

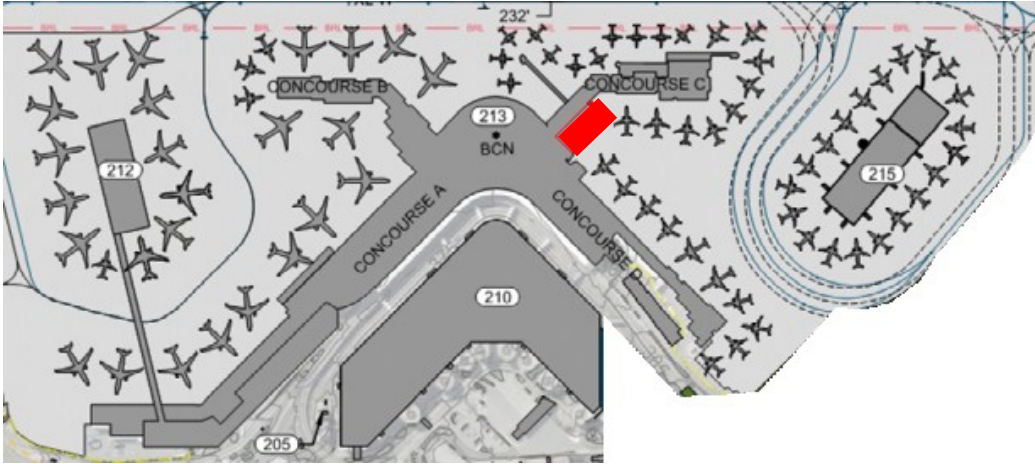
C1 Building Expansion Project

Commission Meeting

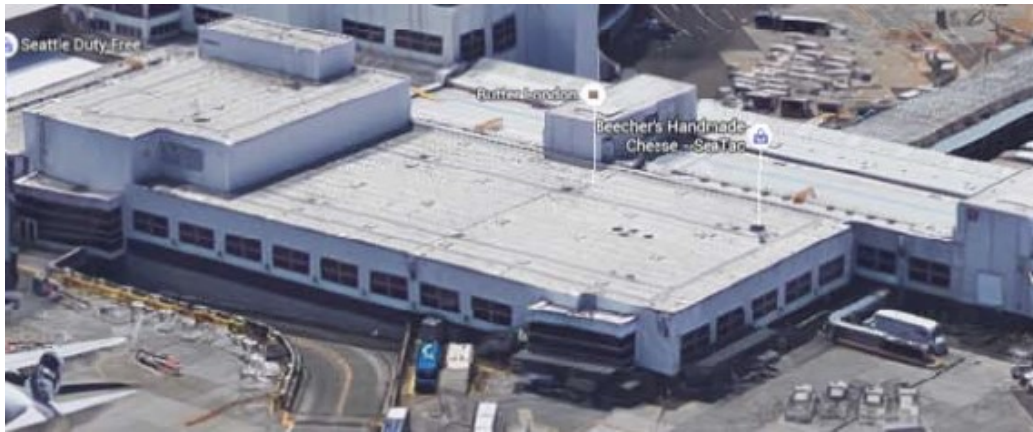
March 10, 2020

Item No. 9a Supp
Meeting Date: March 10, 2020

C1 Building Location



Area of work in red



Existing



New Concept

C1 Building Project Drivers

Highest and Best Use of Existing Facilities

- Currently housing centralized screening for C1 system and TSA operational and leased space (not public facing)
- Only substantial location at SEA to build “up” not “out”

Meet Current Customer and Tenant Demand

- Meet Airport Dining and Retail food and beverage deficiency
- Provides space for pent-up premium lounge demand
- Provides office space capacity for existing tenant pent-up demand

Increase Non-Aeronautical Revenue

Increased Small Business Jobs and Employment

- Airport Dining and Retail Kiosks
- A/E Consultants
- Construction

C1 Building Project Drivers (Cont.)

Customer Service Improvements

- Improved Airport Dining and Retail (ADR) options
- Added Premium Lounge Capacity
- Opportunity to Reflect New SEA Brand

Operational Improvements

- Passenger congestion and lack of seating near Horizon gates
- Loading Dock/Track/Recycling
- Maintain efficient baggage system connections

Amenities

- Flexibility for All Gender Restrooms
- Second Post-Security Meditation Room
- Mothers Nursing Suites

C1 Project Scope

The C1 project provides for the re-use and redevelopment of the existing three floor building (redeveloping the concourse level and first expanded floor) into publicly accessible space to accommodate new dining and retail spaces.

