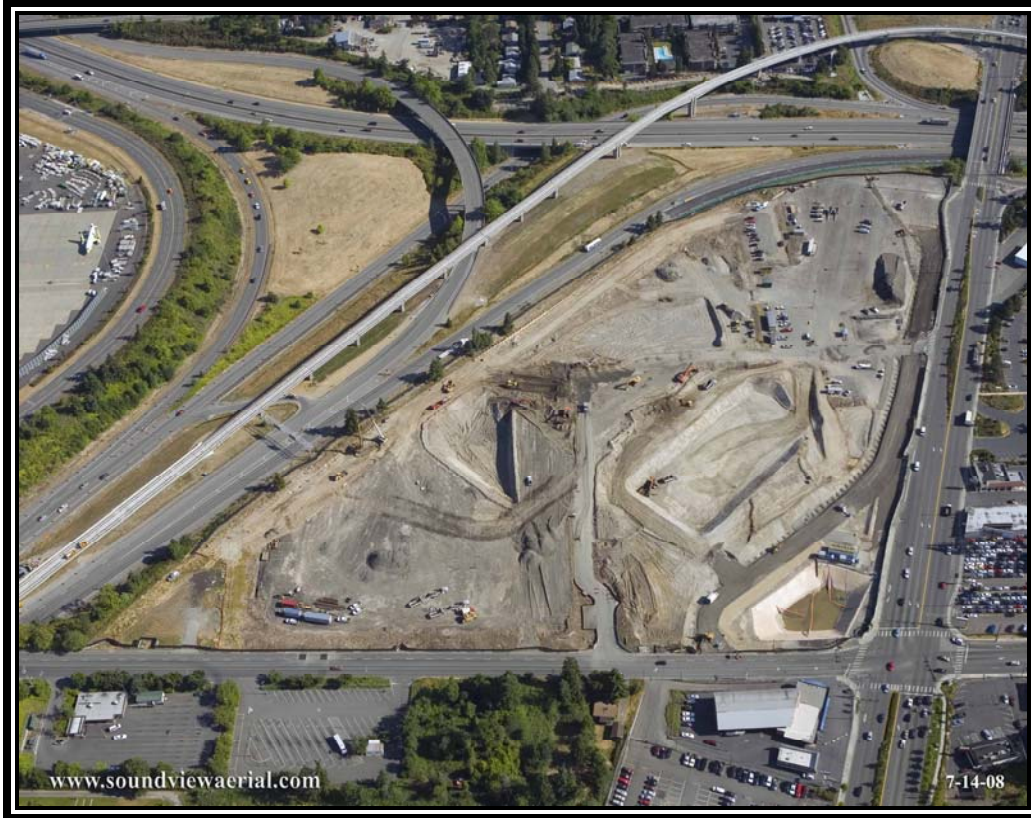




**SEA-TAC INTERNATIONAL AIRPORT
RENTAL CAR FACILITY**



RCF aerial provided by Sound View Aerial.

**MONTHLY PROGRESS REPORT
JULY 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 July 2008.

Activities for the main construction contract for the Rental Car Facility have commenced. Turner Construction has mobilized on site, and is currently installing the permanent construction trailer compound at the northeast section of the site. Measures for temporary erosion and sediment controls (TESC) such as the temporary detention pond, truck wash, rock swales, and silt fences have been installed. Borings for the soldier pile walls were completed, and piles were set the second week of July. The Port and Turner have received the permit for the contractor parking area on the south side of S. 160th Street, and the site will be activity starting the week of August 4th. A temporary pedestrian signal will be installed on S. 160th for construction traffic between the sites.

The Port Commission on August 5th, 2008 authorized a change order in the amount of \$1.1 million to cover the discovery of additional contaminated soils found on the site. These materials are left over from former residences and activities that occurred on the site prior to the early 1960's

The financial team has recently made the decision to not pursue sale of the bonds at this time due to market conditions. They are developing alternative financing options and believe the market will improve after Labor Day at which time they will re-renter the market.

The off-site roads design is scheduled to have a 60% design submittal August 21st. Site surveys for the electrical and communication existing conditions were executed the week of July 21st. A meeting was held with the officials from the Highline Water District to discuss the design and relocation of the new 8" water line along S. 160th Street. Utility coordination with agencies such as Puget Sound Energy, Qwest, and Seattle City Light are ongoing.

