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Item No. 10c_supp
Date of Meeting May 14, 2024
S Concourse Evolution Facilitating Projects
Design Authorization

Presenters:

Chris Coulter – Sr Manager AV Capital Programs
John Freeman – SCE Capital Program Leader

- The S Concourse Evolution project (SCE) is a part of Upgrade SEA.
 - Collaboration from project team happening across airport teams.
 - Updates will be communicated pre-construction with media moments and tours, social media, and information on website project page.
- 22

S Concourse Evolution (SCE)

– This project will renew the existing S Concourse facility to support airport operations for another 50 years.

- Primary objective is to extend the useful life and meet current code including Structural/Seismic Upgrades.
 - Secondary objective is to enhance passenger experience, including Increased passenger Amenities/Level of Service and Increased ADR Opportunities.
- This project does not increase the number of gates or increase the overall capacity at SEA.
– Project team has selected a designer, GC/CM, project management/controls support, and commission agent. Project is starting 30% design.

Construction Impact on Airport Operations

- Performed comprehensive planning effort with Airlines and SEA Operations, Customer Experience, and other SEA Stakeholders to determine how best to offset impact - 50 to 70 unaccommodated flights on a peak day based on current airline schedules.
 - Team developed menu of options – considering both Phasing of Base project and Supporting projects
 - Engagement with SEA Stakeholders, Airlines & FAA around a variety of competing factors:
 - Offsetting impacted Aircraft Parking and Holdroom Space
 - Customer Experience
 - Cost & Schedule
 - Regulatory Risks
 - Operational Efficiency
- 4

Menu of Alternatives

Concourse C
Re-Phase Q-Gate
S Conc. Conversions
Base Cargo 2
Cargo 7 Gate B16

Project
Cargo 6

Cargo 3
Gate S4B
Temp
AS Hangar
Holdroom Gate D6
Relocation

5

Projects Addressing Construction Impacts

- Phasing approach will be 4+ phases – Maximum of 3 Widebody connected gates out of service
- Improve existing Cargo 7 and provide Short-Term Holdroom serving 4 narrowbody aircraft
- Improve existing Cargo 6 location to allow for Passenger Operations
- Convert existing Gate D6 from a bussing gate back to a Passenger Loading Bridge
- Convert existing parking area at Cargo 3 for GSE Storage

Cargo 7 & Short-Term Holdroom

Cargo 6

Cargo 3

GSE

Parking

Phasing Gate D6
Approach Conversion

6

Base Building – Re-phrase

Assumptions

- A phase shall not close more than 3 WB gates with limited incidental 4th gate closure.
- Phases based on seismic hug structural solution.
- Interior work will adjust to the chosen phasing program.
- Overall phasing and interior work will take into consideration early work packages?.
- Estimated 2 to 3 years of additional Construction Time.

Phasing Options

7

SCE Project Budget Increase
Project Budget

SCE Rephase \$300,000,000 • Maximum of 3 Widebody Contact Gates out of service

SCE Facilitating Projects \$179,000,000 • Cargo 7 and Holdroom

• Cargo 6 Passenger Operations

• Gate D6 PLB Conversion

• Cargo 3 GSE Storage

Supporting Capital Purchases \$21,000,000 • COBUS, Staff Shuttles, GSE, AviRamps

Total \$500,000,000 Project Budget Range \$1.9B to \$2.2B

Commission Request

- Request Commission Approval for the Executive Director to (1) Prepare design and construction bid packages for S Concourse facilitating projects, (2) Procure long-lead items, (3) Utilize Port crews for design support, (4) execute an alternative delivery contract, and (5) Increase the project authorization by \$25,000,000 for a total project authorization to date of \$127,500,000.

9

Questions?

10

Thank you!

11