

ATTACHMENT A**TODAY'S BRIEFING FOR March 23, 2010****RCF GC/CM Construction Contract:**

Averaging 250 construction workers on site daily and 270 on peak days.

Project Status Summary:

- Current project Recordable Incident Rate (number of injuries per 100,000 work hours) for 2010 is 6.77. Overall project RIR is 4.27. Current statewide rate is 11.0.
- 61 of 120 post tensioned deck placements have been completed. Over 25,000 cy of concrete have been placed on the decks, and over 45,000 cy of concrete have been placed project wide.
- 459,930 work hours have been expended on the project to date. Based on the dollars spent to date, over 1,450 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).
- Over 240 miles of post tensioned cable have been installed to date.

Work Completed This Period:

- Installation of level 4 elevated concrete slab is approximately 70% complete, and level 5 deck placement is about 10% complete in areas B and C. Concrete structure is complete in area A, and re-shoring removal commenced.
- Slab-on-grade concrete placement is 75% complete areas building areas D and F.
- Elevated deck installation in QTA #2 is 50% complete.
- North Helix ramp on grade, and post tensioned ramp installation has been completed up to level 3.
- South Helix core wall installation is complete up to level 3.
- Installation of bridge #4 girders is complete.
- Pad Installation for the Mechanically Stabilized Earth (MSE) Wall #1 on the north end of the project is complete.
- Underground utilities within the footprint of the RCF building are 95% complete.

Work In Progress:

- Elevated concrete deck installation continues on levels 4 and 5 in areas B and C.
- Re-shore removal in area A is in progress.
- Fire and electrical systems installation is in progress on level 2 in areas A, B and C.
- North Helix elevated deck work is in progress.
- South Helix core wall installation continues on level 4.
- Bridge 4 girder welding, and topping slab rebar installation is in progress.
- Footing, column, back of house, and interior wall installation continues in QTA-s #2 and #3.
- Elevated deck installation continues in QTA #2.
- Fuel line installation in QTA #1 is ongoing, to be followed by additional slab on grade placement.
- Installation of precast panels for the west electrical room is in progress.
- Installation of the MSE Wall #1 on the north end of the project is in progress.
- Work on the east RCF stairs (4 sets) along the perimeter road continues.

- Mechanical/Electrical/Plumbing Building Information Modeling (BIM) for the facility is ongoing and is approximately 85% complete.
- 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 winter weather impacts.
- Two Subcontractor bid packages remain to be bid for the RCF project.

Contractor Schedule:

- RCF Substantial Completion date is November 15, 2011. Current schedule update shows a negative three day float in the project schedule due to adverse weather conditions during the month of December, and Wall #1 design coordination and Contractor procurement challenges. This is a six day improvement from what was reported last month. The Port staff continues to work diligently with Turner to further mitigate this negative schedule float.

Cost Status Summary:

See Status Summary Table in PowerPoint Supplement page 3:

- Risk Reserve – 23 approvals have been issued, and 4 pending.
- 2% MACC (Maximum Allowable Construction Costs) Contingency – 22 Change Orders executed and 4 pending.
- Negotiated Support Services – 36 approvals issued, and one pending.
- Conforming Design Development Allowance – 27 Change Orders executed and 1 pending. All Change Orders associated with the direct costs in this funding source have been executed. The current pending Change Order is issued to reallocate the unused funds, totaling \$6.7million, from this cost category to the Project contingency.
- Anticipated Scope Allowance – 6 Change Orders executed, and 3 pending. The POS has seen little activity in the utilization of funds under this source and is projecting substantial excess funds. Staff is working on issuing a Change Order to reallocate anticipated unused funds to the Project contingency.
- Non-Suspension Related Contract Changes – 140 Change Orders executed, and 75 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 – 48 Change Orders executed, and 7 pending of which 5 are to reconcile Change Orders issued based on the findings of the audit reports. Turner audit was complete and a Change Order was issued based on the findings. Authorized funding for suspension cost impacts is projected to have dollars remaining.

Potential Scope Changes:

- Turner declined to submit a substitution in accordance with the contract requirements for the proposed alternative lighting system. No further action required by the Port.

Design:

- Off-Site Roadway Improvements advertised for construction bids March 10, 2010. Bids are scheduled to be opened April 6, 2010. No impact to completion date or RCF opening.
- Final review comments on the integrated 100% Bus Maintenance Facility and 90% CNG Fueling Facility design require significant revisions to the specifications. Additional time and cost is required

to complete, which further delays the anticipated completion of the BMF by a few months. Continuing to explore options to close the schedule gap between completion of the RCF and the BMF to possibly open the facility sooner than March 2012.

- Main Terminal Improvements (MTI) project Request for Qualifications (RFQ) for a design consultant was advertised February 22, 2010. A pre-proposal briefing was held March 5, 2010. Proposals due March 29, 2010.
- Continue evaluating remaining Walker claim of \$427,718. Preparing two amendments totaling \$144,000 for after the fact design claims.
- Issued 33 Design Change Notices (DCN's) to date. Currently there are an additional 13 design changes in process to be consolidated into future DCN's.
- Bus purchase bid documents advertised March 1, 2010. Proposals due April 13, 2010. Three manufacturers have pickup bid documents. One major manufacturer has yet to pick up documents.

Industry:

- Held Industry technical meeting March 10, 2010 to kick off the start of the RAC's tenant designs and to present overview update of the activation planning for starting up the facility.
- Continue working with the Industry's Technical Representative reviewing the details of the authorized \$32 million budget increase.
- Rental Car Tenants have started Conceptual Design of their exclusive use premises and have begun selection of architect/engineering firms to perform their detailed designs.

