Item No. 7b Supplemental
Meeting Date: September 11, 2018

Port of Seattle
Sea-Tac International Arrivals Facility (IAF) Overview

September 11, 2018

Port of Seattle

Briefing Contents

- Recap why IAF is needed
- Projects within a program
- GMP with Design Builder
- Construction pace is increasing
- Staff recommendations & work plan

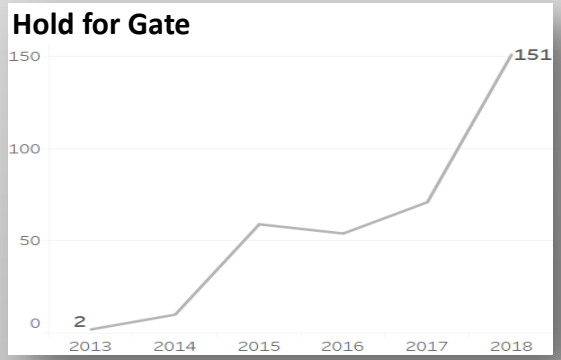
Gaining and maintaining positive momentum

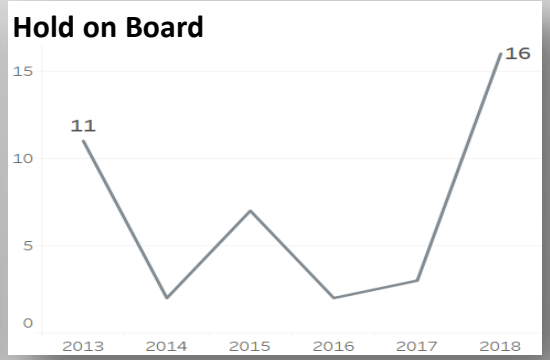
Benefits of IAF

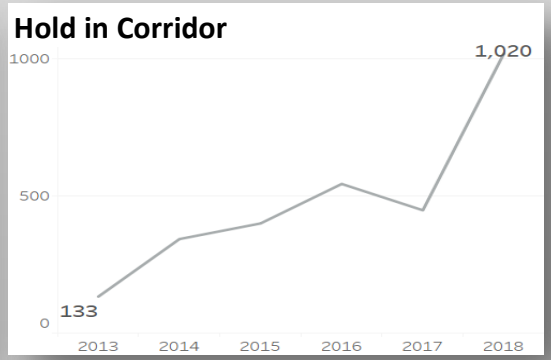
- Increases passenger processing capacity from 1,200 to 2,600 passengers/hour to catch up to existing volumes
- Reduces passenger transit time through facility, including wait time
- Provides a modern and welcoming facility for international travelers coming to the world class cities in our region
- Supports our existing international airlines
  - Nine new international carriers since 2016
  - Annually, each provides $74M regional economic benefit
- Upgrades 20 flexible gates for both large international aircraft and smaller domestic aircraft

