



ITEM NO: \_\_\_6d\_Supp\_\_\_

DATE OF  
MEETING: \_\_\_June 25, 2013\_\_\_

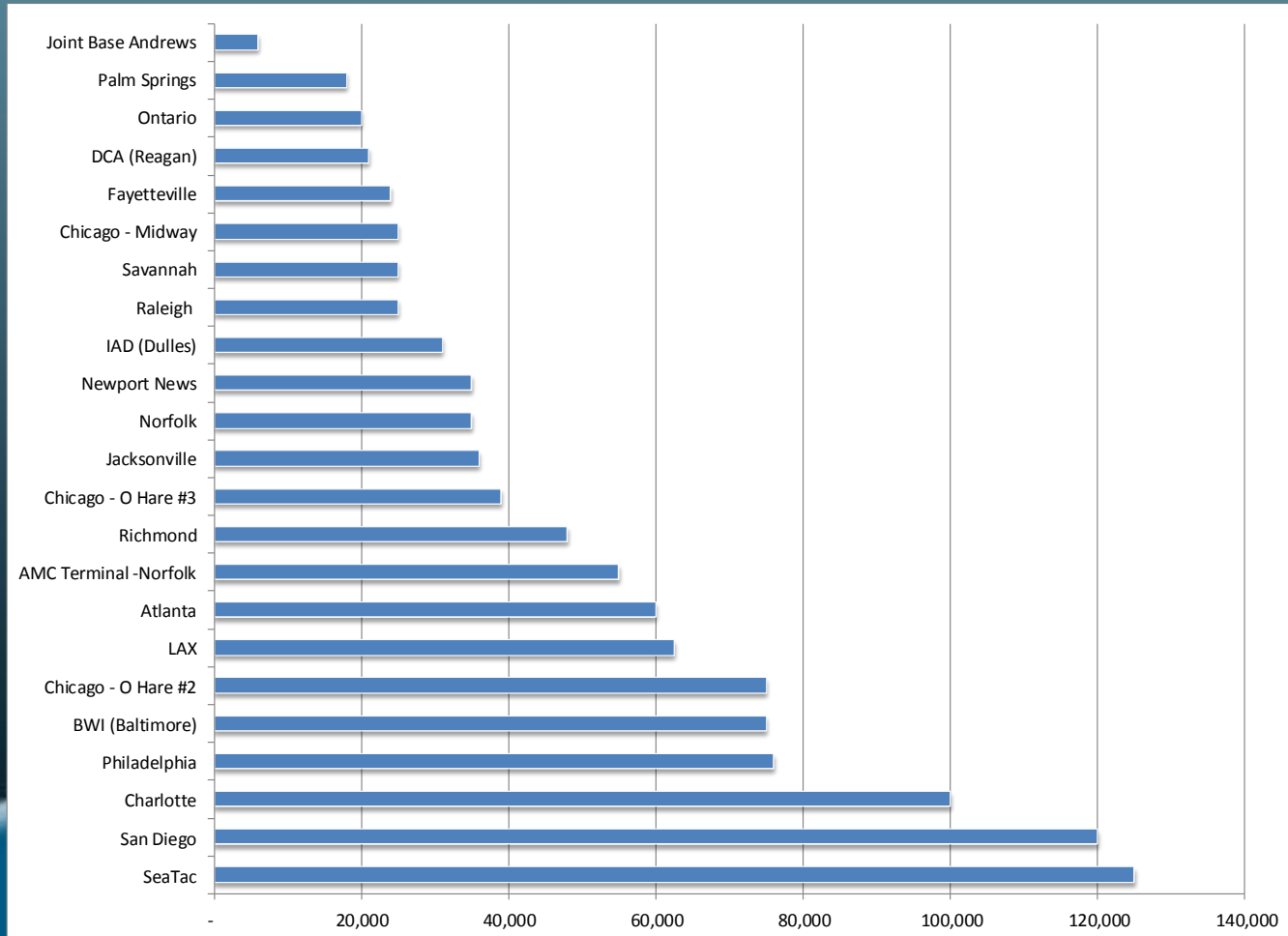
# United Services Organization NW (USO) Lease Approval and Capital Project Authorization

