

**ATTACHMENT A**

**TODAY'S BRIEFING FOR November 23, 2010**

**RCF GC/CM Construction Contract:**

**Construction Status Summary**

- Construction progress is 75% complete. The Contractor billings show that almost \$13,000,000.00 worth of work was performed during the month of October.
- Construction costs trending to be within authorized budget.
- 280 construction workers on site daily and 310 on peak days. There are currently three Helmets to Hardhats apprentice workers on the project.
- Over 1,000,000 work hours have been expended on the project to date. Based on the dollars spent to date, over 2,700 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).
- 111 of 112 post-tensioned deck placements have been completed.
- Over 84,000 cy of concrete have been placed project wide.
- More than 470 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 4.47. Overall project RIR is 3.42, significantly below the statewide rate of 11.0.

**Milestones Accomplished This Month**

- All of the concrete placements on the project are complete.
- Tower crane #3 has been removed. One tower crane remains on the project.
- Fire systems were tested and approved in the Customer Service Building.
- Over 1,000,000 work hours have been expended on the project.
- The project team has implemented a significant spike in project work activity, without a recordable safety incident in the last 45 days.

**Work In Progress**

- Elevated concrete deck installation is complete.
- Customer Service Building (CSB) roof membrane installation is nearly complete. Installation of electrical/mechanical/plumbing components continues. Curtain wall installation is approximately 75% complete. 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. Painting of the CSB canopy is 90% complete.
- 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 complete. Medium voltage cable installation has commenced.
- Elevator and escalator equipment installation is in progress. All north elevator cabs have been installed.
- Installation of electrical and mechanical systems, wall framing, and window glazing is in progress in QTA #1 and QTA #2. Resinous flooring installation commenced in QTA #1 carwash areas. Canopy steel and roof installation is complete in QTA #3, and 90% complete in QTA #4. CMU wall installation is complete in QTA #3, and is ongoing for QTA #4 back of house spaces.

- Installation of the steel frame to support the art mesh is complete on the south helix, and is substantially complete on the north helix.
- Cable barrier installation continues 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.
- Landscaping work commenced on the southwest corner of the project site.
- 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 progress update shows a negative thirty three day float in the project schedule, with the critical path constrained by the metal panel installation. The Port has been reviewing the progress schedule for sequencing and logic ties to validate the actual schedule status. In addition, staff has authorized selective overtime for tasks related to drying-in of the building and for critical path activities. Several full day meetings are scheduled the week of Nov 15<sup>th</sup> to develop strategic options for resolving the schedule issues.

### **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 – 73 approvals have been issued, and 10 in review.
- 2% MACC (Maximum Allowable Construction Costs) Contingency – 65 Change Orders executed and 9 in review.
- Negotiated Support Services – 40 approvals issued with one in review.
- Conforming Design Development Allowance – closed
- Anticipated Scope Allowance – closed
- Non-Suspension Related Contract Changes – 395 Change Orders executed, and 86 in review. Large claim received from one subcontractor being evaluated for schedule impacts.
- Suspension Related Contract Changes – 58 Change Orders have been written. Change order (CO 0437) issued to reallocate the actual costs of the NSS expended during the suspension from the suspension contingency has been executed. The POS also finalized a reconciling change order which returned \$15,345 to the suspension contingency.

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

- Work is continuing on the north side of S 160<sup>th</sup> St with the first lift of paving complete and the sidewalk installation at 80% complete. Electrical illumination and signal infrastructure is complete.
- Work on the new on-ramp to eastbound State Route (SR) 518 continues with the retaining wall installed, drainage and backfill complete. Traffic barriers on top of the retaining wall are 80% complete. Roadway base is complete and first lift of paving is 50% complete.
- The QWEST hangers and conduit installation on State Route (SR) 99 will begin along with the bridge demo work.
- Unforeseen contaminated soils detected at B-line (SR 518 off-ramp to SR 99) work area. A rough-order of magnitude cost impact to the Force Account is in the range of \$400,000 to \$500,000.
- 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: 155 received, 134 completed
- RFI's: 45 received, 41 completed

- Design Change Notices: 4 issued
- Change Orders: 1 executed, 4 in review

### **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.
- Weekly Contractor/Owner meetings began on October 25<sup>th</sup>, and the Preconstruction Meeting was conducted on November 10<sup>th</sup>.
- Various Port Groups have removed all stored materials from the project site, and PCS completed site clean-up on November 11<sup>th</sup>.
- Port electrical distribution panels are being inspected and some maintenance performed prior to Notice to Proceed.
- The Contractor has met informally with the Port's scheduling consultant as the Contractor's preliminary short term schedule is being developed.

### **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 2,050 contractor Request for Information (RFI) have been submitted, of which 2,015 are closed.
- Main Terminal Improvements (MTI): Port received and is reviewing the 60% design.
- RCF Signage: A second on-site meeting was held to review additional signage mock-ups with the RAC representatives. Sign revisions and additions will be made after final acceptance by the RACs.

