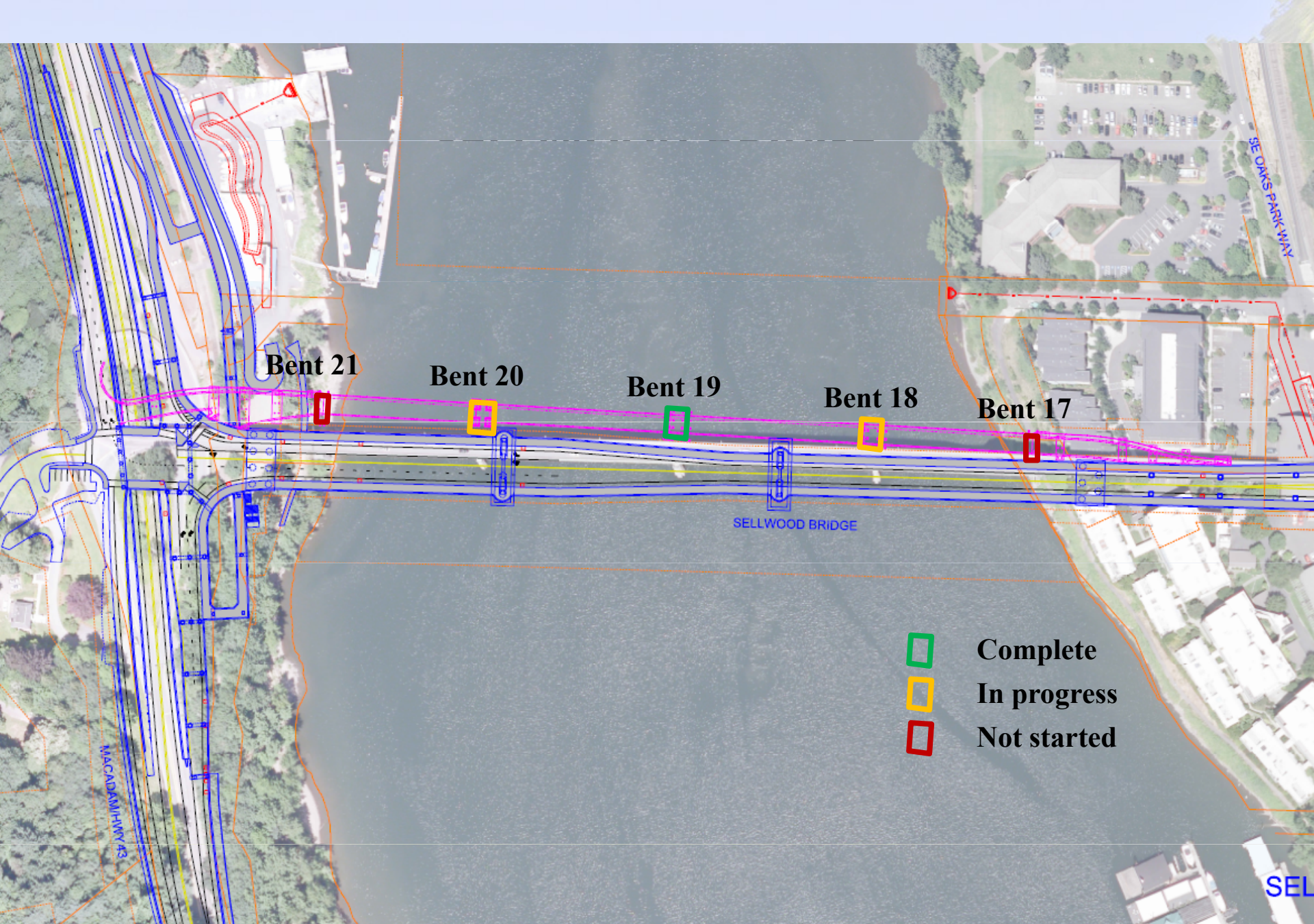


Board of County Commissioner Project Briefing

March 14, 2012

Agenda

- Construction Update and Look Ahead
- Status of next early work packages
 - Landslide stabilization
 - Condominium demolition and alteration
- Project Financial Update
- Road to Guaranteed Maximum Price (GMP)
- Project Dashboards

