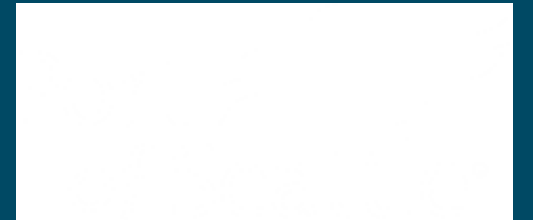
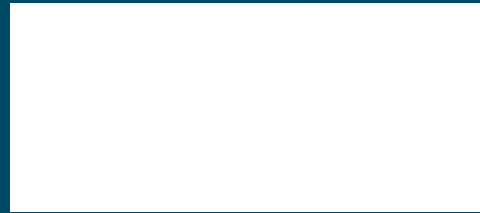


Restroom Renovation Project

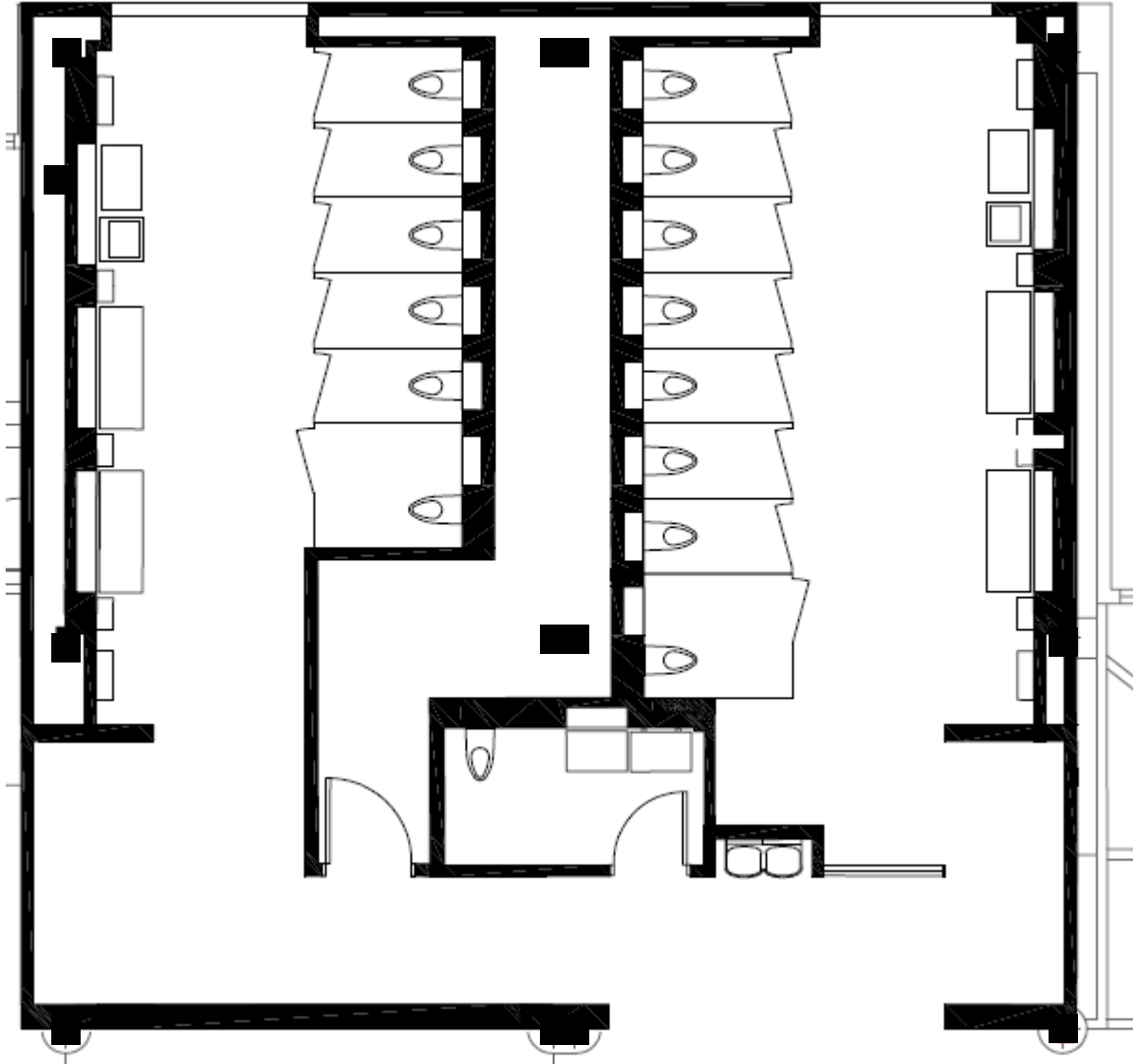
Commission Presentation
September 8, 2020





