



**SEA-TAC INTERNATIONAL AIRPORT
RENTAL CAR FACILITY**



RCF aerial provided by Sky Pix Aerial

**MONTHLY PROGRESS REPORT
OCTOBER 2008**

**PREPARED BY
THE AVIATION PROJECT MANAGEMENT GROUP**

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EXECUTIVE SUMMARY

CURRENT PROGRESS

This report details the activities for the Rental Car Facility, Off-Site Roads Improvements, and Bus Maintenance Facility projects during the month of October 2008.

On October 28th, the Port Commission approved the use of a not-to-exceed \$20m loan of Airport Development Funds (ADF) to fund the continuation of construction activities for the Rental Car Facility under the presumption the bond market will improve by April 1, 2009 and at which time the bonds can be sold. Due to the volatility of the economic market, the Port has been unable to secure funding for the project with the current bonds. As part of this authorization, the Commission requested a project update every two weeks that includes an expenditure cash flow, alternative funding strategies and an exit strategy that identifies potential trigger dates for either the slowdown or suspension scenarios. As a result the Port and Turner are in discussion to determine those critical construction activities that must continue and those that could slow if the Commission makes that decision.

On October 24th, Port Corporate Finance, Budget, and Labor relations held several meetings with local union pension managers and representatives to explore direct bond placement opportunities based on union interest in protecting jobs and keeping the project moving forward. More work will be required including a determination as to whether the Port can do a direct placement and whether there would be interest from the national union pension fund managers as it is doubtful the local pension funds have sufficient funds to cover the necessary funding amount required. Port Commission will weigh in and determine the best course of action.

Construction continues to progress well on the site. The Construction Management staff has mobilized and begun conducting day-to-day activities from their trailer on site. The subcontractor parking lot at S. 160th Street has been graded and paved. The anticipated opening date for use for the subcontractor workers will be in mid October. The City of SeaTac is reviewing the pedestrian traffic signal plans provided by the Port; once approved, the signal will allow workers to cross the street without flaggers.

Tower crane 1 was erected the week of October 20th and is now in operation. Tower crane 2 foundation has been set and concrete will be placed in the near future. All of the soil nail walls on the site have been fully constructed and finished. Shotcrete and finishing of Wall 1 has concluded, and work has progressed to the other shotcrete walls throughout the site with walls 3 and 6 to be completed early November. Work continues on the detention vault interior baffle walls and forming of the lid has begun. The installation of the stormwater cast iron piping throughout the site and perimeter road has begun. The temporary power substation was connected by Seattle City Light in late October. The site is now running off of a temporary system, and no longer using generators for construction activities. Tower crane 1 is connected to this power source.

The Port and Turner continue to work through the revaluation of the ornamental metals bid package. The Port has directed the designers to reevaluate, value engineer and redesign certain components of the package. The schedule for re-bidding the package will be in November/December. It is still the goal to repackage the bids to allow for more competition and lower prices in the subcontractor market.

The Request for Proposals (RFP) has been advertised for the procurement of the major electrical equipment. The Port expects to select a firm to procure the work in mid-November. Turner has indicated that the delivery dates listed in the RFP for some of the equipment leave cause for concern. Further discussions between the Port and Turner will need to occur to determine the schedule risks. The schedule is still reflecting Turner using the main switchgear for power connection at the end of the first quarter in 2009.

Request for Qualifications (RFQ) was advertised for the procurement of replacement Project Management Service for the RCF due to the end-of-the-year termination of the Project Management Support Contract (PMSC). The PMSC provides the majority of the RCF Project Management and Project Controls team. In November the Port will advertise another RFQ to solicit project controls replacement staff for the entire Aviation Project Management Group including the RCF. The Port expects to select the PM Services firm by mid-November and the Project Controls firm in December.

PROGRESS

- Turner continues work on the detention vault columns and walls.

