

# Concourse A Building Expansion for Lounges

To be constructed by  
Delta Air Lines

# Project Need and Drivers

- Lack of available space to accommodate a shift of lounge demand from South Satellite to Concourse A, for both Delta and the Port's shared use lounge
- Delta requested to design and construct a new facility using the Port's Tenant Reimbursement Agreement (TRA) policy
- Project is linked to both the opening of the International Arrival Facility and Airline Realignment
  - Delta has requested approx. 25,000 square feet of lounge space
  - Port's lounge demand is estimated to be ~12,000 square feet (have 4,850 square feet currently, with room to expand by an additional 1,500 square feet within existing building footprint)

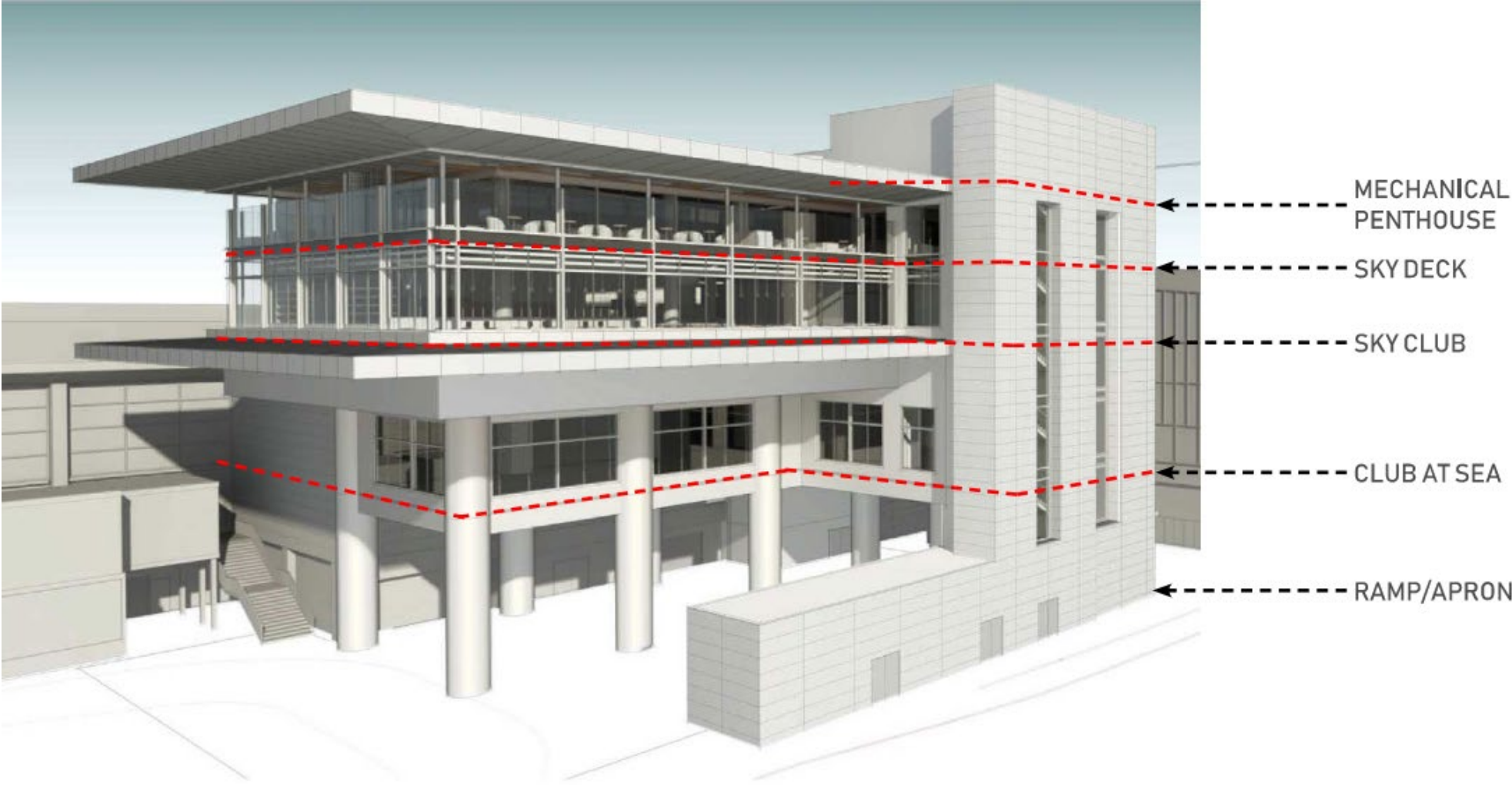
# Proposed Project Scope

- This approximately 47,000 SF expansion includes:
  - 24,500 SF for a new Delta passenger lounge, including 2,300 SF of shell space for future expansion
  - 7,600 SF of shell space for a future expansion of the neighboring Port of Seattle common-use lounge (of which only approximately 6,000 will be used)
