

Item No.:

7b_supp

Meeting Date:

November 10, 2015

REVISED:

November 5, 2015

International Arrivals Facility (IAF)

Update Briefing

November 10, 2015



Port 
of Seattle®

Agenda

- Airline Engagement
- Design-Build Contract Overview
 - Three Contract Periods
 - Validation Work Performed
 - Conclusions Reached
 - Deliverables
- Next Steps
 - Target Budget & Schedule
 - Contract Execution Timetable

Airline Engagement

- Two Airline Technical Representatives (ATR)
- Role on the International Arrivals Facility:
 - Ensure the airlines are kept up-to-date on the Airport's IAF planning activities
 - Communicate airline ideas/concerns to the Airport
- Useful Information Routinely Posted on the Airline Collaboration Site

Ongoing and Open Communication with the Airlines

Airline Engagement

- **45 Airlines Briefings from 2010 to Present**
 - Commission-lead 90-day review & 4 Airline discussions
- **Upcoming Stakeholder Meetings:**
 - November 18: Airline Tech Review /Planning Update
 - Other briefing as requested

Airline Involvement Continually Encouraged

Airline Action on IAF Funding

- First \$300M was included in Exhibit F and approved when SLOA III was executed by the airlines in November 2013
- \$608M updated estimate was the focus of the recent MII Ballot
 - MII Ballot Mailed - September 9, 2015
 - Rejected: 19 Against; 5 Airlines For, 5 Abstained
 - 6 month rejection waiting period ends March 6, 2016

The airlines have currently approved \$300M for the IAF

Design-Build Contract

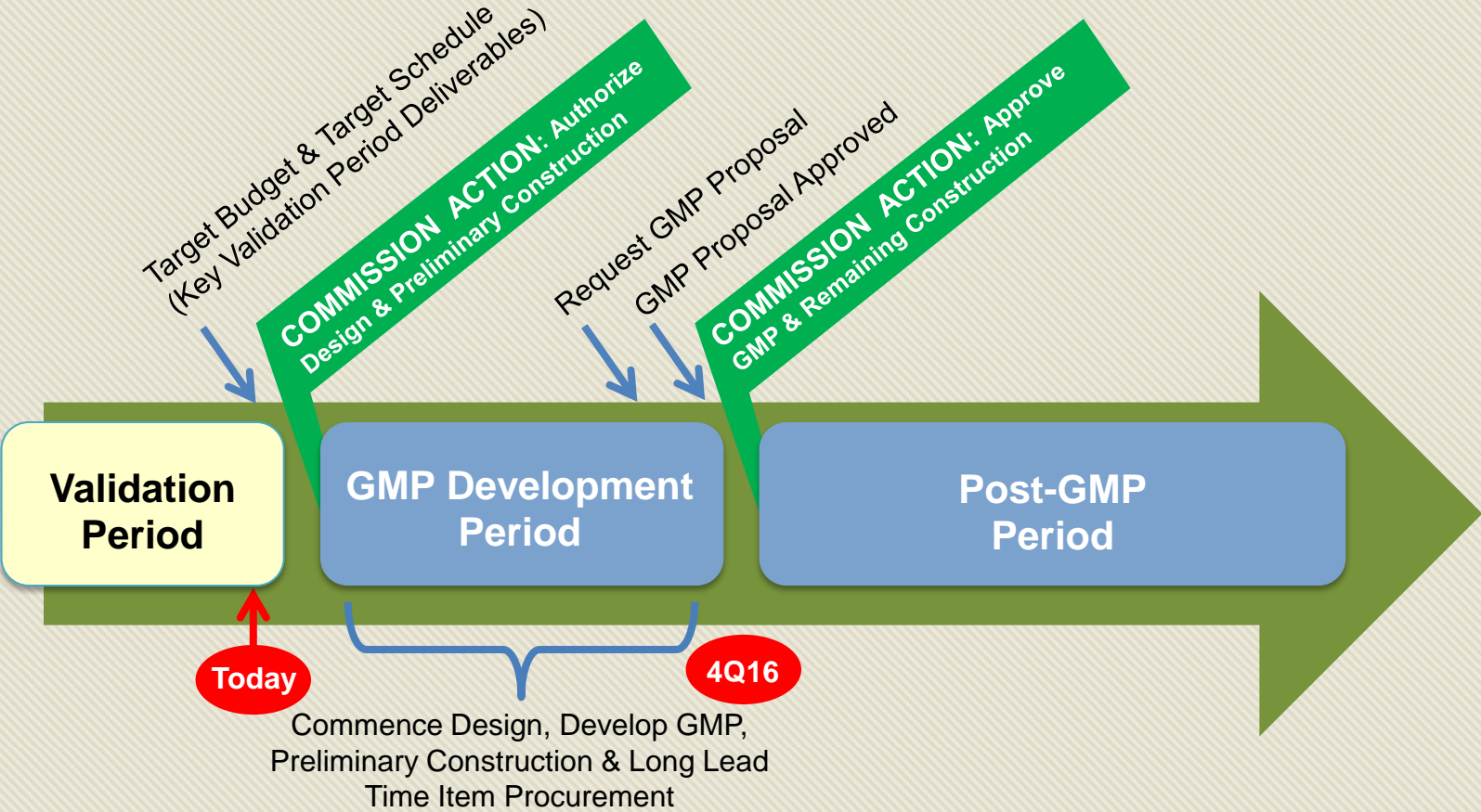
- Selection Process - August 2014 to July 2015
- Clark/SOM Selected – June 24, 2015
- Contract Execution - July 20, 2015

