

# Sea-Tac International Airport NorthSTAR Program

## First Quarter 2018 Program and North Satellite Project Update



# AGENDA

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- Project Overview
- 2018 Quarter 1 News
- Budget
- Schedule
- Challenges
- Accomplishments
- Progress
- Sustainability

# PROJECT OVERVIEW

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- 12 to 20 contact gate positions.
- 263,000 sf to 428,000 sf

## Key elements:

- Infrastructure
  - Gate additions
  - Clerestory river
  - Airline services
- Marketplace
  - Station lobbies
  - Technology
  - Seismic reinforcement

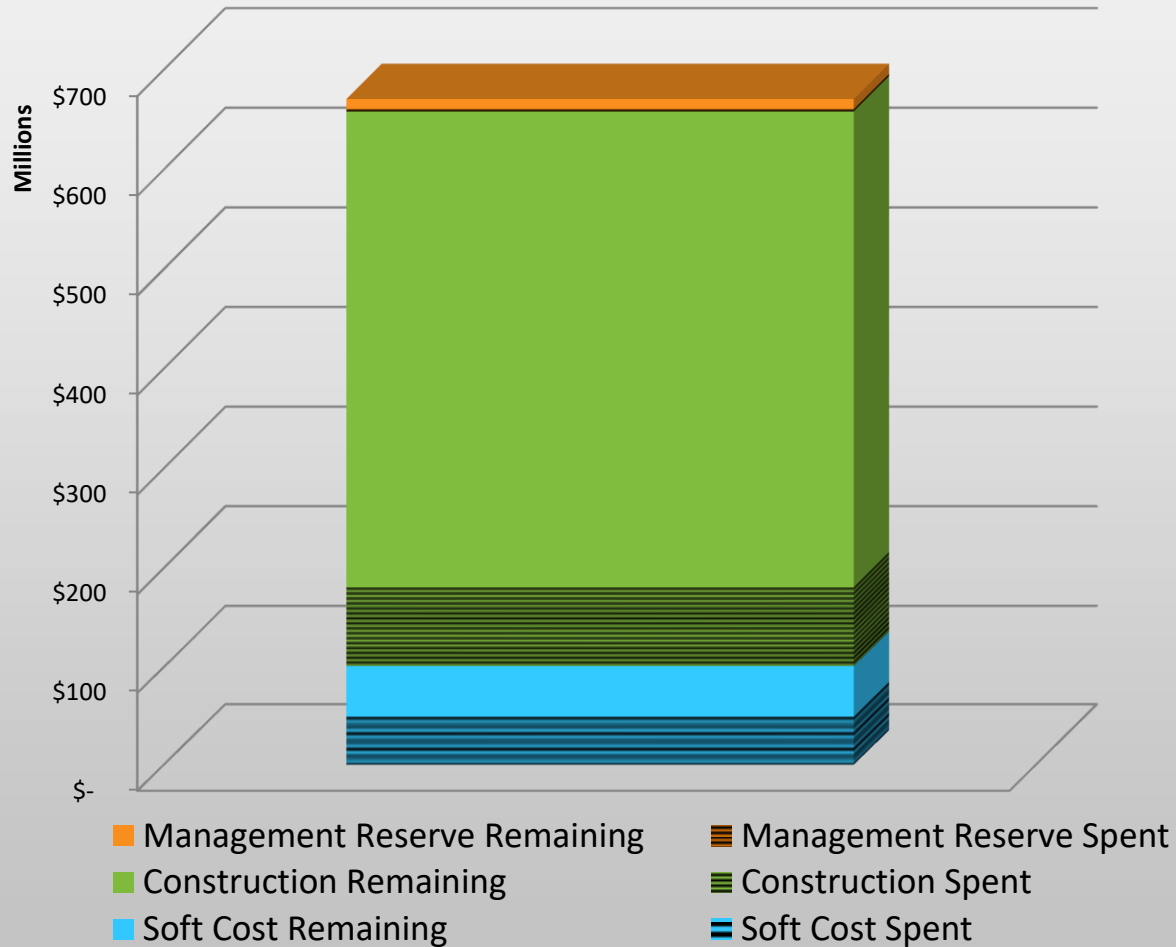


# 2018 Q1 News

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- Made critical decision to process passengers through Concourse D Hardstand Holdroom via Cobus to NSAT ground board positions during phase 2, in lieu of through NSAT that benefits construction and mitigates unplanned risks (cost, schedule)
- Finalizing redesign of Concourse C satellite transit station vertical circulation to reduce customer service and operational impacts during construction
- Accommodated Alaska's request for informational displays at gates minimize impact to construction

