

ATTACHMENT A**TODAY'S BRIEFING FOR May 22, 2012****Grand Opening Results**

- The official opening ceremony was held May 9, 2012, was well attended by nearly 300 people and the facility was well received based on the feedback. The ceremony was led by Airport Director Mark Reis and Commission President Gale Tarleton spoke along with other dignitaries. A bus drove through a banner signifying the ribbon cutting ceremony. Tours for over 100 attendees began at the conclusion of the ribbon cutting.
- Conducted tours to employees who commented on how nice the facility was.
- The Port supplied the RAC's with brochures to give customers in order to facilitate the transition to the new facility for customers returning cars.
- Drivers conducted practice runs between the Airport and RCF since April 22, 2012.
- Airport roadway signage revisions began Monday night May 14th and were conducted each night through the actual transition. This was done for safety reasons.
- Transition from the terminal parking garage to the new RCF began promptly at 12:01 am Thursday morning May 17, 2012. A small Incident Command center was established to manage the detailed transition plan developed between the Port, the RAC's and the RCF Facility Manager. PCS and Maintenance also supported activities throughout the early morning.
- A verbal report will be presented by staff regarding the actual opening of the facility, scheduled to occur after this document was submitted.

Open Issues

- RCF Signage: Four additional wayfinding signs are scheduled to be installed after opening date. The Port will install additional signage if determined necessary after opening.
- The potential exists for the flight information display, common use check-in kiosks, courtesy phone kiosk and Wi-Fi systems to not be fully functional at opening due to the amount of work PCS crews and their contractors had to perform and a requirement for Underwriter Laboratory ratings on system assemblies by Electrical codes.
- All art disks have been installed, with the electrical infrastructure to support the spinning disks in progress with final powering up after opening.
- A verbal report will be presented by staff on other items discovered or not known at the time this document was submitted.

Factoids**RCF**

- Approximately 115,000 cy of concrete have been placed. This is the equivalent of 36 Olympic size swimming pools.
- 3,000,000 lbs of steel have been placed. This is roughly ½ the weight of the Space Needle.
- Total of 330 miles of post tensioned cable have been installed, equivalent of the round trip from Seattle to Portland.
- Total of 411,000 cubic yards of excavation has been completed.
- 54,575,311 gallons of water have been treated on the project, equivalent to 11,000 gas tanker trucks.
- The contractor hand placed approximately 45 acres of "swirl" finish on the floor plates.
- The Project used in excess of 15,000 gallons of paint over 1,874,000 square feet of concrete ceilings
- Four tower cranes were used on site, totaling 816 ft in height. That is 211 ft taller than the Space Needle.
- Approximately 1,652,100 linear feet (over 300 miles) of wire was installed.

- 2,300 light fixtures were installed 47 on poles.
- One-half mile of fuel piping under the QTA's was installed, which is capable of holding 1,000 gallons of fuel.
- 96 fuel nozzles, the largest quantity at one site this side of the Mississippi.
- The 48 Vacuums in the QTA's have enough suction to lift a 1200 pound very upset bull!
- With 16 car washes, the largest quantity this side of the Appalachian Mountains, can accommodate 500 vehicles an hour.
- Estimate 715kW and 2,930,000kWH of energy savings by utilizing the site specific natural air flow/currents that reduced supplemental ventilation.
- Design reduced energy usage allowed by Washington State Energy Code by 39% (Code allowed 236,000 watts, estimate using only 144,000 watts).
- Elaborate lighting control system will save approximately 131,000kW.

LEED

- First Port owner LEED facility
- LEED Silver rating under LEED NC 2.2 (34 points achieved)
- Construction waste recycling rate of: 97.27%
- Regional materials used: 29.23%
- Recycled content for materials: 30.37%
- For wood products on project, 67.72% of it was Forest Stewardship Council (FSC) certified wood
- Car washes recycle approximately 85% of the water used to wash a car which equates to recycling 11,300 gallons per day.
- SCL incentives expected back to project is \$408,275

BMF

- 22,198 square foot building built on 6.28 acre site.
- 6 maintenance bays
- 42 bus parking stalls
- 162 employee parking stalls
- 3 high pressure compressed natural gas dispensers
- 3-500 scfm compressors capable of filling 10 buses in 30 minutes.
- 5,787 cubic yards of concrete, 185.7 tons of steel, 5,369 linear feet (slightly over 1 mile) of hydronic tubing.
- Recycled 98.8% of construction waste.
- Peak workers on site was 67 (August 2011).

