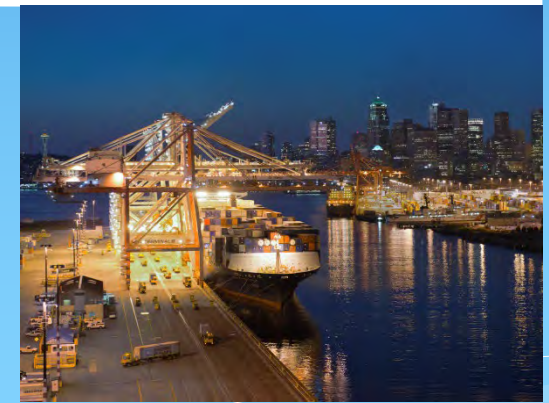


Port of Seattle

An Economic Engine for Washington State

Janice Zahn, PE, CCM
January 23, 2020



2020 SAME Meet the Agencies

About the Port Of Seattle

- Seattle-Tacoma International Airport – 8th busiest in country
- Two cruise terminals
- Fisherman's terminal
- Four public marinas
- Real estate holdings
- Four cargo handling terminals



Century Agenda: The 25 Year Plan

- * Founded in 1911
- * Launched Century Agenda Strategic Plan in 2011
- * Century Agenda Strategies
 - * Position the Region as a Premier International Logistics Hub
 - * Advance the Region as a Leading Tourism Destination & Business Gateway
 - * Use our Institutional Influence to Promote Small Business Growth & Workforce Development
 - * Be the Greenest & Most Efficient Port in North America
- * Add 100,000 Jobs through Economic Growth

Measuring Success: Jobs, Social Responsibility & the Environment

Capital Budget 2020-2023

Capital Plan Summary

Capital Plan Summary by Division

\$ in 000's	2019 Fcst	2020	2021	2022	2023	2024	2020-2024
Aviation	660,834	656,204	577,314	471,143	547,039	671,262	2,922,962
Maritime	14,934	42,566	97,112	156,325	41,782	29,079	366,864
Economic Development	5,059	15,801	12,497	19,171	16,735	9,255	73,459
Stormwater Utility	1,619	2,104	650	650	650	650	4,704
Central Services and Other	12,003	(76,213)	40,469	25,673	58,116	26,992	75,037
Total	694,449	640,462	728,042	672,962	664,322	737,238	3,443,026

- Capital projects have been prioritized by staff.
- The capital plan does not include Port share of the NWSA capital spending between 2020 and 2024.

The Port continues to invest in the region with a 5-year capital plan of over \$3.4 billion

Project Delivery Method Options

- Baseline: Design-Bid-Build
- GC/CM
- GC/CM with MC and EC/CM
- Heavy Civil GC/CM
- Traditional (Best Value Lump Sum) Design-Build
- Progressive (QBS/Price-Factor) Design-Build
- Building Engineered System (similar to DB)
- Tenant Reimbursement Agreement





Airport 5 Year Capital Improvement Program

- * Lots of construction in progress!
- * Program is estimated at \$2.92B
- * Project are focused on:
 - * Improving customer service and safety
 - * Maintain airport facilities
 - * General new revenue for future investments



Airport 5 Year Projects in Planning

- * South Satellite Seismic Upgrade/Renovation
- * Airline Realignment
- * Main Terminal Optimization Program

Airport projects

- * International Arrivals Facility
- * North Satellite Expansion/Renovation
- * Baggage Optimization Program
- * Restroom Upgrades
- * Service Tunnel Renewal (Seismic)
- * Concessions Infrastructure
- * South Satellite Infrastructure
- * Air Cargo Road improvements

Airport projects

- * Main Terminal Low Voltage
- * Westside Fire Station
- * Meet Me Room
- * Airfield paving, SafeDock
- * Parking Garage Elevator Modernization
- * Utility Master Plan projects
- * Signage Master Plan projects
- * Landscaping Master Plan projects

International Arrivals Facility



- Progressive DB
- Clark-SOM team
- Total Cost \$968M
- Construction:
Start 2017
Complete 2020

