

**ATTACHMENT A**

**TODAY'S BRIEFING FOR February 28, 2012**

**RCF GC/CM Construction Contract:**

**Construction Status Summary**

- Construction progress is 97.7% 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 48 construction workers on site daily.
- Over 1,474,078 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 3.39, 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**

- No milestones to report this month.

**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. Tenant improvement work is in well underway in all tenant spaces.
- 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. Tenant improvements are under way on all levels.
- Elevator and Escalator Equipment - Installation is complete. State L&I vertical transportation inspection punch list has been issued. Punch list work is in progress. State L&I buy-off is scheduled for the end of the month.
- QTA - Installation of electrical and mechanical systems 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. Fire foam system work in well underway. Tenants improvements are in progress.
- 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 TCO date is now February 20, 2012. Current schedule update shows the contractor behind by 7 calendar days. The Port staff and Turner are diligently working on improving this and on alleviating a few potential risks related to regulatory requirements that may have an impact.

#### **Cost Status Summary**

- Subcontractor Bids – closed.
- Risk Reserve – 150 approvals have been issued, and 14 in review.
- 2% MACC (Maximum Allowable Construction Costs) Contingency – 225 Change Orders executed and 23 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 – 839 Change Orders executed, and 120 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 92% 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**

- S160th Bridge work completed, barriers removed and lanes opened. New on-ramp to eastbound SR518 via the North Airport Expressway is now opened.

Punchlist inspections held for all work areas except the International Boulevard Bridge

##### **Work In Progress**

- S. 160<sup>th</sup> Street: Remaining work includes landscaping, and punchlist concrete walk repairs.
- Host Road realignment: remaining work includes 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: Handrail placement 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 still 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.
- 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: 42 executed, 5 pending execution and 14 trends in review.

### **Bus Maintenance Facility - Construction Contract**

#### **Construction Status Summary**

- Project completion date expected to be extended – awaiting Contractor Time Impact Analysis (TIA) to determine entitlement to time extensions. Currently, Contract substantial completion milestone remains at February 13, 2012.
- Construction progress is approximately 96%.
- Construction costs are trending to be within authorized budget.
- An average of 20 construction workers on site daily.

#### **Milestones Accomplished this Month**

- Project pre-functional & functional testing and commissioning began this month..
- Training of POS personnel conducted for Fire Suppression and Fall Protection systems.
- Pre-final inspections and punchlists generated for: Mechanical & electrical at BMF building, bus bay architectural elements and roofing.

#### **Work In Progress**

- Bus Maintenance Facility Building: Building exterior complete except for punchlist work. Interior finishes complete except for acoustical ceiling tile installation – pending above ceiling mechanical & electrical punchlist completion. Architectural features and accessories (fire extinguisher cabinets, tackboards, etc.) installed. General Contractor closing out internal lists of work to complete prior to requesting POS pre-final inspections. All subcontractors performing punchlist corrections on work already formally inspected by POS. POS IT installing & testing network equipment.
- Bus Wash Facility Building: Bus wash equipment startups & testing complete. System commissioning upcoming. Contractor has installed bus cleaning systems at canopy area and the electrical subcontractor is completing minor change order work.
- CNG Fueling Facility: Fueling system testing (w/POS buses) continues. Work continues to complete programming of fuel management system and various system control software elements.
- Site: Upper and lower site work is complete and Contractor is working on punchlists. CenturyLink/Qwest telephone pedestals removed, enabling completion of last catch basin tie-in/storm system flushing and finalization of paving & landscaping. Fencing complete and automatic gate

operators pending testing. Site signage installation is underway. Centurylink/Qwest has removed abandoned wire and fiber from ductbanks to remain.

- Offsite: South 194<sup>th</sup> Street Street/28<sup>th</sup> Street South utility and paving work is complete/inspected and Contractor is working on punchlist items.

#### **Cost Status Summary**

- Summary: Change Orders: 21 executed and 29 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. The Contractor's current schedule shows them achieving Beneficial Occupancy in March.
- Construction progress on Phase II is approximately 70% complete.

##### **Milestones Accomplished this Month**

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- Signs above escalators have been replaced.

##### **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 is in place to maintain existing directions until the date that new shuttle bus operations commence.

##### **Cost Status Summary**

- Summary: 19 change orders have been issued and 5 are 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: Team continues 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.
- USGreen Building Council issued acceptance that the RCF obtained LEED certification with enough points for Silver. This is the first Port facility to obtain LEED certification and is a significant accomplishment by the team.
- AT&T under construction and making good progress. Wi-Fi installation continues 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.

- Finalizing contract negotiations with DWA to prepare the final record drawings from the contractor's as-built red lined drawings. Expect to award contract soon.
- Commission approved the surplus and transfer of property to the City of SeaTac and WSDOT. 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 February 8, 2012. All tenants are under construction and making good progress. Industry still claiming the Port has impacted their construction schedule, but nothing has been sent or accepted by the Port. 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 complete.
- HR&D's RCF Project Employment Manager at the direction of Airport Transit Operations management has extended conditional offers to 35 full time bus drivers and 5 part time drivers, all conditional offers were accepted. The drivers will start work April 6<sup>th</sup>, 2012 to begin their 80 hour training program and be ready to drive buses during the burn in period later in April.

