

ATTACHMENT A

TODAY'S BRIEFING FOR December 13, 2011

RCF GC/CM Construction Contract:

2011 Accomplishments

- Construction progressed from 82% to 96.5% complete.
- 341,098 labor hours have been expended on the project during the year.
- Site paving was completed this year, and landscaping is nearing completion.
- Facility was powered up. Permanent power connected and energized.
- Customer Service Building (CSB) shell work was completed, including the lobby area with coved ceiling, terrazzo, and glass curtain wall.
- Tenant improvement areas were made available for tenant build out.
- Water systems were commissioned.
- Fuel delivered for fuel systems testing and commissioning.
- Commissioning of all other building systems is well under way.
- Cash washes were installed and commissioned.
- All building lighting has been installed and energized.

Construction Status Summary

- Construction progress is 96.5% 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 60 construction workers on site daily.
- Over 1,447,339 work hours have been expended on the project to date. Based on the dollars spent to date, over 3,900 new jobs have been created due to this project since project work commenced in 2008 (using data from the 2010 UW study performed for AGC).
- Construction waste recycled materials rate is 97.3%. LEED documentation has been submitted and is in review.
- Recordable Incident Rate (number of injuries per 100,000 work hours) for 2011 is 2.38. Overall project RIR is 3.33, 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

- HVAC systems commissioning commenced.

Work In Progress

- RCF Elevated Concrete Decks - Punch list work is nearing completion.
- CSB - Back of house floor, wall, and ceiling finishes are complete with the exception of punch list items. Installation of doors is complete. Fin tube radiators have been installed. The lights and power

outlets are in operation. Punch list work in the TI areas is nearing completion. The Contractor is commissioning the HVAC systems.

- RCF Operational Floor Plates - Painting of the operational floor plate ceilings is essentially complete. Sealing is complete, and striping is about 90% complete. Installation of delineator barriers is nearing completion. Mechanical and electrical systems work is essentially complete, with commissioning remaining. Lights and outlets are operational. Tactile mat installation around escalator and elevator openings is essentially complete. Painting of the escalator/elevator lobbies and openings is nearing completion.
- Seismic Joints - Installation of seismic joints on the floor plates and within the CSB is complete.
- Elevator and Escalator Equipment - Installation is nearing completion. Both systems are connected to permanent power now. Escalator truss heater work and associated wiring is complete.
- QTA - Installation of electrical and mechanical systems and wall framing is complete in all QTA-s. Commissioning of mechanical and electrical systems is in progress in all QTA-s.
- Car Wash Equipment – Installation and commissioning are complete. The equipment UL listing is nearing completion.
- Helix Art – Final adjustments to lighting remain to be completed.
- Security Gates – Installation of security gates and controllers is approximately 80% complete.
- Landscaping is in progress along the International Boulevard. Grading and landscaping of the Southeast corner of the site is essentially complete.
- Work on the 800 MHz Communications System, needed for police and fire response in the facility, is well under way.

Contractor Schedule

- RCF Substantial Completion date is February 13, 2011 Current schedule update shows the contractor on track to complete on time. The Port staff and Turner are currently working through a few potential risks related to regulatory requirements that may have an impact.

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 – 141 approvals have been issued, and 16 in review.
- 2% MACC (Maximum Allowable Construction Costs) Contingency – 200 Change Orders executed and 22 in review.
- Negotiated Support Services – 44 approvals issued and Zero pending.
- Conforming Design Development Allowance – closed.
- Anticipated Scope Allowance – closed.
- Non-Suspension Related Contract Changes – 760 Change Orders executed, and 116 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. Claims are in the process of being evaluated for merit and costs being validated by third-party audit.

- 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

2011 Accomplishments

- New on-ramp to eastbound SR518 via the North Airport Expressway.
- S. 160th Street and associated roadway realignment at Host Road entrance complete.
- Realigned SR 518 exit to SR 99.
- Paving along west side of International Boulevard road widening, south of SR 99 Bridge to S. 160th Street.
- Beneficial Occupancy issued for GT Lot and S. 160th Right of Way.