- Continuing towards 90% design documents for Off-Site Road Improvement project planned for early January 2009
- Identified a number of items to coordinate between the Consolidated Facility Turner contract and the Off-Site Road Improvement project.
- Revised the administrative area of the BMF building which reduced the total SF from 23,450 SF to 22,160 SF.
- Completed a review of the equipment requirements for the BMF.

CRITICAL ISSUES

- Project financing, alternative funding strategies and exit strategies for the Commission.
- Schedule for the procurement of Port furnished electrical equipment.
- Transition of existing Consultant RCF PM and Controls staff to a new team.
- Utility work continues along with the risk of finding additional, but small pockets of contaminated soil.
- Some construction questions related to architectural work have not yet been resolved due to the termination of Callison Architects.
 - These are now being addressed by Demattei Wong of the Walker team.

MILESTONES ACHIEVED

- The erection of the first tower crane was completed on October 26th.
- Wall 1 complete.
- All soil nail walls complete.
- 90% of all soil has been removed from the site; mass excavation is complete.

PROJECT	PERCENT COMPLETE
Rental Car Facility Design	100%
Rental Car Facility Construction	17%
Off-site Roads Design	70%
Bus Maintenance Facility Design	50%

PROGRAM DESCRIPTIONS

OVERVIEW-RENTAL CAR FACILITY

The Rental Car Facility (RCF) will be located on a 23-acre site (site property now includes acquisition of former Washington Department of Transportation land) at the northwest corner of 160th Street and International Boulevard in the City of SeaTac. The structure will consist of five levels with a rectangular footprint. The area of each level of the RCF will be approximately 400,000 square feet (s.f.) (+/- 9 acres). Ready and return activity will be accommodated on levels 1 through 4. Two helices, located at the southwest and southeast corners, will provide vehicular access to each level. Each of these levels has an adjacent quick turnaround facility (QTA) located outside of the RCF footprint. Each QTA will have fueling positions, carwashes, and support area, which will accommodate dispatch, minor workspace, and employee restrooms.

The fifth level will consist of: 1) approximately 180,000 square feet of uncovered parking space not intended for rental activity; 2) an enclosed customer service building (CSB) consisting of storefronts for the rental car companies; 3) shuttle drop-off and pick-up areas; 4) restroom, office, storage, and utility spaces; 5) elevator and escalator cores; and 6) service, taxi drop off, short-term parking and shuttle staging areas.

Turner Construction has been selected as the general contractor for the RCF project. The contract delivery will be a general contractor/construction manager (GC/CM) delivery. Turner will be the GC, and the Port Engineering Department will perform, as the CM. Turner was selected based on qualifications, rather than competitive bids. The construction contract was negotiated throughout the design, and a maximum allowable construction cost (MACC) was signed prior to the start of facility construction. The MACC is approximately \$170 million.

OVERVIEW-OFFSITE ROADS

The off-site roadway project areas are located at S. 160th Street between the Port's North Airport Expressway (NAE) and International Boulevard, International Boulevard between S. 160th Street and S. 154th Street, the off-ramp from westbound SR-518 to southbound International Boulevard, and a new on-ramp from S. 160th Street onto the NAE ramp to eastbound SR-518. The scope of work includes the widening the north side of S. 160th, new intersections along S. 160th, and constructing a signal for the on-ramp to SR-518. The design is underway, and a contractor will be selected via a public, low-bid award process during 2009.

OVERVIEW-BUS MAINTENANCE FACILITY

A remotely located bus maintenance facility (BMF) will be designed and constructed in accordance with the RCF program requirements. The facility will be approximately 20,000 square feet, with four maintenance bays to serve the consolidated busing system to and from the rental car facility. Administrative offices, employee break areas, locker rooms, and bus washing/cleaning/maintenance space will all be located in the facility. The 40', low floor buses will run on compressed natural gas (CNG). Also located on the six acre site will be a CNG fueling station. Construction will commence in October 2009 and is estimated to be complete by February 2011.

CONSTRUCTION PROGRESS PHOTOS FOR OCTOBER 2008



Erecting jib-boom for Tower Crane # 1.



