



Sea-Tac International Airport International Arrivals Facility Program Q4 2020 Update

AGENDA: Port and Clark

- Introduction and Indicators (Dave Soike)
- Progress & Photos
 - Landside (Tyler Symbol)
 - Airside Corridor and Pedestrian Walkway (Sara Mitchell)
- LEED, Cost & Schedule (Brian Marshall)
- Operational Readiness and Activation (Charles Goedken)
- Design-Builder Comments- (B. Earnest, B. Ahern, B. Calhoun)

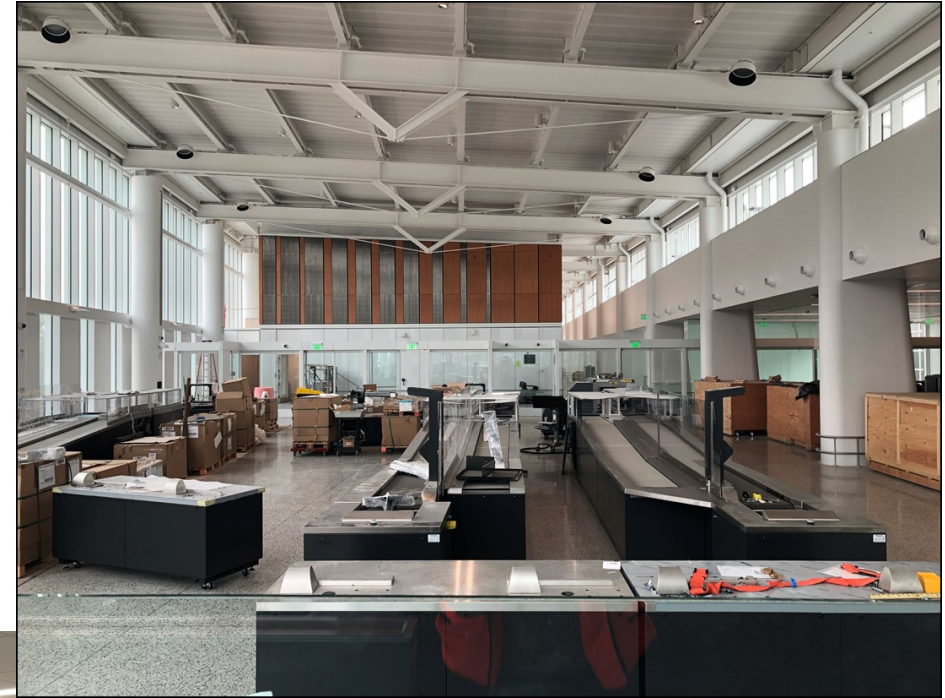
Progress Photos: Main IAF Building

- Baggage: TSA testing through October
- Airline Recheck Counters: for domestic connections



