

# Seattle-Tacoma International Airport International Arrivals Facility

Authorization to Execute a  
Design-Build Contract and  
Commence Project  
Validation

# May 26 Commission Motion

“Given significant changes in cost projections, technology and airline service patterns since the initial IAF plan options were considered, and the airport’s other large capital infrastructure programs (NorthStar, baggage handling), the Commission will work with the airport staff to engage key stakeholders, including senior level representatives of all signatory airlines, in a **transparent joint airport/airlines planning review to be held over 90 days to discuss key issues and work towards a solution to concerns raised about the project scope and funding.** Such work will include outside subject matter experts with knowledge of large airport capital projects to provide input and guidance.”

Directive from adopted Commission motion

# Joint Airport/Airline Planning Review

## June 23

- Outline schedule for IAF review
- Request authorization for CEO to negotiate and execute a contract with the IAF design-builder

## July 14

- Present overall airport funding methods/considerations
- Overview of how airports plan, fund and recover costs of international facilities (including Sea-Tac)
- Discuss critical metrics for planning international arrivals facilities
- Review of current IAF program and scope

## July 28

- Review of planning work that led to the current IAF scope

## August 11

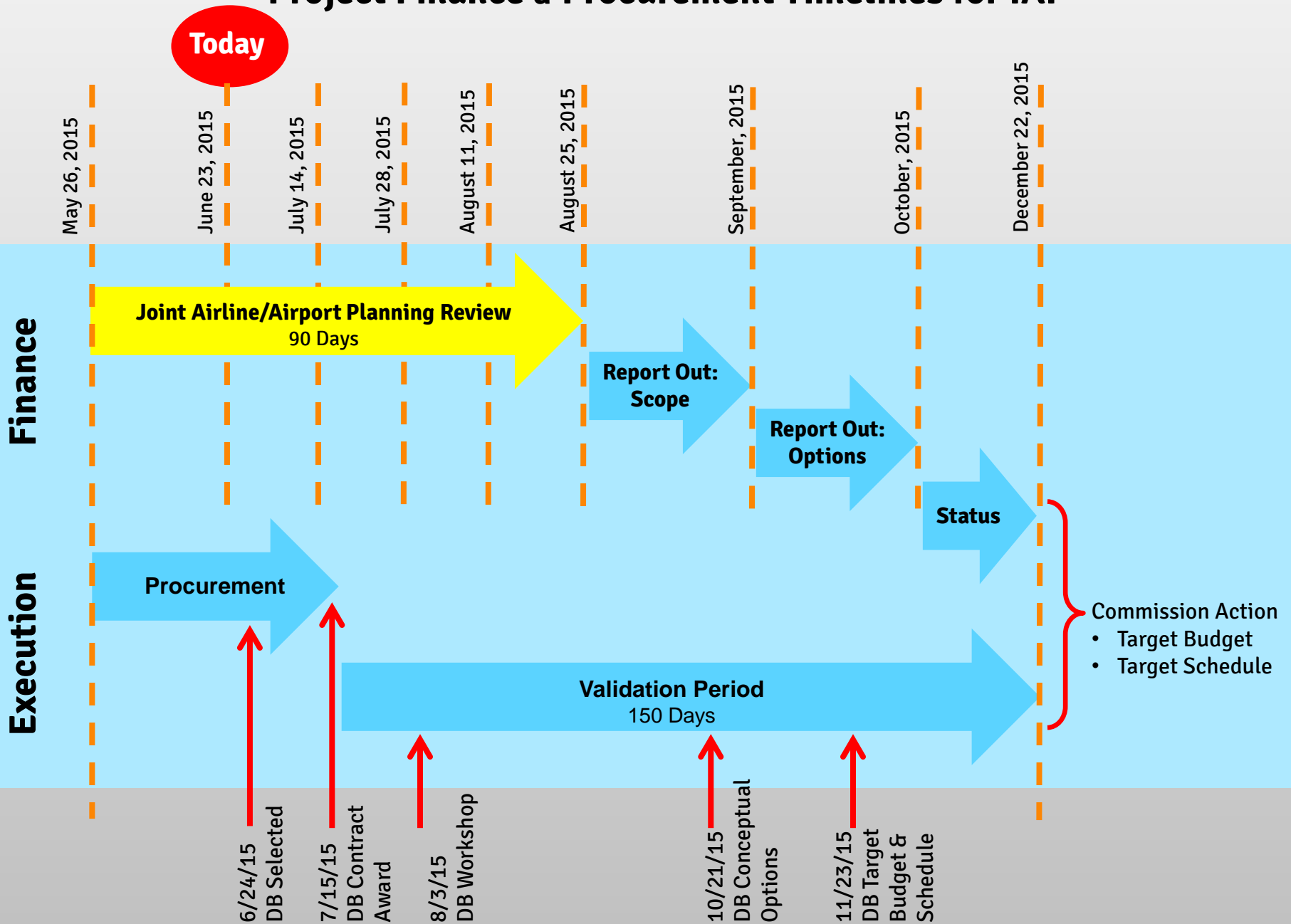
- Roundtable on IAF funding model with airline representatives