Tower Crane # 1 erected. Looking south



Grading/compacting slab-on-grade in Area A, between columns

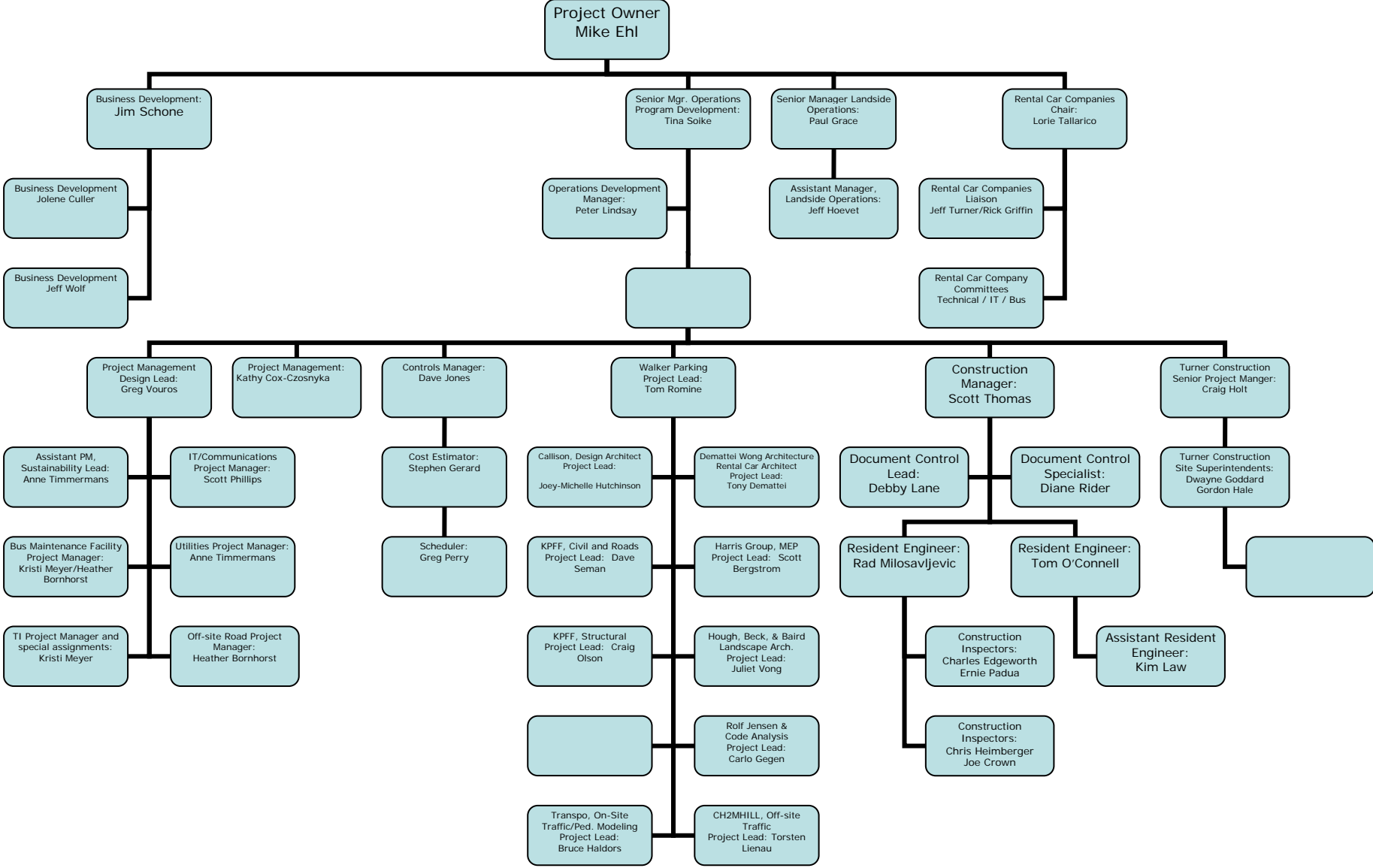


Shotcrete placement was completed on Wall # 1.

