

ATTACHMENT A

TODAY'S BRIEFING FOR May 24, 2011

RCF GC/CM Construction Contract:

Construction Status Summary

- Construction progress is 92% complete.
- Construction costs are trending to be within authorized budget.
- An average of 180 construction workers are on site daily.
- Over 1,298,232 work hours have been expended on the project to date. Based on the dollars spent to date, over 3,600 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 96.96%.
- Recordable Incident Rate (number of injuries per 100,000 work hours) for 2011 is 1.24. Overall project RIR is 3.30, significantly below the statewide rate of 11.0. The project is nearing 3 years without time lost on the job due to injuries.

Milestones Accomplished This Month

- Turnover date for the tenant spaces in the Customer Service Building has been met, and the areas have been punch listed as of April 19, 2011.
- Customer Service Building roof is complete and punch listed.
- Coved architectural ceiling in the Customer Service Building is complete.

Work In Progress

- RCF Elevated Concrete Decks - Punch list work continues.
- Customer Service Building (CSB) – Coved architectural ceiling is complete. Bathroom fixture installation is in progress. Lobby terrazzo installation is in progress as well. Back of house floor, wall and ceiling finishes are well under way. Installation of doors commenced. Roof membrane installation is complete and punch list has been issued.
- 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 and nearing completion on all levels in areas D, E and F. Floor plate sealant application has commenced. Work on the core bathrooms is nearing completion.
- Seismic Joints - Installation of seismic joints in the main building areas, and in QTA-s is nearing completion.
- Elevator and Escalator Equipment - Installation is nearing completion. Installation of escalator cladding has commenced.
- 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 and 3 nearing completion. Exterior resinous flooring installation is essentially complete. Interior floor epoxy installation is in progress in QTA-s #3 and #4.
- Car Wash Equipment – Installation is nearing completion.

- Architectural Stairs and Rails – North architectural stair installation is complete. South architectural stair installation is nearing completion. Architectural handrail installation is approximately 80% complete around north escalator core openings.
- Architectural Metal Panels - Installation of architectural metal panels on level 6 (penthouse mechanical and clerestory) is complete. Metal panel installation on electrical shafts and Level 5 support buildings is approximately 80% complete.
- Helix Art – Installation of the helix art mesh commenced on the north helix.
- Landscaping is in progress on the north-west and south project areas.
- Temporary Erosion & Sediment Control – TESC items are being maintained. The site is in good condition, with majority of the site being constructed. The site is ready for the ongoing spring inclement weather.

Contractor Schedule

- RCF Substantial Completion date is November 15, 2011. Current Turner progress schedule update shows a negative seven month float in the project schedule, with the critical path running through the QTA/Building power-up, and commissioning and training activities. This is a significant 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. Turner and Port staff are providing prompt resolution of the remaining obstacles to project power-up, along with schedule revisions to perform concurrent commissioning and training activities to recover lost time. 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 – 100 approvals have been issued, and 13 in review.
- 2% MACC (Maximum Allowable Construction Costs) Contingency – 121 Change Orders executed and 27 in review.
- Negotiated Support Services – 42 approvals issued.
- Conforming Design Development Allowance – closed.
- Anticipated Scope Allowance – closed.
- Non-Suspension Related Contract Changes – 538 Change Orders executed, and 160 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 46% complete.
- 9 to 16 construction workers on site daily.
- Overall project completion date remains the same

- Construction costs are trending to be within authorized budget.

Milestones Accomplished This Month

- None

Work In Progress

- Work is 95% complete on the north side of S 160th St. Sidewalk installation 95% complete and is weather dependent.
- Storm drainage installation and pavement restoration at the south side of S. 160th Street is nearing completion; TESC installed and storm drainage installation underway and preparation for upcoming roadway improvements continues.
- Host Road realignment work is underway: the road is realigned, regraded, curbing installed and the first lift of asphalt is installed. GT taxi lot entrance ways are installed and the lots are ready for seal coat.
- Work on the new on-ramp to eastbound State Route (SR) 518 via the North Airport Expressway continues on a weather dependent basis. The dual-slope barrier is nearing completion.
- Qwest copper wire installation complete and fiber installation continues at SR 99 Bridge.
- Storm drainage installation work along International Boulevard on hold pending decommissioning of unforeseen Seattle City Light and Puget Sound Electric utilities.
- Work continues at SR99 Bridge with the seismic upgrades at the existing structure with foundation, column, bolster and girder stop installations complete. The false work required for bridge widening is installed and a traffic control plan is approved for work scheduled to begin early to mid June.
- 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: 20 executed and 23 in review.

Bus Maintenance Facility - Construction Contract

Construction Status Summary

- Overall project completion date is established at February 13, 2012.
- Construction progress is approximately 16%.
- Construction costs are trending to be within authorized budget.

Milestones Accomplished this Month

- Contract Milestone M02 to begin work on S. 194th/196th St. (utilities), Upper Platform and Bioswales met on 4/1/11.

Work In Progress

- Foundations and under-slab rough-in work for the BMF building is complete, and areas are being prepared for placement of floor slabs. On-site ductbanks and underground site lighting conduit installations are well under way. Puget Sound Energy installed their low-pressure gas line at the lower platform this past month.
- Contractor is near complete on most water/storm/sanitary installations at both upper and lower platforms (pending tie-ins).

- Milestone M02 on April 1 allowed commencement of upper platform (CNG and Bus Wash) work, offsite 194th street utility work, and upgrades to three bioswales adjacent to the Tyee Golf Course property. Foundation work for the CNG and Bus Wash structures (upper platform) is under way. Bioswale work is complete except for sod & establishment of turf.
- Contractor has expanded TESC and Chitosan Enhanced Filtration System (CEFS) installations for the newly accessed work areas, and is maintaining/operating in accordance with best management practices (BMPs).

