

ATTACHMENT A

TODAY'S BRIEFING FOR January 24, 2012

RCF GC/CM Construction Contract:

Construction Status Summary

- Construction progress is 97.4% 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 50 construction workers on site daily.
- Over 1,447,637 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 2012 is 0.00. 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

- HVAC systems commissioning completed in the tenant areas in the Customer Service Building.

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. Base building branding signage has been installed in the CSB lobby. Punch list work in the TI areas is complete. The Contractor is commissioning the HVAC systems in the public areas. HVAC system commissioning in the tenant areas is complete.
- RCF Operational Floor Plates - Painting of the operational floor plate ceilings is complete. Installation of delineator barriers is complete. Mechanical and electrical systems are being commissioned. Lights and outlets are operational. Painting of the escalator/elevator lobbies and openings is complete. The installation of additional handrails is complete. Minor punch list work is remaining.
- Elevator and Escalator Equipment - Installation is complete with the exception of individual identification signs on each elevator and escalator. State L&I inspection punch list has been issued on the escalators.
- QTA - Installation of electrical and mechanical systems and wall framing is complete in all QTAs. Commissioning of mechanical and electrical systems is well underway in all QTAs. Fuel systems electrical connections are in progress. Car wash equipment UL listing has been achieved.
- Helix Art – Final adjustments and additions to the art lighting remain to be completed.
- Security Gates – Installation of security gates and controllers is approximately 90% complete.
- Landscaping is essentially complete with the exception of areas bordering the off-site road improvements.

- Customer information directories are being installed on the CSB plaza. Vehicle directional signage is being installed on the on-site roadways.
- Work on the 800 MHz Communications System, needed for police and fire response in the facility, is nearing completion.

Contractor Schedule

- RCF Substantial Completion date is February 13, 2012 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

- Subcontractor Bids – closed.
- Risk Reserve – 145 approvals have been issued, and 18 in review.
- 2% MACC (Maximum Allowable Construction Costs) Contingency – 215 Change Orders executed and 24 in review.
- Negotiated Support Services – 44 approvals issued and none pending.
- Conforming Design Development Allowance – closed.
- Anticipated Scope Allowance – closed.
- Non-Suspension Related Contract Changes – 796 Change Orders executed, and 114 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

Construction Status Summary

- Construction progress is 90% complete.
- 5-10 construction workers on site daily.
- Overall project completion date remains the same.
- Construction costs are trending to be within the authorized program budget.

Milestones Accomplished This Month

- Paving and striping of new lane widening was completed on International Blvd. Traffic devices removed and lane opened for use.
- Installation and testing of irrigation completed for all zones.
- New concrete barrier, sidewalk and expansion joint headers placed at SR 99 Bridge widening.
- Siesmic concrete (girder stops) completed at SR 99 Bridge
- Striping restoration completed to 75% at SR 518 (weather dependent work)
- Punchlist inspections held for B-line (exit ramp from SR518 to SR99) and C-line (New on-ramp to eastbound SR518 via the North Airport Expressway)

Work In Progress

- S. 160th Street: Remaining work includes landscaping, and punchlist concrete walk repairs.
- Host Road realignment: remaining work includes irrigation and landscaping.
- New on-ramp to eastbound SR518 via the North Airport Expressway: Punchlist work is 60% complete. Beneficial Occupancy is pending striping restoration of North Airport Expressway.
- SR 99 Bridge: Polyester overlay placement is pending dry weather window. Handrail placement and on barrier, and pigmented sealer at bridge is pending.
- International Boulevard: Remaining work includes landscaping, and design change work at medians and Tree pit locations
- B-Line (exit ramp from SR518 to SR99): punchlist work is pending and includes two existing light pole base conditions, and a slide repair at west shoulder slope. Repair options are being explored for WSDOT acceptance. Beneficial Occupancy is pending these repairs.
- So. 160th St Bridge Repairs: Concrete and rebar demolition has resumed at repair areas.
- 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: 40 executed, 4 pending execution and 23 trends in review.

Bus Maintenance Facility - Construction Contract

Construction Status Summary

- Overall project completion date remains at February 13, 2012.
- Construction progress is approximately 95%.
- Construction costs are trending to be within authorized budget.
- An average of 37 construction workers on site daily.

Milestones Accomplished this Month

- Site stabilization acknowledged by POS Environmental.
- Pre-final inspections and punchlists generated for: Offsite civil and utility improvements, On-site paving and civil features (utilities, signage, fencing, etc.), Building exterior finishes and non-operational elements of the Compressed Natural Gas (CNG) facility. Activation of all utility services.