CONSTRUCTION LAYOUT AND TOWER CRANE PLACEMENT RENDERING CREATED BY TURNER CONSTRUCTION



PROGRAM ORGANIZATION CHART



RENTAL CAR FACILITY UPDATE

The following is a general overview of progress for the design and construction on the Consolidated Rental Car Facility for October 2008:

PROGRESS

- Electrical equipment now appears to be on the critical path for the facility based upon the likely lead times. The RFP has been advertised with a selection expected in mid-November.
 - Turner and Elcon, their sub has indicated that the delivery dates listed in the RFP for some of the equipment leaves cause for concern. Further discussion will be necessary to understand their position.
- Turner continues work on the detention vault columns and walls.
 - Backfill around the perimeter of the vault is in progress.
- Work is progressing on walls 3, 6, 7 and 8.
- Work on the employee parking lot south of 160th Street is in progress
- Facility footing installation is in progress, and column erection commenced in the NW corner of the building.
- Installation of utilities below slab and around the perimeter of the facility is in progress.
- The second tower crane is scheduled to arrive the second week of November.
- Qwest feeds will be spliced within Manhole 60 to alleviate a choke point with the duct bank that crosses S. 160th Street.
 - The duct bank fill needs to be verified within the design of the forthcoming 160th street widening documents.
- The Port received six proposals for the replacement Project Management services RFQ and the selection team is currently reviewing these proposals. One was rejected for non-compliance with the specific submittal requirements.
- The Port, KPFF, Buster and Fabrication Specialties will meet on November 11th to discuss, clarify, and finalize the following structural issues for the helices art:
 - Turner will still need to provide embeds for the tube steel frame as indicated on the structural drawings. These embeds have not been specifically identified yet.
- The Port Art Committee does not believe new embeds will need to be provided for the helices artwork. This is due to the following:
 - Restraints for the bottom of the artwork will consist of a braced arm – there will be a horizontal arm that is braced in both the vertical and horizontal directions by a diagonal member.
 - The arm and the brace will be attached to the ramp retaining wall that has reinforcing spaced at a 18x12 grid.
 - A drawing will need to be created to show this design. We will need a drawing showing this design.

- No restraints will be needed between the top and the bottom of the artwork.
- Further coordination between Buster and the design team is needed for the installation of the light fixtures.

CRITICAL ISSUES

- Schedule for the procurement of Port furnished electrical equipment.
- The cost for the miscellaneous metals package is still high. The design will need to be re-detailed and re-bid to decrease the cost.
- Some construction questions related to architectural work have not yet been resolved due to the termination of Callison Architects.
 - These are now being addressed by the remaining architectural member of the Walker team.
- The Offsite Roads project has identified a desire to reuse the existing manholes (MH60) for electrical and communications connectivity.
 - These two manholes will be impacted by the anticipated roadway changes.
 - The ratings for the manholes needs to be determined to determine if they are load bearing (H-20) or a solution to reinforce these manholes if they are found deficient is required.
- Designers need to review the conforming design Change Order requests.
- Turner needs to begin installation of the temporary pedestrian signal across S. 160th Street.
- Final selection of the replacement PM services and accelerated negotiations to award contract.

MILESTONES ACHIEVED

- The erection of the first tower crane was completed on October 26th.
- Wall 1 complete.
- All soil nail walls complete.

OFF-SITE ROADS UPDATE

The Off-Site Roads design team is comprised of a subset of the design team presented in the organization chart (above), this development is led by KPFF and includes CH2MHill and Transpo.

The following is a general overview of accomplishments regarding the Off-Site Roads development from October 2008:

PROGRESS

- Continuing towards 90% design documents planned for early January 2009
- Identified a number of items to coordinate between the Consolidated Facility construction contract (Turner) and the Off-Site Road Improvements project.
- Reached a decision to change order the Turner contract to complete the electrical and communication work along S 160th Street between Manholes 60 and 92, which includes the existing power and communication feeds to the Taxi Building.

