Item No. 9b supp
Meeting Date: September 22, 2020

Main Terminal Infrastructure Upgrades

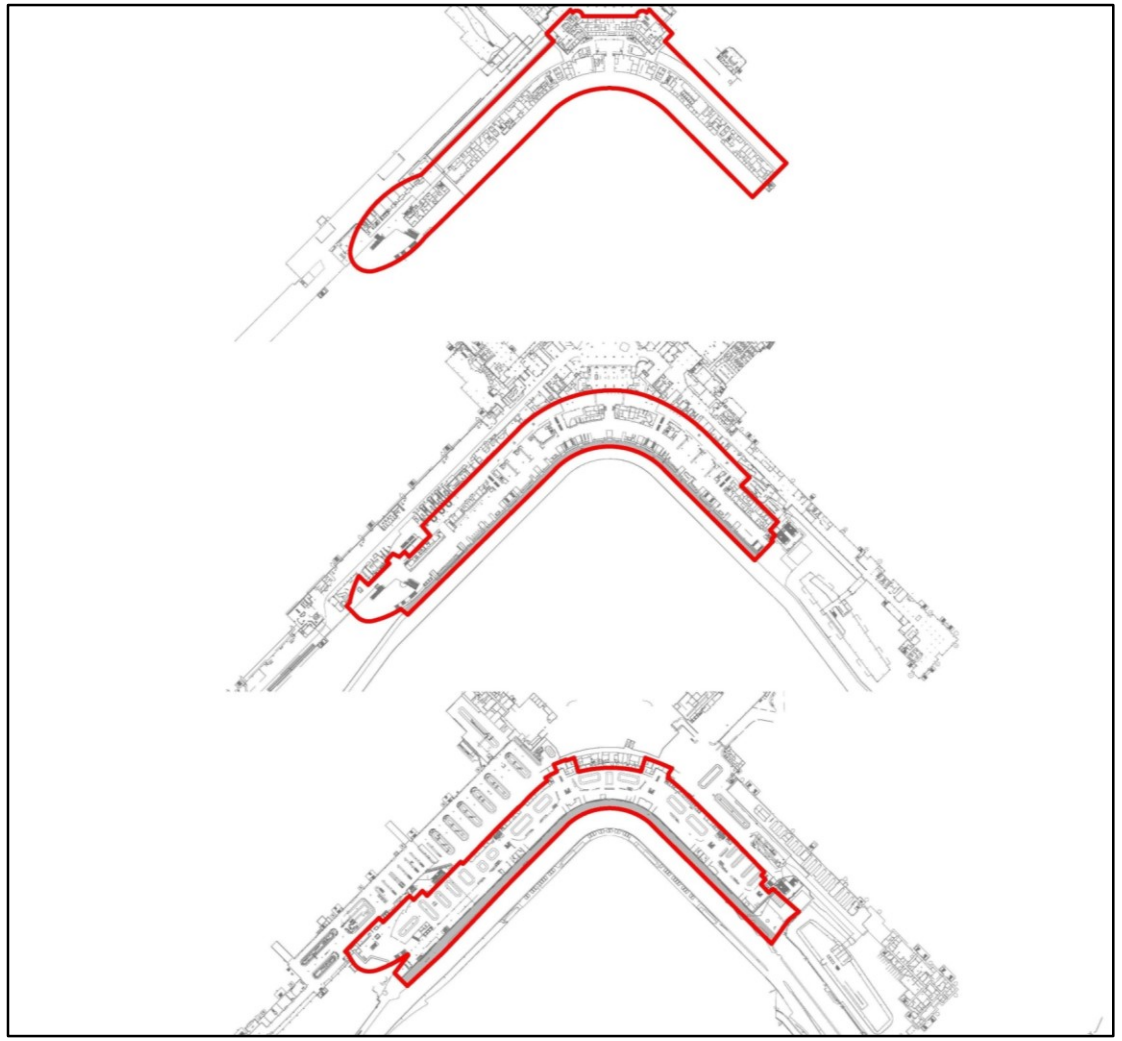
Port of Seattle®

History

- Main Terminal built in 1970s
- North Extension added in 1980s
- South extension added in 2000
- All code requirements met at time of renovations

Background

- Code did not require sprinklers
- Projects have upgraded spaces as work is completed
  - Inefficient, and doesn't address the full issue
  - No longer viable option going forward
    - Entirety of the building must have fire sprinklers
- Limited ability for future construction until this project is started