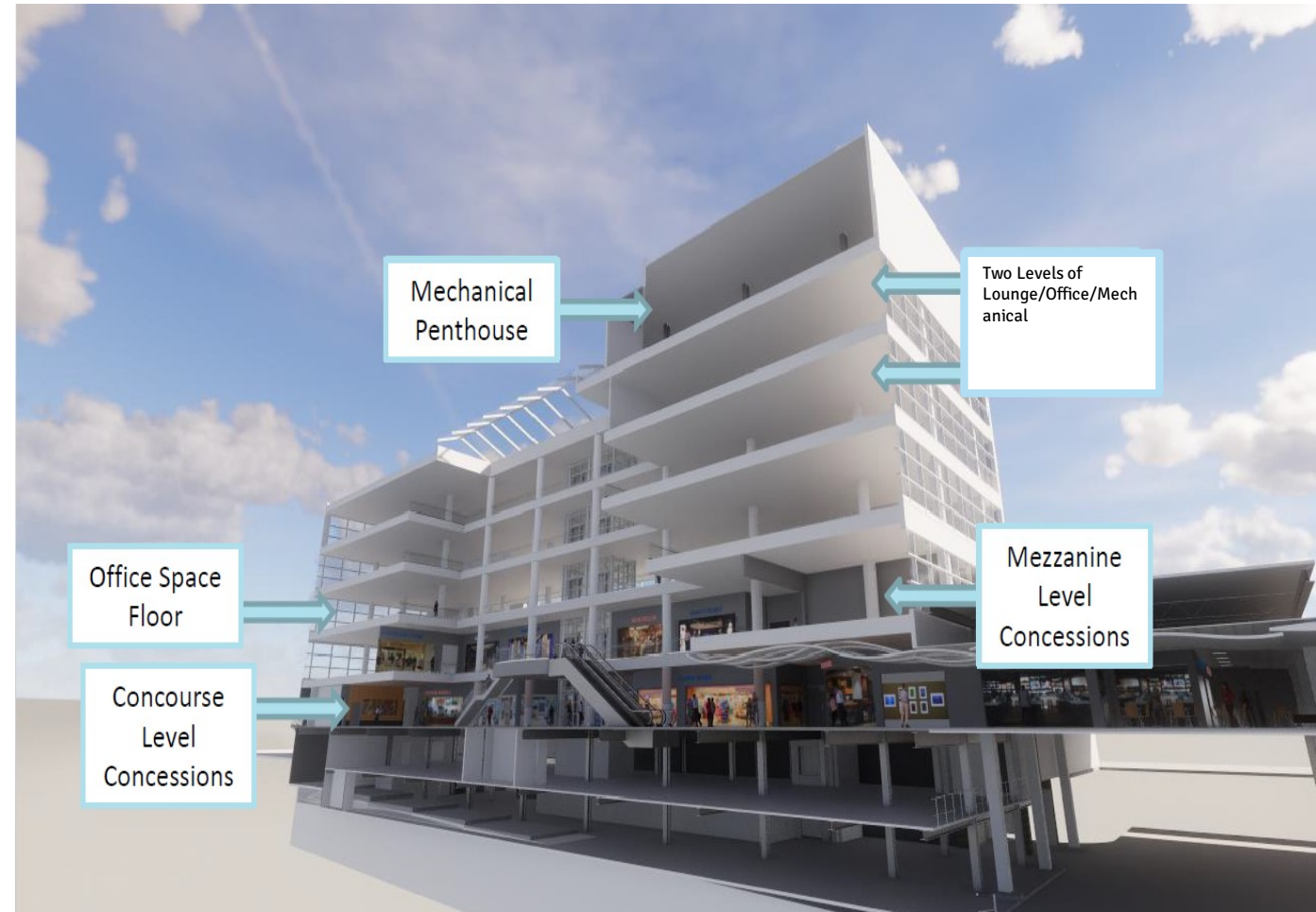
The project expands up four additional floors to provide office and lounge space. It creates a rooftop mechanical penthouse, an additional expansion of the C3 hold room (additional gate seating) and adds a loading dock.

There will be *no* added *gates* nor *additional airplane operations* as a result of the C1 project.



C1 Building Overview

- Four additional floors on top of existing two-story C1 Building
- 70K sf of incremental office/lounge/ space.
- 25K sf of additional ADR space (30K+ sf deficiency based on 2016 ADR study)
- Additional public space consisting of more seating in the congested C3 gate area, new public restrooms and additional public amenities, including 670 SF of nursing mother's space and 722 SF of meditation space.



Airport Dining and Retail Deficiency

TABLE 5C

VARIANCE SUPPORTABLE SPACE BY ZONE SUMMARY (SQ. FT.)

Seattle-Tacoma International Airport Concession Master Plan Demand Analysis

	Food Service	Convenience Retail	Specialty Retail	Duty Free Retail	Total Airport
Concourse C	(8,985)	(966)	1,050	(1,479)	(10,381)
Concourse D	(13,619)	(1,649)	(4,085)	-	(19,353)

Sustainable Project Framework

- C1 is the Airport's first Tier 3 project
- SPARC (Sustainability Project Assessment and Review Collaboration)
 - Identified key project analyses
- Sustainable Design Approach
 - Requires designers to conduct range of sustainability and cost analyses
- Port staff will review results and develop recommendations in Sustainable Design Strategy
- Consult with Commission's E&S Committee at 30% design



C1 Sustainable Design Approach (SDA)

Category	Design Analyses	AV Environment
Energy and Carbon	<ul style="list-style-type: none">• Total energy use (electricity, liquid fuel, natural gas)• Options to reduce energy by 5%, 10%, and 20% below Washington State Energy Code• Capital and total cost of ownership (TCO) for each proposed option	<ul style="list-style-type: none">• Estimate carbon emission and reduction from proposed options.
Materials	<ul style="list-style-type: none">• Provide technical specifications and amounts of concrete, steel, and gypsum• Develop options to reduce embodied carbon for those materials	<ul style="list-style-type: none">• Estimate carbon reductions from lowest embodied level

C1 Sustainable Design Approach (SDA-Cont)

Category	Design Analyses	AV Environment
Water conservation	<ul style="list-style-type: none">• Water use and cost of options to reduce water use by 10% and 20% below Uniform Plumbing Code 2015 and Washington State Amendments• Proposed options must meet the Port's existing design standards	Review
Transportation	<ul style="list-style-type: none">• Options to support employees that commute via active transportation, public transportation, or other non-drive alone modes• Cost estimates (TCO)	Review
Innovation	<ul style="list-style-type: none">• Additional options that could be considered innovative techniques• Provide evidence of past precedent within the last three years and corresponding performance data for Port review	Review

C1 - Diversity in Contracting

Diversity in Contracting (WMBE) Aspirational Goal Range for C1:

Design
9%-15%

Construction
8%-15%

A final goal will be established before we advertise.

The Port-Gen C1 Project informational meeting on February 26 had over 120 guests.



