

GREAT HALL PROJECT: FEBRUARY CONSTRUCTION PROJECT REPORT

APRIL 14th, 2019





TABLE OF CONTENTS

Section	Section	Page
1	Project Schedule	1
2	Financials	2
2.1	Key Highlights - Great Hall Monthly Expense Report	2
2.2	Key Indicators	3
3	Design and Construction Update	5
3.1	Key Highlights – Design	5
3.2	Key Highlights - Construction	7
3.3	Project Change Log	10
3.4	Relief Event 6 – Unknown Structural Conditions	15

TABLE OF CONTENTS i



1 PROJECT SCHEDULE

1.1 Milestone Schedule

Task Name	March Schedule	February Schedule	Initial Baseline Completion
Developer Execution Date	July 26 th , 2017	July 26 th , 2017	July 26 th , 2017
Effective Date / Commercial Close	August 24 th , 2017	August 24 th , 2017	August 24 th , 2017
Financial Close	December 21st, 2017	December 21st, 2017	December 21st, 2017
NTP 1 per DA 5.6 - All Administrative Requirements Due	December 27 th , 2017	December 27 th , 2017	December 27 th , 2017
NTP 2 per DA 5.7 - All Administrative Requirements Due	Administrative Requirements July 6 th , 2018		June 26 th , 2018
Construction Commencement	July 11 th , 2018	July 11 th , 2018	July 30 th , 2018
PHASE 1 – MOD 2	PHASE 1 – MOD 2 March 17 th , 2020		May 1 st , 2019
PHASE 2 – MOD 3	April 6 th , 2021	December 9 th , 2020	January 30 th , 2020
PHASE 3 – MOD 1	April 20 th , 2022	August 26 th , 2021	October 23 rd , 2020
PHASE 4 – MOD 1&3	May 8 th , 2023	September 9 th , 2022	November 3 rd , 2021

The current forecasted delay, according to the preliminary schedule provided by the D&C Contractor, is 383 Working Days / 551 Calendar Days and does not account for project schedule impacts related to certain compensation events currently being discussed with the Owner (other than Relief Event 6 as noted below).

The projected schedule set forth above represents the D&C Contractor's current preliminary estimates and is subject in all respects to further review, analysis, modification, and investigation of possible mitigation efforts (e.g., sequencing, construction methods) and ongoing discussions with the Owner in respect of the compensation events related thereto.

The Owner, Developer, and D&C Contractor are collaborating in good faith to evaluate the above preliminary schedule impact further.

The addition of 167 Working Days / 241 Calendar Days between the January to February schedules stems from estimated changes in the construction methodology and potential related timing impacts thereof due to Relief Event 6, discussions in respect of which are still ongoing with the Owner and subject to confirmation.

The above preliminary schedule shows the latest information assessed as of today by the D&C Contractor, further assessment is ongoing. In particular, as noted above, the Developer (including involving its D&C Contractor) and Owner are currently in discussions regarding the impact of certain compensation events in addition to Relief Event 06. Once such discussions are finalized, there may be additional impacts on the construction schedule set forth above.

FINANCIALS

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Key Highlights – Great Hall Monthly Expense Report

