

**ATTACHMENT A****TODAY'S BRIEFING FOR April 27, 2010****RCF GC/CM Construction Contract:**

Averaging 240 construction workers on site daily and 250 on peak days.

**Project Status Summary:**

- Current project Recordable Incident Rate (number of injuries per 100,000 work hours) for 2010 is 5.41. Overall project RIR is 4.16. Current statewide rate is 11.0.
- 70 of 120 post tensioned deck placements have been completed. Over 31,000 cy of concrete have been placed on the decks, and over 55,000 cy of concrete have been placed project wide.
- 480,745 work hours have been expended on the project to date. Based on the dollars spent to date, over 1,450 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 260 miles of post tensioned cable have been installed to date.

**Work Completed This Period:**

- Installation of level 4 elevated concrete slab is complete, and level 5 deck placement is about 40% complete in areas B and C. Concrete structure is complete in area A, and re-shoring removal is in progress. All Customer Service Building (CSB) columns have been installed in area A.
- Slab-on-grade concrete placement is 75% complete in building areas D and F.
- Quick Turnaround Area (QTA) #1 fuel line installation is complete, and slab-on-grade concrete placement is 50% complete.
- Elevated Deck installation in QTA #2 is complete.
- North Helix ramp on grade, and post tensioned ramp installation has been completed up through level 3. Approach Bridge (Bridge #3) installation is complete.
- South Helix core wall installation is complete.
- Bridge #4 topping slab placement is complete.
- Installation of the Mechanically Stabilized Earth (MSE) Wall #1 on the north end of the project is 35% complete.
- Underground utilities within the footprint of the RCF building are 95% complete.

**Work In Progress:**

- Elevated concrete deck installation continues on level 5 in areas B and C.
- Re-shore removal in area A is in progress.
- Fire protection and electrical systems installation is in progress on levels 2 and 3 in areas A, B and C.
- North Helix elevated deck work is in progress through level 4.
- Preparations are in progress for installation of the South Helix slab-on-grade portion of the ramp.
- Preparations are in progress for Bridge #4 sidewalk and barrier placement.
- Slab-on-grade placement continues in QTA #1.
- Footing, column, back of house, and interior wall installation continues in QTA-s #2 and #3.
- Form placement commenced for the west electrical room roof slab.
- Installation of the MSE Wall #1 on the north end of the project is in progress.

- Work on the east RCF stairs (4 sets) along the perimeter road continues.
- Mechanical/Electrical/Plumbing Building Information Modeling (BIM) for the facility is ongoing and is approximately 85% complete.
- Majority of soil excavation is complete, and risk of additional discovery of contaminated soils is minimal, although small pockets of contaminants have been encountered in the last month.
- Temporary erosion & sediment controls are being maintained, and oversight/maintenance has been elevated to match potential early spring weather impacts.
- Final sub-bid package for Tenant Delineators advertised for bid opening on April 28<sup>th</sup>.
- Discussions with representative from Seattle Public Utilities 'Saving Water Program' for RCF and BMF projects have begun.

### **Contractor Schedule:**

- RCF Substantial Completion date is November 15, 2011. Current schedule update shows a negative two day float in the project schedule. While the elevated deck schedule has improved, this two day negative float is currently due to bollard design challenges in QTA #1, and MSE Wall #1 impacts on completion of QTA #2. This is still a one day improvement from what was reported last month. The Port staff continues to work diligently with Turner to further mitigate this negative schedule float.

