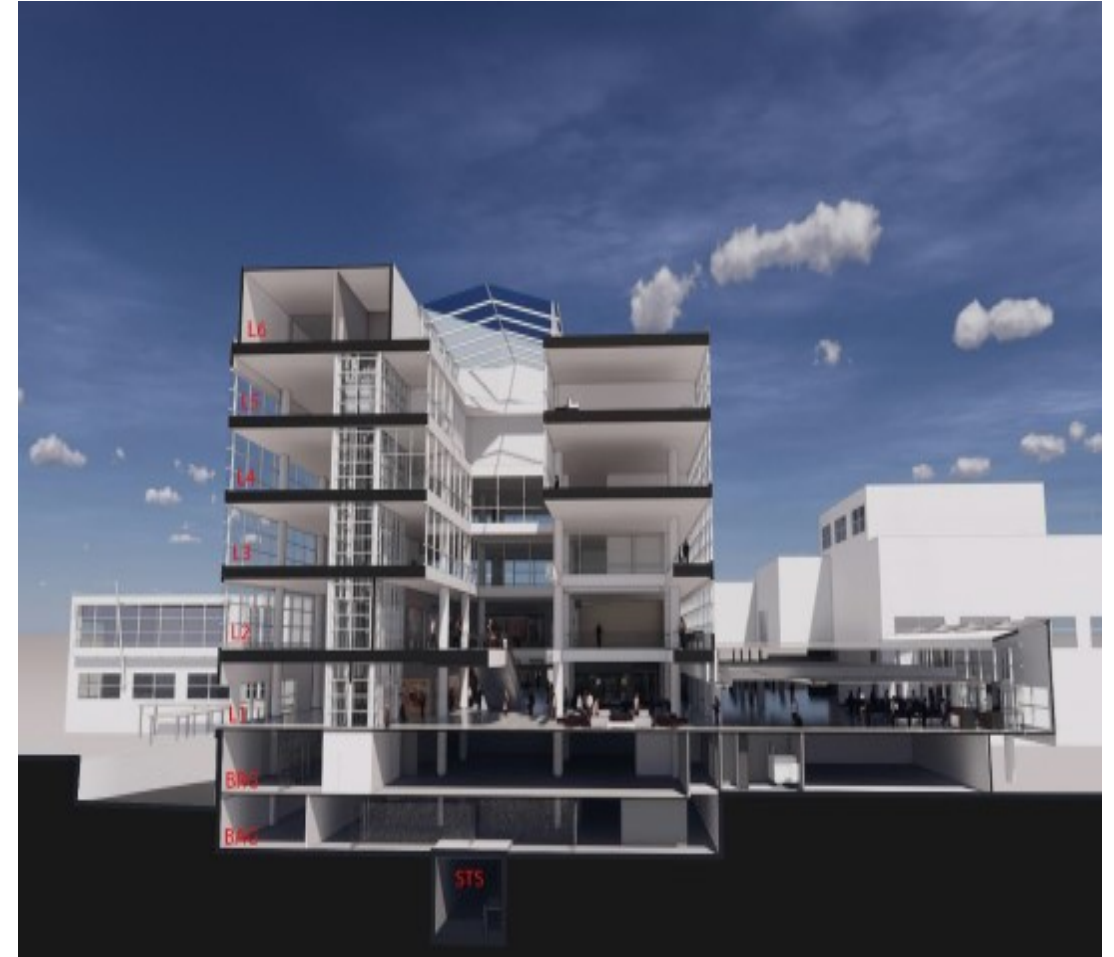


C1 Building Expansion Project

Design and GC/CM
Procurement

Scope Overview

- Project will add four floors to the existing building
 - Project will provide new Airport Dining and Retail (ADR) offerings
 - Project will create new leasable office space
 - Project will create new Premium Lounge spaces



