

ATTACHMENT A

TODAY'S BRIEFING FOR October 25, 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 60 construction workers on site daily.
- Over 1,415,852 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 97.3%. LEED documentation has been submitted and is in review.
- Recordable Incident Rate (number of injuries per 100,000 work hours) for 2011 is 2.62. Overall project RIR is 3.4, 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

- Temporary generator has been removed from the site, and the project lighting and power needs have been transferred to permanent systems. This supports commissioning of the building.
- Customer Service Building boilers were started up, and the building is now being heated through permanent systems.

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. 10 out of 12 stainless steel columns have been installed. Punch list work in the TI areas is nearing completion. The Contractor is starting up the HVAC systems.
- RCF Operational Floor Plates - Painting of the operational floor plate ceilings is essentially complete. Sealing is 90% complete, and striping is about 80% complete. Installation of delineator barriers is in progress. 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 about 50% complete. Painting of the escalator/elevator lobbies and openings is in progress. Architectural handrail and smoke curtain installation around north and south escalator core openings is essentially complete.
- 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. Both systems are connected to permanent power now. Escalator truss heater work and associated wiring is approximately 90% complete.

- 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.
- Helix Art – Final adjustments remain to be completed.
- Security Gates – Installation of security gates and controllers is approximately 60% complete.
- Landscaping is in progress along the International Boulevard. Grading of the Southeast corner of the site is nearing completion, with landscaping to follow.
- 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 subcontractor is nearing completion of the submittal process, so the work can commence.

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. Current schedule updates show that this new completion date will be met.

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 – 139 approvals have been issued, and 9 in review.
- 2% MACC (Maximum Allowable Construction Costs) Contingency – 181 Change Orders executed and 24 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 – 712 Change Orders executed, and 115 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 67% 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

- Sign bridge installed over North Airport Expressway.

Work In Progress

- S. 160th Street: Work winding down and generally weather dependent . Remaining punch list work includes fill in work at sidewalks and curbs; striping and finalization of traffic signalization.
- Host Road realignment: Final asphalt installation installed and traffic striping underway.
- New on-ramp to eastbound SR518 via the North Airport Expressway: Hydroseeding and installation of sign bridge completed.
- SR 99 Bridge: Structural work continues on the top side and underside of the bridge with new deck framing underway and steel column jacket installation completed..
- International Boulevard: Remaining storm drainage installation work is still underway with work remaining at the north and south sides of the SR 99 bridge and pickup work along the boulevard.
- Road widening punch list work pending at the B-Line (exit ramp from SR518 to SR 99) and hydroseeding nearly complete.
- 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: 27 executed, 2 pending execution and 45 trends in review.

Bus Maintenance Facility - Construction Contract

Construction Status Summary

- Overall project completion date remains at February 13, 2012.
- Construction progress is approximately 62%.
- Construction costs are trending to be within authorized budget.
- Approximately 47 construction workers on site daily.

Milestones Accomplished this Month

- Completed change work and corrections on bioswales & associated drainage structures. Achieved beneficial occupancy on 9/28/11 (Contract Milestone M04)
- Commissioning meetings resumed in September, establishing goals, actions & timetables for delivery.
- Storage tanks for Compressed Natural Gas (CNG) system received/set in September. Shipments of specialized CNG equipment began in September, and will continue thru the end of October.
- Puget Sound Energy completed installation & testing of high pressure natural gas (HPNG) branch piping from existing main to the project site. Pending repair of 194th street paving will complete their work supporting the project.
- Drywall operations began in September. Some finish painting has begun.
- Steep slopes have been stabilized for winter erosion control with Bonded Fiber Matrix (BMF) infused with hydroseed. Landscape planting (trees, shrubs & ground cover) will follow forthwith.

