

Post IAF Airline Realignment

Commission Presentation

March 23, 2021

Airline Realignment

- Airline Realignment Overview
- Scope of Work
- Project Risks
- Schedule
- Project Budget
- Request for Authorization



Airline Realignment Overview

- Opening of the International Arrivals Facility (IAF) is driving the need to rebalance airline locations and facilities at SEA
- Signatory Lease and Operating Agreement (SLOA) gives the Port the authority to move airlines around and recover costs in rates and charges
- Airport staff spent two-plus years negotiating the current Realignment Plan with Airlines
- SEA made the decision in December of 2019, but COVID-19 delayed implementation
- Project anticipates United will move to Concourse B gates in 2024
- The actual number and specific location of gates will be assigned as part of the future 2024 SLOA gate allocation process

Airline Realignment Scope of Work

- Concourse B Ramp Expansion
- Concourse A Ramp Level Improvements
- Zone 4 (Ticket counters adjacent to Southwest Airlines)
Common Use Conversion
- Relocate United's Baggage Service Office to existing Central Employee Screening
- United to build United's lounge on Concourse B under a Memorandum of Agreement

Airline Realignment: Gate Improvements

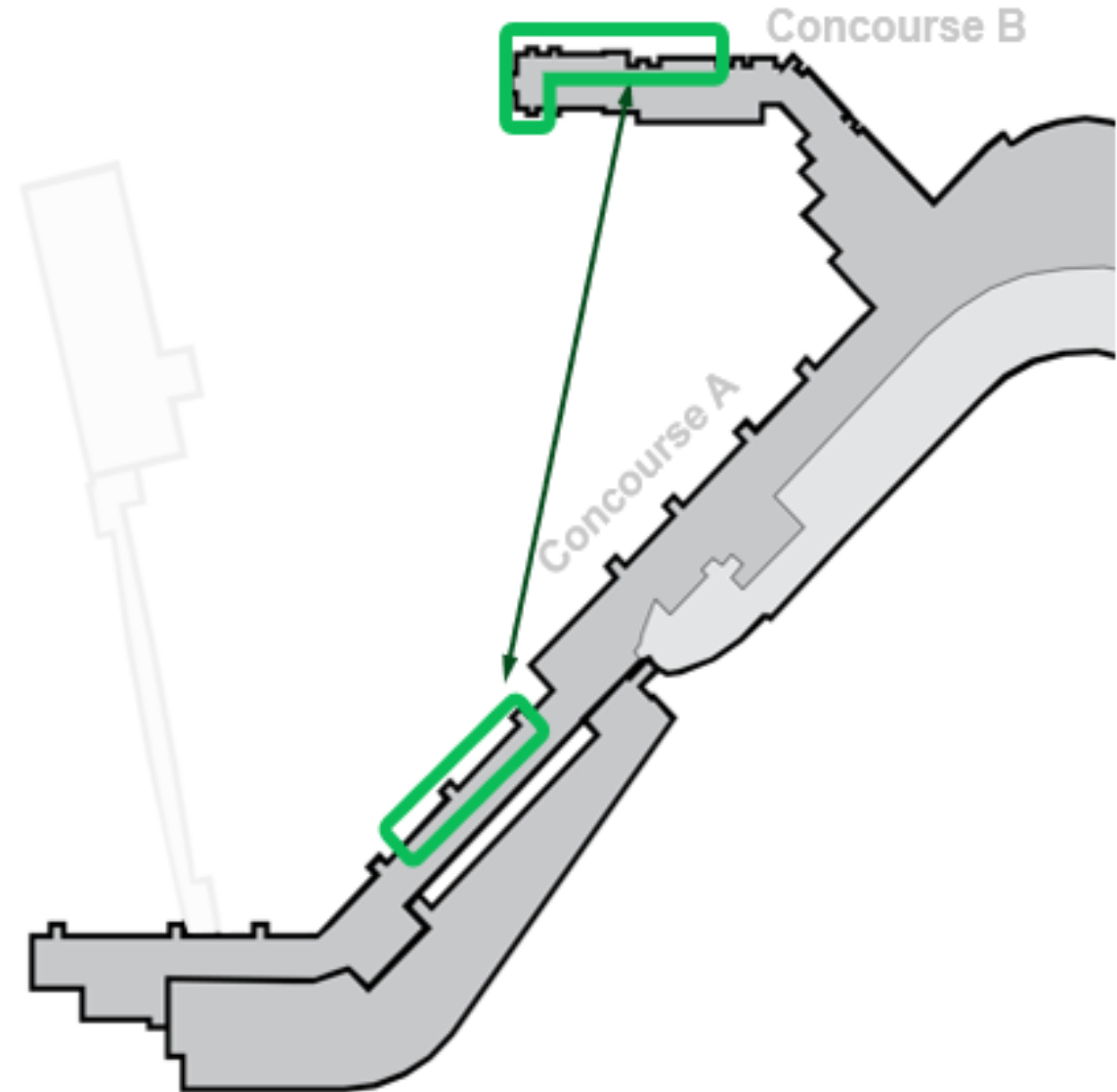
United Airlines

From Concourse A to Concourse B

Delta Air Lines

From Concourse B to Concourse A

These are improvements to the gates to accommodate United's anticipated fleet mix and gate podium improvements.



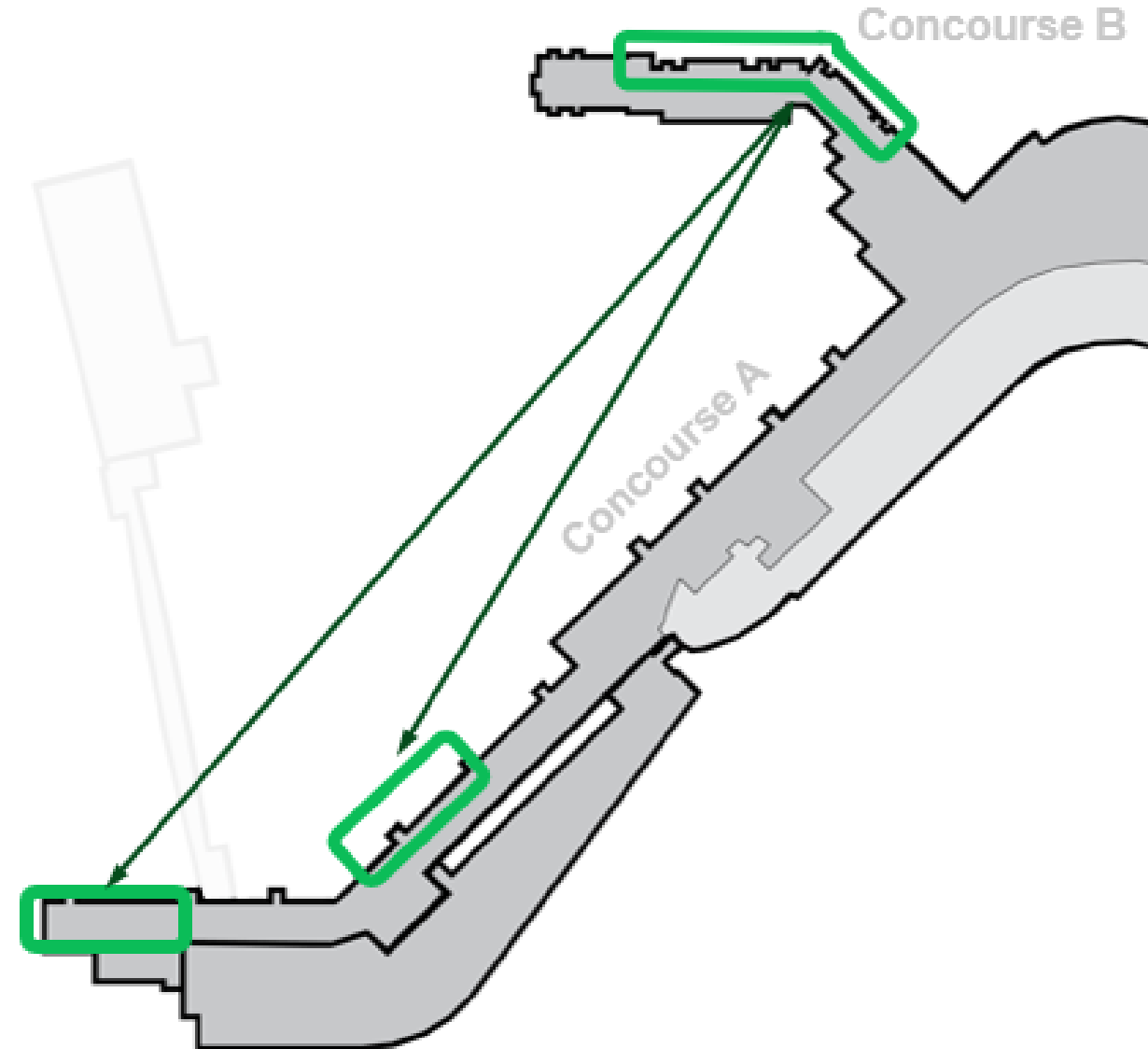
Airline Realignment: Ramp Level Office Relocations