### **Cost Status Summary:**

See Status Summary Table in PowerPoint Supplement page 3:

- Risk Reserve – 26 approvals have been issued, and 5 pending.
- 2% MACC (Maximum Allowable Construction Costs) Contingency – 25 Change Orders executed and 3 pending.
- Negotiated Support Services – 36 approvals issued, and one pending.
- Conforming Design Development Allowance – 27 Change Orders executed and 1 pending. All Change Orders associated with the direct costs in this funding source have been executed. The final Change Order to reconcile actual costs to budget allowance is in the approval process, with unused funds deducted from the GC/CM Contract and added to the Construction contingency.
- Anticipated Scope Allowance – 6 Change Orders executed, and 4 pending. The POS has seen little usage and anticipates minimal future usage of this allowance, projecting substantial budget savings. Staff is working on issuing a Change Order to reconcile the actual costs to budget allowance, with unused funds deducted from the GC/CM Contract and added to the Construction contingency.
- Suspension Related Contract Changes – 180 Change Orders executed, and 75 pending.
- Suspension Related Contract Changes – 51 Change Orders executed, and 5 pending which are to reconcile disputed issues now settled for Change Orders executed based on the findings of the Port's audit reports. Authorized funding for suspension cost impacts is projected to have dollars remaining.

### **Potential Scope Changes:**

- No significant potential scope changes are reported at this time.

### **Design:**

- Off-Site Roadway Improvements advertised for construction bids March 10, 2010. The bid opening date was delayed until April 20, 2010. 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 completion of the BMF by a few months (now estimated at May 2012) Continuing to explore options to close the schedule gap between completion of the RCF (January 2012) and the BMF (May 2012)..

- Main Terminal Improvements (MTI) Three firms submitted qualifications; INCA Engineers, Inc. Arai Jackson Ellison Murakami LLP and David Evans and Associates, Inc. Qualifications under review by the Port selection committee, review comments and scoring scheduled for April 12th. Consultant interviews scheduled for the week of April 19<sup>th</sup>. Consultant selection scheduled for the week of April 27<sup>th</sup>. Execution of the contract with the selected Consultant pending Service Directive and Agreement negotiations.
- Continue evaluating remaining Walker claim of \$427,718. Preparing two amendments totaling \$144,000 for after the fact design claims.
- Issued 35 Design Change Notices (DCN's) to date. Currently there are an additional 18 design changes in process to be consolidated into future DCN's. Processed approximately 1,340 of 1,375 submitted requests for Information (RFI).
- As of April 8<sup>th</sup> five bus manufacturers have downloaded the RCF Bus RFP from the Ebid website. All of the companies are reputable bus manufacturers. In alphabetical order they are: Daimler North America, El Dorado, Gillig, New Flyer, and North American Bus Industries
- Seattle City Light Energy Smart Program incentives contract has been issued to the Port by SCL for a contract value of \$408,275.

#### **Industry:**

- Held Industry technical meeting April 14,, 2010 to kick off the start of the RAC's tenant designs and to present overview update of the activation planning for starting up the facility.
- Continue working with the Industry's Technical Representative reviewing the details of the authorized \$32 million budget increase.
- Rental Car Tenants have started Conceptual Design of their exclusive use premises and have begun selection of architect/engineering firms to perform their detailed designs.

#### **Rental Car Facility Program Activation:**

- Distributed for review, draft Activation Plan report that addresses activation of the Rental Car Facility and all ancillary facilities related to the Rental Car Facility including the bus maintenance facility, off-site roads, bus purchase, and main terminal improvements. Activation Plan includes Task Check-List, Summary Task Schedule, and Activation Management organization.

#### **Program Schedule:**

- RCF estimated to be complete by the end of 2011.
- BMF completion is estimated to be in May 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.

