

ATTACHMENT A

TODAY'S BRIEFING FOR July 26, 2011

RCF GC/CM Construction Contract:

Construction Status Summary

- Construction progress is 93% complete.
- Construction costs are trending to be within authorized budget.
- An average of 125 construction workers on site daily.
- Over 1,350,000 work hours have been expended on the project to date. Based on the dollars spent to date, over 3,700 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).
- Current construction waste recycled materials rate is 97.23%.
- Recordable Incident Rate (number of injuries per 100,000 work hours) for 2011 is 3.32. Overall project RIR is 3.56, significantly below the statewide rate of 11.0. There has been no time lost on the job injuries for 3 years.

Milestones Accomplished This Month

- Commissioning of the water systems has been completed.
- Customer Service Building (CSB) – Placement of the terrazzo in the lobby is substantially complete. Installation of the bathroom fixtures and partitions is substantially complete.
- Installation of electrical and mechanical systems and wall framing is substantially complete in QTA's 1 and 2.
- Architectural Stairs and Rails – Installation of north and south architectural stairs is complete. Architectural handrail installation is complete around north escalator core openings.
- Architectural Metal Panels - Installation of architectural metal panels is complete.
- Helix Art – Installation of the helix art mesh is complete on both helices. Light fixtures are in place as well.
- Landscaping is complete in the north-west and south-west areas of the project.

Work In Progress

- RCF Elevated Concrete Decks - Punch list work continues.
- CSB back of house floor, wall, and ceiling finishes are well under way. Installation of doors is in progress.
- RCF Operational Floor Plates - Painting of the operational floor plate ceilings and floor waterproofing work continues. Sealing is 80% complete, and striping is in progress. Installation of mechanical and electrical systems is in progress, and nearing completion on all levels in areas D, E and F. Work on the core bathrooms is nearing completion.
- Seismic Joints - Installation of seismic joints on the floor plates and within the CSB is nearing completion.

- Elevator and Escalator Equipment - Installation is nearing completion. Installation of escalator cladding is in progress. Significant work remains related to installation of escalator truss heaters and associated wiring.
- Installation of electrical and mechanical systems and wall framing is nearing completion in QTA's 3 and 4.
- Car Wash Equipment – Installation is nearing completion.
- Architectural handrail installation around north escalator core openings is approximately 80% complete around the south escalator core openings.
- Helix Art – Final adjustments remain to be completed.
- Landscaping is in progress on the south end of the project, as well as along the perimeter road next to the main building.
- Temporary Erosion & Sediment Control – TESC items are being maintained. The Contractor commenced infill of the TESC pond, with the runoff from the small remainder of exposed areas now being diverted to the water quality vault.
- The Contractor is preparing to re-bid the work package for 800 MHz Communications System, needed for police and fire response in the facility.

Contractor Schedule

- Current RCF Substantial Completion date is November 15, 2011. Current Turner progress schedule update shows a negative 204 day float in the project schedule, with the critical path running through the Project power-up, and commissioning and training activities. This is approximately a 1 month slip compared to what was reported on the last update, primarily due to electrical correction notices from Department of Labor and Industries.
- Commission approval being requested to issue up to an 80 calendar day contractual time extension to address excusable delays. Turner and Port staff is collaborating to remove the remaining obstacles to project power-up, along with implementing schedule revisions to improve commissioning and training activities to recover lost time. In addition, staff continues to authorize 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 – 115 approvals have been issued, and 13 in review.
- 2% MACC (Maximum Allowable Construction Costs) Contingency – 151 Change Orders executed and 22 in review.
- Negotiated Support Services – 44 approvals issued.
- Conforming Design Development Allowance – closed.
- Anticipated Scope Allowance – closed.
- Non-Suspension Related Contract Changes – 600 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 57% complete.
- 10 to 20 construction workers on site daily.
- Overall project completion date remains the same despite many unforeseen conditions.
- Construction costs are trending to be within the authorized program budget. A \$650k budget transferred was made from overall program contingency to replenish construction contingency

Milestones Accomplished This Month

- Storm drain pipe and roadway illumination foundation installations are complete on new on-ramp to eastbound State Route (SR) 518.
- Electrical inspection complete for the roadway illumination service cabinet on S 160th St.
- Qwest installations complete at SR 99 Bridge.