2.1

Great Hall MONTHLY EXPENSE REPORT - DEC 2018 TOTAL to DATE - ACTUAL PROGRESS PHASE 3 - ACTUAL PROGRESS PHASE 1 - ACTUAL PROGRESS PHASE 2 - ACTUAL PROGRESS PHASE 4 - ACTUAL PROGRESS ASSET Lvl 4 Receiving TOTAL BUILDING DEMO HVAC 12,429,906.32 16,077,894.67 5,185,319.63 4,083,722.81 1,528,685.03 2,769,630 447,239 1,588,799.88 2,036,760 1,709,029.59 3,627,281.92 51,913,841 336,121.19 247.976.72 66,989.02 88,977 59,960 572,579 52,334 5,778 62,226 50,414 66,758 69,609 15.134 1.122.277 CURBSIDE 1,633,122 121,519 1,633,122 796,502 506,424.26 86,239 82,319 TICKET COUNTER 4,231,228.53 851,545 5,082,774 1,529,649 TSA PARTITION 1.529.649 43,412.26 8,737 8,737 8,737 8,737 WAY FINDING SIGNAGE 43,412.26 8,737 139,245 ELECTRONIC SIGNAGE 130,236.78 130,236.78 26,210 26,210 26,210 26,210 26,210 26,210 417,736 SECURITY SYSTEMS 1,160,496.82 1,401,972.59 506,479 165,287 238,743 172,800 227,891 187,826 336,410 11,112 4,409,018 CONVEYENCE SYSTEMS 468,740.57 43,200.57 69,179 F,F,& E CUSTOMER EXPERIENCE TOTALS 519,464.80 52,359.75 193,197 193,197 193,197 193,197 193,197 193,197 1,731,004 1,135,056 1,135,056 19,113,396 26,378,206 6,283,667 12,413,255 2,623,834 4,854,446 541,973 2,722,899 4,754,451 6,900,728 91,228,524 585,586 6.10% 19,113,396 26,378,206 6,283,667 12,413,255 2,623,834 4,854,446 541,973 2,722,899 4,754,451 4,056,084 6,900,728 91,228,524 30.28% 34.27% 6.10% 30.33% 6.10%

Great Hall MONTHLY EXPENSE REPORT - DEC 2018 TOTAL TO DATE - PLANNED PROGRESS

		PHASE 1 - PLANN	IED PROGRESS		PHASI	2 - PLANNED PROGRE	SS	PHASE 3 -PLANNE	D PROGRESS	PHASE	4 - PLANNED PROGRE	SS	
ASSET COST	5th Floor	6th Floor	AOB Corridor	Lvl 4 Receiving	5th Floor	6th Floor	AOB Corridor	5th Floor	6th Floor	5th Floor	6th Floor	Lvl 4 Receiving	TOTAL
BUILDING	28,722,343.59	38,069,749	11,656,545	8,759,113	1,528,685.03	2,769,630	447,239	1,588,799.88	2,036,760	1,709,029.59	3,627,282	429,571	101,344,749
DEMO	775,468	587,167	150,591	103,977	59,960	52,334	5,778	62,226	50,414	66,758	69,609	15,134	1,999,417
HVAC	9,286,156	8,627,194	2,318,483	10,429,080	572,579	620,454	88,956	598,605	592,251	650,658	874,276	24,678	34,683,369
CURBSIDE											1,633,122		1,633,122
CANOPY		1,199,127				86,239			82,319		121,519		1,489,205
TICKET COUNTER		10,018,837				851,545							10,870,382
TSA PARTITION									1,529,649				1,529,649
WAY FINDING SIGNAGE	100,157	102,793			8,737	8,737		8,737	8,737	8,737	8,737		255,371
ELECTRONIC SIGNAGE	300,470	308,379			26,210	26,210		26,210	26,210	26,210	26,210		766,112
SECURITY SYSTEMS	2,677,393	3,319,635		506,479	165,287	238,743		172,800	227,891	187,826	336,410	11,112	7,843,577
CONVEYENCE SYSTEMS	1,081,436	102,292		1,411,588	69,179	7,357		72,324	7,022	78,613	10,366	105,090	2,945,266
F,F,& E	1,198,462	123,979			193,197	193,197		193,197	193,197	193,197	193,197		2,481,620
CUSTOMER EXPERIENCE										1,135,056			1,135,056
TOTALS	44,141,886	62,459,153	14,125,619	21,210,236	2,623,834	4,854,446	541,973	2,722,899	4,754,451	4,056,084	6,900,728	585,586	168,976,894
TOTAL	44,141,886	62,459,153	14,125,619	21,210,236	2,623,834	4,854,446	541,973	2,722,899	4,754,451	4,056,084	6,900,728	585,586	168,976,894
PLANNED PROGRESS	69.92%	71.82%	68.18%	58.56%	6.10%	6.10%	6.10%	6.10%	6.10%	6.10%	6.10%	6.10%	26.00%
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2.2 Key Indicators

