



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



RCF site view facing north

**MONTHLY PROGRESS REPORT  
JUNE 2008**

**PREPARED BY  
PORT OF SEATTLE  
AVIATION PROJECT MANAGEMENT GROUP**

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## **EXECUTIVE SUMMARY**

### **CURRENT PROGRESS**

This report details the activities for the Rental Car Facility and Off-site Roadway Improvements projects during the month of June 2008.

Turner and its subcontractors have completed the work for the sitework package, and have mobilized on site for the main contract work. The temporary erosion and sediment control measures have been executed and have been documented by the Port for compliance with the requirements for Leadership in Energy and Environmental Design (LEED) construction activity pollution prevention plan. The sub contractor, DBD, has mobilized on site to commence work for the soldier piles. During the week of July 7<sup>th</sup>, the subcontractor Ferguson is expected to mobilize on site for the water quality detention vault work. Turner is continuing to refine the schedule of values and baseline schedule before issuing for final agreement with the Port.

The project is still moving in the direction for seeking a rating with the LEED rating system created by the United States Green Building Council. . The third party validation of the design and construction concepts by the team of design and construction industry professions who will determine if the project met the sustainability requirements of the LEED credits. The Port has determined the project will request a separate design review for all design credit submittals at the end of July. The original intent was to combine the design and construction reviews at the end of construction. By allowing a separate design and construction review, the Port will be able to receive a preliminary credit total before completing the documentation for the construction submittals. The preliminary design credits will be issued by the USGBC sometime in winter 2009, at the latest. The construction phase review will occur at the end of the project, and will account for items that measure the construction recycling rates, percentages of recycled materials used on site, and low volatile organic compound (VOC) building materials.

Review comments for the final draft of the Tenant Design guidelines are being assessed between the project management team and A/Es. The team is re-evaluating the barrier concept for the floorplates. The original concept was to use water filled barriers for use to block access between tenant spaces on the floorplates. Upon further discussion with the rental car companies, the team is now evaluating the use of barriers that are concrete, and similar to a Jersey barrier design. The live load for the floorplates will need to be able to support this additional weight.

The Bus Maintenance Facility design remains on hold. The Port is continuing scope and fee negotiations with Arai Jackson, the selected A/E. Once a professional service agreement is executed, Arai Jackson will validate the work completed by the previous design team.

The Industry coordination meetings have been cancelled for the summer meetings, and will start up in September. The RAC Technical meetings will still occur to resolve issues such as the fourth floor ceiling design, Tenant Design Guidelines, and tenant improvement contractor gate issues.

### **KEY DECISIONS**

- Additional contaminated materials were disposed of from the site under the main contract work.
  - The Port is paying for disposal fees directly; this will result in a cost savings for the project.
- Port WIFI system for the contractor trailer connectivity with data and phones has been approved by Port agencies and is currently being installed.

- The project will submit for a design phase review for all LEED submittals at the end of July.

#### **CRITICAL ISSUES**

- The floorplate live load capacity is being re-evaluated to determine if forklifts and tow trucks can be supported.
- The tenant lease has been signed by all rental car companies except Thrifty.
- Insulation options for the floor of the CSB have not been resolved to date; the A/Es and Port teams are working to meet all building department requirements.
- The Port is awaiting completion of WSDOT work on the SR 518 overpass on the International Boulevard to begin work on the temporary signal.
  - This activity is now delayed

#### **PRIORITIES**

- Execute service agreement and contract with Seattle City Light Energy Smart Services program for utility grants and incentives.
- The bonds for the facility are scheduled to be sold on July 14th, unless market conditions change.
- Determine final design for floor barricades and incorporate into design/construction documents.
- The Port is creating a Communication Plan for Public Outreach. Input has been received from the City of Seattle, Turner Construction, and Port public relations.

