



Sea-Tac International Airport NorthSTAR Program Third Quarter 2018 Program and North Satellite Project Update

AGENDA

- Project Overview
- 2018 Quarter 3 News
- Budget
- Schedule
- Challenges
- Accomplishments
- Progress
- Sustainability

PROJECT OVERVIEW



- 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

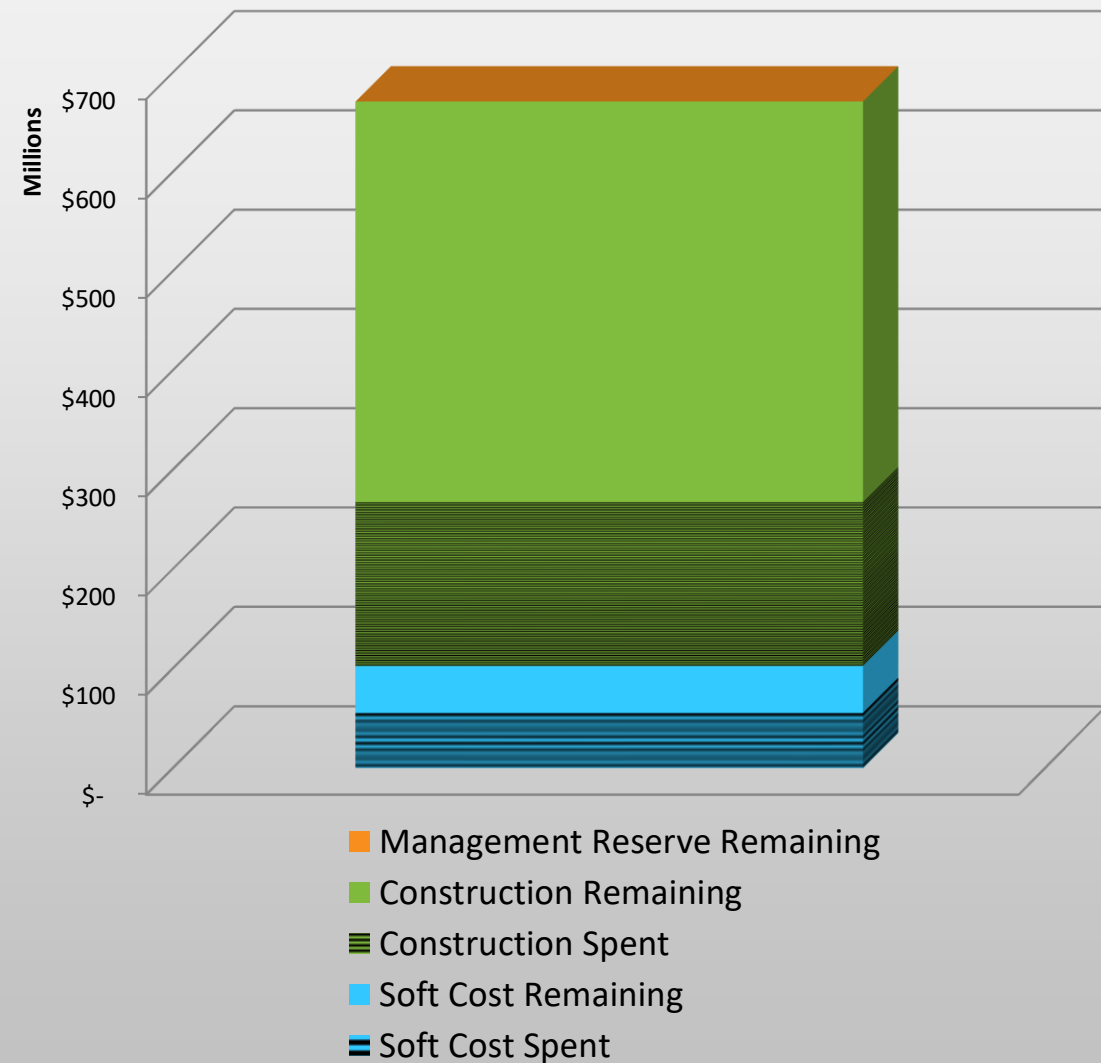
Technology

Seismic reinforcement

2018 Q3 News

- On budget & schedule for Q1, 2019 Phase 1A opening of 5 gates
- Tenant spaces (Concessions, Alaska Lounge) turned over for tenant construction; tracking their progress to Phase 1A & B openings
- Completed building envelope dry-in for the installation finishes
- Concourse C train station set to close January 2019 for 11 months
- Alaska will operate ground boarding at Air Cargo 5 (AC5) from the D Annex through 2021, eliminating need for NSAT Ground Board Gates
- Q3 project worker peak: 330 workers; safety scorecard 
- Coordinating procurement and deployment of ICT, load dock equipment, recycle containers (Port furnished items)
- Collaborative Phase 1 Commissioning and Activation implementation planning ongoing