Design Approach

Design Status and Strategy

- Project Definition Document created (PDD)
- Utilities and structure have been reviewed by engineers
- Designer will be required to have experience "designing to budget"
- Port design reviews will be limited to key personnel

Design Success

- Designing to budget
- Using architectural elements to draw passengers to 2nd floor ADR spaces
- Creating an open and well-lit environment



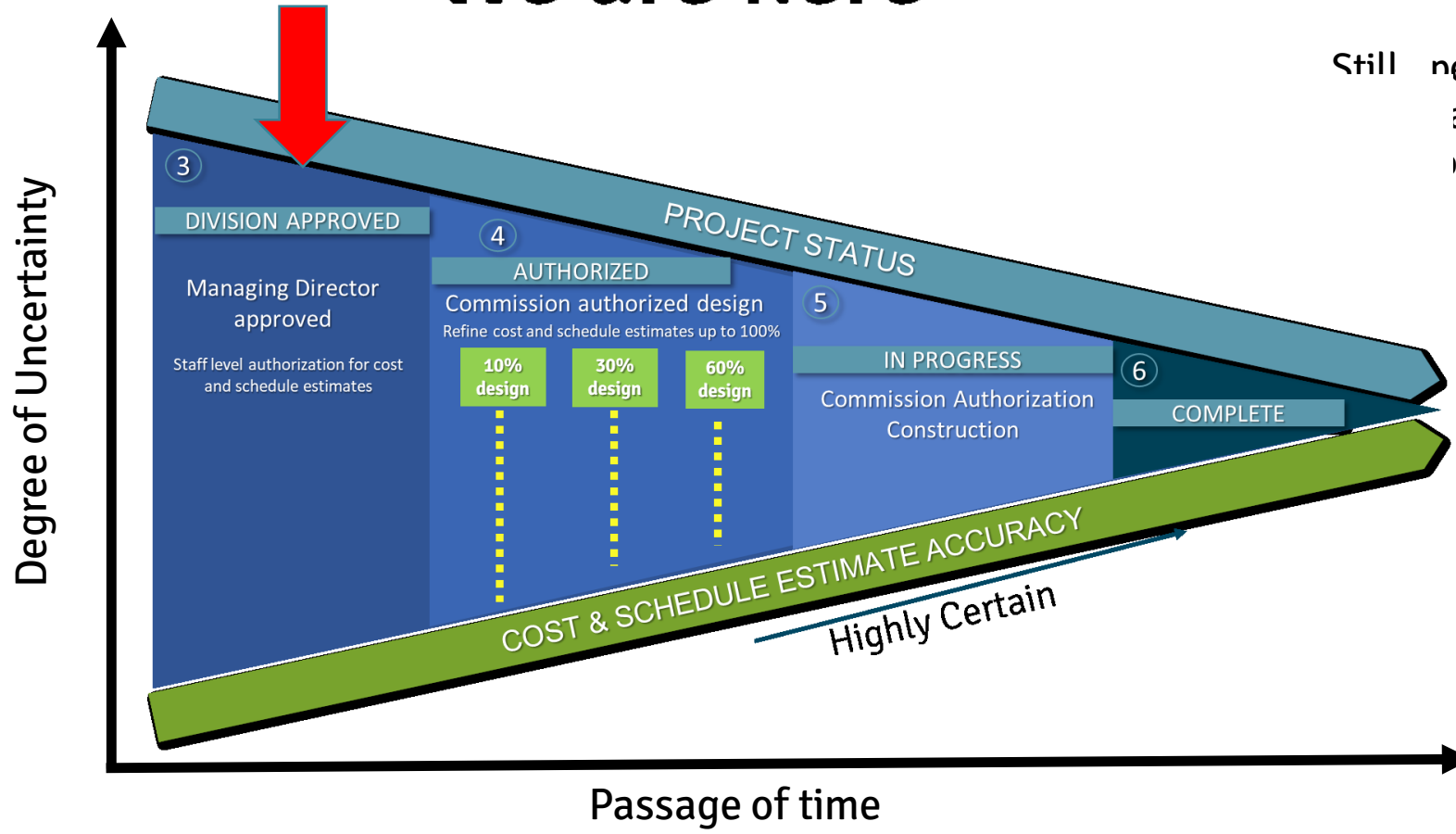
Project Delivery

- General Contractor / Construction Manager (GCCM)
 - The GCCM will provide an extensive survey of existing conditions in the C1 Building
 - Provide a construction estimate at each major design milestone. This approach will assist with the project team's goal of scope and budget control.
 - The GCCM will provide essential input on project phasing.



Project Status

We are here



The C1 PDD was approved by the Managing Director of the Airport on January 17, 2020.

Still pending in Status 3, is Airline al, scheduled for prior to GC/CM program Management request.

Project Estimate

Association of the Advancement of Cost Engineering (AACE) – AACE International Recommended Practice 18-R 97. 2005

<i>Class</i>	<i>Level of Project Definition</i>	<i>Purpose</i>	<i>\$ Accuracy Range</i>
Class 4	1 to 15%	Study of Feasibility	L: -15% to -30% / H: +20% to +50%

Low (L), High (H)

Project Estimate (Cont.)

C1 has a Class 4 estimate that is based on a project definition of between 1 and 15 percent complete, and the range of accuracy is 15-30% on the low side and up to 20- 50% on the high side.*

**C1 Class 4
Program Estimate
\$340M**

**C1 Class 4 , Hard
construction est. 1
\$189.2M**

**C1 Class 4 , Hard
construction est. 2
\$207.1M**

Look Ahead

1. Comm. Briefing and Introduction - March 10, 2020
2. Comm. Auth to Advertise for Design - March 24, 2020
3. Comm. Auth. GC/CM and Program Management - Q2, 2020
4. Issue Design Notice To Proceed - Q3, 2020



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C1 Building Expansion Project

END



C1 Space program

Presentation Appendix

SPACE PROGRAM - AS SHOWN IN PREFERRED OPTION

	Circulation	ADR	ADR Storage	Loading Dock	Restrooms	Seating	Utilities M-E-C-P	Meditation	Nursing Mothers	Office	VIP 1	VIP 2	BHS	Floor Totals
Baggage (Storage)	12,036		11,669				7,288							30,993
Bridge (Office)	7,423		3,363	2,286			250			14,558			1,557	29,437
Concourse Level	14,996	12,957			1,075	2,561	621							32,210
Mezzanine	8,182	11,079			1,099	2,754	829	722	670					25,335
Level 1 (Office)	2,922				584		1,108			18,313				22,927
Level 2 (Lounge 1)	2,080				772		1,024			7,016	14,735			25,627
Level 3 (Lounge 2)	2,006						8,355					15,124		25,485
Level 4 (Penthouse)	374						9,946							10,320
Penthouse Roof	441						238							679
Total	50,460	24,036	15,032	2,286	3,530	5,315	29,659	722	670	39,887	14,735	15,124		203,013