CRITICAL ISSUES

- Level 3 Communications ductbank identified in close proximity to the bridge widening foundations. Utility explorations underway to confirm location of ductbank.
- Geotechnical boring identified the presence of potentially contaminated soil conditions and a buried concrete pavement section on WSDOT property. The construction of the realigned southbound International Blvd. off-ramp from State Route 518 will require the removal of these two items. Continuing with additional site investigations to define the potential impact of these two items.
- Coordination with Turner is required to minimize impacts between the Consolidated Facility and the Off-Site Road Improvements during construction.
- Obtain Commission authorization for additional design effort and a small portion of construction funding to initiate the major utility coordination critical to maintaining schedule.

MILESTONES ACHIEVED

- None

BUS MAINTENANCE FACILITY UPDATE

The Bus Maintenance Facility design team is comprised of a separate design team from the RCF site; this development is lead by Arai Jackson Ellison Murakami.

The following is a general overview of accomplishments regarding the Bus Maintenance facility development from October 2008:

PROGRESS

- Continuing towards 60% design documents planned for December 2008.
- Revised the administrative area of the BMF building which reduced the total SF from 23,450 SF to 22,160 SF.
- Completed a review of the equipment requirements for the BMF. Equipment specifications and layouts were provided.
- The Port has decided to fit out the two maintenance bays to support the employee parking maintenance operations.
 - Both the existing employee parking busing operation and the planned future rental car busing operation will be operating out of the BMF when it opens in 2011.