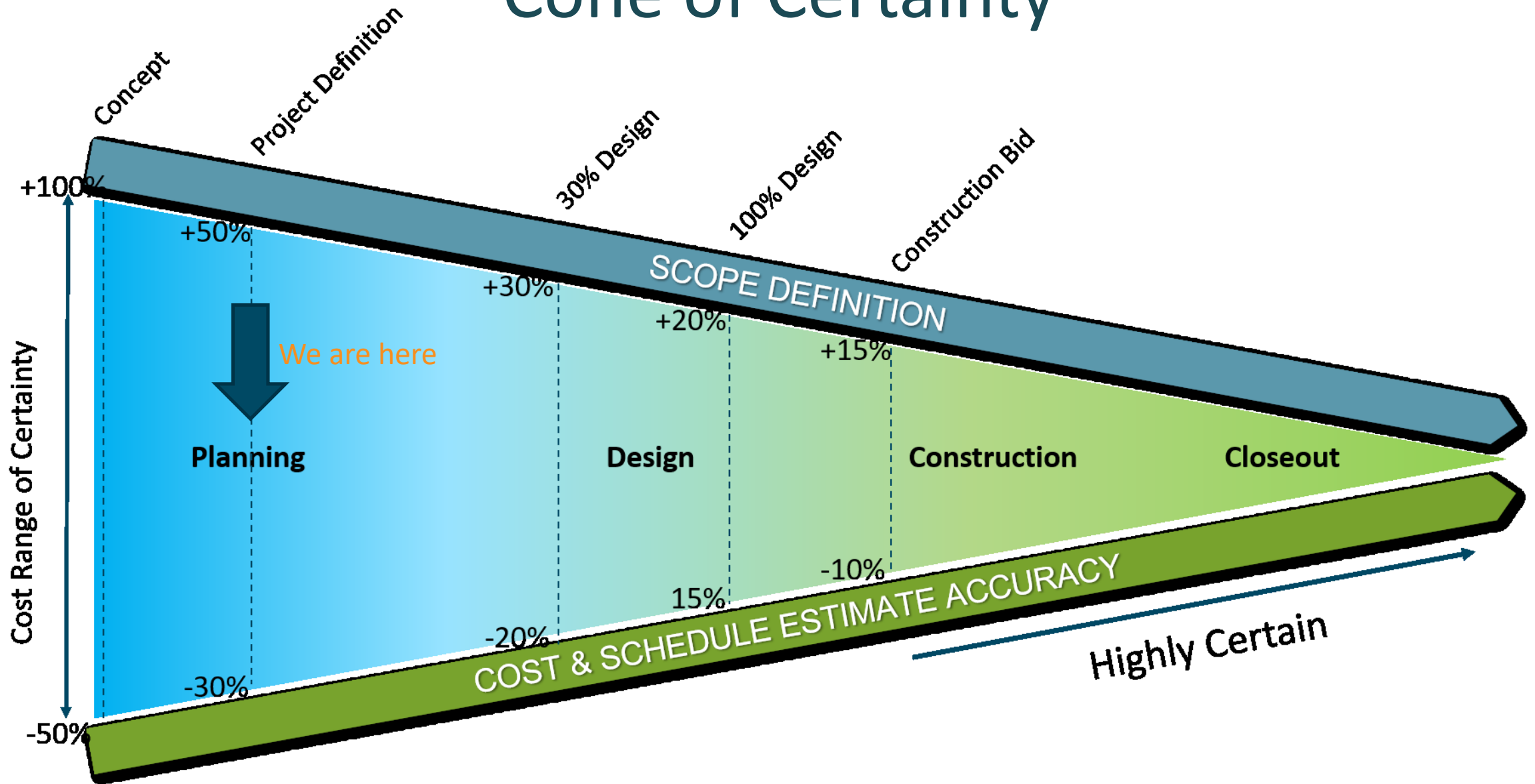
Design Approach

- Project team created a Project Definition Document (PDD)
 - PDD allows for early identification of challenges and scope gaps
 - PDD allows for Airport wide review and input of the project scope
 - Airport Directors have reviewed PDD and signed off on final scope of work
- Design to Budget not to Scope
 - Designer will be required to have experience designing to budget
 - Project scope will be adjusted to fit budget rather than budget being adjusted to fit scope
- Designer selection will include a process for design teams to bring their ideas to solve key C1 Building design challenges

Independent Estimate

- All large projects are now required to perform a blind Independent Estimate to confirm pricing
- Results and Method of Independent Estimate
 - Estimate was performed on anticipated cost of construction
 - Independent Estimate was within 10% of original estimate

Cone of Certainty



Environmental

- Sustainability Plan
 - The C1 Building Expansion was the first project to go through the Sustainable Project Assessment and Review Committee (SPARC)
 - C1 has been identified as a Tier 3 project.
 - Project team will present to the Commission Sustainability Committee at 30% design to review sustainability options
 - Project team will be requesting Commission input on sustainability options
 - Project team will be reviewing project cost impacts associated with the options

Project Delivery

- The project will be delivered with a General Contractor, Construction Manager (GCCM)
 - Procurement will follow RCW 39.10
 - Port of Seattle is certified by Capital Project Advisory Review Board (CPARB) to utilize state approved alternative contracting procedures
 - The project team believes that once the GCCM has been procured, it will be likely that all parties will recommend and agree to the use of an Electrical Contractor, Construction Manager (ECCM) and a Mechanical Contractor, Construction Manager (MCCM)

Project Delivery

- GCCM will be procured concurrently with project designer
 - Their initial role will be for pre-construction services (as-building, constructability reviews, estimating and scheduling)
- Benefits of a GCCM Delivery
 - Early involvement and input from the contractor
 - Contractor insight and assistance with complex phasing
 - Contractor to provide cost estimates at major design milestones to ensure that project is being designed to budget
 - Early schedule assessment
 - If ECCM and MCCM are used the Electrical and Mechanical contractors will be procured based on qualifications and not low bid

Questions?