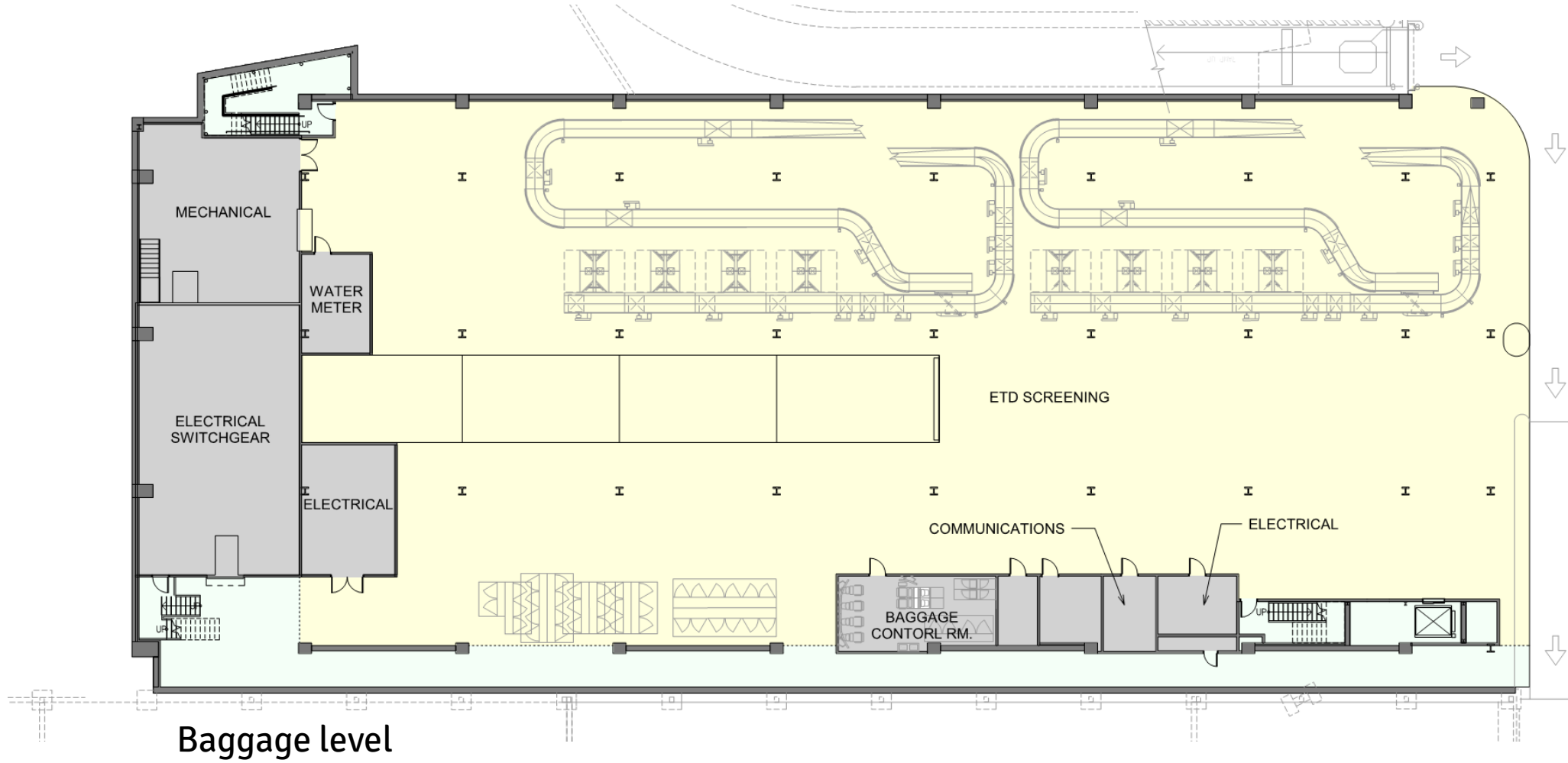
Note: Bridge Level Utilities square footage excludes upper portions of mechanical and electrical rooms

Existing C1	98,880
C1 Preferred Concept	203,026
$\Delta =$	104,146
Existing C1 Footprint	30.085



