

International Arrivals Facility

Guaranteed Maximum Price
Authorization
September 25, 2018

Program/GMP Budget

Overall Program Cost	\$968,445,000
GMP Portion	\$773,945,385

Schedule

Substantial Completion:

Landside, Walkway, Pods A/B/C	05/30/2020
Additional Pod D	11/20/2020
Start Pedestrian Walkway Move	06/05/2019

Facility Open to Public:

Landside, Walkway, Pods A/B/C	07/30/2020
Additional Pod D	12/31/2020

Key Schedule Completion Dates

Implementation Work Plan

Actions being taken to successfully implement the GMP are summarized within 2 categories:

1. Actions to enhance PERFORMANCE
2. Actions to enhance COMMUNICATION & OVERSIGHT

2 Focus Areas

Enhancing Performance

Engage with Clark. Assigned a Project Executive	Complete	Consider selective acceleration of Program elements	On-going
Enact Leadership Adjustments	Complete	Continue partnering with Design-Builder	On-going
Achieve a GMP Agreement	Complete	Add select Port & consultant staff to team	In Process
Apply Contingency across Work Packages	Complete	Set decision meetings schedule	In Process
Order Long Lead Items	On-going	Evaluate processes & improve efficiencies	In Process
Focus on risks to completing the Program	On-going	Improve craft worker accounting process	In Process
Focus on schedule as primary tool to drive Program	On-going	Improve payment & authorization processes	In Process

Focus Area - Performance

Enhancing Communication & Oversight

Create frequent progress reports of wide visibility	In Progress
Develop Project Reporting Dashboard	In Progress
Establish clear roles & responsibilities to improve communication	In Progress
“Pencils Down” & surfacing decisions to reinforce sense of urgency	On-going
Employ IAF Dispute Resolution Board more frequently	On-going
Initiate 3 rd party audit program/plan	On-going

Focus Area – Communication and Oversight

Requested Action

Request Commission authorization for the Executive Director to:

1. Fund the \$177,463,250 balance of the program for a total cost of \$968,445,000 for the International Arrivals Facility (IAF)
2. Execute the Guaranteed Maximum Price (GMP) contract amendment with the design-build team including schedule extension for substantial completion to May 30, 2020, and November 20, 2020
3. Execute any necessary change orders, work authorizations, contract amendments, and contracts to complete the IAF at Seattle-Tacoma International Airport within the approved total program cost

This Request