

ATTACHMENT A

TODAY'S BRIEFING FOR June 22, 2010

RCF GC/CM Construction Contract:

Construction Status Summary:

- Construction progress is 48% complete.
- Construction costs trending to be within authorized budget.
- 270 construction workers on site daily and 290 on peak days.
- 640,786 work hours have been expended on the project to date. Based on the dollars spent to date, over 1,850 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).
- 79 of 120 post-tensioned deck placements have been completed.
- Over 65,000 cy of concrete have been placed project wide.
- More than 350 miles of post-tensioned cable and 430 tons of rebar have been installed.
- Recordable Incident Rate (number of injuries per 100,000 work hours) for 2010 is 3.78. Overall project RIR is 2.84, significantly below the statewide rate of 11.0.

Milestones Accomplished This Month:

- North escalator bank equipment has been set.
- Stairs B and C on the west perimeter road are complete.

Work In Progress:

- Elevated concrete deck installation continues on Level 5 in area C and started in Area E of RCF Building.
- Customer Service Building and high roof steel installation is in progress in Areas A and B.
- Mechanical and electrical systems installation is in progress on all levels in areas A, B, and C.
- South Helix elevated deck installation is in progress.
- Slab on grade installation is in progress in QTA-s #2 and #3. Preparations are in progress for elevated deck installation for QTA #4. Installation of underground utilities continues in QTA #4. Canopy installation is in progress in QTA #1.
- Installation of MSE walls between bridges #1, #2, and #3 is in progress.
- Work on the RCF stair A continues along the west perimeter road.
- Mechanical/Electrical/Plumbing Building Information Modeling (BIM) for the facility is ongoing and is approximately 92% complete.
- Temporary erosion & sediment controls are being maintained.

Contractor Schedule:

- RCF Substantial Completion date is November 15, 2011. Current update continues to show a negative two-day float in the project schedule, which is not unusual for a project of this magnitude and complexity. Port staff continues to work diligently with Turner to identify opportunities for schedule gains and actively mitigate schedule delays.

Cost Status Summary:

See Status Summary Table in PowerPoint Supplement page 3:

- Subcontractor Bids – final cost reconciliation efforts are underway, with final change order to be issued.
- Risk Reserve – 37 approvals have been issued, and 2 pending.
- 2% MACC (Maximum Allowable Construction Costs) Contingency – 33 Change Orders executed and 2 pending.
- Negotiated Support Services – 36 approvals issued.
- Conforming Design Development Allowance – All costs have been reconciled and final change order issued to deduct unspent amount from the GC/CM contract.
- Anticipated Scope Allowance – 8 Change Orders executed, and 2 pending. Projecting substantial unspent allowance once remaining issues are resolved. A final change order to reconcile the actual costs to budget allowance will be issued to deduct unspent funds from the GC/CM Contract.
- Non-Suspension Related Contract Changes – 239 Change Orders executed, and 71 pending.
- Suspension Related Contract Changes – 55 Change Orders executed, and 1 pending. Authorized funding for suspension cost impacts will have substantial unspent dollars remaining.

Design:

- Off-Site Roadway Improvements: Commission authorized the execution of the Construction Oversight and Bridge Seismic Agreements with WSDOT on May 18, 2010 and both agreements were executed. The construction contract with MidMountain was executed on May 28, 2010. NTP estimated to be issued in early July. No impact to completion date or RCF opening.
- Final review comments continue to be integrated that requires significant revisions to the specifications of Bus Maintenance Facility/CNG Fueling Facility design. Port staff has prepared a plan to accelerate the construction of the BMF to support an overall completion date in early March 2012. In order to close the gap between completion of the RCF (January 2012) and BMF (March 2012) the recommendation is to extend the tenant improvement schedule so that the RCF opens in March 2012. This recommended plan was presented and accepted by the Rental Car Industry at the June Technical Meeting.
- Main Terminal Improvements (MTI) currently negotiating the contract with David Evans and Associates, Inc. (DEA).
- Reviewing final submittal of remaining Walker claim of \$323,000. Insufficient information provided. Working with their Attorney to get missing supporting information. Walker refusing to sign Amendment 32 for partial \$102,000 settlement of claim. CPO reviewing a new Amendment 32 for \$3.7 million to continue construction support services through end of project.
- 40 Design Change Notices (DCN) have been issued. There are 12 additional design changes that will be incorporated into future DCNs. Approximately 1,560 contractor Requests for Information (RFI) have been submitted, of which 1,510 have been closed.

Industry:

- Held Industry technical meeting June 9, 2010 getting an update of the RAC's tenant designs, and to present an update of the BMF Gap.
- Continue working with the Industry's Technical Representative reviewing the details of the authorized \$32 million budget increase.
- Port issued notice of intent to award to Gillig on June 1 for \$11,029,153 and begun negotiations for the purchase of 29 on the RCF buses. Waiting for Gillig to submit contract paper work.

Rental Car Facility Program Activation:

Significant movement of the opening date has an impact on training and hiring new staff. If moves forward need to know so can hire staff earlier. If moves back, need to know prior to hiring large numbers for staff.

Program Schedule:

- RCF estimated to be complete by the end of 2011 with the opening planned for March 2012.
- BMF completion is estimated to be in March 2012.
- ORI completion is estimated to be December 2011 and signage completed in early 2012 to coincide with the RCF opening.
- Main Terminal Improvements design activities to start in early July 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 under budget by approximately \$3,229,000 based upon low bid.
- The BMF remains within budget based on 90% cost estimate.

Risk Factors:

- Finalizing the revised Program Schedule.
- Accelerated BMF construction schedule may be delayed due to site conditions or Port resource constraints. Reviewing project specifications to address site conditions and reviewing staffing plans to support the schedule acceleration.
- Coordinating with Utility companies for major relocations for both BMF and ORI projects, which require a number of agreements with varying levels of authorization.
- Trade stacking could be a concern as work within the RCF begins in earnest.

Upcoming Commission Actions:

- RCF Topping off ceremony and media event – July 14, 2010
- Authorize Main Terminal Improvements Construction – September 2010.

