity.

#### **Upcoming Commission Actions**

- Authorize Bus Procurement – October 27, 2009
- Authorize Off-Site Roadway Improvements Construction – December 15, 2009
- Execute WSDOT Agreements supporting Off-Site Roadway Improvements – February 2010
- Execute Utility Agreements supporting Off-Site Roadway Improvements – February 2010
- Execute Concession Agreement – February 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**