

SEA Gateway/North Main Terminal Redevelopment Program Phase A Construction – Supplemental Funding Request

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Requested Action

- Request authorization for the Executive Director to
 1. Increase the program budget to \$500 million
 2. Authorize an additional \$159,500,000 to continue Phase A construction, and
 3. Execute a Tenant Reimbursement Agreement (TRA) with Alaska Airlines.

Commission Authorization Summary

	Scope	Authorization	Date	
#1	Project Definition Document & 30% Design	\$10 million	4/27/21	
#2	Post 30% Full Program Design	\$21.5 million	11/9/21	
#3	Phase A Construction	\$149.5 million	12/14/21	
#4	Phase A Supplemental Construction	\$159.5 million	10/25/22	THIS REQUEST
#5	FGMP and Phase B Construction	\$159.5 million*	Q1 2023	

Total Program Authorization

\$500 million

* Based on current \$500 million program budget estimate

Program Background

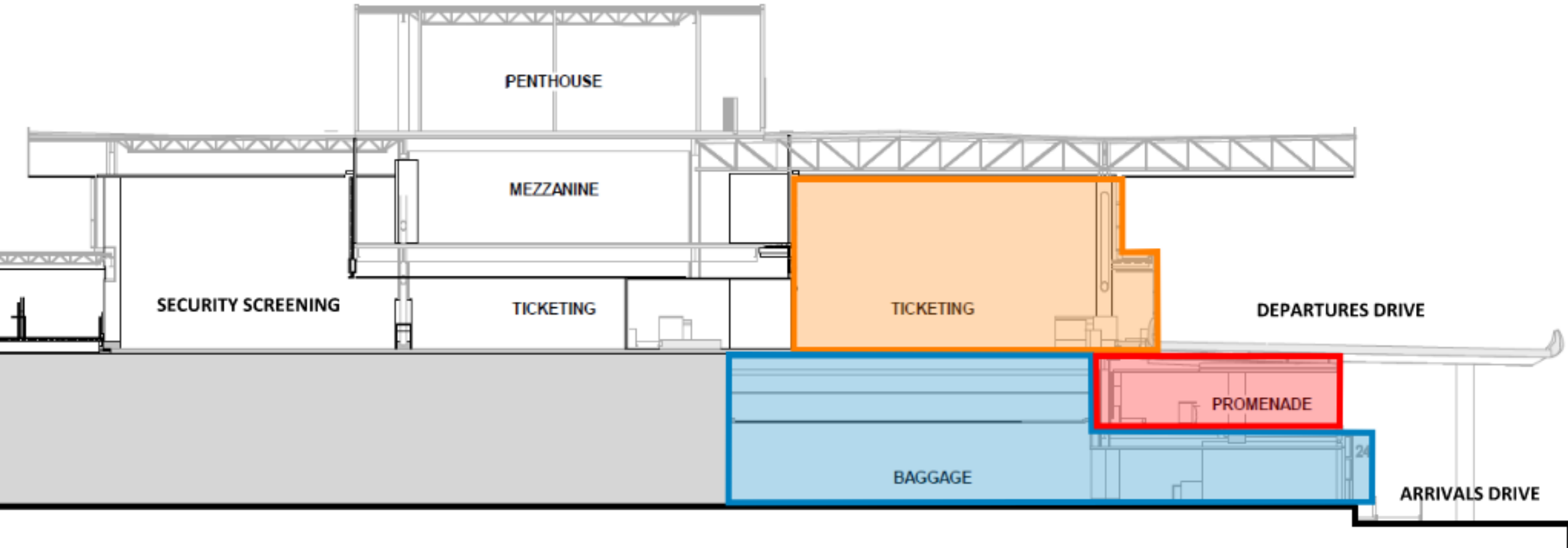
- Alaska and the Port partnering since 2019
- Alaska leads design and construction through a TRA
- Similar improvements in the Main Terminal in the future



North Main Terminal Redevelopment Program Drivers

- Renewal and Replacement (1980's era)
 - Base Building Infrastructure Systems
 - Updated Architectural Finishes
- Customer Service Enhancements
 - Increased Circulation Space
 - Technology Improvements and Enhancements
 - Security Checkpoint Reconfiguration and Improvements
- Building Code
 - Smoke Control and Fire Sprinklers
- ADA Enhancements