### **Program Schedule**

- RCF to open May 17, 2012.
- BMF completion is estimated to be in February 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 completion shifted slightly to April 2012.

### **Program Cost Forecast and Budget**

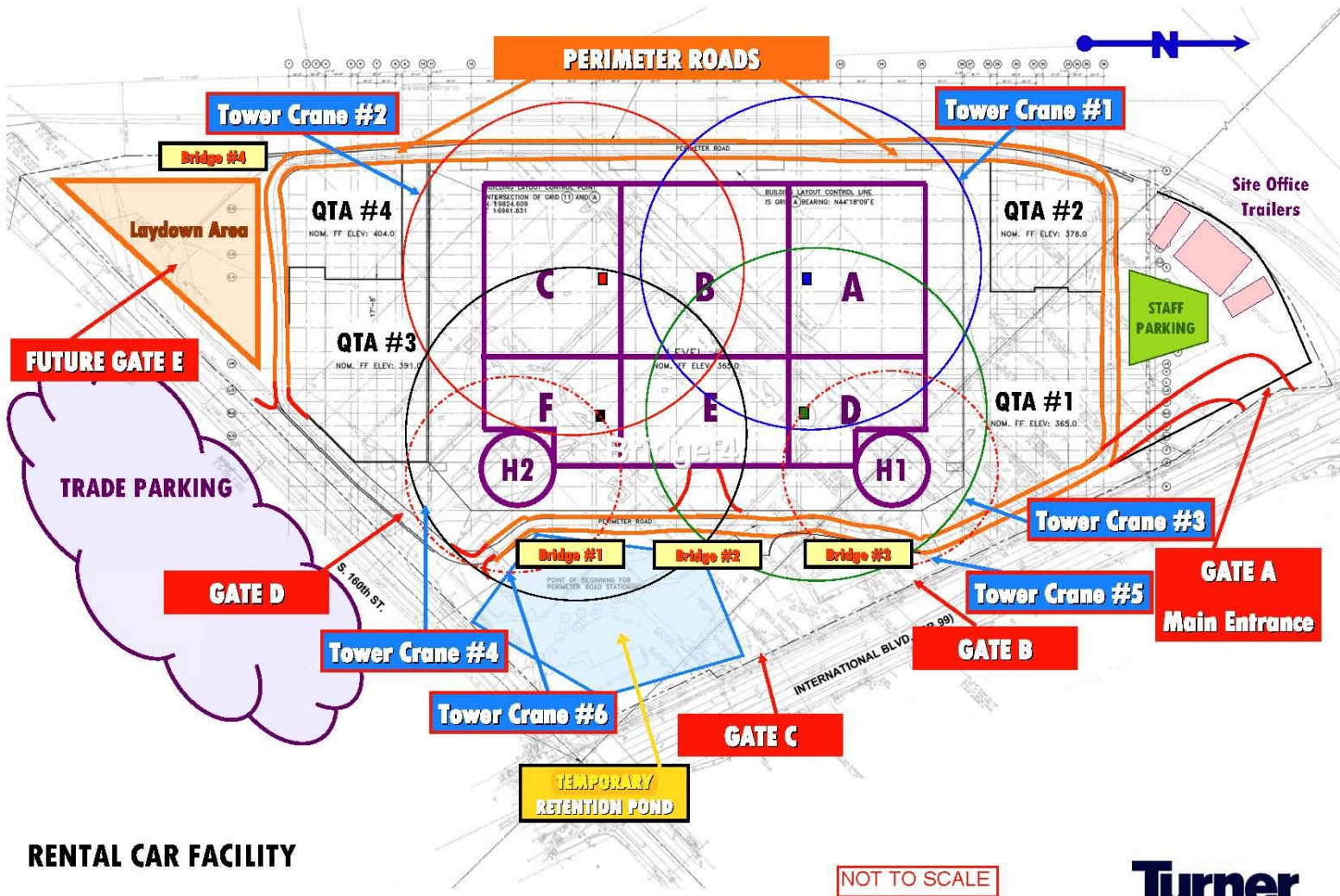
- The current Turner contract value including all change orders is shown on the attached table slide 5.
  - The trending over time of construction contingency for the RCF is shown on slide 6.
  - The trending over time of construction contingency for the RCF Total Program is shown on slide 7.
  - The ORI project is now considered a public expense rather than capital, which represents a change in accounting as the scope and budget for the project costs has not changed.
- The projected program budget is \$419,306,000 and breakdown by project and expenditures is shown on the attached slide 10. 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 9.

### **Risk Factors**

- BMF commissioning 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**

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



**RENTAL CAR FACILITY  
SITE LOGISTICS PLAN**