Progress Photos: Main IAF Building

- TSA Checkpoint
- CBP Offices
- CBP Secondary Screening



Progress Photos: Main IAF Bag Hall

September 30, 2020

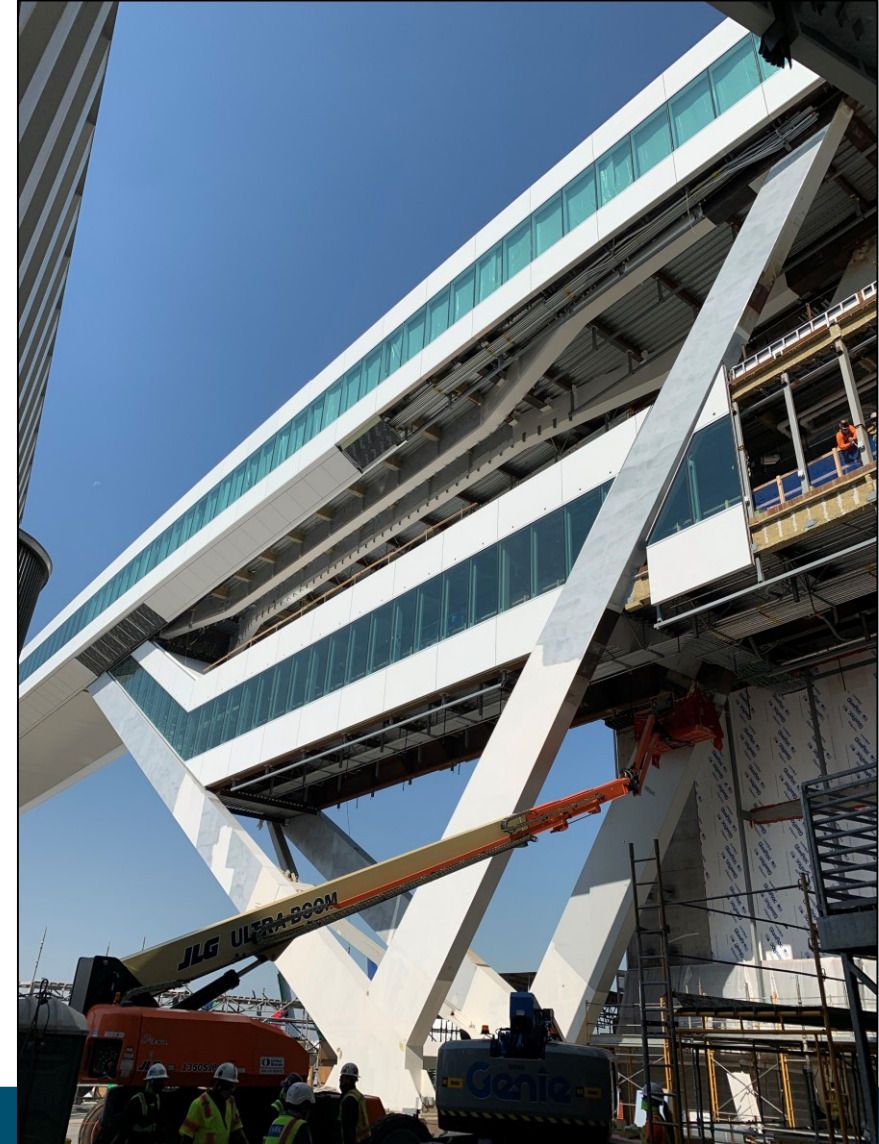
January 8, 2020



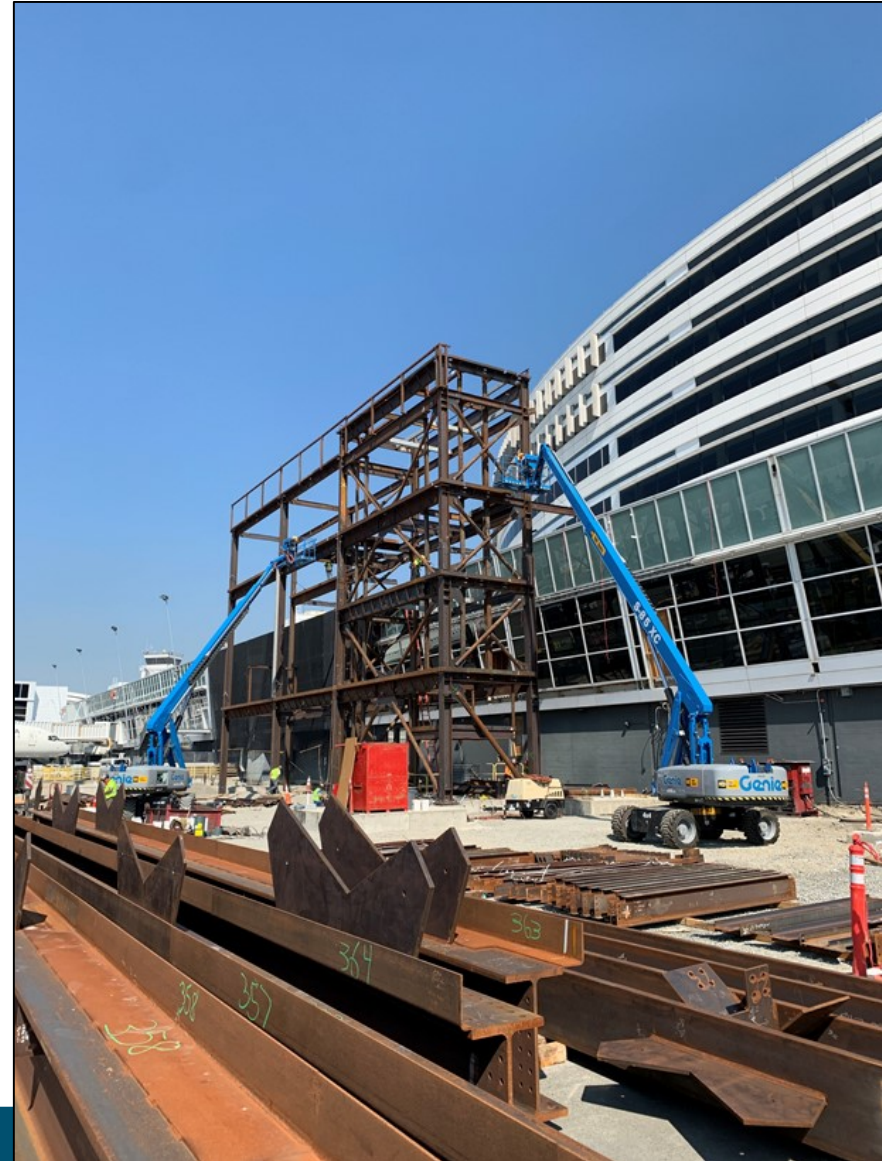
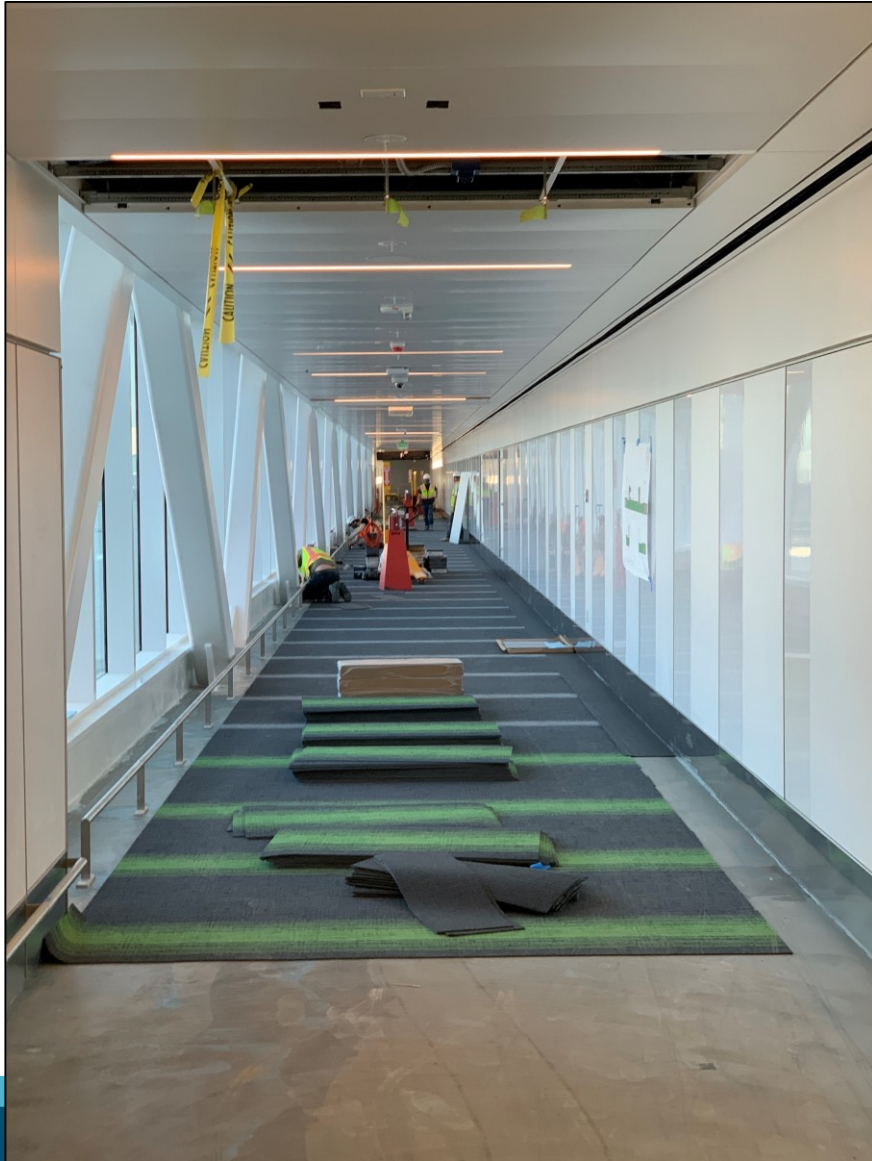
Progress Photos: Pedestrian Walkway




