

ATTACHMENT A**TODAY'S BRIEFING FOR April 24, 2012****RCF GC/CM Construction Contract:****Construction Status Summary**

- Construction progress is 98% 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 30 construction workers on site daily.
- Over 1,477,442 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 work commenced in 2008 (using data from the 2010 UW study performed for AGC).
- Construction waste recycled materials rate is 97.3%.
- Recordable Incident Rate (number of injuries per 100,000 work hours) for 2012 is 0.00. Overall project RIR is 3.39, 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 Certificate of Occupancy (TCO) was issued February 28th.
- RCF earned USGBC LEED Silver rating.

Work In Progress

- RCF Elevated Concrete Decks - Punch list work is essentially complete.
- CSB - Back of house floor, wall, and ceiling finishes are complete with the exception of punch list items. The commissioning of the CSB High Ceiling HVAC system is incomplete due to leaks in the air supply system. The CSB lobby linear diffusers are being modified and re-installed to address this. Tenant improvement work is well underway in all tenant spaces.
- RCF Operational Floor Plates - Painting of the operational floor plate ceilings is complete. Commissioning of the mechanical and electrical systems is complete. Minor punch list work is remaining. Tenant improvements are under way on all levels. Reapplication of the floor joint waterproofing membrane is underway.
- Elevator and Escalator Equipment - Final approval has been obtained from the L&I Vertical Inspectors for the elevators. The Port/Turner teams are addressing additional L&I inspection items on the escalators, with a goal to complete by mid-April.
- QTA - Installation of electrical and mechanical systems is complete in all QTAs. Commissioning of the fueling system in QTAs 1 and 2 is complete. Commissioning of the fueling system in QTA 3 and 4 is incomplete due to issues with the pumping system. Commissioning of the foam suppression system is incomplete due to continued issues with the system performance. Tenant improvements are in progress.
- Helix Art – Final adjustments and additions to the art lighting remain to be completed.
- CSB Level Exterior Art – The stationary disks have been installed. The remaining work has not commenced.

- Security Gates – Installation of security gates and controllers is complete. Testing and commissioning to follow.
- Landscaping installation is nearing completion. Some replanting is required. Customer information directories are installed on the CSB plaza. Vehicle directional signage is being installed on the on-site roadways.

Contractor Schedule

- The Port took beneficial occupancy of the majority of the building and building systems on April 2nd with the Final Certificate of Occupancy anticipated by May 16, 2012.

Cost Status Summary

- Subcontractor Bids – closed.
- Risk Reserve – 156 approvals have been issued, and 11 in review.
- 2% MACC (Maximum Allowable Construction Costs) Contingency – 235 Change Orders executed and 21 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 – 878 Change Orders executed, and 115 in review. Approximately \$14,600,000 in potential claims from the GCCM and a major Subcontractor are in various stages of the dispute process for resolution.
- 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 98% complete. Milestone M20: Signage Activation is pending.
- Approximately 5 construction workers are on site daily completing contract work and punchlist work.
- Project completion date is revised to May 17, 2012, to support May 17th opening date.
- Construction costs are trending to be within the authorized program budget.

Milestones Accomplished This Month

- Landscaping completed at B-line, Host Road, South 160th St and International Blvd (IB).
- Punch list inspections held for all work areas except signage and irrigation.
- Handrail installation has been completed at the bridge.

Work In Progress

- S. 160th Street: Remaining work includes punchlist work on City property (drainage covers, and concrete sidewalks.)
- Host Road realignment: remaining work includes irrigation system electrical connection and testing of the system. Issued punchlist work is 90% complete.
- New on-ramp to eastbound SR518 via the North Airport Expressway: Punch list work is 90% complete. Removal of Temporary Erosion Control measures remains.

- SR 99 Bridge: Pre Final inspection was completed this month and punchlist issued to contractor.
- International Boulevard: Change order work at medians continues and is 85% complete. Tree pit change order work is 90% complete. Revised plans for the medians are underway and final inspections are pending.
- B-Line (exit ramp from SR518 to SR99). Landscape, including the revisions, was completed this month. Roadway punchlist work is 95% complete and roadway cleaning is underway for upcoming opening of the roadway to vehicles.
- Weekly meetings with Port staff, Mid-Mountain and Turner and WSDOT continue for coordination and planning purposes as work progresses.

Cost Status Summary

- Change Orders: 52 executed, 3 pending execution and 18 trends in review.

Bus Maintenance Facility - Construction Contract

Construction Status Summary

- Contract substantial completion milestone of February 13, 2012 will be extended by up to 94 calendar days, pending completed analysis of the Contractor's time impact analyses (TIA's).
- Construction progress is approximately 99%.
- Construction costs are trending to be within authorized budget.
- An average of 10 construction workers on site daily completing punchlists.

