

ATTACHMENT A

TODAY'S BRIEFING FOR May 18, 2010

RCF GC/CM Construction Contract:

Construction Status Summary:

- Construction progress is 45% complete.
- Construction costs trending to be within authorized budget.
- 260 construction workers on site daily and 270 on peak days.
- 571,668 work hours have been expended on the project to date. Based on the dollars spent to date, over 1,700 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).
- 74 of 120 post-tensioned deck placements have been completed.
- Over 60,000 cy of concrete have been placed project wide.
- More than 300 miles of post-tensioned cable and 400 tons of rebar have been installed.
- Recordable Incident Rate (number of injuries per 100,000 work hours) for 2010 is 3.95. Overall project RIR is 2.8, significantly below the statewide rate of 11.0.

Milestones Accomplished This Month:

- Concrete placement is complete in area B.
- Quick Turn-around Area (QTA) #1 slab-on-grade concrete placement is complete.
- North Helix concrete placement is complete.
- South Helix slab-on-grade ramp placement is complete.
- Bridge #4 is complete.
- Installation of the Mechanically Stabilized Earth (MSE) Wall 1 is complete.
- Stair D on the west perimeter road is complete.
- Last remaining sub-bid package for concrete delineators was awarded.

Work In Progress:

- Elevated concrete deck installation continues on Level 5 in area C.
- Re-shore removal continues in area B and on the North Helix.
- Fire protection and electrical systems installation is in progress in areas A, B, and C.
- South Helix elevated deck installation is in progress.
- Footing, column, and interior wall installation continues in QTA-s #2 and #3. Installation of underground utilities continues in QTA-s #2, #3 and #4.
- Installation began on the east MSE walls, between bridges #1, #2, and #3.
- Work on the RCF stairs (remaining 3) continues along the west perimeter road.
- Mechanical/Electrical/Plumbing Building Information Modeling (BIM) for the facility is ongoing and is approximately 90% 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 – 28 approvals have been issued, and 3 pending.
- 2% MACC (Maximum Allowable Construction Costs) Contingency – 27 Change Orders executed and 1 pending.
- Negotiated Support Services – 36 approvals issued.
- Conforming Design Development Allowance – All costs have been reconciled and final change order issued to deduct unspent amount from the GC/CM contract.
- Anticipated Scope Allowance – 7 Change Orders executed, and 3 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 – 220 Change Orders executed, and 63 pending.
- Suspension Related Contract Changes – 54 Change Orders executed, and 3 pending. Final amounts have been negotiated for the disputed issues and remaining change orders being processed. Authorized funding for suspension cost impacts will have substantial unspent dollars remaining.

Design:

- Off-Site Roadway Improvements design complete. Notice of Intent to Award letter sent to MidMountain. Contact to be awarded after Commission authorization of two WSDOT agreements on May 18, 2010. NTP estimated to be issued end of June. No impact to completion date or RCF opening.
- Final review comments continue to be integrated that requires significant revisions to the specifications of Bus Maintenance Facility/CNG Fueling Facility design. It is estimated to take two months to complete. This further delays the anticipated completion of the BMF by a few months (now estimated at May 2012). Continuing to explore options to close the schedule gap between completion of the RCF (January 2012) and the BMF (May 2012).
- Main Terminal Improvements (MTI) selection team chose David Evans and Associates, Inc. (DEA) as the most qualified firm. Execution of the contract with DEA pending contract negotiations.
- Awaiting final submittal of remaining Walker claim of \$323,000 for their Attorney. Issuing Amendment 32 for the agreed to \$102,000 settlement.
- Issued 39 Design Change Notices (DCN's) to date. Currently there are an additional 18 design changes in process to be consolidated into future DCN's. Processed approximately 1,423 of 1,462 submitted requests for Information (RFI).
- Extended due date for Proposals to May 18, which will not affect required delivery date. All companies remain interested.
- Seattle City Light Energy Smart Program incentives contract has been signed by SCL for a contract value of \$408,275.

Industry:

- Held Industry technical meeting May 12, 2010 getting an update of the RAC's tenant designs, to present an overview of Project Labor Agreements, to update of the activation planning and to review the design variance process.
- Continue working with the Industry's Technical Representative reviewing the details of the authorized \$32 million budget increase.
- Rental Car Tenants have selected their design consultants and started Conceptual Design of their exclusive use premises.

Rental Car Facility Program Activation:

- Finalized Activation Plan and issued first monthly progress report. Covers activation of the RCF, BMF, ORI, Bus Purchase, and MTI. 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 estimated to be December 2011 and signage completed in early 2012 to coincide with the RCF opening.
- Main Terminal Improvements design activities to start in early July 2010.