Enhance the experience of arriving international passengers

Delays upon arrival growing





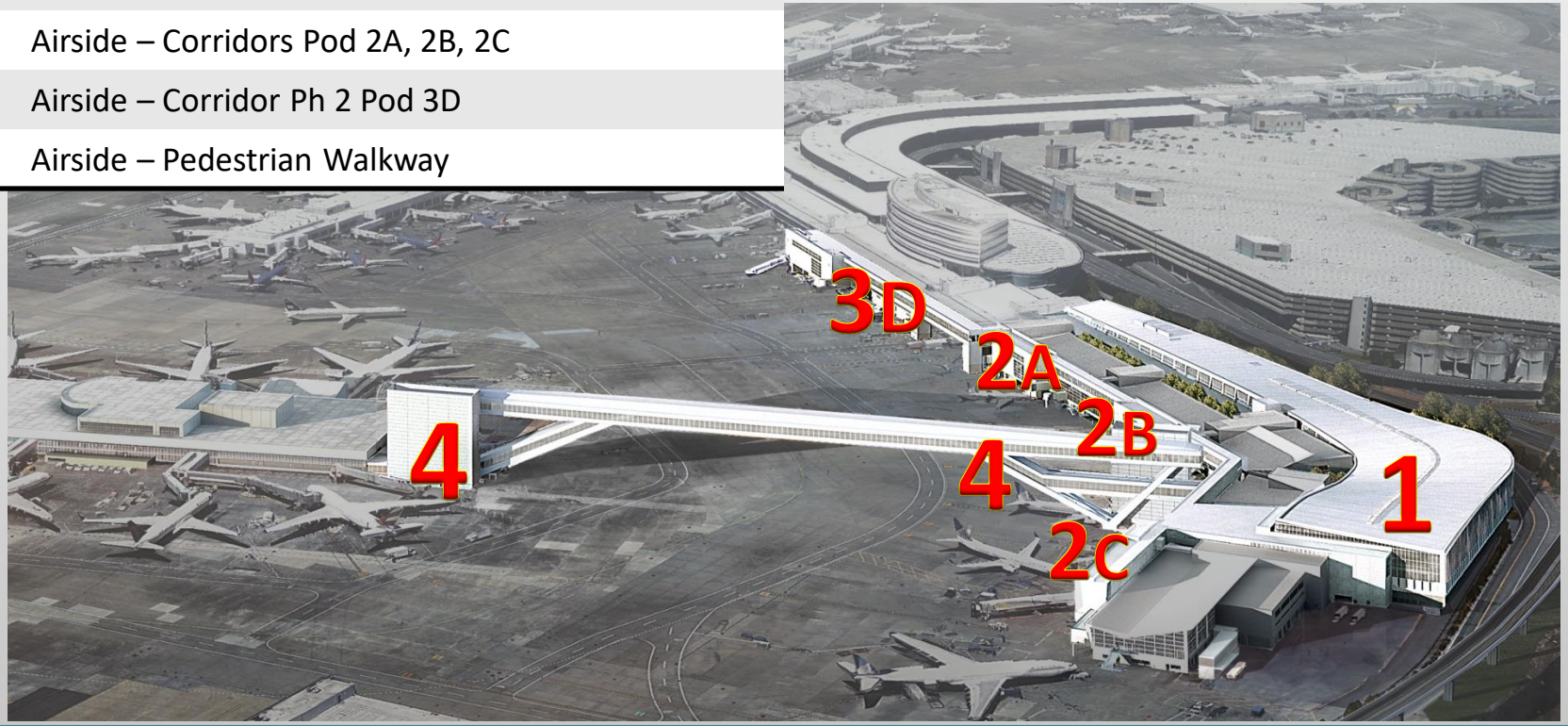


Source: Port of Seattle records.

Number of occurrences (YTD thru July each year)

