

ATTACHMENT A

TODAY'S BRIEFING FOR February 23, 2010

RCF GC/CM Construction Contract

Averaging 220 Construction workers on site daily and 240 on peak days.

Project Status Summary:

- Project EMR (number of injuries per 100,000 work hours) is at 1.53. Current state wide rate is 11.0.
- 50 of 120 post tensioned deck placements have been completed. Over 20,000 cy of concrete have been placed on the decks, and over 40,000 cy of concrete have been placed project wide.
- 424,047 work hours have been expended on the project to date. Based on the dollars spent to date, over 1,400 new jobs have been created due to this project since project work commenced in 2008 (using data from the 2009 UW study performed for AGC).
- Over 175 miles of post tensioned cable have been installed to date.

Work Completed This Period:

- Installation of level 3 elevated concrete slabs is complete, level 4 is approximately 60% complete, and level 5 deck placement has commenced in areas A, B, and C.
- Slab on grade portion of the North Helix deck has been placed.
- South Helix core wall installation is complete through level 1.
- Footings and abutments for all bridges on the project are complete. Two of four cross beams for bridge #4 have been completed.
- Temporary pedestrian signal across 160th Street to serve the employee parking lot for construction workers has been completed.
- Underground utilities within the footprint of the RCF building are 95% complete.
- Crane #4, the last crane to be erected on the job, was installed at the beginning of February.

Work In Progress:

- Elevated concrete deck installation continues on levels 4 and 5 in areas A, B, and C.
- North Helix elevated deck work is in progress.
- South Helix core wall installation continues on level 2.
- Bridge 4 cross beam and girder installation is in progress.
- Footing, column, back of house, and interior wall installation continues in QTA-s #2 and #3.
- Fuel line installation in QTA #1 is ongoing, to be followed by additional slab on grade placement.
- Installation of precast panels for the west electrical room is in progress.
- Mechanical/Electrical/Plumbing Building Information Modeling (BIM) for the facility is ongoing and is approximately 80% complete.
- Majority of soil excavation is complete, and risk of additional discovery of contaminated soils is minimal.
- Temporary erosion & sediment controls are being maintained, and oversight/maintenance has been elevated to match potential winter weather impacts.
- Two Subcontractor bid packages remain to be bid for the RCF project.

Contractor Schedule:

- RCF Substantial Completion date is November 15, 2011. Current schedule update shows a negative nine day float in the project schedule due to adverse weather conditions during the month of December, and Wall #1 design coordination and Contractor procurement challenges. The Port staff is working diligently with Turner to mitigate this negative schedule float.

Cost Status Summary:

See Status Summary Table in PowerPoint Supplement page 3:

- Risk Reserve – 16 approvals issued, and 4 pending.
- 2% MACC (Maximum Allowable Construction Costs) Contingency – 18 Change Orders executed and 4 pending, which includes estimate for conforming design development allowance reallocation.
- Negotiated Support Services – 35 approvals issued, and one pending.
- Conforming Design Development Allowance – 26 Change Orders executed, and 3 pending. This funding source is trended to have moneys remaining.
- Anticipated Scope Allowance – 4 Change Orders executed, and 4 pending. This funding source is anticipated to have moneys remaining.
- Non-Suspension Related Contract Changes – 120 Change Orders executed, and 84 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 – 44 Change Orders executed, and 9 pending. Subcontractor audits are complete. Turner and the Port are working on resolution of cost disagreements. Audit report of GC/CM contractor costs is complete and discussion of areas of disagreement is ongoing. Authorized funding for suspension cost impacts is projected to have dollars remaining.

Potential Scope Changes:

- Subcontractor submitted a preliminary alternative lighting system proposal. Additional information required, but staff continues to evaluate its feasibility and merit.

Design:

- Final Agency review comments received late further delaying the Off-Site Roadway Improvements anticipated bid date to mid-March. No impact to completion date or RCF opening.
- Final review comments on the integrated 100% Bus Maintenance Facility and 90% CNG Fueling Facility design require significant revisions to the specifications. Additional time and cost is required to complete, which further delays the anticipated bid date by a few months. Currently exploring options to close the schedule gap between completion of the RCF and the BMF to possibly open the facility sooner than March 2012.
- Continue evaluating remaining Walker claim of \$427,718. Preparing two amendments totaling \$144,000 for after the fact design claims.
- Issued 30 Design Change Notices (DCN's) to date. Currently there are an additional 14 design changes in process to be consolidated into future DCN's.
- Bus purchase bid documents in final review, including the Industry. Advertisement of RFP now scheduled for February 24, 2009.

Industry:

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

Program Schedule

- RCF estimated to be complete by the end of 2011.
- BMF completion is still estimated to be March 31, 2012.
- ORI completion is still estimated to be December 2011 with signage extending into early 2012 to coincide with the RCF opening.
- Main Terminal Improvements pre-design and design activities start in early 2010.