RCF GC/CM Construction Contract

Construction Status Summary

- The Project is essentially complete. Only punch list items remain to be completed.
- 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.
- 350 construction workers on the project at its peak.
- Over 1,500,331 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).

- Overall project Recordable Incident Rate (number of injuries per 100,000 work hours) is 3.33, significantly below the statewide rate of 11.0. There was one lost work day over the four year duration of the construction.

Milestones Accomplished This Month

- The Project and the Tenant Improvement work is on track to receive the Certificate of Occupancy by May 16th, 2012.
- RCF earned USGBC LEED Silver rating.
- Reapplication of the floor joint waterproofing membrane is complete.
- Elevator and Escalator Equipment - Final approval has been obtained from the L&I Vertical Inspectors for the elevators and escalators.
- QTA - Main Contract work is essentially complete. Commissioning of the foam suppression system is complete.
- Landscaping installation is complete.

Cost Status Summary

- Subcontractor Bids – closed.
- Risk Reserve – 157 approvals have been issued, and 7 in review.
- 2% MACC (Maximum Allowable Construction Costs) Contingency – 250 Change Orders executed and 15 in review.
- Negotiated Support Services – 45 approvals issued and none pending.
- Conforming Design Development Allowance – closed.
- Anticipated Scope Allowance – closed.
- Non-Suspension Related Contract Changes – 908 Change Orders executed, and 90 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

- The Project is essentially complete. Only punch list items remain to be completed.
- 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

- Airport Signage Activation May 14- through the 17th to support the opening and transition of patrons to the new RCF facility.
- Landscaping and Hardscape completed at B-line, Host Road, South 160th St and International Blvd (IB).
- B-Line (exit ramp from SR518 to SR99) was opened to traffic and received beneficial occupancy on April 23rd.

- Handrail installation has been completed at the SR99 Bridge. New lane on Bridge opened to traffic and received beneficial occupancy in conjunction with B-line opening on April 23rd.

Cost Status Summary

- Change Orders: 52 executed, 10 pending execution and 17 trends in review.

Bus Maintenance Facility - Construction Contract

Construction Status Summary

- The Project is essentially complete. Only punch list items remain to be completed. Commission previously authorized 94 days extension of Contract Time (to May 16, 2012). Further time extensions may be negotiated pending reconciliation/receipt of time impact analyses (TIA's) on pending changes.
- Construction costs are trending to be within authorized budget.

Milestones Accomplished this Month

- Beneficial Occupancy has been issued on all facets of the project. Bus Maintenance Facility Building achieved beneficial use on April 20, 2012, Bus Wash Facility Building on April 13, 2012 and the CNG Station on May 11, 2012.
- Training of POS personnel was completed this past month.
- Offsite: South 194th Street Street/28th Street South utility, landscaping and paving work is complete. Three punch list items remain.

Cost Status Summary

- Summary: Change Orders: 38 executed and 32 change proposals in review & negotiation.

Wayfinding Signage and Curbside Modifications - Construction Contract

Construction Status Summary

- Substantial Completion for the entire project was issued on April 10, 2012.

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, all of which are closed.
- The service directive for Record Drawings has been issued.
- 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 May 9, 2012. Tenants are well under construction. Facility Management Company now has operations and maintenance of the RCF. Continue coordinating turnover tasks.

Program Schedule

- RCF opened May 17, 2012.
- BMF opened May 10, 2012.
- ORI signage completed May 17, 2012

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 8.
- The forecasted detailed budget summaries for each project within the program are shown on Slide 9
- The updated CFC actual collections and projections are shown on the attached slide 10.

