



AGENDA MEMORANDUM

ACTION ITEM

Item No. 80
Date of Meeting: December 13, 2022

DATE: January 27, 2022
TO: Stephen P. Metruck, Executive Director
FROM: Dave Soike, Chief Operating Officer
SUBJECT: Request for Authorization for Aircraft Gate and Baggage Conveyor Safety Improvements, and Extension of Staff Coverage through 2023 (CIPs - #C800583, C800781, C800836)

Amount of this request: \$10 Million
Total estimated project cost: \$996,645,000

ACTION REQUESTED

Request Authorization for the Executive Director to Design, Bid, and Construct International Arrivals Facility (IAF) Aircraft Gate and Baggage Conveyor Safety Access Improvements utilizing external and port crews; and extend staff coverage as necessary through 2023. The estimated cost is \$10 million. This increases the program authorization by one percent from \$986,645,000 to \$996,645,000.

EXECUTIVE SUMMARY

The IAF construction work has not been completed by the milestone dates set forth in the contract, and some of the work has not been completed correctly. The project was anticipated to be complete in early June 2020 and now is expected to reach contractual substantial completion in Q1 2023 and full completion at approximately mid-year.

Several of the new gate positions do not accommodate wide-body aircraft, which was a requirement of the contract, so the Port needs to make adjustments to certain gate appurtenances such as jet-bridges, fire and fuel hydrants, bollards, stairways, etc. in order to mitigate our damages and increase SEA's ability to accommodate mixes of larger aircraft due to current gating needs. For safety reasons, staff propose to add catwalks over busy drive lanes and alongside certain difficult-to-access ceiling-hung catwalk sections. Additionally, the Port IAF project team did not anticipate working into 2023 to assist in completing the project. This request provides necessary construction inspectors, resident engineers, construction managers, project managers, engineering specialty consultants, security personnel, operational personnel, etc. to manage work around aircraft gates, monitor and review contractor submittals, perform quality checks, and manage the program.

JUSTIFICATION

This authorization is necessary to (a) mitigate the Port's damages due to the contractor's non-conforming work; (b) bring the finished work closer to the contractual expectations of service size and safety; and (c) ensure continued port staff coverage while the prime design-builder completes their work.

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FINANCIAL IMPLICATIONS

Cost Estimate/Authorization Summary	Capital	Expense	Total
COST ESTIMATE			
Cost estimate on September 15, 2018	\$955,445,000	\$13,000,000	\$968,445,000
January 2021 approval – staff extension	\$18,200,000	\$0	\$18,200,000
Current Change	\$10,000,000	\$0	\$10,000,000
Revised estimate	\$983,645,000	\$13,000,000	\$996,645,000

AUTHORIZATION			
Previous authorizations	\$973,645,000	\$13,000,000	\$986,645,000
Current request for authorization	\$10,000,000	\$0	\$10,000,000
Total authorizations, including this request	\$983,645,000	\$13,000,000	\$996,645,000

This program cost includes the following categories:

Description	CIP #	Cost
International Arrivals Facility - Capital	C800583	\$959,645,000
International Arrivals Facility - Expense	N/A	\$13,000,000
SSAT Narrow Body Gates - Capital	C800781	\$5,500,000
Outbound Baggage - Capital	C800836	\$18,500,000
Total		\$996,645,000

ATTACHMENTS TO THIS REQUEST

None

PREVIOUS COMMISSION ACTIONS OR BRIEFINGS

1. January 12, 2021 – The Commission authorized an \$18.2M to extend the Port project team for 13 months supporting project delays.
2. October 13, 2020 – IAF Progress
January 28, 2020 – IAF Briefing
3. June 25, 2019 – Progress Briefing
4. February 26, 2019 – Progress Briefing
5. September 25, 2018 - Authorized a Guaranteed Maximum Price (GMP)
6. September 11, 2018 – The Commission received a comprehensive briefing regarding the program and Guaranteed Maximum Price negotiated with the design-builder.
7. March 27, 2018 – The Commission was briefed on IAF progress.
8. November 14, 2017 – The Commission was briefed on 3rd quarter 2017 progress.
9. August 15, 2017 – The Commission authorized the balance of IAF funding in a joint request with the NSAT project.
10. March 28, 2017 - The Commission authorized additional IAF funding.
11. October 11, 2016 – The Commission authorized IAF to add balance of Phase 2 for

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accelerated execution.

12. September 27, 2016 – The Commission was briefed on IAF reconsidering phasing and project update.
13. September 13, 2016 – The Commission authorized IAF FAA reimbursement agreement.
14. July 12, 2016 – The Commission authorized IAF to add Phase 2 scope to meet continuing rapid growth.
15. June 28, 2016 – The Commission was briefed on two additional international aircraft gates at IAF to meet continuing rapid growth briefing.
16. May 17, 2016 – The Commission was briefed on Plan of Finance update. April 26, 2016 – The Commission was briefed on IAF 1Q2016 update.
17. February 9, 2016 - The Commission was briefed on IAF 4Q2015 update.
18. December 8, 2015 – IAF Guaranteed Maximum Price (GMP) Development Period authorization (presented in combination with NSAT authorization request).
19. November 10, 2015 – The Commission was briefed on IAF update.
20. August 11, 2015 – The Commission lead a special meeting, roundtable with airline representatives.
21. July 28, 2015 – The Commission lead an IAF forum. July 14, 2015 – The Commission lead an IAF forum.
22. June 23, 2015 – The Commission authorized execution of the IAF Design-Build Contract. May 26, 2015 – The Commission approved IAF preliminary funding plan motion.
23. April 28, 2015 – The Commission authorized a service agreement for Commissioning Services. April 28, 2015 – The Commission authorized execution of a lease agreement with SEATAC VENTURES 2010 LLC for IAF program management office space near Sea-Tac International Airport. February 24, 2015 – The Commission authorized a service agreement for IAF consultant program leader.
24. January 27, 2015 – The Commission was briefed on IAF funding plan.
25. January 27, 2015 – The Commission approved IAF request for proposals advertisement. January 13, 2015 – The Commission was briefed on IAF update.
26. December 2, 2014 – The Commission was briefed on IAF scope and budget update. October 28, 2014 – The Commission was briefed on IAF 3Q2014 update.
27. August 19, 2014 – The Commission was briefed on IAF 2Q2014 update.
28. August 5, 2014 – The Commission authorized IAF request for qualifications advertisement. July 22, 2014 – The Commission was briefed on IAF progress.
29. June 10, 2014 – The Commission was briefed on IAF 1Q2014 update. May 6, 2014 – The Commission was briefed on IAF project delivery.
30. April 22, 2014 – The Commission was briefed on capital program. March 11, 2014 – The Commission authorized IAF master planning. February 25, 2014 – The Commission was briefed on IAF program.
31. November 19, 2013 – The Commission authorized IAF construction management, testing and inspection; surveying and locating and safety service agreements.
32. July 23, 2013 – The Commission authorized IAF project and program support; and price factor design-build methodology.
33. July 9, 2013 – The Commission was briefed on IAF.
34. July 9, 2013 – The Commission was briefed on alternative public works contracting. April 9, 2013 – The Commission was briefed on IAF.

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35. June 26, 2012 – The Commission was briefed on airport terminal development challenges at Seattle-Tacoma International Airport.
36. June 14, 2011 – The Commission was briefed on international air service growth and future facility.

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37. February 2, 2010 – The Commission was briefed on South Satellite passenger growth and facility considerations, Delta’s proposed airline lounge and other possible future aviation projects.