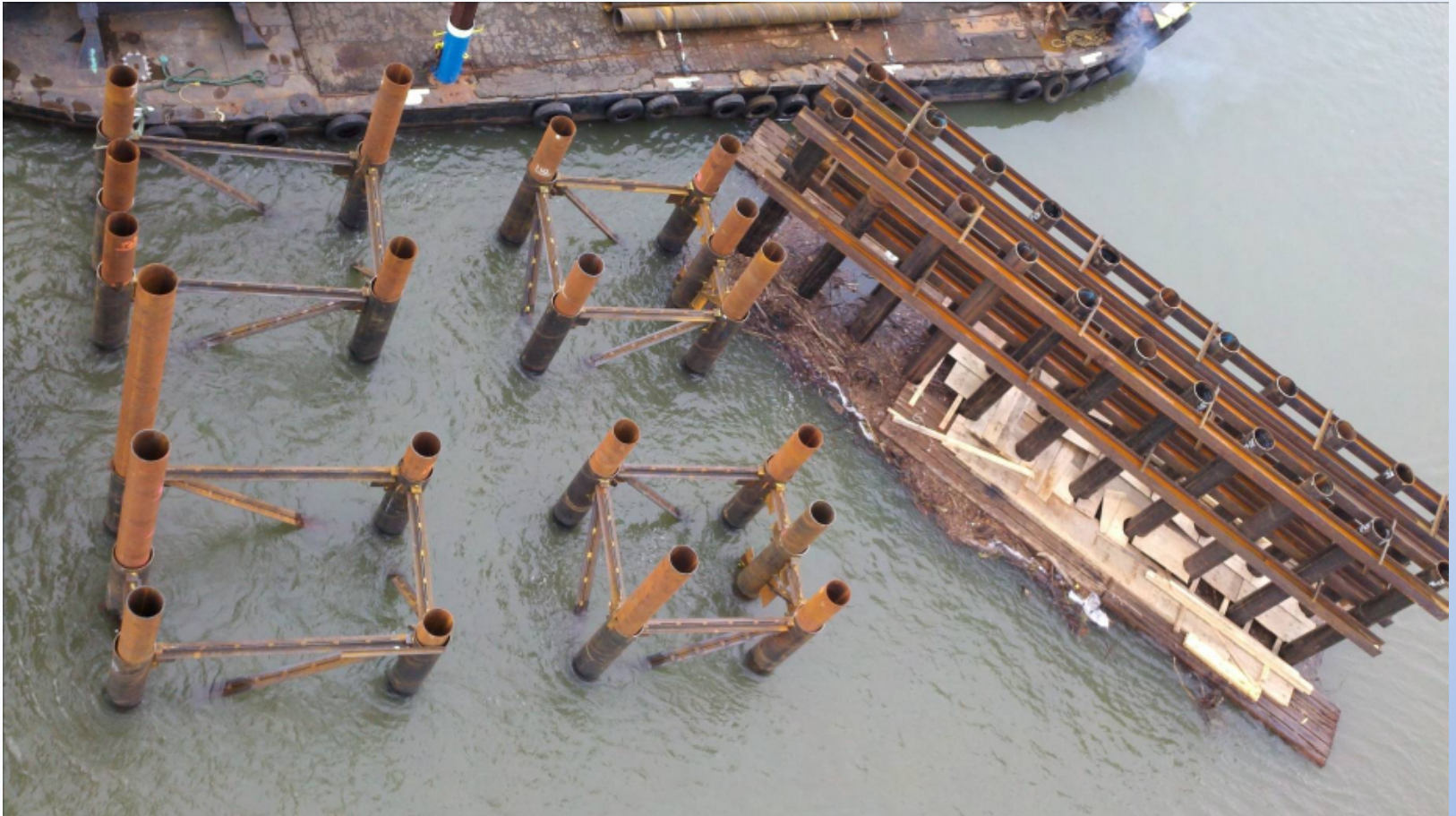




SELLWOOD BRIDGE

Construction Update February 8, 2012

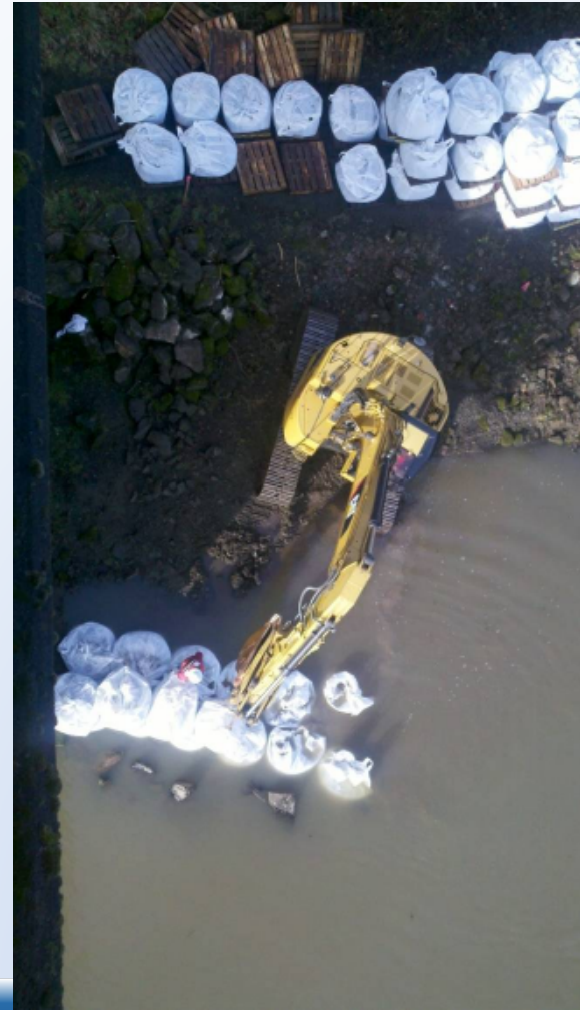
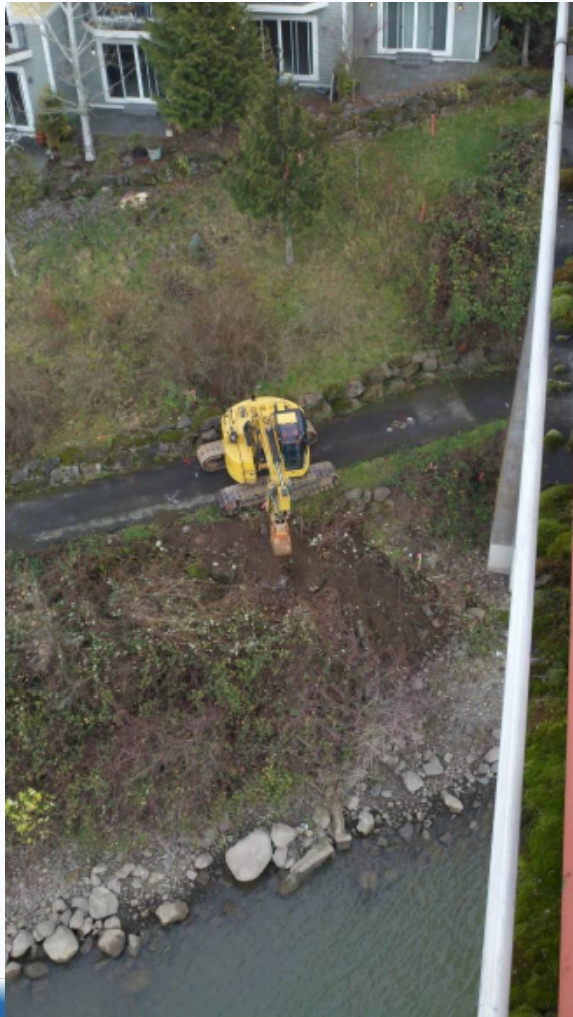
Installation of Piling/Frames at Bent 19



Installation of Piling/Frames at Bent 20



Installation of Containment



Pile Splicing at Bent 19



Pile Splicing at Bent 19



Clamming at Bent 18



Job Progress

- Current In Water Status:
 - Pile Installed 108/108: Some require further “proofing”
 - Set 767,000/767,000 lbs of Frames
 - Winter in-water work window was extended to February 15, 2012 to allow for work

The Next Month

Shoo-fly pile installation:

- Bent 17- Pursue micropile approach to complete work before summer in-water work window
- Bent 18- Currently confirming adequacy of pile capacity
- Bent 19- Pile complete- ready for “A”-frame installation
- Bent 20- Conduct boring to determine nature of obstructions & confirm approach to gain needed capacity
- Bent 21- Construct beginning in July 2012

Land work:

- Initiate tree clearing
- Landslide stabilization

Status of Upcoming Early Work Packages

Upcoming Early Work Packages

- Landslide Stabilization
- Condominium Deconstruction & Alteration

Land Work Construction to Support Detour Bridge

Install ~ 600 lineal feet of landslide stabilization structure

Deconstruct 4 Sellwood Harbor units & 1 River Park unit



Landslide Package

- Reached negotiated agreement with CM/GC- Chair signature expected on 3-13-12
- Package value of \$12.6 m within 1% of independent construction estimate
- Achieves 31% DMWESB participation
- Work includes:
 - Concrete (DMWESB Bid)
 - Drilled Shafts (Open Bid)
 - Earthwork (DMWESB Bid and Open)
 - Erosion Control (DMWESB Bid)
 - Reinforcement (DMWESB Bid)
 - Tiebacks (Open Bid)
 - Landslide Monitoring Instrumentation (DMWESB Bid)