PROJECT BASICS

Restroom Design Objectives

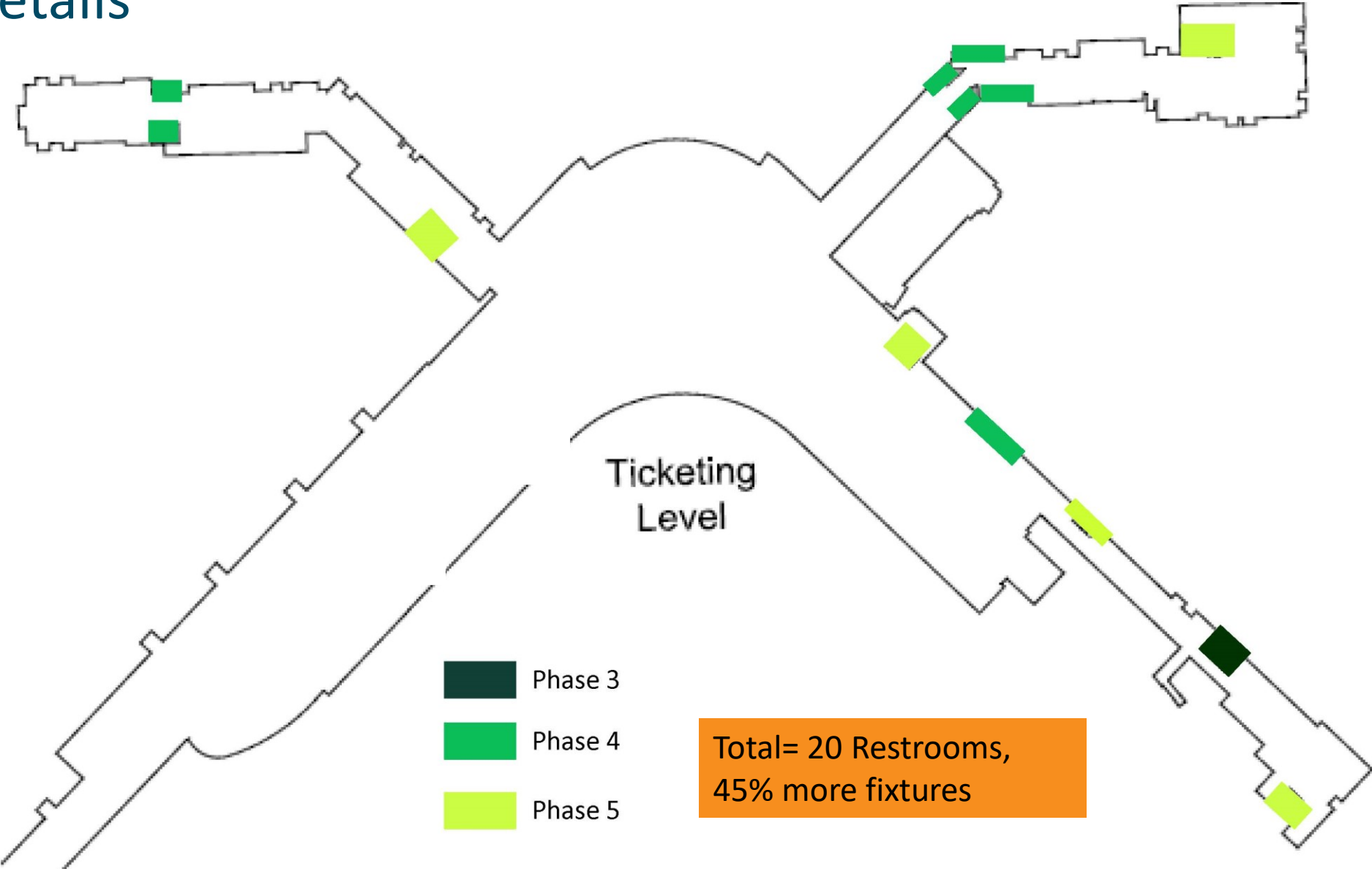


- Increased accessibility
 - Ambulatory stalls
 - Adult changing tables
- Increased maintainability
 - Maintenance chases
 - Janitorial closets and dumpster storage
 - Durable materials
 - Infrastructure to support janitorial tracking
- 100% touchless fixtures
- Consistent architectural look & feel
 - Incorporating daylighting
- All-gender restroom integration
- New Mother's Rooms
- New Service Animal Relief Areas
- Improved wayfinding & signage

Restroom Renovation Project: Overview

PHASE 1	Enabling project, relocate tenants to free up space for new public restrooms.	Completed
PHASE 2	Enabling project, relocate tenants to free up space for new public restrooms.	Completed
PHASE 3	First new public restroom on Concourse D.	In Construction Scheduled Completion Q3 2020
PHASE 4	Provides new & expanded restrooms on concourses B, C & D. Includes All-Gender implementation.	In Design Requesting funding & authorization for re-design & construction
PHASE 5	Renovates remaining existing restrooms on concourses B, C & D. Includes Adult Changing Tables, Mother's Room and Service Animal Relief Area.	Requesting funding & authorization for design

Project Details

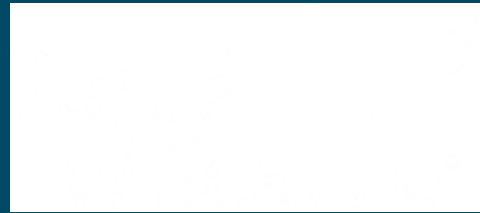


Total= 20 Restrooms,
45% more fixtures



Changes Requiring Additional Budget

- Recent bid experiences tells us the market has changed since first estimating the project (2016).
- Cost increases associated with building in spaces that are not currently restrooms (holdrooms, office spaces, ADR, etc.).
- Incorporated initiatives: all-gender restrooms, accessibility, mother's rooms, touchless fixtures, janitorial and maintenance improvements.
- Design standard improvements.
- COVID-19 added changes during construction.