### **Industry**

- Held Industry technical meeting October 13, 2010. The Port reviewed full size signage mockup viewed by Industry at the RCF and received good feedback that will require additional signage changes. A number of the RAC's have and will continue to submit their 60% designs 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**

- Port staff have met with Gillig and concluded our pre-production meeting. Interior design details and graphics were finalized. Gillig will submit all clarifications in writing to the Port and finalize the bus design by November 30<sup>th</sup>, 2010.

### **Rental Car Facility Program Activation**

- Activation schedule revised to meet March 2012 opening. Continued coordination for deactivation of existing rental car lease premises. Continued development of transit operation hiring and procedures.

### **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**

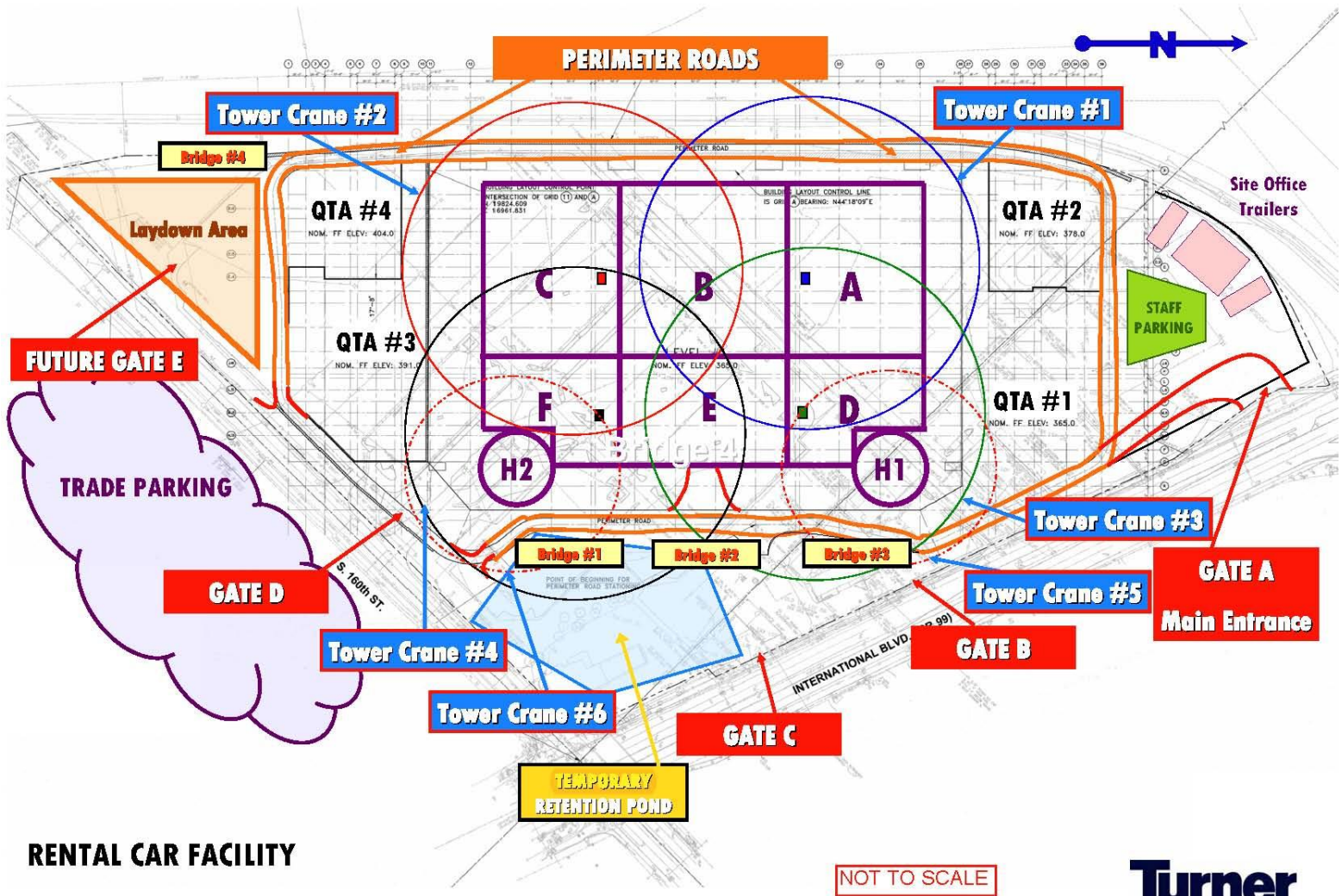
- The projected program budget is \$419,306,000 and breakdown by project and expenditures is shown on the attached slide 4.
- The current Turner contract value including all change orders is shown on the attached table slide 3.
- The updated CFC actual collections and projections are shown on the attached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