IAF will improve customer service

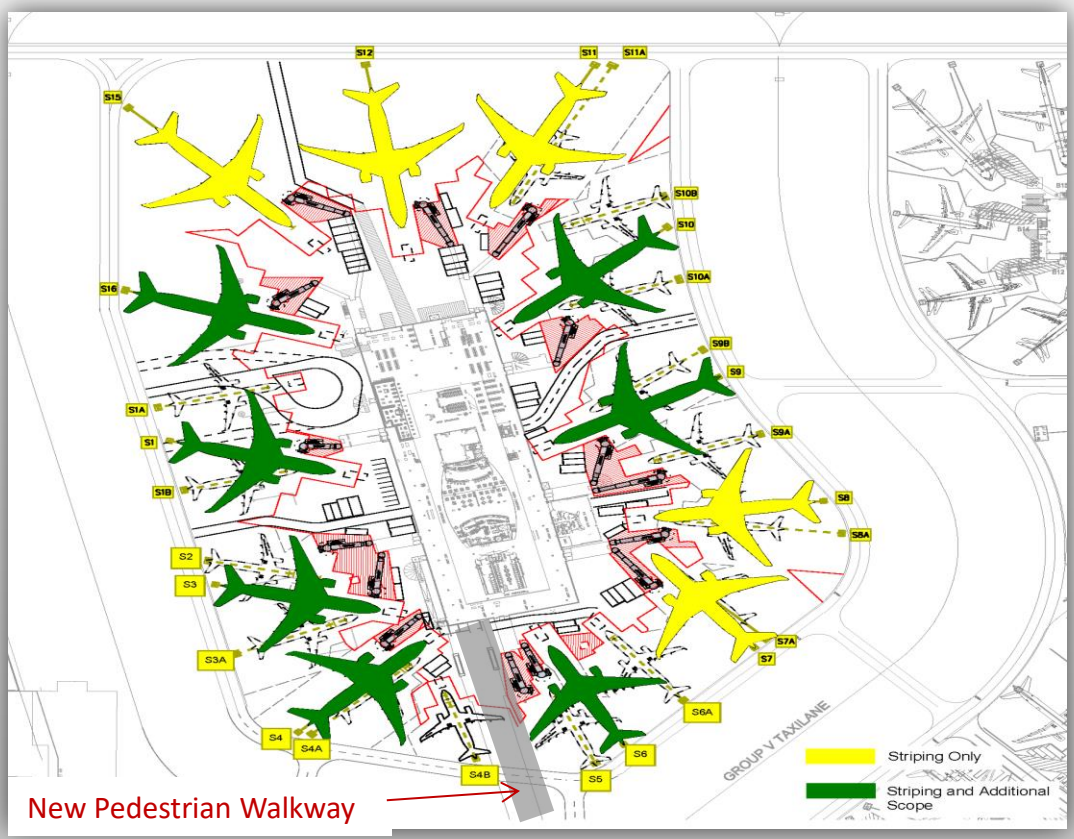
	PROJECT ELEMENTS
1	Landside – New IAF Building
2	Airside – Corridors Pod 2A, 2B, 2C
3	Airside – Corridor Ph 2 Pod 3D
4	Airside – Pedestrian Walkway



Multiple large elements comprise the total IAF Program

	PROJECT ELEMENTS
5	South Satellite – Gate Reconfigurations & Interior Corridor Renovations
6	Gate A20/A21 Hardstand

Program includes complex renovations and new elements



Reconfiguration Work

- Striping
- Jet Bridges
- Fuel Lines
- Electrical
- Mechanical
- Ramps

Design Builder Reconfigured Gates at South Satellite

Early Progress

7	Enabling & Supporting Projects
7a	North Ground Transportation Lot
7b	**Maki Sculpture relocation**
7c	**Basement Shop Relocations**
7d	Employee Bus Turnaround
7e	Egress Corridor GML Hall
7f	**Gate A20-21 Hardstand**
7g	Gate E45 (underway)
7h	Air Cargo Road (underway)
7i	PCB Contaminated Soils
7j	Temporary Loading Dock
7k	**Cruise Bus Facility**

Significant enabling & supporting projects complete

7F

A20/21

7F

7K

Cruise Passenger Support

7K

IAF Program involved Moving Passenger Operations

Maki Sculpture *before* *after*

7B

7C

Shop Workspace *before* *after*

IAF Program involved Moving Artwork & Employee Work Spaces

Cost & Schedule

On July 24th negotiations between Port and Design Builder reached a final framework agreement to move forward.

- Overall Program Cost -- **$968,445,000**
- Program Schedule Completion -- **07/30/2020**
  (Open Landside, Walkway, Pods A/B/C)
- Additional Pod D -- **12/31/2020**

Agreement enables rapid movement forward

Schedule

Element	Target (March 2018)	Final Construction		OPENING
IAF Landside Building	02/24/20	05/30/20	Testing & Activation	**07/30/20**
Sterile Corridor	09/30/19	05/30/20		**07/30/20**
Pedestrian Walkway	09/30/19	05/30/20		**07/30/20**
Pod D Phase 2	07/10/20	11/10/20		**12/31/20**

- Time is necessary between final construction and activation
- Testing & activation period ensures reliability
- Test capabilities for airport, CBP, moving walks, baggage, technology, air conditioning for peak loads, etc.

