

# North Main Terminal Redevelopment Program

In Partnership with Alaska  
Airlines

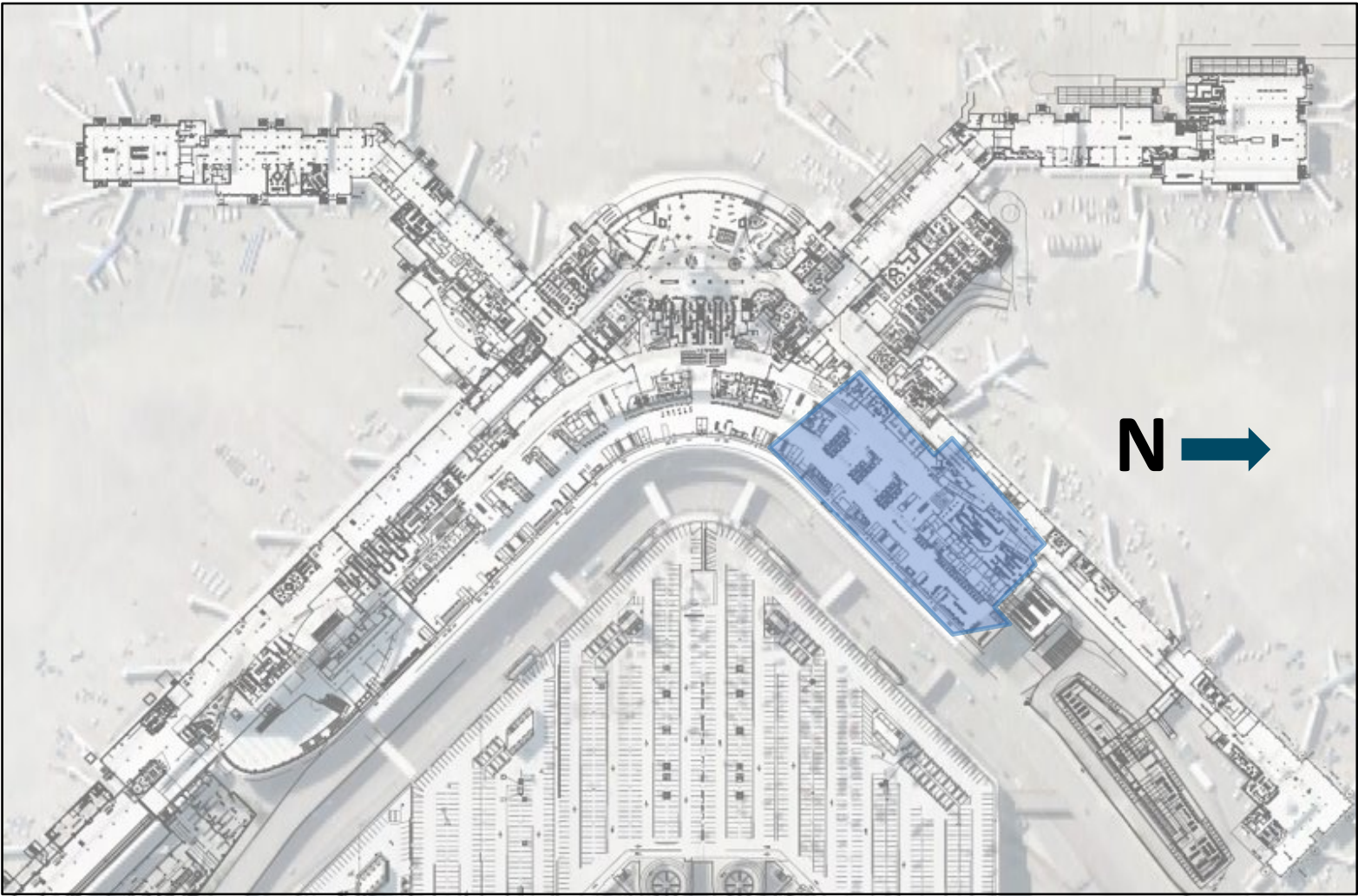
# Program Overview

- Alaska Airlines (AS) has requested to extensively redevelop the North Main Terminal to improve passenger processing and security screening throughput in Zones 6 and 7 and to elevate the overall passenger experience in these areas.
- Construction anticipated to be via a Tenant Reimbursement Agreement (TRA) with Alaska anticipating to utilize some form of design build delivery method.
- This work will take place at a variety of locations in the main terminal beyond the Ticketing Level, including the Mezzanine Level, the Airport Curbsides, the Skybridge/Promenade Level, and some post-security office locations.

