

**ATTACHMENT A****TODAY'S BRIEFING FOR October 26, 2010****RCF GC/CM Construction Contract:****Construction Status Summary**

- Construction progress is 67.5% 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.
- 919,357 work hours have been expended on the project to date. Based on the dollars spent to date, over 2,550 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).
- 103 of 112 post-tensioned deck placements have been completed.
- Over 84,000 cy of concrete have been placed project wide.
- More than 440 miles of post-tensioned cable and 3 million pounds of rebar have been installed.
- Current construction waste recycled materials rate is 98.09%.
- Recordable Incident Rate (number of injuries per 100,000 work hours) for 2010 is 4.70. Overall project RIR is 3.69, significantly below the statewide rate of 11.0.

**Milestones Accomplished This Month**

- High roof and Customer Service Building skylight installation is substantially complete.
- Fireproofing of the Customer Service Building is complete.
- Customer Service Building curtain wall glazing commenced.
- Canopy Steel Installation began in Quick Turnaround Area #4.
- Main electrical room switchgear delivery is complete.

**Work In Progress**

- Elevated concrete deck installation continues on level 4 in area F, and level 5 in areas D and E.
- Customer Service Building (CSB) roof membrane installation is nearly complete. Installation of electrical/mechanical/plumbing components is well underway. Curtain wall installation is in progress. Framing of the walls and ceilings is underway.
- Painting of the operational floor plate ceilings, and the underside of the CSB canopy is in progress.
- Waterproofing work continues. Topping slab placement continues on Level 5.
- Installation of seismic joints is in progress in the main building areas A, B and C and in QTA-s #3 and #4.
- Mechanical and electrical systems installation is in progress on all levels in areas A, B, and C. Main electrical room switchgear installation is in progress.
- 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. Canopy steel and roof installation is approximately 80% complete in QTA #3. Canopy steel installation commenced in QTA #4. CMU wall installation is ongoing for QTA #3 and QTA #4 back of house spaces.
- Installation of the steel frame to support the art mesh is substantially complete on the south helix, and has commenced on the north helix.
- Cable barrier installation is in progress in areas A, B and C.
- Mechanical/Electrical/Plumbing Building Information Modeling (BIM) for the facility is complete. Modifications are implemented as occasional conflicts still arise during installation.

- 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 sixteen day float in the project schedule, due to primer repairs on the canopy in two QTA-s, and delays due to metal panel dimensional conflicts. The Contractor responsible for the repairs in QTA-s is working on remedying the 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 executed. The remaining funds have been returned to the construction contingency.
- Risk Reserve – 59 approvals have been issued, and 10 pending.
- 2% MACC (Maximum Allowable Construction Costs) Contingency – 57 Change Orders executed and 9 pending.
- Negotiated Support Services – 40 approvals issued with one pending.
- 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 executed. The remaining funds have been returned to the construction contingency and any additional changes that arise will be funded from the construction contingency.
- Non-Suspension Related Contract Changes – 344 Change Orders executed, and 86 pending.
- Suspension Related Contract Changes – 57 Change Orders have been witten. The final change order (CO 0437) issued to reallocate the actual costs of the NSS expended during the suspension from the suspension contingency has been 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**

- Contractor has completed the electrical ductbank installation for Seattle City Light Work is continuing on the north side of S 160<sup>th</sup> St and paving will begin in October. Electrical illumination and sidewalks will begin.
- Work on the new on-ramp to eastbound State Route 518 continues with formation of protection slab, footings and panel placement for the retaining walls.
- The QWEST hangers and conduit installation on State Route 99 will begin along with the bridge demo work.
- Overall project completion date remains the same.
- Coordination meetings with staff, Mid Mountain and Turner continue on a weekly basis for coordination and planning purposes as work progresses for both contractors. Submittals: 123 recieved, 107 completed
- RFI's: 33 recieved, 30 completed
- Design Change Notices: 2 issued, 1 pending
- Change Orders: 0 executed, 4 pending

### **Bus Maintenance Facility - Construction Contract**

- The Port awarded the construction contract to Ferguson Construction on October 11, 2010 in the amount of \$13,086,444. The contract has a completion date of February 13, 2012.

## **Design**

- RCF: 46 Design Change Notices (DCN) have been issued. There are six additional design changes that will be incorporated into future DCN or Construction Bulletins (CB-s). Approximately 1,900 contractor Request for Information (RFI) have been submitted, of which 1,850 are closed.
- Main Terminal Improvements (MTI): Port received and reviewed initial Main Terminal sign inventory. Designer progressing toward 60% due in November.
- RCF Signage: The rental car company (RAC) representatives have asked that some elements of the Seattle RCF wayfinding signage be revised based on their recent experience at other facilities. This effort will start after additional discussion with the RACs.