Arai Jackson, the new lead for the BMF design, has begun the design re-start for the project. The team is investigating design options for the facility and will present them to the Port during the design coordination meetings. The team is re-validating design concepts, assumptions, and sustainability/LEED goals.

PROGRESS

- The Port and designers are working closely to create a final solution for the alternative insulation of the customer service building floor slab.
 - This will increase the floor to ceiling clearance on the 4th floor operational floor plate.
- Installation of Turner office complex trailers has commenced.
- The building permit for the contractor parking lot has been issued and received by Turner; the work will commence in early August.
- Work for the temporary haul route traffic signal at International Boulevard/SR-518 will begin the first week of August.

CRITICAL ISSUES

- The procurement of electrical equipment is behind schedule due to the selected consultant's lack of resources. This consultant was recently replaced; Harris Group will now assist the Port with the procurement process.
- The RCF site contains more contaminated soils than identified in pre-construction site investigation.
- The final building and site layouts for bus maintenance facility must be reviewed and accepted by the stakeholders.
- The bus maintenance facility schematic design including building layout, site layout, sustainability, systems decisions, cost validation, and others must be validated by the stakeholders.

MILESTONES ACHIEVED

- Mass excavation is estimated to be 80% complete by the end of the month.
- Installation of the soldier piles has been completed.

- The site access road has been paved; access is now one-way through the site with entry on International Boulevard and exit on S. 160th Street.
- 30% design review completed for Off-site roads package.
- Contract for Arai Jackson Ellison Murakami A/E services signed for bus maintenance facility design re-start.

PROJECT	PERCENT COMPLETE
Rental Car Facility Design	100%
Rental Car Facility Construction	5%
Off-site Roads Design	30%
Bus Maintenance Facility Design	30%, project restarted

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 act 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

1.



2.



3.