# FINANCIAL PROGRESS REPORT

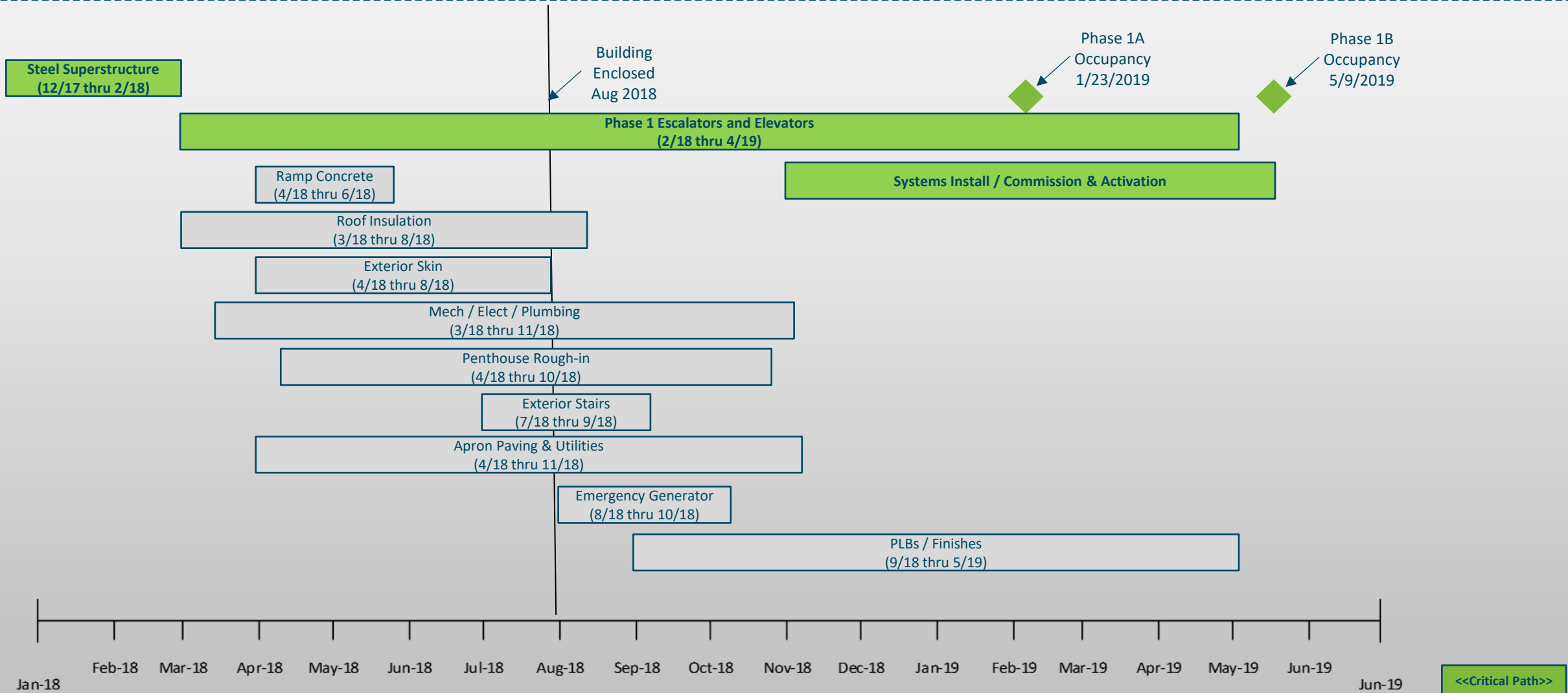


Authorization Summary	Capital	Expense	Total
Current Budget	\$658.3M	\$12.3M	\$670.6M
Current Authorization	\$658.3M	\$12.3M	\$670.6M
Amount Remaining to be Authorized	\$0M	\$0M	\$0M

## Total Project (Capital + Expense)

	Budget	Spent to Date	Forecast at Completion	Variance
Soft Cost	\$90.0M	\$49.5M	\$101.1M	\$11.1M
Construction	\$551.6M	\$84.1M	\$557.1M	\$5.5M
Management Reserve	\$29.0M	\$0M	\$12.4M	<\$16.6M>
	<b>\$670.6M</b>	<b>\$133.6M</b>	<b>\$670.6M</b>	<b>\$0</b>

