

ATTACHMENT A

TODAY'S BRIEFING FOR April 5, 2011

RCF GC/CM Construction Contract:

Construction Status Summary

- Construction progress is 86% complete.
- Construction costs are trending to be within authorized budget.
- 250 construction workers on site daily. There is currently one Helmets to Hardhats apprentice worker on the project.
- Over 1,182,604 work hours have been expended on the project to date. Based on the dollars spent to date, over 3,150 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).
- Current construction waste recycled materials rate is 96.95%.
- Recordable Incident Rate (number of injuries per 100,000 work hours) for 2011 is 2.13. Overall project RIR is 3.49, significantly below the statewide rate of 11.0.

Milestones Accomplished This Month

- Seattle City Light completed powering up the main switch gear for the Facility.
- The Contractor completed paving of the onsite roadways to the East of the building.

Work In Progress

- RCF Elevated Concrete Decks - Punch list work continues.
- Customer Service Building (CSB) - Roof membrane installation is in the punch list phase. Installation of electrical/mechanical/plumbing components is nearing completion. Curtain wall trim and parapet coping installation is in its final phase. Framing of the CSB walls and ceilings is approximately 90% complete. Installation of the coved ceiling in the CSB lobby is approximately 60% complete and scaffold removal has commenced. Installation of suspended ceilings in restrooms and back of house areas began this month.
- RCF Operational Floor Plates - Painting of the operational floor plate ceilings and waterproofing work continues, weather permitting. Mechanical and electrical systems installation is in progress on all levels. Medium voltage cable installation continues. Bathroom fixture installation commenced in the north and south core bathrooms.
- Seismic Joints - Installation of seismic joints in the main building areas, and in QTA-s #3 and #4 is approximately 80% complete.
- Elevator and Escalator Equipment - Installation is in progress. All north elevator cabs have been installed. South elevator cab installation is 60% complete. North and south escalator installation is approximately 90% complete.
- QTA Progress - Installation of electrical and mechanical systems and wall framing are in progress in QTAs 1, 2, 3 and 4 support buildings, with QTA-s 1 and 2 nearing completion. Exterior resinous flooring installation is in progress in QTA's 1, 2 and 3. Interior floor epoxy installation has commenced in QTA 1.
- Car Wash Equipment – Installation continues in QTA 2.

- Architectural Stairs and Rails – North architectural stair installation is complete. South architectural stair installation is in progress. Architectural handrail installation commenced around the north escalator core openings.
- Architectural Metal Panels - Installation of architectural metal panels on level 6 (penthouse mechanical and clerestory) is complete. Metal panel installation is in progress on electrical shafts and Level 5 support buildings.
- Temporary Erosion & Sediment Control – TESC items are being maintained. The site is in good condition and ready for the ongoing winter/early spring weather.

Contractor Schedule

- RCF Substantial Completion date is November 15, 2011. Current progress schedule update shows a negative seventy one day float in the project schedule, with the critical path running through the QTA power-up and commissioning and training. This is a 42 day time loss from what was reported on the last update due to a slip in commissioning start date, driven by setbacks in power and electrical systems completion. The Port continues to review the progress schedule for sequencing and logic ties to validate the schedule status, and is working diligently with Turner staff to improve on the status of activities and overall completion date. In addition, staff has authorized selective overtime for critical path activities.

Cost Status Summary

See Cost Status Summary Table in PowerPoint Supplement page 3 for current cost information and page 4 for the trending of Construction Contingency costs over time.

- Subcontractor Bids – closed
- Risk Reserve – 96 approvals have been issued, and 13 in review.
- 2% MACC (Maximum Allowable Construction Costs) Contingency – 104 Change Orders executed and 24 in review.
- Negotiated Support Services – 42 approvals issued.
- Conforming Design Development Allowance – closed
- Anticipated Scope Allowance – closed
- Non-Suspension Related Contract Changes – 481 Change Orders executed, and 132 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. One 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 37% complete.
- Construction costs continue to exceed the originally budgeted amount by approximately \$320,000 due primarily to unsuitable soils and unknown conditions at WSDOT property. The Commission approved transfer from unallocated program contingency to address the unsuitable WSDOT soils appears to allow sufficient contingency funds for completing the construction project.
- 9 to 16 construction workers on site daily.
- Overall project completion date remains the same