United Airlines

From Concourse A to Concourse B

Delta Air Lines

From Concourse B to Concourse A

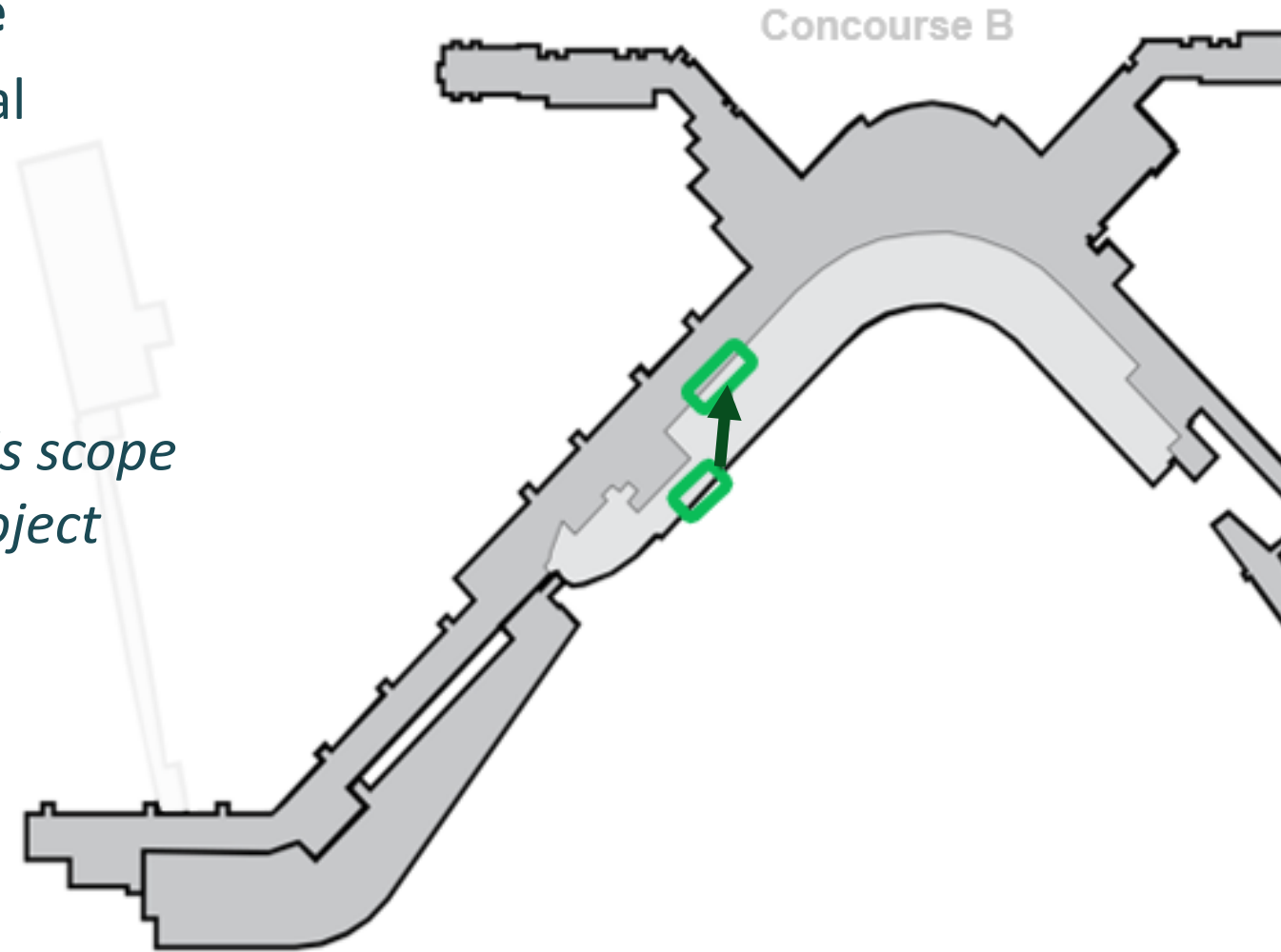


Airline Realignment: United BSO Relocation

Relocate United's Baggage Service Office

Relocates from Baggage Claim 1 to Central Employee Screening

Design, relocation and construction of this scope will be completed by the Checkpoint 1 project