Key elements:

20 International gates

CBP Offices and Processing

Airline Customer Service

Recheck Counter

Facial Recognition

7 Baggage Claims

International Gates

Iconic 760' Pedestrian Walkway

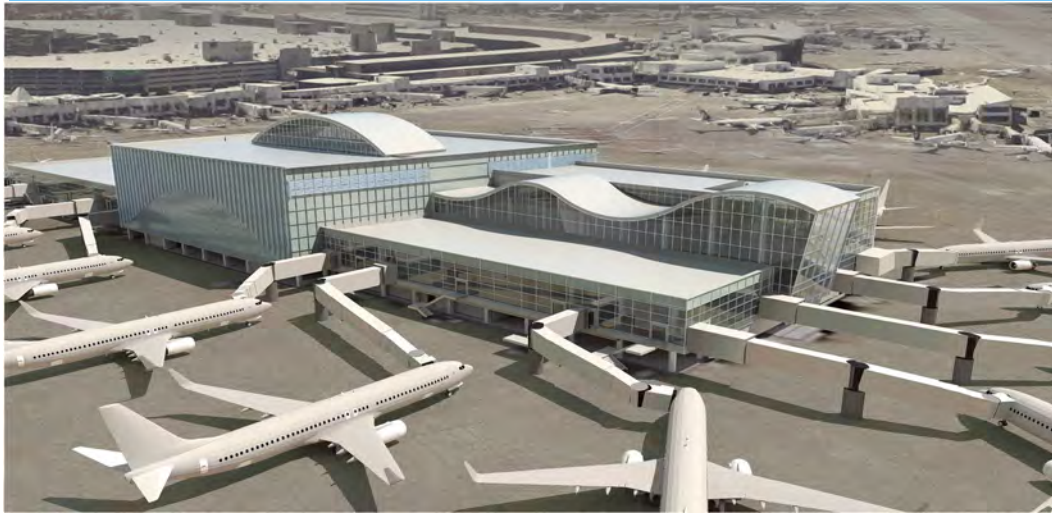
GC/CM with MC & EC/CM (project underway)

