

**ATTACHMENT A**

**TODAY'S BRIEFING FOR August 23, 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 111 construction workers on site daily.
- Over 1,370,000 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 2.95. Overall project RIR is 3.48, significantly below the statewide rate of 11.0. There has been no time lost on the job injuries for over 3 years.

**Milestones Accomplished This Month**

- Power-up of the facility commenced on August 8. This will pave the way for commissioning of the building systems.
- Infill of the TESC Pond commenced and is well underway.
- Application of the traffic coating/water proof system on level 5 is complete. This was a weather sensitive activity.
- The installation of Customer Service Building (CSB) terrazzo is complete.
- CSB lease areas are ready for the start of tenant improvement work.
- Escalator cladding is complete.

**Work In Progress**

- RCF Elevated Concrete Decks - Punch list work continues.
- CSB back of house floor, wall, and ceiling finishes are well underway. 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 delineator barriers is in progress. Mechanical and electrical systems work is 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 well under way. 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 complete, and approximately 95% 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. This work is nearing completion.
- Installation of architectural walls on the southeast corner of the project is in progress.
- 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. With the site work nearing completion, the Port and Turner staff are developing the plan that would remove the remainder of TESC equipment from the site.
- The work package for 800 MHz Communications System, needed for police and fire response in the facility has been successfully re-bid. Turner is working towards awarding the contract.

### **Contractor Schedule**

- Revised RCF Substantial Completion date is now February 3, 2011, after issuance of 80 day time extension. Current Turner progress schedule update shows a negative 117 day float in the project schedule, with the critical path running through the Project power-up, and commissioning and training activities. This is a slight improvement compared to what was reported on the last update, primarily due to resolution of a few electrical correction notices from Department of Labor and Industries. The Port is expecting that this will further improve now that the power-up of the facility has commenced.
- Turner and Port staff are collaborating to implement 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 – 128 approvals have been issued, and 7 in review.
- 2% MACC (Maximum Allowable Construction Costs) Contingency – 164 Change Orders executed and 19 in review.
- Negotiated Support Services – 44 approvals issued and 2 pending.
- Conforming Design Development Allowance – closed.
- Anticipated Scope Allowance – closed.
- Non-Suspension Related Contract Changes – 636 Change Orders executed, and 124 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 60% 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.

### **Milestones Accomplished This Month**

- The first lift of paving was installed at the SR 518 exit to SR 99.
- SR 99 Bridge demolition started. Manhole 60 vault and lid work is complete. **Work In Progress**
- S. 160<sup>th</sup> Street: Work is nearly complete and surface preparation for the final asphalt installation scheduled for August 25, 2011. Signalization at RCF entrance delayed due to unforeseen condition requiring refabrication of a new signal pole.
- Host Road realignment: Completed surface preparation for the final asphalt installation scheduled for August 25, 2011
- New on-ramp to eastbound SR518 via the North Airport Expressway continues on a weather dependent basis and is scheduled for final lift of asphalt on August 25, 2011.
- SR 99 Bridge: Demolition of existing sidewalk and guardrail for road widening is underway and continues with removal of the asbestos pipe. Structural work continues on the underside of the bridge with steel column jacket installation, welding and grouting.
- International Boulevard: Storm drainage installation work is nearing completion pending removal of SCL facilities delayed due to permitting issues between King County and City of Seatac. Curband sidewalk installation and grading for roadway widening nearly complete.
- Road widening work at the B-Line (exit ramp from SR518 to SR 99) completed first lift of asphalt with final lift scheduled for August 25, 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: 31 executed, 4 pending execution and 32 trends in review.

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

### **Construction Status Summary**

- Overall project completion date remains at February 13, 2012.
- Construction progress is approximately 42%.
- 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) structures are complete. Under slab high-pressure gas piping for the CNG Fueling facility is complete and installation of some equipment racks has begun. Subgrade preparation for site paving just began.

- Offsite utility work at S 194<sup>th</sup> St and off-site bioswales are complete except for minor change order revisions.
- Puget Sound Energy has completed design work for the high-pressure gas service to the site and begins installation in mid to late August.
- CNG piping and conduit from the equipment and controls areas is now complete, sealed & tested, allowing layout work for fueling islands to begin.

### **Work In Progress**

- BMF Building miscellaneous metals erection (stairs, etc.) is underway. Tilt-up wall panel bracing has been removed allowing above-grade mechanical & electrical rough-in work to proceed unobstructed. Also, the Contractor has begun placement of topping slabs for interior finish surfaces, and exterior wall framing for the BMF administrative areas is under way.
- Masonry work is complete at the Bus Wash building, and has now started at the Maintenance Facility.
- Grading for curb and upper/lower site paving is underway.
- Sewer tie-ins (Midway Sewer District) are scheduled. Contractor has begun installation and cabling for electrical switchgear and main distribution panels.
- A pre-final inspection of bioswale work (adjacent to the Tyee Golf Course) was conducted and the Contractor is completing punchlist items.
- 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: 10 executed and 13 change proposals in review.

