

---

This document is a text-only reovery of the original PDF file. Any graphics that were in the original PDF are not included here.  
If you need the original document, please contact the Commission Clerk at the Port of Seattle.

Item No. 8f\_supp  
Meeting Date: July 26, 2022

July 26, 2022

Project Purpose

- Increase airport revenue through
  - Increase Airport Dining and Retail offerings
  - Increase leasable office space
  - Increase airline lounge capacity
- Improve customer service by:
  - Increase C3 holdroom size
  - Add passenger amenities (restrooms, meditation room, nursing rooms)
- Increase economic opportunities

2

Project Location

Concourse D Concourse C  
Building C1

3

Project Status

- The CCE Program consists of the main C Concourse Expansion (CCE) design package and accelerated design packages:
  - Civil and Structural foundation package: 100% designed and bid
  - Tenant relocation design package: 100% designed and submitted for permit
  - Vertical Transportation: 90% specifications received Q2 2022
  - Structural Steel package: 90% due late Q3 2022
  - Main CCE package: 30% complete, 60% due late Q3 2022

4

Schedule

- Schedule Milestones
  - Q3 2022 Enabling, Civil/Structural Foundations Construction start
  - Q3 2022 60% Design submitted for review
  - Q1 2023 90% Design submitted for review
  - Q2 2023 CCE Building Construction start
  - Q1 2026 Early Completion
  - Q2 2027 Late Completion

5

Authorization Purpose

- Previously requested authorization for enabling work

- Cost of current packages is greater than existing authorization
- Current authorization will cover
  - Structural steel
  - Vertical circulation
  - Exterior wall
- Early work packages allow project team to accelerate project delivery and lock in pricing

6

#### Budget Overview

MII Approved Budget \$340M

Budget Transfer to Baggage Optimization \$-15.5M

Spent to Date \$11.6M

#### Estimate Trends

Sustainability Initiatives (includes soft costs) \$10.4M

Non-Discretionary Scope Changes \$24M

Escalation and Scope Definition \$32.6M

Current Range \$340M– \$420M

7

#### Risks

##### Risk Probability Impact Mitigation

Supply Chain: Geopolitical instability impacting global supply chain. Availability of some

Identify and accelerate design of long lead items (steel, construction materials have added significant vertical circulation, and curtain wall). time to construction schedules.

Inflation/Escalation: Price instability. Early work packages allow the project to lock in pricing

Inflation/escalation make it difficult to estimate from contractor. Port to perform detailed vetting of future costs. progress estimates and GMP packages.

Complex Phasing: The C Concourse Expansion is Project team brought on a General Contractor / at the intersection of two concourses and next Construction Manager (GCCM) and they are working on to an active bagwell access ramp. Phasing issues phasing plans that can be incorporated into the design could impact the project schedule and budget and can be reviewed with stakeholders prior to the start due to re-phasing and contractor change orders. of construction.

High

Medium

Low

8