Work In Progress

- S. 160th Street: Work is 95% complete and is weather dependent for installing the final lift of asphalt with striping, and final tie-ins at concrete sidewalks and aprons. Signalization at RCF entrance delayed due to unknown condition.
- Host Road realignment: remaining road work is weather dependent.
- New on-ramp to eastbound SR518 via the North Airport Expressway continues on a weather dependent basis. Manhole 60 vault and lid work as well as final paving is planned to commence in the next month.
- SR 99 Bridge: Demolition of existing sidewalk and guardrail for road widening is underway. Encountered asbestos pipe which is causing some delay.
- International Boulevard: Storm drainage installation work is nearing completion pending removal of SCL facilities in early August and rough and final grading for road widening is underway.
- Road widening work at the B-Line (exit ramp from SR518 to SR 99) well underway with final grading of realignment complete and electrical conduit installation nearly complete. Initial paving is planned this month.
- 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: 21 executed, 3 pending execution and 35 trends in review.

Bus Maintenance Facility - Construction Contract

Construction Status Summary

- Overall project completion date remains at February 13, 2012.
- Construction progress is approximately 30%.
- Construction costs are trending to be within authorized budget.

- Approximately 30 construction workers on site daily.

Milestones Accomplished this Month

- Bus Maintenance Building (BMF) and Bus Wash Facility (BWF) tilt-up panel erection is complete. The BWF concrete plank roof structure is installed and structural steel erection has begun at the BMF building.
- Offsite utility work nears completion at S 194th St, and off-site bioswales (adjacent to Tyee Golf Course) will be punch-listed this month.
- Permanent tie-ins to Highline Water District water main are complete.
- Puget Sound Energy has completed most of their cut-over work to provide permanent power via the new “backbone” ductbank on S 194th St.

Work In Progress

- BMF Building structural steel erection and welding of tilt-up panels is underway. Interior rough-in work is limited by wall panel bracing, to be removed when joists & deck are in place & welded.
- Sacrificial slabs used for casting tilt-up panels have been removed to facilitate grading & curb/gutter work at upper and lower site paving/parking areas.
- Sewer tie-ins (Midway Sewer District) are pending. Contractor has begun installation and cabling for electrical switchgear and main distribution panels.
- Foundation work is complete with under slab conduits/control circuit pathways at CNG nearly complete. Contractor has begun pre-fabrication off site for CNG system process piping.
- Sod placed at Tyee Golf Course is being watered and maintained by the Contractor to assure viability of turf. Change order related to a drainage structure has been issued, and revision will not impact tenant (golf course) operations.
- Operation and maintenance costs of TESC and Chitosan Enhanced Filtration System (CEFS) installations remain low due to mild weather. Budget for environmental elements is tracking within budget forecasts.
- As utility excavation operations near completion, costs for management/disposal of unsuitable soils have decreased significantly.

Cost Status Summary

- Summary: Change Orders: 7 executed, 15 change proposals in review.

Design

- RCF: 46 Design Change Notices (DCN's) 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): Awarding contract to Skanska USA Building, Inc. in underway. Must be awarded by July 29 to meet schedule. The project will carry \$188,000 in construction contingency, which is 25% of the contract value and higher than normal due to the following risks: small project, extensive coordination with operations for traffic on lower drive and safety with the traveling public, unforeseen RMM with sign installation, a contractor not familiar with the Port's procedures, and contingency to add or modify signs after completion of the project.
- Small operator area bid documents being finalized for advertisement in early mid August 2011.

- RCF Signage: Determination made for PCS to install additional signage as determined through a series of trial runs by Port staff before facility opens.
- AT&T's preparing final design to provide cellular phone and Wi-Fi service to the RCF as part of its expansion of service within the terminal. Cost estimate and proposal due by end of July.

Industry

- Held Industry business and technical meetings and presented the transportation plan for the busing operation on July 13, 2011. All tenants have submitted 100% designs and reviews have been issued except for Dollar. Continued work on various technical issues. Continued coordinating with Facility Management Company on turnover tasks. Industry preparing Permit sets.
- Continue working with the Industry's Technical Representative reviewing the details of the authorized \$32 million budget increase.

Shuttle Bus Acquisition

- Gillig is manufacturing the first bus for Port approval.

Rental Car Facility Program Activation

- Work continues on the development of transit operations employee training plans and operating procedures.
- HR&D's RCF Project Employment Manager has developed a hiring plan and timeline to have personnel on board and trained by opening date. HR&D does not anticipate having difficulty finding qualified drivers or other employees due to the layoff of transit drivers in the Puget Sound area.