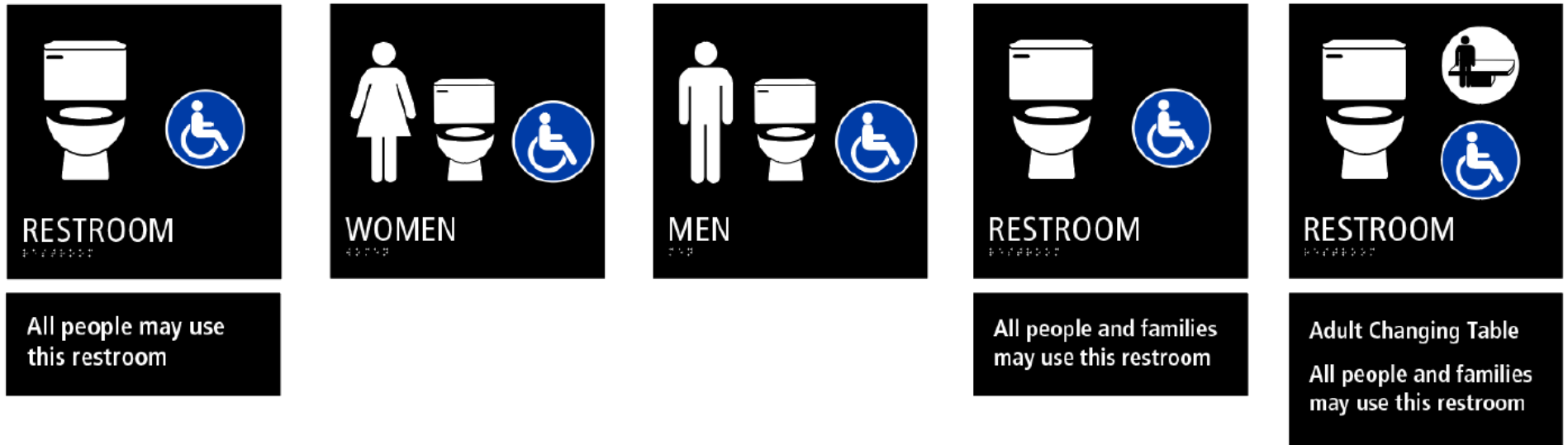
ALL GENDER RESTROOMS

All Gender Restrooms

Background

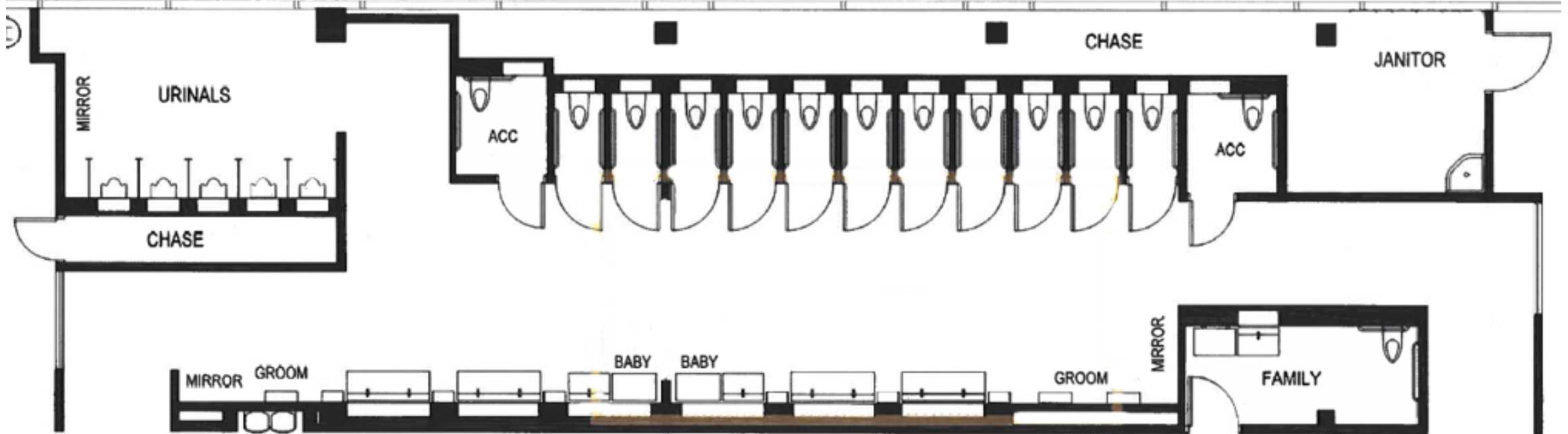
- May 2018 Commission adopted motion 2018-08 to develop a gender-inclusive restroom plan.
- SEA executive response to all-gender restroom implementation was received by the Commission in September 2019.
- Signage iconography and language was finalized by staff in April 2020.