Work In Progress

- Bus Maintenance Facility Building: Building exterior complete except for punchlist work. Interior wall framing and drywall complete and painting @ 90%+. All interior finish operations underway: performance floor finishes complete, carpeting and resilient flooring complete, ceramic tile underway, ceiling systems >50%. Interior doors & hardware installation nearing completion. Electrical & mechanical interior trim work at administrative areas nearly complete as well as in bus maintenance & support areas. Equipment testing & start-ups begun as utilities came on line.
- Bus Wash Facility Building: Building exterior and canopy complete except for punchlist work. Electrical & mechanical fixture and trim nearly complete. Bus wash equipment installation complete – testing pending – to be followed by Commissioning.
- CNG Fueling Facility: Building interior & exterior and fueling canopy complete except for punchlist work. Fueling dispensers, compressors, dryer, fire alarm and “Fuelmaster” management systems

installed, and control equipment is in process of being programmed. Test fueling has begun with POS buses.

- Site: Upper and lower site work is 99% complete. Data & communication pathways have been cut-over to newly installed “backbone” installed at 194th street (offsite work), which will allow for demolition and removal of last phone pedestal and installation of last catch basin. Landscaping nearly complete. Other site elements complete and work on punchlists underway. Utilities have been accepted by each respective utility agency.
- Offsite: South 194th Street Street/28th Street South utility and paving work is complete/inspected and Contractor is working on punchlist items.

Cost Status Summary

- Summary: Change Orders: 17 executed and 26 change proposals in review.

Wayfinding Signage and Curbside Modifications - Construction Contract

Construction Status Summary

- Phase I contract completed November 18, 2011.
- Phase II (Signage) the Contractor remobilized on January 9, 2012, and contract completion date is April 20, 2012, however the Contractor’s current schedule shows them completing in March.
- Construction progress is approximately 55% 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 being installed as of 1-9-12 in the Main Terminal on bag claim, bridge, and ticketing levels, as well as in the sidewalk area near the new shuttle bus parking spaces, and will be complete in March. Temporary signage will maintain existing directions until the date that new shuttle bus operations commence.

Cost Status Summary

- Summary: 14 change orders have been issued and none pending.

Design

Design Work in Progress

- RCF: No additional Design Change Notices (DCN’s) have been issued. Approximately 2,750 Requests for Information (RFI) have been submitted by the contractor, of which 2,740 are closed.
- RCF Signage: Conducted a tour of the Main Terminal and RCF signage with RAC Industry last week. Team met for second time to develop 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.
- USGreen Building Council sent notice they require additional time to review the final submitted LEED construction documents. Currently carry enough points to obtain a Silver rating though not specifically seeking the metal designation.

- Concession amendment recently signed with AT&T but delayed a month. AT&T submitted an updated construction schedule and a pre-construction meeting was held. They are expected to begin construction soon. Wi-Fi installation underway in CSB .
- All Port supplied systems, furniture and equipment has been approved, ordered and some have been delivered.
- Port Construction Services is currently installing Bird Control, Tenant Demark Boxes, Security Barrier Identification, Pipe Protection, CSB Wi-Fi conduit, Louver Protection and VESDA Panel covers.
- Negotiating rates with DWA to prepare the final record drawings from the contractor's as-built red lined drawings. Expect to award contract soon.
- Working on a number of property surplus and property transfer agreements with various Utility companies, WSDOT and City of SeaTac for RCF, BMF and ORI projects.

Industry

- Held Industry joint business and technical meeting on January 11, 2012. All but one tenant has picked up their building permit and actually begun construction. Tenants construction is well underway for several companies. There have been verbal statements by the Industry that the Port has impacted their construction schedule. Staff requested detailed information in support of their claims though not much has been received to date. Continued coordinating with Facility Management Company on turnover tasks.

Rental Car Facility Program Activation

- Transit operations plan is now final. Employee training plans and operating procedures are nearing completion.
- HR&D's RCF Project Employment Manager will begin making initial offers to the list of qualified candidates for bus drivers in anticipation of the March hiring. The drivers will start and begin their training in March of 2012.

Program Schedule

- RCF to open April 19, 2012.
- BMF completion is estimated to be in February 2012.
- ORI completion was extended to January 20, 2012 for unanticipated impacts in completed the SR99 bridge over SR518 and repair of the Port's Bridge 10 with signage completed morning of April 19 to coincide with the RCF opening.
- Main Terminal Improvements construction completion in March 2012.