North Satellite Expansion

Total Project Cost: \$658 Million

Construction Start: June 2016

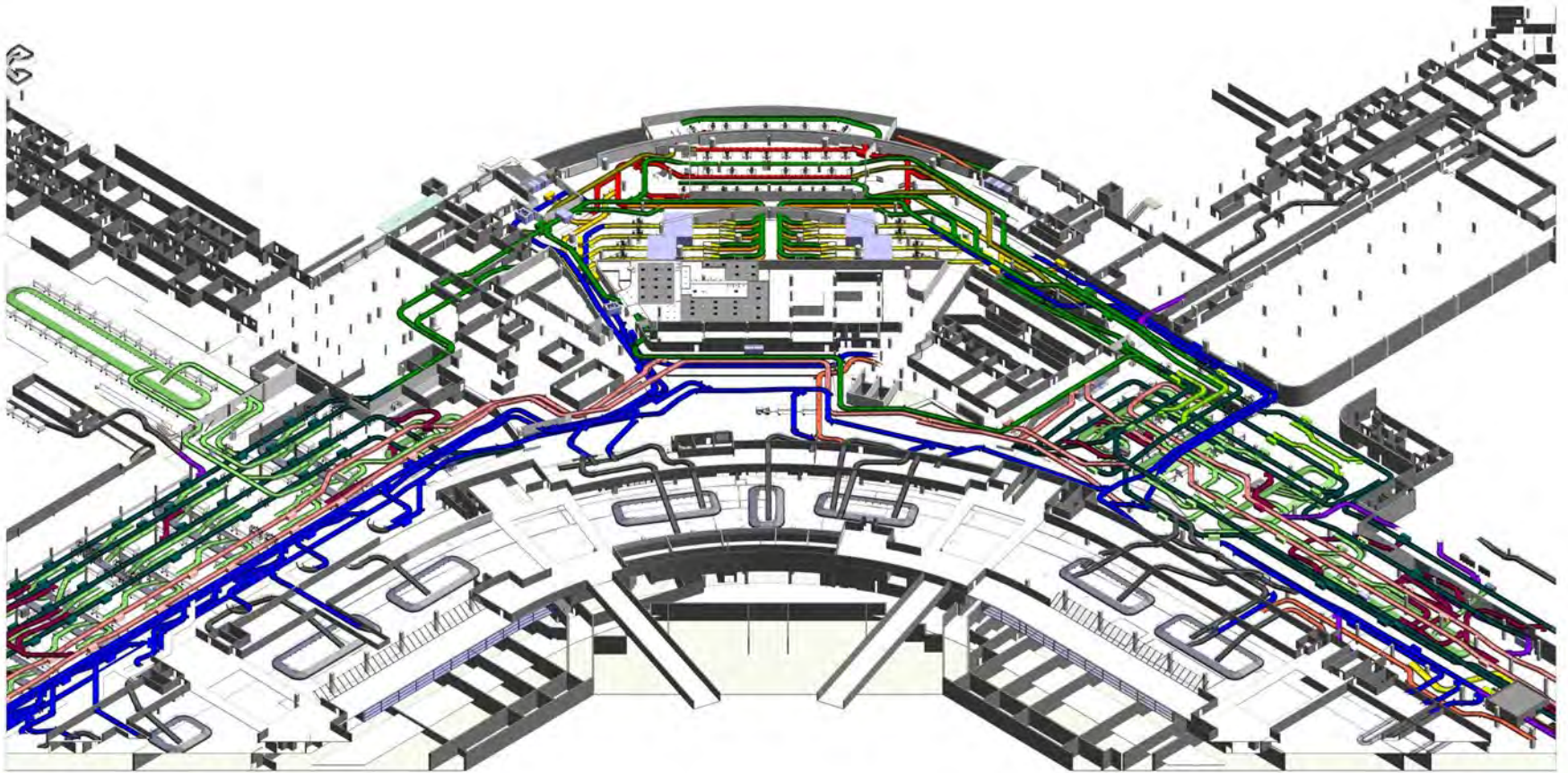
Construction Complete: Q3 2021



Port
of Seattle

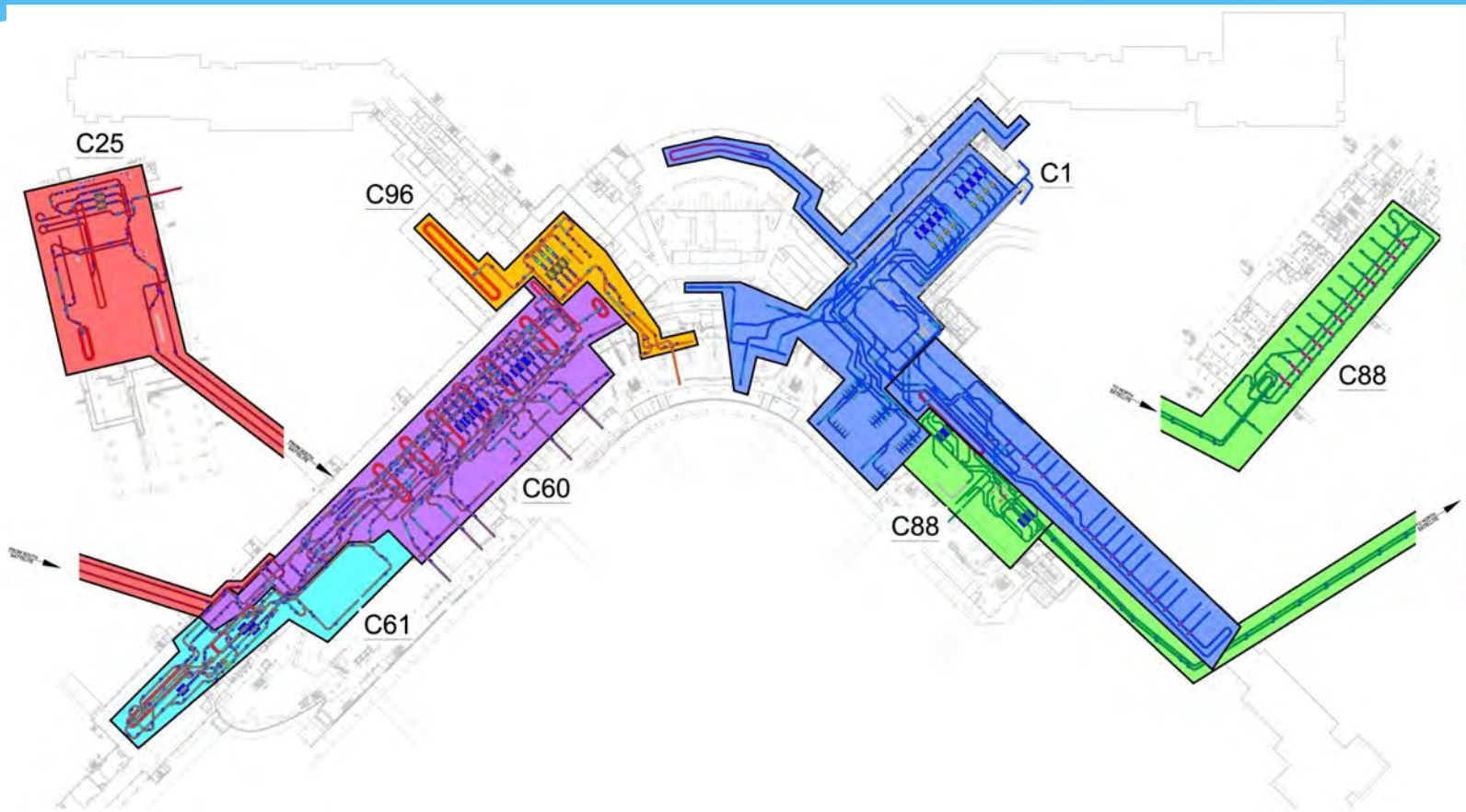


Baggage Optimization



New High-Speed Connected System with Consolidated Search Room

Baggage Optimization



Eight Different Existing Systems

Main Terminal Low Voltage Upgrade

- * Scope: Replaces 50-year old electrical distribution infrastructure throughout the Main Terminal
- * Program Budget: \$100M