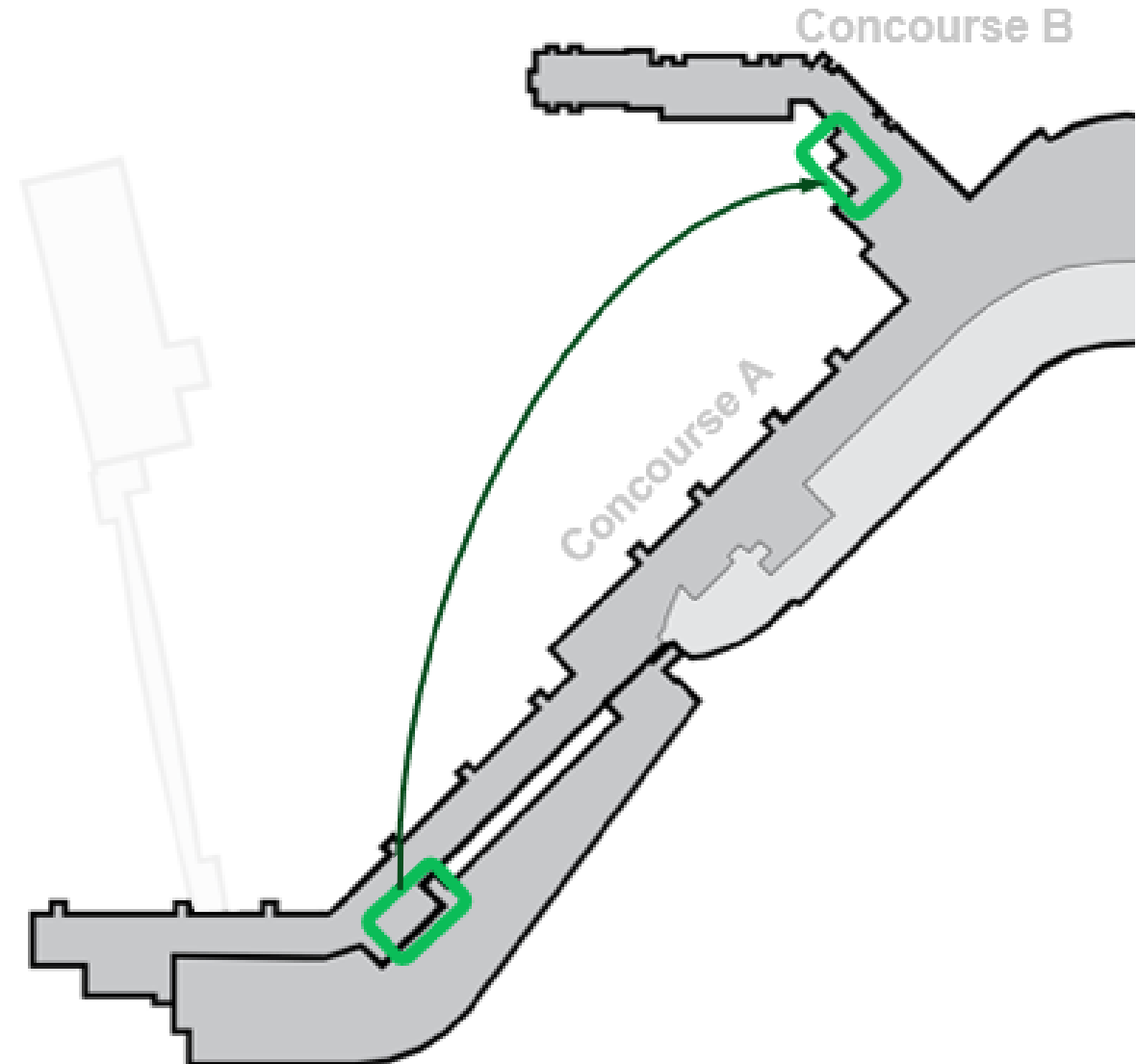


Airline Realignment: United Lounge Relocation

United's Lounge

Relocate from Concourse A to Concourse B

This construction will be completed by United Airlines under a Memorandum of Agreement