Construction Status Summary

- Construction progress is 85% 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 contingency will be required.

Milestones Accomplished This Month

- Beneficial Occupancy issued for GT Lot and S. 160th Right of Way.
- Work generally complete at new on-ramp to eastbound SR518 via the North Airport Expressway. Opening will occur upon completion of S. 160th Bridge repair.
- Completed work at realigned SR 518 exit to SR 99 (B-Line).

Work In Progress

- S. 160th Street: Work winding down and generally weather dependent. Remaining punch list work includes irrigation and landscaping.
- Host Road realignment: remaining work include traffic striping , irrigation and landscaping.
- New on-ramp to eastbound SR518 via the North Airport Expressway: work complete.
- SR 99 Bridge: concrete structural deck installed, framing and rebar installation underway for barrier and rail work.
- International Boulevard: Asphalt paving completed. Work winding down and generally weather dependent. Remaining work includes striping; irrigation and landscaping.
- Road widening punch list work pending at the B-Line (exit ramp from SR518 to SR 99).
- 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: 35 executed, 2 pending execution and 23 trends in review.

Bus Maintenance Facility - Construction Contract

2011 Accomplishments

- Bioswale improvements at Port property (occupied by Tyee Golf Course) adjacent to project site.
- High pressure natural gas line installation at South 194th Street for service to CNG Fueling Station.
- City of SeaTac roadway improvements at South 194th Street/28th Street South intersection.
- New utilities, paving, and began landscaping at upper and lower sites.
- Building weathered-in for completing interior finishes.
- BMF telecommunications room ready for work by POS final build-out.
- Construction has progressed to 88%.

Construction Status Summary

- Overall project completion date remains at February 13, 2012.
- Construction progress is approximately 88%.
- Construction costs are trending to be within authorized budget.
- An average of 42 construction workers on site daily.

Milestones Accomplished this Month

- Bus Maintenance Building weathered in, including skylights.
- Occupancy of telecom room for POS final installations.
- Compressed Natural Gas (CNG) equipment delivered/installed & on-site testing commenced. Bus lift equipment installation complete at main service bay.

Work In Progress

- Bus Maintenance Facility Building: Tilt-up panel sack & patch complete, to be followed by application of anti-graffiti coating (weather dependent). Roofing systems on all structures are complete. Some flashing being installed at BMF clerestory skylight to complete weather protection. Exterior siding installation at the Office areas is 80% complete. Interior wall framing is done & drywall installation approximately 50% complete. Taping & bedding has begun. Finish painting ongoing in service areas: approx. 50% complete. Bus lift equipment installed & operational in main service bay. Lift for chassis wash area pending delivery. Slab placements complete, with only grinding (performance finish) required at maintenance bay. Mechanical, special system and electrical system rough-ins between 80 & 100%. Fixture & trim installations underway. Roof mounted mechanical units are set & system connections ongoing.
- Bus Wash Facility Building: Tilt-up panel sack & patch is complete, to be followed by application of anti-graffiti coating (weather dependent). Electrical & mechanical rough-ins complete. Fixture & trim installations ongoing. Bus wash equipment 90% complete. Canopy above cleaning station is complete.
- CNG Fueling Facility: Control structure & interior is complete. Panels and control equipment installed & in process of being wired.
- Site: Upper and lower site paving is 95% . Finishing sidewalks & driveways. Fencing & landscaping between 75% - 85%. All utilities virtually complete, pending acceptance by sewer & water district authorities.

- Offsite: Asphalt paving repairs at 194th Street Street from high pressure gas line installation is scheduled in December by Puget Sound Energy. Prime Contractor completed paving at the South 194th St./28th St. South intersection with only sidewalk & landscape restoration to be completed.
- Contractor maintaining temporary erosion & sediment control (TESC) with best management practices. Chitosan Enhanced Filtration System (CEFS) has been demobilized.

