



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



*RCF aerial provided by Sound View Aerial.*

**MONTHLY PROGRESS REPORT  
SEPTEMBER 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 September 2008.

Construction continues to progress on the site. The Port of Seattle Engineering staff mobilized and has begun conducting day-to-day activities from their trailer on site. The subcontractor parking lot at S. 160<sup>th</sup> 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 for workers to cross the street without flaggers.

The mass excavation for the site is complete except for small areas at each retaining wall. Excavation for the building footings and walls continues. Several additional fuel storage tanks with minimal contaminated soil were discovered and removed. The detention vault floor slab is complete and work continues on the vault wall. Underground utility installation through out the site, including along the future perimeter road continues. The temporary power substation construction is complete and awaits Seattle City Light to make the power drop and connections. Turner Construction is working with the Port to find the best solution for the cost overruns of the ornamental metals bid package. There will be some re-design by the A/E teams, re-packaging to get more competition, all to lower the cost.

Procurement for the major electrical equipment is moving forward, and is expected to be awarded by November 11, 2008. A contract procurement strategy, schedule for work, and site delivery has been developed by the Port and Harris Group. Turner will still maintain schedule to use the switchgear for power connection at the end of first quarter, 2009.

The Offsite Roads package completed the 60% design phase review period and has begun work on the 90% design. Ongoing coordination with the local utility purveyors will need to occur throughout the final design. The project management team and designers met with Seattle City Light, Highline Water District, PSE, and Qwest the last week of September. Coordination will also be required with Seattle Public Utilities to determine a design to protect the 60" main water pipeline that runs through the RCF site and onto the area along the SR-518 Bridge.

Walker Parking was unable to negotiate a contract for construction support services with Collins-Woerman Architects. However, Demattei Wong Architects has agreed with Walker Parking and successfully negotiated taking on the services during all phases of construction. The staff at Demattei Wong has begun work on unresolved design issues, RFI responses, and design change notices to prevent any schedule impacts with Turner.

The Port is currently developing a Request for Proposal for Project Management Services to ensure adequate resources are available to manage the completion of the RCF program. Currently, a number of Project Managers and Assistant PM working on the program unfortunately leave the project by the end of 2008 as a result of their contract ending. The RFQ is nearly complete and is anticipated to be advertised the first week in October

The financial markets remain somewhat unstable and the Port has been unable to reenter the bond markets to seek full funding for the program. Through a series of briefings, the Commission has agreed to alternative funding approaches from that previously authorized in June and which have since expired. With the continued downturn in the markets, the current plan is to brief the Commission and seek authorization for interim funding to keep the proeject going forward until such time as the financial markets improves, currently anticipated around April 2009.

### **PROGRESS**

- Work on the employee parking lot south of 160<sup>th</sup> Street continues.
- Temporary power installation is in progress. Turner continues to coordinate final connection with the Seattle City Light, and optimistic projections target completion of this work element within 2 weeks.
- Validation of program costs is underway for the bus maintenance facility.
- 90% design review submittal for the offsite roads project will be delayed at least a month with minimal impact to the overall program schedule.

### CRITICAL ISSUES

- Completion of the design and permit process for the temporary pedestrian crosswalk and signal on 160th, and issuance of a DCN to the Contractor, and completion of this work.
- Planning for purchase of the Owner supplied electrical equipment for the project has progressed. Current projections target award of the purchase order by November 11, 2008.
  - Funding for the program

### MILESTONES ACHIEVED

- Mass excavation is complete.
- Turner and the Port are conducting all operations (field and administrative) from the jobsite offices.

PROJECT	PERCENT COMPLETE
Rental Car Facility Design	100%
Rental Car Facility Construction	15%
Off-site Roads Design	40%
Bus Maintenance Facility Design	40%

