

**ATTACHMENT A**

**TODAY'S BRIEFING FOR SEPTEMBER 27, 2011**

**RCF GC/CM Construction Contract:**

**Construction Status Summary**

- Construction progress is 95% complete.
- Construction costs are trending to be within authorized budget. However, a transfer from the overall Program unallocated contingency to the project construction contingency may be required depending on the final cost resolution of the contractor claims.
- An average of 70 construction workers on site daily.
- Over 1,408,390 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 97.29%.
- Recordable Incident Rate (number of injuries per 100,000 work hours) for 2011 is 2.7. Overall project RIR is 3.42, 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 RCF facility commenced on August 8 with energization of the medium voltage equipment. This supports commissioning of the building systems.
- Temporary Stormwater Retention Pond infill was completed. Temporary Erosion Treatment System was removed from the project, as the site is now sufficiently stabilized, and the permanent drainage systems are sufficiently complete.
- Installation of architectural walls in the southeast corner of the property is complete.

**Work In Progress**

- RCF Elevated Concrete Decks - Punch list work is nearing completion.
- CSB - Back of house floor, wall, and ceiling finishes are nearing completion. Installation of doors is essentially complete. Fin tube radiators have been installed. The lights and power outlets are in operation.
- RCF Operational Floor Plates - Painting of the operational floor plate ceilings is essentially complete. Sealing is 90% complete, and striping is about 75% complete. Installation of delineator barriers is in progress. Mechanical and electrical systems work is essentially complete, with commissioning remaining. Lights and outlets are operational.
- 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 complete. Work remains related to installation of escalator truss heaters and associated wiring.
- QTA - Installation of electrical and mechanical systems and wall framing is complete in QTA 3 and 4. Commissioning of mechanical and electrical systems is in progress in QTA 1 and 2.

- Car Wash Equipment – Installation is complete and commissioning is in progress.
- Architectural handrail and smoke curtain installation around north and south escalator core openings is essentially complete.
- Helix Art – Final adjustments remain to be completed.
- Landscaping is in progress along the International Boulevard. The work on the southeast corner of the site remains.
- The work package for 800 MHz Communications System, needed for police and fire response in the facility has been successfully re-bid and awarded. The work should commence next month and be completed by the end of the year.

### **Contractor Schedule**

- Revised RCF Substantial Completion date is now February 13, 2011, after issuance of a 10 day time extension. Turner has submitted a recovery schedule to show how the Contractor intends to meet this date. This schedule is currently under review by the Port and Turner staff to verify that the completion date can be met in the most efficient manner.

### **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 – 129 approvals have been issued, and 10 in review.
- 2% MACC (Maximum Allowable Construction Costs) Contingency – 170 Change Orders executed and 20 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 – 685 Change Orders executed, and 130 in review. Port staff is currently trending approximately \$14,600,000 in potential claims from the GCCM and a major Subcontractor, after resubmission of claims by the respective contractors.
- 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 64% 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. However, a budget transfer from the overall unspent project contingency to the construction contingent will be required.

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

- Final asphalt paving installed at S 160<sup>th</sup> Street, Host Road and new ramp entrance to North Airport Expressway to SR -518.

### **Work In Progress**

- S. 160<sup>th</sup> Street: Final asphalt installation completed and traffic striping underway. Signalization pole installed at RCF entrance.
- Host Road realignment: Final asphalt installation installed and traffic striping underway.
- New on-ramp to eastbound SR518 via the North Airport Expressway: Final asphalt lift installed and entrance sidewalk/curbing work completed. Roadway shoulder drainage work is underway including the installation of media filter material. Preparation and coordination underway for sign bridge installation work.
- SR 99 Bridge: Demolition of existing sidewalk and guardrail for road widening continues and the asbestos pipe has been removed. Structural work continues on the underside of the bridge with steel column jacket installation, welding and grouting. At the bridge deck, as-built conditions differ from details identified in the project plans causing some schedule delay due to design revisions.
- International Boulevard: SCL facilities removed and remaining storm drainage installation work is now underway. Curb and sidewalk installation and grading for roadway widening complete.
- Road widening work at the B-Line (exit ramp from SR518 to SR 99) completed first lift of asphalt with final lift installed.
- 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: 25 executed, 2 pending execution and 38 trends in review.

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

#### **Construction Status Summary**

- Overall project completion date remains at February 13, 2012.
- Construction progress is approximately 50%.
- Construction costs are trending to be within authorized budget.
- Approximately 55 construction workers on site daily.