Work In Progress

- BMF Building: Tilt-up panel sack & patch is nearly complete. Standing seam and membrane roofing systems on all structures are effectively complete, pending installation of related flashings, gutters & downspouts. The buildings are considered “weathered-in”, excluding skylight & window installations. Exterior siding installation at the Office areas has begun. Interior wall framing is well under way at the office areas. Pits for bus lift equipment are complete, and radiant heat flooring piping has been installed in preparation for final slab placements in the bus bays. All mechanical, special system and electrical system rough-ins have begun. Masonry work was completed by the end of September. Contractor’s progress to deliver the telephone/comm room is on track for October 20th. BWF Building: Tilt-up panel sack & patch is nearly complete. Rough-in work for all electrical & mechanical systems is under way, and some light fixtures have been installed. Interior masonry and wall framing is complete, awaiting completion of rough-ins & inspections before drywall cover.
- CNG Facility: Metal clad siding on the control structure is complete & interior has been roughed-in, framed and drywall installed. Control panelboard installations have begun. CNG storage tanks were installed this past month, and other equipment has begun to arrive following factory testing. Contractor targets all shipments complete by October 31st. Site: Lower site concrete paving is complete, except for curbs at landscape islands and sidewalk installation. First layer of asphalt paving is done, and surfacing course is on temporary hold to mitigate damage from construction traffic. Upper lot concrete paving overlay work has begun. All utilities virtually complete, pending acceptance by sewer & water district authorities.
- Offsite: Asphalt paving repairs at 194th Street will be performed soon following completion of the gas piping installed by Puget Sound Energy. Prime Contractor has re-sequenced paving at the South 194th St./28th St. South intersection to follow the PSE work.
- Operation and maintenance costs of TESC and Chitosan Enhanced Filtration System (CEFS) installations remain within budget, but the system removal has been delayed. Onset of winter weather will increase burn rate on remaining allocated funds, and the RE is working with the Contractor on alternate TESC solutions.

Cost Status Summary

- Summary: Change Orders: 12 executed and 27 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: 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 2,685 Requests for Information (RFI) have been submitted by the contractor, of which 2,670 are closed.
- RCF Signage: PCS has been issued drawings to install additional regulatory and wayfind signage. PCS will install additional signage as determined through a series of trial runs by Port staff before facility opens.
- Submitted all required LEED construction documentation to the US Green Building Council. Expect review comments in approximately six weeks anticipating some submittals to be revised and resubmitted. Currently carry enough points to obtain a Silver rating though not specifically seeking the metal designation.
- Concession amendment with AT&T in process of being signed. Awaiting AT&T final schedule Wi-Fi being design in-house and signal measurements were taken at RCF to locate antennas on floors 1 and 5.
- Public seating and recycling/trash receptacle submittals have been approved and items are being manufactured.
- Bird Control installation by PCS being coordinated with Turner and to begin shortly on the sprinkler piping located above the customer service building plaza, as well as within the escalator cores.
- Team evaluating the six responses to the RFQ for Record Document Preparation for the production of record documents from the contractors as-built red lined drawings.

Industry

- Held Industry joint business and technical meeting on September 14, 2011. **Received Industry approval to increase the CFC collections to \$6.00 in February.** All tenants have submitted permit sets. Several Tenants have selected construction contractors. Expecting pre-construction submittals from Tenant contractors in the next several weeks. 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 has delivered the first bus to 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 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 700 applications for bus driver positions and have begun the interviews that continue through the fall.

Program Schedule

- **Established the official opening date for the RCF of April 19, 2012.** Continually monitoring progress on a number of key activities critical to meeting the opening day.
- 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 completion in March 2012.
- Bus Delivery estimated for October 2011.

