

# Concourse A

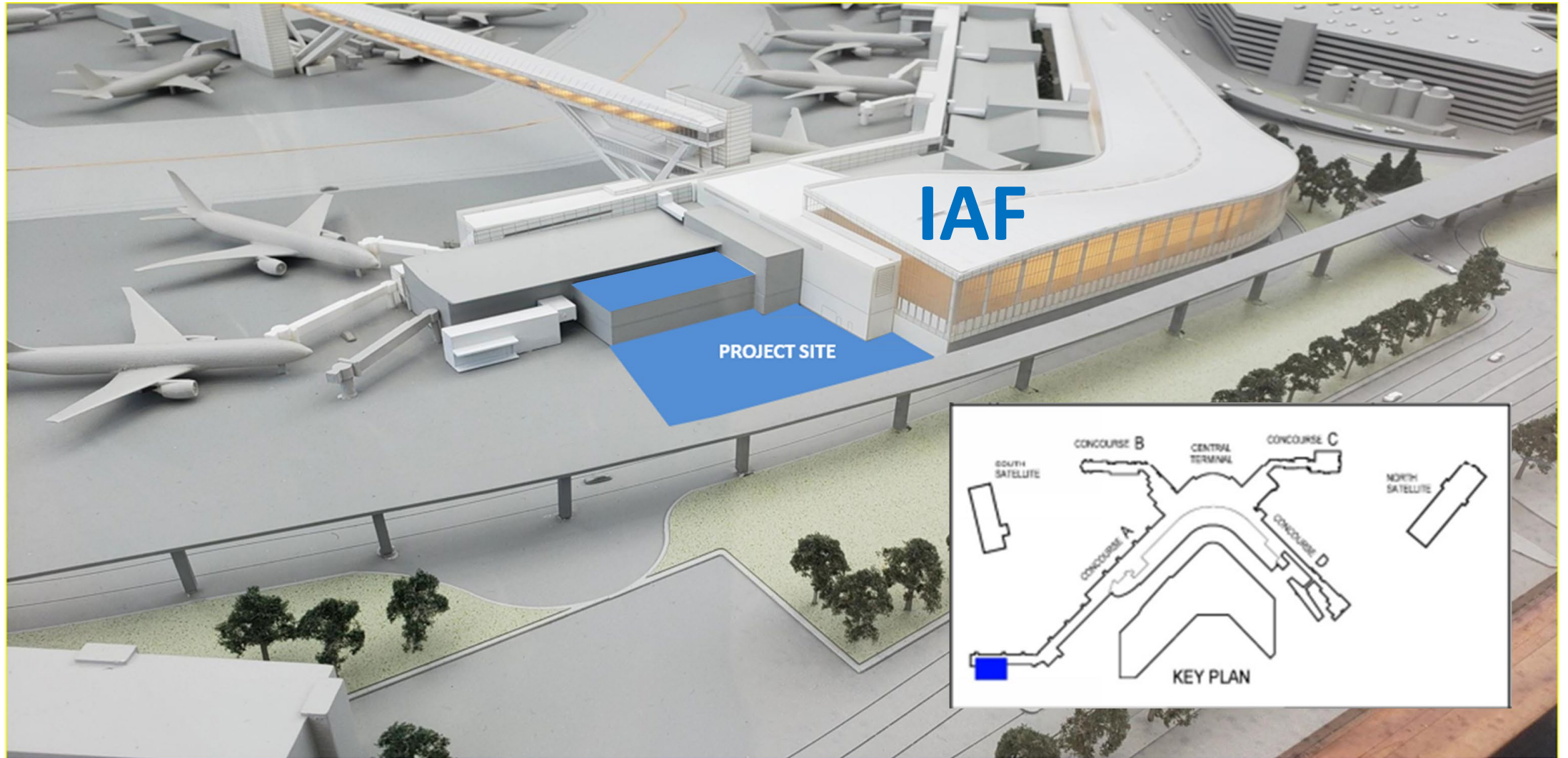
## Port Shared-Use Lounge

### Seattle-Tacoma International Airport

# Background

- Expansion of lounge will support increased passenger levels with the opening of the International Arrivals Facility (IAF)
- Shared lounge volumes have increased significantly since 2015 (compared to 2019)
  - a total of 390% in shared use lounges
  - 899% in Concourse A lounge alone
- The lounge today is undersized to meet growing demand
  - On average 861 passengers per month were turned away pre-pandemic
- Delta Air Lines constructing an expansion of Concourse A using a TRA
  - Design of base building approved by Commission on April 27, 2021, construction funding approval anticipated today