2.2.1 Design and Construction Cost

Certified Amounts:

The D&C Contractor expects to certify a total cost of \$135,095,476, which includes costs for work performed through the end of December. The January invoice of \$4,741,021 is currently under review. The amount is divided as follows (descriptions of each cost follow):

Certified Construction Costs	\$
Early Design Work	10,824,655
Design Amount	4,775,345
Design Amount FC	26,000,000
Total Design	41,600,000
Mobilization Payment 1	23,920,000
Mobilization Payment 2	11,960,000
Mobilization Payment 3	11,960,000
Amortization	(3,973,047)
Permits	2,583,900
Procurement	11,990,259
CMF	1,426,953
Phase 1	21,190,412
Preconstruction Works	12,437,000
Total Construction	93,495,477
Net Amount	135,095,476

Design:

- Early Design Work for progress before Financial Close.
- **Design Amount** due at Notice to Proceed 1 is equal to 30% of total the design cost less any previous Early Design Work payments.
- **Design Amount FC Payment** is equal to 50% of the total design cost and is certified in nine equal monthly installments beginning January 2018 and concluding September 2018.

Mobilization Payments:

Criteria for Mobilization Payments 1, 2, & 3 have been met, and the D&C Contractor has waived Mobilization Payment 4.

Amortization: Mobilization Payments are amortized at a rate equal to the percentage of Construction Work included in the certified amount compared to the Contract Price.

Construction:

- **Permits:** Includes fees to issue permits for Phase 1 and AOB.
- Procurement: Includes structural steel, kiosks & ticketing counters, vertical transportation, and MEP.

- CMF: Construction of the Central Monitoring Facilities.
- Phase 1 Construction and Preconstruction works.

2.2.2 Progress Payments

The total progress expected to be certified to the Owner for design and construction costs is \$70,691,235, which includes costs for work performed through the end of December. The January Invoice (\$4,913,101) is under review by the Owner. The Progress Payment includes costs associated with progressed design services which are not included in invoices from the D&C Contractor (20% of the total design cost will be payable to the D&C Contractor upon approval by the Owner of the final design).

3 DESIGN AND CONSTRUCTION UPDATE

3.1 Design

3.1.1 Design Packages

PACKAGE	VERSION	STATUS
CMF	 Issued for Construction (IFC) package submitted to City and County of Denver ("CCD") on May 1st, 2018. 	100% Completed Permit Issued
Phase 1 Architectural and MEP IFC Design	 IFC submitted to CCD on August 16th, 2018. All comments have been addressed and closed. 	100% Completed Permit Issued**
Phase 1 Structural IFC	 IFC submitted to CCD on June 13th, 2018 Revision 1 submitted on August 1st, 2018. Revision 2 submitted on September 12th, 2018. All comments have been addressed and closed. 	100% Completed Permit Issued
Phase 1 Demo IFC	 Submitted on May 15th, 2018. Approved by CCD on September 25th, 2018. 	100% Completed Permit Issued
Phase 2	 100% Issued for Review (IFR) Submitted to the Owner on December 4th, 2018. Comment resolution process completed. Permitting Q4 - 2019 	Ongoing
Phase 3 & 4	 90% Design for Phases 3 & 4 submitted to the Owner on December 21st, 2018. Permitting Q2 - 2020 	Ongoing
Airport Office Building (AOB)	 IFR submitted to the Owner on December 3rd, 2018. AOB Architectural Demo Package submitted to CCD for Permit on December 12th, 2018. IFC submitted to CCD February 4th, 2019. Permitting Q3 - 2019 	Ongoing

^{**}Adjustments in schedule may require modifications to building permits already approved

3.1.2 Design Elements

TSA - Security Screening Check Points

TSA program clarification document sent by the Owner to enable Change Directive 9 to be priced. Phase 3 drawings will be updated following that document.