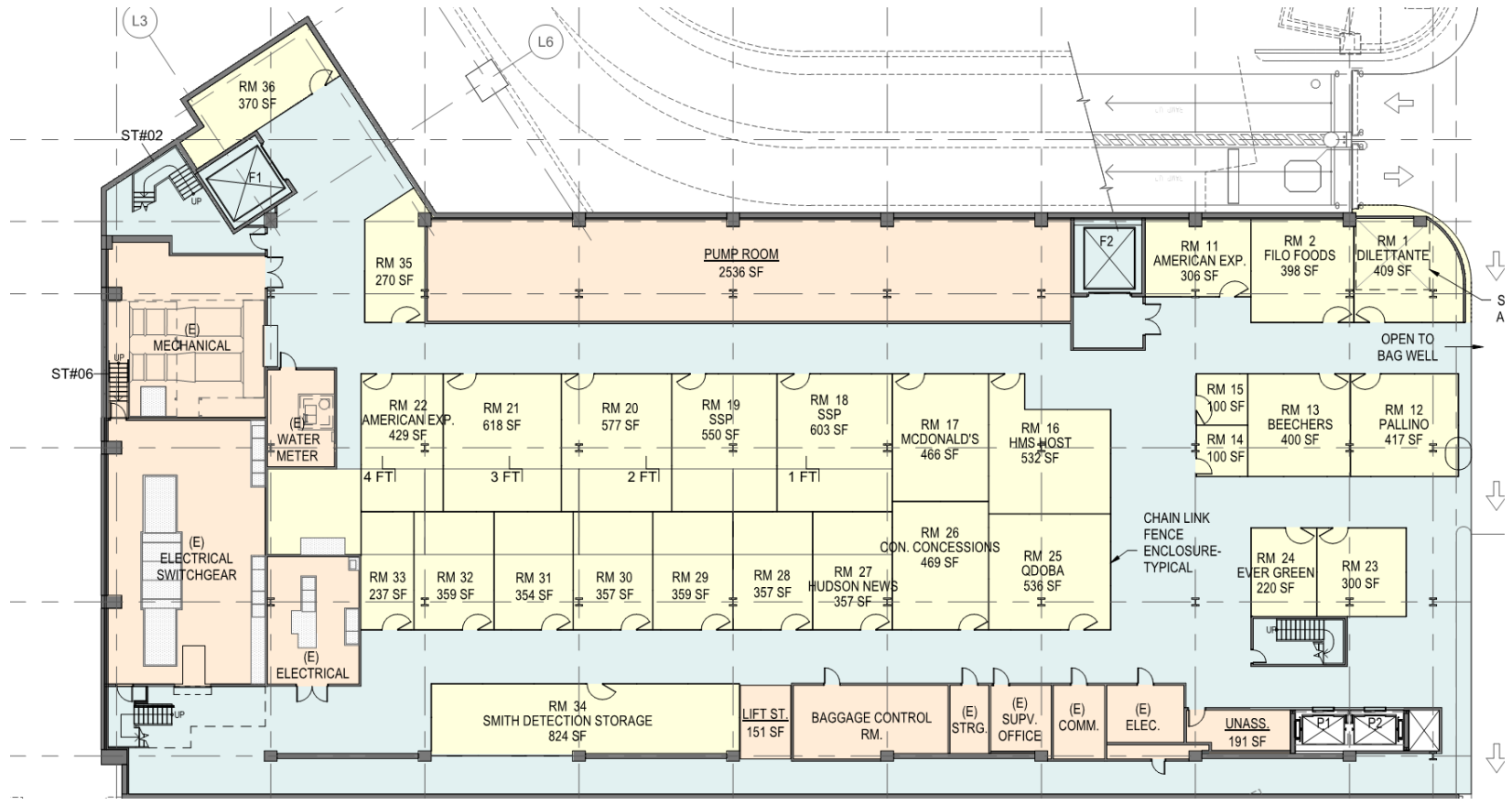
C1 Existing Baggage Level

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C1 Proposed Baggage Level

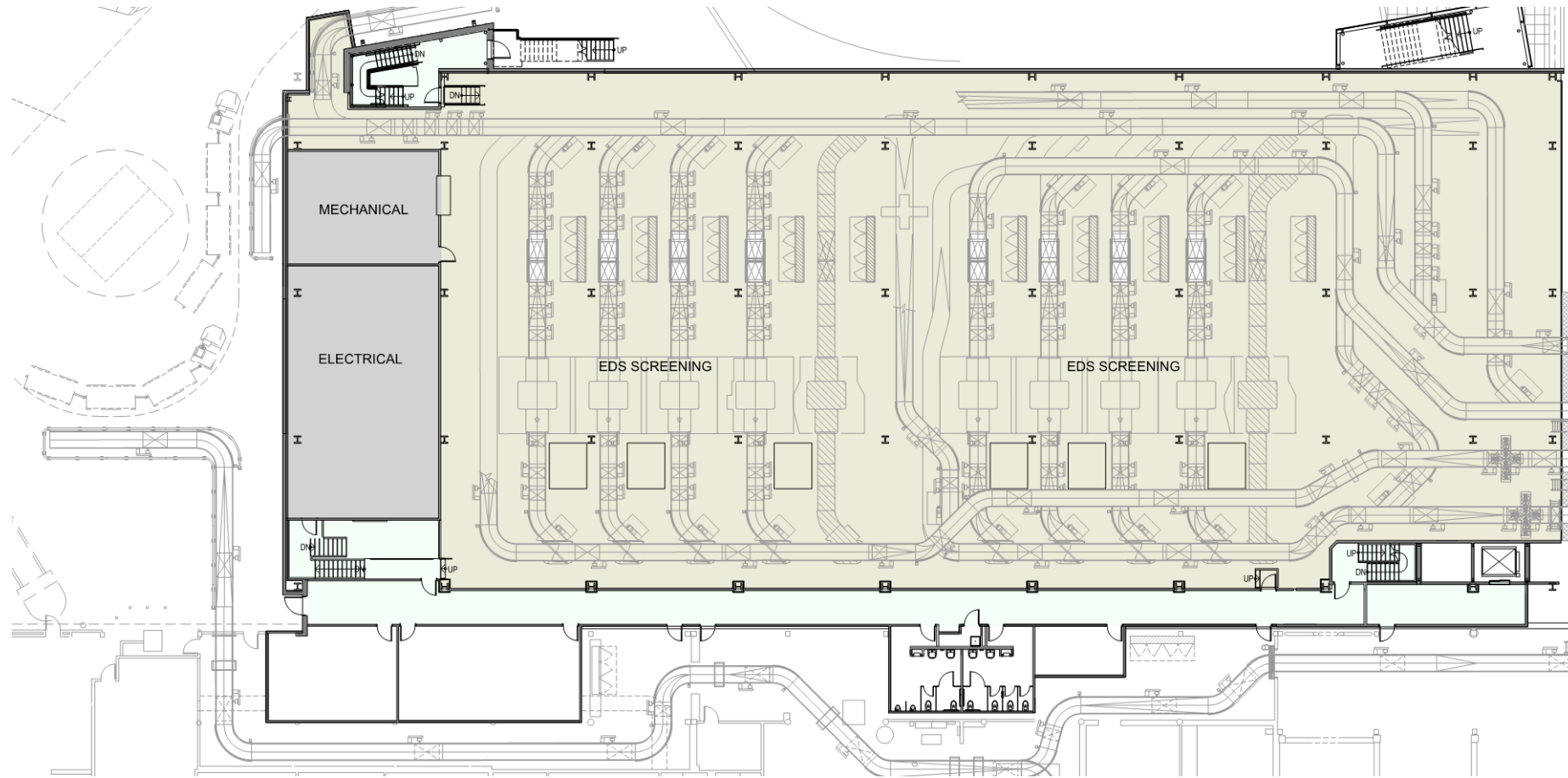
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Baggage level