Progress Photos: Pedestrian Walkway



Progress Photos: Gate Connections



LEED, W/MBE, and COST

- LEED: On target for LEED V4 Silver certification
- SBE & W/MBE INDICATORS: as of 8/31/2020
 - \$131M paid to small business, and \$144M paid to W/MBE businesses
 - Apprenticeship hours of total trade hours: 21%
- COST INDICATORS: as of 8/31/2020 On Watch 
 - Total program budget: 89% expended, \$109M remains
 - Contingencies >>>>>> Port Allowance - 92% expended, \$4M remains
 - Port Mgmt Reserve - 34% expended, \$15M remains
 - D/B Allowance - 100% expended
 - Risk Contingency - 87% expended, \$6M remains
 - ED Reserve - 20% committed, \$8M remains

Schedule

Program Area	Contractor Current Estimated Substantial Completion (as of 8/2020 update)	Port Estimated Schedule Contingency Time	Port Estimated ORAT time	Estimated Port Public Opening
Main Building	Nov 2020	Dec 2020/Jan 2021	60 days; Feb/March 2021	March/April 2021
Pods A, B & C	Nov 2020	Dec 2020/Jan 2021	60 days; Feb/March 2021	March/April 2021
Pedestrian Walkway	Feb 2021	Feb/March 2021	30 days; March/April 2021	April/May 2021
Pod D	March 2021	April 2021	30 days; May 2021	May/June 2021

