

**ATTACHMENT A**

**TODAY'S BRIEFING FOR September 28, 2010**

**RCF GC/CM Construction Contract:**

**Construction Status Summary**

- Construction progress is 62.5% complete.
- Construction costs trending to be within authorized budget.
- 310 construction workers on site daily and 320 on peak days. There are currently two Helmets to Hardhats apprentice workers on the project.
- 818,000 work hours have been expended on the project to date. Based on the dollars spent to date, over 2,400 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).
- 96 of 112 post-tensioned deck placements have been completed.
- Over 80,000 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.
- Current construction waste recycled materials rate is 98.26%.
- Recordable Incident Rate (number of injuries per 100,000 work hours) for 2010 is 4.70. Overall project RIR is 3.42, significantly below the statewide rate of 11.0.
- 43 Design Change Notices (DCN) have been issued. There are 10 additional design changes that will be incorporated into future DCN or Construction Bulletins (CB). Approximately 1,850 contractor Request for Information (RFI) have been submitted, of which 1,800 are closed.

**Milestones Accomplished This Month**

- Concrete slab-on-grade placement is substantially complete.
- Tower crane #2 has been removed. Two tower cranes remain on site.
- Traffic barrier and fence were relocated along 160<sup>th</sup> Street to make room for the Off-Site Roadway Improvements Project.

**Work In Progress**

- Elevated concrete deck installation continues on Level 3 in area D and Level 2 in area F, while the column placement is in progress up through level 4 in area E of the RCF Building.
- Customer Service Building (CSB) roof membrane installation is approximately 95% complete. CSB skylight installation continues. Fireproofing in the Customer Service Building is approximately 80% complete. Installation of electrical/mechanical/plumbing components is well underway in CSB. Curtainwall installation commenced.
- Painting of the operational floor plate ceilings, and the underside of the CSB canopy is in progress.
- Waterproofing work continues on level 5 deck. Two sections of topping slab have been placed on Level 5. 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, wall framing, and window glazing is in progress in QTA #1 and QTA #2. Slab on grade is substantially complete in QTA #3 and QTA #4. Canopy steel installation commenced in QTA #3. CMU wall installation is ongoing for QTA #3 and QTA #4 back of house spaces.
- Work is in progress on stairs on the east side of the building.
- Installation of tabs to support artwork mesh brackets commenced on the helices.

- 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. The site is in good condition and ready for winter weather.

### **Contractor Schedule**

- RCF Substantial Completion date is November 15, 2011. Current update shows a negative fifteen day float in the project schedule, due to primer repairs on the canopy in two QTA-s. The Contractor responsible for the repairs is working on remedying this schedule slip by adding crews and work shifts to the work plan. 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 – All subcontractor bids have been authorized and the final cost reconciliation change order (CO 0425) has been written and is being processed through the change order review execution process. The remaining funds will be returned to the construction contingency.
- Risk Reserve – 54 approvals have been issued, and 3 pending.
- 2% MACC (Maximum Allowable Construction Costs) Contingency – 53 Change Orders executed and 3 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, the final cost reconciliation change order (CO 0433) has been written to closeout this cost account as the majority of the work for which costs were identified are authorized. The remaining funds will be returned to the construction contingency and any additional changes that arise will be funded from the construction contingency.
- Non-Suspension Related Contract Changes – 279 Change Orders executed, and 71 pending.
- Suspension Related Contract Changes – 56 Change Orders executed. The final change order to reallocate the actual costs of the NSS expended during the suspension from the suspension contingency is being drafted. The execution of this change order will finalize the direct construction costs to be expended against the suspension contingency.

### **Off-Site Roadway Improvements - Construction Contract**

- Mid Mountain has completed the installation of the waterline on S 160<sup>th</sup> St and has placed the large electrical vault for Seattle City Light. Mid Mountain is continuing work on the north side of S 160<sup>th</sup> St and is beginning work on the new on-ramp to eastbound State Route 518.
- A couple of the early milestone dates will be revised but the overall project completion remains the same.
- Coordination meetings with staff, Mid Mountain and Turner have been changed to weekly and the have been helpful in working out any issues between the two projects.
- Submittals: 92 received, 70 completed
- RFI's: 23 received, 16 completed
- Design Change Notices: 1 issued, 1 pending
- Change Orders: 0 executed, 2 pending

## **Design**

- Bus Maintenance Facility advertised on August 10, 2010 and 11 bids were opened on September 14, 2010. The lowest bid was determined non-responsive and was rejected. The apparent low responsive bidder is Ferguson Construction with a bid of \$13,086,443.50 which is 18.8% below the Engineer's Estimate of \$16,109,000. Contract award is anticipated be mid October, but working to expedite. The estimated completion date is March 2012.
- Main Terminal Improvements (MTI) design underway.

