

ATTACHMENT A

TODAY'S BRIEFING FOR August 24, 2010

RCF GC/CM Construction Contract:

Construction Status Summary:

- Construction progress is 57% complete.
- Construction costs trending to be within authorized budget.
- 300 construction workers on site daily and 320 on peak days. There are currently two Helmets to Hardhats apprentice workers on the project.
- 767,000 work hours have been expended on the project to date. Based on the dollars spent to date, over 2,200 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).
- 90 of 112 post-tensioned deck placements have been completed.
- Over 74,000 cy of concrete have been placed project wide.
- More than 350 miles of post-tensioned cable and 2.5 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 98.42%.
- Recordable Incident Rate (number of injuries per 100,000 work hours) for 2010 is 5.53. Overall project RIR is 3.65, significantly below the statewide rate of 11.0.

Milestones Accomplished This Month:

- All of the footings on the project have now been completed.
- All of the Seattle City Light related work for permanent power connections has been completed.
- Traffic barrier and fence were relocated along 160th Street to make room for the Off-Site Roadway Project.

Work In Progress:

- Elevated concrete deck installation continues on Level 3 in area D, while the column placement is in progress up through level 4 in area E of the RCF Building.
- Customer Service Building roof and skylight installation is in progress. Fireproofing in the Customer Service Building is approximately 30% complete.
- Waterproofing work has commenced on level 5 deck. Waterproofing of concrete placement joints is ongoing on all levels in building areas A, B and C.
- Mechanical and electrical systems installation is in progress on all levels in areas A, B, and C.
- Elevator and escalator equipment installation is in progress.
- Installation of electrical and mechanical systems is in progress in QTA #1. Canopy installation is in progress in QTA #2. Slab on grade is substantially complete in QTA #3. Installation of underground utilities and fuel lines in QTA #4 is nearing completion.
- Work is in progress on stairs on the east side of the building.
- Installation of seismic joints is in progress in the main building areas A, B and C.
- Cable barrier installation is in progress in areas A, B and C.
- Mechanical/Electrical/Plumbing Building Information Modeling (BIM) for the facility is substantially 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 – 50 approvals have been issued, and 1 pending.
- 2% MACC (Maximum Allowable Construction Costs) Contingency – 43 Change Orders executed and 2 pending.
- Negotiated Support Services – 38 approvals issued.
- Conforming Design Development Allowance – All costs have been reconciled and a final change order has been executed deducting the 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 – 265 Change Orders executed, and 70 pending.
- Suspension Related Contract Changes – 56 Change Orders executed. One Suspension Change Order is currently under protest by a Subcontractor. This protest is under review by the Port staff. The authorized funding for suspension cost impacts will have substantial unspent dollars remaining.

Off-Site Roadway Improvements - Construction Contract:

- Contractor started work installing the waterline on 160th street.
- A couple of the early milestone dates will be revised but the overall project completion remains the same. No change orders have been issued to date.
- Bi-weekly coordination meetings with CM staff, Mid Mountain and Turner have started.

Design:

- Bus Maintenance Facility/CNG Fueling Facility advertised August 10, 2010. Bid opening set for September 9, 2010. Estimated completion date mid-March 2012.
- Main Terminal Improvements (MTI) design started.
- 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 Industry technical meeting August 11, 2010. Tenants continue working on conceptual design of exclusive use premises. Four tenants have submitted conceptual designs and the Port is reviewing.
- Continue working with the Industry's Technical Representative reviewing the details of the authorized \$32 million budget increase.