Airline Realignment: Risks

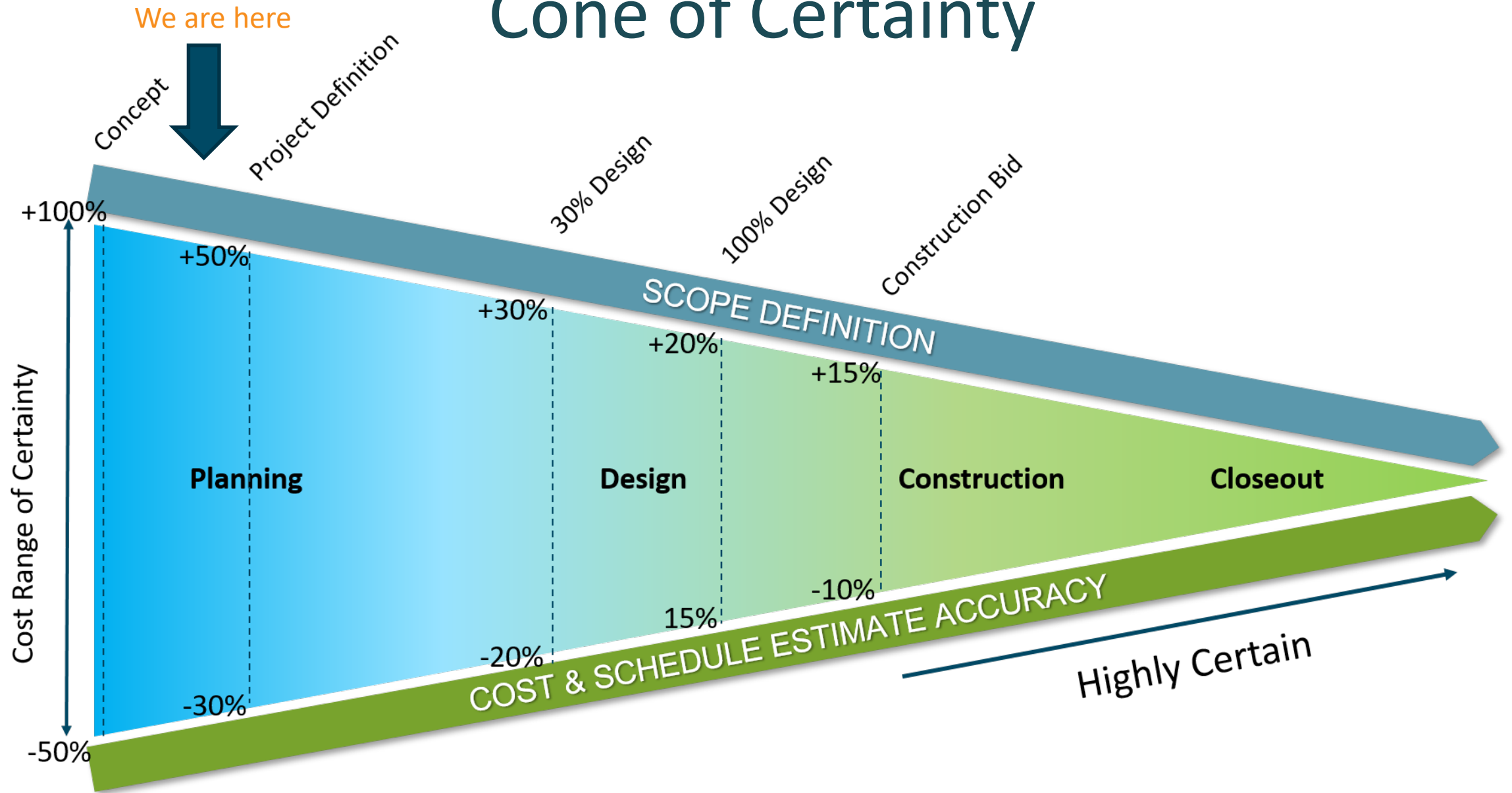
Risk	Likelihood	Severity	Mitigation Plan
Urgency to accelerate the schedule impacts project development	High	High	Seek additional project team resources; set realistic schedule expectations; coordinate with GCCM to account for existing site conditions
Coordination with adjacent projects	High	High	Provide ongoing coordination with those projects
Early activities require use of limited resources	High	High	Evaluate and set priorities for the use of these limited resources
New construction may trigger additional code requirements such as restrooms or structural upgrades	High	High	Include scope items to address these risks in project budget

Airline Realignment Schedule

Activity	Date
Investment Committee	March 5, 2021
Commission Authorization: PM, Design, CM, GCCM Pre-Con Services, MOA for UA Club	March 23, 2021
AMEX Vacate Existing Lounge at Concourse B	May 2022
UA Club Construction Complete at Concourse B	July 2023
Relocate United core operational facilities to Concourse B	November 2023
UA Gates to be Allocated on Concourse B (regardless of project status)	November 2023
Relocate remainder of UA facilities to Concourse B	January 2024
Relocate DL to Concourse A	August 2024