Milestones Accomplished this Month

- Building testing and commissioning completed this month, with CNG fueling station approximately 25% Commissioned.
- Training of POS personnel complete except for 5 CNG related elements.
- Pre-final inspections and punch lists generated for 20 elements/systems: 91% of punchlist items completed.

Work In Progress

- Bus Maintenance Facility Building: General Contractor "back-punching". Final cleaning complete in most areas. Paperwork / closeout documentation ongoing.
- Bus Wash Facility Building: Bus wash to be accepted by Port for beneficial use on 4/13/12.
- CNG Fueling Facility: Fueling system testing and programming complete. Setup of fuel monitoring and billing software to integrate with Port "Maximo" program is ongoing. Contractor is making equipment adjustments and programming revisions as necessitated by discoveries during Commissioning. Most difficult commissioning test (maximum system capacity) was successful.
- Site: Upper site (not including CNG fueling system elements) to be accepted by Port for beneficial use on 4/13/12. Contractor has demobilized project field offices. Landscaping is complete and grass & plants growing/blossoming in spring weather conditions.
- Offsite: South 194th Street Street/28th Street South utility, landscaping and paving work is complete, inspected and contractor is working on punch list items.

Cost Status Summary

- Summary: Change Orders: 30 executed and 37 change proposals in review. Revision to Contractor Time Impact Analysis (TIA) under review to determine entitlement for any cost impacts resulting from the time extension.

Wayfinding Signage and Curbside Modifications - Construction Contract

Construction Status Summary

- Phase I contract completed and Beneficial Occupancy issued on November 18, 2011.
- Phase II (Signage) the Contractor remobilized on January 9, 2012, and contract completion date is April 20, 2012. The Contractor was issued Beneficial Occupancy on March 9, 2012.
- Construction progress on Phase II is 100% complete.
- Substantial Completion for the entire project was issued on April 10, 2012.

Milestones Accomplished this Month

- All punchlist items have been completed and Substantial Completion for the entire project was issued on April 10, 2012.

Cost Status Summary

- Summary: All change orders have been negotiated. Final change order #24 is being processed, and the Final Payment Request is being processed.

Design Work in Progress

- RCF: No additional Design Change Notices (DCN's) have been issued. Approximately 2,800 Requests for Information (RFI) have been submitted by the contractor, of which 2,795 are closed.
- RCF Signage: Four additional wayfinding signs are scheduled to be installed before opening date. The Port will install additional signage if determined necessary after these trial runs are conducted.
- AT&T complete. Wi-Fi installation continues in CSB.
- All Port supplied systems, furniture and equipment ordered and is in process of being installed.
- Port Construction Services is currently installing Pipe Protection, CSB Wi-Fi conduit, Power to wayfinding signage, additional lighting required by code, storm drainage corrections, Flight information displays, north lot paving and furniture installations.
- Final contract signed for preparing final as-built record drawings.
- A number of smaller property surplus and property transfer agreements with various Utility companies, WSDOT and City of SeaTac for RCF, BMF and ORI projects remain.

Industry

- Held Industry joint business and technical meeting on April 11, 2012. Tenants are well under construction. Facility Management Company now has operations and maintenance of the RCF. Continue coordinating turnover tasks.

Rental Car Facility Program Activation

- May 9, 2012 is the RCF Grand Opening Celebration. The Activation team and Public Affairs is finalizing the details in coordination with the Facility Manager. Internal and external communication materials, such as web content for the internet and Compass page for the RCF are being developed. The Port will also provide a PDF brochure template to the RAC's to print and distribute to their customers.

- Transition plans are being reviewed by the activation management team, project management team and construction management teams for signage, transit operations and rental car operations to insure a successful startup on May 17th. Operations of the new facility are scheduled to begin at 12:01 A.M.
- HR&D's RCF Project Employment Manager reports that all bus driver positions have been filled. This includes full-time, part-time and relief drivers. Interviews for Auto Machinists and Laborers to support bus maintenance will take place this week. Badge appointments for the newly hired drivers will start this month.

Program Schedule

- RCF to open May 17, 2012.
- BMF substantial completion is estimated for June 2012.
- ORI project is complete except as noted above and the remaining signage to be completed May 17 to coincide with the RCF opening.
- Main Terminal Improvements construction is complete.