ORAT – ACTIVATION – OPENINGS

Activation Period (60 days) *Hard hats off; frontline staff in!!!*

- Operational Trials to validate facility constraints
- Orientation, Familiarization and Training of all frontline staff
- Advanced Operational Trials
- ~~Public Passenger Flow Simulation~~ Cancelled due Covid Precautions

Soft Opening (21 days) *In lieu of Simulation*

- Single and Double Flights
- Daily Assessments
- Culminates with Noon Peak
- VIP and Grand Opening Events

Hard Opening (Overnight)

- Complete Transition from South Satellite to IAF



Accomplishments

640+ Familiarization Tours of Stakeholder Management



25 SOPs and Contingency Plans

45 Operational Trials

Comments by Prime Contractor

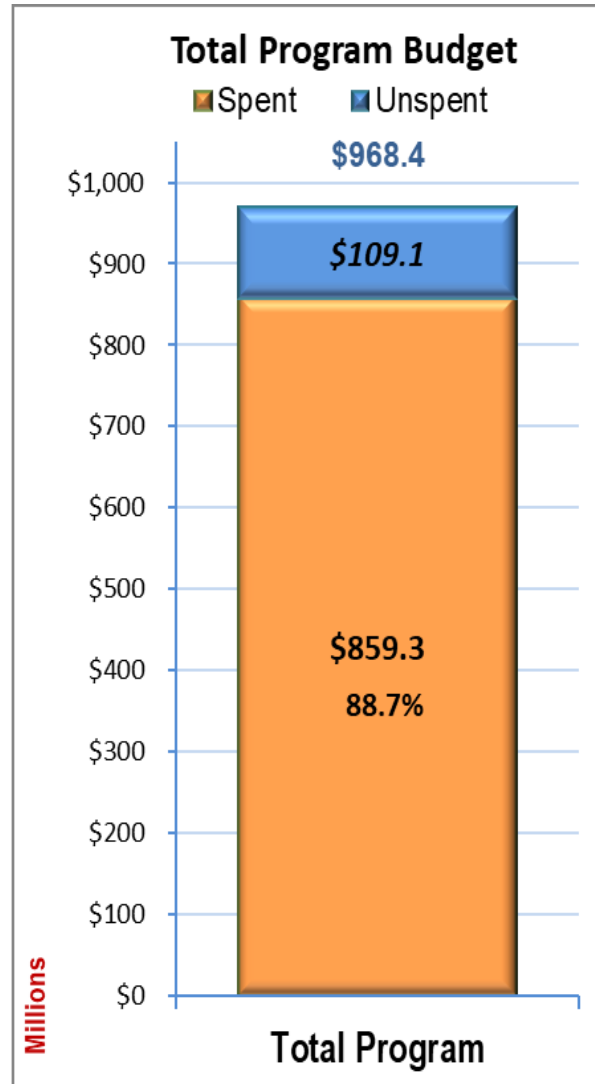
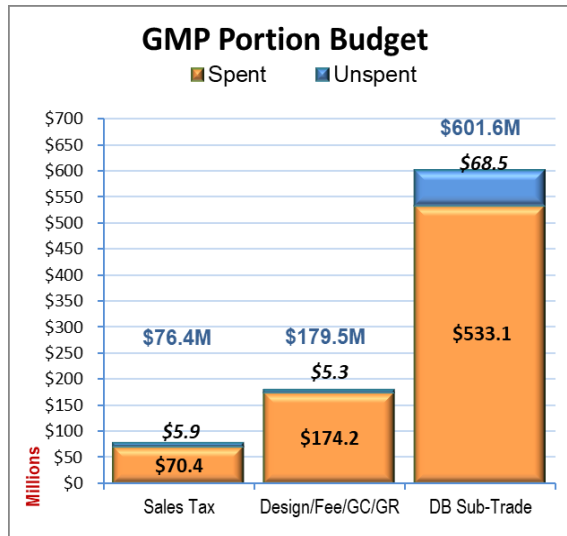
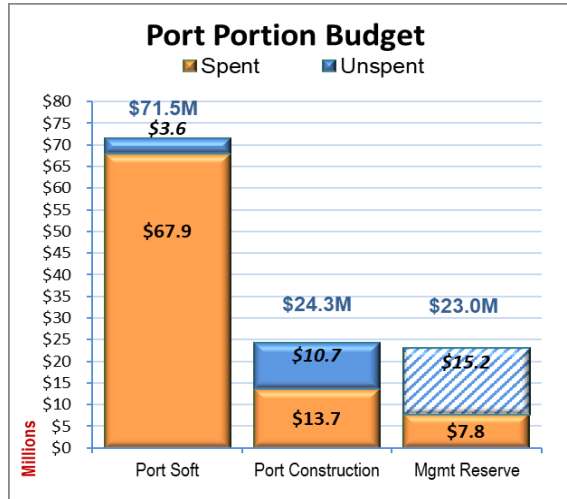
- Prime Contractor is Clark Construction
- Clark is the Design-Builder in this progressive design-build contract, where Clark partners with SOM Architects and Clark's many subcontractors who also perform as both designers and constructors

Discussion provided by:

- Bill Calhoun, Vice Chairman of the Board
- Brett Ernest, Vice President
- Brian Ahern, Vice President

Appendix

DASHBOARD INDICATORS: PROGRAM COST PROGRESS OVERVIEW



Executive Summary:

- On target to complete within budget including use of management reserve.