Port will continue to explore options to improve this date, if feasibly and fiscally prudent

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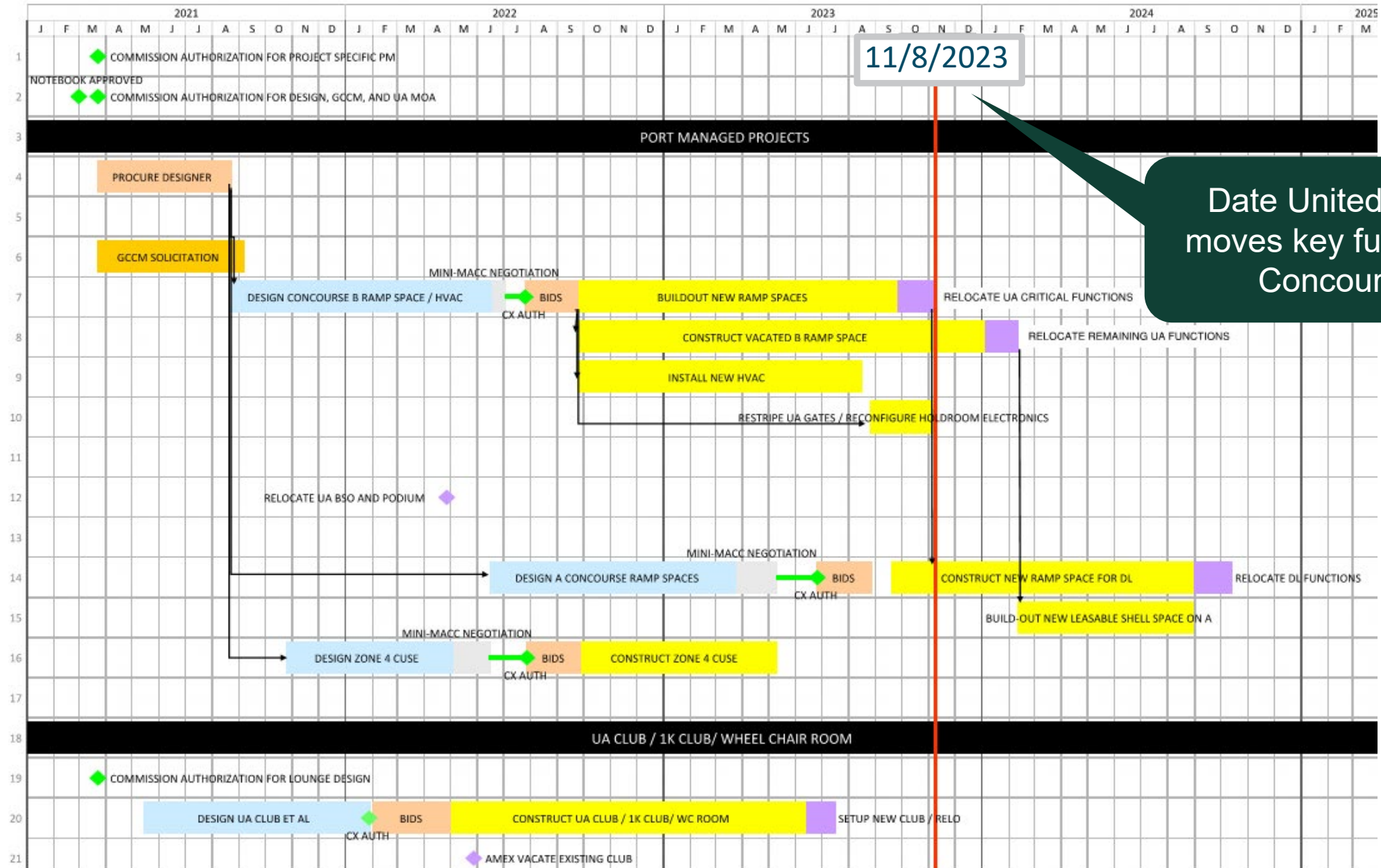


Airline Realignment Project Budget

	Capital	Expense	Total
Project Estimate	\$69,000,000	\$33,000,000	\$102,000,000
Today's Request	\$18,000,000	\$8,000,000	\$26,000,000

APPENDIX

Graphic Detailed Schedule



Date United Airlines moves key functions to Concourse B