FINANCIAL PROGRESS REPORT



Authorization Summary	Capital	Expense	Total
Current Budget	\$659.8M	\$12.3M	\$672.1M
Current Authorization	\$659.8M	\$12.3M	\$672.1M
Remaining to be Authorized	\$0.0M	\$0.0M	\$0.0M

Total Project (Capital + Expense)

	Prior Budget	Period Changes	Current Budget	Spent to Date	Forecast at Completion	Variance
Soft Cost	\$91.2M	\$3.0M	\$94.2M	\$55.3M	\$96.7M	\$2.5M
Construction	\$532.9M	\$13.0M	\$545.9M	\$164.8M	\$575.4M	\$29.5M
Construction Contingency	\$20.1M	<\$4.8M>	\$15.3M		\$0.0M	<\$15.3M>
Project Contingency	\$8.6M	<\$7.5M>	\$1.1M		\$0.0M	<\$1.1M>
Management Reserve	\$18.2M	<\$2.6M>	\$15.6M		\$0.0M	<\$15.6M>
	\$671.0M	\$1.1M	\$672.1M	\$220.1M	\$672.1M	\$0M

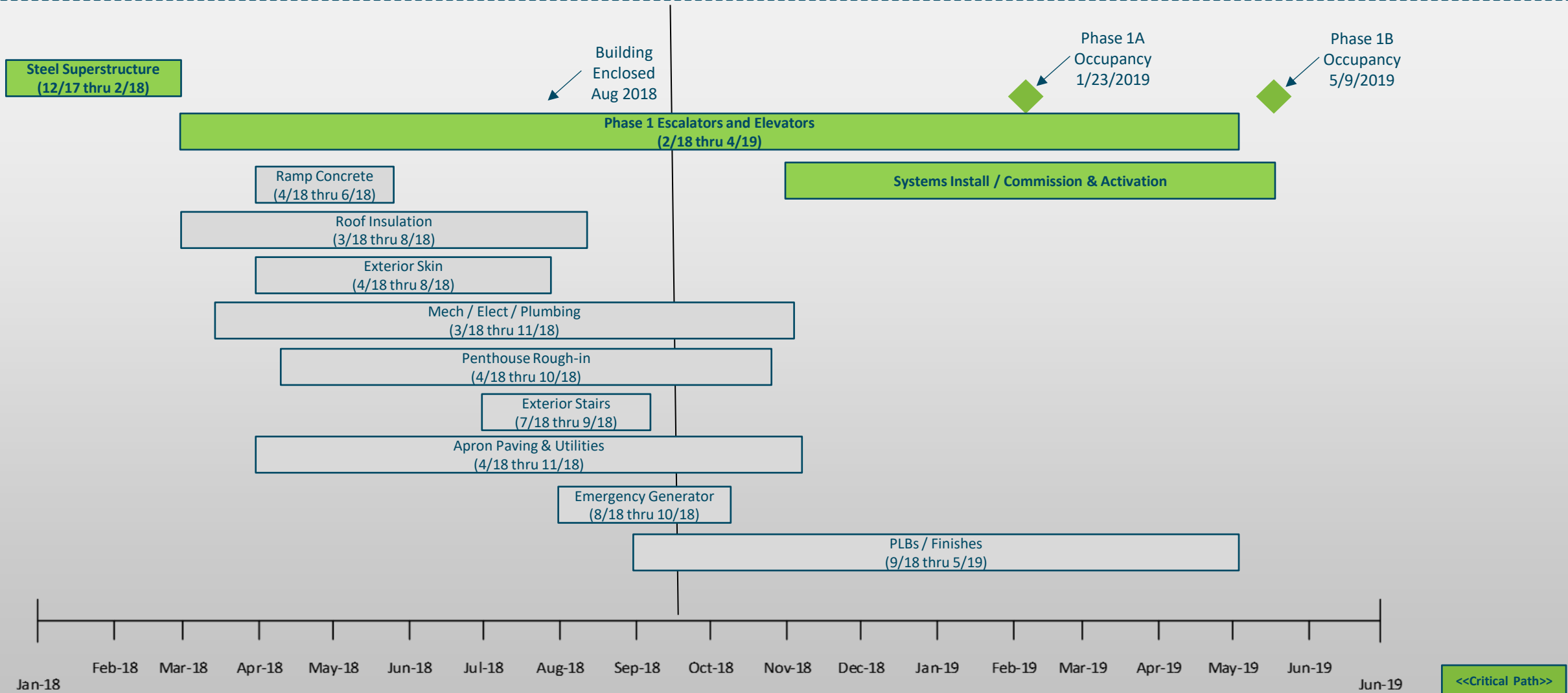
FINANCIAL PROGRESS REPORT

Value	Additions to Management Reserve
\$344,440	Concourse C "Savings" Transferred to Management Reserve
\$1,109,599	Baggage Renovation "Savings" Transferred to Management Reserve
\$1,454,039	TOTAL ADDITION TO MANAGEMENT RESERVE

Value	Deducts from Management Reserve
<\$42,400>	Communications (2)
<\$190,200>	Security (3)
<\$2,239,900>	Building Layout (4)
<\$853,400>	Infrastructure (2)
<\$698,200>	Tenant Improvements (7)
<\$13,600>	Baggage (1)
<\$4,037,700>	TOTAL DEDUCT FROM MANAGEMENT RESERVE

- Management Reserve was reduced by \$2,583,661 during Q3 2018
- Management Reserve will be further reduced to cover the forecasted \$3.5M overage to reconcile the final contractual Design Development Allowance
- Forecasting the remaining \$15.3M Construction Contingency will be spent on current trends (\$11.5M), risks in retrofitting the existing building and additional unforeseen underground items (utilities, contaminated soil)
- Forecasting future reductions in the \$16.7M Project Contingency and Management Reserve for additional discretionary changes, risks in retrofitting the existing building, unforeseen items, retaining staff (soft costs) and to replenish construction contingency
- \$396.4M in construction remain to be spent