## **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**



Setting Tower Crane # 1 base in area A. looking SE 10.08.2008



Benching at south end of Wall # 3. Looking west 10.08.2008

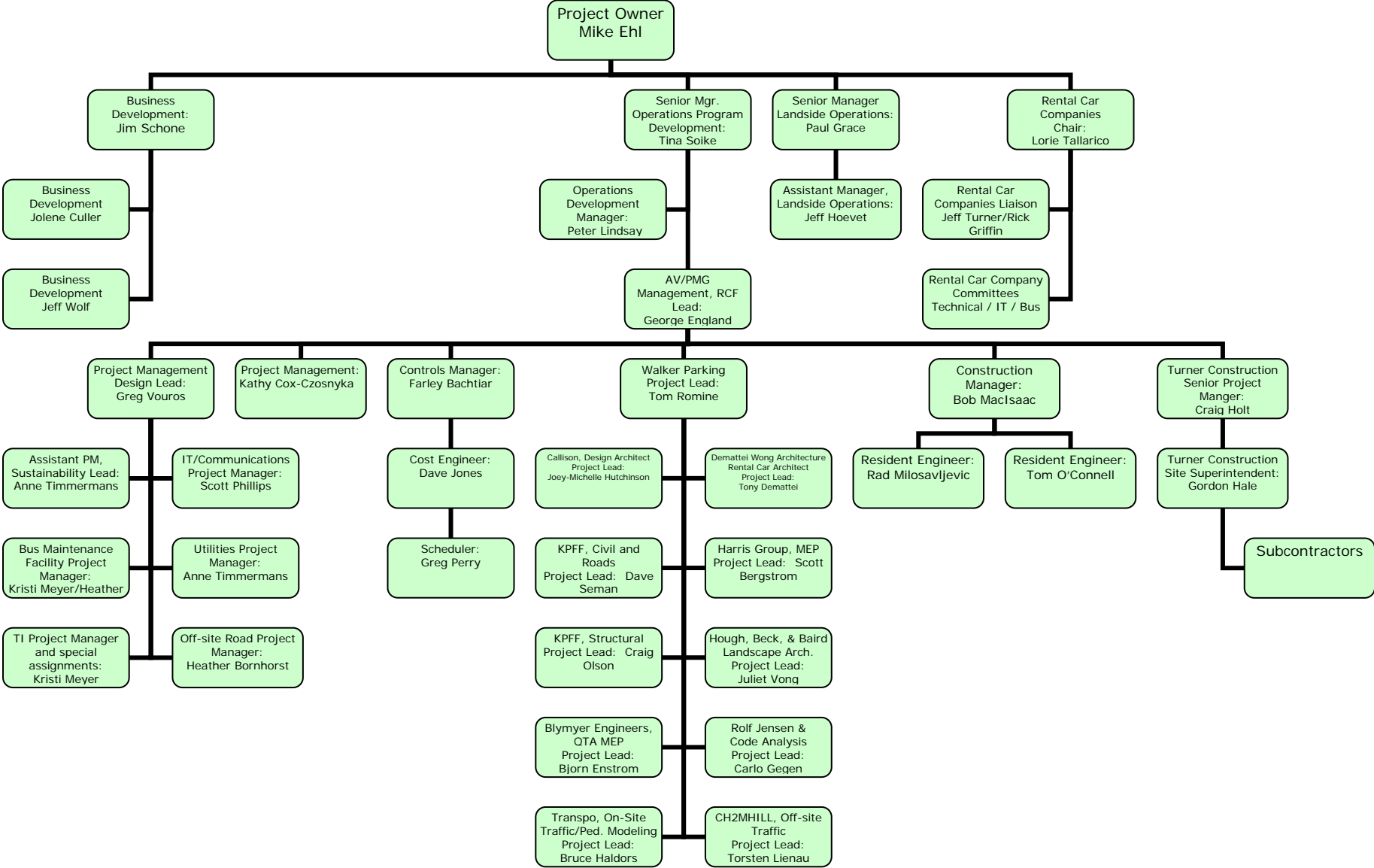


Placing temp. power conduit on N. side of detention vault. 10.08.2008



Helices art screen mock-up. 9.25.2008

# 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 September 2008:

### PROGRESS

- The Tenant Standards were reviewed at the September Technical Meeting and no issues were brought up by the attendees. The will be finalized shortly.
- Work is continuing to progress for final revisions and incorporation of the following into the Tenant Standards: miscellaneous changes regarding structural attachments, design of the fourth floor ceiling system, tenant signage for multi-branding, and other minor edits.
- The Port requested the design team issue a design change notice to change the batt insulation at the ceiling of the west utility room on the first floor.
  - The previous insulation did not reach an 'R' rating that met the requirements of a prerequisite credit for LEED.
  - The Port will move forward with the LEED design phase review once the notice is received.
- The Contractor has completed detention vault footings & slabs and continues with concrete placement for walls & columns.
  - Approximately ¼ of the columns and walls have been cast.
- Mass excavation remains is effectively complete.
  - The limited amount of remaining excavation work will be fine grading for building foundations & QTA slabs, plus periodic incidental removal of spoils excavated for soil nail walls.
- The status of the soil nail/shotcrete and shore pile walls is approximately for the following:
  - Wall 1: 60%
  - Wall 3: 60%
  - Wall 7: 70%
  - Wall 8: 30%
- Work on the employee parking lot south of 160<sup>th</sup> Street continues.
- Temporary power installation is in progress. Turner continues to coordinate final connection with the Seattle City Light, and optimistic projections target completion of this work element within 2 weeks.
- Installation of the Port project office is complete. The staff has moved in and all operations are now being conducted from the field office.
- Water, storm and sewer main installations have commenced.
- Contractor has excavated for the first tower crane base. Target for erection of the first tower crane is October 17<sup>th</sup>.
- 98% percent of contaminated soil encountered to date has been removed. Only one new source of contaminated material has been discovered in the past two weeks, and removal is pending categorization.