C1 Existing Bridge Level

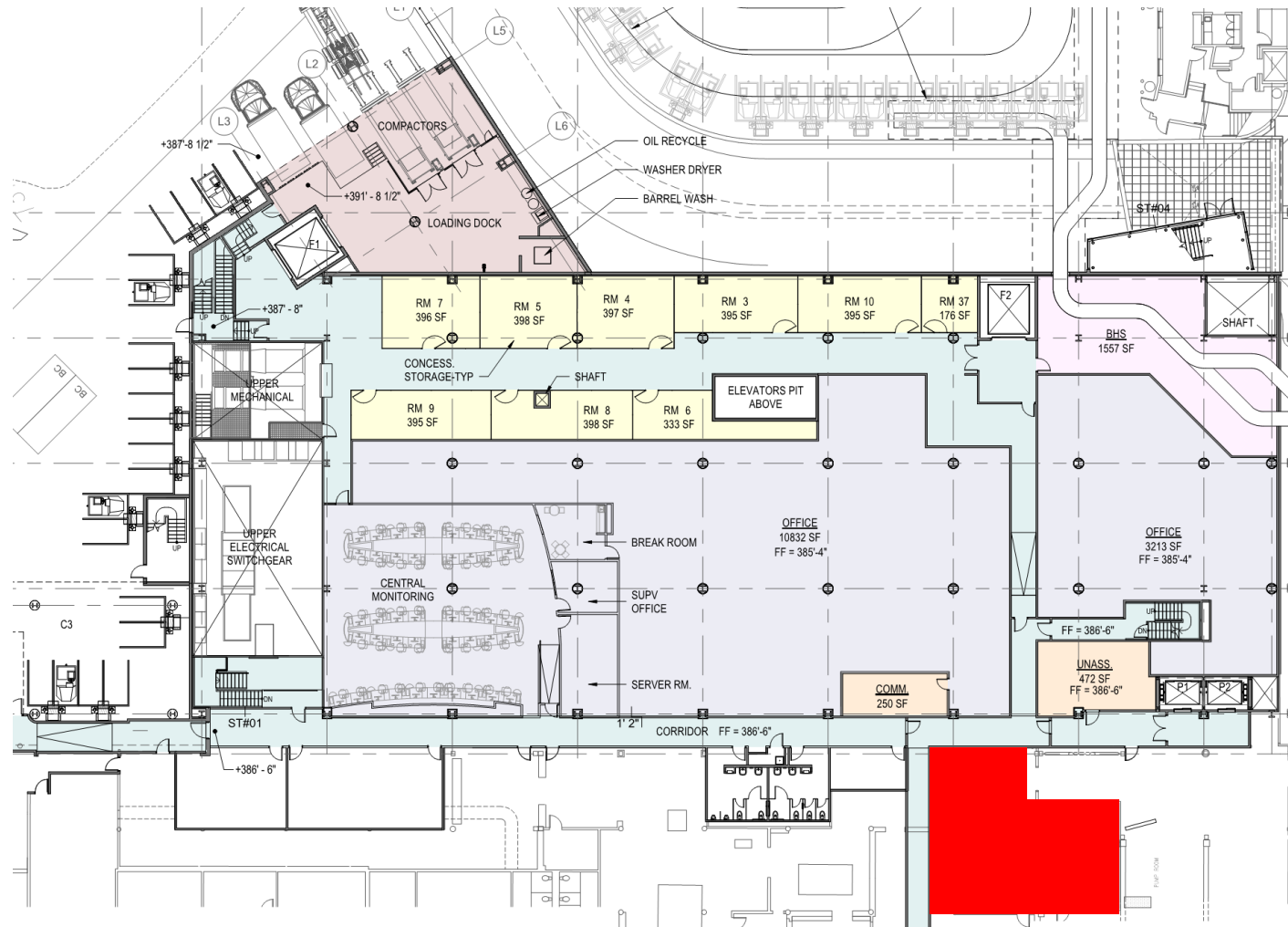
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Bridge level

C1 Proposed Bridge Level

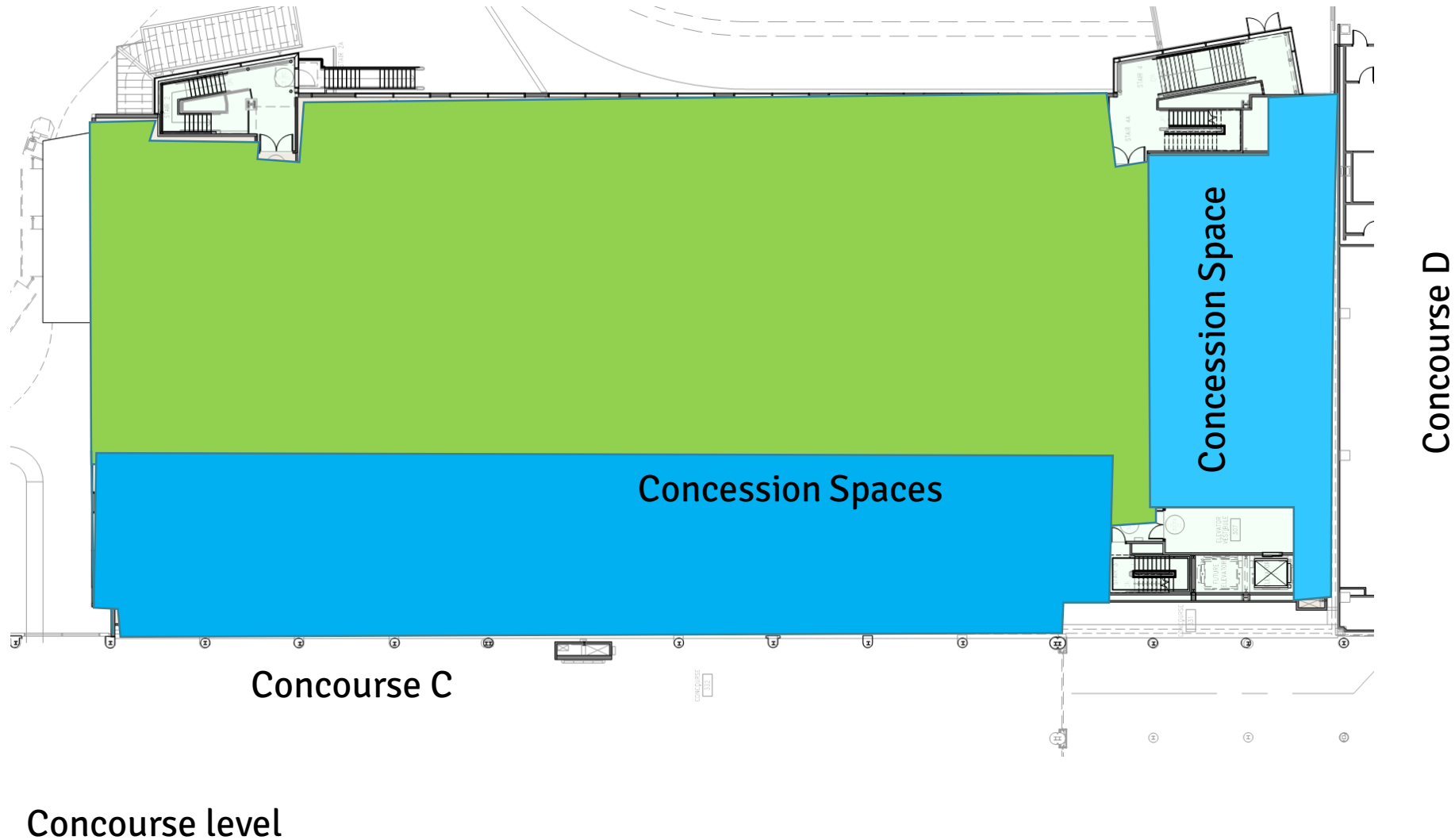
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Bridge level