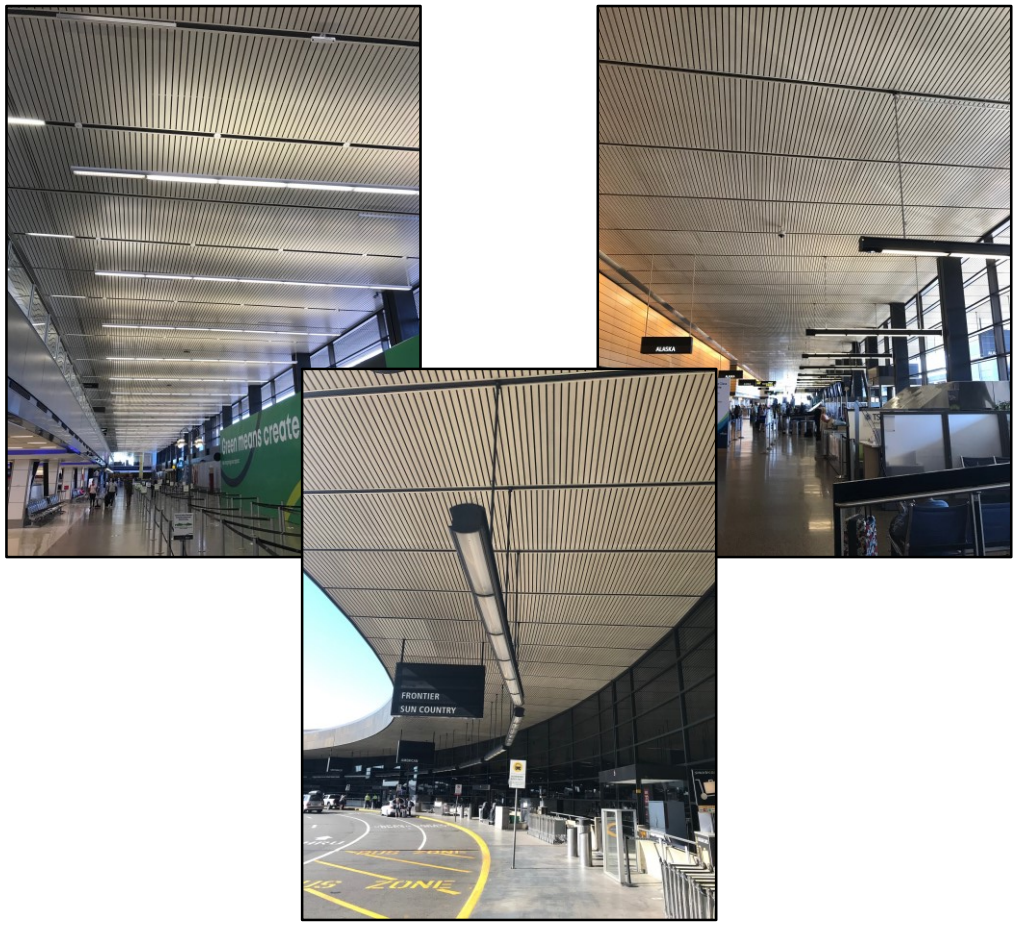


Project Purpose

- Upgrade the Main Terminal to meet current fire & building code
- Improve passenger safety by upgrading several life safety systems
- New, reliable means of providing emergency power for a majority of the airport
- Remove a large amount of asbestos fireproofing and other asbestos containing materials