# USO Background

- USO has been at Sea-Tac since 1968
- Is a 24/7 operation and serves 10,000 service members and families per month
- Service orders sometimes require checking in up to 24 hours in advance
- Provides hot meals, snacks, TV lounge, shower, internet, etc.
- Currently located on Mezzanine Level of Main Terminal

# SEA USO Traffic

With over 120,000 annual visitors, the Sea-Tac USO is the highest volume airport center.



# Area Military Bases and Locations

- Joint Base Lewis-McChord
- Naval Air Station Whidbey Island
- Naval Station Everett
- Puget Sound Naval Shipyards
- Madigan Army Medical Center
- U.S. Coast Guard 13th District
- Naval Base Kitsap
- National Guard Camp Murray

# Air Mobility Command (AMC) Charters



# USO User Profile

- Military service members
- Extraordinary dwell periods
- Spouses, children & pets
- Deployments/redeployments
- Sleeping facilities
- Showers
- Limited ticket counter hours
- Duffel bags plus luggage
- Late night/early morning departures
- Pre-security location
- Laundry facilities



# USO Demand



# USO Baggage Storage

Internal Baggage Storage



External Baggage Storage



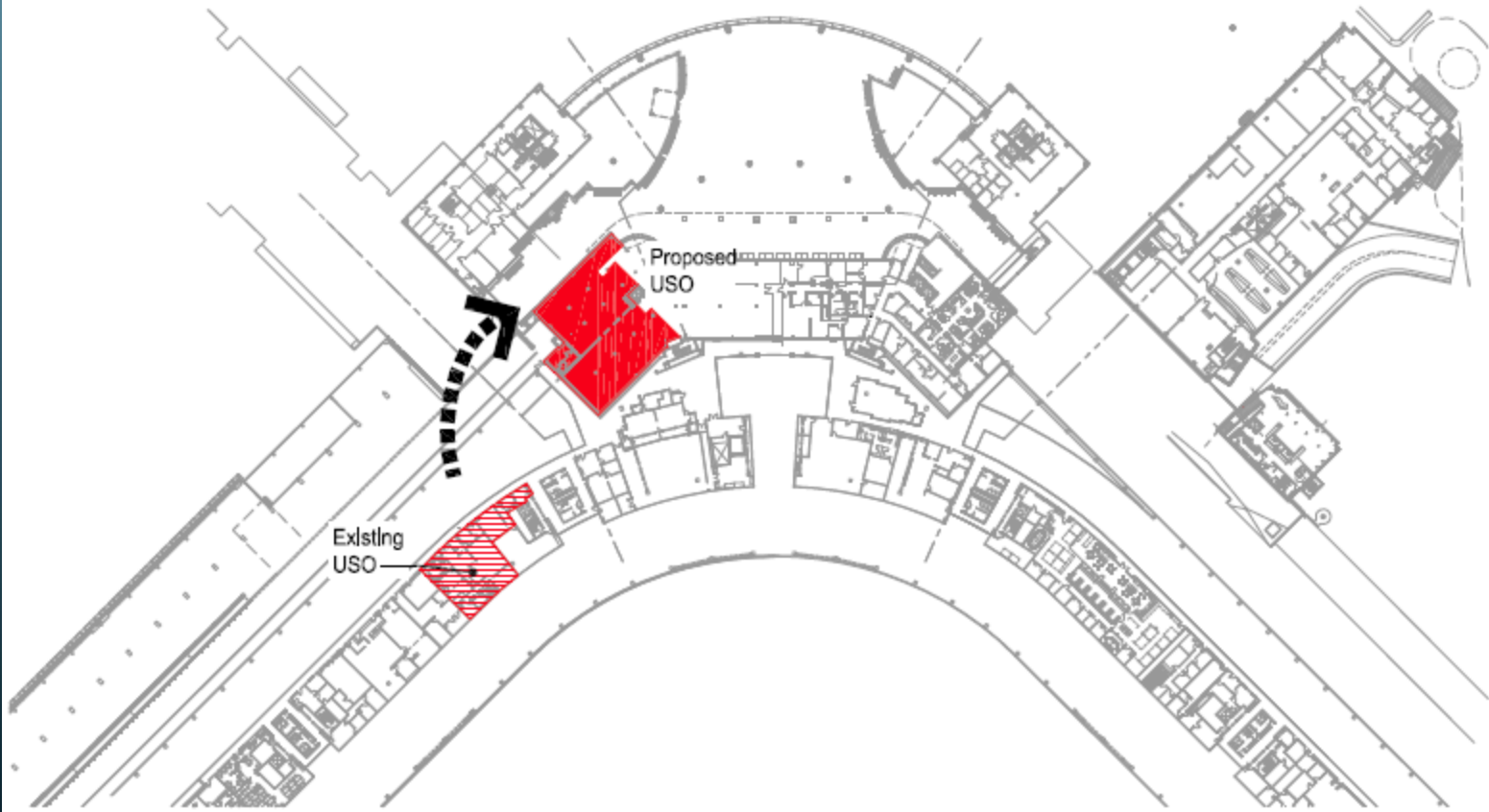


# What is Driving the USO Move?

- Existing USO office space is better served for airline use
- There is demand for Mezzanine office space from existing airlines and we anticipate continued international new entrant growth
- USO requested additional space to expand their operation and there is no room to grow on the Mezzanine
- USO desires a long-term lease to amortize a proposed \$1.2M investment
- Without an adequate USO, military personnel, their families and luggage will further congest terminal areas

### USO Existing vs. Proposed

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Existing USO - 3,410 SF  
 Proposed USO - 7,000 SF



Port of Seattle/Aviation Properties  
 Seattle-Tacoma International Airport

BUILDING: MAIN TERMINAL  
 LEVEL: SECOND FLOOR  
 DRAWING NO.:

DATE:	
SCALE:	
DRAWN BY:	
CHECKED BY:	
PROJECT NO.:	
DRAWING NO.:	2

# Proposed Lease Terms

- 10 year lease with two 5 year options
- Increase square footage from 3,410sf to 7,000sf
- Port to invest \$1.27M to demise available space and bring utilities and infrastructure to lease line
- USO invest \$1.2M in tenant improvements
- Pay nominal \$10/yr rent
- Pay standard allocation for electrical utilities with watermark incentive provision