## **Industry**

- Held Industry technical meeting September 13, 2010. The Port reviewed full size signage mockup viewed by Industry at the RCF and received good feedback that will require signage changes. RAC's progressing on schedule with their 60% designs due in November. Reviewed a number of technical issues. Industry provided update for hiring the Facility and Fueling Managers.
- 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 November when the final configuration is due to Gillig.

## **Rental Car Facility Program Activation**

Submitted 2011 expense budgets. Revising activation schedule to meet March 2012 opening. Continued 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 February 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**

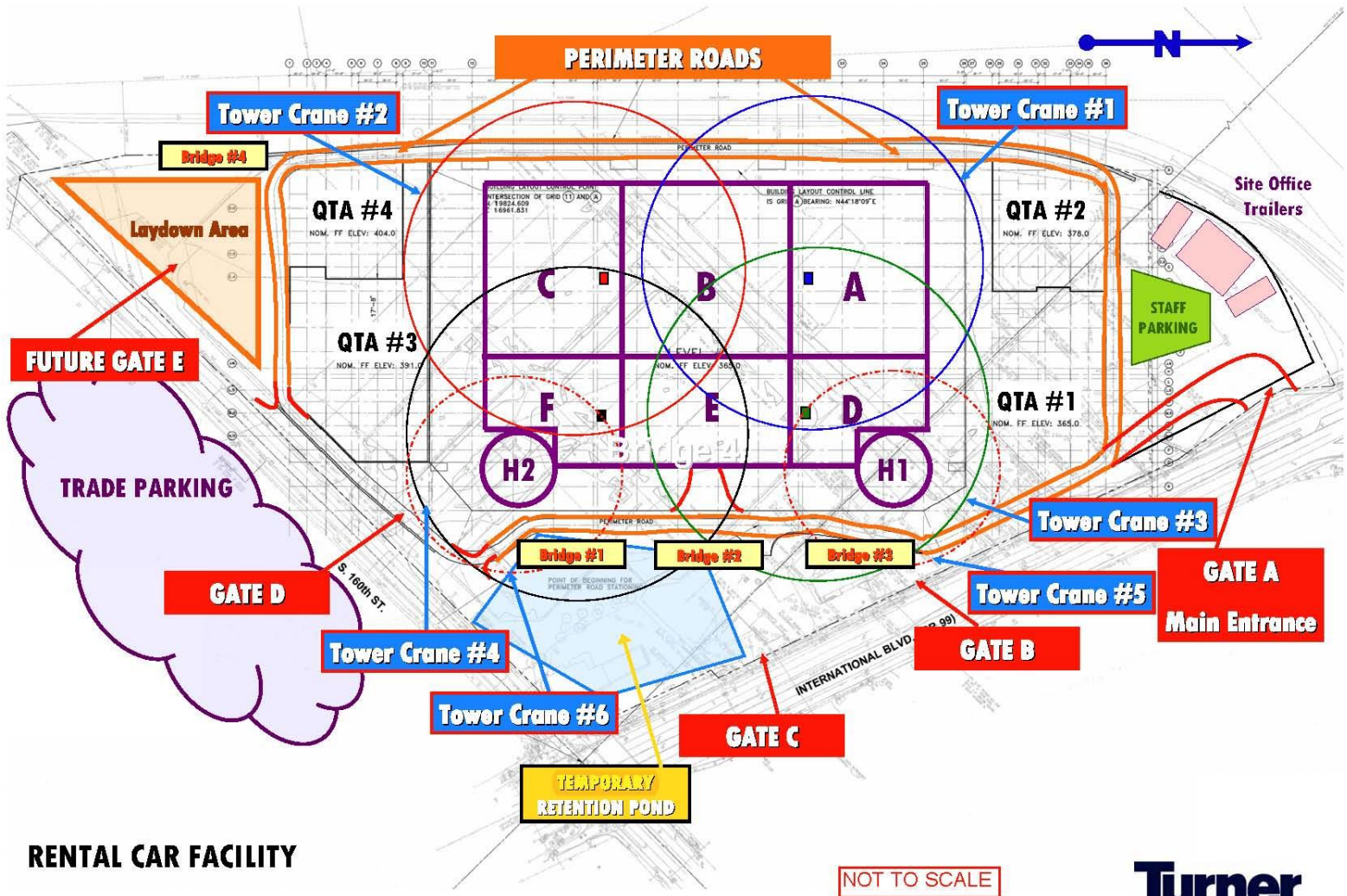
- The projected program budget is \$419,306,000 and breakdown by project and expenditures is shown on the attached slide 4.
- The current Turner contract value including all change orders is shown on the attached table slide 3.
- The updated CFC actual collections and projections are shown on the attached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

## **Risk Factors**

- Getting into wet season which may impact construction progress.
- 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 – February 2011.



**RENTAL CAR FACILITY  
SITE LOGISTICS PLAN**