



**COMMISSION
AGENDA MEMORANDUM**

Item No. 8e

ACTION ITEM

Date of Meeting May 11, 2021

DATE: April 30, 2021

TO: Stephen P. Metruck, Executive Director

FROM: Wendy Reiter, Director, Aviation Security
Wayne Grotheer, Director Aviation Project Management

SUBJECT: International Arrivals Facility (IAF) Maintenance Path Fence (C801218)

Amount of this request: \$1,164,000

Total estimated project cost: \$1,214,000

ACTION REQUESTED

Request Commission authorization for the Executive Director to (1) complete design and (2) utilize Port crews and a small works contract to construct the IAF Maintenance Path Fence project at Seattle-Tacoma International Airport (SEA). This single authorization is for \$1,164,000 of a total estimated project cost of \$1,214,000.

EXECUTIVE SUMMARY

The International Arrivals Facility (IAF) project installed a maintenance pathway from the arrivals sidewalk to facilitate exterior facility maintenance. The location of the maintenance pathway is in close proximity to roadways and tunnels. This creates a safety and security concern of unwanted pedestrian activity accessing secured areas and roadways and tunnels not designed to facilitate pedestrian traffic. This project will install a security fence along the outside edge of the maintenance pathway, remove the temporary bus turnaround and restore the area adjacent to the terminal curbside.

JUSTIFICATION

This project will support the Century Agenda goal to advance this region as a leading tourism destination and business gateway by meeting the region's air transportation needs through delivering vital facilities and infrastructure in a sustainable and cost-effective manner. This project will help ensure the safety and security of facilities, passenger, contractors and employees at SEA.

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Diversity in Contracting

Design will be completed by Port Engineering. Port Construction Services (PCS) will complete all construction except for the permanent fence. PCS will manage a small works contract for the permanent fence. Port Construction Services (PCS) will work with Diversity in Contracting department to conduct outreach and will set appropriate aspirational goals for women and minority business enterprises (WMBE) participation.

DETAILS

The project is located within the current project limits of the IAF project. Construction will not be able to start until the IAF project completes work in the area. Temporary fencing will be required in order to maintain security once the IAF project removes their construction fencing.

Port Engineering will provide all design support. PCS will provide all construction management support and perform most of the work. A small works contract will provide and install permanent fence.

Scope of Work

The project will install an eight-foot tall gated fence that would be located along the eastern edge of the IAF maintenance pathway. The temporary bus turnaround area would have a wall placed along its eastern edge, then be regraded to address safety concerns and restoring it to pre-IAF condition. The fence would be architectural anti-climb fencing, and the slope would be replanted, both to Landscape Master Plan standards.

Schedule

Commission design and construction authorization	2021 Quarter 2
Design start	2021 Quarter 2
Construction start	2021 Quarter 4
In-use date	2022 Quarter 2

Cost Breakdown

	This Request	Total Project
Design	\$481,000	\$481,000
Construction	\$733,000	\$733,000
Art (Transfer to Art CIP)	(\$12,000)	(\$12,000)
Total	\$1,202,000	\$1,202,000

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ALTERNATIVES AND IMPLICATIONS CONSIDERED

Alternative 1 – Defer scope to later projects or no action

Cost Implications: \$0

Pros:

- (1) Zero costs

Cons:

- (1) Does not address immediate security concern
- (2) Does not address temporary bus turnaround safety concern

This is not the recommended alternative.

Alternative 2 – Install interim fence, remove temporary bus turnaround and defer permanent fence.

Cost Implications: \$950,000

Pros:

- (1) Lower costs option
- (2) Partially meets immediate need

Cons:

- (1) Does not represent long term solution
- (2) Not determined how long temporary fence would remain in place
- (3) Would not be as aesthetically pleasing or meet landscape master plan.

This is not the recommended alternative.

Alternative 3 – Install permanent fence and remove temporary bus turnaround

Cost Implications: \$1,214,000

Pros:

- (1) Long term solution
- (2) Would be aesthetically pleasing
- (3) Addresses safety concern by removing temporary bus turnaround

Cons:

- (1) Highest costs

This is the recommended alternative.

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FINANCIAL IMPLICATIONS

<i>Cost Estimate/Authorization Summary</i>	Capital	Total
COST ESTIMATE		
Original estimate	\$1,214,000	\$1,214,000
Art (Transfer to Art CIP)	(\$12,000)	(\$12,000)
Revised Total	\$1,202,000	\$1,202,000
AUTHORIZATION		
Previous authorizations	\$50,000	\$50,000
Current request for authorization	\$1,164,000	\$1,164,000
Total authorizations, including this request	\$1,214,000	\$1,214,000
Remaining amount to be authorized	\$0	\$0

Annual Budget Status and Source of Funds

This project, CIP C801218, was not included in the 2021-2025 capital budget and plan of finance. A budget of \$1,214,000 was transferred from the Aeronautical Reserve CIP (C800753) resulting in zero net change to the Aviation capital budget. Of that, \$12,000 will be transferred into the Art Pool (C102066) pending this request. The funding source will be the Airport Development Fund (ADF).

Financial Analysis and Summary

Project cost for analysis	\$1,202,000
Business Unit (BU)	Airfield Movement Area
Effect on business performance (NOI after depreciation)	NOI after depreciation will increase due to inclusion of capital (and operating) costs in airline rate base
IRR/NPV (if relevant)	N/A
CPE Impact	Less than \$.01 in 2023

Future Revenues and Expenses (Total cost of ownership)

This project will not have a significant impact on Aviation Maintenance annual operating and maintenance (O&M) costs performed by the field crew for the fencing, gates and retaining wall.

ATTACHMENTS TO THIS REQUEST

- (1) Presentation slides

PREVIOUS COMMISSION ACTIONS OR BRIEFINGS

None