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### **CRITICAL ISSUES**

- Resolution with the City and SeaTac and Washington State is needed for the potential use of a dual gate for site access for the tenant contractors.
- Completion of the design and permit process for the temporary pedestrian crosswalk and signal on 160th, and issuance of a DCN to the Contractor, and completion of this work.
- Planning for purchase of the Owner supplied electrical equipment for the project has progressed.
  - Current projections target award of the purchase order by November 11, 2008.

### **MILESTONES ACHIEVED**

- Mass excavation is complete.
- Turner and the Port are conducting all operations (field and administrative) from the jobsite offices.
- Drilling/groundwater sampling for environmental baselines (required by the RAC) will be complete by October 3rd.

## 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 2008:

### PROGRESS

- Completed 60% design review effort and began work towards 90% design submittal.
- Completed initial review of 60% cost estimate. Initial estimate remains below current budget.
- 90% design review submittal will be delayed at least a month with minimal impact to the overall program schedule.
- The delay is to support additional utility potholing to support the bridge widening design, and to address the contaminated soil conditions and buried concrete pavement section found by the geotechnical borings.

### CRITICAL ISSUES

- Level 3 communication ductbank identified in close proximity to the new bridge foundations.
  - Potholing is required to locate the ductbank and determine its impact to the design of the new bridge foundations.
- Geotechnical borings identified the presence of 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 materials.
- Resolve contaminated soils conditions.
- Coordination with Turner is required to minimize impacts any impacts between the facility and off-site roads projects during construction.

### MILESTONES ACHIEVED

- Meetings were held with Seattle City Light, Highline Water District, and Qwest to review 60% design, easements required, and design issue resolution.

## **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 September 2008:

### **PROGRESS**

- Validation of program costs is underway.
- Design meetings to discuss HVAC and communications programming requirements were held with the designer consultants and the Port.
- Arai Jackson will be the prime manager of the LEED certification processes.
- The project will be registered with the United States Green Building Council (USGBC) in the near future.