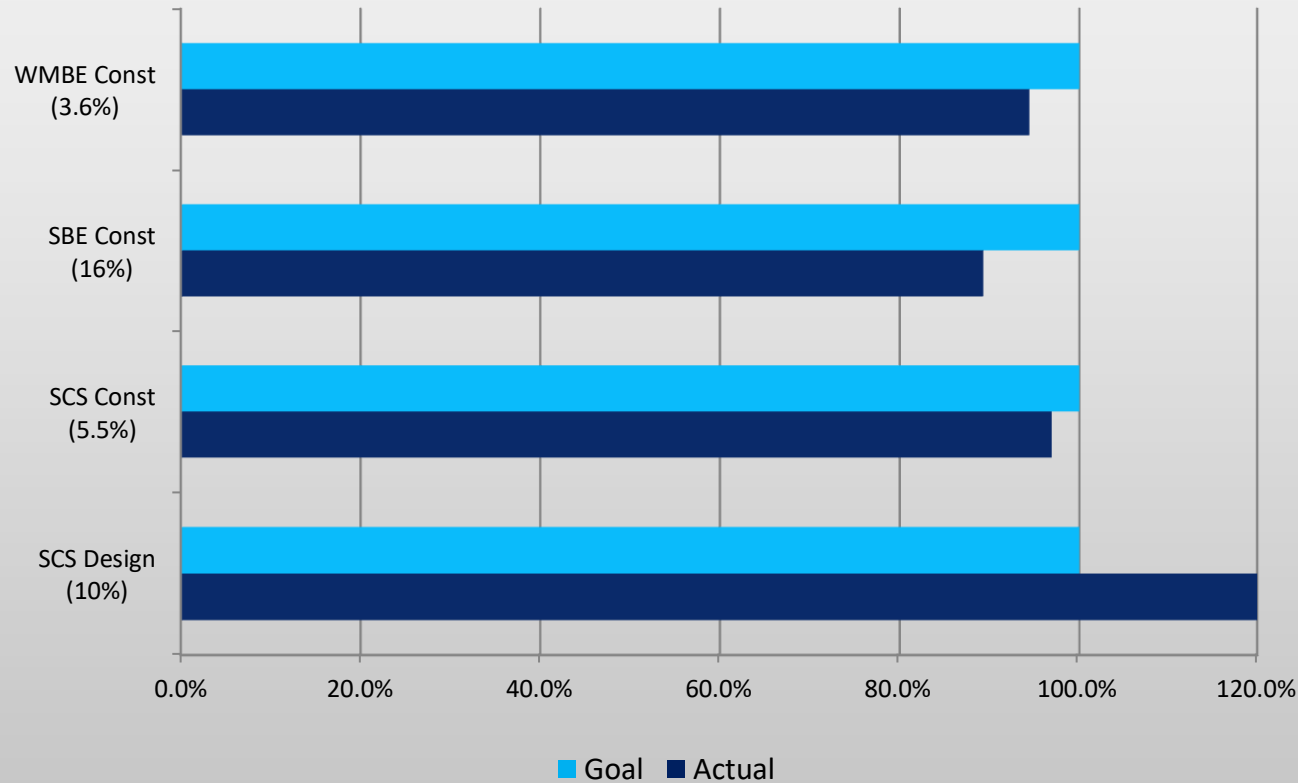
SCHEDULE



