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COMMISSION

AGENDA MEMORANDUM Item No. 8f

ACTION ITEM Date of Meeting March 14, 2023

DATE: January 24, 2023

TO: Stephen P. Metruck, Executive Director

FROM: Wendy Reiter, Director Aviation Security

Dawson Frank, Senior Development Manager - Capital Programs

SUBJECT: SEA Load Dock Access Control N04456 (C801357) – Construction Authorization

Amount of this request: \$325,000

Total estimated project cost: \$405,000

ACTION REQUESTED

Requesting Commission authorization for the Executive Director to (1) proceed with construction of the SEA Load Dock Access Control N04456 project, and (2) use Port crews, as well as small works on-call contracts to perform construction work for the project. This amount of this authorization request is for \$325,000. The total estimated project cost is \$405,000.

EXECUTIVE SUMMARY

This request is to utilize Port of Seattle construction crews and small works on-call contracts to replace three doors to enhance security at the Seattle-Tacoma Airport Load Dock. A substantial portion of the project is installing the new infrastructure required to add security systems to the doors.

JUSTIFICATION

Seattle-Tacoma International Airport (STIA) has been auditing access points airport wide to identify any deficiencies in the security and access to secured areas, leaving them vulnerable to potential unauthorized access. These doors have been identified as needing security enhancements due to their access to the Airfield, secure concourse areas, and operationally essential mechanical equipment. Keys or cipher lock access are insufficient and do not provide the ability to monitor and control the room's access or door status.

This project will increase security measures to meet current Port standards by installing multifactor authentication (MFA) access control devices, video surveillance cameras, associated wiring, and infrastructure equipment.

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Diversity in Contracting

This project will utilize small works on call Contracts that were previously bid and executed, along with port PCS crews to perform the construction. Equipment purchased will be specialized to match existing access control system components and will not have flexibility in suppliers.

DETAILS

Scope of Work

For security purposes, key details of the SEA Load Dock Access Control N04456 project have been intentionally omitted:

(1) Construction services:

- a. Installation of new structural door frames
- b. Installation new doors
- c. Installation of associated wiring and interconnections for access control devices
- d. Installation of infrastructure equipment, access control devices, and surveillance equipment.
- e. Connection to current STIA Access Control System and surveillance system

Schedule

Activity

Commission construction authorization Q1 2023

Construction start Q2 2023

In-use date Q2 2023

Cost Breakdown This Request Total Project

Design & Equipment \$0 \$80,000

Construction \$325,000 \$325,000

Total \$405,000 \$405,000

ALTERNATIVES AND IMPLICATIONS CONSIDERED

Alternative 1 – Status Quo. Do not proceed with the project.

Cost Implications: Expense approximately \$80,000 for design costs.

Pros:

(1) Delays or defers capital investment.

Cons:

(1) Security of these rooms remains at current levels with no reduction in risk of unauthorized access.

(2) Potential for an additional increase in costs for materials, labor, and/or inflation.

This is not the recommended alternative.

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Alternative 2 – Add Access Control to Load Dock Doors

Cost Implications:

Pros:

(1) Brings the security access of these sensitive rooms to current Port standards.

(2) Reduces the potential risk of unauthorized access to secured areas and mechanical equipment.

(3) Provides the owners of these rooms the ability to remotely monitor room and door status.

(4) Provides better flexibility to control who has access to these sensitive rooms.

Cons:

(1) Higher Capital Cost.

This is the recommended alternative.

FINANCIAL IMPLICATIONS

Cost Estimate/Authorization Summary Capital Expense Total

COST ESTIMATE

Original estimate \$405,000 0 \$405,000

AUTHORIZATION

Previous authorizations \$80,000 0 \$80,000

Current request for authorization \$325,000 0 \$325,000

Total authorizations, including this \$405,000 0 \$405,000 request

Remaining amount to be authorized \$0 0 \$0

Annual Budget Status and Source of Funds

This project N04456 was not included in the 2023-2027 capital budget and plan of finance. A budget of \$405,000 will be transfer from the Aeronautical Allowance C800753 resulting in no net change to the Airport capital budget. The funding source would be the Airport Development Fund (ADF).

Financial Analysis and Summary

Project cost for analysis \$405,000

Business Unit (BU) Terminal Building

Effect on business performance NOI after depreciation will increase due to inclusion of (NOI after depreciation) capital (and operating) costs in airline rate base.

IRR/NPV (if relevant) N/A

CPE Impact \$0.01 in 2023

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ATTACHMENTS TO THIS REQUEST

None.

PREVIOUS COMMISSION ACTIONS OR BRIEFINGS

None.

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