On-Target
Within Budget
(excl. MR)



On-Watch
Use of Mgmt Reserve



Action is Necessary
F/C to Exceed Budget

(data date 8/31/2020)

CONTINGENCY ALLOWANCE & GMP ALLOWANCES



Example:

- Premium time

Example:

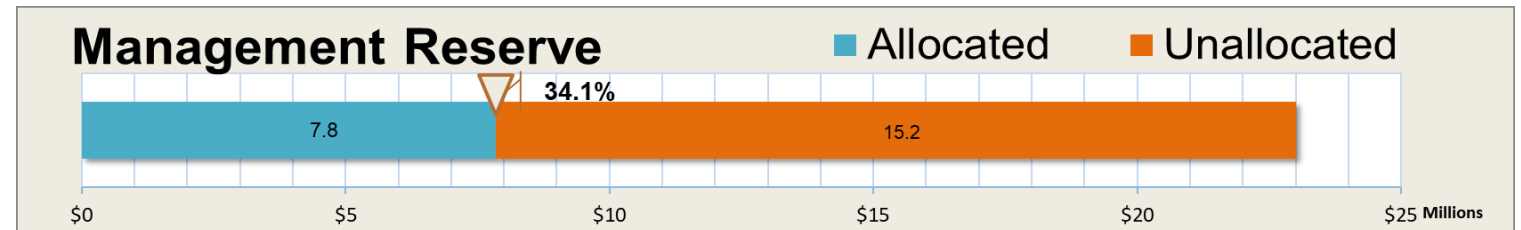
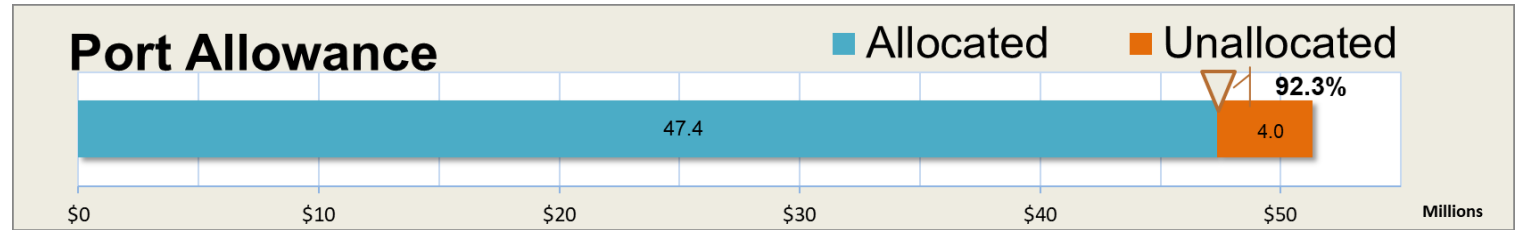
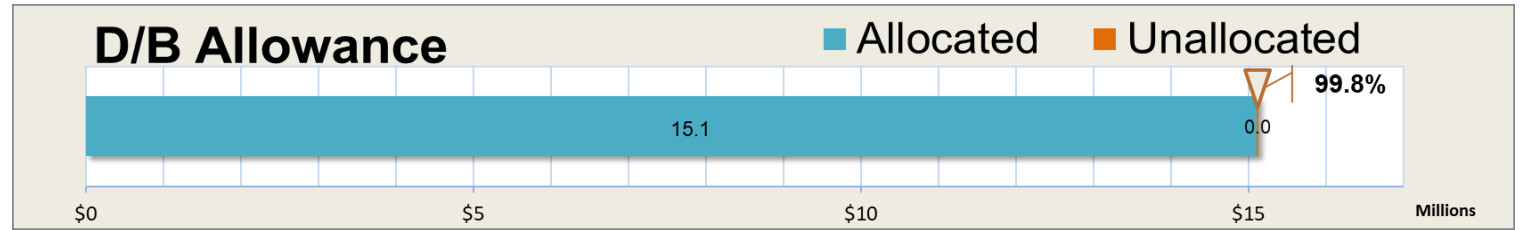
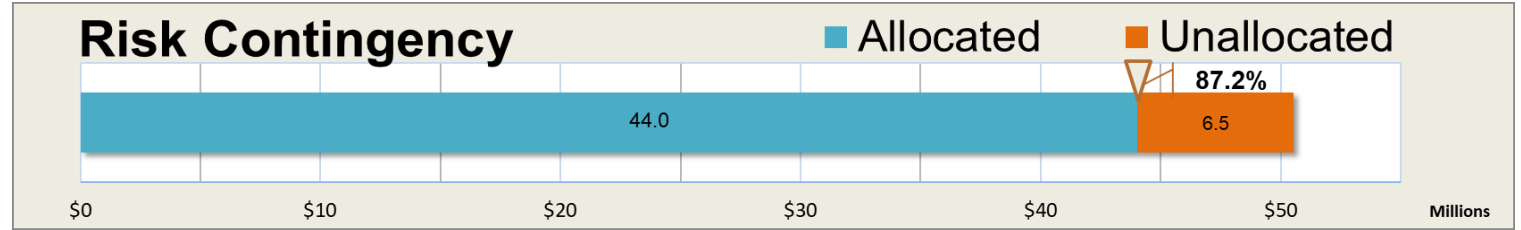
- Glass wall at TSA checkpoint