Program Cost Forecast and Budget

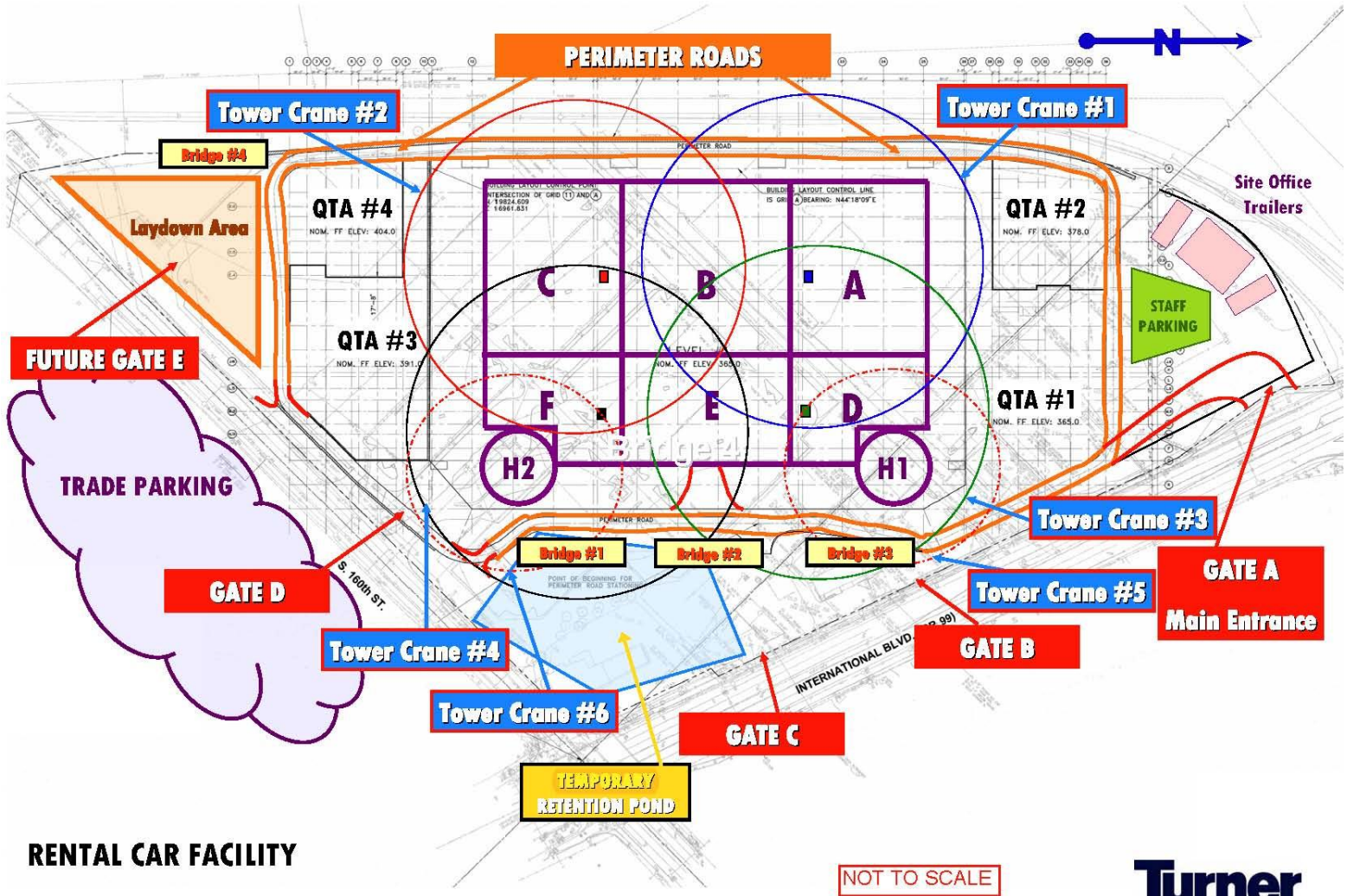
- The projected program budget is \$419,306,000 and breakdown by project and expenditures is shown on the attached slide 5. Staff finalizing program forecast for presentation to Commission at January 24 meeting.
- The updated CFC actual collections and projections are shown on the attached slide 6.

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

- Property transfers to City of SeaTac and State for ORI - February.
- Miscellaneous Property Surplus & Transfers for RCF, ORI and BMF – April, 2012



**RENTAL CAR FACILITY
SITE LOGISTICS PLAN**

Turner