  - 7,200 SF of vertical circulation, including stairs, elevators, mechanical space
  - 7,600 SF of support areas for mechanical, electrical, plumbing and fire protection systems
- The project also includes 1,200 SF of reconfigured existing space on the concourse level to accommodate a new lounge entrance and associated revisions to the adjoining restroom and Airport Dining and Retail space

# Proposed Project Site location



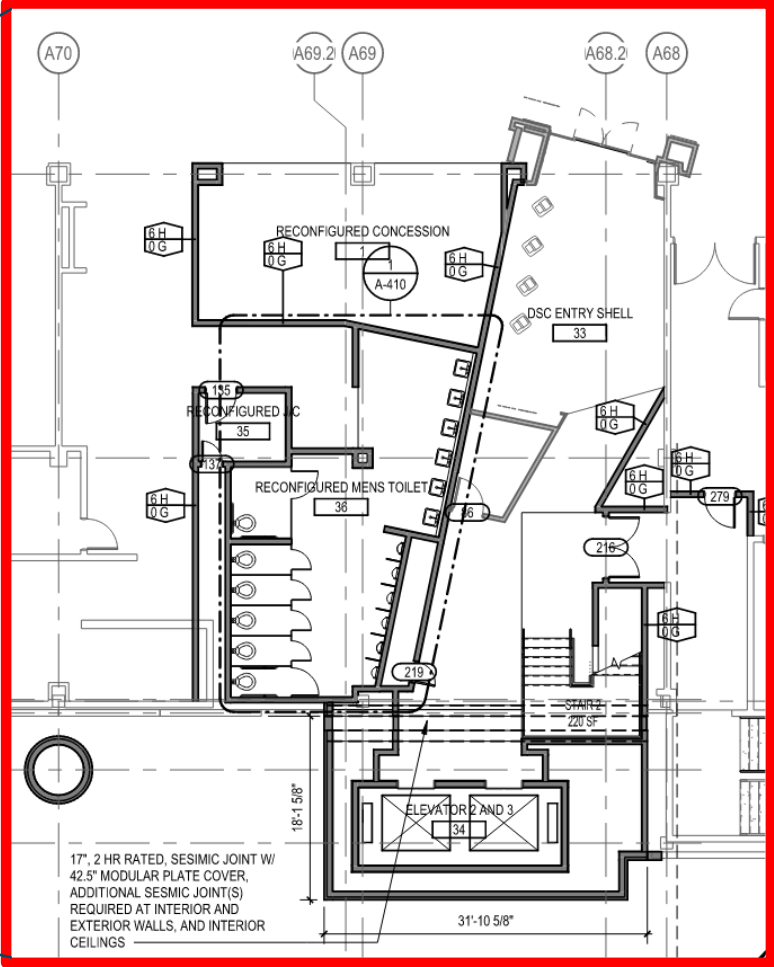
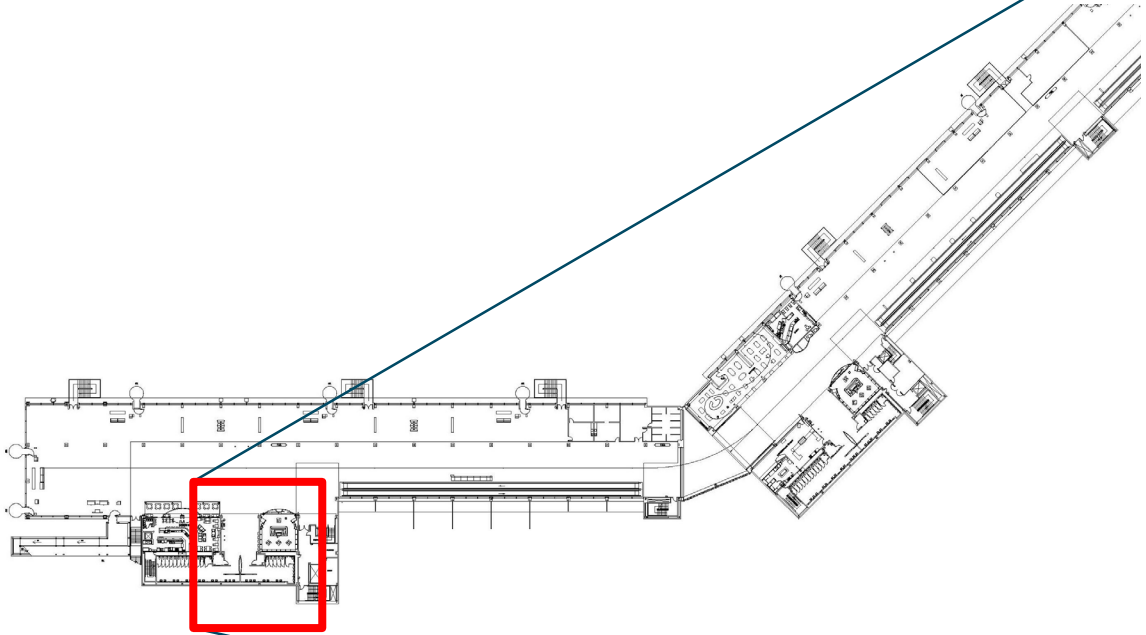
# Proposed Project Rendering