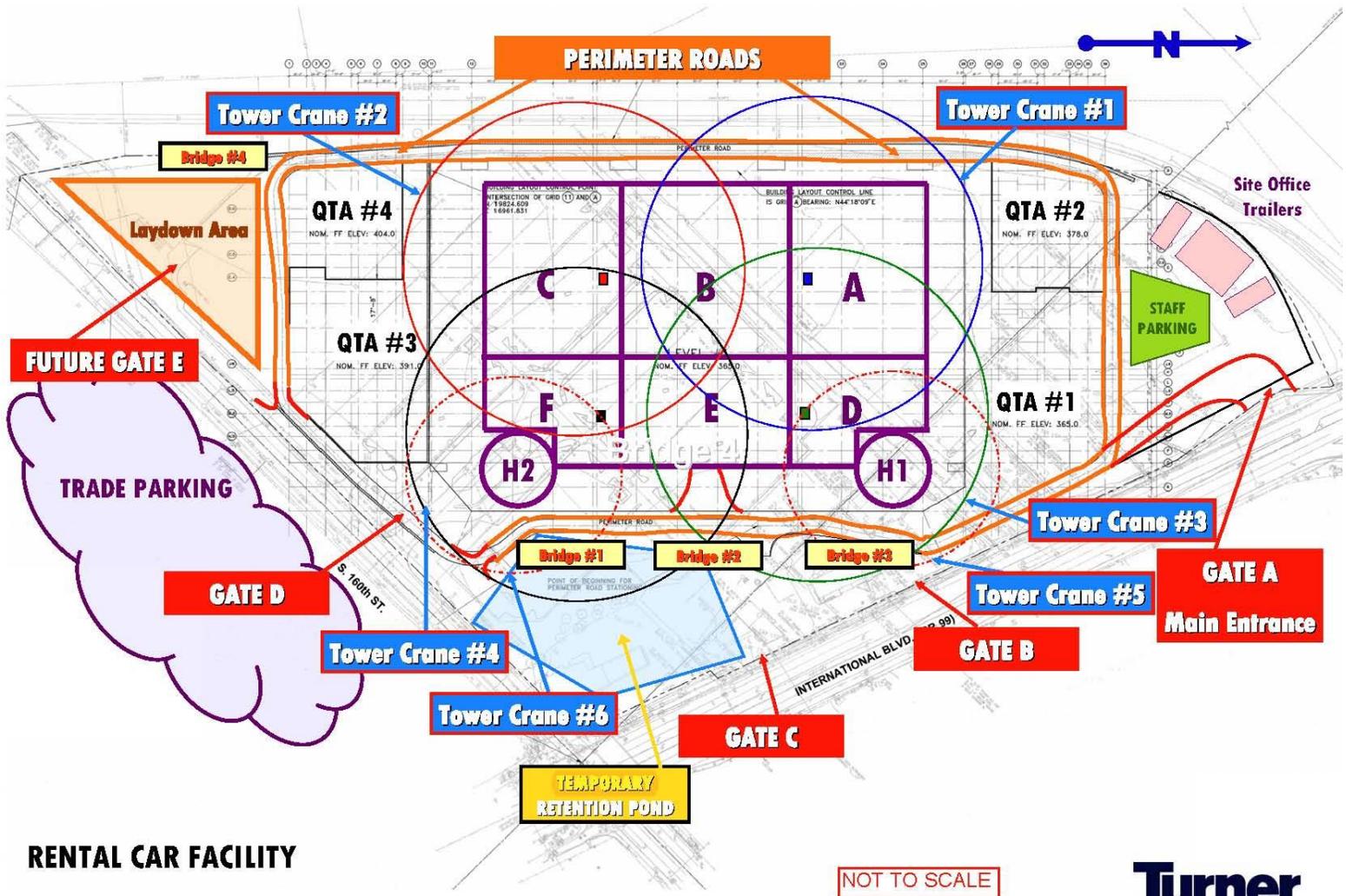
- The updated CFC actual collections and projections are shown on the attached slide 5.
  - The 2009 Ricondo Feasibility Analysis, an annualized forecast, was the basis for the RCF program financing plan that the Commission authorized to restart the project last July.
  - That analysis, which is different than the monthly forecast currently being used, projected CFC revenues through the end of 2009 of \$82.2 million; with \$82.3 million actually collected.
  - Due to the number of variables that effect the opening day CFC (debt service costs, capital costs, operating costs as well as CFC collections), staff recommends a more detailed briefing for the Commission in August when there will be significant additional data available for all of these variables.
- The ORI is forecasted to be under budget based upon 100% 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 delay 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 –May 2010.
- Execute Utility Agreements in support of the Bus Maintenance Facility –May 2010.
- Authorize Main Terminal Improvements Construction – September 2010.



**RENTAL CAR FACILITY  
SITE LOGISTICS PLAN**