CLARK / SOM
CONSTRUCTION

New York
San Francisco
Los Angeles
Toronto, Canada
Berlin, Germany

The Design-Build Team is Now Engaged

Design-Build Contract



Working towards Guaranteed Maximum Price (GMP)

Validation Period

- The 120-Day Period Commenced at Contract Signing (July 20, 2015)

First 60 Days (Completed):

- Reviewed 4,500 Page Project Definition Document
- Evaluated Current IAF Concept in PDD
- Evaluated Peer Review Recommendations from Commission Sponsored 90 Day Program Review
- Developed/Analyzed Numerous Alternative Configurations
- Narrowed Analysis to One Concept

Design-Builder Gains Understanding of the Project

Validation Period

Second 60 Days (Underway – Ends 11/17/15):

- Prepare Key Contract Deliverables:
 - Early Schematic Design
 - Target Schedule
 - Target Budget
- Prepare Other Plans & Reports
- Develop a Contract Execution Timetable
(Commitments vs. Cash Flow over Project Duration)

Design-Builder to Submit Contract Deliverables at End of Validation

Validation Period Plans & Reports:

- ✓ Basis of Design
- ✓ PDD Validation Report
- ✓ Partnering Charter
- ✓ Stakeholder Engagement Plan
- ✓ Performance Incentive Plan
- ✓ BIM Model & Execution Plan
- ✓ QA/QC Plan
- ✓ Site Specific Safety Plan
- ✓ Project Management Plan
- ✓ Design Review & Control Plan
- ✓ Design-Builder Implementation Plan
- ✓ Subcontracting Plan
- ✓ Subcontractor Procurement Plan
- ✓ Small Business Participation Plan
- ✓ Contractor Access Plan
- ✓ Security Plan
- ✓ Contract Close-out Plan

Other Contract Deliverables

Second Contract Period

- **GMP Development Period:**
 - Advance design to 60% level (or beyond)
 - Undertake preliminary construction
 - Purchase long lead-time items (e.g., steel, curtain wall and escalators/elevators)
 - Negotiate Guaranteed Maximum Price (GMP) for the work (4Q16)

Advance Design and Develop a Guaranteed Maximum Price (GMP)

Third Contract Period

- **Post-GMP Period:**
 - Complete design
 - Complete construction
 - Activate the facility (4Q19)

Complete and Open the New International Arrivals Facility

Project Elements Evaluated in First 60 Days

1. Passenger Movement:
 - Bridge or Tunnel
2. Passenger Bridge:
 - Alignment - Gates A7/A8 or Gates A10/A11
 - Type - Arch, Truss or Cable-Stayed
 - Width & Direction of Flow - One-Way vs. Two-Way
 - Vertical Circulation Cores - Number & Locations
3. Secure Corridor Location - Interior or Exterior
4. IAF Layout:
 - Pilot Program or Traditional
 - One or Two Floors
 - Bus operation under the IAF – Yes/No

Project Elements Reviewed by the Design-Builder

Validation Conclusions

- The work undertaken by Port staff & its consultants over past two years was validated by Clark/SOM and deemed to be robust and comprehensive.
- Additionally, the Design-Builder found several opportunities to enhance the Port's earlier work product.