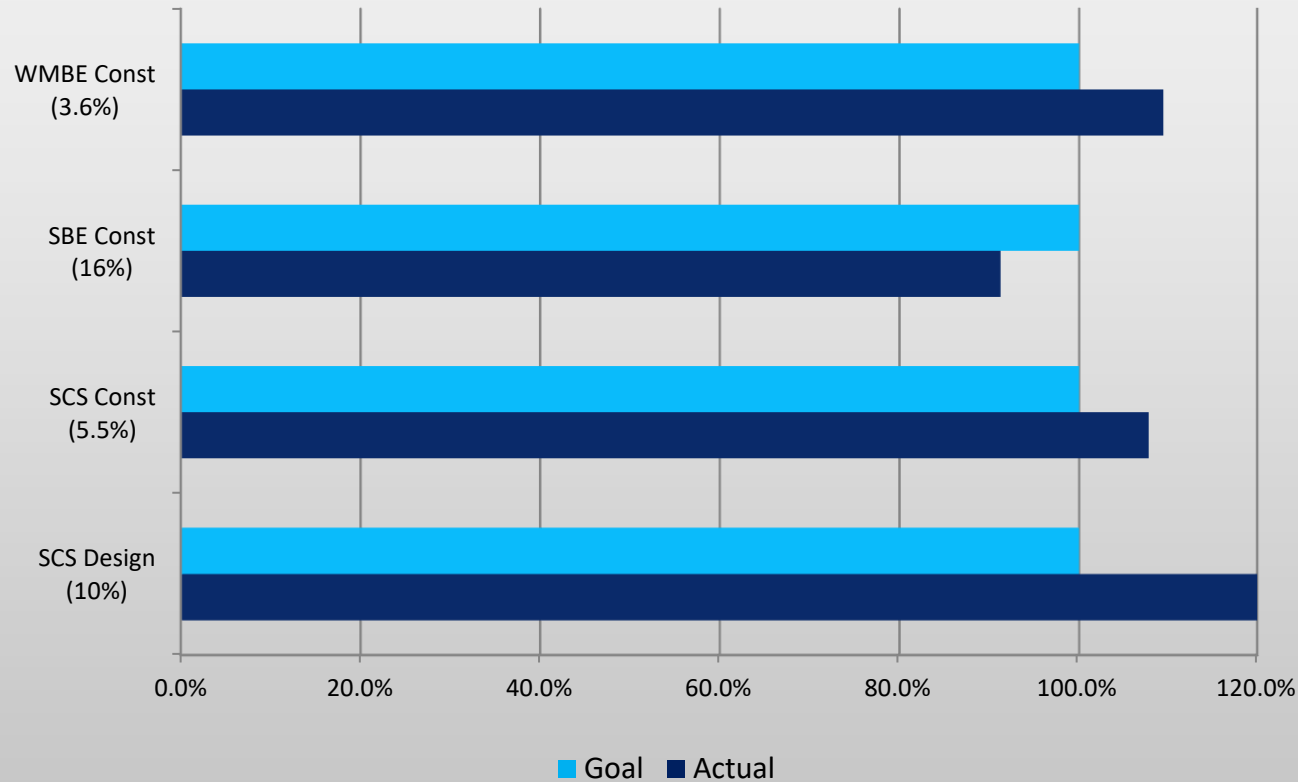
# SCHEDULE



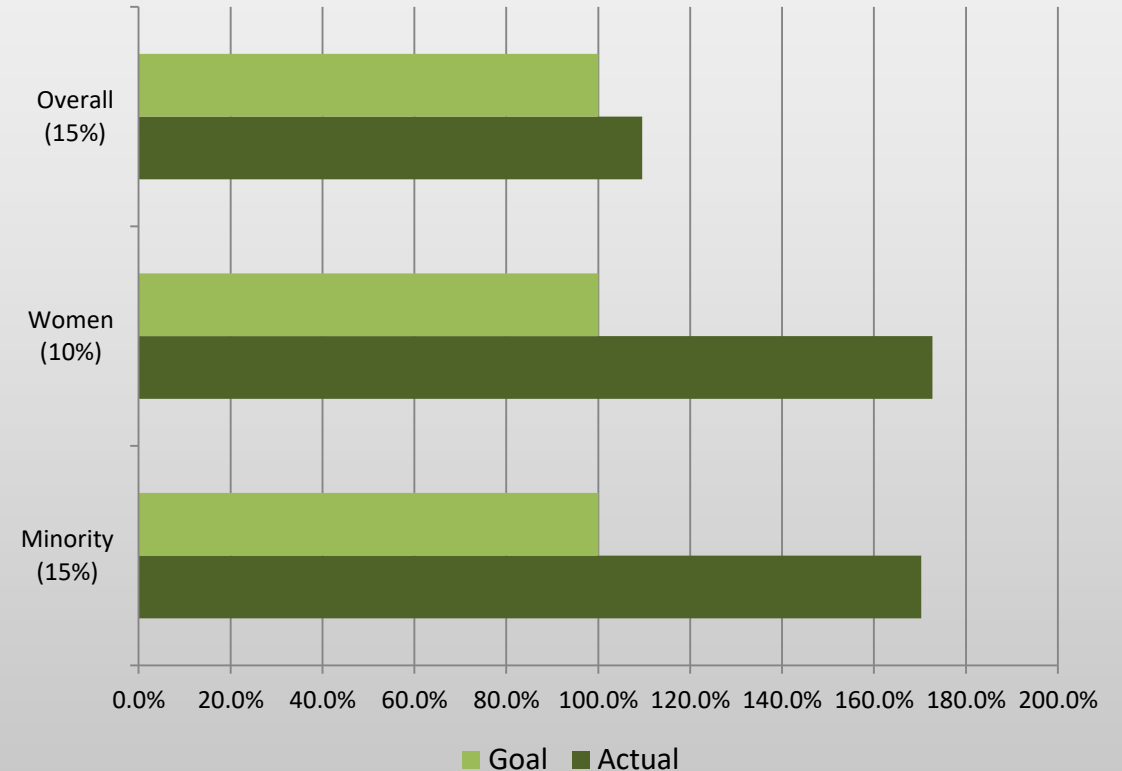
Critical Path on track through Phase 1 opening

# SMALL BUSINESS/APPRENTICESHIP UTILIZATION

## SCS/SBE/WMBE



## APPRENTICESHIP





- On track to meet or exceed 2014 goals by completion.

# CHALLENGES

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 Construction Schedule – Maintain it! Mitigate impacts

 Central Core phasing – Complex; Minimize passenger and operational level of service impacts

 Cobus Operations – Maximize level of service; minimize exposure to elements; maintain safety

 Contractor Design Development estimate exceeds contractual allowance by \$5.6M – 4 of 37 subs negotiated; Project Goal - stay within budget

 Completing dining and retail projects on time – maintaining Phase 1A and 1B opening



# ACCOMPLISHMENTS

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- ✓ Met 2018 Project Q1 Goal - Primary structural steel installed for Phase 1
- 🚌 Alaska level of service and passenger flow analysis completed for Concourse C to NSAT, preparing stakeholders for decision to transport passengers via Cobus to NSAT ground board positions during Phase 2
- ✓ 60% Alaska Airline Lounge Design & 30% Ground Board Design reviewed
- ⚖️ Received Final Building Permit for the project on 1/16/18
- ✓ Received Passenger Loading Bridge installation and Casework bids
- ✓ Completed Puget Sound Energy gas pipe work under east taxiway
- ✓ Opened escalator NS4 in NSAT central core
- ✓ Made decision to process passengers via Hardstand D to NSAT ground board gates via Cobus