#### **Milestones Accomplished this Month**

- Site paving and roofing operations at both the Bus Maintenance (BMF) and Bus Wash (BWF) buildings began in late August, and will continue during September.
- All mechanical and electrical trades have begun conduit, duct and piping rough-in work. Concurrently, interior framing and masonry wall installations continue.
- The canopy structures for the Compressed Natural Gas (CNG) fueling area and Bus Bay (bus clean-out) area are under construction.
- Offsite high-pressure gas main work being performed by Puget Sound Energy has just begun, with a +/- 3 week duration anticipated.

### **Work In Progress**

- BMF Building: Tilt-up panel sack & patch continues. Curbs & pads for roof mounted equipment complete. Standing seam roof system above administrative area has begun, and membrane roof at mechanical mezzanine is nearly complete. Pits being formed & placed for bus lift equipment at maintenance bays, to be followed by placement of topping slab & completion of radiant heat flooring

pipng. All mechanical, special system and electrical system rough-ins have begun. Exterior walls at the administration wing are framed & sheathed, and weather barrier installation is being coordinated with flashing & sheet metal prior to application of glazing & siding systems. Masonry work is well underway at the storage and service areas of the facility.

- BWF Building: Tilt-up panel sack & patch continues. Interior slabs placed this past month and masonry work completed. Membrane roof nearly complete. Began erection of canopy for adjacent bus clean/vacuum area.
- CNG Facility: Equipment racks and all subgrade rough-ins complete. Began installation of fueling canopy, to be followed with fueling drive and island concrete placements. CNG fueling system equipment deliveries have begun, continuing through the end of September or thereafter.
- Site: Concrete paving began at the south end – lower site, proceeding afterward to the north, lower lot asphalt paving before moving to concrete overlay work at the upper lot. All utilities virtually complete, pending acceptance by sewer & water district authorities.
- Offsite: Asphalt paving repairs at 194<sup>th</sup> Street being coordinated with high-pressure natural gas (HPNG) line being installed by Puget Sound Energy, and implementation of grade revisions recently approved by the City of SeaTac for the 28<sup>th</sup> Street South intersection.
- Bioswale structure #1 change order revisions complete, pending pre-final inspection. Bioswale punchlist corrections underway.
- Operation and maintenance costs of TESC and Chitosan Enhanced Filtration System (CEFS) installations remain low due to warm weather & negligent rainfall. Budget for environmental elements is tracking within budget forecasts.

#### **Cost Status Summary**

- Summary: Change Orders: 10 executed and 17 change proposals in review.

#### **Wayfinding Signage and Curbside Modifications - Construction Contract**

##### **Construction Status Summary**

- Phase I contract completion date is November 18, 2011.
- Phase II (Signage) can begin January 9, 2012, and contract completion date is March 1, 2012.

##### **Milestones Accomplished this Month**

- Notice To Proceed for Phase I, curbing south and north portions issued.
- Traffic control devices and pedestrian fencing installed at both Phase I south and north.
- Phase I south demolition completed.

##### **Work In Progress**

- Phase I north existing striping is being removed.
- Preparing for formwork and curbing at Phase I south.
- Preparing for demolition at Phase I north.

#### **Cost Status Summary**

- Summary: No change order requests have been received to date. However some unforeseen conditions relating to demolition at the south area are expected to generate additional costs related to delays and work to be added.

## **Design**

- RCF: 56 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 2,645 contractors Request for Information (RFI) have been submitted, of which 2,625 are closed.
- Main Terminal Improvements (MTI): Construction has started on the lower drives.
- Small operator area construction was bid. MD Moore is the responsive low bidder. Commission authorization will be required to execute this contract due to the fact that the bid exceeds the Engineer's estimate by more than 10%.
- RCF Signage: PCS will install additional signage as determined through a series of trial runs by Port staff before facility opens.
- PowerWave and AT&T submitted its final design for cellular phone service to the Port. The cell phone antenna distribution will be limited to floors 1 and 5. Antenna distribution is not included on floors 2, 3 and 4. Should an antenna distribution system be desired on these floors the cost would be born by the RCF tenant(s) leasing the subject floor area. AT&T contends that these floors should be able to acquire a cell phone signal from existing off-site cell phone towers. Wifi will not be provided by AT&T, but will be provided by the Port on floors 1 and 5.
- The contract for the public seating has been executed by the CPO. The vendor is preparing a submittal for seating placement.

