

**PORT OF SEATTLE**  
**MEMORANDUM**

**COMMISSION AGENDA**

**Item No.** 6d

**Date of Meeting** February 23, 2010

**DATE:** January 27, 2010

**TO:** Tay Yoshitani, Chief Executive Officer

**FROM:** Michael Ehl, Director, Airport Operations  
George England, Program Leader, Aviation Capital Improvement Program

**SUBJECT:** 8<sup>th</sup> Floor Weather Proofing of Seattle-Tacoma International Airport Parking Garage (CIP #: C800274).

**Amount of This Request:** \$600,000

**Source of Funds:** Airport Development Fund

**ACTION REQUESTED:**

Request authorization for the Chief Executive Officer to advertise for a consultant for the 8<sup>th</sup> Floor Weather Proofing project at the Seattle-Tacoma International Airport (Airport), to execute a contract for design services in the amount of \$600,000, and to perform contract administration.

**SYNOPSIS:**

The 8<sup>th</sup> Floor Weather Proofing project is the first of a series of projects in the Airport Parking Garage intended to rehabilitate the garage and adjacent service tunnel. Portions of the facility have been in service for over 40 years, with the newest sections having been in service for more than 10 years. This project, and those that follow, seek to extend the lifespan of these valuable Airport assets. The parking garage is the largest non-airline revenue source at the Airport, and revenues are expected to grow over time with the introduction of special event parking made possible by LINK light rail service at the Airport and greater parking capacity with the return of several floors of parking when the rental car companies move to the Rental Car Facility in 2012.

This project will replace the failing weatherproofing membrane, expansion joints, and flashing on the 8<sup>th</sup> (top) floor of the Airport Parking Garage. The work will also include preparation of the underlying slab to accept these replacement roofing materials. The project is necessary to preserve the integrity of the garage structure, prevent leaks, and to protect customer's cars below. The total cost of the project is estimated at \$13,050,000.

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### **BACKGROUND:**

The 8th Floor Weather Proofing project is the first of a series of projects intended to rehabilitate and seismically stabilize the Parking Garage and service tunnel at the Airport. The 8<sup>th</sup> Floor Weather Proofing project is considered the most critical project to stabilizing the deterioration of the Parking Garage structure. The 8<sup>th</sup> Floor Weather Proofing effort will restore the weathertight seal the 8<sup>th</sup> floor provides to the floors below. Water currently passes through several of the floor slabs and expansion joints, leading to lime deposits and other water-related damage to customer vehicles. The Garage has also experienced structural damage that includes spalling and phosphorescence, as concrete leaches from the floor slab. This project, and those that will follow, seek to extend the lifespan of these valuable Airport assets.

### **PROJECT DESCRIPTION/SCOPE OF WORK:**

#### ***Project Statement:***

Preserve and protect the Airport Main Parking Garage by weatherproofing the 8<sup>th</sup> floor.

#### ***Project Objectives:***

- Minimize capital and lifecycle costs
- Provide a solution that has an effective life of 10 or more years
- Preserve and protect a critical revenue-generating Port asset
- Improve customer service by restoring parking capacity (180 spaces) that has been taken out of service due to leaks in the weatherproofing membrane
- Provide a safe and functional facility that generates maximum revenue, and reduces operating costs by performing reliably and requiring minimal maintenance

#### ***Scope of Work:***

The 8<sup>th</sup> Floor Weather Proofing project will include the following elements:

- Conditions assessment, design, development of materials and construction specifications
- Removal and replacement of approximately 600,000 square feet (as may be adjusted following complete condition assessment) of failing weatherproofing membrane with more durable materials. The current membrane, which is between 11 and 20 years old (depending on location), has delaminated, decomposed, been peeled, cut, burned or gouged and is now allowing water infiltration.
- Rehabilitate the roof slab addressing cracks, ponding, and leaking issues
- Reduce water infiltration in elevator lobbies

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- Remove and replace or upgrade approximately 2,000 feet (as may be adjusted following complete condition assessment) of existing expansion joints, moving to a common design standard if possible.
- Remove and replace failed elevator shaft flashing.

The requested action authorizes procurement of design services for the 8<sup>th</sup> Floor Weather Proofing project. A future Commission action will request the authority to construct the 8<sup>th</sup> Floor Weather Proofing project.

### **STRATEGIC OBJECTIVES:**

This project supports the Port's strategy to "Ensure Airport Vitality" and to "Exhibit Environmental Stewardship through our Actions."