Example:

- Underground utilities for custodial can wash

Example:

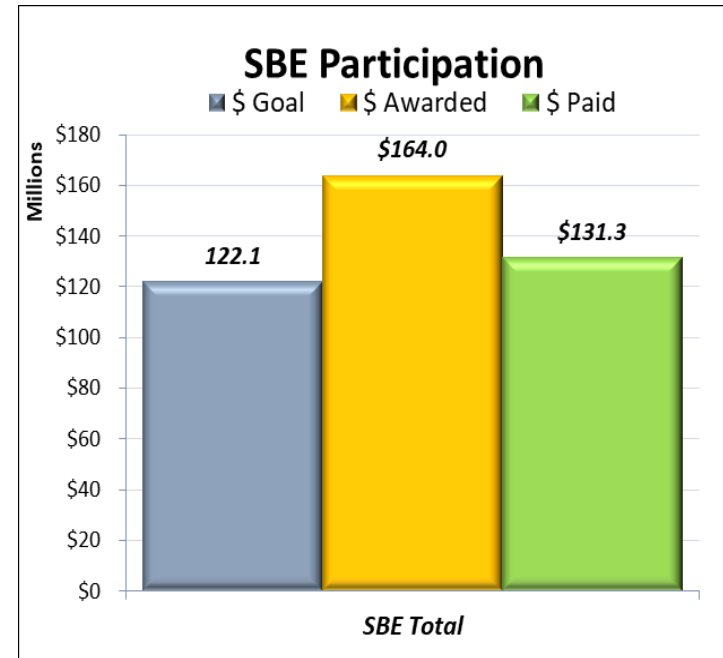
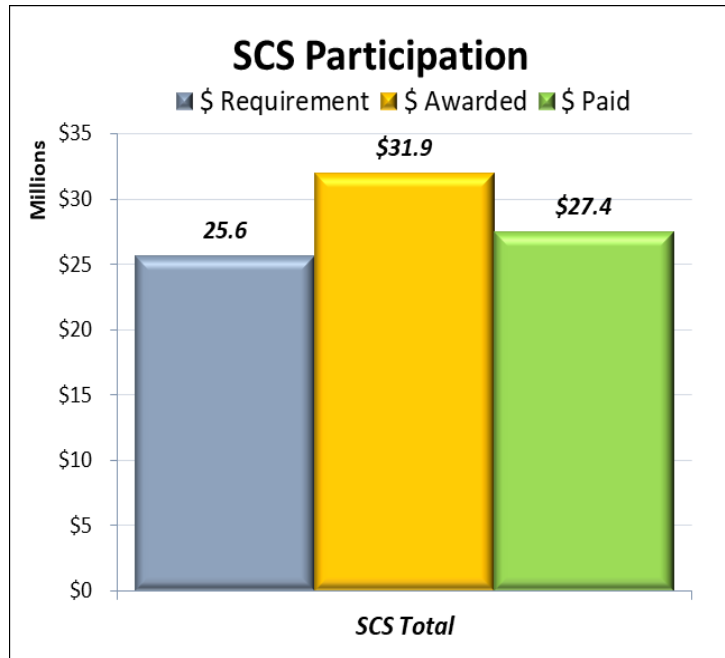
- COVID-19, Emergency Generator



● On-Target
 ● On-Watch
 ● Action is Necessary
Within GMP Budget F/C use <50% Mgmt Rsv F/C use >50% Mgmt Rsv

(data date 8/31/2020)

SMALL BUSINESS/APPRENTICESHIP UTILIZATION



CONTRACTED

SCS \$31.9M Award / \$25.6M Requirement = 125%

SBE \$164.0M Award / \$122.1M Goal* = 134%

* At time of GMP contract, a diverse firm was assumed equivalent to a small business.