Program Cost Forecast and Budget

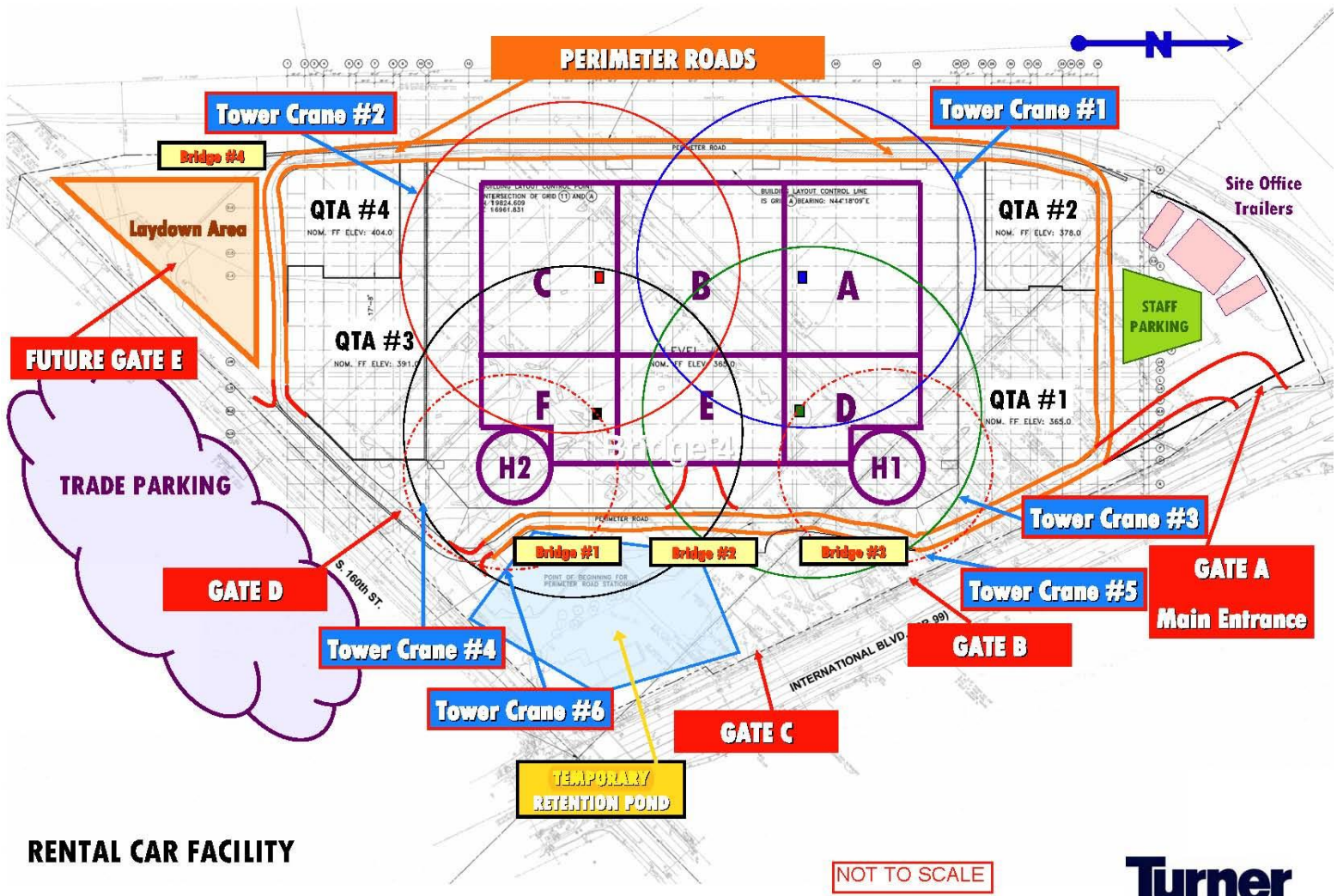
- The projected program budget is \$419,306,000 and breakdown by project and expenditures is shown on the attached slide 4.
- The current Turner contract value including all change orders is shown on the attached table slide 3.
- The updated CFC actual collections and projections are shown on the attached slide 5.
- The ORI is forecasted to be under budget based upon 90% cost estimate.
- The BMF remains within budget based on 90% cost estimate.

Risk Factors

- Finalizing the revised Program Schedule.
- BMF schedule delayed a few months due to significant specification revisions which may impact the completion date.
- Coordinating with Utility companies for major relocations for both BMF and ORI projects, which require a number of agreements with varying levels of authorization.
- Now in wet season which is impacting construction progress and productivity.

Upcoming Commission Actions

- Execute WSDOT Agreements supporting Off-Site Roadway Improvements – March/April 2010.
- Execute Utility Agreements in support of the Bus Maintenance Facility – March/April 2010.
- Authorize Main Terminal Improvements Construction – September 2010.



**RENTAL CAR FACILITY
SITE LOGISTICS PLAN**