Rental Car Facility Program Activation:

- Prepared draft Activation Plan report that addresses activation of the Rental Car Facility and all ancillary facilities related to the Rental Car Facility including the bus maintenance facility, off-site roads, bus purchase, and main terminal improvements. Activation Plan includes Task Check-List, Summary Task Schedule, and Activation Management organization.

Program Schedule:

- RCF estimated to be complete by the end of 2011.
- BMF completion is estimated to be in May 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 2009 Ricondo Feasibility Analysis, an annualized forecast, was the basis for the RCF program financing plan that the Commission authorized to restart the project last July.
 - That analysis, which is different than the monthly forecast currently being used, projected CFC revenues through the end of 2009 of \$82.2 million; with \$82.3 million actually collected.
 - Due to the number of variables that effect the opening day CFC (debt service costs, capital costs, operating costs as well as CFC collections), staff recommends a more detailed briefing

for the Commission in August when there will be significant additional data available for all of these variables.

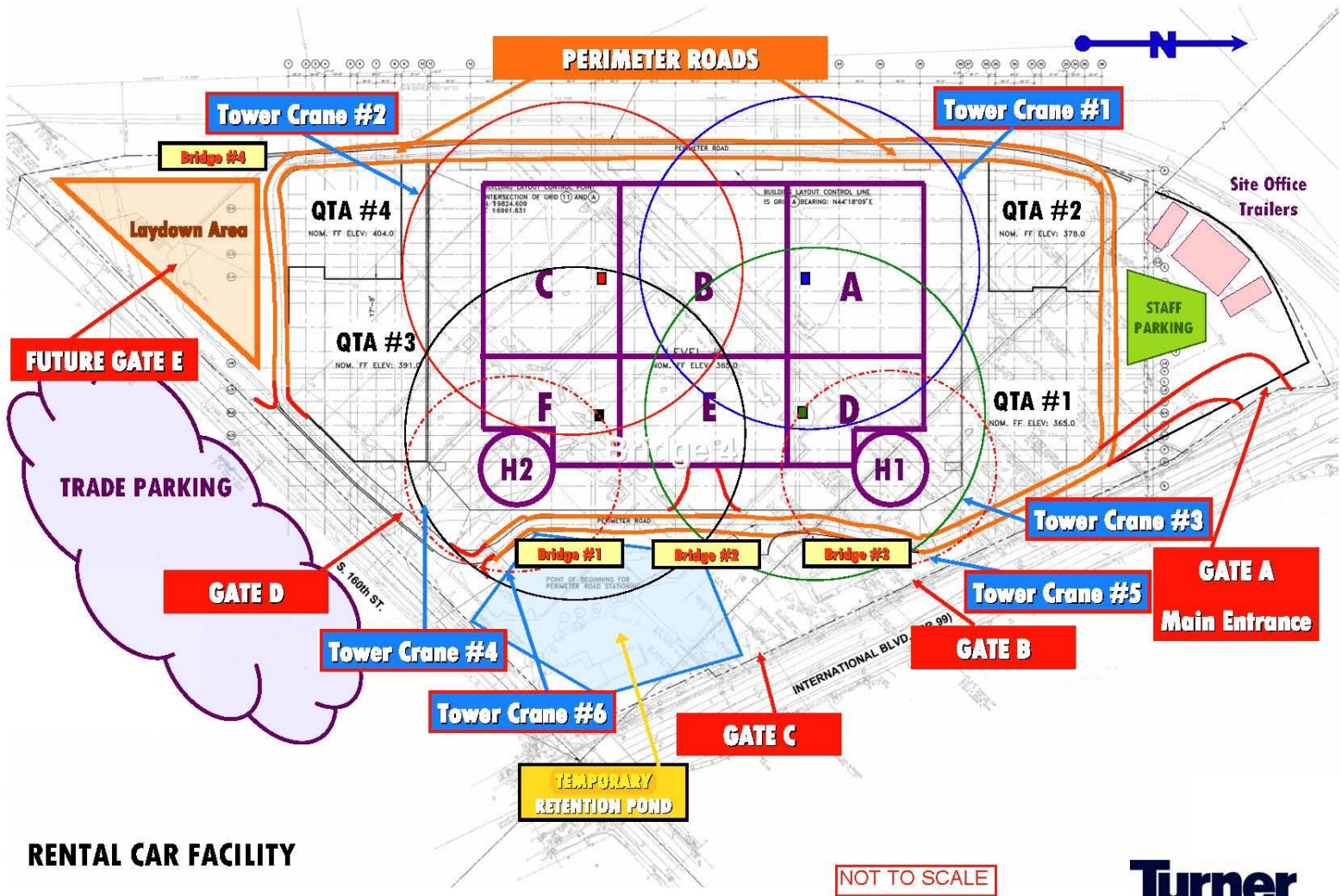
- The ORI is forecasted to be under budget based upon 100% cost estimate.
- The BMF remains within budget based on 90% cost estimate.

Risk Factors:

- Finalizing the revised Program Schedule.
- BMF schedule delayed a few months due to significant specification revisions, which delay the completion date.
- Coordinating with Utility companies for major relocations for both BMF and ORI projects, which require a number of agreements with varying levels of authorization.
- Now in wet season which is impacting construction progress and productivity.

Upcoming Commission Actions:

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



**RENTAL CAR FACILITY
SITE LOGISTICS PLAN**