Port's Advance Planning Work Validated by the Design-Builder

Validation Conclusions

1. Passenger Movement - Validated ✓
 - Bridge or Tunnel

PDD Connection from SSAT to Concourse A Validated by Design-Builder

Validation Conclusions

1. Passenger Movement:

- Bridge or Tunnel

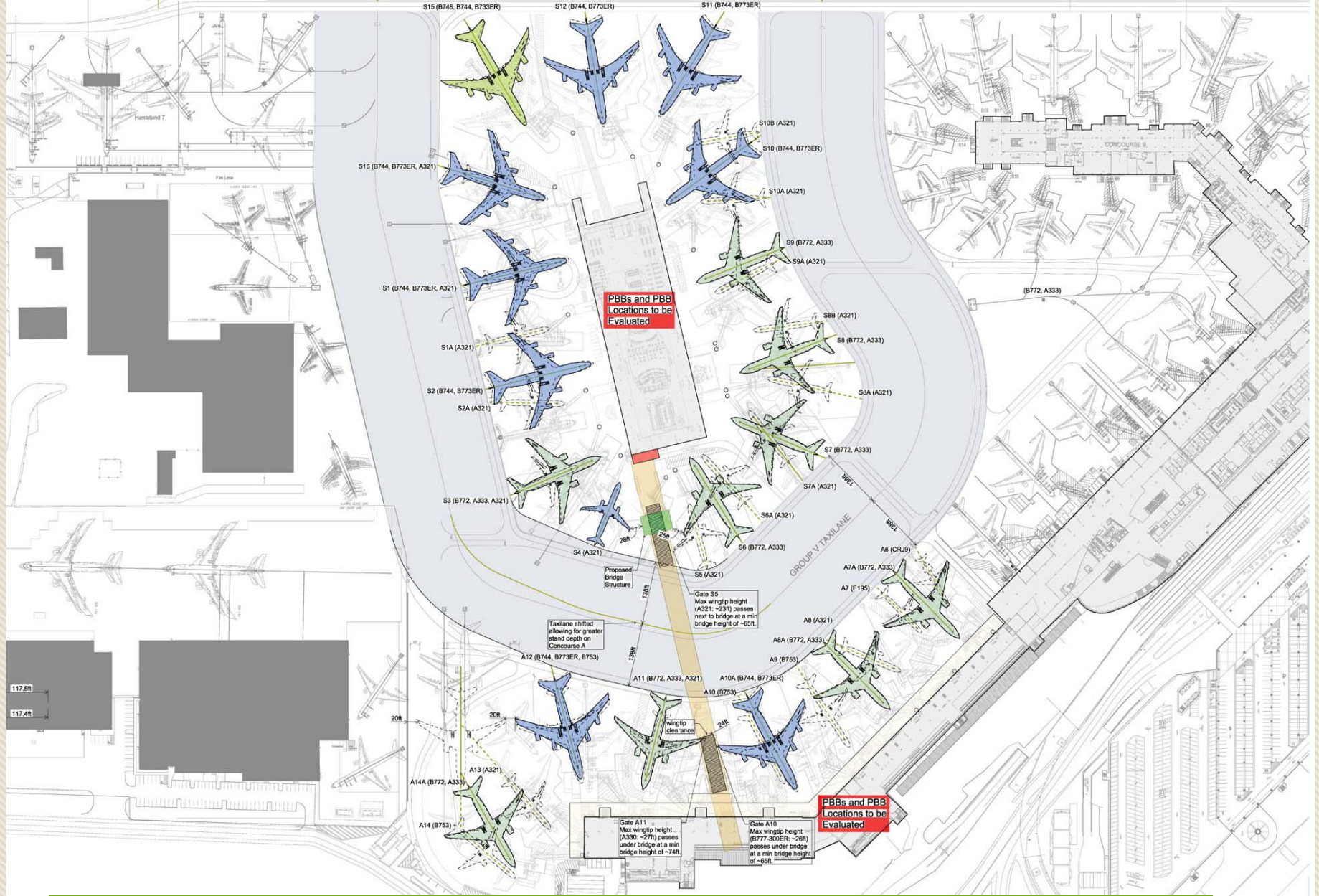
2. Passenger Bridge – Validated ✓ and Enhanced

- Alignment - Between A10 & A11
- Type - Arch
- Width – 42' vs Tapered from 16' to 35'
- Direction of Flow - Two-Way
- Vertical Circulation Cores - 4 @ the Sterile Corridor and 1 @ the Bridge

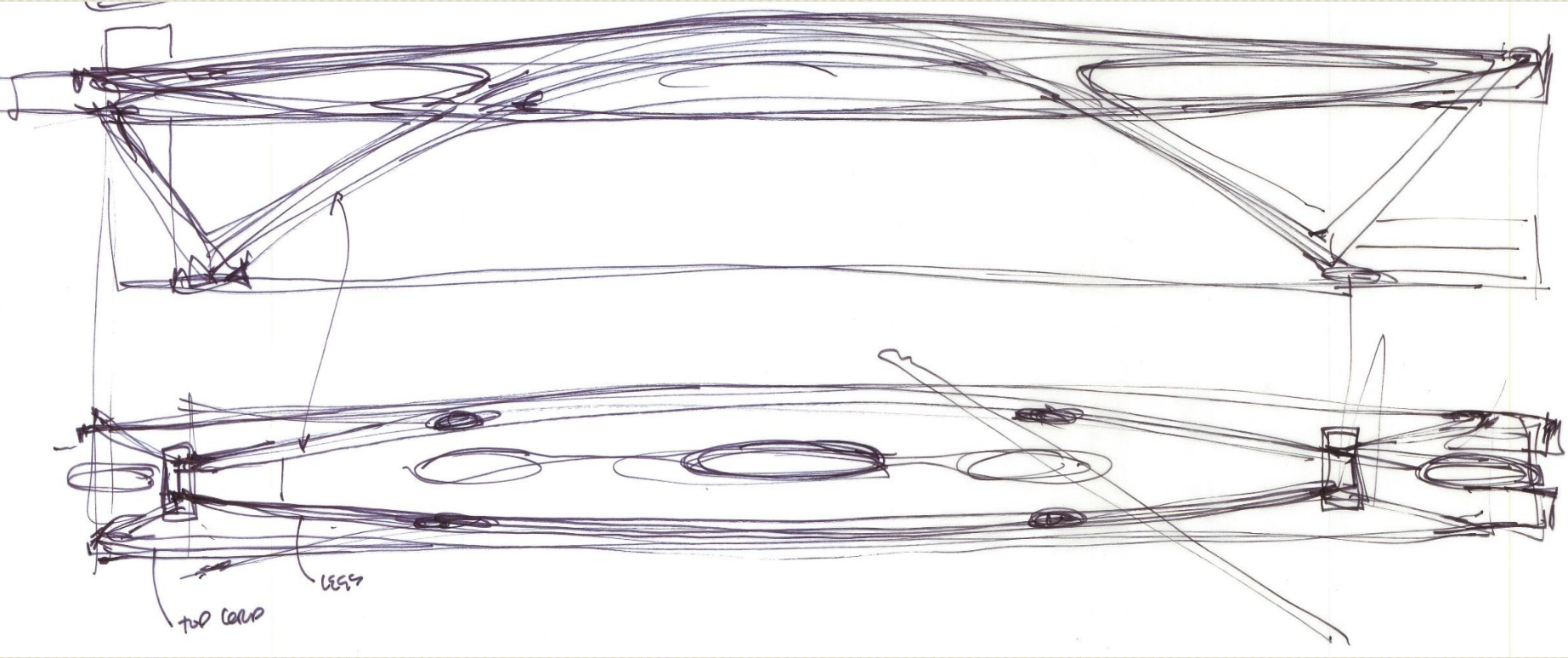
Bridge Design Elements Validated by the Design-Builder