## **Industry**

- Held Industry technical meeting September 8, 2010. The Port provided a recap of all the RCF signage. Tenants continue working on conceptual design of exclusive use premises. Seven tenants have submitted conceptual designs for Port review and comment.
- Continue working with the Industry's Technical Representative reviewing the details of the authorized \$32 million budget increase.

## **Shuttle Bus Acquisition**

- Gillig working on submittals and layout of the initial bus for inspection. The configuration of the buses is being reviewed with rental car industry busing representatives. A meeting at the factory is scheduled for early October. The final configuration is due to Gillig in November.

## **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**

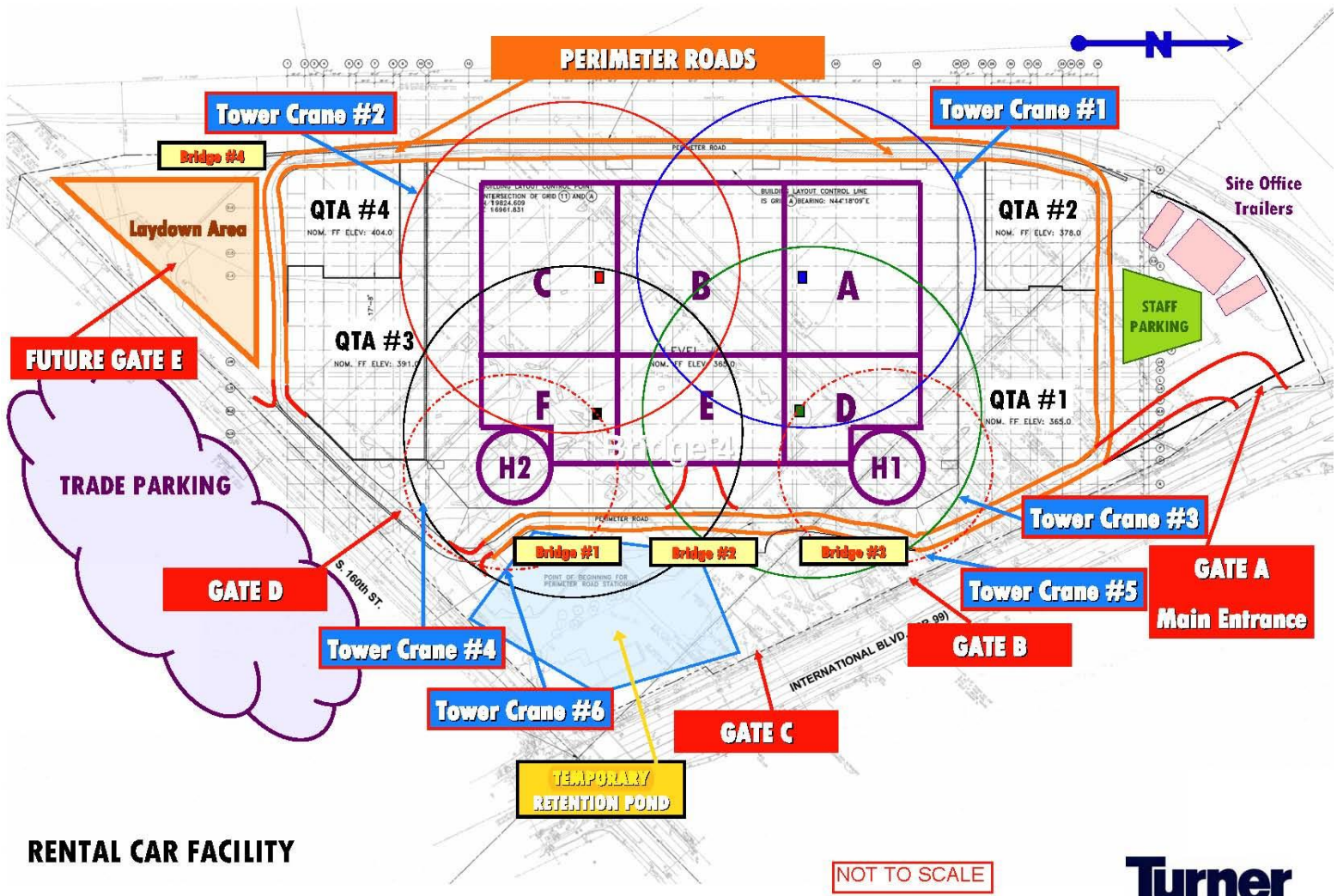
- The projected program budget is \$419,306,000 and breakdown by project and expenditures is shown on the attached slide 4.
- The current Turner contract value including all change orders is shown on the attached table slide 3.
- The updated CFC actual collections and projections are shown on the attached slide 5.

## **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 continues in earnest.

## **Upcoming Commission Actions**

- Authorize Main Terminal Improvements Construction – November 2010.



**RENTAL CAR FACILITY  
SITE LOGISTICS PLAN**

