

**ATTACHMENT A**

**TODAY'S BRIEFING FOR January 25, 2011**

**RCF GC/CM Construction Contract:**

**Construction Status Summary**

- Construction progress is 82% complete.
- Construction costs are trending to be within authorized budget.
- 240 construction workers on site daily. There are currently three Helmets to Hardhats apprentice workers on the project.
- Over 1,106,241 work hours have been expended on the project to date. Based on the dollars spent to date, over 2,900 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 88,500 cy of concrete have been placed project wide.
- Current construction waste recycled materials rate is 97.39%.
- Recordable Incident Rate (number of injuries per 100,000 work hours) for 2010 is 4.07. Overall project RIR is 3.25, significantly below the statewide rate of 11.0.
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**Milestones Accomplished This Month**

- Installation of all elevated concrete decks is complete.
- Tower Crane #4 has been removed. No tower cranes remain on the project.
- Mechanical/Electrical/Plumbing Building Information Modeling (BIM) for the facility is complete
- Installation of the steel frame to support the art mesh is complete on both helices.
- Painting of the CSB canopy is complete.

**Work In Progress**

- Elevated concrete deck punch list work is in progress.
- Customer Service Building (CSB) roof membrane installation is nearly complete. Installation of electrical/mechanical/plumbing components continues. Customer service building curtain wall system installation is complete, with the exception of trim and parapet coping. Curtainwall insulation is 50% complete. Framing of the CSB walls and ceilings is approximately 60% complete. Tile installation is complete in the north CSB restroom, and in progress in the south CSB restroom.
- Painting of the operational floor plate ceilings is in progress.
- Waterproofing work continues. Topping slab placement continues on Level 5.
- Installation of seismic joints in the main building areas A, B and C and in QTA-s #3 and #4 is approximately 80% complete.
- Mechanical and electrical systems installation is in progress on all levels. Medium voltage cable installation is in progress.
- Terrazzo installation is in progress in the north and south core family restrooms.
- Elevator and escalator equipment installation is in progress. All north elevator cabs have been installed. North and south escalator installation is approximately 90% complete.
- Installation of electrical and mechanical systems, wall framing, and window glazing is in progress in QTAs 1, 2, 3 and 4 support buildings. Exterior resinous flooring installation commenced in QTA's 1, 2 and 3. Canopy steel and roof installation is complete in all QTAs. CMU wall installation is ongoing for QTA #4 back of house spaces.
- Car wash equipment is being installed in QTAs 1 and 2.
- Installation of north and south architectural stairs is in progress.

- Installation of architectural metal panels on level 6 (penthouse mechanical and clerestory) is in progress.
- Temporary erosion & sediment controls are being maintained. The site is in good condition and ready for the ongoing winter weather.

### **Contractor Schedule**

- RCF Substantial Completion date is November 15, 2011. Current progress update shows a negative twenty three day float in the project schedule, with the critical path running through the QTA . This is a 10 day improvement from what was reported on the last update, mostly derived from resequencing of activities and logic changes, implemented through discussions between the Port and Turner. The Port continues to review 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..

### **Cost Status Summary**

See Status Summary Table in PowerPoint Supplement page 3:

- Subcontractor Bids – closed
- Risk Reserve – 77 approvals have been issued, and 14 in review.
- 2% MACC (Maximum Allowable Construction Costs) Contingency – 88 Change Orders executed and 22 in review.
- Negotiated Support Services – 41 approvals issued.
- Conforming Design Development Allowance – closed
- Anticipated Scope Allowance – closed
- Non-Suspension Related Contract Changes – 430 Change Orders executed, and 107 in review. Port staff is currently trending approximately \$8,000,000 in potential claims from the GCCM and a major Subcontractor.
- Suspension Related Contract Changes – 58 Change Orders have been written. Last claim relates to the unsupported cost previously rejected by the Port from one subcontractor.

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

#### **Construction Status Summary**

- Construction progress is 30% complete.
- Construction costs are trending to be within authorized budget.
- 240 construction workers on site daily.
- Overall project completion date remains the same

#### **Milestones Accomplished This Month**

- SR518 on-ramp electrical bases and underground conduit is complete.
- Qwest hangers and conduit installation on State Route SR99 bridge is complete. Conduit tie-in to Qwest manholes at both ends of the bridge is complete.

#### **Work In Progress**

- Work is 95% complete on the north side of S 160th St. Sidewalk installation remains at 80% complete and is weather dependent.
- Clearing of trees began at the south side of S. 160<sup>th</sup> Street in preparation for upcoming roadway improvements.
- Work on the new on-ramp to eastbound State Route (SR) 518 continues on a weather dependent basis to complete the traffic barriers .
- Turn-over to Qwest for installation of fiber is underway.

- Consideration of additional potential locations of unforeseen contaminated soils at B-line, (SR 518 off-ramp to SR99), increases the cost impact to Force Account to the \$800,000 range.
- Work started and continues at SR99 Bridge with the seismic upgrades at the existing structure with bolster and girder stop installation. The girders have been fabricated.
- Work started on the excavation of the new pier footings at SR99 Bridge for the bridge widening.
- Weekly meetings with Port staff, Mid Mountain and Turner and WSDOT continue for coordination and planning purposes as work progresses for both contractors.