# Key Issues

- Development of Project Definition Document (PDD) to ensure Port infrastructure integration (e.g. baggage system and smoke control) into Alaska project scope
- Legal authority to allow Alaska to design and construct the project via a Tenant Reimbursement Agreement (TRA)
- Negotiating the TRA and the cost sharing methodology
- Joint Port/Alaska Project Team Governance and Decision-Making Structure
- Agreement on project delivery method and Port procurement requirements
- Project schedule and construction impacts
- Level of investment related to the rest of the Main Terminal Ticketing Area

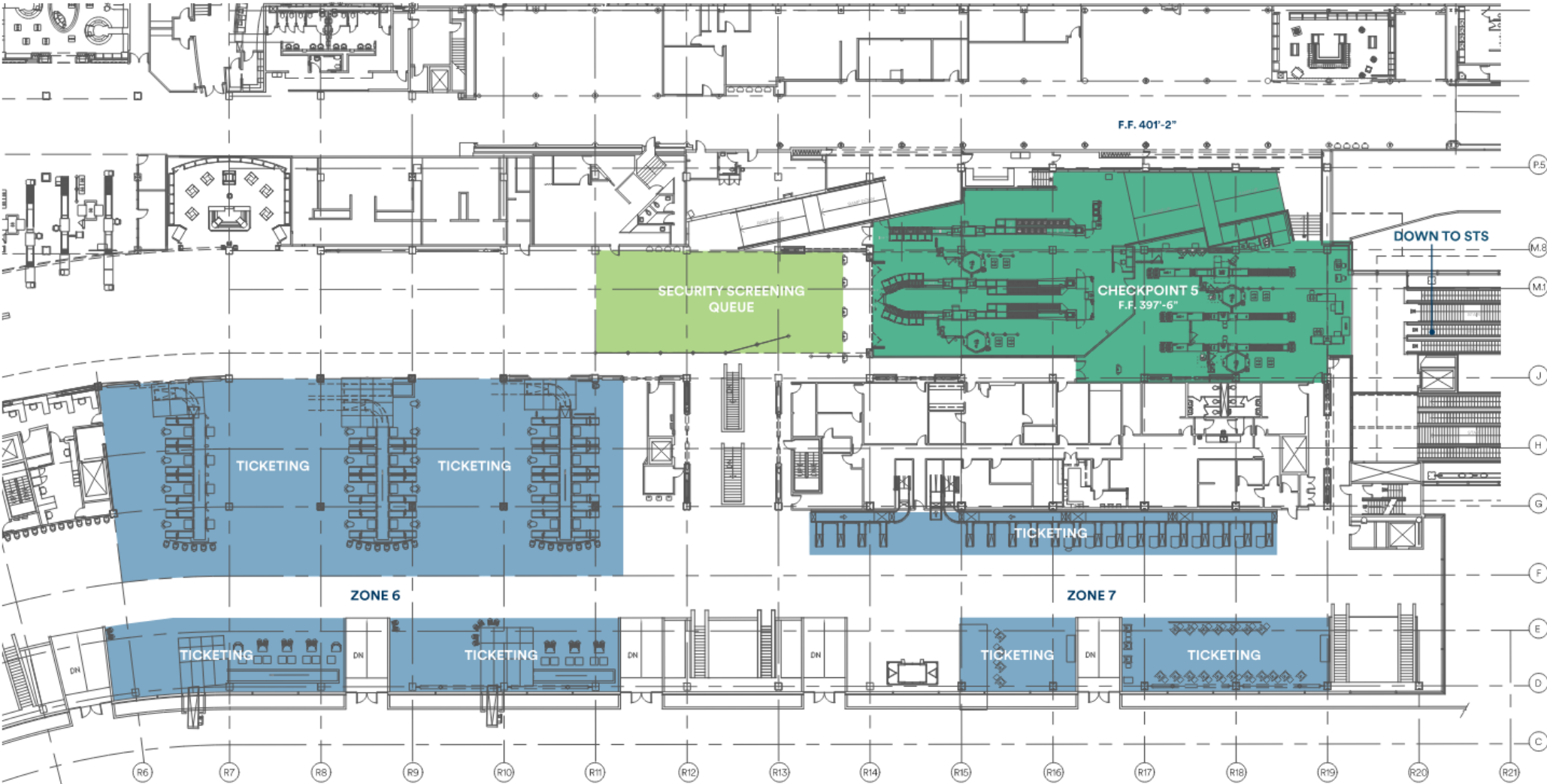
# Area of Work



# Program Scope

- Reconfiguration of Alaska's ticketing areas in Zone 6 and 7
- Reconfiguration and expansion of Security Screening Checkpoint #5
- Demolition of large portions of the existing Mezzanine Level office space
- Development of the Promenade Level to support displaced ticketing positions and office space
- Relocation of displaced tenants
- Key Port project scope includes:
  - Asbestos/RMM Removal
  - Sprinklers and Smoke Control
  - Ceiling, Lighting and Public Finish Improvements
  - Main Terminal Low Voltage project scope