Program Schedule

- RCF estimated to be complete by the end of 2011 with the opening planned for Spring 2012. Working on establishing a firm opening date based on a number of key activities coming together at the same time.
- 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 construction to begin September 2011 with completion in March 2012.
- 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 trending over time of construction contingency for the RCF Total Program is shown on slide 5.
- The projected program budget is \$419,306,000 and breakdown by project and expenditures is shown on the attached slide 6.
- The updated CFC actual collections and projections are shown on the attached slide 7.

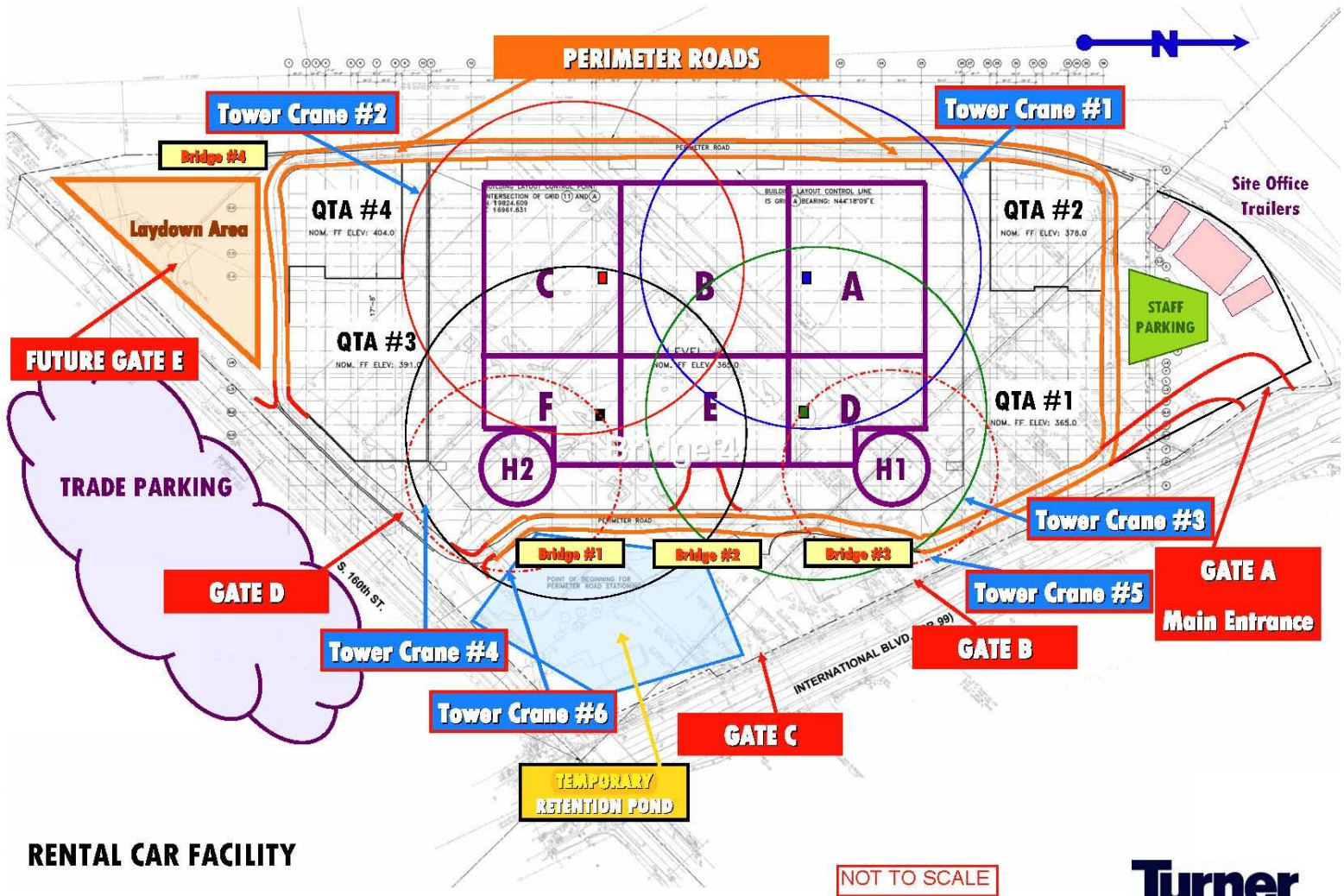
Risk Factors

- AT&T providing full cell and Wi-Fi service in RCF.
- 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.
- Availability of qualified Bus Drivers.
- Timely award of MTI contract to Skanska.

Upcoming Commission Actions

- None.



**RENTAL CAR FACILITY
SITE LOGISTICS PLAN**