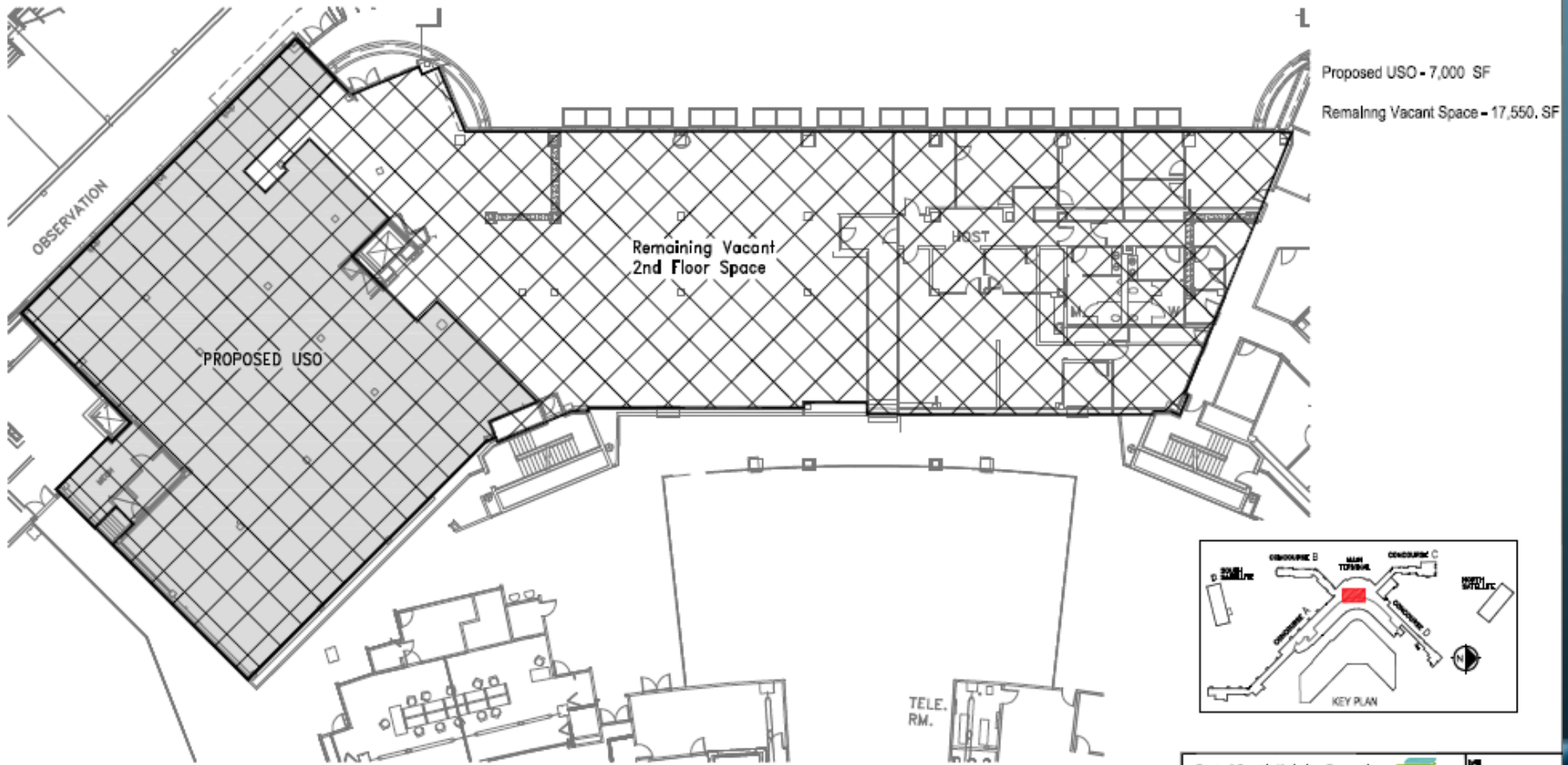
# Proposed Project Scope

- Abate hazardous materials
- Demise leased area in preparation for USO tenant improvement
- Bring utilities and infrastructure to lease line
- Provide utility capacity for remaining vacant Second Floor space

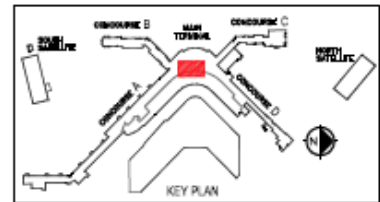


### Proposed USO Site vs. Remaining Vacant 2nd Floor Space

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Proposed USO - 7,000 SF  
 Remaining Vacant Space - 17,550 SF



Port of Seattle/Aviation Properties		DATE
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PROJECT: MAIN TERMINAL		CHECKED BY
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LOCATE: CENTRAL TERMINAL		NO. 3

# Proposed Project Cost

Construction	\$1,781,000
Construction Management	\$268,000
Design	\$178,000
Project Management	\$234,000
Permitting	\$36,000
State & Local Taxes (estimated)	\$169,000
<b>Total Authorization Request</b>	<b>\$2,666,000</b>

- Approx. \$1.27M of this project is attributed to the specific USO Lease
- Remaining \$1.39M is attributed to provide capacity for remaining adjacent vacant space

# Conceptual Floor Plan



## FLOOR PLAN