Condominium Package

- Identified as a DMWESB small general contractor mentoring opportunity between CM/GC and Pacific Mark
- In process of negotiating with CM/GC and Pacific Mark
- Package scope has grown since we last briefed the Board
- 18 distinct areas of work including:
 - Demolition
 - Framing and siding
 - Sheetrock
 - Electrical
 - HVAC
 - Insulation
 - Plumbing
 - Roofing
 - Gutters
 - Earthwork and storm drainage
 - Painting
 - Fencing
 - AC paving

Update on Project Funding

Project Funding

	Planned EIS	Planned 30%	Secured 60%	Secured 90%
MultCo VRF	\$ 127,000,000	\$ 127,000,000	\$ 127,000,000	\$ 127,000,000
Federal	\$ 11,000,000	\$ 11,000,000	\$ 15,658,338	\$ 15,658,338
State (JTA)	\$ 30,000,000	\$ 30,000,000	\$ 30,000,000	\$ 35,000,000
Portland	\$ 100,000,000	\$ 80,000,000	\$ 73,500,000	\$ 73,500,000
Clack Co. VRF	\$ 22,000,000	\$ 22,000,000		
Federal Re-auth	\$ 40,000,000	\$ 20,000,000		
Federal TIGER III				\$ 17,700,000
Grand Total	\$ 330,000,000	\$ 290,000,000	\$ 246,158,338	\$ 268,858,338
<i>Project estimate</i>	<i>\$ 330,000,000</i>	<i>\$290,000,000</i>	<i>\$ 268,800,000</i>	<i>\$ 268,800,000</i>
<i>Note: Portland contribution proportional to overall project cost.</i>				

Road to Guaranteed Maximum Price (GMP)

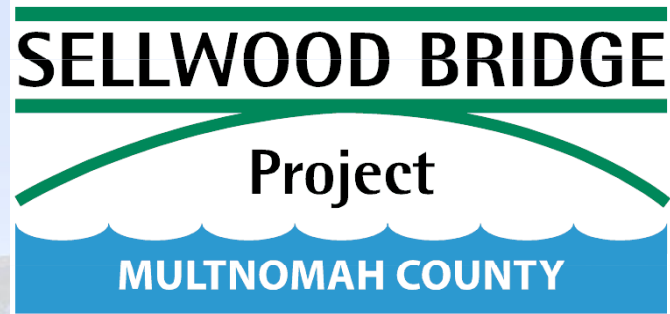
	Nov 2011	Dec 2011	Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012	June 2012	July 2012
Shoofly	Notice to Proceed								
Landslide		90% Design	100% Design	Negotiate Contract	Notice to Proceed				
Condos			100% Design	Negotiate Contract	Notice to Proceed				
Main Package		90% Design	Reconcile quantities, unit costs, and mitigate risks			100% Design	Negotiate Contract	Notice to Proceed	
Cost Risk			Workshop						
CAC				Meeting					
SAS			Monthly meetings & develop staff report for 90% Design						
PSC					PSC meeting to recommend 90% Design Package				
BCC						BCC Vote on 90% Design			

Project Dashboard- Overall

Dashboard Highlights

- Additional state funding secured- recent \$23 million funding gap closed
- Design is on schedule
- Winter in-water work extension allowed for important additional construction work
- Landslide and condo construction planned to start in March '12 (permits pending)
- On-going preparations for GMP pricing
- Right-of-way
 - On schedule