Signage

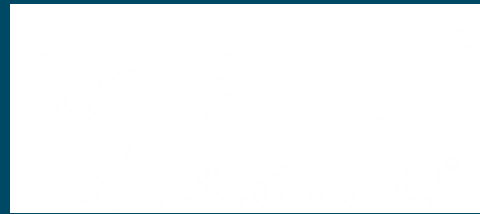


All Gender Restrooms

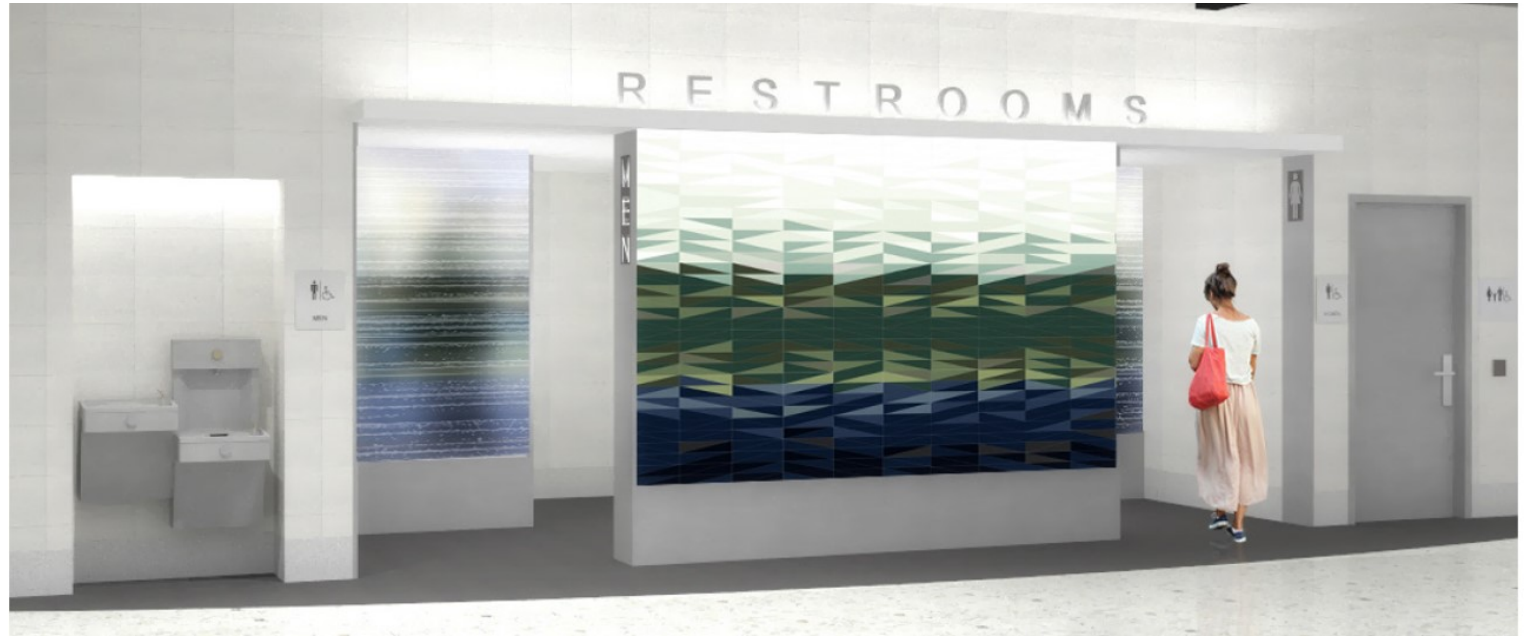
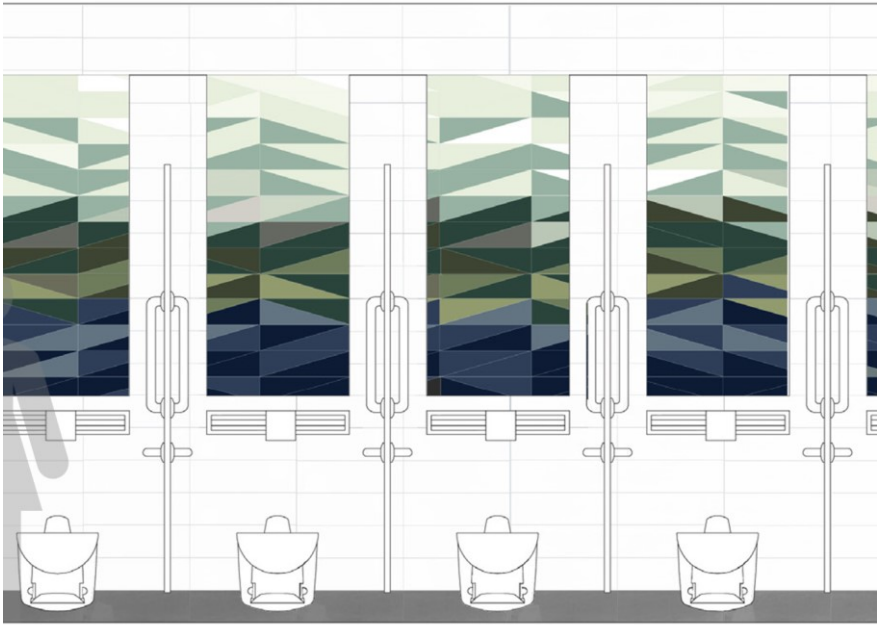
- These restrooms include full height doors on all of the stalls for safety and privacy.
- Design below “Greenfield” will be implemented on the D Concourse as part of phase 4, and is scheduled to open in Q1 2022.