Program Cost Forecast and Budget

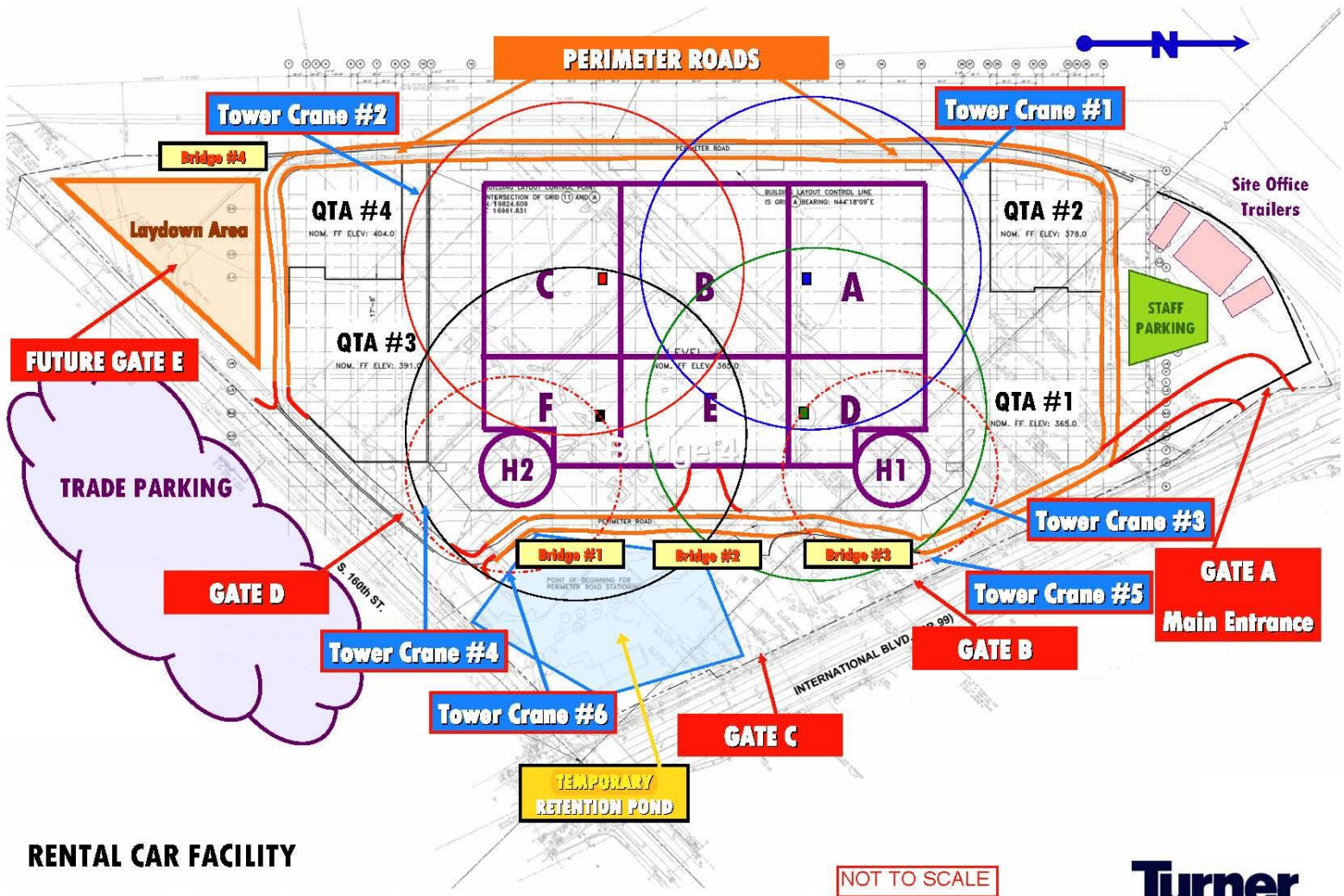
- The current Turner contract value including all change orders is shown on the attached table slide 3.
 - The trending over time of construction contingency for the RCF is shown on slide 4.
 - The trending over time of construction contingency for the RCF Total Program is shown on slide 5.
- The projected program budget is \$419,306,000 and breakdown by project and expenditures is shown on the attached slide 6. Staff now tasked with final forecast to complete estimate to better predict final expenditures through closeout of the program.
- The updated CFC actual collections and projections are shown on the attached slide 7.

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.
- 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**