Project Dashboard- Diversity

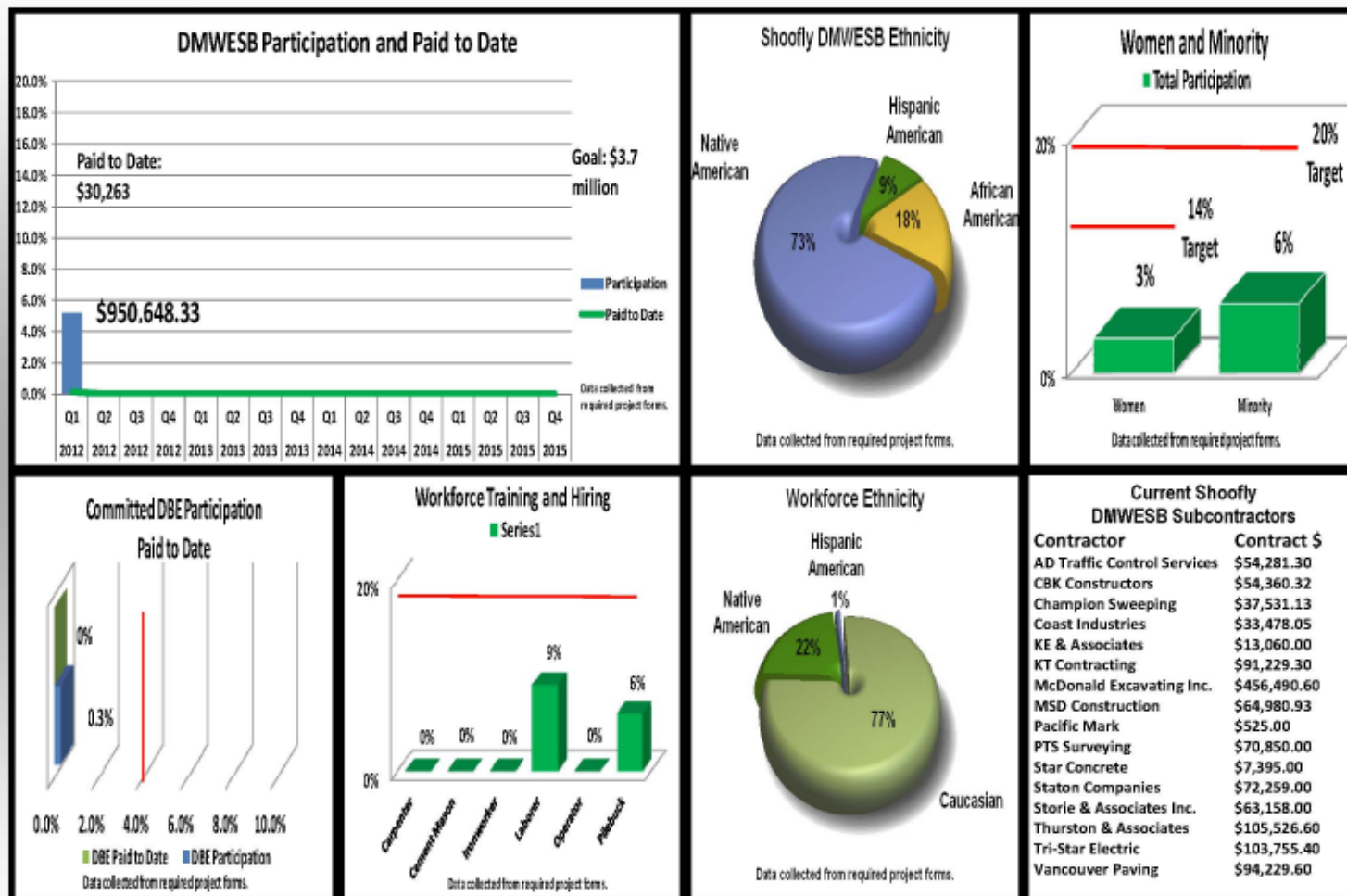


Diversity Dashboard

March 2012

Data through January 2012

March 2012 Sellwood Bridge Replacement Diversity Dashboard



March 2012 Sellwood Bridge Replacement Diversity Dashboard

Success Stories	Issues Addressed	Upcoming Events
<p>Landslide Anticipated Bid Results:</p> <p>Estimated Total Contract Value – \$12,617,961</p> <p>DMWESB Anticipated Contract Value – \$3,983,028.62 (31%)</p>	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Free Management Workshop for Small Businesses by Lois D. Cohen and Associates. The workshop will be held Tuesday, April 10 from 1:30 p.m. to 4 p.m. at the Oregon Association of Minority Entrepreneurs (OAME), 4134 North Vancouver Avenue.

DMWESB Highlights

- Shoo-fly and Proposed Landslide combined DMWESB utilization is currently 17%, considerably higher than anticipated by this point in the project.
 - Shoofly DMWESB Utilization: 7%
 - Proposed Landslide DMWESB Utilization: 31%
- Combined Shoofly and Proposed Landslide Early Work Packages have 5 subcontractors with a total contract value over \$500,000.
 - DMWESB subcontractors represent 3 of the 5 or 60%.



SELLWOOD BRIDGE

Project

MULTNOMAH COUNTY

Questions