Perspective Looking Towards Northwest

# New Configuration – Concourse Level Interior

Concourse A



Concourse Level Impacts: restroom and retail space

# Project Estimate

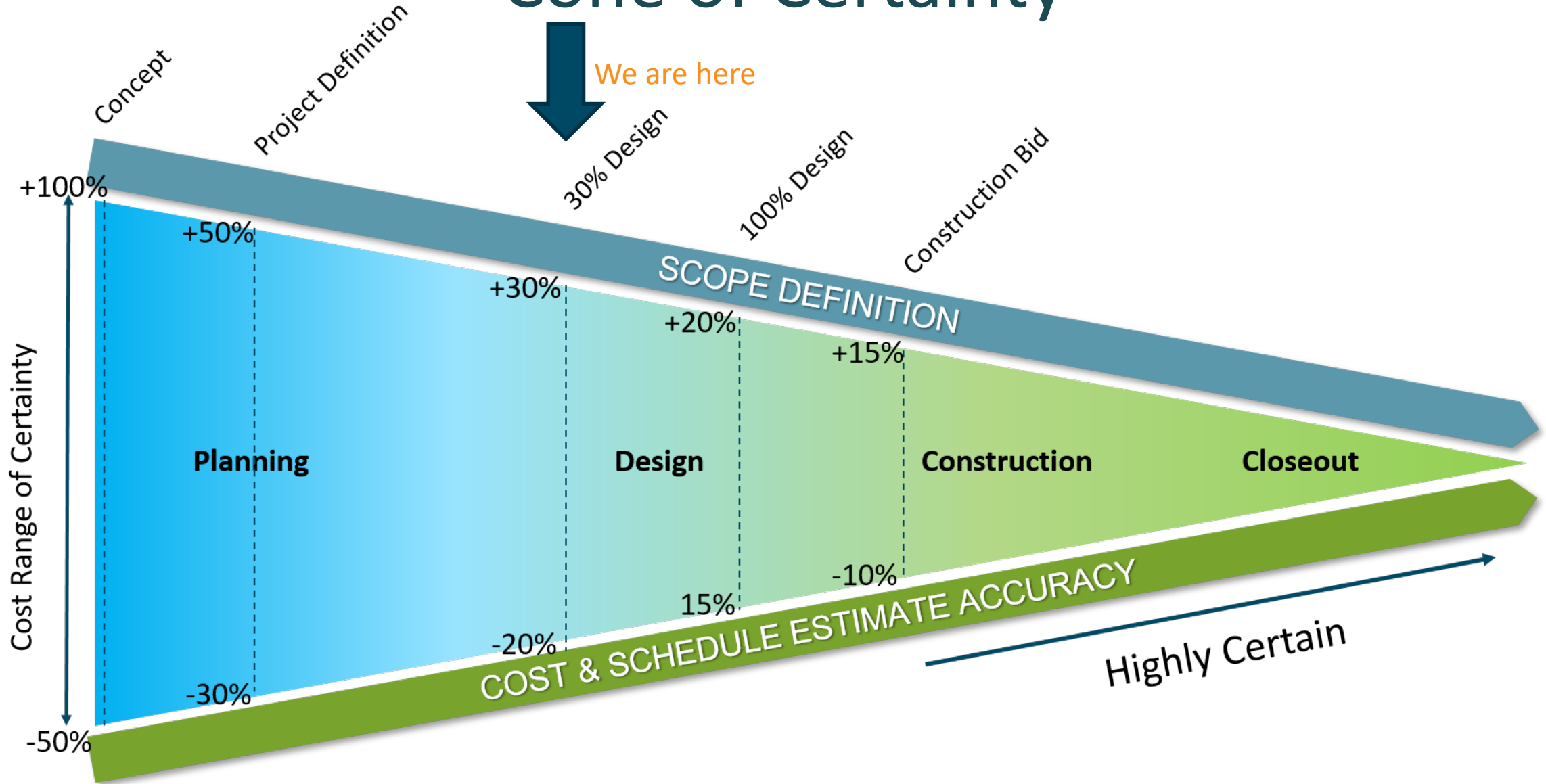
Design Phase \$ 9.3 M

Construction Phase \$62.1 M

**Total Port Responsibility \$71.4 M\***

\*The estimate was developed by Delta Air Lines and will be updated after completion of 60% design documents

# Cone of Certainty





# Risks

- Temporary impacts due to construction noise and disruptions
- Permanent impacts to adjacent spaces and operations
- Further expansion of the building envelope to provide additional leasable space would cost more and take longer
- Existing underground utilities may need to be relocated
- Existing utilities may need to be enlarged

# Key Unresolved Scope Issues

- The project team is evaluating the impacts of expanding the building envelope to provide additional leasable space. The project as currently designed does not maximize the square footage available on the mezzanine level.
- The existing utilities providing ventilation air and hot and chilled water may not provide the capacity needed for this project and may need to be enlarged.

# Project Request and Estimated Budget

- Requesting Commission authorize \$6,180,000 of design funds
- Project estimate is \$71,400,000 based on Delta's construction estimate (including Port soft costs)
- Current estimate does not include scope or budget for key unresolved scope issues
- Further design is needed to provide better scope, schedule and budget assurance
- Port and Delta will memorialize maximum project cost at 60% design milestone and will return to Commission to request construction authorization

# Project Schedule

30% Design Completed	Q1 2020
Commission Auth for Design	Q2 2021
60% Design Completed (TRA Negotiation & Go/No-go decision)	Q2 2021
AAAC Briefing for MII Vote	Q3 2021
Commission Auth for Construction TRA	Q4 2021
Construction	Q1 2022 to Q2 2023

# Next Steps

- Delta develop scope, schedule and budget impacts to key outstanding scope issues
- Port to make associated decisions on key outstanding scope
- Delta progress design to 60%
- Negotiation of 60% construction value and TRA
- Majority-in-Interest Vote with SEA Airlines
- Seek Commission authorization for construction based on 60% project estimate and split of costs is negotiated and accepted