

Sea-Tac Airport International Arrivals Facility

Commission Briefing

Item No: 7a Supp

February 25, 2014

Briefing Outline

- Interim improvements made to the existing FIS
- Review program accomplishments and status
- Briefing and timeline of price-factors design-build project delivery
- IAF Program Schedule
- March 11, 2014 IAF Commission Action Items
- Future IAF Commission Action Items

Interim Improvements to the FIS

- Automated Passport Control kiosks installed Dec 2013
- Added a 4th Global Entry kiosk
- FIS Short-Term Improvements project
 - Permanent stanchions in International Corridor
 - Public address system
 - Increased CBP positions at Customs exit
 - Improved wayfinding at Customs exit

Interim Improvements to the FIS

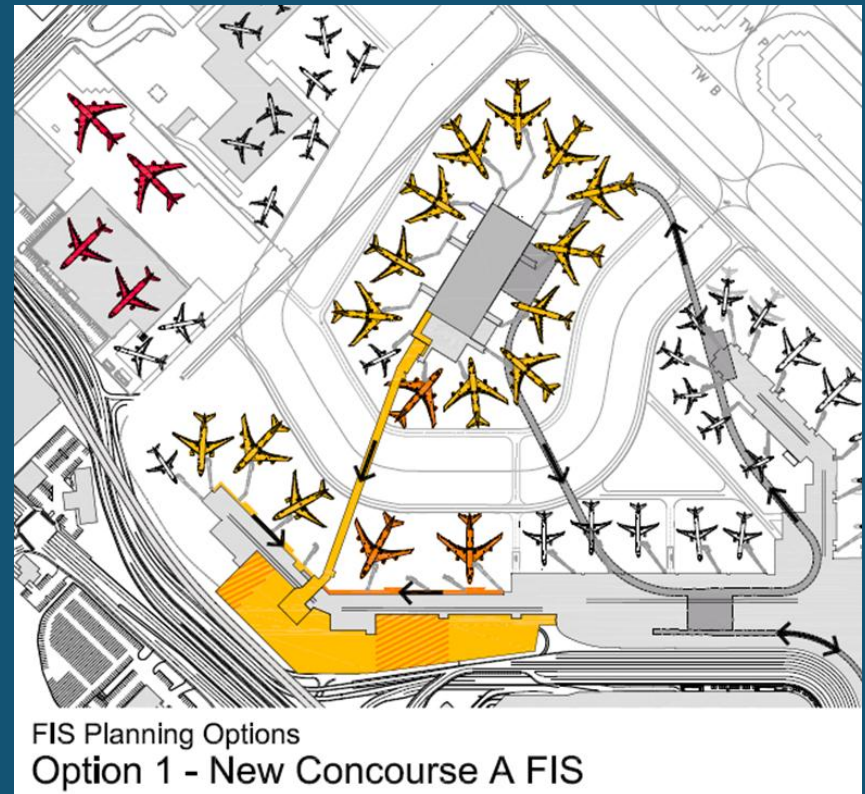
- Two new elevators, expanded TSA checkpoint
- Accelerated replacement of S7 and S9 PLBs
- Operational Improvements
 - New contracts in place for FIS support services
 - Hiring a International Operations Supervisor

Interim Improvements to the FIS

- Hardstand bussing operation to begin summer 2014
- Addition of ADA accessible ramp for hardstand bussing
- Add one narrow and one wide body gate to the South Satellite
 - Approval to design, bid and award is on today's consent calendar

Selected Option: New Concourse A IAF

- International arrivals on South Satellite and Concourse A
- Bridge or tunnel connection from South Satellite to Concourse A IAF
- Preliminary Cost: ~\$316M



IAF Program Accomplishments

- A single, Concourse A facility option has been selected
- Agreed to recommend procurement of the IAF facility and the connector under a single design-build contract
- AECOM awarded service agreement for program and project management consultant services
 - Started services provided under the first service directive.
- Commission approval to execute service agreements for construction management
- Awarded service agreement for consultant procurement support of alternative project delivery
- Port certified by WA state as an owner in design-build procurement methodology

IAF Program In Progress

- Project planning and project definition
- Project schedule update
- Risk & trending procedures
- D/B procurement plan
- Development of technical criteria
- Selection and hiring of new IAF Program Leader
- Connector tunnel or bridge decision; its size and location