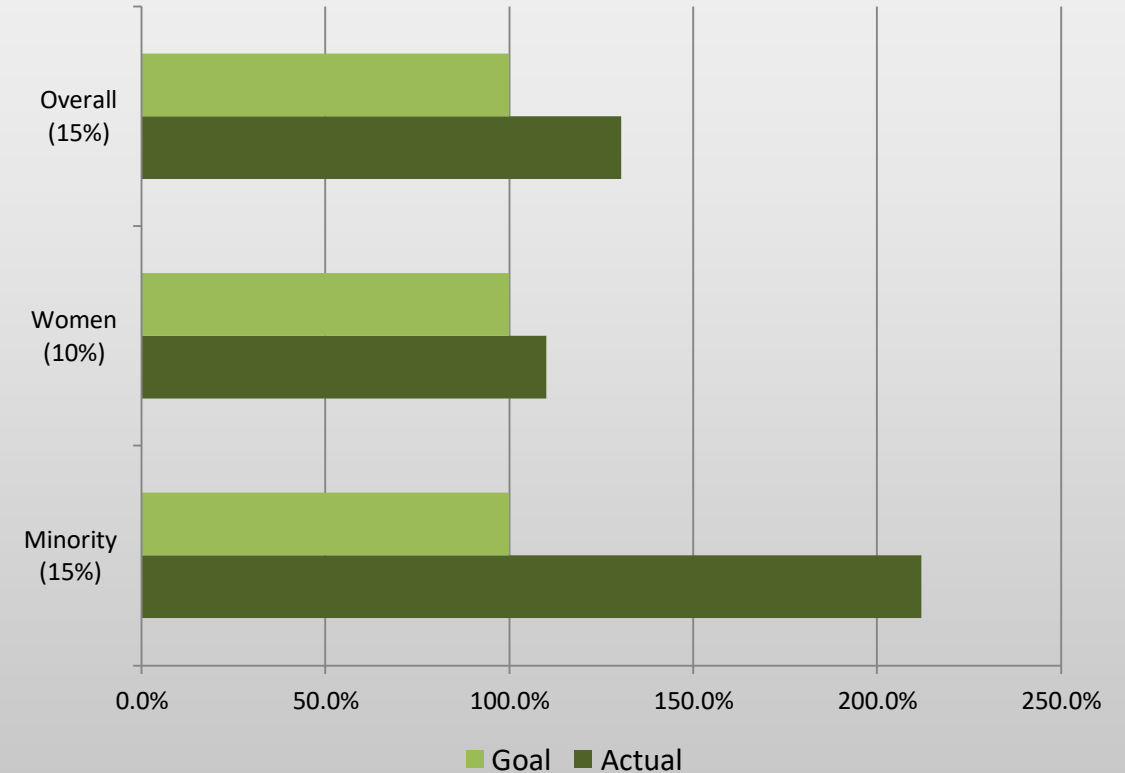
Critical Path on track through Phase 1 opening