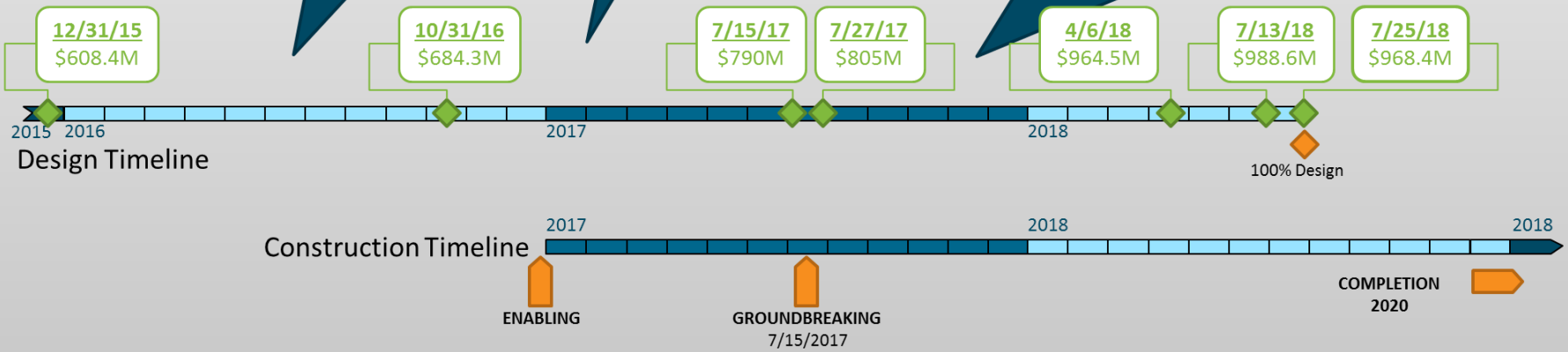
Schedule progression to public opening in mid-summer 2020

Additions as Design Progressed

1A. Two Additional aircraft capable gates (Pod D)
2B. Maintain one domestic aircraft capable gate
1C. Baggage basement and CBP mezzanine

2. Added space for TSA security checks of baggage

3A. Connections for IAF baggage to the entire airport
3B. Emergency electrical generators
3C. Escalator to speed CBP technology
3D. Automated gate aircraft assist parking system
4. Scope clarifications: safety, ventilation, baggage, and building code occupancy requirements



Costs increased with added scope, complications, & longer construction period

Program Budget Cost

DESIGN BUILDER GMP COST		
Final Negotiated Base Scope *	$	510,919,388
Committed Allowances	$	58,192,054
Forward Allowances	$	48,119,030
SUBTOTAL - Direct Construction Costs	**$**	**617,230,472**
Design	$	49,266,874
General Conditions	$	61,000,000
DB Fee/Bonds/Insurance/Validation	$	46,448,039
Design Builder Indirect Costs	**$**	**156,714,913**
DESIGN BUILDER GMP	**$**	**773,945,385**

Sales Tax and Port Costs		
Sales Tax on DB Construction	$	76,894,489
Port Furnished Construction	$	21,052,026
Port Management Costs	$	71,050,100
Public Art	$	2,503,000
Port Management Reserves	$	23,000,000
SUBTOTAL -- Port Costs + Tax	**$**	**194,499,615**
TOTAL PROGRAM BUDGET	**$**	**968,445,000**

Program Budget Summary

Staff Recommendations Moving Forward

1. Create dashboard and progress reports for wide visibility
2. Focus on detailed schedule, critical path, key dates, risks
3. Focus on work-in-place spending trend versus plan
4. Focus on craft levels
5. Monitor Financials – program, project, GMP, and allowance balances
6. Continue partnering with design builder, subs, and airport
7. Proactively employ IAF Dispute Resolution Board
8. Add select Port and consultant staff to team