- * Designer and GC/CM selected
- * Schedule:
 - * Construction Starts: Q3 2022
 - * Construction Complete: Q4 2025



Electrical Systems Renewal and Replacement

Scope: Replaces end of life electrical distribution infrastructure throughout Concourses B,C,D and the Parking Garage.

- * Concourse B Electrical \$2.7M
- * Concourse C Electrical \$6.1M
- * Parking Garage Electrical \$3.3M
- * Concourse D Electrical \$8.4M



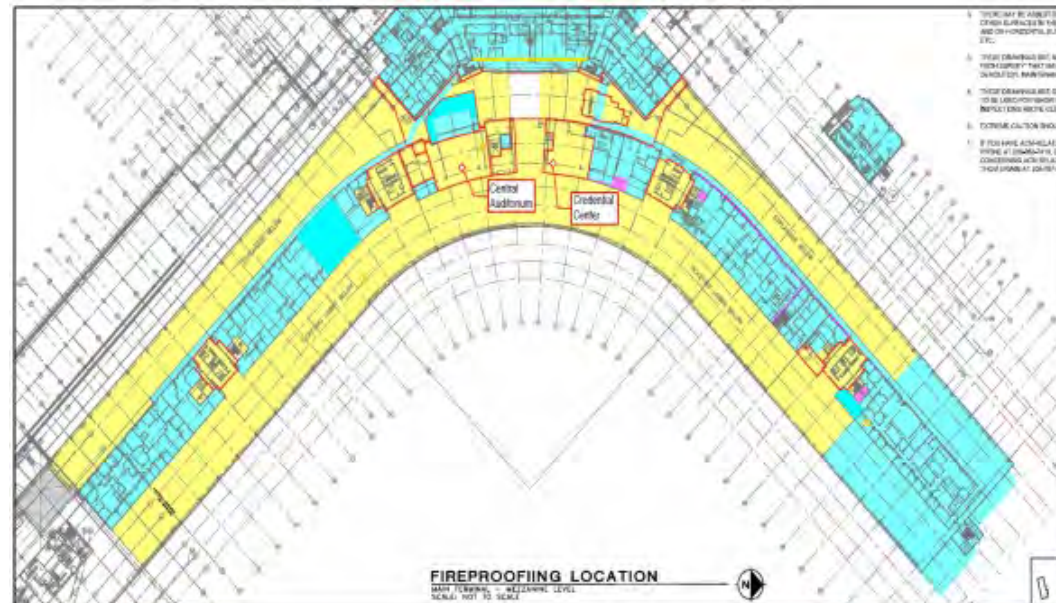
Main Terminal Fire Sprinklers and Smoke Control