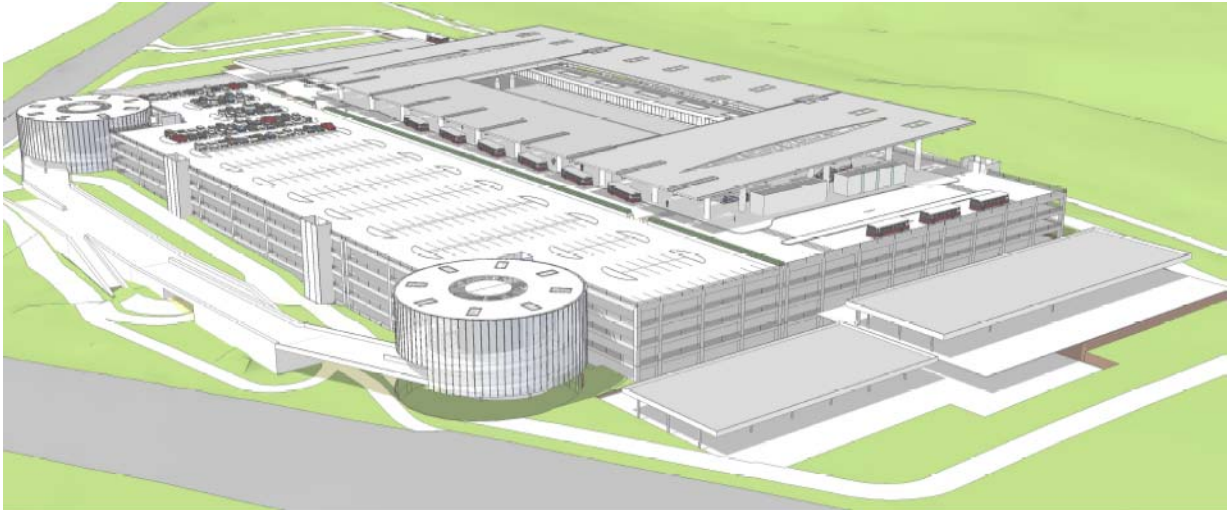
## PROGRAM DESCRIPTION

### OVERVIEW

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 160<sup>th</sup> 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.