Milestones Accomplished This Month

- No major milestone completions,

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 activities at the south side of S. 160th Street is complete; TESC installed and storm drainage installation underway and preparation for upcoming roadway improvements continues.
- Work on the new on-ramp to eastbound State Route (SR) 518 via the North Airport Expressway continues on a weather dependent basis. The concrete SEW wall is complete and rebar and forming work at the single slope barrier at the NAE elevation is underway.
- Qwest not yet scheduled to install fiber at SR 99.
- Consideration of additional potential locations of unknown conditions at A-Line (International Boulevard, B-line (SR 518 off-ramp to SR99), C-line (SR 518 on Ramp) and SR 99 Bridge potentially increases the cost impact to the \$79,000 range.
- Work continues at SR99 Bridge with the seismic upgrades at the existing structure with foundation, column, bolster and girder stop installations nearly complete. The girder installation traffic control plan is tentatively approved for work scheduled to begin March 28, 2011.
- 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: 11 executed and 15 in review. A \$960,000 Not-to-exceed change order Commission Memo was approved on February 22, 2011 for unforeseen and unsuitable soils in preparation of the upcoming road and bridge excavation work scheduled to begin in late March, early April.

Bus Maintenance Facility - Construction Contract

Construction Status Summary

- Overall project completion date is established at February 13, 2012.
- Construction progress is approximately 4%.
- Construction costs are trending to be within authorized budget.
- Contractor has begun utility installations and forming/reinforcing/placing site retaining walls. Foundation submittals are approved for the main building and some pre-fabrication of footing forms has begun. Contractor has completed TESC and Chitosan Enhanced Filtration System (CEFS) installations and is maintaining/operating in accordance with best management practices (BMPs).
- Weekly meeting with Contractor continues to facilitate discussion on schedule and upcoming work activities.

Milestones Accomplished this Month

- Contractor's Baseline schedule was accepted on 3/7/11.

Cost Status Summary

- Three Construction Bulletins (CBs) issued and two Contractor proposals are in review. Three additional Contractor initiated-change requests pending review. Summary: Change Orders: 0 executed 5 in review.

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 contractors Request for Information (RFI) have been submitted, of which 2,015 are closed.
- Main Terminal Improvements (MTI): 90% design review is complete, comments submitted back to A/E who is finalizing the design. No Regulated Materials were found at five locations where new signs connect to the structure.
- Walker Parking Consulting Contract history briefing is provided on Attachment B and slides 13 to 18. Staff is preparing Amendment 34 in the amount of \$202,205.54 for settlement of all design claims that Walker originally requested \$430,346.00 and that includes \$111,640 paid previously for B&O tax.
- RCF Signage: Determination made for PCS to install additional signage as determined through a series of trial runs by Port staff. Recurrent way finding signage issues at other Consolidated Rental Car Facilities is provided on slides 19 and 20.

Industry

- Held Industry technical meeting March 9, 2011. All RAC's continue working on 100% designs. Two 100% submittals were rejected as incomplete. Reviewed a number of technical issues. Industry conducted interviews and selected the Facility and Fueling Management Company. They are currently negotiating the contract.
- Continue working with the Industry's Technical Representative reviewing the details of the authorized \$32 million budget increase.

Shuttle Bus Acquisition

- Port staff are currently working on radio procurement and establishing inspection services for the bus manufacturing process.

Rental Car Facility Program Activation

- Continued coordination for deactivation of existing rental car lease premises. Continued development of transit operations hiring and employee training plan as well as operating procedures. Held work plan strategy session with HR&D to develop a schedule of all activities for hiring the staff to support operations of the RCF, including a significant number of bus drivers.

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 shifted to 2nd Quarter 2011.
- Bus Delivery estimated for October 2011.

Program Cost Forecast and Budget

- The current Turner contract value including all change orders is shown on the attached table slide 3.
 - The trending over time of construction contingency for the RCF is shown on slide 4.
- The projected program budget is \$419,306,000 and breakdown by project and expenditures is shown on the attached slide 5.