# PROGRESS

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- ✓ Phase 1 Expansion floor slabs nearly complete, with roofing, interior concrete walls and site utilities ongoing.
- ✓ Critical path central core escalator NS3 replacement just began
- ✓ Alaska Lounge 90% design and coordination ongoing
- ✓ Concourse C satellite transit station vertical circulation constructability review and redesign nearly complete
- 🍴 Expediting designs of Phase 1 dining and retail projects
- 🚌 Finalizing Cobus ground board design
- ✈️ East taxiway vehicle service road striping design being modified

# SUSTAINABILITY



## Water Conservation

- (2) 15,000 gallon tanks installed for rainwater capture from the roof. Piping system rough-in installation progressing
  - Anticipate 500,000 flushes annually by Low-flow fixtures each year



## Waste Reduction

- 97% construction waste diverted from landfills: Copper wire, wood, steel, pipe, aluminum, plastic, concrete



## Energy Conservation

- Energy savings, 17% below code
  - Large scale LED lighting
  - Daylighting optimization and Lighting controllability
  - Insulation and glass
  - Baggage, Escalator, Elevator Motor Efficiency



## Status

- Submitted to United States Green Building Council for 34 preliminary design review credits



View of the New Expansion from Concourse C





Need a lift?

- <1 MIN dilettante  
TOP OF ESCALATOR
- 1 MIN starbucks  
ACROSS FROM GATE N6
- 1 MIN bigfoot food and spirits  
NEXT TO GATE N1



drink





River curtainwall construction underway