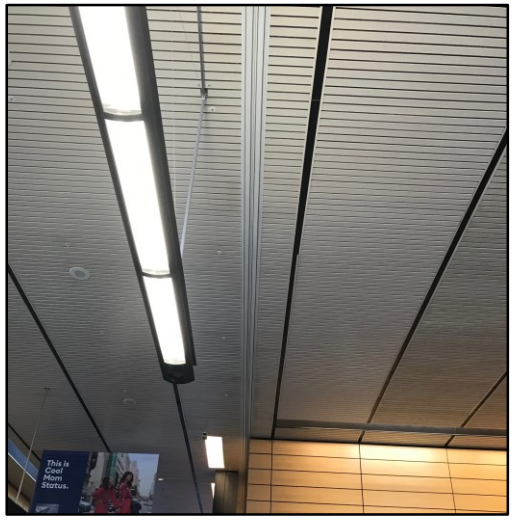
Fire Sprinklers - Scope

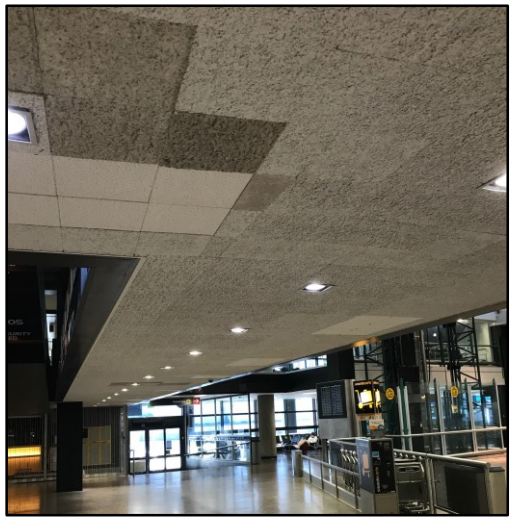
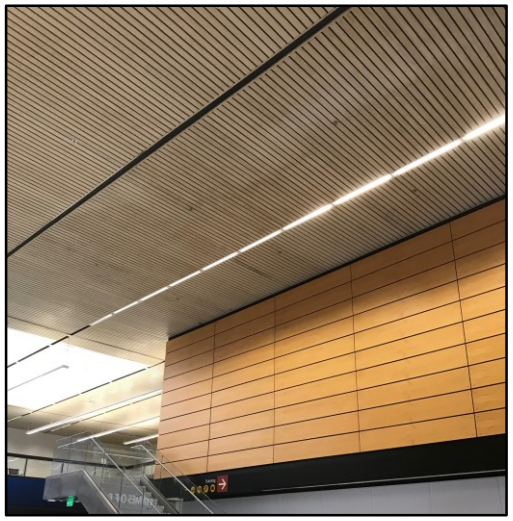
- Install new fire sprinklers throughout the Main Terminal (Ticketing, Esplanade, Mezzanine, and Baggage Claim) and above both the departure and arrivals drives
- Add additional fire standpipes to meet current code



Ceiling and Lighting - Scope

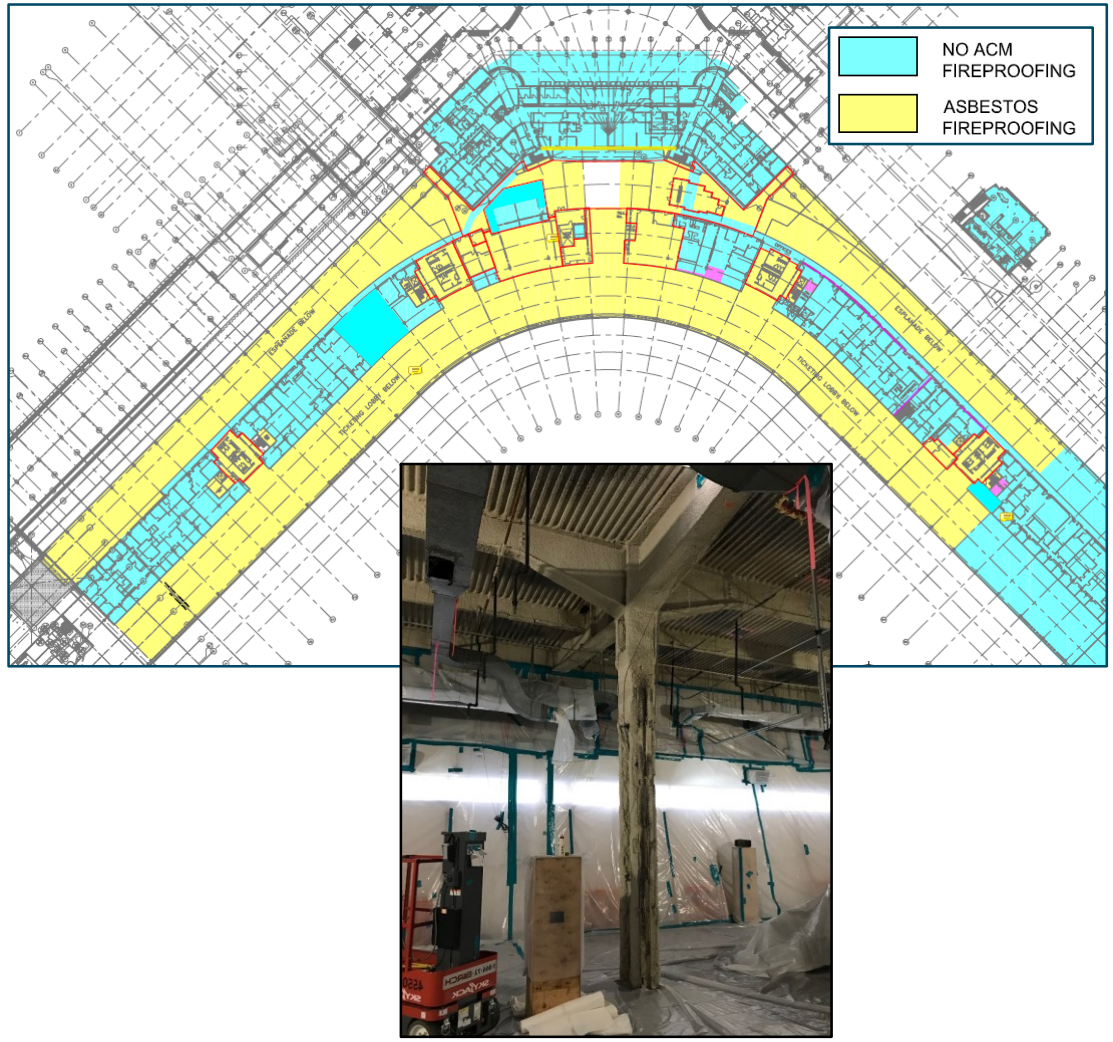
- Replace existing ceiling that is no longer manufactured while installing new systems
- Replace existing lighting with new energy efficient LEDs
- New emergency exit signage and new signage that is hung from the ceiling