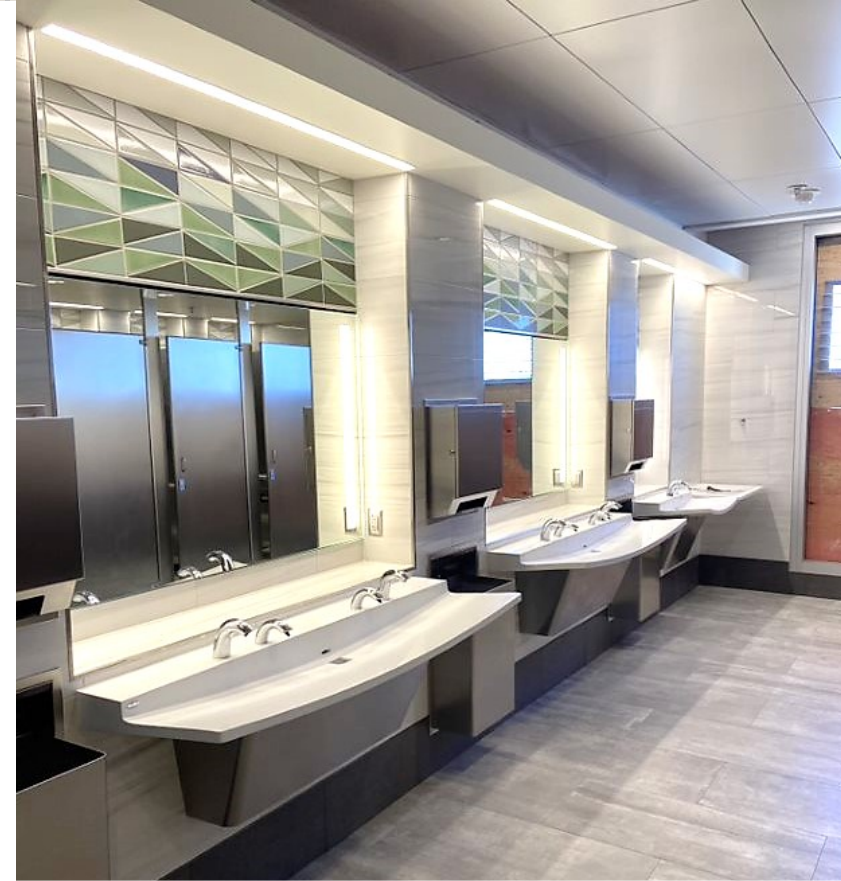
“Greenfield Design”