Cost Status Summary

- Summary: Change Orders: 13 executed and 30 change proposals in review.

Wayfinding Signage and Curbside Modifications - Construction Contract

Construction Status Summary

- Phase I contract completed November 18, 2011.
- Phase II (Signage) can begin January 9, 2012, and contract completion date is March 1, 2012.
- Construction progress is approximately 50% complete.

Milestones Accomplished this Month

- Phase I, curbing south and north portions work completed. Area was reopened to traffic before the Thanksgiving holiday season as planned.

Work In Progress

- New Signage is on order. No work will be performed between Thanksgiving and New Years as planned with Airport Operations.

Cost Status Summary

- Summary: 13 change orders have been issued

Design

2011 Accomplishments

- Issued 24 design Change Notices on RCF.
- Completed design of MTI and SOA, advertised for bids and awarded contracts.
- Submitted for LEED certification all construction related documents for RCF and design related documents for BMF.
- Tenants completed their designs, all will have received permits by years end and started construction
- Finalized cellular and Wi-Fi coverage within RCF.
- Received commitment from Seattle City light to \$408,000 check for energy conservation incorporated into the RCF.
- All Port provided RCF furniture and equipment has been ordered or received.
- Received all 29 rental car buses.

Design Work in Progress

- RCF: 58 Design Change Notices (DCN's) have been issued. There is one additional design change that will be incorporated into a future DCN or Construction Bulletin (CB). Approximately 2,725 Requests for Information (RFI) have been submitted by the contractor, of which 2,715 are closed.
- RCF Signage: Team met to begin developing various rental customer travel scenarios and timeline to allow staff before facility opening to conduct mock trial runs to further ensure adequate wayfinding

and signage is in place. PCS will install additional signage if determined necessary after these trial runs are conducted.

- Received comments back from US Green Building Council after their review of the submitted LEED construction documents. Turner and staff are preparing corrected documentation for resubmitted. Currently carry enough points to obtain a Silver rating though not specifically seeking the metal designation.
- Concession amendment with AT&T signed. AT&T submitted final schedule. Wi-Fi design underway and construction may start before end of year.
- Public seating and recycling/trash receptacle submittals have been approved and items are being manufactured. Received Flight Information Display monitors, though one damaged and returned.
- Supplemental Bird Control is being installed by PCS.
- A consultant was selected to prepare the final record drawings from the contractor's as-built red lined drawings. Contract negotiations have not begun.
- Completing a number of agreements with Utility companies for major relocations for both BMF and ORI projects.

Industry

- Held Industry joint business and technical meeting on November 9, 2011. All but one tenant has received a building permit and notice to proceed for construction. Those tenants have started construction. Continued work on various technical issues. Continued coordinating with Facility Management Company on turnover tasks.

Shuttle Bus Acquisition

- All buses delivered to and accepted by the Port.

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 now hired a total of eleven employees to participate in the start up of the Transit Operations program. The Port has received over 900 applications for the bus driver position. Bus driver interviews will continue through the month of November with a projected start date in March of 2012.

Program Schedule

- RCF to open April 19, 2012.
- BMF completion is estimated to be in February 2012.
- ORI completion is estimated to be December 2011 with signage completed morning of April 19 to coincide with the RCF opening.
- Main Terminal Improvements construction completion in March 2012.
- Bus Delivery complete.

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 7. Staff finalizing program forecast for presentation to Commission at January 24 meeting.