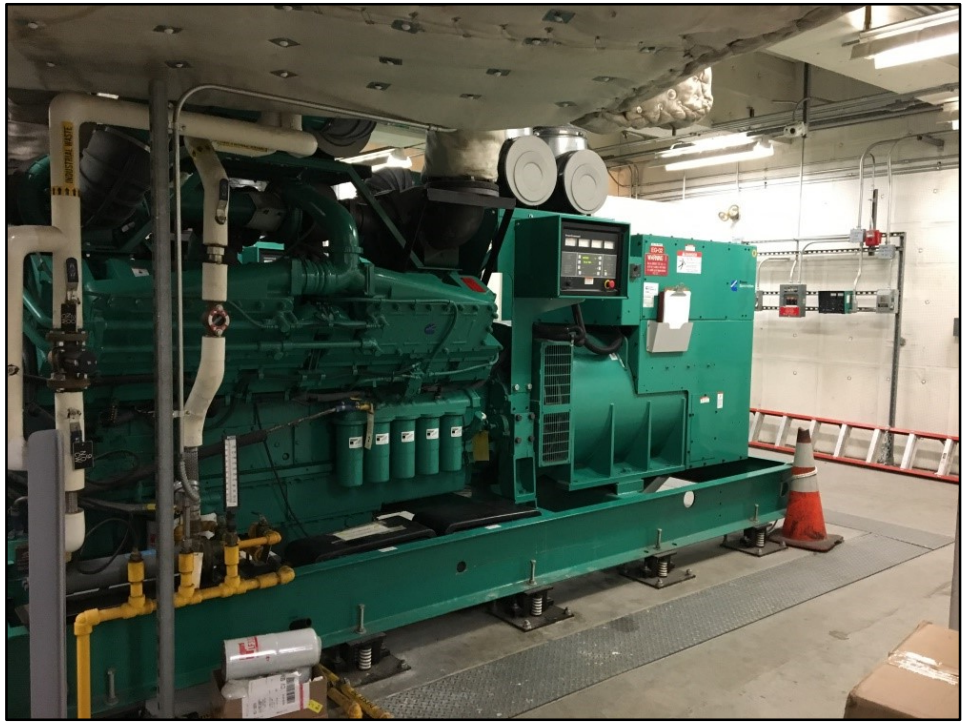
Asbestos Removal - Scope

- Significant amounts of asbestos fireproofing remain in the Main Terminal
- Reduces overall removal cost by doing it all at once instead of spot abatement
- Removal reduces cost and time required to conduct maintenance of systems