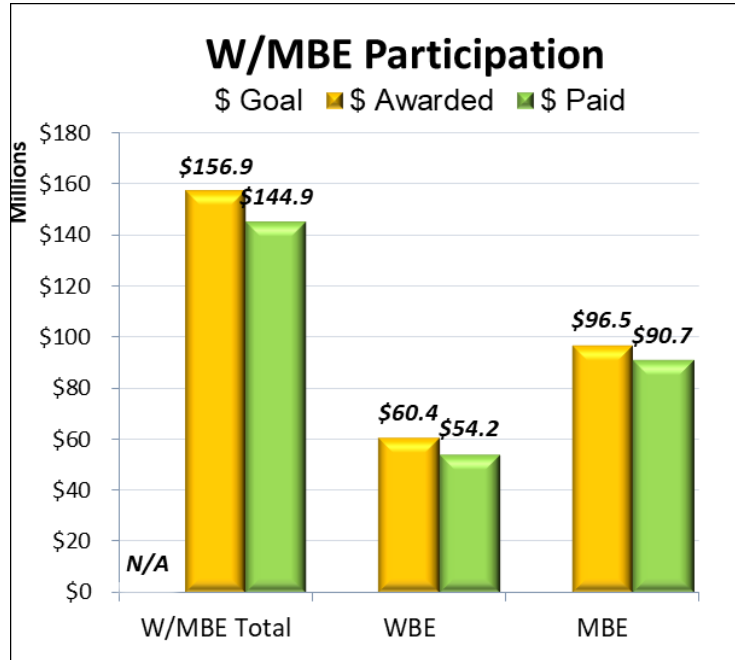
PAID TO DATE

SCS \$27.4M Paid* / \$25.6M Requirement = 107%

SBE \$131.3M Paid* / \$122.1M Goal = 107.5%

* Actual Payment Tier 1 Subcontract through July 2020 & Tier 2 Subcontracts through June 2020

SMALL BUSINESS/APPRENTICESHIP UTILIZATION



Current Status			
	<u>W/MBE</u>	<u>WBE</u>	<u>MBE</u>
Payments To-Date	\$144,894,365	\$54,170,444	\$90,723,921
Total # Firms Paid	40	18	22

- 1) Ethnicity Tracking for W/MBE was not a contract requirement for IAF
- 2) Diverse America Network validated certifications, checked every firm December 2019
- 3) Some diverse firms self-identified without other certification/validation

* Actual Payment Tier 1 Subcontract through July 2020 & Tier 2 Subcontracts through June 2020

SMALL BUSINESS/APPRENTICESHIP UTILIZATION

Many Firms can qualify into multiple categories

W/MBE Categories	Total Award	Total Paid To-date
Disadvantaged Business Enterprise	\$24,214,542	\$11,194,039
Woman Small Business Enterprise	\$50,181,433	\$25,871,007
Woman Business Enterprise	\$15,203,751	\$2,082,272
Veteran Owned Small Business Enterprise	\$16,502,365	\$14,241,500
Service-Disabled Veteran Owned Small Business	\$290,904	\$290,904
Minority Business Enterprise	\$92,844,117	\$76,315,591

** These values are not cumulative in final tallies*

	W/MBE Utilization Hours	% of all Labor	Hours Worked
1	Total Trade Hours		2,180,957
2	Minority Hours	34.4%	749,922
3	Female Hours	4.5%	97,734

	Apprentice Utilization	% of Apprentice Labor	Hours Worked
4	Total Apprentice Hours *1	21.0%	457,081
5	Minority Apprentice *2	28.9%	132,191
6	Female Apprentice *2	8.6%	39,309

*1 Percentage of Apprentice Hours to Total Trade Hours

*2 PLA - Percentage of Minority & Female Hours to Total Apprentice Hours

W/MBE Ethnicity Inclusion

WSBE/WBE				
	Award \$	Paid \$	% GMP Award	% GMP Paid
Asian Sub-Continent	\$ -	\$ -		
Asian Pacific	\$ -	\$ -		
Black	\$ 15,000	\$ 15,000	0.00%	0.00%
Hispanic	\$ 2,000,000	\$ -		
Native	\$ -	\$ -		
Caucasian	\$ 63,446,805	\$ 27,835,495	8.20%	3.60%
Total	\$ 65,461,805	\$ 27,850,495	8.46%	3.60%

MBE				
	Award \$	Paid \$	% GMP Award	% GMP Paid
Asian Sub-Continent	\$ 231,269	\$ 231,269	0.03%	0.03%
Asian Pacific	\$ 2,450,351	\$ 2,216,073	0.32%	0.29%
Black	\$ 1,360,924	\$ 1,191,540	0.18%	0.15%
Hispanic	\$ 12,528,805	\$ 12,213,527	1.62%	1.58%
Native	\$ 74,676,558	\$ 59,979,042	9.65%	7.75%
Caucasian	\$ 1,644,557	\$ 484,140	0.21%	0.06%
Total	\$ 92,892,464	\$ 76,315,591	12.00%	9.86%