COST-CUTTING ALTERNATIVE



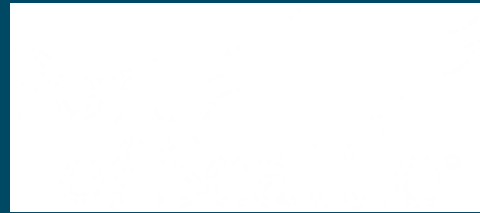
ORIGINAL DESIGN



PROGRESS PHOTOS



NORTHSTAR RESTROOMS



BUDGET & AUTHORIZATION REQUEST

Estimated Budget Increase

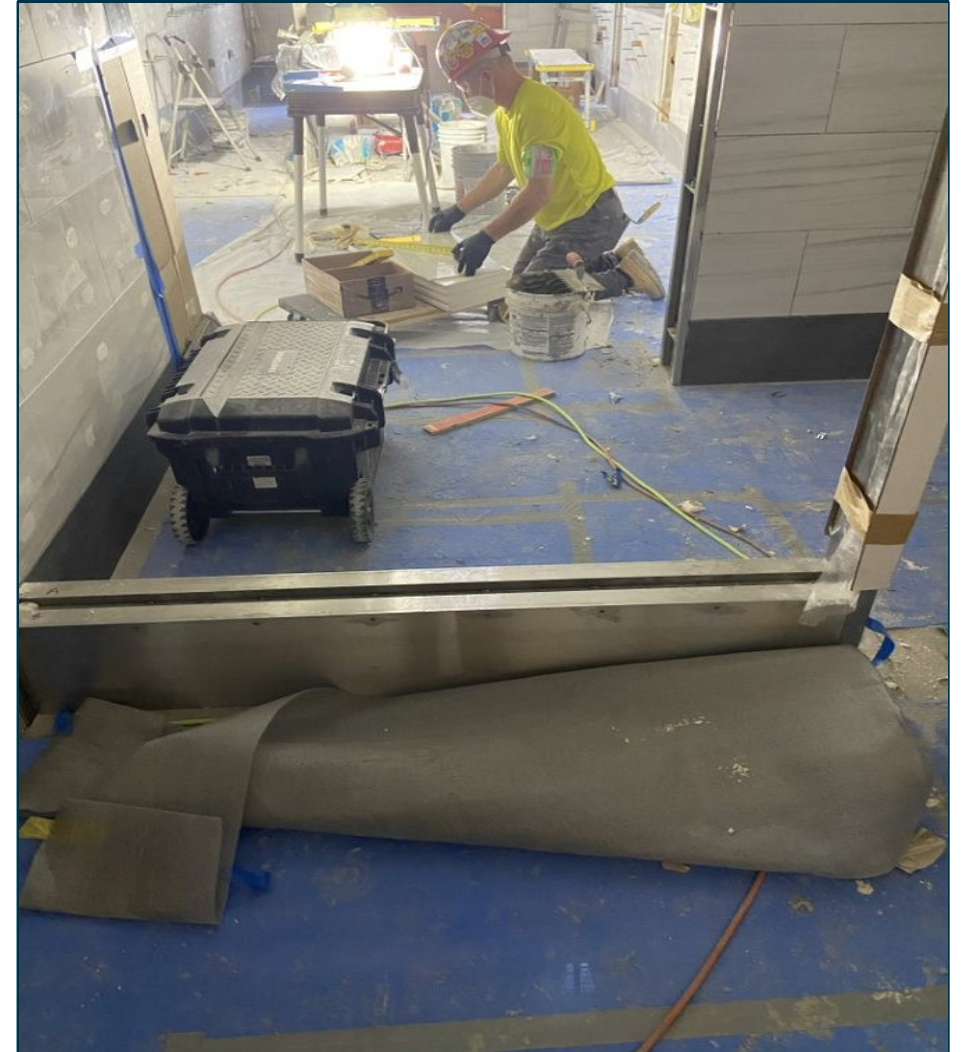
	2017 Estimate	2018 Budget Add	Current Required Budget Mod	New Total Budget
Phase 1	\$2,109,000	\$1,500,000	(\$831,000)	\$2,778,000
Phase 2	\$4,849,000	\$1,830,000	\$1,550,000	\$8,229,000
Phase 3	\$1,938,000	\$2,002,000	\$1,781,000	\$5,721,000
Phase 4	\$10,660,000		\$15,440,000	\$26,100,000
Phase 5	\$13,491,000		\$4,997,000	\$18,488,000
Expense	\$41,000			\$41,000
Sub-Total	\$38,088,000	\$5,332,000	\$22,937,000	\$61,357,000
COVID-19 Estimated Costs			\$643,000	\$643,000
Total Budget Required			\$23,580,000	\$62,000,000

Requested Revised Project Budget

	Project Budget
Original Budget (2016 Capital + Expense)	\$33,088,000
Previous Budget Addition (2018)	\$5,332,000
Current Authorized Budget (Capital + Expense)	\$38,420,000
Today's Budget Request (2020)	\$23,580,000
Total Budget for CIP (including COVID est. costs)	\$62,000,000

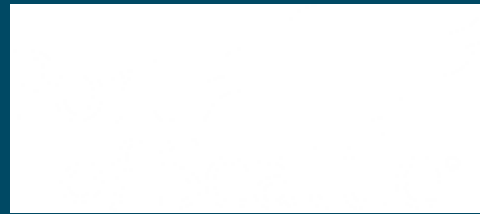
Federal Funding

- Federal Funding
 - Phase 3, \$2M out of \$5.7M total
 - Phase 4, \$6M out of \$26.1M total
 - Phase 5, \$6M out of \$18.5M total
- 3% DBE goal for construction in Phase 3
- 2% DBE goal for construction in Phase 4