Alternative Project Delivery Comparison

Contract Elements	Contract Delivery Method			
	Design-Bid-Build	CM at Risk	Design-Build (Lump Sum)	Design-Build (Progressive)
Contract Relationship				
Pricing Model for Direct Construction Cost	Lump Sum/Low Bid	Negotiated GMP	Lump Sum/Low Bid	Negotiated GMP
Qualifications Part of Selection of Builder	No	Yes	Yes	Yes
Design Philosophy	Owner Managed Design	Design Assist	Builder Managed Design	Collaborative Design

Design Build Delivery Benefits

- Schedule compression
- Single point of accountability
- Design-builder innovation
- Allocation of risk
- Design, build to budget
- Open Book

Price Factors Design Build

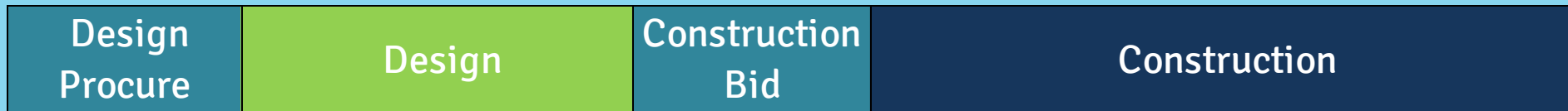
- Added to RCW 39.10 in 2013
- Port certified by the State to perform
- Similar to fixed-bid D/B except for selection method and price determination
- D/B team selected by RFQ and RFP based on qualifications and price factors
- GMP negotiated later during design phase
- Potentially less price risk for builder, more design control for owner

Price Factors Design Build

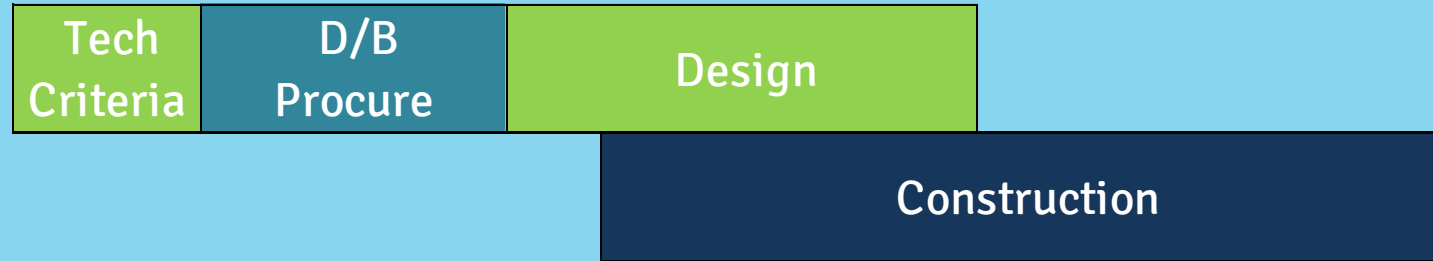
- New to the State of Washington, but successful at other west coast Airport authorities
 - San Francisco, San Diego and Los Angeles
- IAF Factors for success using Price Factors Design-Build
 - Benchmarking – other airports & agencies with extensive D/B experience
 - PM consultants, AECOM, have Price Factors D/B experience
 - CPO procurement consultant is expert in RCW 39.10 authorizing use of design-build

Price Factors Design-Build Timeline

Design, Bid, Build Project Delivery



Price Factors Design-Build Project Delivery



IAF Program Schedule

- Advertise for consultant PM services Complete
- Award consultant PM Services Complete
- Port certification as Design-Build Owner Complete
- Authorization to Procure Design-Build Team Q1 2014
- Project Definition Complete Q2 2014
- Price Factors Design-Build RFQ & RFP Advertised Q3 2014
- Price Factors D/B Team Selected Q4 2014
- Authorization to Award D/B Contract, Begin Pre-Design Q1 2015
- Authorization to Begin Design and Construction Q2 2015
- Construction Complete Q2 2018

March 11, 2014

Commission Action Items

- Authorize additional project funding
- Amend the Sustainable Airport Master Planning Service Agreement for IAF work
- Advertise for qualifications and proposals from design/build teams
- Enter into a project labor agreement.
- Procure the connector and the IAF facility together in a single design/build contract

Future IAF Commission Action Items

- Award contract to D/B team for predesign/validation
- Authorization to begin design and construction
 - Following validation of scope, cost and schedule