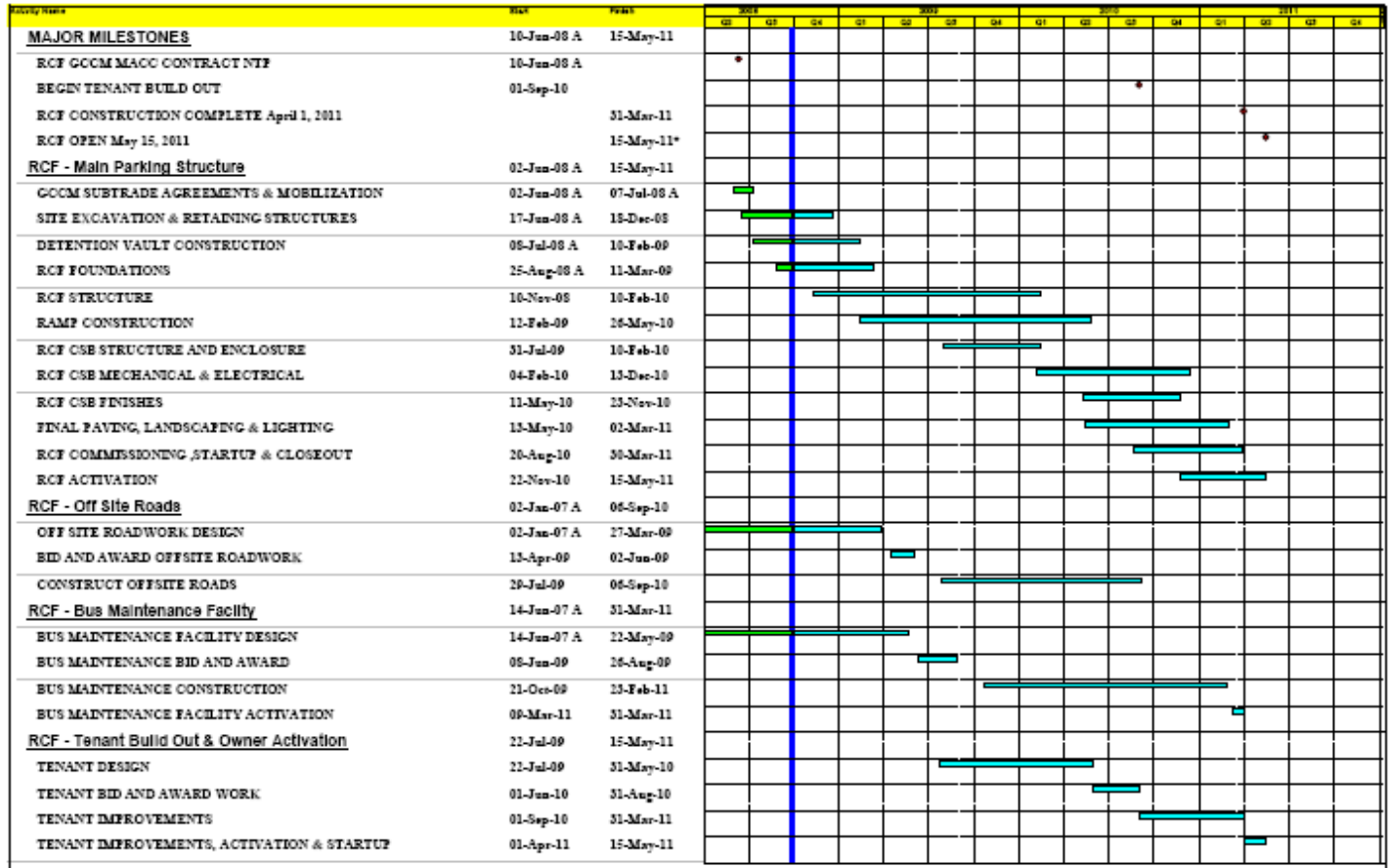
### **CRITICAL ISSUES**

- Schematic design validation cost estimate remains over budget.
- Decisions will need to occur on how to reduce cost and appropriate use of budget contingency.
- The locations of the CNG fueling facilities are undecided.
  - A decision will need to be made to either expand the existing facility or construct a new facility.
- The budget for the CNG station has not been determined. Additional funding will need to be requested based on preliminary cost figures.
- The decision making process will need to continue on use of the two maintenance bays.
  - An additional funding request will need to be put forth to the Port's Investment Committee and then the Port Commission for approximately less than \$1m.
  - The allocation scenarios will need to be evaluated to determine the impacts from the cost changes.

### **MILESTONES ACHIEVED**

- Design development phase has commenced.
- Stakeholder decision analysis preferred alternative is to build and use all bays, moving employee bus maintenance to the facility at opening

# CONSTRUCTION SCHEDULE



## RCF Monthly Report

September 2008 Update

## FINANCIAL REPORT

(\$ x 1,000)

<b>Construction</b>	<b>Target Budget</b>	<b>Authorized</b>	<b>Cost to Date</b>	<b>Pending Costs</b>	<b>Forecast</b>
Bus Maintenance Facility	\$12,870				\$16,798
Off-Site Roads	\$11,376				\$11,376
Early Demo	\$672	\$672	\$660		\$672
RCF	\$242,277	\$243,277	\$17,366	\$3,754	\$242,277
<b>Sub-Total</b>	<b>\$268,195</b>	<b>\$243,949</b>	<b>\$18,026</b>	<b>\$3,754</b>	<b>\$272,123</b>
<b>Sales Tax On Construction</b>	<b>\$23,473</b>	<b>\$21,805</b>	<b>\$1,269</b>	<b>\$338</b>	<b>\$23,827</b>
<b>Total Construction</b>	<b>\$291,668</b>	<b>\$265,754</b>	<b>\$19,295</b>	<b>\$4,092</b>	<b>\$295,950</b>

### Soft Costs

A/E	\$29,600	\$28,788	\$18,506	\$1,275	\$29,855
Project Management	\$15,558	\$15,130	\$8,943	\$200	\$15,695
Commissioning	\$664	\$600	\$11		\$703
Construction Management	\$13,750	\$11,218	\$1,331		\$13,927
Administration	\$1,700	\$1,571	\$835		\$1,759
Environmental & Permitting	\$2,790	\$2,405	\$1,277		\$2,860
Industry Consultation	\$870	\$870	\$243		\$870
<b>Total Soft Costs</b>	<b>\$64,932</b>	<b>\$60,581</b>	<b>\$31,146</b>	<b>\$1,475</b>	<b>\$65,669</b>
<b>Main Terminal Improvements</b>	<b>\$3,023</b>	<b>\$504</b>			<b>\$3,023</b>

### Art

Art Planning & Design	\$325	\$325	\$78		\$325
Art Implementation	\$1,631	\$1,631			\$1,631
<b>Total Art</b>	<b>\$1,956</b>	<b>\$1,956</b>	<b>\$78</b>		<b>\$1,956</b>

### Program Contingency

<b>\$3,545</b>				<b>\$3,545</b>
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### Consolidated Bus Fleet

<b>\$17,327</b>				<b>\$17,327</b>
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### Total Program CFC Funded Portion

<b>\$382,451</b>	<b>\$328,795</b>	<b>\$50,520</b>	<b>\$5,567</b>	<b>\$387,470</b>
\$375,133	\$328,087			\$378,847