Targeting Joint Success with Design Builder

Progress since last briefing

March 2018

August 2018

Landside IAF Building is framed

Progress since last briefing

March 2018

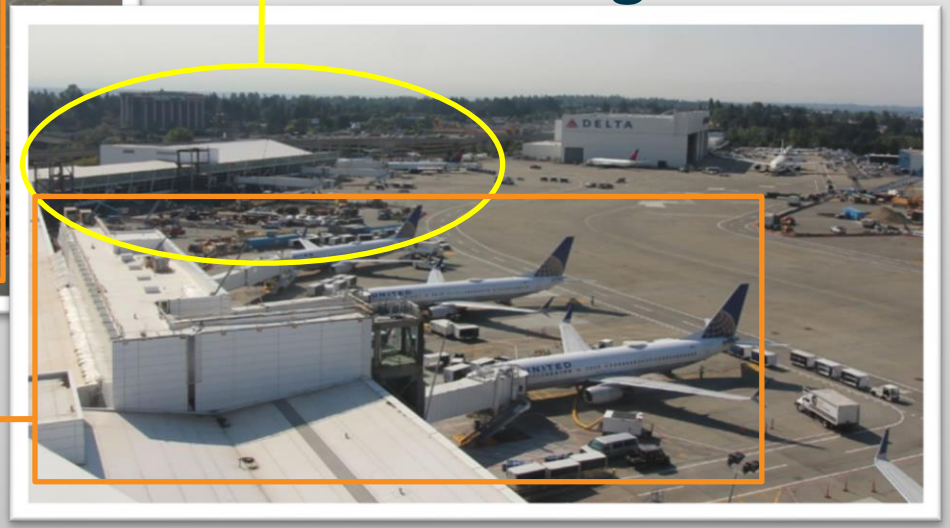
Pod B Area In Service

Pod B Area In Construction

Pod A Area In Construction

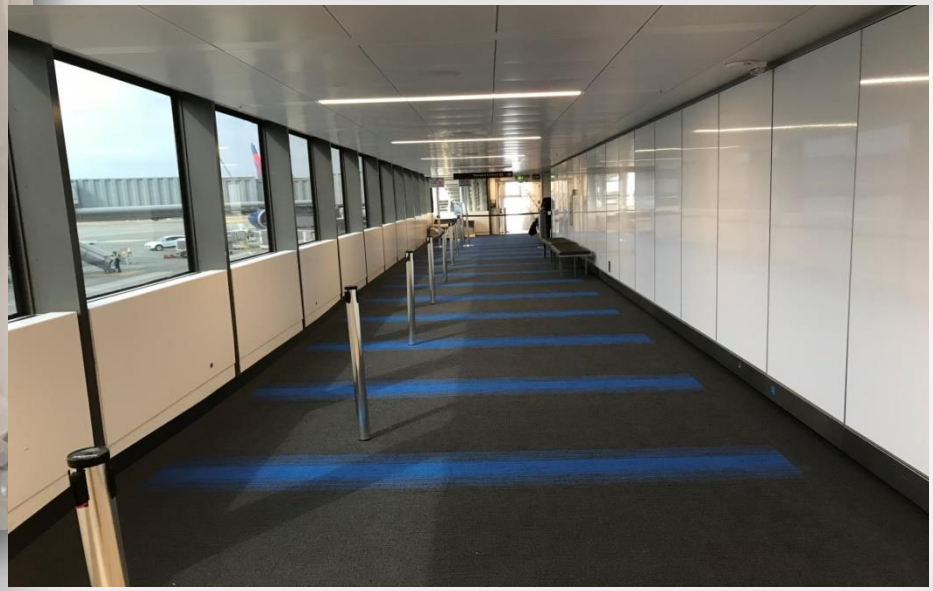
Pod A Area In Service

August 2018



Airside Pod A/B sterile corridors are being framed

SSAT Interior Corridor Renovation



Improving the passenger experience in South Satellite