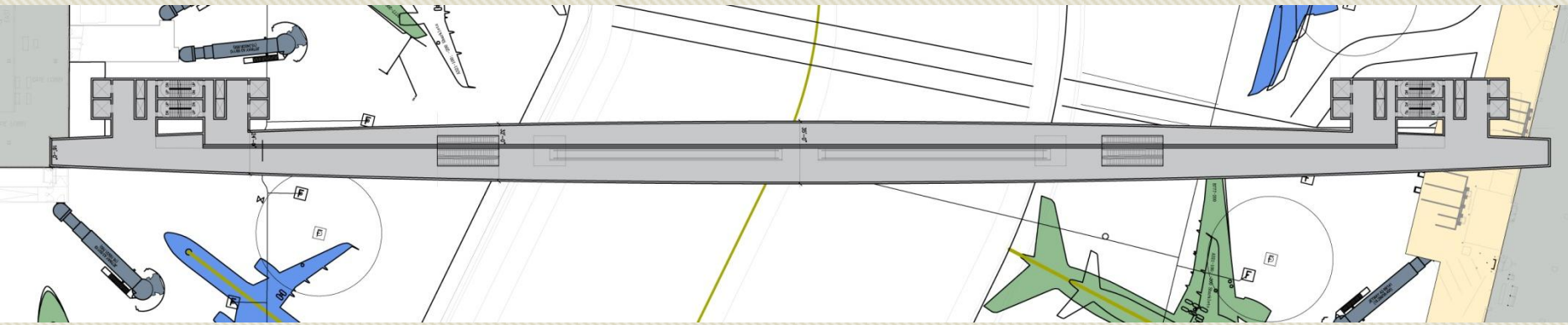
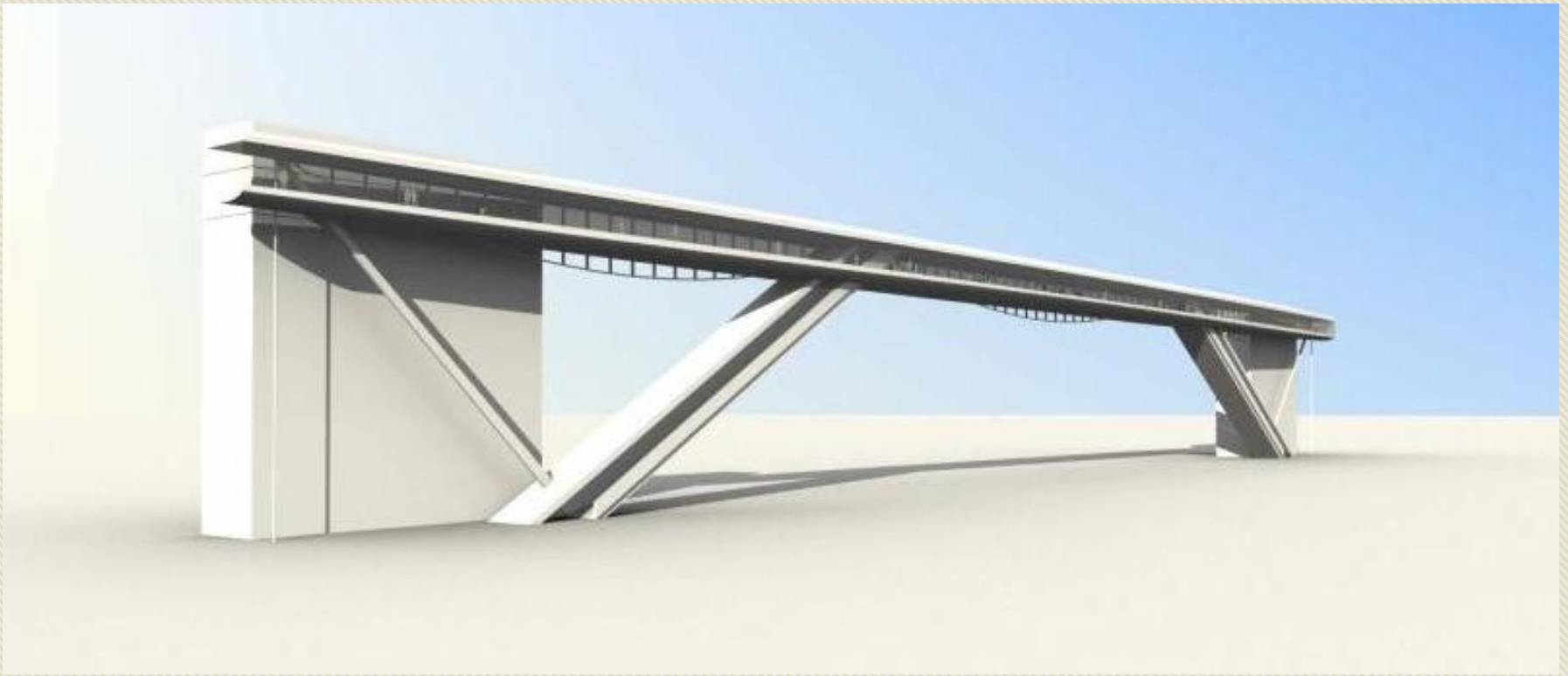
Bridge Alignment Options Considered