- * Add smoke control exhaust fans and fire sprinklers throughout the Main Terminal.
- * New emergency generators for Main Terminal and Concourses B, C, and D.
- * Asbestos removal, new ceiling and lighting on all levels.

Cost Estimate \$80M

Schedule:

- * Construction Starts: 2023
- * Construction Complete: 2027



Mechanical Systems Renewal and Replacement

- * Replace and upsize end of life Heating, Venting and Air Conditioning (HVAC) Air Handlers and associated ductwork
- * Concourse B, C and D
- * Cost Estimate \$51M
- * Status: Project planning begins 2020
- * Construction Start: TBD

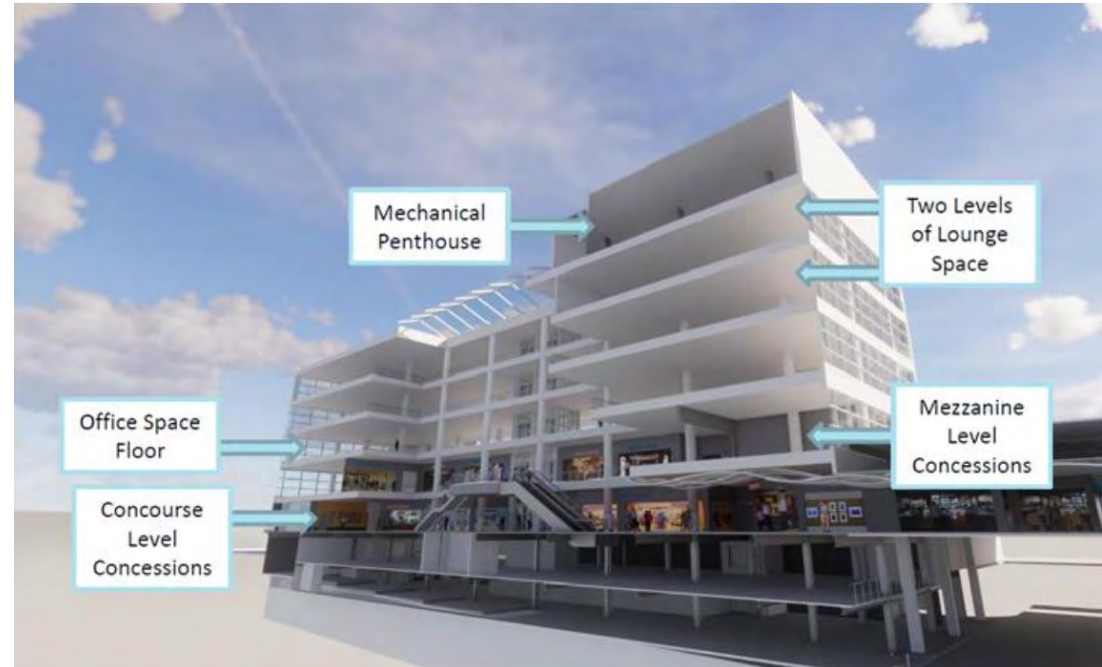
STS Upgrades Project

- * Renewal and replacement of STS's Automatic Train Control (ATC) sub-system, software, network and purchase of additional STS vehicles:
 - * Replaces critical components
 - * Added STS system capacity
 - * System recovery: from 1 hour to 10 minutes
- * Cost Estimate \$75M
- * Preliminary Schedule:
 - * Design 2021
 - * Installation & Testing: 2022-2024
 - * Vehicle Delivery: Q2 2024