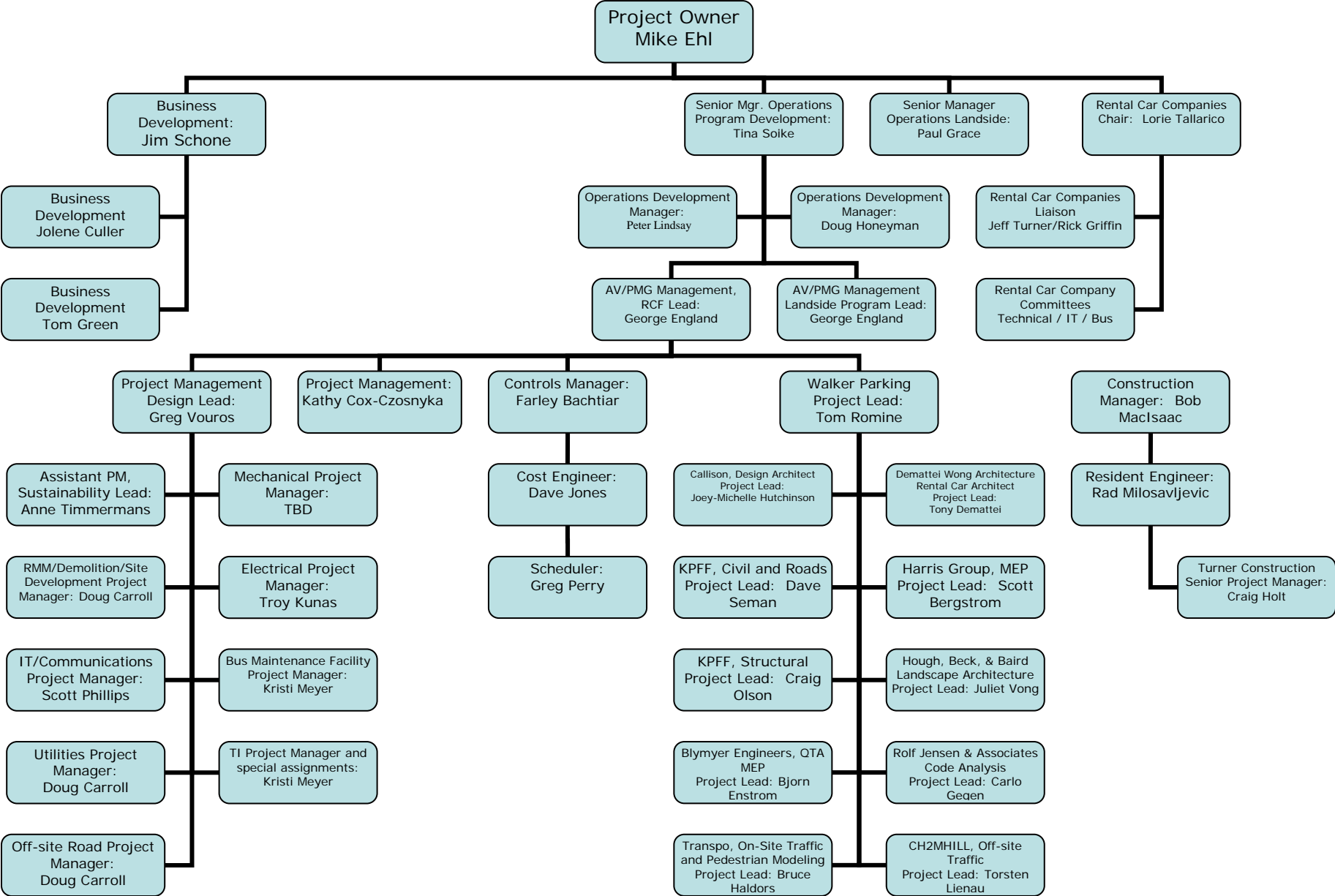
The fifth level will consist of 1) approximately 180,000 square feet of uncovered parking space not intended for rental activity; 2) an enclosed customer service building (CSB) consisting of storefronts for the rental car companies 3) shuttle drop-off and pick-up areas; 4) restroom, office, storage,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

A remotely located bus maintenance facility (BMF) will be designed and constructed in accordance with the RCF program requirements.



RCF site view facing southwest

**PROGRAM ORGANIZATION CHART**



## RENTAL CAR FACILITY UPDATE

The following is a general overview of progress on the Consolidated Rental Car Facility for June 2008:

### Design

#### Progress

- The design phase submittals for Leadership in Energy and Environmental Design (LEED) credits have been completed.
- The Port will submit for a 'design phase review' of all design credits with the United States Green Building Council (USGBC) by end of July
  - Upon final design review, the USGBC will provide a preliminary score for credits achieved or denied.
  - A construction phase review will occur at project completion in 2011.

### Preconstruction / Construction

- The temporary erosion and sediment control (TESC) work and excavation for the water quality vault has been completed.
- Turner has begun work on the main contract.
- Contractors for the soldier piles and concrete water quality vault have mobilized on site.
- Permits for the temporary facilities sewer connect and waterline has been obtained with local agencies.
- Removal of regulated materials has been completed with the exception of a few parking lot light ballasts.
- The permit was issued for temporary traffic signal at SR99 and SR518.
- Design comments are being reviewed by the A/E for the contractor's parking on S. 160<sup>th</sup> for the pedestrian crossing signal.
  - WSDOT and the City of SeaTac will also review; no comments have been received from either to date.