Bathrooms

Executive design review held on February 25th. The Owner reviewed some bathroom fixture and accessory samples, final selections to be made in March.

Wayfinding

Final confirmation of the wayfinding design is currently under discussion.

Furniture, Fixtures, and Equipment (FF&E)

Subject to the Executive Design Process, the team provided twenty front of house furniture items for an Executive Design Review on February 25th. Back of house furniture meetings continue to clarify numbers and types of furniture required.

<u>Art</u>

Design meetings continue after an update to Change Directive 20 provided by the Owner. The Developer is working closely with the Owner's art installer and original Artists to refine the design.

Life Safety Master Plan

Collaboration between the Owner, Developer, D&C Contractor, and the Denver Fire Department continues to define the functionality of the Terminal Life Safety Systems.

3.2 Construction

Construction activities are continuing in two areas of the terminal, the Central Monitoring Facility (CMF) and Phase 1 – MOD 2.

3.2.1 CMF

Work in the CMF continued with concentration electrical elements and wiring throughout the space. Conduit rough-in to the electrical room is ongoing, and sub-contractors continued installing wiring and conduit throughout the CMF space.



CMF IT room overhead electrical. (02/21/19)

3.2.2 Phase 1 - MOD 2

New escalator installation continues with the mounting of large steel members to support the equipment on Level 4, of the AGTS. This work will continue for several months as the trades coordinate their crafts with the AGTS schedule and nearby passengers.



L3 crawl space with new steel beams erected for the south escalator pits. (02/21/19)

Terminal Perimeter Work:

Along the terminal perimeters, demolition continued with the removal of the glass and steel curtain walls that enclose levels 5 and 6. The demo work progressed to the southern end of the Phase 1 work area, was completed. The weathertight walls that protect the interior of the terminal were finished on both the east and west sides of the Phase 1 work area, allowing the curtain wall demolition to continue without interruption, and for the D&C contractor to begin to move their demolition operation to the eastern side of the terminal.

On level 6, demolition has continued concerning the layer of topping grout throughout the work area. The grout slab needs to be removed and replaced before the new flooring installation.



L5/6 west, curtain wall demolition, glass and steel framing removed. The western side is completed, and work will move to the eastern side. (Looking north, 02/28/19)

In the baggage claim area of level 5, the new terrazzo flooring work progressed in several locations. On the western side, the first portion of the terrazzo was completed, opened for public use. Terrazzo work is now progressing into a second sequence of terrazzo on the western side and continuing in a more substantial sequence on the eastern side.



L5 west, baggage claim terrazzo flooring. Flooring is completed and open for public use. Arrow indicates the walls for the next sequence of terrazzo work. (Looking south, 02/25/19)

Terminal Plaza Work:

In the plaza, work was carried out to prepare the Automated Gateway Transit System (AGTS) arrivals area for demolition. The netting installation began on the eastern AGTS arrivals exit, and following the netting installation, demolition of the overhead slab lid began. Demolition of both the eastern and western slab lids will continue through April and is necessary before constructing the new slab extensions.

Throughout February, work continued to demolish the edge of the northern bridge, at the north end of the Mod 2 Plaza. The concrete slab was removed, followed by the steel structure, and finally, a railing was constructed along the new slab edge, to allow the bridge to re-open again, for full passenger use.