# Location

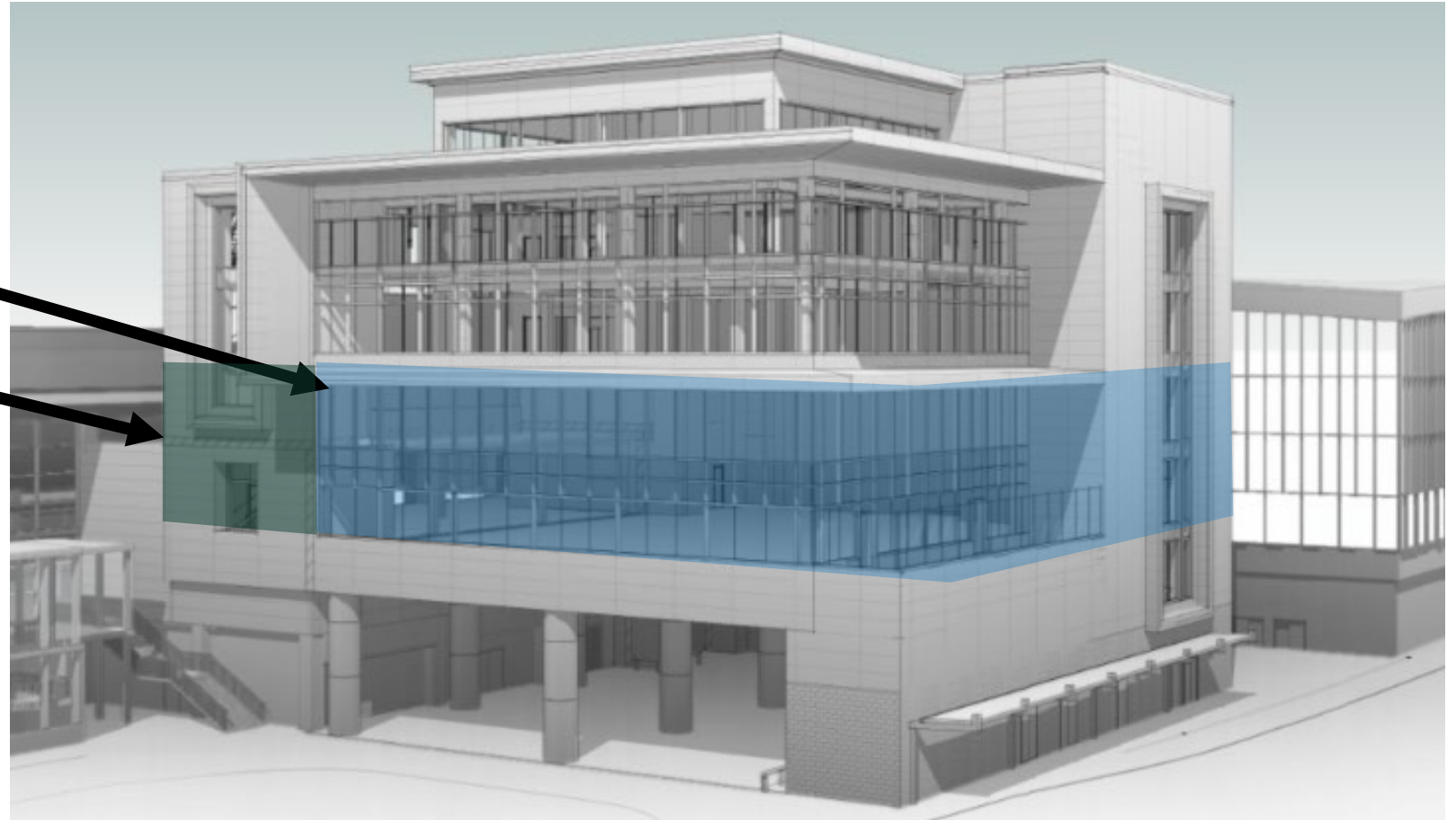


# New Construction By Building Expansion for Lounges

Rendering: looking northwest

Expanded Club @ SEA

Future Business Area



# Project Goals

- Provide an improved lounge experience
- Increase lounge capacity
- Meet increased customer demand
- Increase non-aeronautical revenue
- Maximize usable and leasable space at SEA
- Needed to support IAF expansion for current and future foreign flag carriers

# Project Scope

This approximately 16,000 SF interior renovation will provide:

- 12,000 SF Port shared use lounge
- 2,800 SF of future leasable office space
- 1,200 SF of circulation and ancillary space
- Service for up to 4 concurrent international flights
- 100% powered seating and strong Wi-Fi coverage
- Minimum LEED Silver