C1 Building Project

New addition located at the intersection of concourses C and D



C1 Building Project Schedule

- * Advertise and award contracts in 2020
 - * Design Services
 - * GC/CM contract
 - * Program Management
- * Design, Permitting, Construction
 - * Start: Q1 2021
 - * Complete: Q4 2026
- * Project Cost Estimate: \$325 - \$350M

South Satellite Seismic Upgrade Planning

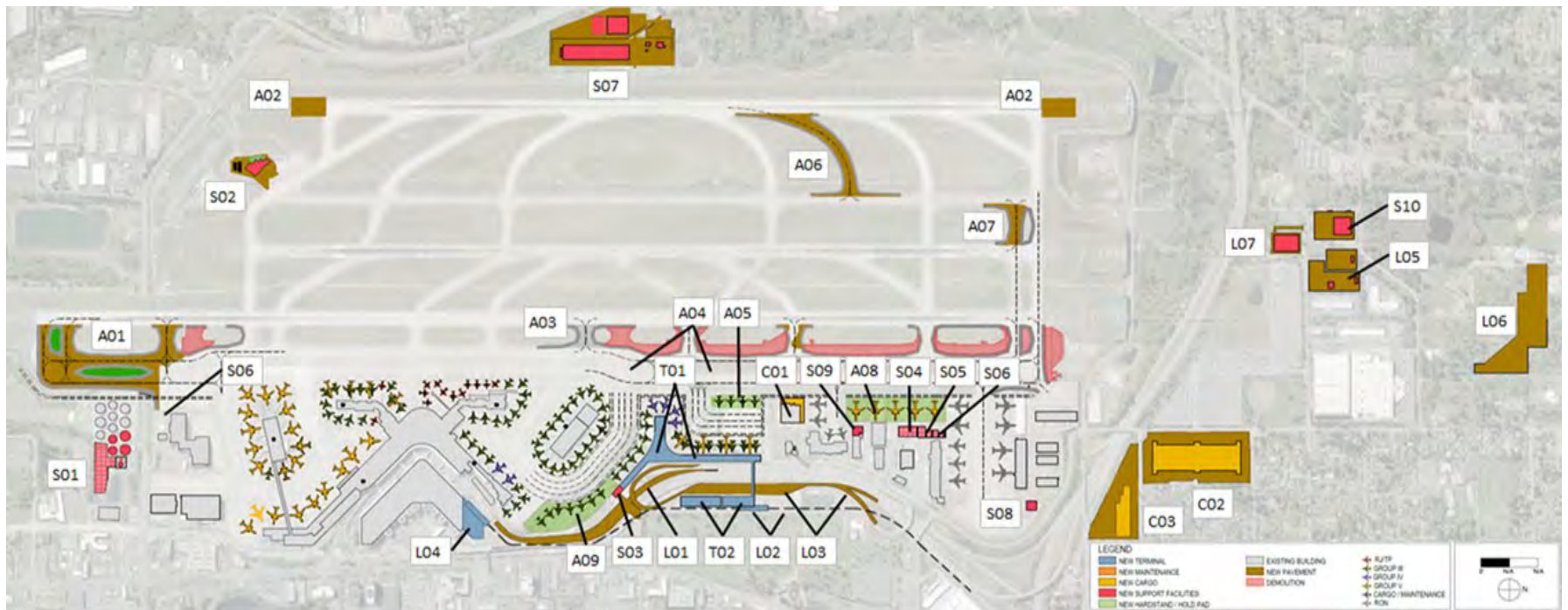
- * Update structure to meet current seismic standards
- * Determine improvements needed to facilitate redevelopment
- * Bones first approach:
 - * structural, mechanical, electrical and plumbing upgrades
 - * Structural first, with other systems designed around it
 - * Current deadload requirement was restored, but can't carry future loads.
- * Planning complete end of 2020