Jobs/Hours

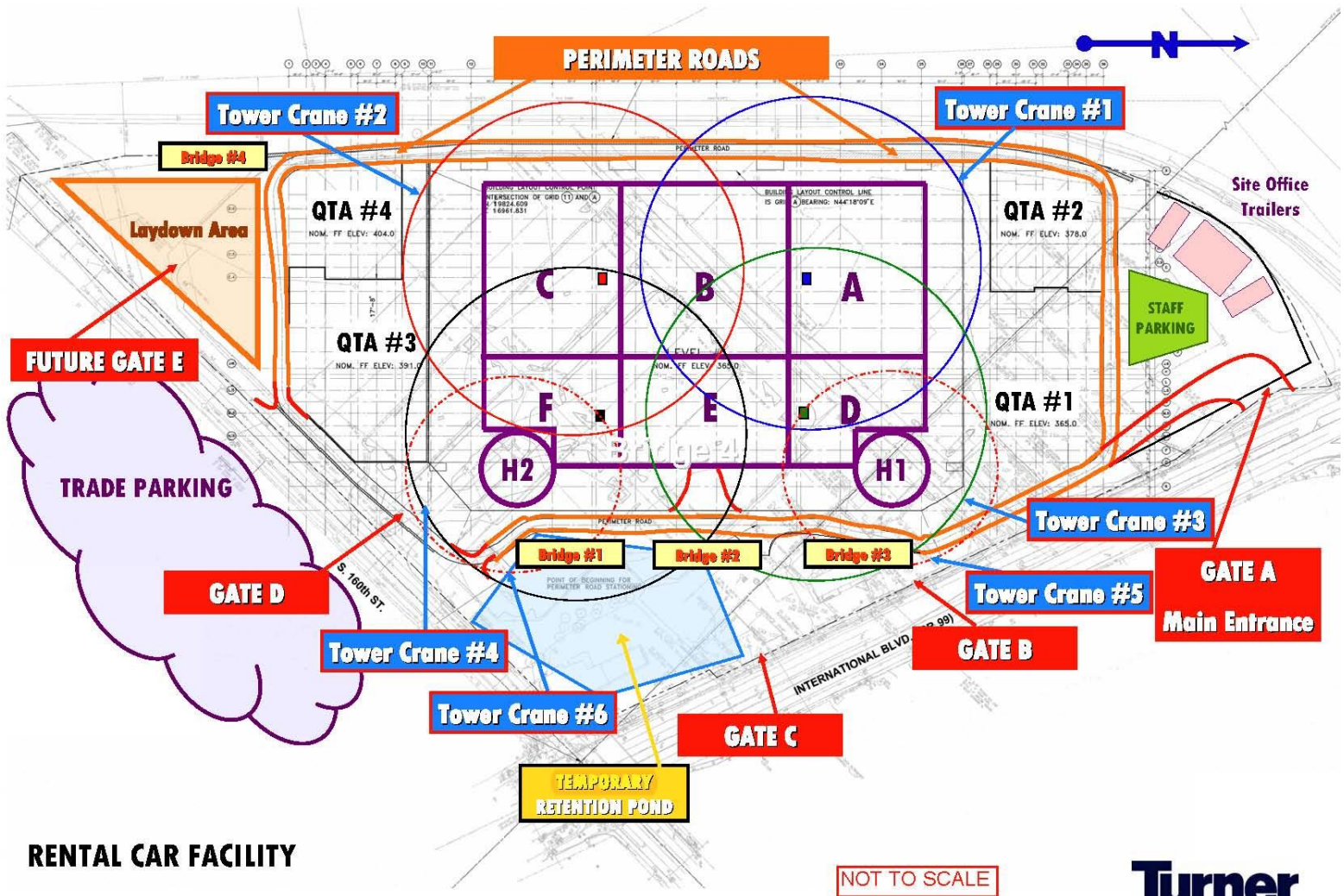
- Total estimated jobs for implementing the entire program since its inception under the Project Analysis Report is approximately 5,900 jobs over the 14 years or 420 person-years including construction, design and management. This is based on the dollars spent to date, using data from the 2010 UW study performed for AGC.
- Total estimated Port FTE hours expended on the program was 168,000 or 89 person years or likely 11 people full-time for the duration of the program. Total estimated Consultant hours expended on the program was 475,000 or 238 person years or likely 30 people for the duration of the program.
- RCF Estimated Jobs by: Construction: 3,900 jobs; design and management 1,170; and art 40 for total of 5,110 jobs.
- BMF estimated jobs by: Construction 300 jobs; design and management 120 jobs for a total of 420 jobs.
- ORI estimated jobs for construction 200 jobs; design and management 120 jobs for a total of 320 jobs.
- MTI estimated jobs for construction 30 jobs; design and management 20 jobs for a total of 50 jobs

New Port Employees

- Port brought on 84 new direct-hire jobs supporting the transit operations (54 full-time, 5 part-time and 25 relief) and contracted initially for six months 18 Curbside Assistants.

Upcoming Commission Actions

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



**RENTAL CAR FACILITY
SITE LOGISTICS PLAN**