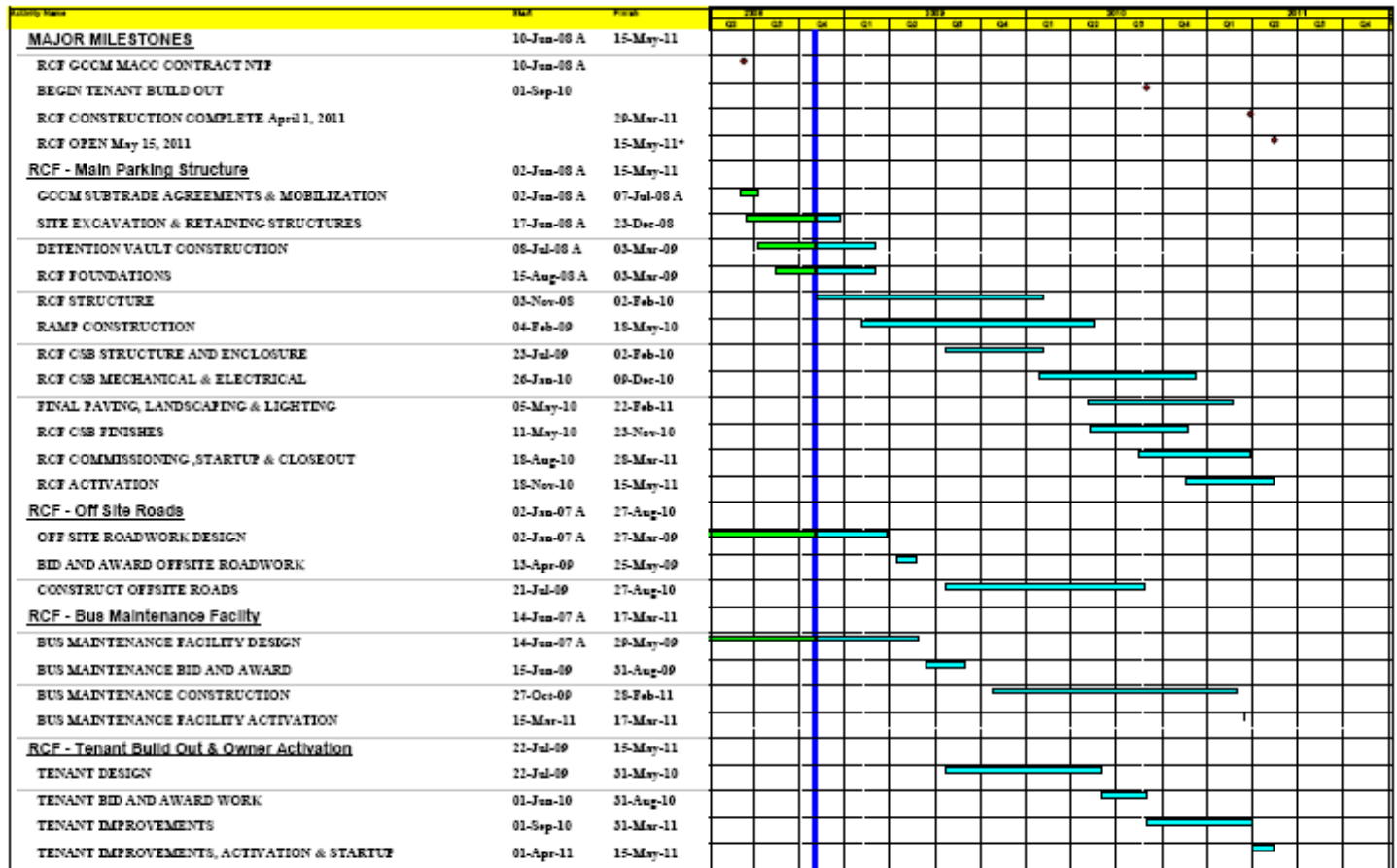
CRITICAL ISSUES

- The revised cost estimate for the new building concept and site improvements remains under budget for the BMF project.
 - Cost remains a concern as design progresses.
- The location of the CNG fueling facility remains undecided. A decision needs to be made whether to expand the existing facilities or provide additional facilities on-site.
- The CNG fueling facilities needs to be provided through a public low-bid process.
 - This requires a budget increase of approximately \$5,019,000 which needs to be confirmed when the fueling facilities are sited.

MILESTONES ACHIEVED

- Project was registered with the United States Green Building Council (USGBC) for LEED project website.

CONSTRUCTION SCHEDULE



RCF Monthly Report
October 2008 Update

FINANCIAL REPORT

(\$ x 1,000)

Construction	Target Budget	Authorized	Cost to Date	Pending Costs	Forecast
Bus Maintenance Facility	\$12,870				\$16,798
Off-Site Roads	\$11,376				\$11,376
Early Demo	\$672	\$672	\$656		\$672
RCF	\$242,277	\$243,277	\$21,148	\$6,122	\$242,277
Sub-Total	\$268,195	\$243,949	\$21,804	\$6,122	\$272,123
Sales Tax On Construction	\$23,473	\$21,805	\$1,606	\$551	\$23,827
Total Construction	\$291,668	\$265,754	\$23,410	\$6,673	\$295,950
Soft Costs					
A/E	\$29,600	\$28,788	\$18,933	\$990	\$29,855
Project Management	\$15,558	\$15,130	\$9,258	\$175	\$15,695
Commissioning	\$664	\$600	\$11		\$703
Construction Management	\$13,750	\$11,218	\$1,529		\$13,927
Administration	\$1,700	\$1,571	\$857		\$1,759
Environmental & Permitting	\$2,790	\$2,405	\$1,353		\$2,860
Industry Consultation	\$870	\$870	\$255		\$870
Total Soft Costs	\$64,932	\$60,581	\$32,195	\$1,165	\$65,669
Main Terminal Improvements	\$3,023	\$504			\$3,023
Art					
Art Planning & Design	\$325	\$325	\$78		\$325
Art Implementation	\$1,631	\$1,631			\$1,631
Total Art	\$1,956	\$1,956	\$78		\$1,956
Program Contingency	\$3,545				\$3,545
Consolidated Bus Fleet	\$17,327				\$17,327
Total Program	\$382,451	\$328,795	\$55,683	\$7,838	\$387,470
CFC Funded Portion	\$375,133	\$328,087			\$378,847