### **FINANCIAL IMPLICATIONS:**

#### **Budget/Authorization Summary**

This budget and authorization summary is for the 8<sup>th</sup> Floor Weather Proofing (CIP #C800274):

Original Budget	\$13,050,000
Budget Increases	\$0
Budget Transfers	(\$0)
Revised Budget	\$13,050,000

Previous Authorizations	\$0
Current request for Authorization	\$600,000
Total Authorizations, including this request	\$600,000
Remaining Budget to be Authorized	\$12,450,000

#### **Project Cost Breakdown**

Outside Professional Services	\$500,000
Port Costs	\$100,000
Total	\$600,000

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### **Source of Funds**

The 8<sup>th</sup> Floor Weather Proofing project (CIP #C800274) is included in the 2010-2014 capital budget and plan of finance as a business plan prospective project. The source of funds for this project, as identified in the plan of finance, is the Airport Development Fund.

### **Financial Analysis Summary**

The Airport Parking Garage is the largest non-airline revenue source at the Airport, with revenues in 2009 of \$51.9 million. Portions of the facility have been in service for over 40 years, with the newest sections having been in service for more than 10 years. Parking revenues are expected to grow over time with special event parking driven by the introduction of LINK light rail service to the Airport, and the return of several floors of parking when the rental car companies operating on floors one and two move to the Rental Car Facility (RCF) in 2012.

The 8<sup>th</sup> Floor Weather Proofing project is categorized as a Renewal/Replacement project.

CIP Category	Renewal/Replacement
Project Type	Renewal/Replacement
Risk adjusted Discount Rate	N/A for Renewal/Replacement
Key risk factors	construction/A for Renewal/Replacement
Project cost for analysis	\$13,050,000
Business Unit (BU)	Operations, Landside – Public Parking
Effect on Business Performance	See discussion below
IRR/NPV	N/A for Renewal/Replacement Projects
CPE Impact	None

### **ECONOMIC IMPACTS:**

The Airport Parking Garage provides the largest source of non-airline revenues for the Airport and is also an important revenue source for the City of SeaTac through a parking tax. Correcting the weatherproofing system failures on the 8<sup>th</sup> floor will restore the facility to its full revenue generating potential.

### **ENVIRONMENTAL SUSTAINABILITY/COMMUNITY BENEFITS:**

The 8th Floor Weather Proofing project will restore and extend the life of one of the Airport's most heavily used assets. Preserving and restoring this valuable asset is in keeping with Port

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environmental policy as it reduces long term capital and operating costs, is environmentally sustainable, and conserves resources. By extending the useful life of this asset, reconstruction can be delayed. Additionally, the project will implement environmental and sustainability performance measures into the project. These include, but are not limited to, removing any asbestos, lead paint, or other material encountered, recycling the existing weather proofing and expansion joint material and utilizing durable low-Volatile Organic Compound containing weather proofing material wherever practicable.

### **TRIPLE BOTTOM LINE SUMMARY:**

The 8<sup>th</sup> Floor Weather Proofing project protects a valuable Airport asset, returns it to full revenue generating capacity, and preserves it in a manner that will extend its useful service life. This maximizes the return on investment realized from this facility, and minimizes the environmental impact of the facility, while maximizing the benefit to both the Airport and the surrounding community.

### **PROJECT SCHEDULE:**

The following is a list of key milestone dates for the 8<sup>th</sup> Floor Weather Proofing project.

Design Procurement	March-June 2010
Design Start	June 2010
Design Complete	December 2010
Bid Advertisement	February 2011
Construction Start	May 2011
Construction Complete	October 2012

### **ALTERNATIVES CONSIDERED/RECOMMENDED ACTION:**

Complete the Project – Under this alternative, the existing 8<sup>th</sup> floor weatherproofing membrane of the Parking Garage will be removed and the slab will be prepared for a new weatherproofing membrane; flashing and expansion joints will also be replaced. This will preserve and protect the Airport's asset, create the least environmental impact, and allow the garage to operate at full capacity throughout the year. This is the recommended alternative.

Do-Nothing – In this alternative, the existing weatherproofing system would be repaired on an as-needed basis. This is the current situation. In lieu of rehabilitation, parking spaces have been removed from service, increasing from 120 spaces in 2008 to 180 spaces in 2009. Water is now infiltrating several floors below the 8<sup>th</sup> floor through leaks in the 8<sup>th</sup> floor waterproofing membrane. The Parking Garage is the largest single revenue source at the Airport. This asset will continue to deteriorate at an accelerated rate under this alternative. This could ultimately affect the structural integrity of the garage. This is not the recommended alternative.

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**PREVIOUS COMMISSION ACTION:**

No previous Commission actions have been taken on CIP # C800274.

**ATTACHMENTS:**

Pictures of existing conditions - 8<sup>th</sup> floor of Airport Parking Garage.