

**ATTACHMENT A**

**TODAY'S BRIEFING FOR January 26, 2010**

**RCF GC/CM Construction Contract**

- Averaging 200 Construction workers on site daily and over 200 on peak days.

**Work Completed This Period:**

- North Helix core wall installation is complete.
- Installation of utilities in QTA #1 is complete with the exception of fuel lines.
- Footings, columns and interior concrete walls are complete.
- Bridge #1 footing has been placed.
- Abutment has been completed for bridge #3.
- Forms and rebar are in place for bridge #4 cross beam concrete placement.
- North and south fuel farms are in place and backfilled. Concrete lids have been placed for both fuel farms.

**Work In Progress:**

- Footing and column installation continues in QTA-s #2 and #3.
- Preparations continue for slab on grade placement.
- Forms are being installed for the first concrete placement on level 4 deck in area B.
- Work continues on approach bridges #1, #2, #3 and #4.
- Underground utilities within the footprint of the main RCF building are 95% complete.
- Elevated deck installation progress: Level 3 deck in areas A, B and C is 90% complete. Level 4 deck installation is complete in area A (northwest corner of the main RCF building), and installation of forms for level 4 deck in area B has commenced.
- Installation of precast panels for the west electrical room continues.
- Work commenced on installation of the temporary pedestrian signal for the employee parking on 160<sup>th</sup> Street.
- Majority of soil excavation is complete and risk of additional discovery of contaminated soils is minimal.
- Temporary erosion & sediment controls are being maintained, and oversight/maintenance has been elevated to match potential fall/winter weather impacts.
- 2 Subcontractor Bid packages remain to be bid for the RCF project.

**Contractor Schedule:**

- RCF Substantial completion date is November 15, 2011. Current update shows a negative one day float in the project schedule due to adverse weather conditions. The project schedule is essentially on track.

**Cost Status Summary:**

See Status Summary Table in PowerPoint Supplement page 3:

- Risk Reserve – 10 approvals issued, and 4 pending.

- 2% MACC (Maximum Allowable Construction Costs) Contingency – 13 Change Orders executed and 4 pending, which includes estimate for conforming design development allowance reallocation.
- Negotiated Support Services – 34 approvals issued, and one pending.
- Conforming Design Development Allowance – 24 Change Orders executed, and 3 pending, which includes estimate for conforming Electrical scope, roofing materials, and MACC contingency reallocation.
- Anticipated Scope Allowance – 4 Change Orders executed, and 4 pending.
- Non-Suspension Related Contract Changes – 114 Change Orders executed, and 85 pending. This construction contingency bucket is trended to be consumed by the known cost issues. However, the other cost buckets will have unspent funding (due to favorable bids, lower suspension related costs and allowances not used) that will be available.
- Suspension Related Contract Changes – 30 Change Orders executed, and 13 pending. Subcontractor audits have mostly been completed, with audits of the GC/CM contractor and two sub-tiers in progress. Authorized funding for suspension cost impacts is projected to have dollars remaining.

#### **Design:**

- Final review comments were received from the Off-Site Roadway Improvements Agency review effort. Comments were received late further delaying the anticipated bid date to mid-February.
- Final review comments were received from the integrated 100% Bus Maintenance Facility and 90% CNG Fueling Facility design documents. Significant comments received on specifications and revised procedures for sole source requirements will require additional time and cost to complete.
- Continue evaluating remaining Walker claim of \$427,718. Adequate documentation supports slightly over \$100,000 owed Walker. Will process amendment.
- Issued 30 Design Change Notices (DCN's) to date. Currently there are an additional 14 design changes in process to be consolidated into future DCN's.
- Briefed City of SeaTac on the RCF program with minimal comments.

#### **Industry:**

- Held Industry technical meeting December 9, 2009 presenting updates on the programs projects, reviewing the facility activation plan and tenant improvement processes.
- Continue working with the Industry's Technical Representative reviewing the details of the authorized \$32 million budget increase.
- On January 4, 2010 received and opened bids from all 8 companies. Initial allocation in the RCF completed. Staff will present the Concession Agreement in February to authorize finalizing the Lease and Concession Agreement documents.

#### **Program Schedule**

- RCF estimated to be complete by the end of 2011.
- BMF completion is still estimated to be March 31, 2012.
- ORI completion is still estimated to be December 2011 with signage extending into early 2012 to coincide with the RCF opening.
- Main Terminal Improvements pre-design and design activities start in early 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 forecasted to be under budget based upon 90% cost estimate.
- The BMF remains within budget based on 90% cost estimate.

### **Risk Factors**

- Finalizing the revised Program Schedule.
- ORI schedule delayed several weeks due to delays in obtaining design review comments from outside agencies. Construction agreements delayed, but required prior to award of ORI contract.
- Coordinating with Utility companies for major relocations for both BMF and ORI projects, which require a number of agreements.
- Now in wet season which is impacting construction progress and productivity.

### **Upcoming Commission Actions**

- Execute WSDOT Agreements supporting Off-Site Roadway Improvements – February 2010
- Execute Concession Agreement – February 2010
- Authorize Bus Maintenance Facility Construction – February 2010
- Execute Utility Agreements in support of the Bus Maintenance Facility – February 2010
- Authorize Main Terminal Improvements Construction – September 2010

