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COMMISSION

AGENDA MEMORANDUM Item No. 8e

ACTION ITEM Date of Meeting May 14, 2024

DATE: May 3, 2024

TO: Stephen P. Metruck, Executive Director

FROM: Keri Stephens, Director, Aviation Facilities and Capital Programs

Eileen Francisco, Director, Aviation Project Management

SUBJECT: Access Control in Communication Rooms (CIP# C800935)–Construction Authorization

Amount of this request: \$ 6,000,000

Total estimated project cost: \$ 8,100,000

ACTION REQUESTED

Request Commission authorization for the Executive Director to (1) Advertise, bid, and execute a major public works construction contract, execute related project change orders, amendments, work authorizations, purchases, contracts, and take other actions necessary to support and deliver the Access Control in Communication Rooms Project within the approved budget; (2) Authorize use of Port of Seattle crews to support construction activities, and any possible abatement work for Access Control in Comm Rooms project at Seattle-Tacoma International Airport. Total request for this action is \$6,000,000 for a total project cost not to exceed \$8,100,000.

EXECUTIVE SUMMARY

Communication rooms at Seattle-Tacoma International Airport (STIA) house telecommunications and data processing equipment that are critical for airport operations. The Port of Seattle updated the security requirements for communications rooms and a subsequent security audit identified deficiencies in communications rooms in need of correction. This project will bring all STIA terminal communications rooms up to the latest Port of Seattle security standards by installing (details intentionally omitted) enhanced security measures.

JUSTIFICATION

This project is designed to comply with findings from an internal audit of the communication rooms at STIA. The locations were identified in the audit, several have since been updated as part of other projects, the remaining rooms will be addressed with this project. These sensitive rooms contain vital communication equipment and cable interconnection infrastructure. The findings from the audit revealed the requirement for increased security and access control for

Template revised January 10, 2019.

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these rooms. Existing key or cipher lock access does not meet the latest heightened security requirements and access controls. The scope of this project will increase security measures to meet current Port standards.

Diversity in Contracting

The project team, in coordination with the Diversity in Contracting Department, have set a 10% woman and minority-owned business enterprise (WMBE) goal for this construction contract.

DETAILS

This project will install the necessary access control devices and supporting infrastructure equipment to communication rooms throughout the main terminal, to meet compliance with audit findings and bring these locations to current Port standards.

Scope of Work

For security purposes, key details of the Access Control in Communication Room project have been intentionally omitted:

(1) Construction services:

- a. Modify room walls to accommodate infrastructure equipment.
- b. Modify wall around door to accommodate access control devices.
- c. Modify and/or replace doors as required.
- d. Install associated wiring and interconnections for access control devices.
- e. Installation of infrastructure equipment, access control devices, and surveillance equipment.
- f. Connection to current STIA Access Control System and surveillance system.

g. Set-up and removal of barricades for securing the rooms during construction.

Schedule

Activity

Construction start 2024 Quarter 3

In-use date 2025 Quarter 4

Cost Breakdown This Request Total Project

Design \$793,000 \$2,893,000

Construction \$5,207,000 \$5,207,000

Total \$6,000,000 \$8,100,000

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ALTERNATIVES AND IMPLICATIONS CONSIDERED

Alternative 1 – Do not proceed with the project.

Cost Implications: Expense approximately \$700,000 for Notebook and Design development costs.

Pros:

(1) Delays or defers capital investment.

Cons:

(1) Audit findings remain unaddressed.

(2) Security of the communication rooms remain at current levels with no reduction in risk of unauthorized access.

(3) Change in software/hardware may happen during deferment.

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

This is not the recommended alternative.

Alternative 2 – Comply with Audit and secure STIA communication rooms.

Cost Implications: \$8,100,000 in capital cost.

Pros:

(1) Complies with the Audit and brings the security access of these highly sensitive rooms to current Port standards.

(2) Reduces the potential risk of unauthorized access onto critical STIA networks.

(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 very sensitive rooms.

Cons:

(1) Capital Cost.

This is the recommended alternative.

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FINANCIAL IMPLICATIONS

Cost Estimate/Authorization Summary Capital Expense Total

COST ESTIMATE

Original estimate \$2,893,000 \$0 \$2,893,000

Previous changes – net 5,207,000 0 5,207,000

Revised estimate 8,100,000 0 8,100,000

AUTHORIZATION

Previous authorizations 2,100,000 0 2,100,000

Current request for authorization 6,000,000 0 6,000,000

Total authorizations, including this request 8,100,000 0 8,100,000

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

Annual Budget Status and Source of Funds

This project C800935 is included in the 2024-2028 capital budget and plan of finance with a budget of \$8,100,000. The funding sources will be the Airport Development Fund and future revenue bonds.

Financial Analysis and Summary

Project cost for analysis \$8,100,000

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 \$0.02 in 2026

Future Revenues and Expenses (Total cost of ownership)

N/A

ATTACHMENTS TO THIS REQUEST

(1) Presentation slides

PREVIOUS COMMISSION ACTIONS OR BRIEFINGS

December 13, 2022 – Design Authorization.

Template revised June 27, 2019 (Diversity in Contracting).