Main Terminal – Section View



Departure Level – New Exterior Entrance



Departure Level – Curbside Check-In



Ticketing Level Window Expansion



Baggage Claim



Arrivals Level – New ADA Ramp



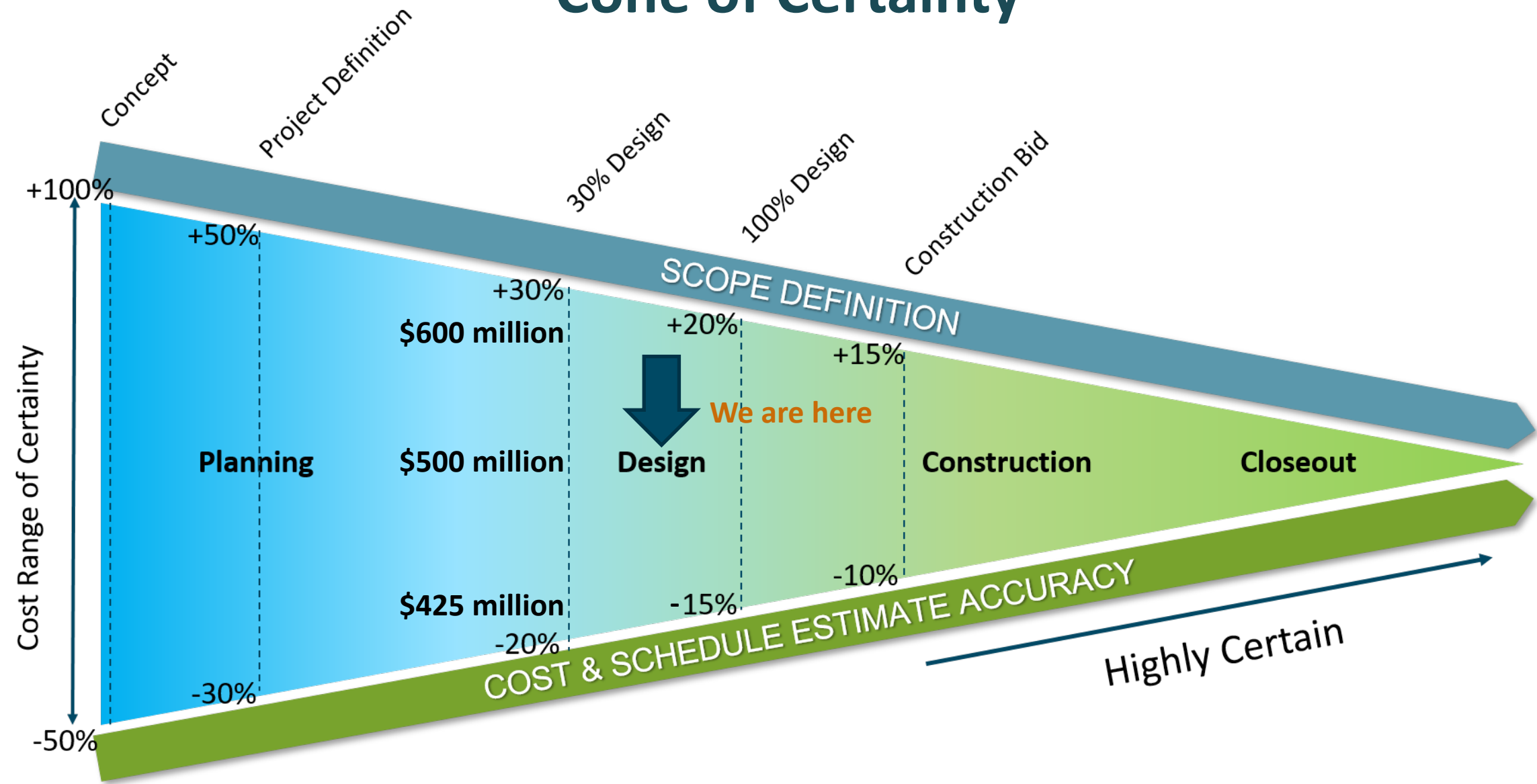
Baggage Claim Exit – New ADA Ramp



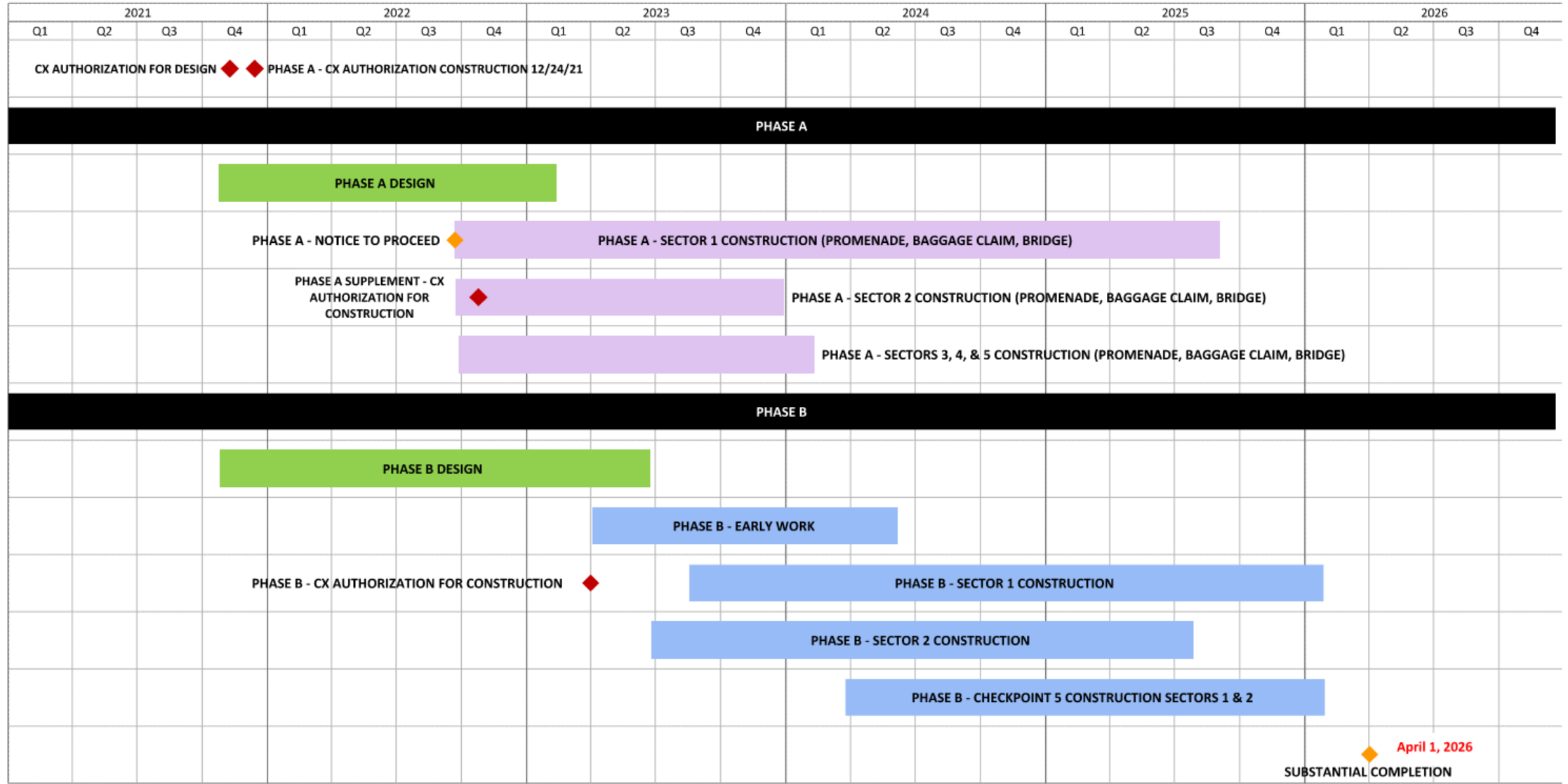
Bridge/Promenade Level – Check-In & Bag Drop



Cone of Certainty



High Level Schedule



Key Program Risks and Mitigation

Risk	Probability	Impact	Mitigation
Operational Disruption: Phased construction requires facility and systems to be taken offline and online during live operations			- Hold regular working group meetings with affected stakeholders - Provide daily / weekly construction updates to Operations, Customer Service, External Operations and other impacted stakeholders
Design Evolution: Refinement between 30% and Final Design adds cost from original scope assumptions			- The design-builder holds a design and estimating contingency to offset these increases - Final Guaranteed Maximum Price will be negotiated at the 60% design of Phase B in Q1 2023
Security Checkpoint #5 Reconfiguration: Construction of the reconfigured SCP#5 will result in long-term screening lane closures			Working with AVSEC, Operations and TSA to develop and implement mitigation plans

High	
Medium	
Low	



Questions