# Environmental

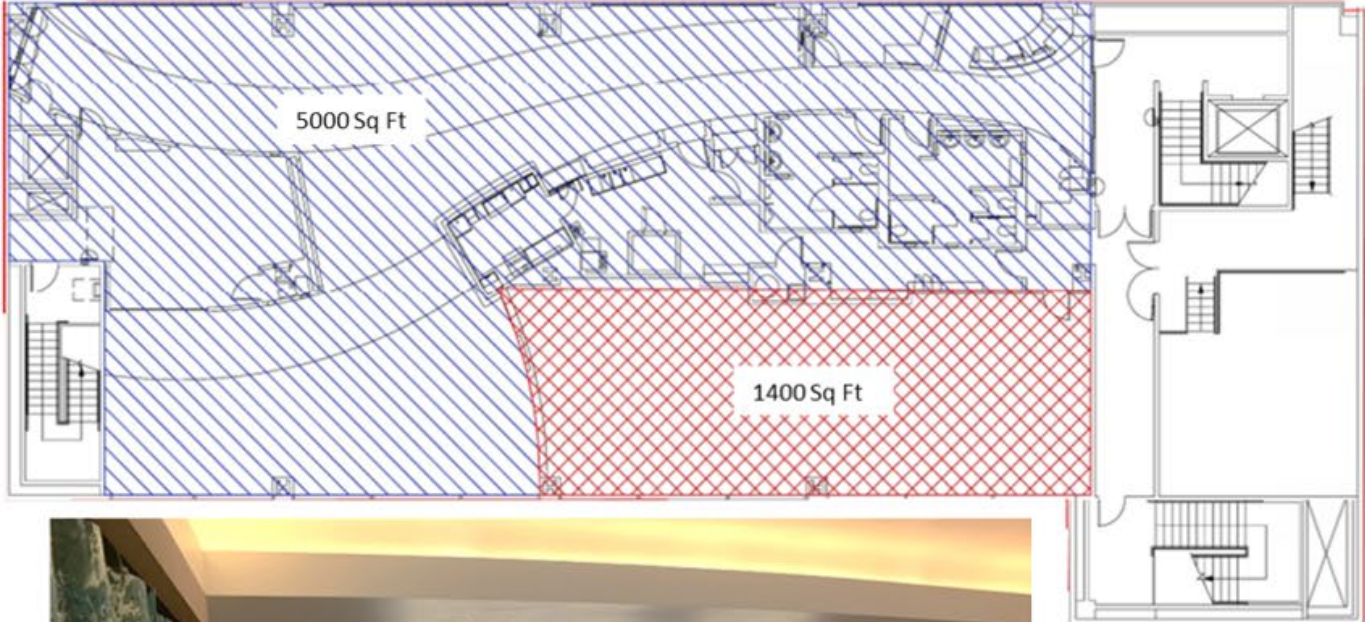
- The project's SEPA/NEPA review was combined with the Building Expansion for Lounges Project and will not be required for this interior build out.

# Sustainability

- LEED certification under the Interior Design & Construction rating system.