Aircraft Layout Enhanced & Bridge Alignment Validated



Early Schematic of Arch Concept Proposed by the Design-Builder

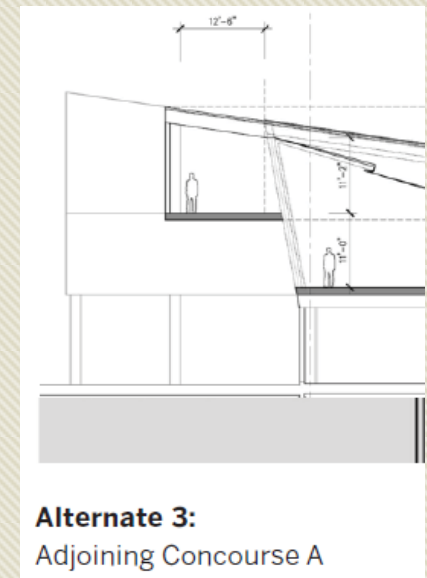
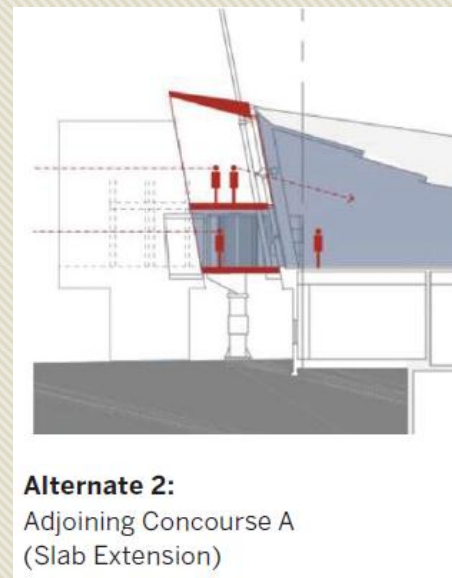
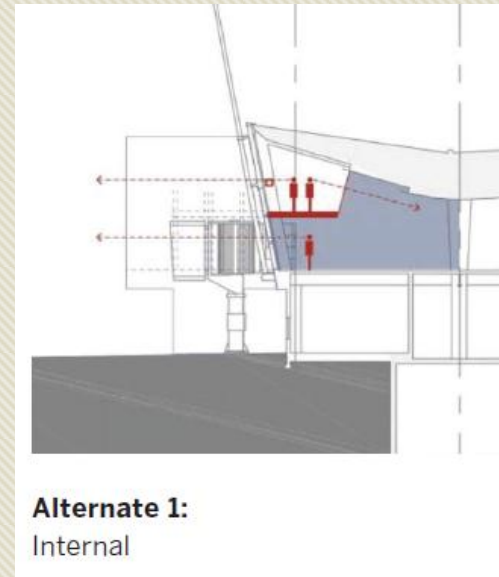
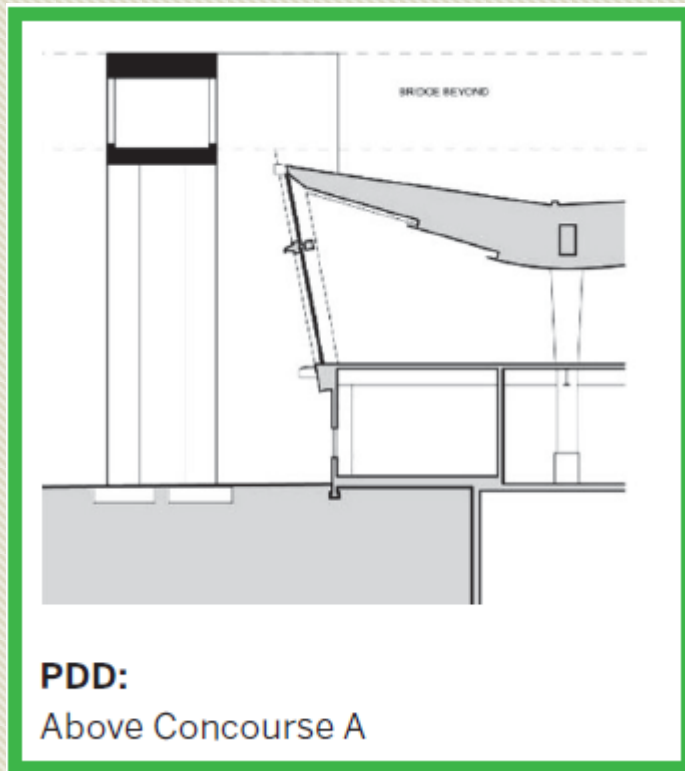