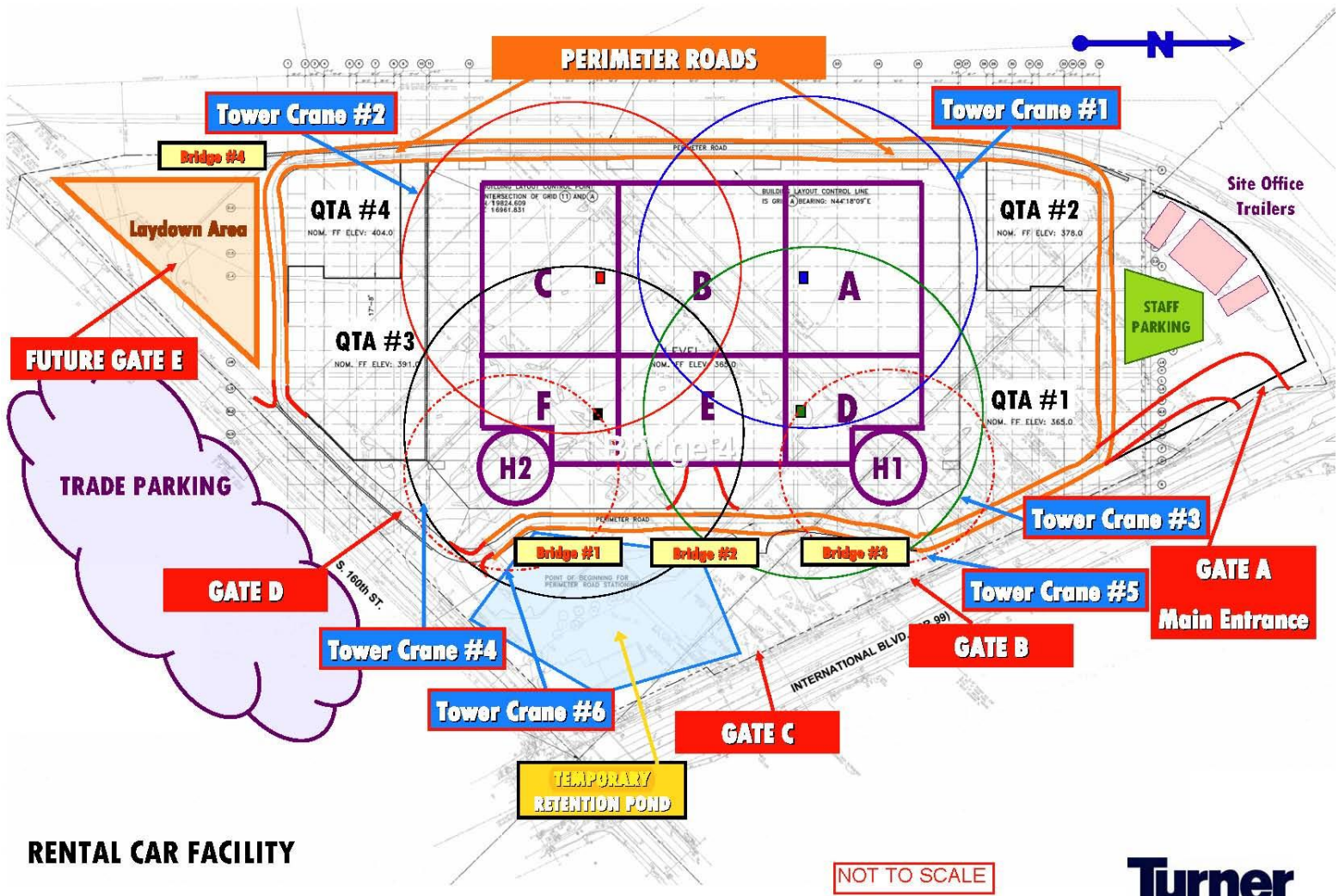
- The updated CFC actual collections and projections are shown on the attached slide 8.

Risk Factors

- BMF construction schedule remains the critical path to the program completion and opening day. Still at risk to be delayed due to trade stacking and commissioning.

Upcoming Commission Actions

- Walker Amendment 36 to extend design support during construction – January 10, 2012
- Property transfers to City of SeaTac and State for ORI - February.



**RENTAL CAR FACILITY
SITE LOGISTICS PLAN**