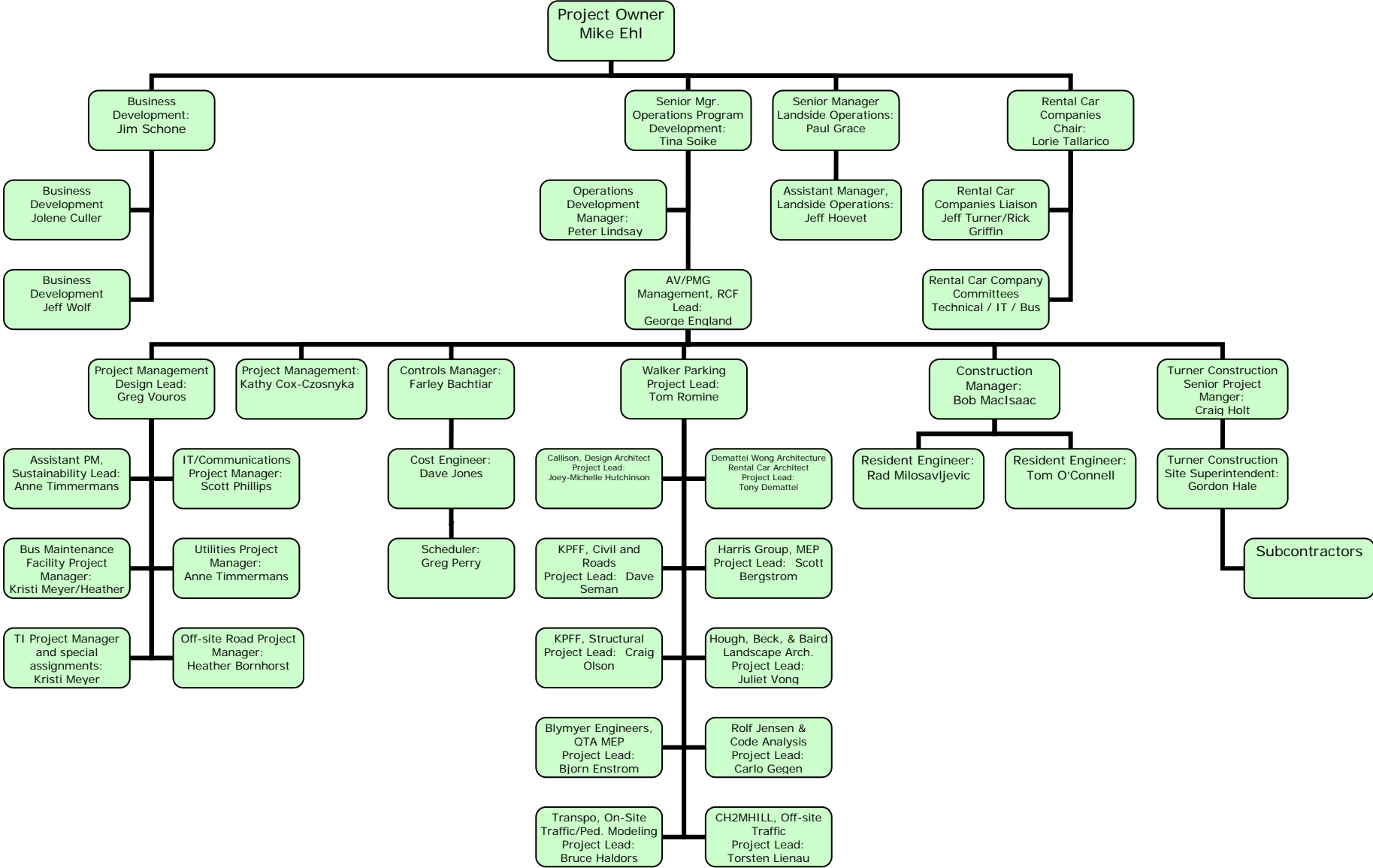


4.



1. 07.24.08 Site excavation.
2. 07.24.08 Excavation of footings in detention vault.
3. 07.31.08 Temporary detention pond at corner of S. 160th and International Blvd.
4. 07.31.08 Rebar and concrete in vault footing.

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 July 2008:

PROGRESS

- The Port project management team is continuing to provide construction support services in the form of reviewing shop drawings and submittals and responses for construction document clarifications.
- All Leadership in Energy and Environmental Design (LEED) design submittals have been completed and uploaded to the United States Green Building Council (USGBC) project website. (Anne, has this been done?)
 - The project is still on track for a 'certified' rating.
- Requests for service and contract agreement have been signed between the Port and Seattle City Light (SCL) for energy efficiency grants and incentives.
 - Incentives are available for items such as (but not limited to): occupancy sensors, high efficiency lighting, transformers exceeding local code, etc.
- A decision analysis was held to select the lease delineation material.
 - Barriers will be concrete/pipe composite barrier. Structural changes to accommodate small forklift for moving barriers will not be implemented.
 - New barrier type is being incorporated into the Tenant Standards Document.
 - Designs will be reviewed at the September Technical meeting.
- The Port and designers are working closely to create a final solution for the alternative insulation of the customer service building floor slab.
 - This will increase the floor to ceiling clearance on the 4th floor operational floor plate.
- Excavation, forming and rebar installation for the detention vault footings is underway.
- Installation of the soldier piles for the retaining walls has been completed; the work for the soil nail walls will begin the first week in August.
- The temporary power connection coordination with Seattle City Light is ongoing.
- The waterline connection to the Highline Water District line has been executed.
- Turner has begun installing their permanent construction trailers on site.
- Soil nail wall installation should begin by August 4th.
- Installation of underground utilities is ongoing.
- Project connection to Highline Waterline has been completed.
- Installation of Turner office complex trailers has commenced.
- The building permit for the contractor parking lot has been issued and received by Turner; the work will commence in early August.
- Work for the temporary haul route traffic signal at International Boulevard/SR-518 will begin the first week of August.

CRITICAL ISSUES

- The procurement of electrical equipment is behind schedule due to the selected consultant's lack of resources. This consultant was recently replaced; Harris Group will now assist the Port with the procurement process.
- The RCF site contains more contaminated soils than identified in pre-construction site investigation.
- RCF team staffing has been negatively impacted by recent departures of PMG and Engineering team members. The Port is assessing options for future staffing.