Arch Concept Modified and Refined by the Design-Builder

Validation Conclusions

1. Passenger Movement:
2. Passenger Bridge:
 - Alignment
 - Type
 - Width & Direction of Flow Vertical Circulation Cores
3. Secure Corridor Location – Validated ✓
 - Interior or Exterior

Location of Secure Corridor on Concourse A Validated by Design-Builder

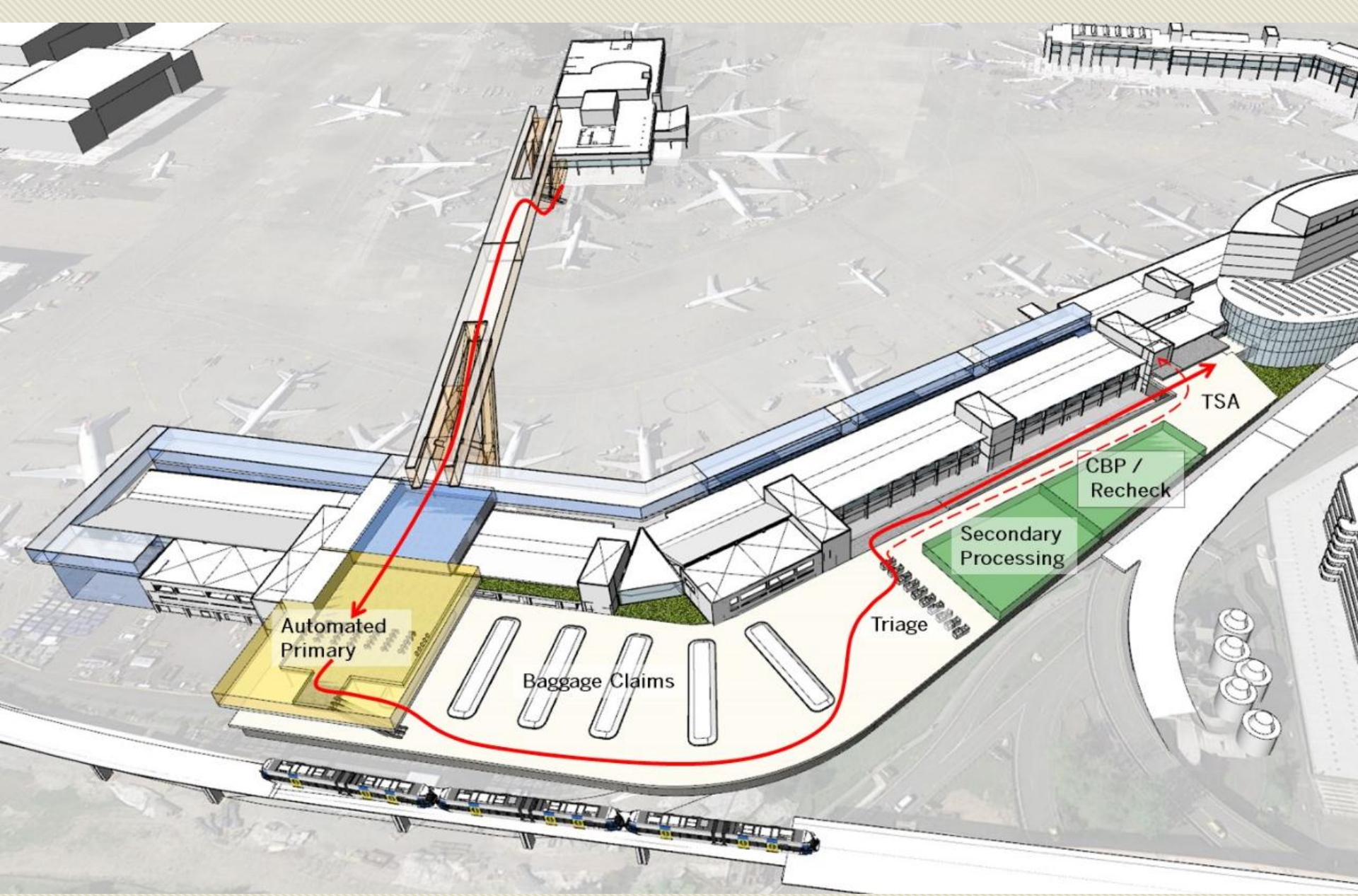


Exterior Position of Sterile Corridor Validated by the Design-BUILDER

Validation Conclusion

1. Passenger Movement
2. Passenger Bridge:
 - Alignment Type Width & Direction of Flow Vertical
 - Circulation Cores
3. Secure Corridor Location
4. IAF Layout – Validated ✓
 - Pilot Program (Automated Primary) or Conventional
 - One or Two Floors
 - Bus operation under the IAF – Yes No