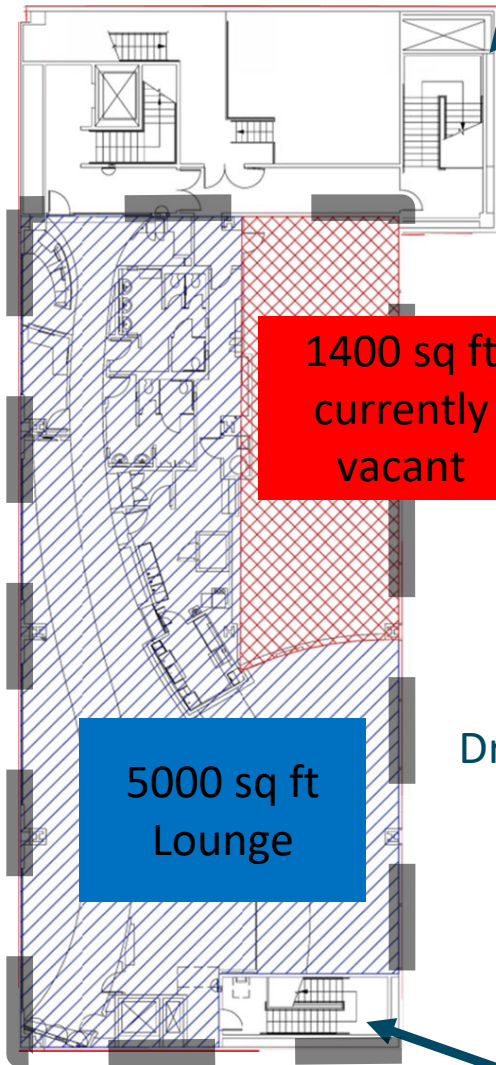


# Existing Conditions





# Concept



1400 sq ft  
currently  
vacant

5000 sq ft  
Lounge

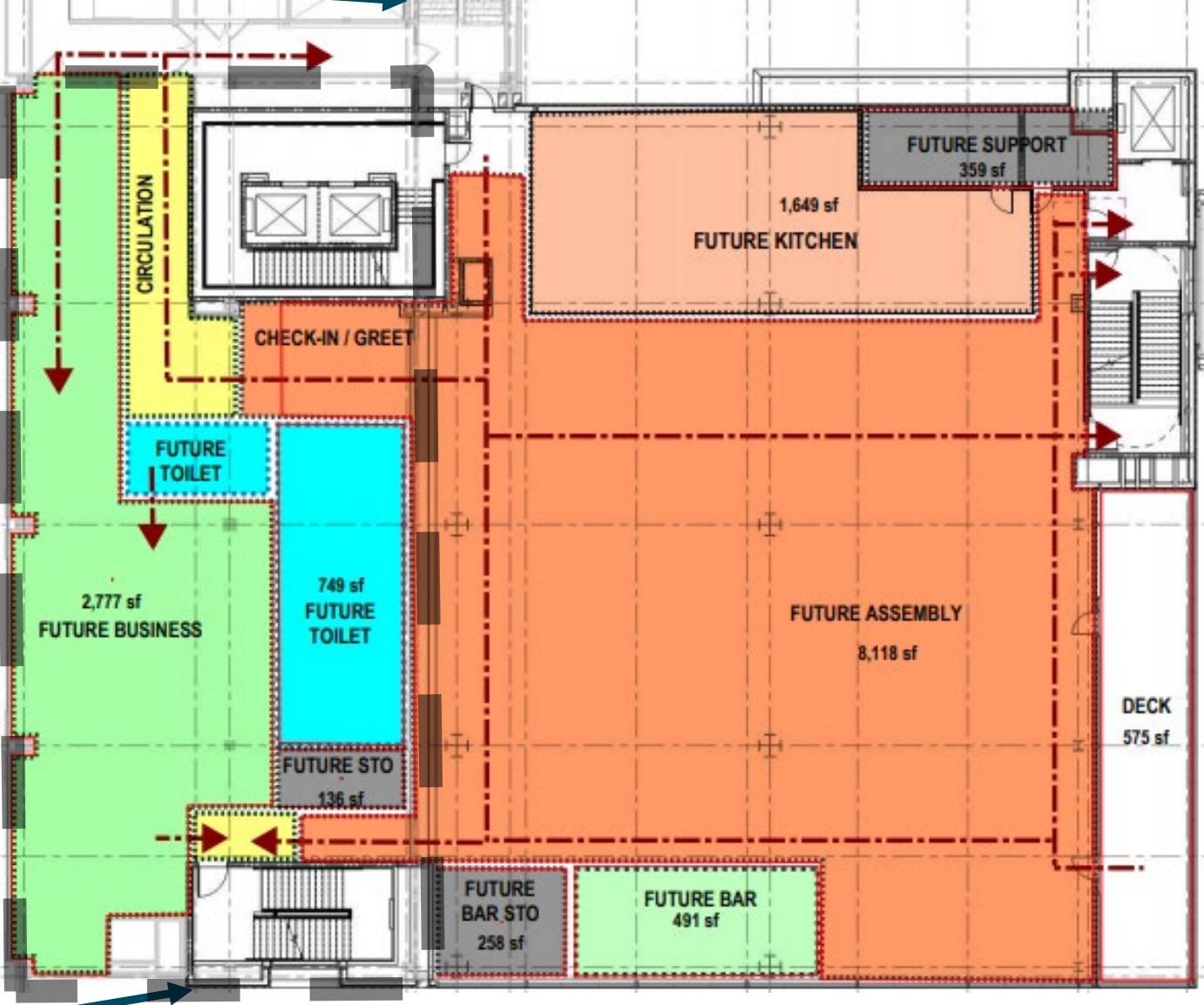
Drawings not to scale



Stair A



Stair B



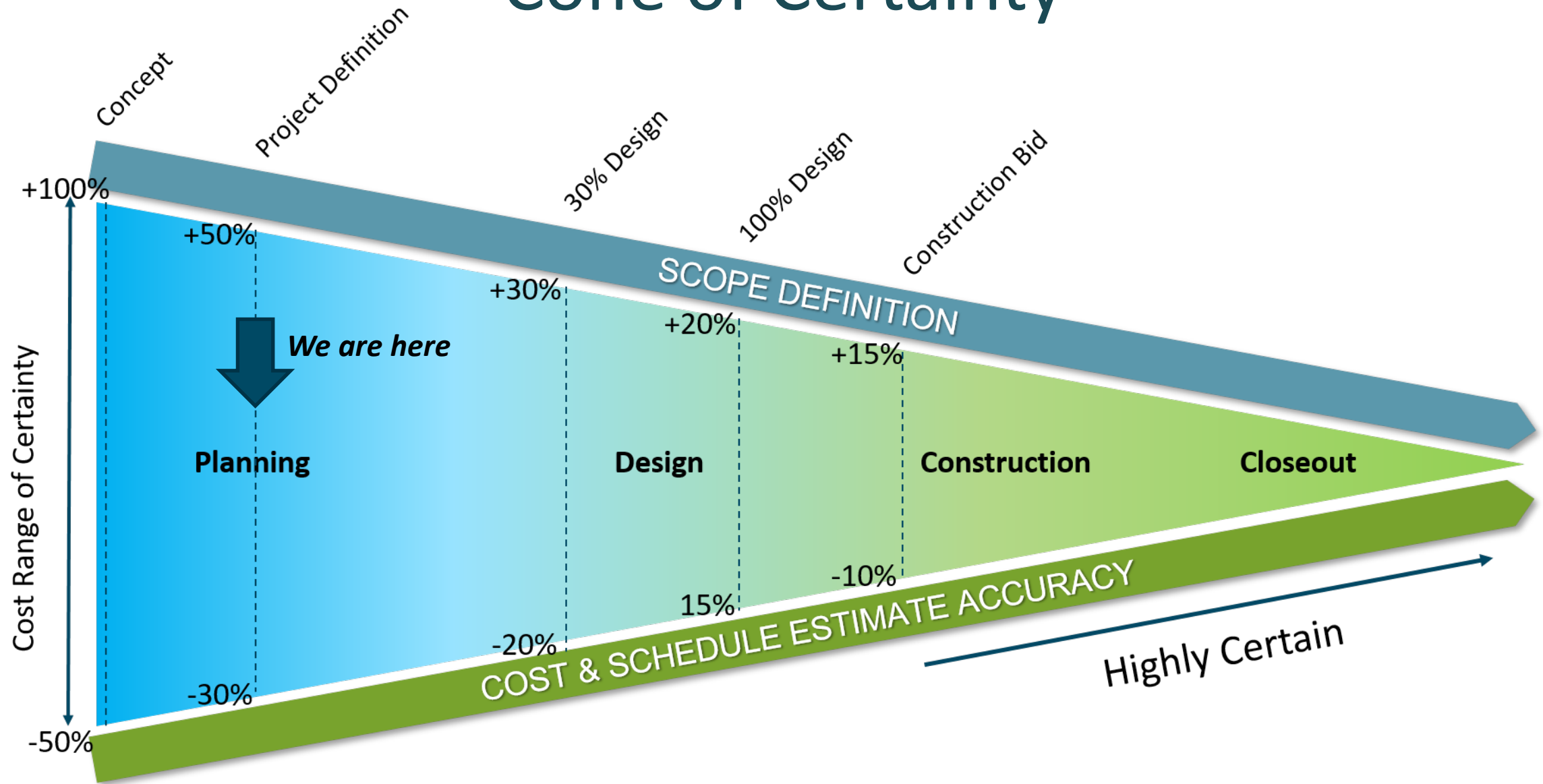
Existing Lounge

Future Lounge

# Project Estimate

Design Phase	\$6.0 M
Construction Phase	\$ 18.7 M
<b>Total Cost</b>	<b>\$ 24.7 M</b>

# Cone of Certainty



# Project Risks

RISK	DESCRIPTION	PROBABILITY	IMPACT	MITIGATION PLAN
Existing Lounge construction impacts	Construction impacts from the Concourse A Building Expansion for Lounges project or this project may impact the continued use of the existing “Club at SEA.”	High	High	Planning efforts underway to seek to mitigate impacts and keep the existing “Club at SEA” operational during construction.
Project Delays	Delays to the Concourse A Building Expansion Project will delay this project as well.	Medium	Medium	Both project teams are in close communication, and both project schedules are linked.

# Project Schedule

Commission Design Authorization

December 2021

Design Completed

December 2022

Commission Construction Authorization

November 2022

Construction Period

March 2023 to March 2024



Thank you!