### **Cost Status Summary**

- Change Orders: 3 executed, 20 pending. One significant cost pending relates to unforeseen unsuitable soils within road and bridge excavation work currently estimated at up to \$800,000. Staff will be drafting a Not-to-exceed change order for Commission approval in February in preparation of the upcoming work in April..

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

- Overall project completion date is established at February 13, 2012.
- Contractor mobilizing efforts have begun in preparation for the start of physical work on site.
- Notice to Proceed is pending final review and acceptance of the Contractor's critical preconstruction submittals.
- Weekly meeting with Contractor continues to facilitate discussion on preliminary schedule and upcoming work activities.

### **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 2,200 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 are being incorporated into a DCN to be issued this month.

### **Industry**

- Held Industry technical meeting January 12, 2011. All RAC's have submitted their 60% designs. 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..

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

- 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**

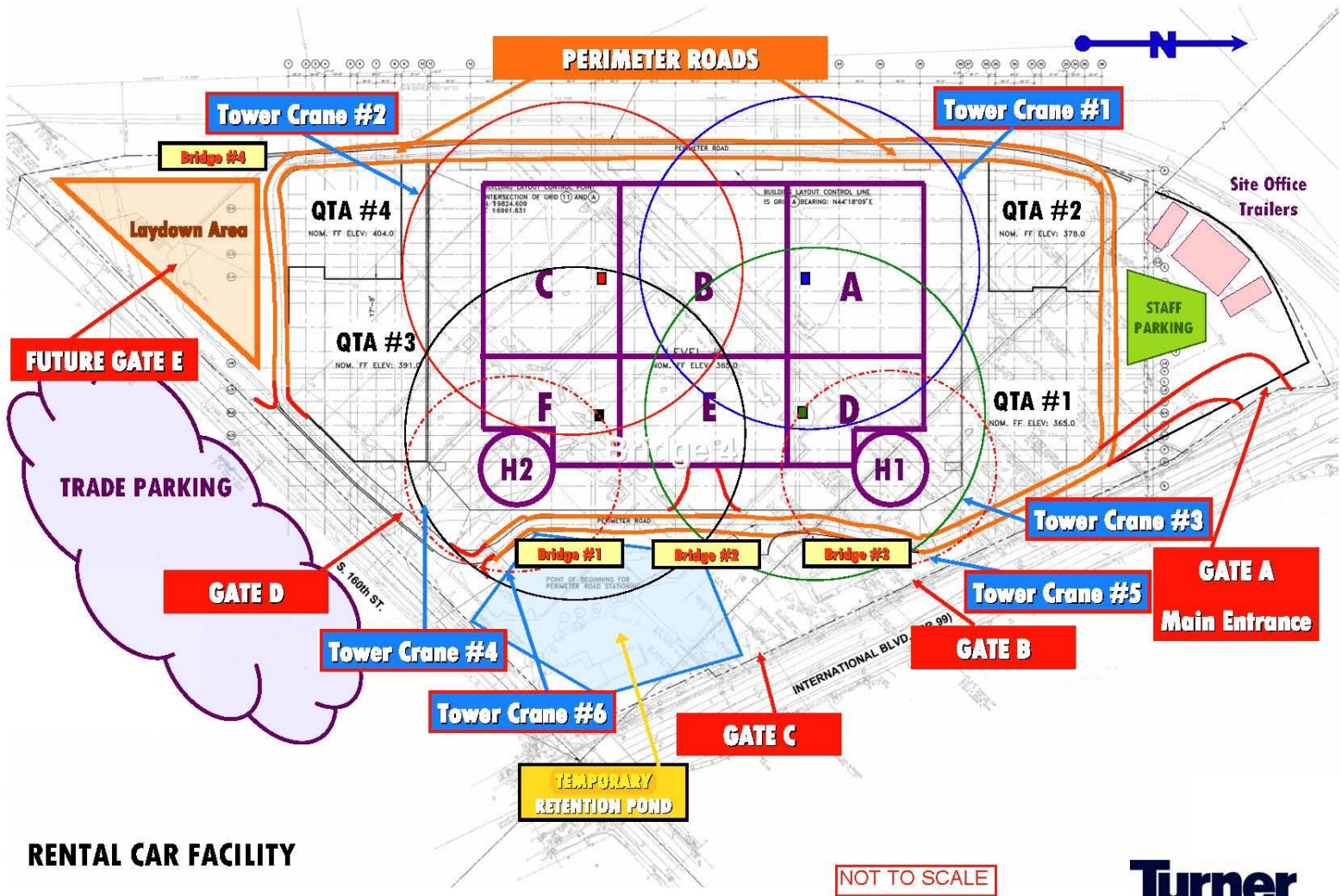
- The projected program budget is \$419,306,000 and breakdown by project and expenditures is shown on the attached slide 4.
- The current Turner contract value including all change orders is shown on the attached table slide 3.
- The updated CFC actual collections and projections are shown on the attached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

#### **Risk Factors**

- Current wet season and cold weather 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**