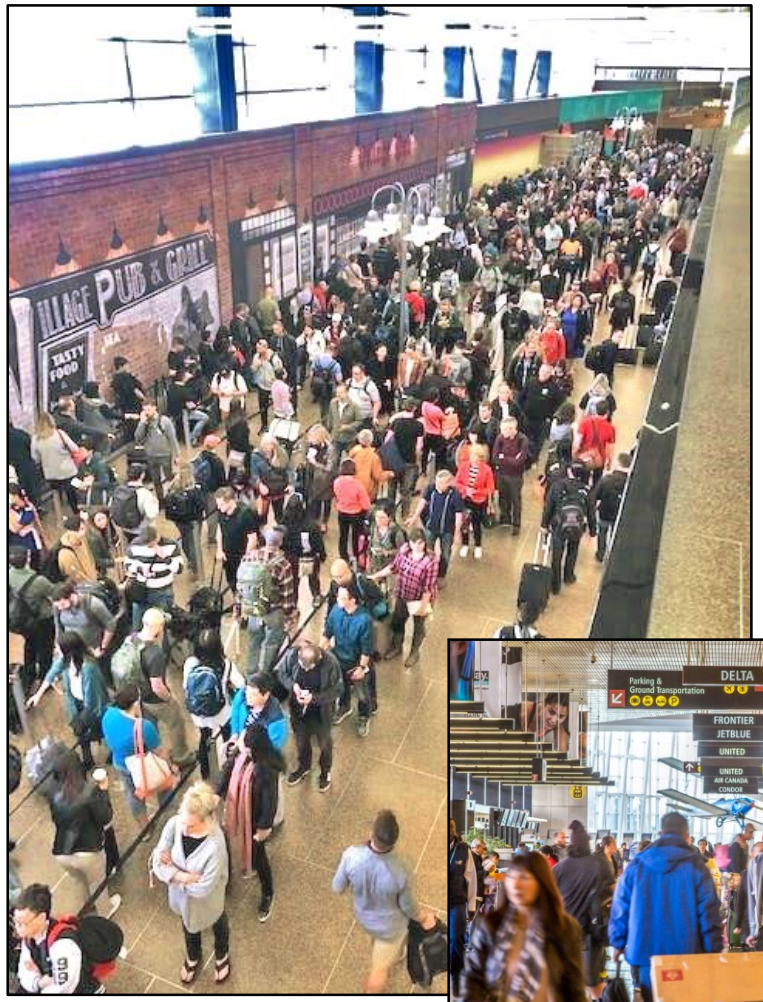
Smoke Control & Emergency Power - Scope

- Install new smoke control exhaust
- Replace the existing emergency power generating system
  - Outdated
  - Unable to meet the new load of the smoke control system
  - System supports Concourse B, C, and D; Main Terminal; C1; and SSAT
- New fire doors on the terminal side of skybridges