## September

- Review of 90-day process

Responding to Issues of Airport Finance and IAF Scope

# Project Finance & Procurement Timelines for IAF

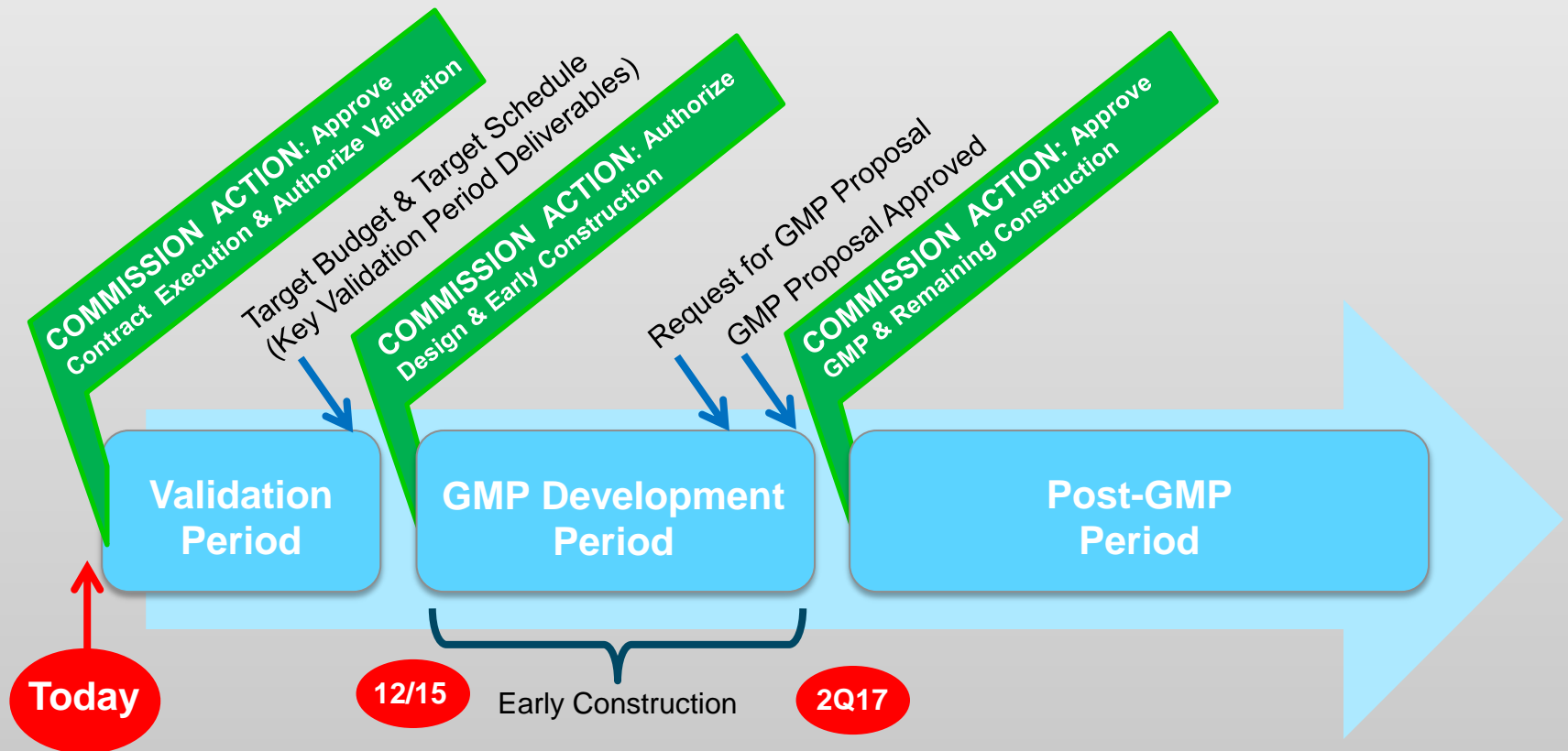


# Design-Builder Selection Update:

- Design-Build Team Selection Timeline:
  - Request for Qualifications (RFQ) issued August 7, 2014
  - Request for Proposal (RFP) issued February 13, 2015
  - Final selection on June 24, 2015
- Proposer Engagement:
  - Airport and IAF site tour
  - Proprietary meetings
    - Management approach
    - Design excellence
    - Contract commercial term
- Qualifications Based Selection (QBS) with Certain Price Factors

IAF Design-Build Procurement Nearing Completion

# Progressive Design-Build Contract Lifecycle:



Three Design-Build Contract Phases

# Project Validation Deliverables

- Develop Three Concepts Based on the Current Plan
  - Permits limited variations in building location, footprint and passenger flow
  - Target Budget & Schedule based on one concept



Current Program Concept

# Validation Period Deliverables

- Early Schematic Plan (based on one of the three concepts evaluated by the Design-Builder)
- Target Budget
- Target Schedule
- Validation Report
- Various Plans e.g.,
  - Stakeholders Engagement
  - Subcontracting
  - Safety
  - Security



# Action Requested

- Authorization for CEO to negotiate and execute a Design-Build contract and commence with project validation.

Project Validation will yield a Target Budget & Target Schedule