Combined WSBE/WBE and MBE				
	Award \$	Paid \$	% GMP Award	% GMP Paid
Asian Sub-Continent	\$ 231,269	\$ 231,269	0.03%	0.03%
Asian Pacific	\$ 2,450,351	\$ 2,216,073	0.32%	0.29%
Black	\$ 1,375,924	\$ 1,206,540	0.18%	0.16%
Hispanic	\$ 14,528,805	\$ 12,213,527	1.88%	1.58%
Native	\$ 74,676,558	\$ 59,979,042	9.65%	7.75%
Caucasian	\$ 65,091,362	\$ 28,319,635	8.41%	3.66%
Total	\$ 158,354,269	\$ 104,166,086	20.46%	13.46%

Note: GMP includes Design Bulder Fee, General Conditions, etc., Architect & Subcontracts

(as of Nov 2019)

LEED V4 Status Update



Current Status

- On track to LEED V4 Silver certification – 50 points
 - 49 points confirmed
 - 25 design points submitted
 - +2 “likely” materials points to be submitted at construction completion
 - +3 additional commissioning and air quality points being reviewed with Port stakeholders

Highlights

- Installing infrastructure for future rainwater reuse program (purple pipe)
- 90% of construction waste diverted from landfills
- Increased amount of daylight and views in non-regularly occupied spaces
- Increased use of low-emitting adhesives, paints, coatings, furniture, ceilings, walls, etc.

Next Steps

- Port and Clark/O’Brien360 teams confirming which additional commissioning and air quality points to pursue

Baggage Progress Photo



CBP Back of House Photos



IAF Connector Bridge Progress



IAF Hardscape and Landscape Progress

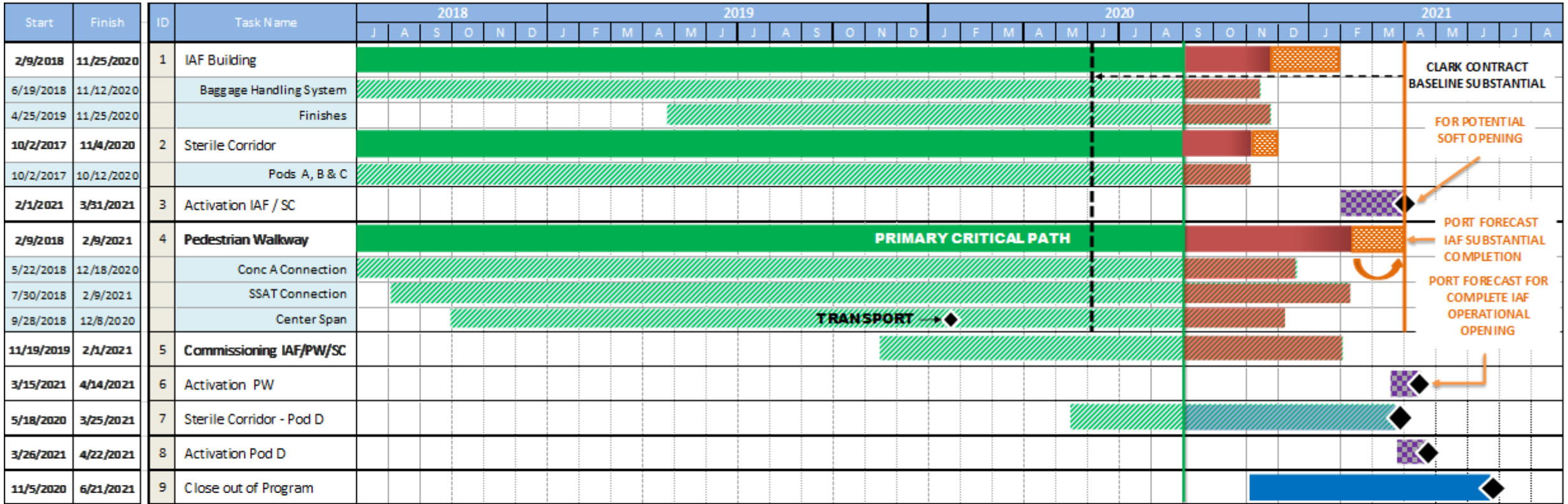


IAF Pedestrian Walkway Interior and Pod D



SCHEDULE

(August 2020 Progress Update)



LEGEND

- Work Complete: [Green hatched bar]
- Work Remaining - Non-Critical: [Blue bar]
- Work Remaining - Critical: [Red bar]
- Activation: [Purple checkered bar]
- Port of Seattle Forecast: [Orange hatched bar]

IAF Substantial Completion

- On-Target: [Green circle] 0 Days +
- On-Watch: [Yellow circle] 0 to -10 days
- Action is Necessary: [Red circle] -11 days or more