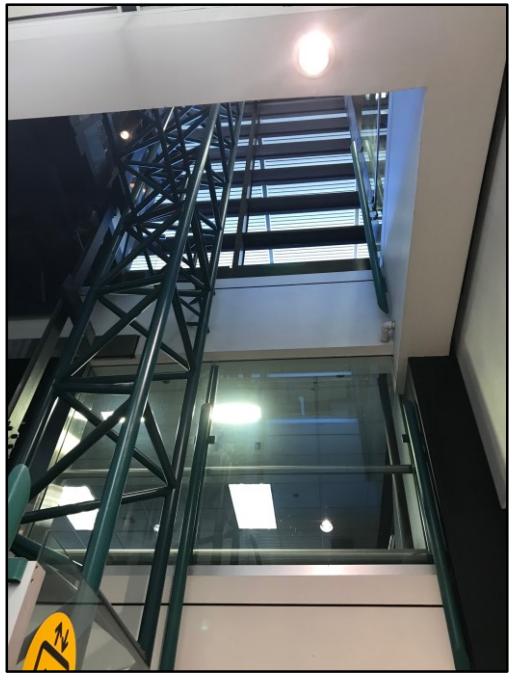
Project Impacts to Operations

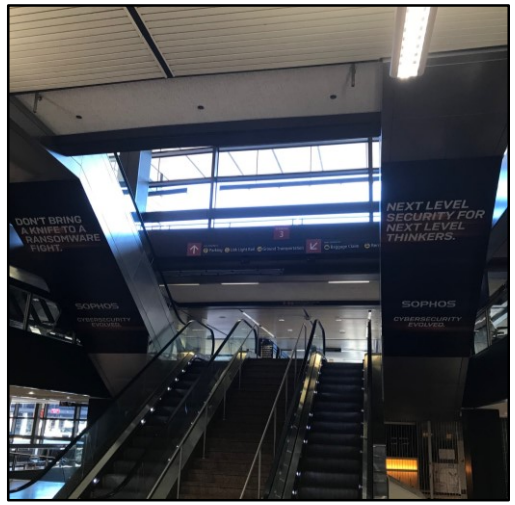
- Critical to manage impact to passenger movement in the Main Terminal
  - Multiple phases of construction
  - Scaffolding required to perform work
  - Limited laydown areas, especially with social distancing needs



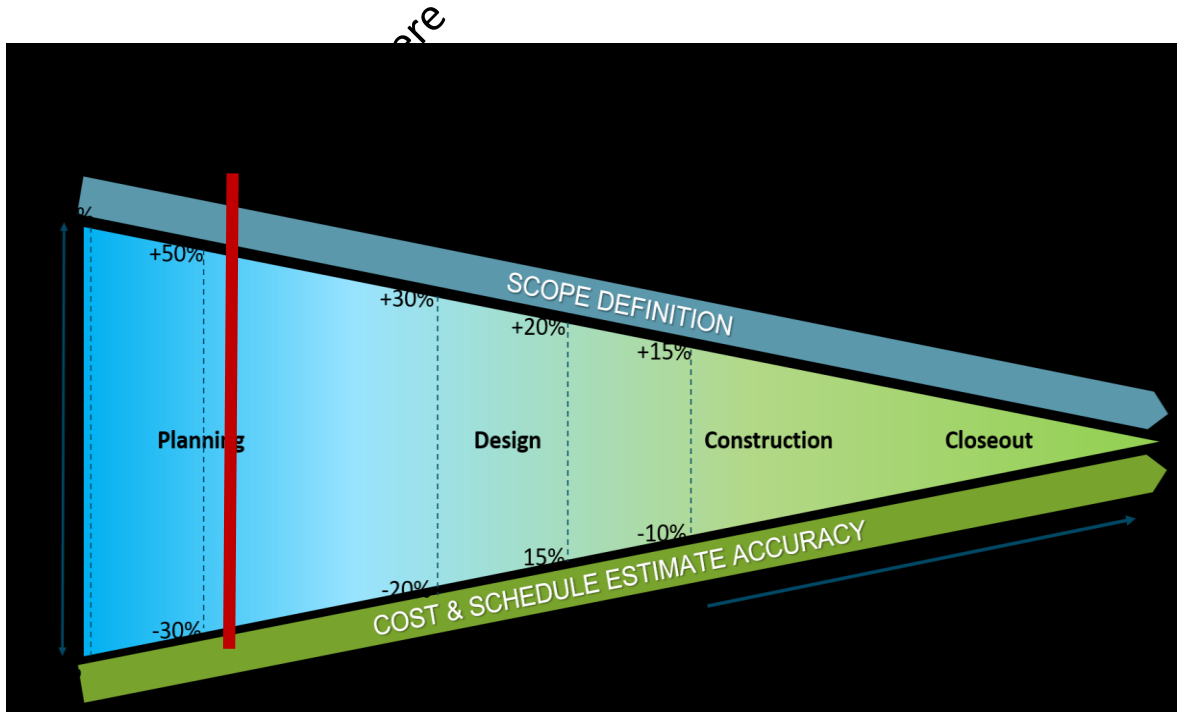
Risks

- Total emergency power need unknown
- Unknown location for generators
- Unknown exhaust routes and requirements for smoke control





Budget



- Initial Budget: $350,000,000
- Current Range: $300,000,000 - $400,000,000
- The number of phases required, complexity of work, and need to minimize passenger impacts increases cost.
- Overall duration of the project.

Preliminary Design Objectives

- Design smoke control system for the Main Terminal and Concourses B, C, and D to determine emergency power load requirements
- Evaluate means and methods of replacing the emergency power generating system
- Evaluate ways to minimize passenger impacts
- Provide estimate for project budget

Next Steps

- October 2020 - Request Commission Authorization for Preliminary Design
- December 2021 – Complete Preliminary Design
- Q1 2022 – Update Commission on findings of preliminary design and request full design funding

Questions