Schedule

- Complete Phase 3 Q3 2020
- Complete redesign and advertise Phase 4 Q1 2021
- Begin design Phase 5 Q2 2021
- Complete construction Phase 4 Q3 2022
- Request construction authorization Phase 5 Q2 2022
- Complete construction Phase 5 Q4 2023



LESSONS LEARNED, RISKS AND OPPORTUNITIES

Lessons Learned

- Invest in preliminary design (10-15% design) before finalizing a project's budget.
 - The Airport has now adopted the use of Project Definition Document (PDD) for this purpose
 - The PDD can include more thorough site investigation where needed.
- Employ Change Management to address budget impacts of initiatives inclusion
 - The Airport has now adopted a more formalized change management process.
- Budget issues
 - Design to budget
 - Calculate, communicate, seek approval before implementing



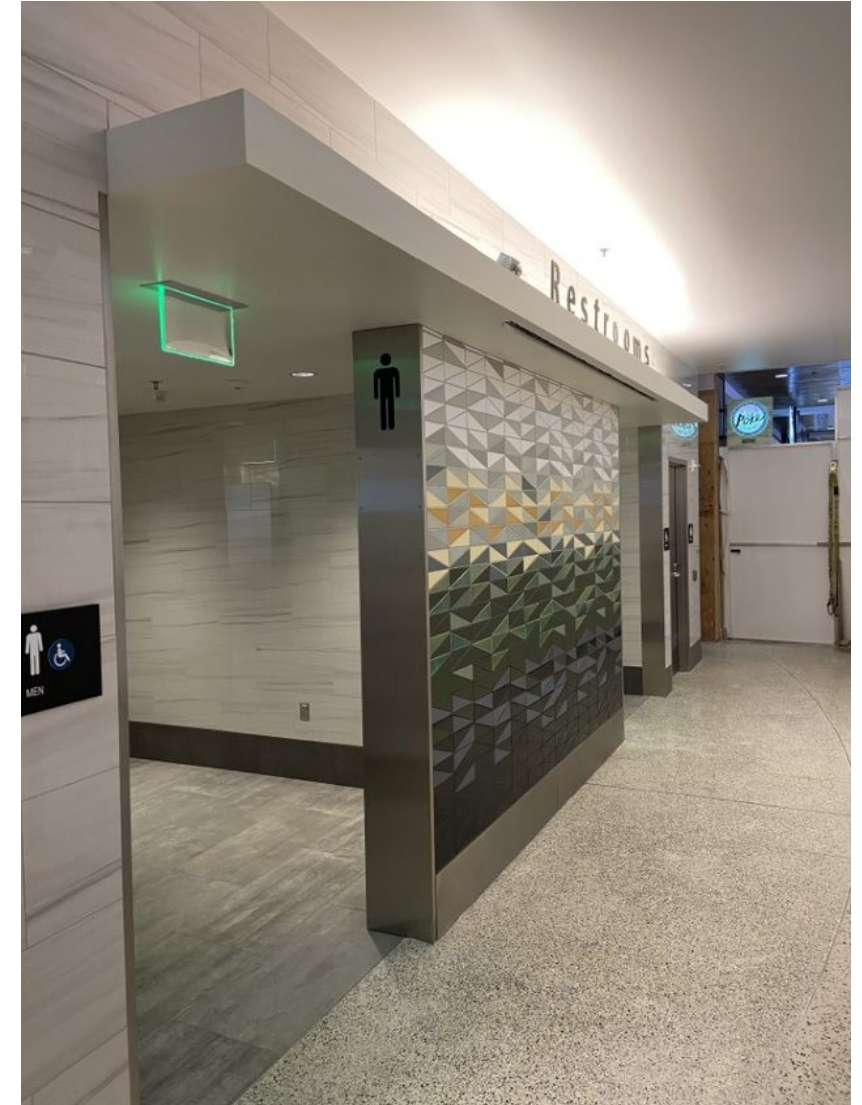
Risks & Opportunities

Risks

- Constructing in a constrained environment.
- Delays could impact FAA funding.
- Continued impact of COVID-19.

Opportunities

- Changing market conditions.
- Investing in needed infrastructure improvements.
- Increasing the number of available fixtures for passengers, improving the passenger experience.
- Providing the first all-gender restrooms at a U.S. airport.



QUESTIONS?