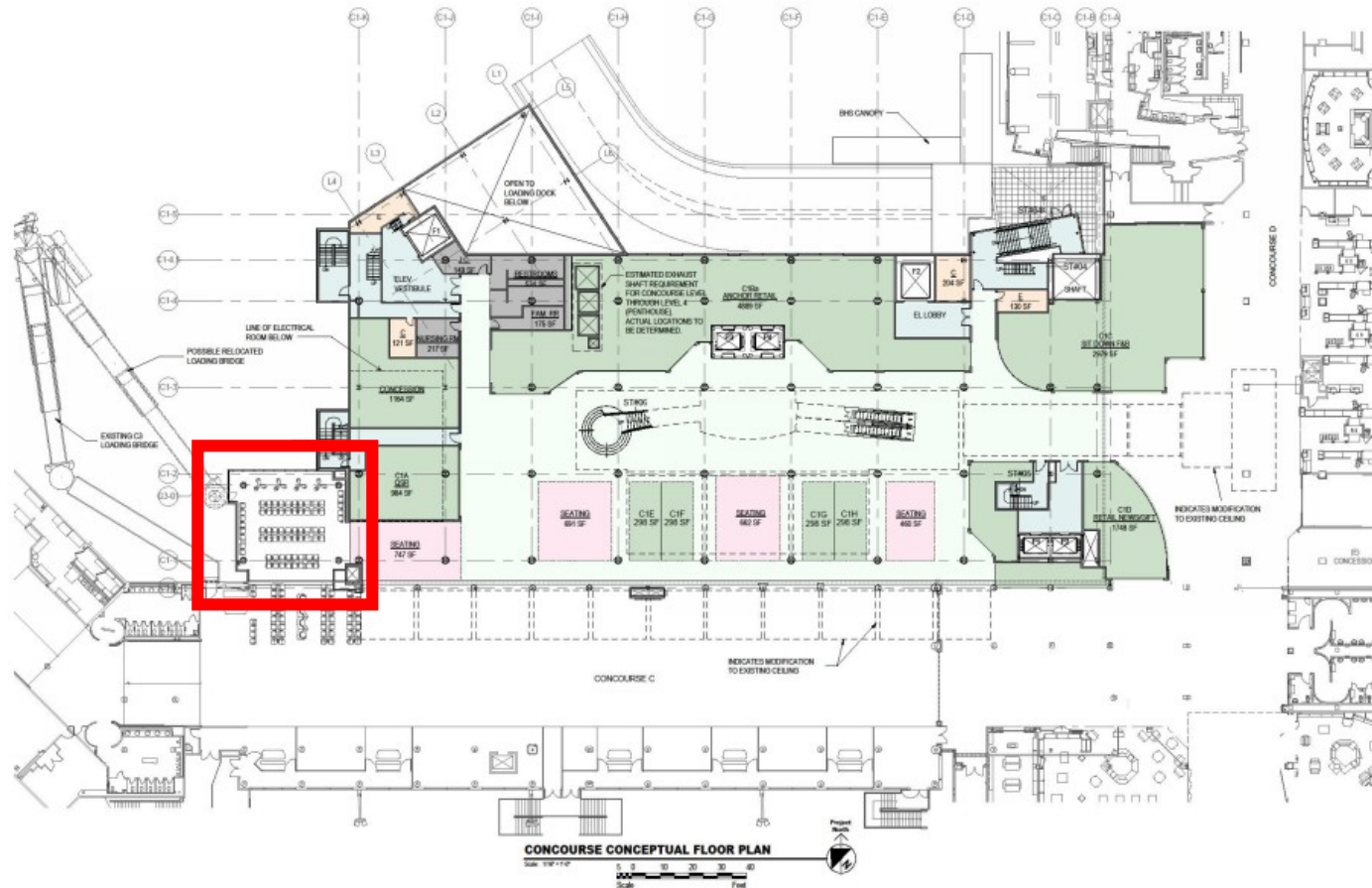
C1 Existing Concourse Level

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C1 Proposed- Concourse Level