### CRITICAL ISSUES

- Complete and execute the construction services scope (CSS) amendment with Walker Parking.
- Structural load impacts are being evaluated by the designers if the floor barriers are changed from water filled to concrete barriers.
- The floorplate live load capacity is being re-evaluated to determine if forklifts and tow trucks can be supported.
- The tenant lease has been signed by all rental car companies except Thrifty.
- The ornamental metals bid package was significantly higher than the engineer's estimate.
  - The bid will need to be re-designed, re-packaged, and protected against escalation for the second round of bidding.
- Insulation options for the floor of the CSB have not been resolved to date; the A/Es and Port teams are working to meet all building department requirements.
- Insulation 'R' values at the west utility room on the first floor do not meet the minimum insulation requirements outlined in ASHRAE 90.1-

2004 for meeting the Energy and Atmosphere prerequisite for LEED. Current design is R-21; insulation must be R-30. A/Es are evaluating the following options for resolution:

- Increase thickness of current batting insulation to reach R-30
- Switch batt insulation to rigid insulation (similar to fourth floor ceiling insulation)
- The Port is awaiting completion of WSDOT work on the SR 518 overpass on the International Boulevard to begin work on the temporary signal.
  - This activity is now delayed.
- The building permit needs to be issued in order to commence work on the contractor parking lot.

#### **DECISIONS MADE**

- Additional contaminated materials were disposed of from the site under the main contract work.
  - The Port is paying for disposal fees directly; this will result in a cost savings for the project.
- The project will submit for a design phase review for all LEED submittals at the end of July.
- Port WIFI system for the contractor trailer connectivity with data and phones has been approved by Port agencies and is currently being installed.

#### **UPCOMING PRIORITIES**

- The bonds for the facility are scheduled to be sold on July 14th, unless market conditions change.
- Determine final design for floor barricades and incorporate into design/construction documents.
- The Port is creating a Communication Plan for Public Outreach.
  - Input has been received from the City of Seattle, Turner Construction, and Port public relations.
- The allocation/re-allocation scenarios will be updated in August with new market share information.
  - Updated scenarios will be distributed to the rental car companies prior to the September meeting.
- A signage briefing will need to occur at a regularly scheduled Technical Meeting in the following months.
- The Turner trailer complex is scheduled to be delivered to the site the week of July 7<sup>th</sup>.
- The temporary power connections are scheduled to be completed in early July.
- Execute service agreement and contract with Seattle City Light. Energy Smart Services program for utility grants and incentives.
- Complete temporary power work, and coordinate hookups with SCL.
- Concerns regarding separate gates for tenant improvement contractors will warrant further discussion with the City of SeaTac and WSDOT staff.
- The schedule of values for the main contract work will need to be created by Turner and negotiated with the Port. Once the majority of subcontractors are on board for work, Turner will need to complete and issue the baseline schedule.

## **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 June 2008:

### **PROGRESS**

- 30% WSDOT and City Design for Off Site Roads project has been submitted for review.
- Final scope and fee documents agreed to by design consultants.
- The Bonney-Watson Cemetery land purchase is underway.
  - Documents for final acquisition are being created.

### **DECISIONS MADE**

- None

### **UPCOMING PRIORITIES**

- Finalize negotiations of scope and fee to complete final design by September/October 2008.

## **ALTERNATIVE ANALYSIS UPDATE**

The final report is expected to be complete by the end of July 2008.

### **Progress**

- None

### **Critical Issues**

- Complete final report by the end of July.

### **Decisions Made**

- None

### **Upcoming Priorities**

- None

## SCHEDULE:

### FACILITY DESIGN

- Design Development complete June 1, 2007
- Pricing/Permitting Documents complete October 17, 2007
- Construction Documents complete December 19, 2007
- Review RCF O&M Estimate with RACs October 1-November 13, 2007
- Begin MACC negotiations with Turner January 8 – April 15, 2008
- Finalize Maximum Allowable Construction Cost (MACC) April 15, 2008
- Port/RACs discussion for Go/No Go Decision April 25 – May 9, 2008
- Go/No Go Decision Corporate review by RACs April 25 – May 9, 2008
- Go/No Go Final Decision May 9, 2008
- Commission Authorization (Construction & Lease) May 13, 2008
- 100% Construction Documents April 4, 2008
- Execute General Construction Contract (GCC) May 30, 2008