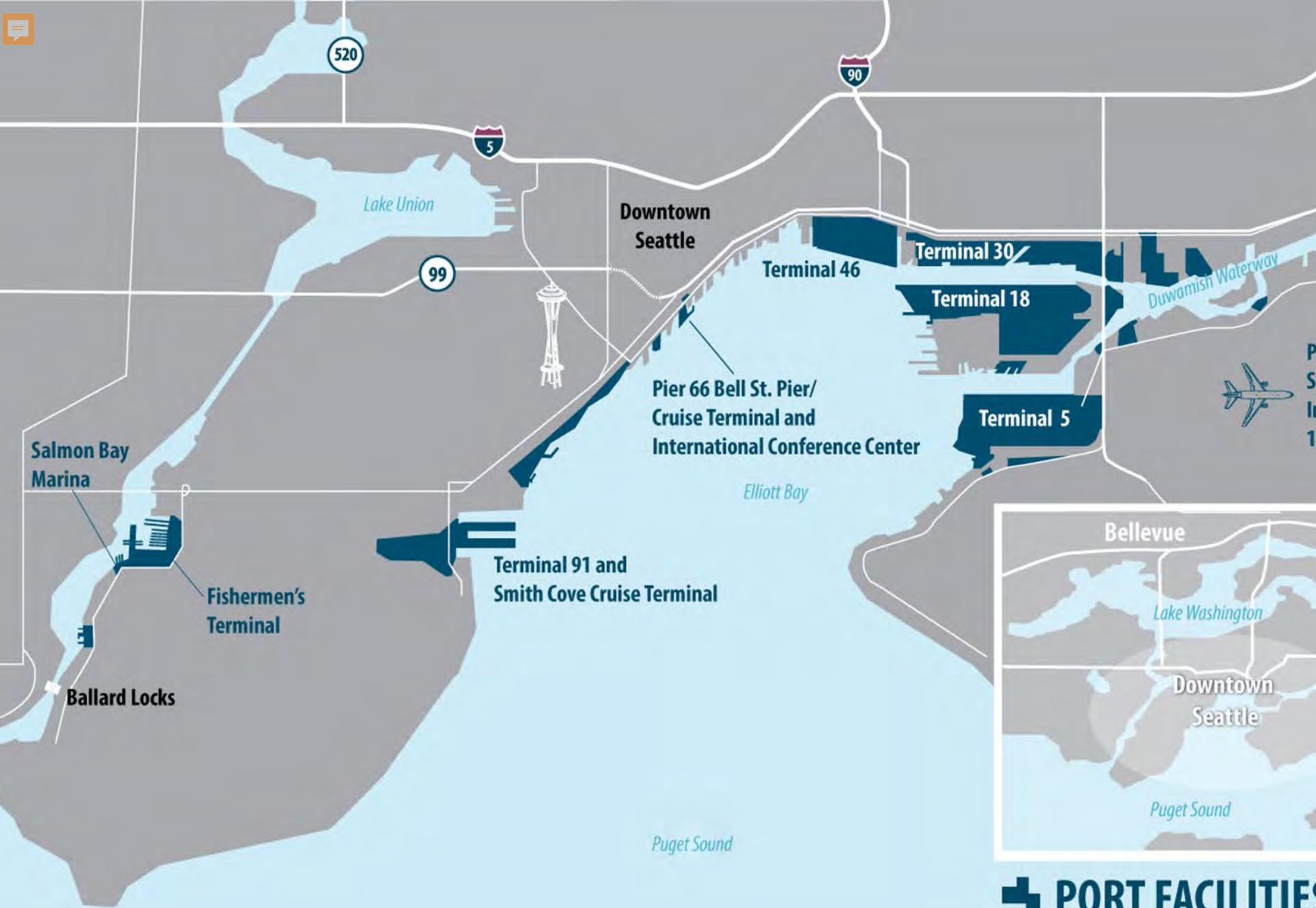


Sustainable Airport Master Plan

* 45+ projects, \$4.5B+

Environmental review underway





PORT FACILITIES

Maritime Division Projects

- * New cruise terminal and cruise berth
- * Maritime Innovation Center
- * Terminal 91 Berth 6 and 8 Upgrade
- * Waterfront electrification
- * Stormwater Utilities