- The December 2008 expiration of the Parson's PMSC agreement will require the need to acquire either additional Port FTEs or consultant staff to adequately support the RCF project. We are assessing options for future staffing.
- New staff at the City of SeaTac has requested briefings on the RCF project, including discussions on previously resolved RCF design issues.
- The Port needs to approve the payment mechanism for removal and disposal of contaminated soil, in order to minimize potential schedule and delay impacts due to the contaminated soil issue.
 - To date, approximately 15,000 cubic yards of contaminated soil has been discovered under the Main Consolidated Rental Car Facility Contract, and 3,252 cubic yards under the TESC and Other Early Work Contract.
- Commission approval of the proposed helices artwork has been postponed numerous times. This could be problematic if the proposed artwork is not approved.

MILESTONES ACHIEVED

- LEED design submittals have been completed; the Port will submit for a design review at the end of July/early August.
- Mass excavation is estimated to be 80% complete by the end of the month.
- Professional Services Agreement amendments 20, 21 and 22 for construction support services have been executed.
- Installation of the soldier piles has been completed.
- The site access road has been paved; access is now one-way through the site with entry on International Boulevard and exit on S. 160th Street.

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 July 2008:

PROGRESS

- The amendment for remaining design and construction support services has been finalized and executed.
- Review process for 30% design with the Port, City of SeaTac, and WSDOT officials completed.
- Site survey for existing electrical and communication with A/Es completed.
- WSDOT meeting
- The designers were able to survey the existing conditions of the communication and electrical manholes and vaults, which will be included in the 60% submittal.
- The Port, designers, and Highline Water District met to discuss the design of the new waterline along S. 160th Street.

CRITICAL ISSUES

- Relocation of manhole 60 is required, and will consist of re-routing POS power and communications between the RCF site and nearby Port ground transportation (GT) lots.
 - The relocation efforts will impact Turner's scope of work for these items.

MILESTONES ACHIEVED

- 30% design review completed.

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 July 2008:

PROGRESS

- Kick-off meetings with the Port and A/E team were held on the following:
 - Schematic design review
 - Cleaning equipment
 - Maintenance equipment
- The design team presented the first alternative building and site layouts at these meetings.
- Alternative maintenance bay orientations are being considered by the design team.

CRITICAL ISSUES

- Stakeholders to develop schedule to confirm cleaning and fueling infrastructure requirements.
- Select final building and site layouts.
- Select CNG Fueling Station contracting method.
 - Original assumption was presumed to be third party funded, built and operated.
- Complete schematic design validation including building layout, site layout, sustainability, systems decisions, cost validation, and others.
- Develop list of decisions needed to keep project on schedule.

MILESTONES ACHIEVED

- Contract for Arai Jackson Ellison Murakami A/E services signed.
- First directive for schematic design validation was issued.

FINANCIAL REPORT

(\$ x 1,000)

Construction	Target Budget	Authorized	Cost to Date	Pending Costs	Forecast
Bus Maintenance Facility	\$12,870				\$12,870
Off-Site Roads	\$11,376				\$11,376
Early Demo	\$622	\$622	\$561		\$622
RCF	\$243,277	\$243,277	\$5,352	\$5,694	\$243,277
Sub-Total	\$268,145	\$243,899	\$5,913	\$5,694	\$268,145
Sales Tax On Construction	\$23,523	\$21,855	\$199		\$23,523
Total Construction	\$291,668	\$265,754	\$6,112	\$5,694	\$291,668

Soft Costs

A/E	\$29,600	\$28,788	\$19,144	\$1,184	\$29,600
Project Management	\$15,558	\$15,130	\$8,422	\$250	\$15,558
Commissioning	\$664	\$600	\$11		\$664
Construction Management	\$13,750	\$11,218	\$621		\$13,750
Administration	\$1,700	\$1,571	\$336		\$1,700
Environmental & Permitting	\$2,790	\$2,405	\$641		\$2,790
Industry Consultation	\$870	\$870	\$238		\$870
Total Soft Costs	\$64,932	\$60,581	\$29,411	\$1,434	\$64,932

Main Terminal Improvements

	\$3,023	\$504			\$3,023
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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
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Consolidated Bus Fleet

	\$17,327				\$17,327
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Total Program

	\$382,451	\$328,795	\$35,602	\$7,128	\$382,451
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CFC Funded Portion

	\$375,133	\$328,087			\$375,133
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