Cost Status Summary

- Eleven Construction Bulletins (CBs) have been issued to date, and five Contractor proposals are in review. Six additional Contractor initiated-change requests pending review. Summary: Change Orders: 1 executed, 11 change proposals 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): Project advertised for bids. Bids open June 7, 2011.
- Walker Parking Consulting Amendment 34 in the amount of \$202,205.54 has been signed.
- Small operator area bid documents being finalized for advertisement in early June 2011.
- 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.
- In weekly discussions with AT&T to provide cellular phone and Wi-Fi service to the RCR as part of its expansion of service within the terminal.

Industry

- Held Industry technical meeting May 11, 2011. All RAC's continue working on 100% designs. Three tenants have submitted 100% designs and reviews have been issued. Continued work on various technical issues. Industry negotiated contract with the Facility and Fueling Management Company, Pfeffer Development. Held introductory meeting with facility manager.
- 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. Revising graphics for new small operator.

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. Developed schedules for hiring each position 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 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

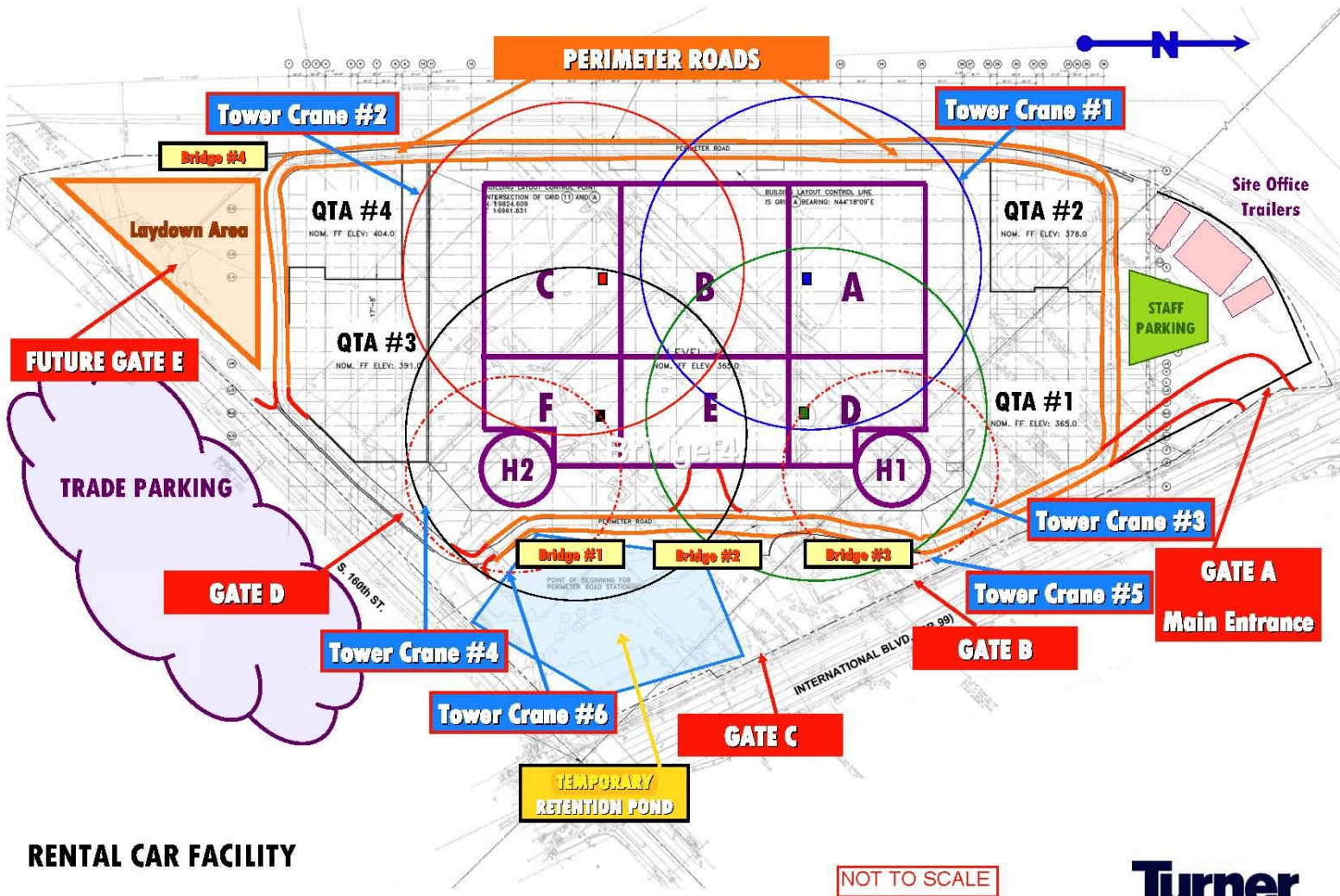
- The current Turner contract value including all change orders is shown on the attached table slide 3.
 - The trending over time of construction contingency for the RCF is shown on slide 4.
- The projected program budget is \$419,306,000 and breakdown by project and expenditures is shown on the attached slide 5.
- The updated CFC actual collections and projections are shown on the attached slide 6.

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.
- Trade stacking continues to be a concern as work throughout the entire RCF continues in earnest.

Upcoming Commission Actions

- None.



**RENTAL CAR FACILITY
SITE LOGISTICS PLAN**