Program Cost Forecast and Budget:

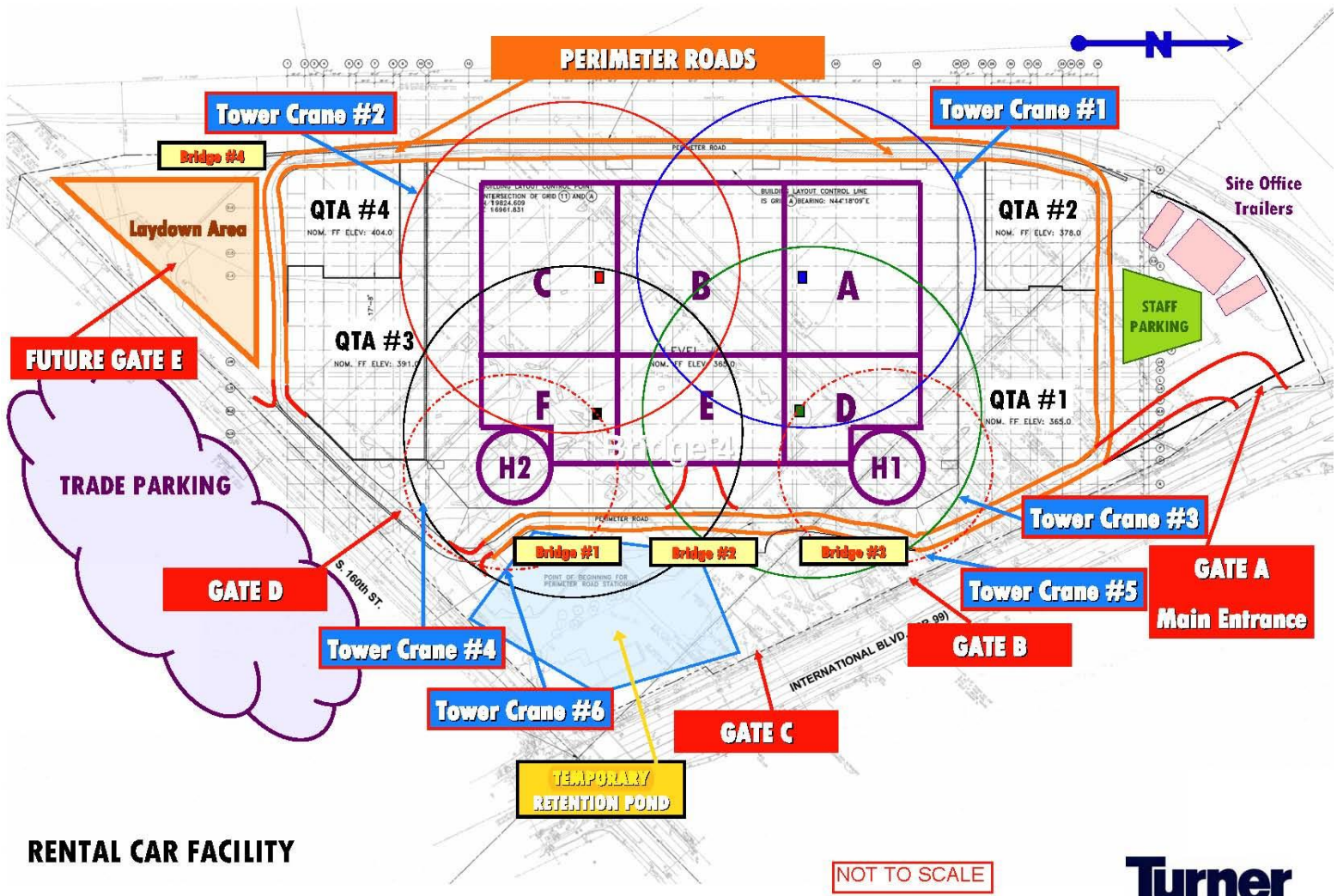
- The projected program budget is \$419,306,000 and breakdown by project and expenditures is shown on the attached slide 4.
- The current Turner contract value including all change orders is shown on the attached table slide 3.
- The updated CFC actual collections and projections are shown on the attached slide 5.
- The ORI is under budget by approximately \$3,229,000 based upon low bid.
- The BMF remains within budget based on 90% cost estimate.

Risk Factors:

- Finalizing the revised Program Schedule.
- BMF schedule delay due to significant specification revisions, which delays 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.
- Trade stacking could be a concern as work within the RCF begins in earnest.

Upcoming Commission Actions:

- Execute WSDOT Agreements supporting Off-Site Roadway Improvements –May 18, 2010.
- Execute Utility Agreements in support of the Bus Maintenance Facility –May 18, 2010.
- Authorize Main Terminal Improvements Construction – September 2010.



**RENTAL CAR FACILITY
SITE LOGISTICS PLAN**