

ATTACHMENT A

TODAY'S BRIEFING FOR July 27, 2010

RCF GC/CM Construction Contract:

Construction Status Summary:

- Construction progress is 53% complete.
- Construction costs trending to be within authorized budget.
- 300 construction workers on site daily and 320 on peak days. New Helmets to Hardhats apprentice started this month for GC/CM.
- 670,000 work hours have been expended on the project to date. Based on the dollars spent to date, over 2,000 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).
- 85 of 120 post-tensioned deck placements have been completed.
- Over 69,500 cy of concrete have been placed project wide.
- More than 330 miles of post-tensioned cable and 2.2 million pounds of rebar have been installed.
- Over three million pounds of steel have been installed for the Customer Service Building and high roof structure.
- Current construction waste recycled materials rate is 98.6%.
- Recordable Incident Rate (number of injuries per 100,000 work hours) for 2010 is 3.28. Overall project RIR is 2.84, significantly below the statewide rate of 11.0.

Milestones Accomplished This Month:

- Held Topping Off event July 14, 2010. Over 400 workers, Industry, Port and City staff attended.
- Customer Service Building and high roof structure steel installation is complete.
- South Helix concrete placement is complete.
- South escalator bank equipment has been set.
- Bus access roadway off of 160th Street has been paved.
- All west perimeter road stairs are complete.
- Crane #1 has been dismantled and demobilized off-site.

Work In Progress:

- Elevated concrete deck installation continues on Level 3 in area E, and on Level 2 of area D of the RCF Building.
- Customer Service Building Roof installation is in progress. Steel installation is complete.
- Mechanical and electrical systems installation is in progress on all levels in areas A, B, and C.
- Slab on grade installation continues, but is mostly complete in QTA-s #2 and #3. Elevated deck installation for QTA #4 is complete. Installation of underground utilities continues in QTA #4. Canopy installation is in progress in QTA #1, and has commenced in QTA #2.
- Work is in progress on stairs on the east side of the building.
- Cable barrier installation is in progress in areas A, B and C.
- Mechanical/Electrical/Plumbing Building Information Modeling (BIM) for the facility is ongoing and is approximately 93% 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 – 41 approvals have been issued, and 4 pending.
- 2% MACC (Maximum Allowable Construction Costs) Contingency – 38 Change Orders executed and 3 pending.
- Negotiated Support Services – 38 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 – 10 Change Orders executed, and 1 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 – 252 Change Orders executed, and 75 pending.
- Suspension Related Contract Changes – 55 Change Orders executed, and 1 pending. Authorized funding for suspension cost impacts will have substantial unspent dollars remaining.

Off-Site Roadway Improvements - Construction Contract:

- Contractor working on preconstruction submittals
- Weekly meetings with CM staff and Mid Mountain started

Design:

- Bus Maintenance Facility/CNG Fueling Facility contract documents, incorporating the accelerated construction, advertised this week. Estimated completion date March 2012.
- Main Terminal Improvements (MTI) design started.
- Executed Amendment 32 for \$3.7 million to continue construction support services through end of project. Preparing proposed settlement of Walker claim for additional design services of \$379,367.30. Still require adequate documentation from Walker and their Attorney. Walker paid \$108,639.00 of this amount previously
- 42 Design Change Notices (DCN) have been issued. There are 7 additional design changes that will be incorporated into future DCN or Construction Bulletins (CB). Approximately 1,665 contractor Requests for Information (RFI) have been submitted, of which 1,610 have been closed.

Industry:

- Held joint Industry technical and business meeting July 14, 2010. Tenants continue working on conceptual design of exclusive use premises. Business group briefed and agreed with BMF schedule

acceleration and two month delay to TI schedule. Briefed Industry on low strength concrete repairs without concern.

- Continue working with the Industry's Technical Representative reviewing the details of the authorized \$32 million budget increase.
- Port held meeting with Gillig to discuss overall plan, schedule and inspection requirements.

Labor Relations

- Early discussion and coordination with Teamsters Local 117 in preparation for hiring bus drivers.
- MOA to outline union recognition and framework for bargaining estimated to be complete by September 2010.

Rental Car Facility Program Activation:

Preparing 2011 expense budgets. Revising activation schedule to meet March 2012 opening. Starting coordination for deactivation of existing rental car lease premises.

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 with signage completed in early 2012 to coincide with the RCF opening.
- Main Terminal Improvements design completion estimated for December 2010.