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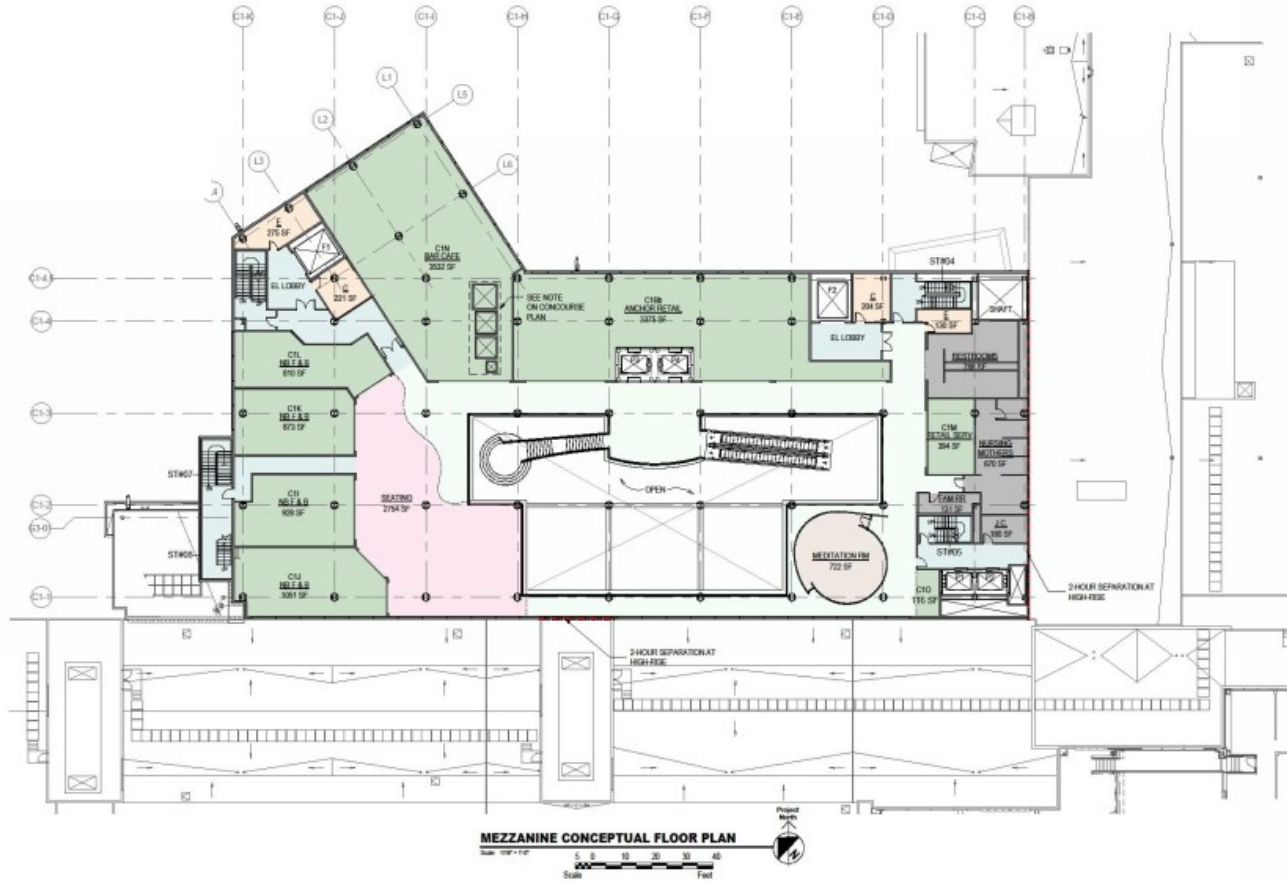
Atrium View to West



Atrium View to East

C1 Proposed- Mezzanine Level

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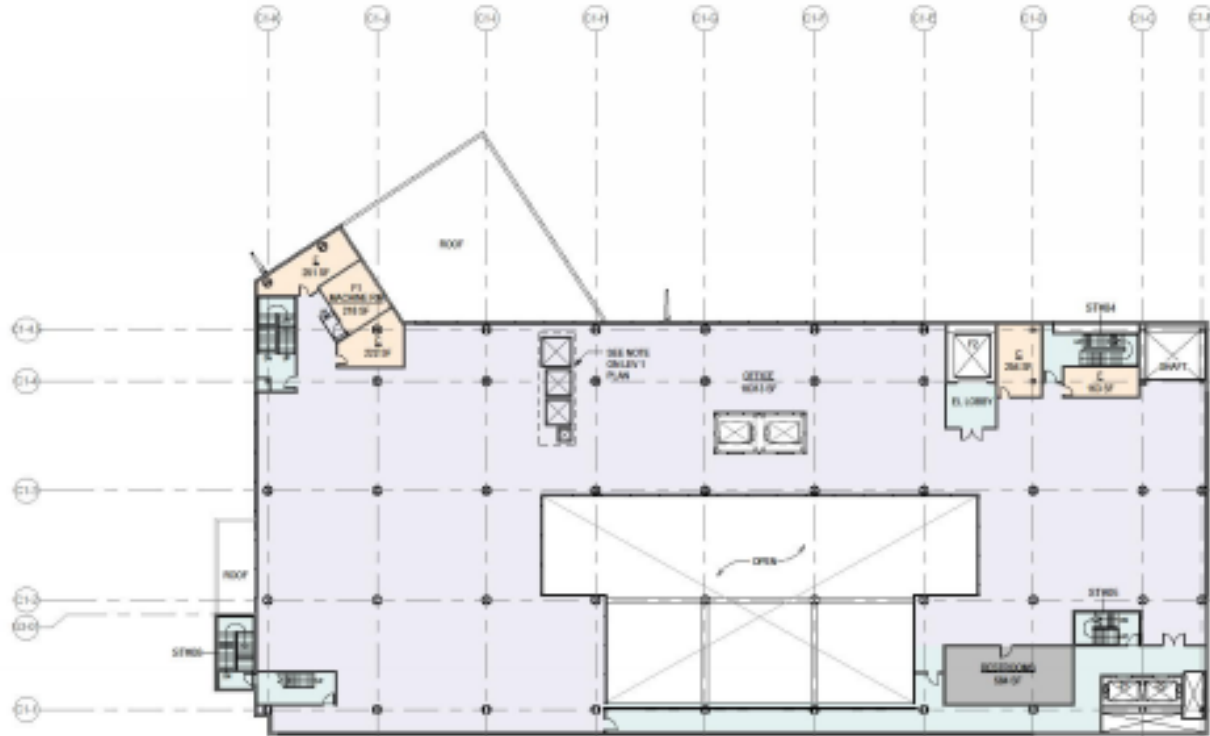
Level 2 Atrium View



Level 2 Atrium View

C1 Proposed- Level 1, Office / Lounge

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C1 Proposed- Level 2, Office / Lounge

Presentation Appendix



C1 Proposed- Level 3, Office / Lounge

Presentation Appendix