AGTS netting installation prior to overhead slab demolition. (Looking north, 02/27/19)



L6 northern bridge partial demolition. Demolition is complete, and the arrow indicates the new railing that was constructed for passenger protection. (02/28/19)

3.3 Project Change Log¹

3.3.1 Ongoing Change Events

Туре	Description	Status	Date Received	Course of action
Change Directive	Change Directive 006 - Developer concessions office relocation	Ongoing	26-Mar-18	Revised Preliminary Change Estimate provided to the Owner on 3/25/19, discussions with the Owner are ongoing.
Change Directive	Change Directive 007 - Level 6 AOB corridor program revisions	Ongoing	26-Mar-18	Revised Preliminary Change Estimate provided to the Owner on 3/25/19, discussions with the Owner are ongoing.
Change Directive	Change Directive 008 - Revised Technical Spec 087100-Door Hardware	Ongoing	28-Mar-18	Preliminary Change Estimate provided to the Owner on 2/21/19, discussions with the Owner are ongoing.
Change Directive	Change Directive 009 - Revs to the TSA Spaces on the 6th level	Ongoing	22-May-18	Revised Preliminary Change Estimate provided to the Owner on 3/25/19, discussions with the Owner are ongoing. Schedule impact is under evaluation.
Change Directive	Change Directive 013 - Removal of the Hydronic Pumps	Ongoing	19-Sep-18	Preliminary Change Estimate provided to the Owner on 10/17/18, discussions with the Owner are ongoing.
Relief Event	Relief Event 6 – Unknown Structural Condition	Ongoing	02-Nov-18	See Section 3.4 of this report. Preliminary Schedule impact is included in Section 1.1.

 $^{^{1}}$ Some items in the change log have been updated with information known at the time of issuing this report despite such updates not occurring during the reporting period. Items in the change log that have been withdrawn are not included in the tables provided in this section.

Change Directive	Change Directive 21 Restroom Upgrades	Ongoing	5-Dec-18	Revised Preliminary Change Estimate provided to the Owner on 3/25/19, discussions with the Owner are ongoing. Schedule impact is under evaluation.
Change Directive	Change Directive 16 – Level 5 Concession Tenant Swaps	Ongoing	28-Dec-18	Revised Preliminary Change Estimate provided to the Owner on 3/25/19, discussions with the Owner are ongoing. Schedule impact is under evaluation.
Change Directive	Change Directive 17 – Design Guidelines for Airlines in Phase 1	Ongoing	28-Dec-18	Revised Preliminary Change Estimate provided to the Owner on 3/25/19, discussions with the Owner are ongoing. Schedule impact is under evaluation.
Change Directive	Change Directive 18 – Level 6 TSA PET Shop	Ongoing	28-Dec-18	Revised Preliminary Change Estimate provided to the Owner on 3/25/19, discussions with the Owner are ongoing. Schedule impact is under evaluation.
Change Directive	Change Directive 20 – Locations of Artwork	Ongoing	28-Dec-18	Revised Preliminary Change Estimate provided to the Owner on 3/25/19, discussions with the Owner are ongoing. Schedule impact is under evaluation.
Change Directive	Change Directive 22 – Wall Finishes Change to Solid Surface	Ongoing	13-Feb-19	Revised Preliminary Change Estimate provided to the Owner on 3/25/19, discussions with the Owner are ongoing. Schedule impact is under evaluation.

Change Directive	Change Directive 23 – Domestic Water Line to Terminal	Ongoing	13-Feb-19	Revised Preliminary Change Estimate provided to the Owner on 3/25/19, discussions with the Owner are ongoing. Schedule impact is under evaluation.
Change Directive	Change Directive 24 – AGTS Pipes	Ongoing	14-Feb-19	Revised Preliminary Change Estimate provided to the Owner on 3/25/19, discussions with the Owner are ongoing. Schedule impact is under evaluation.
Change Directive	Change Directive 19 – Materna Cabling	Ongoing	20-Feb-19	Revised Preliminary Change Estimate provided to the Owner on 3/25/19, discussions with the Owner are ongoing. Schedule impact is under evaluation.
Relief Event	Relief Event #7 – Type 1(p) - Discovery of Unknown Utilities	Ongoing	25-Feb-19	Proceed with Relief Event. Schedule impact is under evaluation.
Relief Event	Relief Event #8 – Type 1(g) - Level 5.5 Project Inverter	Ongoing	25-Feb-19	Proceed with Relief Event. Schedule impact is under evaluation.
Relief Event	Relief Event #9 – Pre- Existing Contaminated Material (Lead) and Attachments	Ongoing	26-Feb-19	Proceed with Relief Event. Schedule impact is under evaluation.
Change Directive	Change Directive 27 – Power and Data Issues with Kiosks	Ongoing	15-Mar-19	Revised Preliminary Change Estimate provided to the Owner on 3/25/19, discussions with the Owner are ongoing. Schedule impact is under evaluation.
Change Directive	Change Directive 25 – Eliminate Pay / TTY Phones and add (4) 110- volt circuits and fiber lines for ADA (TV)	Ongoing	22-Mar19	Proceed with Change Directive. Schedule impact is under evaluation.