IAF Design Elements Validated by the Design-Builder



IAF Two-Floor Design Concept Validated by the Design-Builder

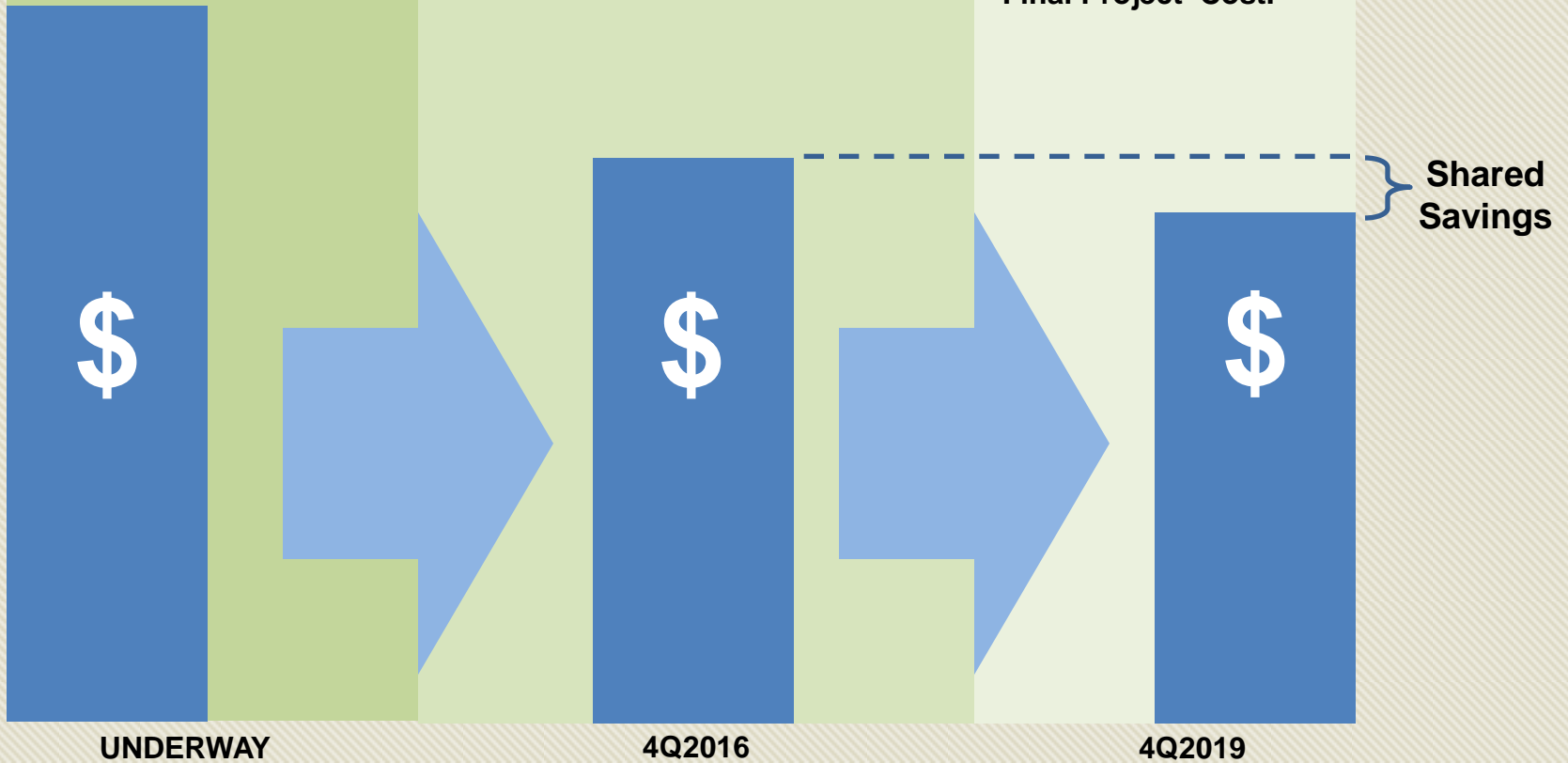
Next Steps

- Refine the Validated PDD Concept in Order to:
 - Develop a Target Schedule
 - Generate a Target Budget
 - Create a Contract Execution Timetable

Target Budget:
Design-Builder deliverable at the end of Validation Period. A not-to-exceed (NTE) “design-to” budget.