### ALTERNATIVES ANALYSIS

- Finalize Alternatives Report July 2008

### COMMISSION AUTHORIZATION

- Commission Policy and Staff Briefing January 22, 2008
- Authorization for Early Site Work March 11, 2008
- Authorization for Facility Construction May 13, 2008
- Authorization to advertise Offsite Roads Package December 2009
- Authorization for RAC Lease Terms May 13, 2008
- Authorization to advertise Bus Maint. Facility Construction

### BUS MAINTENANCE FACILITY PLANNING

- Review BMF O&M Estimate with RACs November 14, 2007
- Review Busing O&M Estimate with RACs November 14, 2007
- Select new A/Es for final BMF design June 2008
- Begin design work Summer 2008

### BUS MAINTENANCE FACILITY DESIGN

- Schematic Design complete January 22, 2008
- Schematic Design cost estimate complete February 18, 2008

### OFF-SITE ROADS DESIGN

- Schematic cost estimate complete March 2008
- Schematic Design complete June 2008

### ART PROGRAM

- Finalize cost estimate October 24, 2007
- Revise and finalize art costs November 1,

### PERCENT COMPLETE TO DATE (DESIGN)

- RCF Schematic Design: 100%
- RCF Design Development: 100%
- RCF Construction Document Development: 100%
- Offsite Roads Concept Development 100%

- Offsite Roads Design 30%
- Bus Maintenance Facility Design (**ON HOLD**) 30%

## FINANCIAL REPORT

	(\$ x 1,000)				
	Target Budget	Authorized	Cost to Date	Pending Costs	Forecast
<b>Construction</b>					
<b>Bus Maintenance Facility</b>	\$12,870				\$12,870
<b>Off-Site Roads</b>	\$11,376				\$11,376
<b>Early Demo</b>	\$622	\$622	<b>\$561</b>		\$622
<b>RCF</b>	\$243,277	\$243,277	<b>\$3,070</b>	<b>\$2,177</b>	\$243,277
<b>Sub-Total</b>	\$268,145	\$243,899	<b>\$3,631</b>	<b>\$2,177</b>	\$268,145
<b>Sales Tax On Construction</b>	\$23,523	\$21,855	<b>\$23</b>		\$23,523
<b>Total Construction</b>	\$291,668	\$265,754	<b>\$3,654</b>	<b>\$2,177</b>	\$291,668
<b>Soft Costs</b>					
<b>A/E</b>	\$29,600	\$28,670	<b>\$18,734</b>	<b>\$1,141</b>	\$29,600
<b>Project Management</b>	\$15,558	\$15,130	<b>\$8,186</b>	<b>\$225</b>	\$15,558
<b>Commissioning</b>	\$664	\$600	<b>\$11</b>		\$664
<b>Construction Management</b>	\$13,750	\$11,218	<b>\$574</b>		\$13,750
<b>Administration</b>	\$1,700	\$1,571	<b>\$321</b>		\$1,700
<b>Environmental &amp; Permitting</b>	\$2,790	\$2,405	<b>\$575</b>		\$2,790
<b>Industry Consultation</b>	\$870	\$870	<b>\$210</b>		\$870
<b>Total Soft Costs</b>	\$64,932	\$60,463	<b>\$28,612</b>	<b>\$1,366</b>	\$64,932
<b>Main Terminal Improvements</b>	\$3,023	\$504			\$3,023
<b>Art</b>					
<b>Art Planning &amp; Design</b>	\$325	\$325	<b>\$78</b>		\$325
<b>Art Implementation</b>	\$1,631	\$1,631			\$1,631
<b>Total Art</b>	\$1,956	\$1,956	<b>\$78</b>		\$1,956
<b>Program Contingency</b>	\$3,545				\$3,545
<b>Consolidated Bus Fleet</b>	\$17,327				\$17,327
<b>Total Program</b>	\$382,451	\$328,677	<b>\$32,344</b>	<b>\$3,543</b>	\$382,451
<b>CFC Funded Portion</b>	\$375,133	\$327,969			\$375,133