Program Cost Forecast and Budget

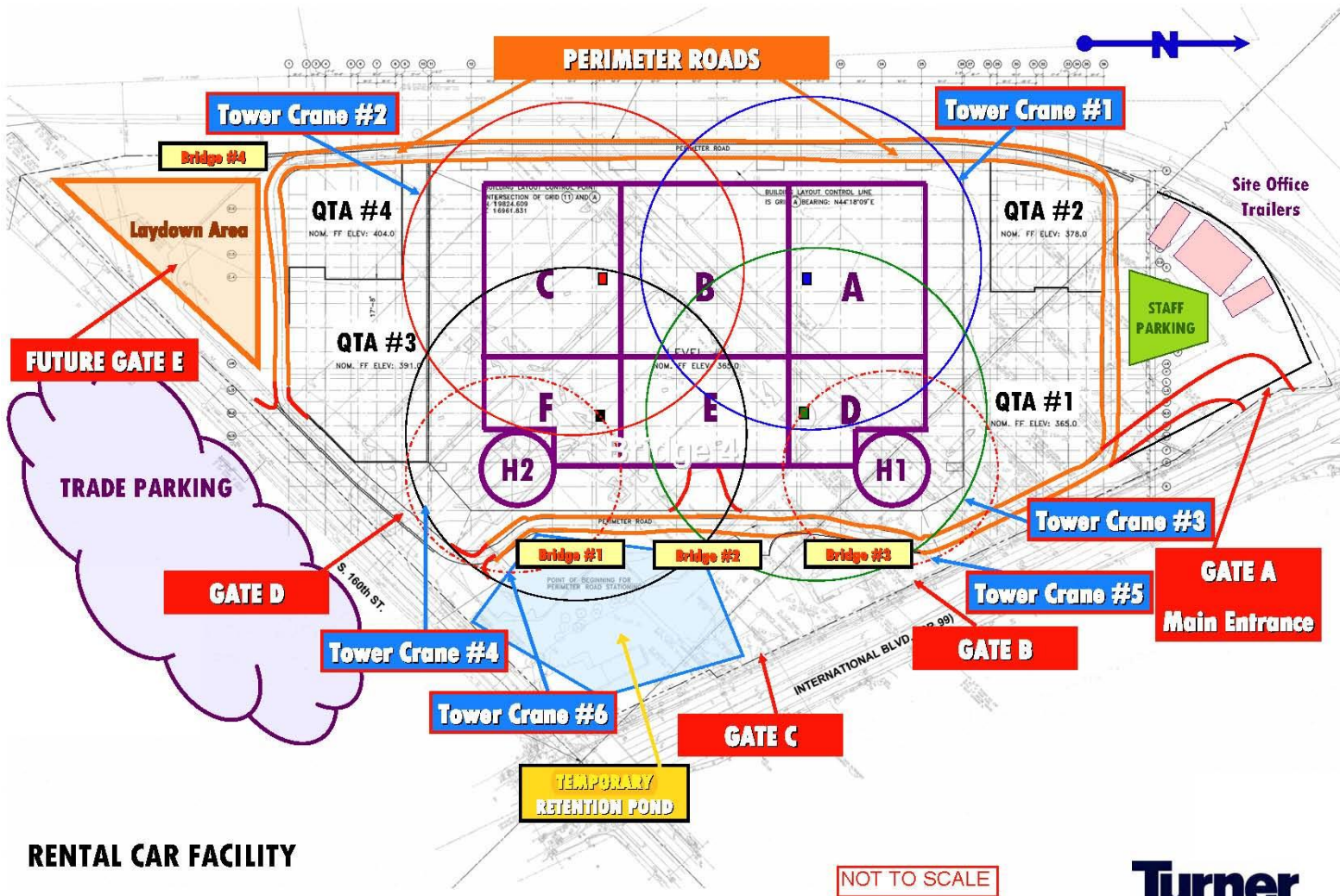
- The forecasted program budget is estimated to be \$396,000,000 and breakdown by project and expenditures is shown on the attached slide 6.
- The updated CFC actual collections and projections are shown on the attached slide 7.

Risk Factors – Construction Issues

- BMF commissioning schedule remains the critical path to the program completion and opening day. Still at risk to be delayed due to commissioning.
- The RCF elevated slab waterproofing system must be re-applied. Contractor has started this work in the QTAs and on the floor plates.
- QTA foam fire suppression system is still not performing correctly after being modified by the contractor. Additional modifications are being designed for incorporation into the distribution piping.
- The CSB exterior columns are being stained to conceal surface imperfections. This work is scheduled to be complete before opening.
- Labor and Industries has determined that additional lighting is required over the north and south escalator banks. This work will be completed before opening date. QTA canopy emergency lighting also requires modifications that will be completed before opening.

Upcoming Commission Actions

- Miscellaneous Property Surplus & Transfers for RCF, ORI and BMF – June, 2012



**RENTAL CAR FACILITY
SITE LOGISTICS PLAN**