## **Industry**

- Held Industry technical meeting on August 10, 2011. All tenants have submitted 100% designs and reviews have been issued. Tenants preparing permit sets. Five tenants have submitted for Permit. Tenants continued 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 in coordination with the Airport Landside Operations team have hired two additional Landside Supervisors, a Sr. Administrative Staff Assistant and have interviewed and selected three Lead Bus Drivers/Trainers who will start later this fall. The Port has received approximately 560 applications for bus driver positions and interviews will start soon and continue through the fall.

## **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**

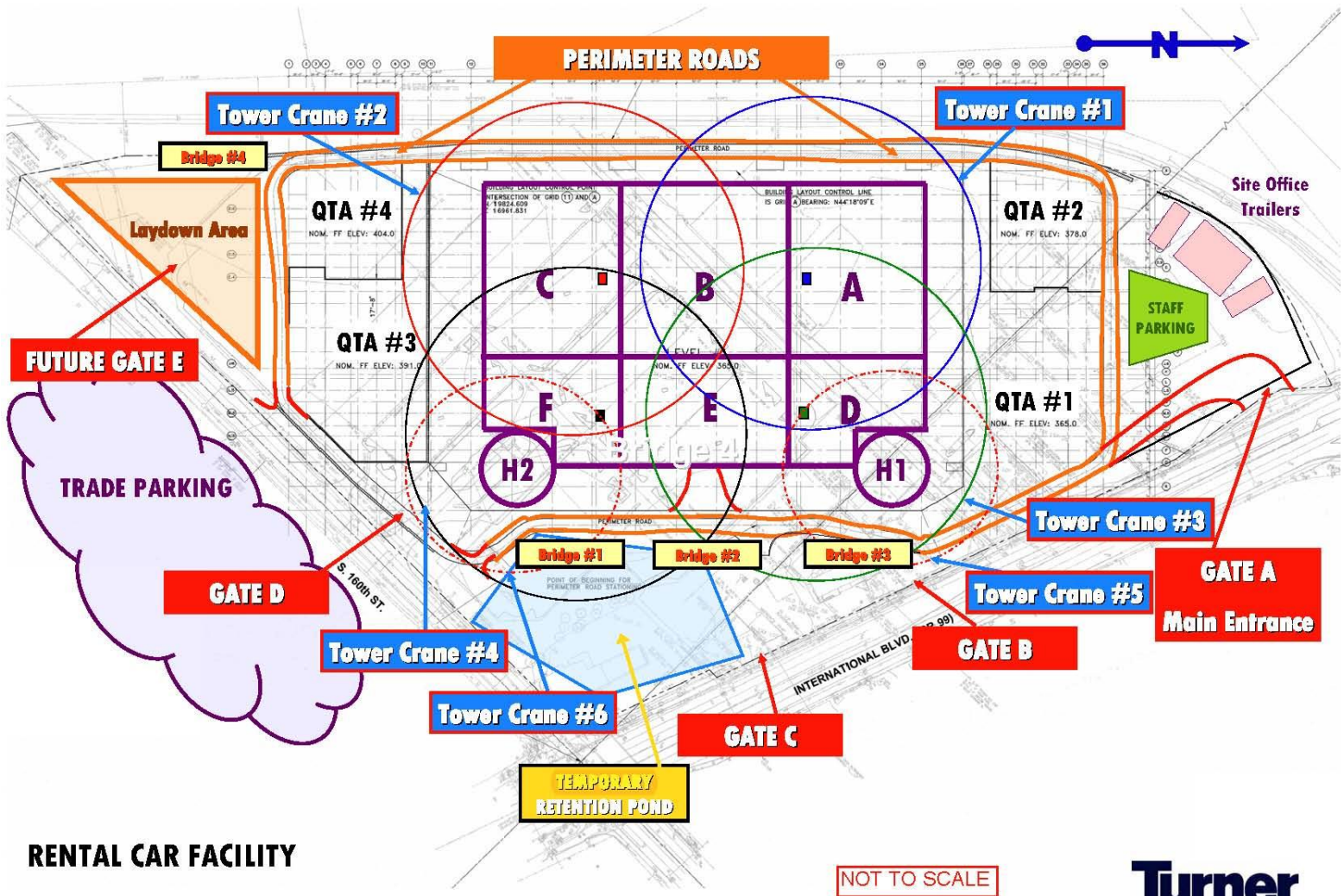
- The current Turner contract value including all change orders is shown on the attached table slide 3.
  - The trending over time of construction contingency for the RCF is shown on slide 4.
  - The trending over time of construction contingency for the RCF Total Program is shown on slide 5.
- The projected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

- 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.

#### **Upcoming Commission Actions**

- None.



**RENTAL CAR FACILITY  
SITE LOGISTICS PLAN**