### **Design**

- RCF: 55 Design Change Notices (DCN's) have been issued. There are three additional design changes that will be incorporated into future DCN or Construction Bulletins (CB's). Approximately 2570 contractors Request for Information (RFI) have been submitted, of which 2,585 are closed.
- Main Terminal Improvements (MTI): Held pre-construction meeting. Contractor preparing preconstruction submittals.
- Small operator area bid documents being finalized for advertisement in 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 August.

### **Industry**

- Held Industry technical meeting on August 10, 2011. All tenants have submitted 100% designs and reviews have been issued. Tenants preparing permit sets. Four tenants have submitted for Permit. Tenants have begun selecting construction contractors. Continued work on various technical issues. Continued coordinating with Facility Management Company on turnover tasks.

- 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. Advertised for Bus Drivers. 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**

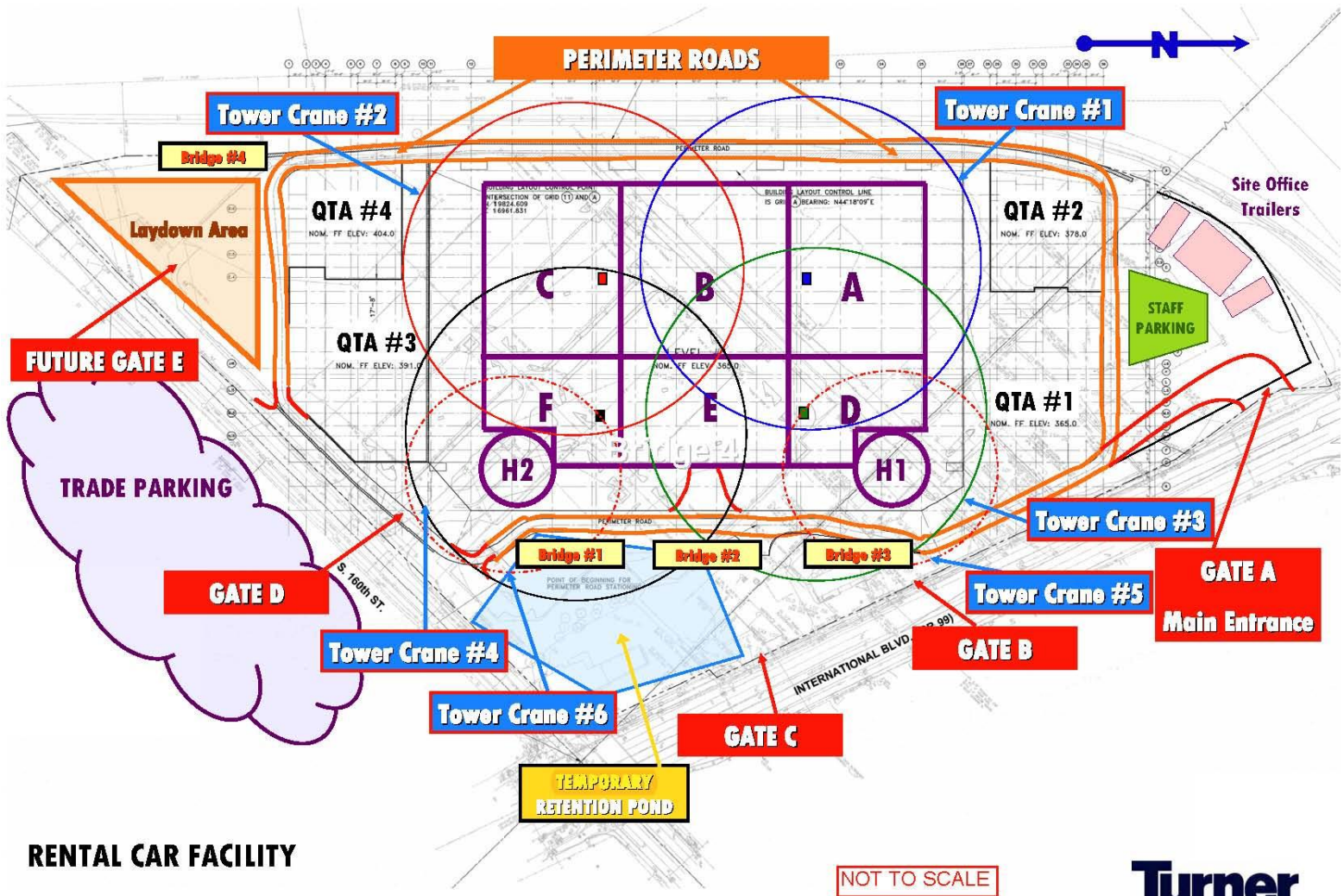
- The current Turner contract value including all change orders is shown on the attached table slide 3.
  - The trending over time of construction contingency for the RCF is shown on slide 4.
  - The trending over time of construction contingency for the RCF Total Program is shown on slide 5.
- The projected 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**