Labor Relations

- Continuing early discussion and coordination with Teamsters Local 117 in preparation for hiring bus drivers.
- Working on MOA to outline union recognition and framework for bargaining estimated for completion. 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:

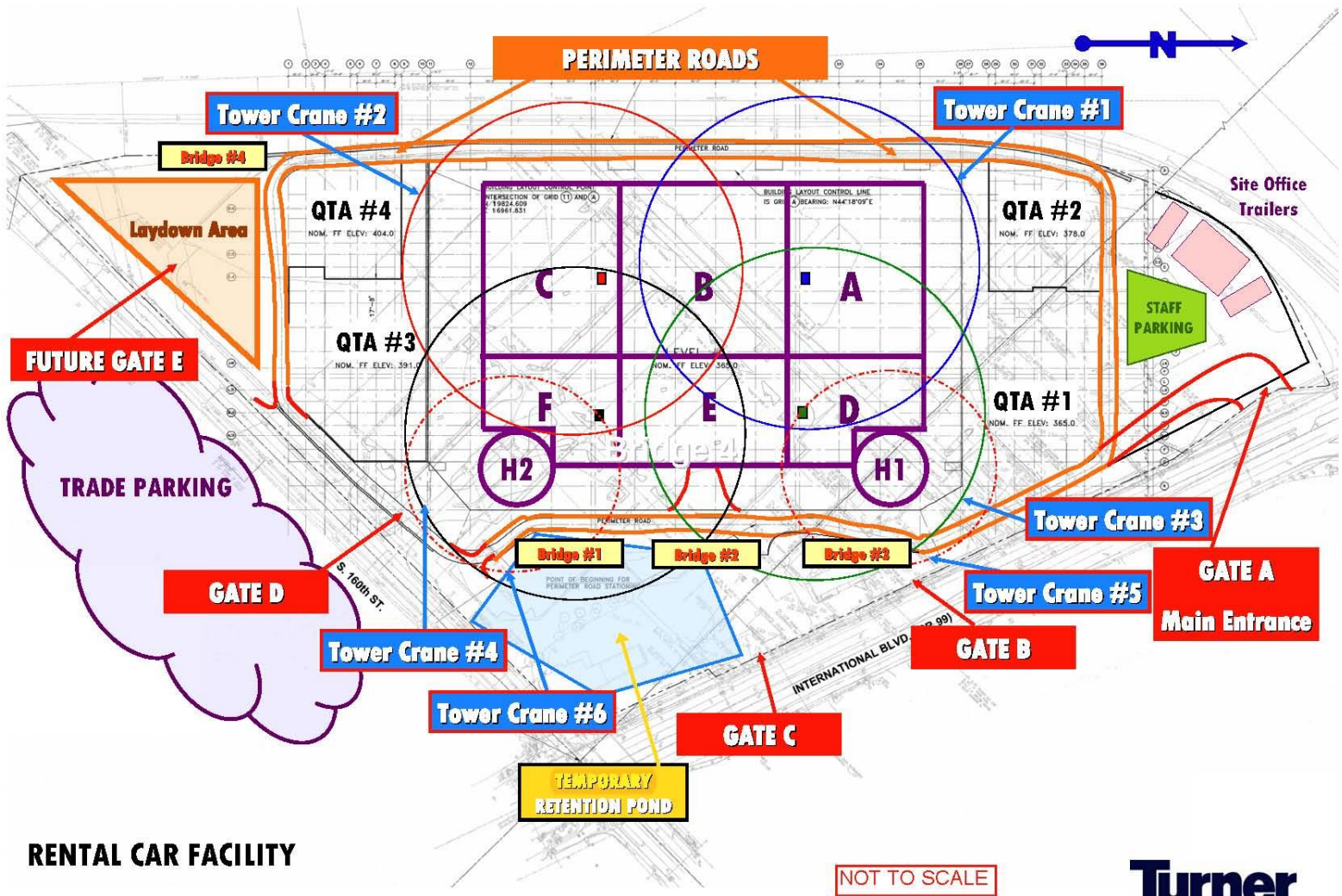
- The projected program budget is \$419,306,000 and breakdown by project and expenditures is shown on the attached slide 4.
- The current Turner contract value including all change orders is shown on the attached table slide 3.
- The updated CFC actual collections and projections are shown on the attached slide 5.
 - An updated financial analysis was conducted with an updated CFC at opening forecast
 - No significant change to report at this time
- 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 MOA for union bargaining framework - September 2010
- Authorize Main Terminal Improvements Construction – November 2010.



**RENTAL CAR FACILITY
SITE LOGISTICS PLAN**