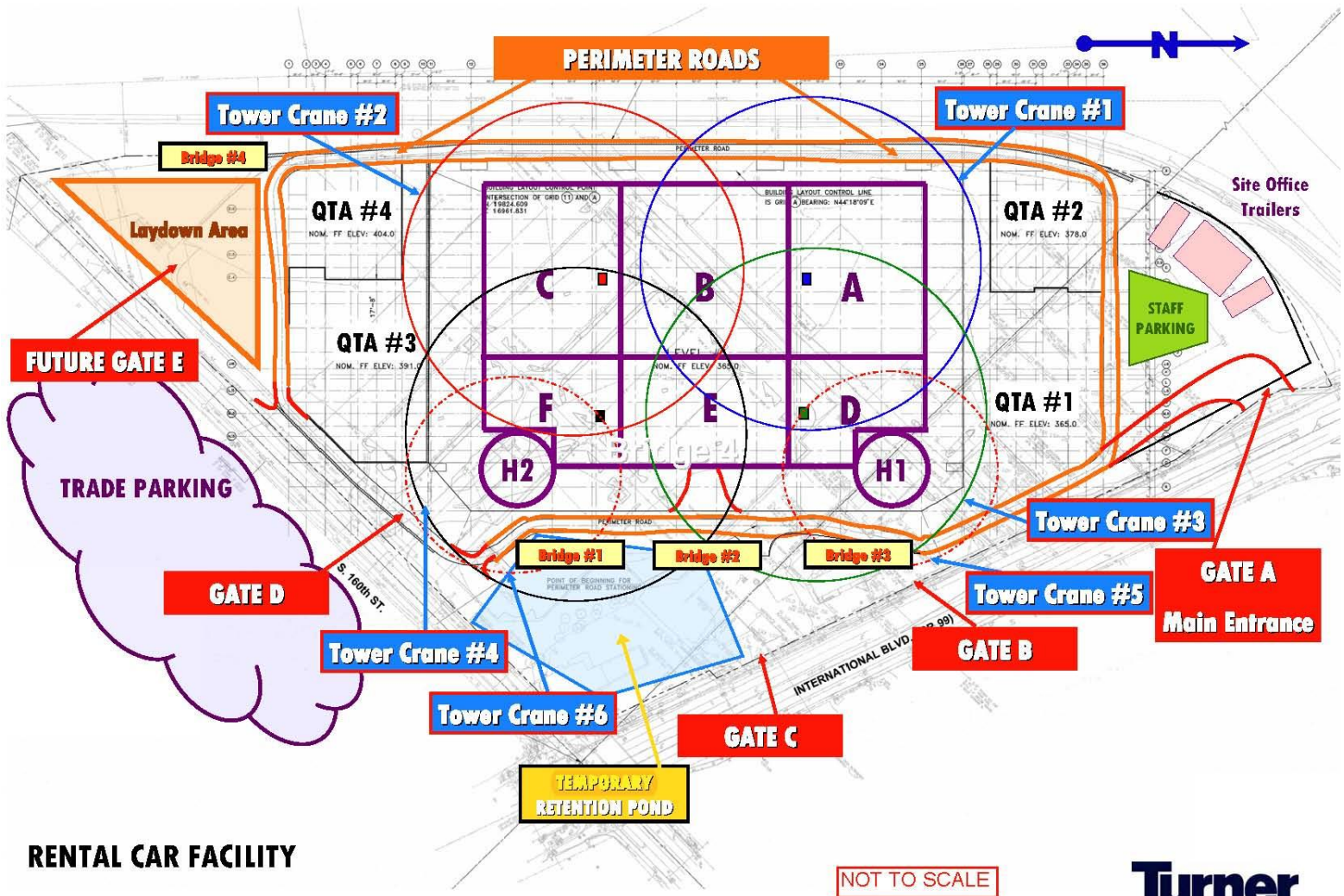
- The updated CFC actual collections and projections are shown on the attached slide 6.
- An update to the RCF funding plan is provided on slides 7 to 13.

Risk Factors

- A wet spring may impact construction progress.
- Accelerated BMF construction schedule may be delayed due to site conditions.
- 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 continues to be a concern as work throughout the entire RCF continues in earnest.

Upcoming Commission Actions

- Authorize Main Terminal Improvements Construction – March 29, 2011.
- Authorize Amendment to Arai Jackson contract supporting the Bus Maintenance Facility – April 2011.
- Authorize Small Operator Area Construction – April 26, 2011.



**RENTAL CAR FACILITY
SITE LOGISTICS PLAN**