Change Directive	Change Directive 26 – Eliminate CMF Access Hardware and replace with Cypher locks	Ongoing	22-Mar19	Proceed with Change Directive. Schedule impact is under evaluation.
Change Directive	Change Directive 28 – Revised FF&E (EDR 22/ Allowance) Scope from GHP and DEN self- perform	Ongoing	22-Mar19	Proceed with Change Directive. Schedule impact is under evaluation.
Change Directive	Change Directive 29 – Removal of EDR 20 Customer Experience	Ongoing	22-Mar19	Proceed with Change Directive. Schedule impact is under evaluation.

3.3.2 Closed Change Events

Туре	Description	Status	Date Received	Proposed course of action
Change Request	Change Request 001	Closed	20-Jan-18	Change Order 1 received, no delay associated with this change.
Change Directive	Change Directive 002 - DEN airline assignment update	Closed	09-Feb-18	Change Order 2 received, no delay associated with change.
Change Directive	Change Directive 004 – Changes to the BMS system	Closed	27-Feb-18	Change Order 2 received, no delay associated with change.
Change Directive	Change Directive 003 - Removal of the Anti- Backtrack doors from LVL 6 to 5	Closed	22-Feb-18	Change Order 6 received, no delay associated with change.
Change Directive	Change Directive 011 - Arriving Passengers Redesign	Closed	5-Oct-18	Change Order 6 received, no delay associated with change.
Relief Event	Relief Event 3 – Black Mold Discovered in West Tenant Spaces	Closed	27-Sep-18	Change Order 10 received, no delay associated with change.

Relief Event	Relief Event 4 - Black Mold Discovered in East Tenant Spaces	Closed	28-Sep-18	Change Order 10 received, no delay associated with change.
Change Directive	Change Directive 005 - DEN Restroom Design Revisions	Closed	27-Feb-18	Change Order 11 received, no delay associated with change.
Change Directive	Change Directive 012 - Owner to Modify Out of Scope Lifts	Closed	5-Oct-18	Change Order 11 received, no delay associated with change.
Change Directive	Change Directive 010 - oversized lifts, and restrooms in airline pods	Ongoing	11-May-18	Change Order 12 received, no delay associated with change.
Change Directive	Change Directive 014 - Security Camera Design Phases 2-4	Ongoing	5-Oct-18	Change Order 12 received, no delay associated with change.

3.4 Relief Event 6 – Unknown Structural Conditions

The D&C Contractor has made significant progress in the concrete testing plan and its analysis of the results. The D&C Contractor is also continuing to progress with its full assessment of the existing structural conditions at the Terminal. The design for Phase 1 was modified by the D&C Contractor and was submitted to and approved by the CCD.

In addition, the D&C Contractor has deployed four cranes onsite and steel has also been delivered and is currently being stored in certain locations on Level 5 before it is used for the construction works.

The D&C Contractor is still progressing with construction work in areas of the Project not affected by Relief Event 6.

The current Project Schedule has been further updated by the D&C Contractor as set forth herein. Such preliminary Project Schedule shows the anticipated construction schedule modifications stemming from the potential impacts of Relief Event 6. Additional potential schedule impacts are possible, as more fully described in Sections 1.1 and 3.3.1 hereof.