2020-2024 Capital Budget of \$367mil

Economic Development Division – Real Estate

- * 4,300 Acres
- * 40 Acres of Parks

Projects:

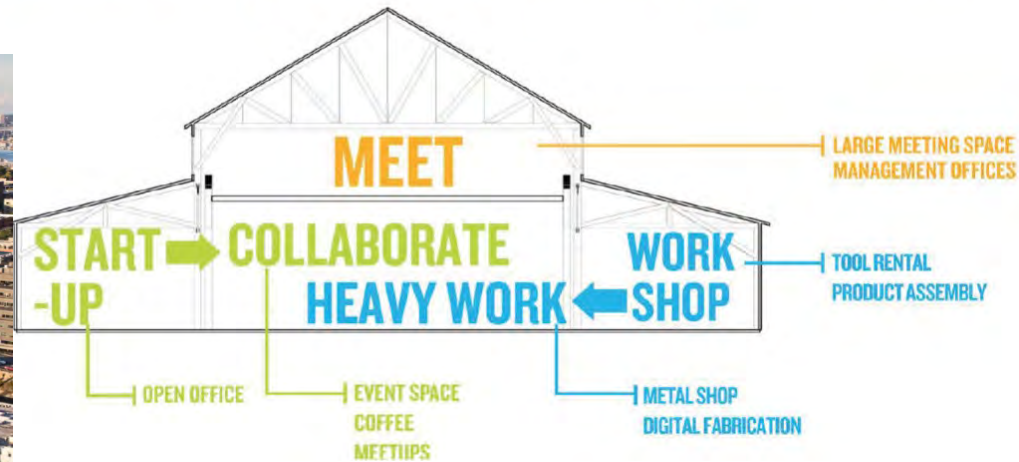
- * Terminal 91 Uplands
- * Fishermen's Terminal Redevelopment
- * Maritime Innovation Center
- * Bell Harbor Conference Center



2nd Largest Land Owner in King County

Maritime Industrial Center

Modernizing Seattle's Working Waterfront



The Northwest Seaport Alliance

- * Consolidated Container Cargo Operations between Tacoma & Seattle
- * Single Commercial Entity
- * 50/50 Ownership
- * 3rd Largest Gateway in N.A.
- * Supports WA AG & MFG
- * Economic Impact:
 - * 48,000 Jobs
 - * \$4.3B Business Revenue
 - * \$1.1B State & Local Taxes



Collaboration Improves Asset Utilization, Creates Jobs, and Our Competitive Position

The Northwest Seaport Alliance

- * Terminal 46 Development & Rehab - \$46M
- * Terminal 5 Berth Modernization - \$287M
- * Waterway Deepening - \$39M

Executed in North Harbor by
Port of Seattle for Alliance



Terminal 5 Modernization



THE NORTHWEST
SEAPORT ALLIANCE

2x18,000
TEU vessel
capability

\$310M cost
estimate

Construction
started



Environmental Stewardship

Air Emissions & Energy
Reduction Programs
Storm Water Management
Habitat Restoration
Clean Up & Remediation



- Site 23 and 25 Restoration:
 - Heavy Civil GC/CM Hired
 - Construction Start April 2020

Be the Greenest & Most Energy Efficient Port in N.A.

Doing Business with the Port

Port website:

- Upcoming bid opportunities
- Port resources
- Diversity in Contracting

[https://www.portseattle.org/business/
bid-opportunities](https://www.portseattle.org/business/bid-opportunities)

Questions?

Link to 2020 Budget Document:

https://www.portseattle.org/sites/default/files/2019-10/2020%20Preliminary%20Budget_Combined.pdf

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