GMP:
Target Budget advanced through +/-60% design development to a guaranteed maximum.

Final Project Cost:
The Design-Builder is incentivized to reduce costs. Shares 25% of the cost savings between the GMP & Final Project Cost.



GMP Delivers Price & Schedule Certainty

Target Schedule

- Start Subcontractor Procurement - February, 2016
- Start Early Construction - March, 2016
- Complete 30% Design - June, 2016
- Complete 60% Design - November, 2016
- Complete 90% Design - March, 2017
- Complete Design - June 2017
- Construction Complete - 2019
- IAF Opening - 4Q19

Design-Builder Submits a Target Schedule Based on Validation Concept

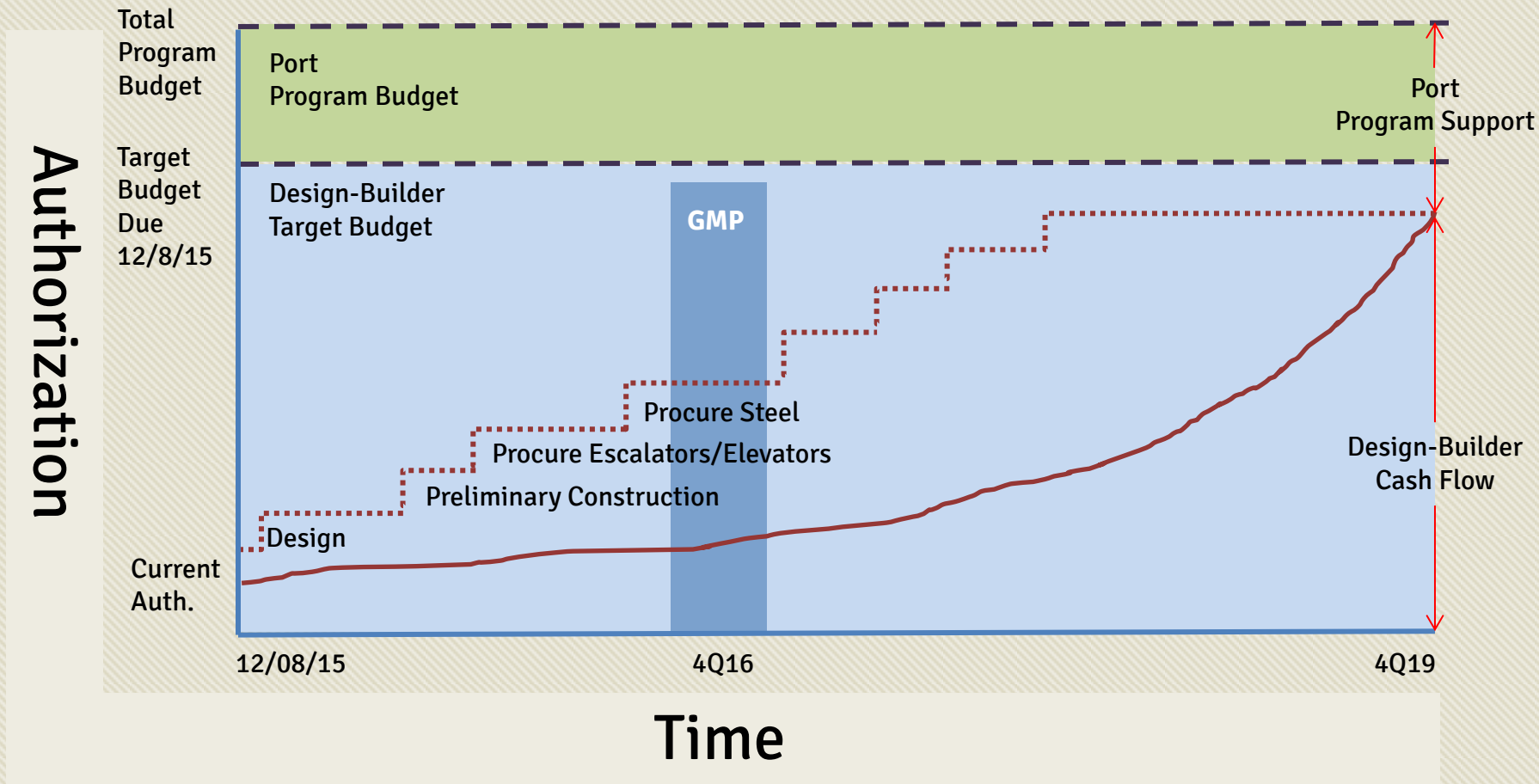
Target Budget

- Design \$
- Construction
 - Bridge \$
 - Sterile Corridor \$
 - IAF \$
- WA State Tax \$
- Program Support \$ _____
- IAF Total \$

Costs Due
12-08-15

Design-Builder Submits Target Budget Based on Validation Concept

Schematic Contract Execution Timetable



- Contractual Commitments
- Cash Expenditure to Meet Commitments and Build Project

Contract Execution Timetable Recommended to Take Full Advantage of Progressive Design Build

Thank you

Tentatively Scheduled to Return on 12/08/15 at Completion of Validation