SMALL BUSINESS/APPRENTICESHIP UTILIZATION

SCS/SBE/WMBE










APPRENTICESHIP



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

CHALLENGES

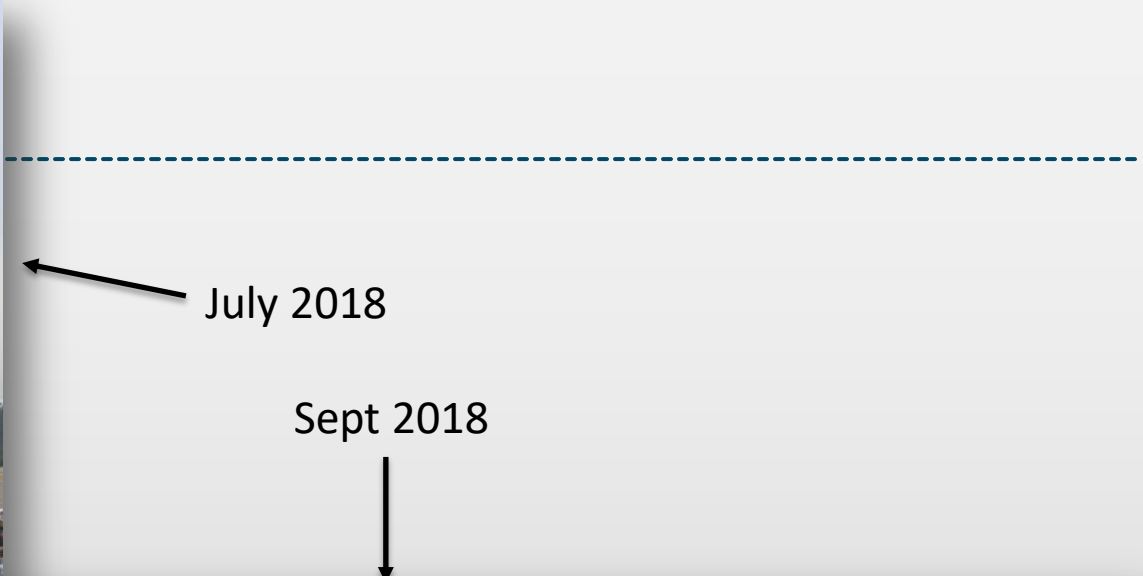
-  Construction Schedule – Remains on track for Q1 Phase 1A opening
-  Central Core phasing – Complex; Minimize passenger and operational level of service impacts
-  On budget, but need to cover scope changes during construction
-  Cobus Operations – Maximize level of service; minimize exposure to elements; maintain safety
-  Contractor Design Development forecast exceeds contract allowance; using Management Reserve to cover excess
-  Dining and retail project completing on time – NSAT team continues tracking opening
-  Shortages of workers in critical trades are being mitigated by working additional days per week on overtime

ACCOMPLISHMENTS

-  Phase 1 Taxiway A/B Reconfiguration and east taxiway vehicle service road striping completed
-  Completed team performance survey and presented the results
-  Completed building dry-in (envelope weatherproof) for expansion
-  Passenger Loading Bridges delivery dates set for October 22 and 30
-  Conducting joint Commissioning and Activation meetings to develop the Phase 1 A & B Activation Plans
-  Finalize Port furnished Phase 1 A & B items & initiated procurement for timely deployment, commissioning and activation (ICT electronics, load dock equipment, recycle containers)
-  Emergency Generator delivered and placed
-  Turned over 4 Tenant spaces for Airport Dining & Retail (ADR) tenant construction including the new Alaska Board Room
-  Completed collaborative Concourse C STS closure mock-up (port, Alaska) with successful customer results

PROGRESS

- ✓ Finalizing decision for Hardstand D support for NorthSTAR construction
- ✓ NS2 signage and wayfinding improvements progressing
- ✓ Phase 1 tenant construction progressing
- 👍 NS1 escalator nearing completion
- 👷 Phase 1 Expansion
 - Hold Room at north end preparing for ceilings
 - Terrazzo and River ceiling ongoing
 - Ramp concrete placement on west and north side progressing
 - Baggage expansion continues
 - Mechanical Infrastructure ongoing with forecasted startup in early December
 - Electrical power system ongoing with forecasted energizing at end of October
- ✓ Concourse C coordinated and set to close train station to begin work first week of January
- 👷 ADR and Alaska Lounge in construction
- ✓ Phase 1 holdroom seating purchase in progress
- ✓ Awaiting final LEED design submittal approval by US Green Building Council



July 2018

Sept 2018



View of the New Expansion from Fire Station



← July 2018

Sept 2018



View of the New Expansion from Concourse C

Rendering of NSAT - 2016



View from Air Cargo Rd – October 2018



View from Air Cargo Road