Program Cost Forecast and Budget:

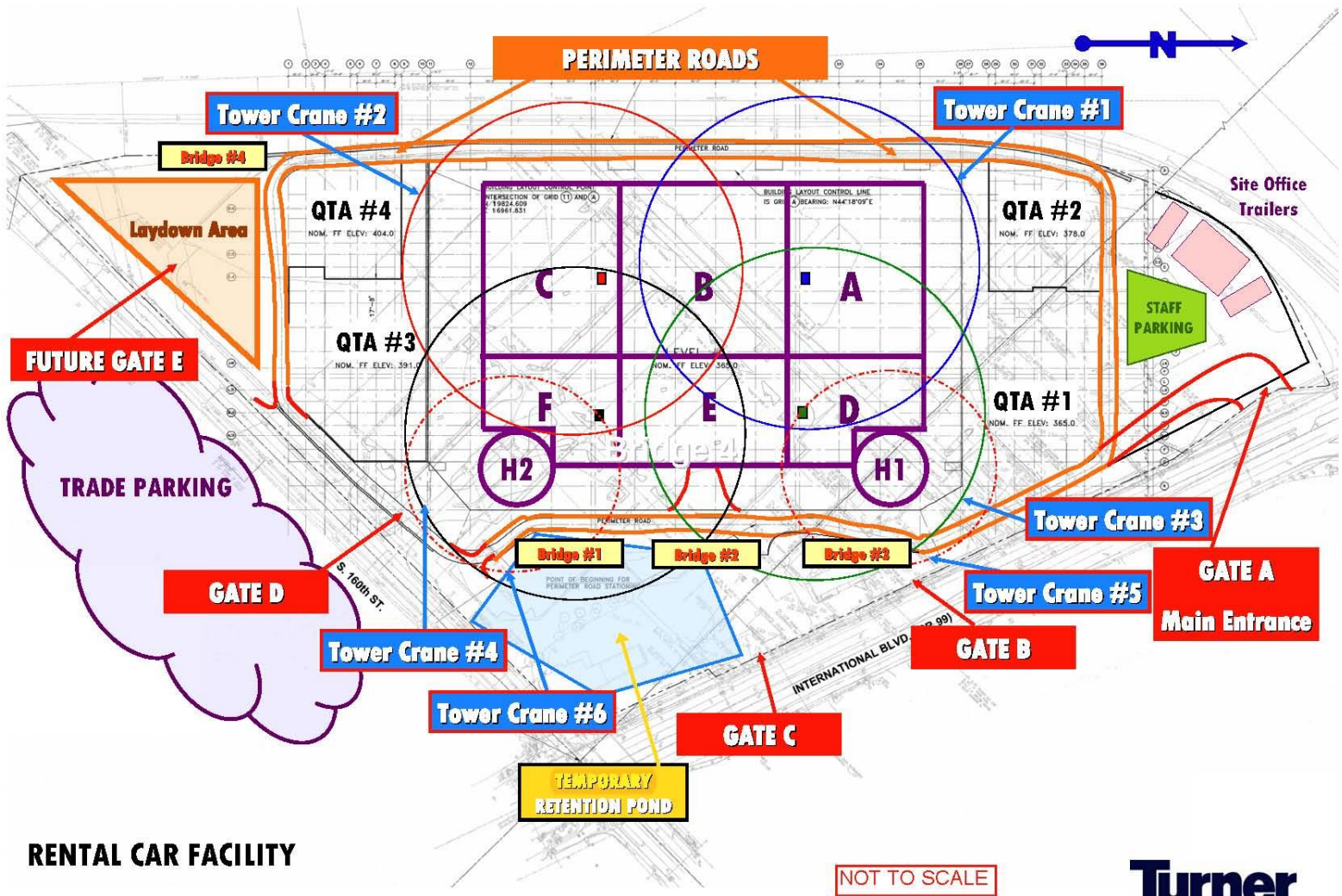
- The projected program budget is \$419,306,000 and breakdown by project and expenditures is shown on the attached slide 4.
- The current Turner contract value including all change orders is shown on the attached table slide 3.
- The updated CFC actual collections and projections are shown on the attached slide 5.
- The BMF budget slightly higher based on 100% cost estimate. Anticipating good bids.

Risk Factors:

- Finalizing the revised Program Schedule.
- Accelerated BMF construction schedule may be delayed due to site conditions or Port resource constraints.
- 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:

- Authorize Main Terminal Improvements Construction – November 2010.



**RENTAL CAR FACILITY
SITE LOGISTICS PLAN**