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COMMISSION

AGENDA MEMORANDUM Item No. 10a

ACTION ITEM Date of Meeting June 27, 2023

DATE: June 16, 2023

TO: Stephen P. Metruck, Executive Director

FROM: Rick Duncan, Director, Aviation Business & Properties

Eileen Francisco, Director, Aviation Project Management Group

Ben Brookman, Managing Director of Airport Affairs, Alaska Airlines

SUBJECT: SEA Gateway/North Main Terminal Redevelopment Program (C801204) - FGMP & Phase B Supplemental Construction Funding

Amount of this request: \$46 million

Total estimated project cost: \$546 million

ACTION REQUESTED

Request Commission authorization for the Executive Director to 1) authorize \$46,000,000 of supplemental funding to meet current building code requirements and complete Phase B construction, 2) approve the Final Guaranteed Maximum Price of \$546,000,000 for the overall program, and 3) execute a Tenant Reimbursement Agreement (TRA) with Alaska Airlines, Inc. (Alaska) for this portion of the work of the North Main Terminal Redevelopment Program at Seattle-Tacoma International Airport.

EXECUTIVE SUMMARY

This request is to authorize an increase of the Program budget by \$46 million to meet current building code requirements in the construction work area and approve the Final Guaranteed Maximum Price (FGMP) for the overall Program at \$546 million. Phase B construction redevelops Alaska's ticket lobby in Zones 6 & 7, reconfigures Security Screening Checkpoint #5, and updates associated building systems and finishes.

On March 28, 2023, staff reported to the Commission that establishing the final Phase B construction cost and the FGMP for the overall Program had been delayed until the full extent of the additional work required was established. At that time, the estimated cost to complete these items, including associated Port and Alaska soft costs, was \$50 million.

JUSTIFICATION

Under this authorization, the Program team is pursuing construction funding for these additional scope items, which include:

Template revised January 10, 2019.

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1. Providing 2-hr fire rating compliance at vertical utility shafts within the Program scope of work.
2. The addition of fire sprinklers inside Skybridges 2 through 6 to allow occupancy of the newly constructed tenant and operational spaces on the Bridge/Promenade level.
3. The addition of a two-way communication system at several elevator lobbies within the Program footprint that have been identified as areas of refuge for mobility limited individuals.
4. The addition of supplementary electrical infrastructure required to support connection to an emergency backup power system being installed by a future project.
5. Renovating the restrooms adjacent to Security Screening Checkpoint #5 to comply with emergency exiting requirements.
6. Providing additional exit signage at Baggage Claim.

These code-related items were originally intended to be addressed by future projects currently being planned. The Authority Having Jurisdiction (AHJ) determined that they needed to be shifted instead to this Program's scope of work to allow occupancy once the work is completed.

Other key work elements related to the baggage handling system, signage and wayfinding, HVAC and smoke control have continued to evolve during design and the updated costs for these have been added to the Program scope.

Phase A design is currently at 100% and Phase B design is at 90%. The budget reconciliation by the Port's third-party estimator has been completed with