# Existing Conditions



# Proposed Ticket Lobby and Checkpoint Layout

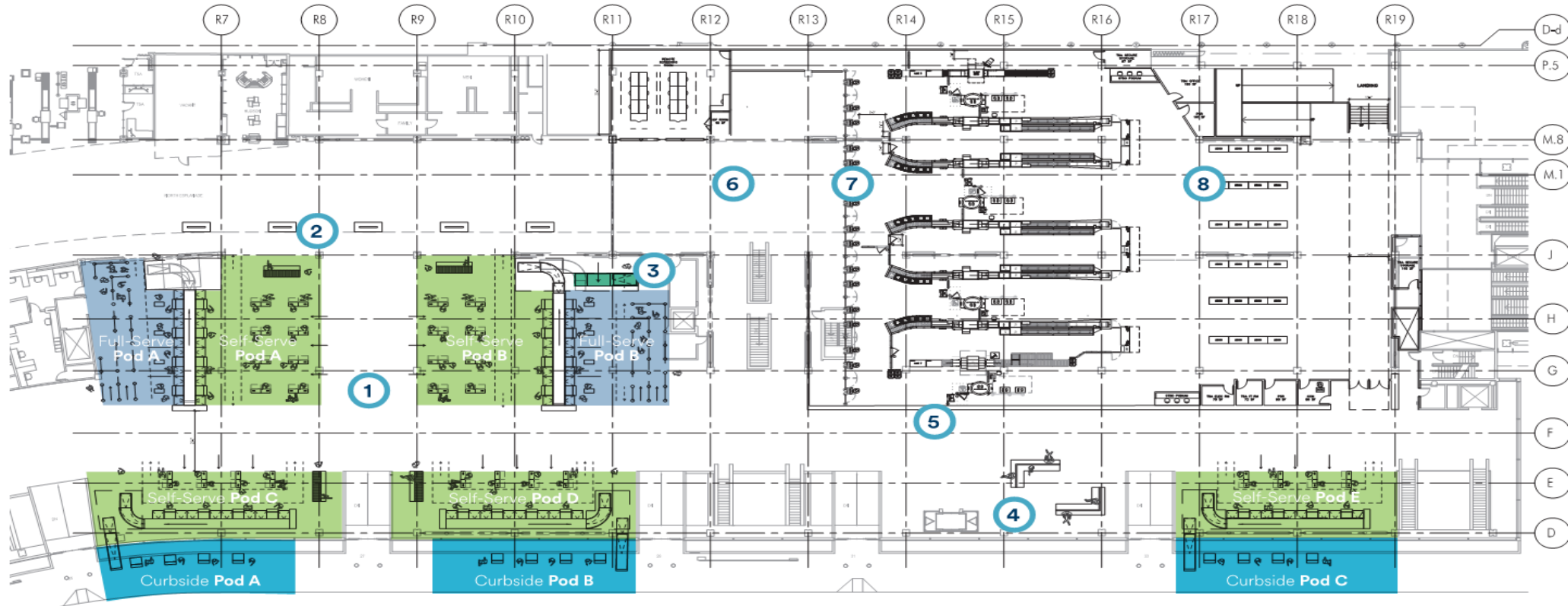
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FLOOR PLANS

## ZONE 6 & 7 TICKETING WITH 7-LANE CHECKPOINT (PORT ALTERNATE)

### KEY

- 1. Central Ticketing Atrium
- 2. Pre-Security Recomposure Area
- 3. Oversive Bag Intake
- 4. Wheelchair Waiting Area
- 5. Digital Media Wall
- 6. Checkpoint Queuing Area
- 7. Checkpoint
- 8. Post-Checkpoint Recomposure Area



# Proposed Lobby – Zone 6



Zone 6 – Looking West

This project is anticipated to remove part of the Mezzanine office space above Ticketing



# Estimated Schedule

Projected Construction Start: Q1 2022

Projected Construction Completion: Q2 2025

# Key PDD Project Scope Questions

- Develop greater cost and schedule certainty.
- Better understand the limits of the improvements required by the program and how this work will tie into existing terminal systems
- Develop a comprehensive plan for tenant relocations due to the loss of tenant lease space caused by Mezzanine demolition
- Create robust mitigation strategies for operational and logistical impacts in the Main Terminal
- Determine which scope items this program will need to assume from other major projects that are either already in progress or planned by the Port
- Better understand additional costs that may be incurred by other projects as a result of this program

# Next Steps

- Finalization of legal considerations and completion of negotiations for TRA Agreements between Port and Alaska
- Alaska's procurement of design and construction resources
- Port's procurement of project support resources
- Alaska completion of PDD and progression of the design to 30%
- Majority in Interest (MII) vote with airlines, based on 30% design output (anticipated by Q3 of 2021)

# Commission Request

- Request \$10M for completion of a PDD and progress the program design to 30%
- Consultant Support Procurements
- Authorization to Execute a phased TRA

# Questions