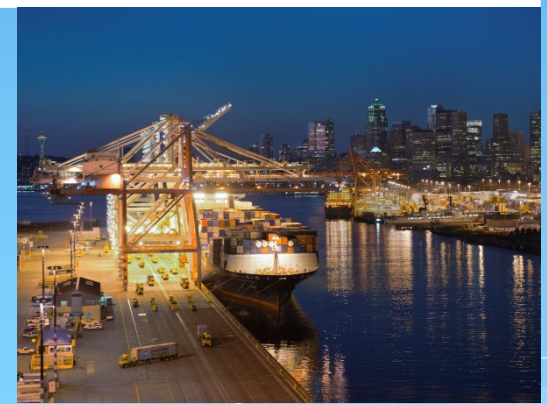


Port of Seattle

An Economic Engine for Washington State

Brian Sweet, PE, CCM
January 27, 2022



SAME Meet The Agencies

Today's Discussion

- * Overview of the Port of Seattle
- * Update Aviation Projects
- * Update Maritime & Economic Development Projects
- * Finding Opportunities with the Port

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
- Cargo handling terminals



2022 Community Initiatives

Create equitable opportunities throughout the region and invest in healthy communities and environment.



- Diversity in Contracting and WMBE
- Equity, Diversity and Inclusion
- Continue stakeholders engagement



- Workforce Development
- Internship program
- Maritime Secondary Education
- Youth Maritime Initiative
- Career Advancement Center



- Airport Community Ecology grants
- South King County Fund
- Duwamish Valley Community Equity Program (DVCEP)
- Low Carbon Fuel Policy



- Promote economic development for the region
- Expand tourism opportunities
- Continue local Community Advertising Program

2022-2026 Capital Plan Summary

(\$ in 000's)						Total
	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2022-2026</u>
Aviation	\$ 610,622	\$ 745,820	\$ 878,242	\$ 953,944	\$ 792,055	\$ 3,980,683
Maritime	33,183	67,583	75,974	59,043	59,003	294,786
Economic Development	14,069	8,692	27,766	26,243	6,872	83,642
Central Services	13,094	12,900	7,470	5,778	5,356	44,598
NWSA Joint Venture ⁽¹⁾	619	640	13,274	13,000	0	27,533
Stormwater Utility	1,000	1,000	1,000	800	500	4,300
CIP Cashflow Adjustment Reserve	(113,039)	62,429	45,927	2,342	2,341	0
Subtotal - Port CIP	\$ 559,548	\$ 899,064	\$ 1,049,653	\$ 1,061,150	\$ 866,127	\$ 4,435,542
Payment to the NWSA for Capital Expenditures ⁽²⁾	56,339	50,148	42,734	25,699	100,750	275,668
Total Port and 50% NWSA CIP	\$ 615,887	\$ 949,212	\$ 1,092,387	\$ 1,086,849	\$ 966,877	\$ 4,711,210

CAPSUM

Notes:

- 1) Includes North Harbor channel deepening and other 100% Port legacy costs.
- 2) Represents the Port of Seattle's 50% share of NWSA capital expenditures.

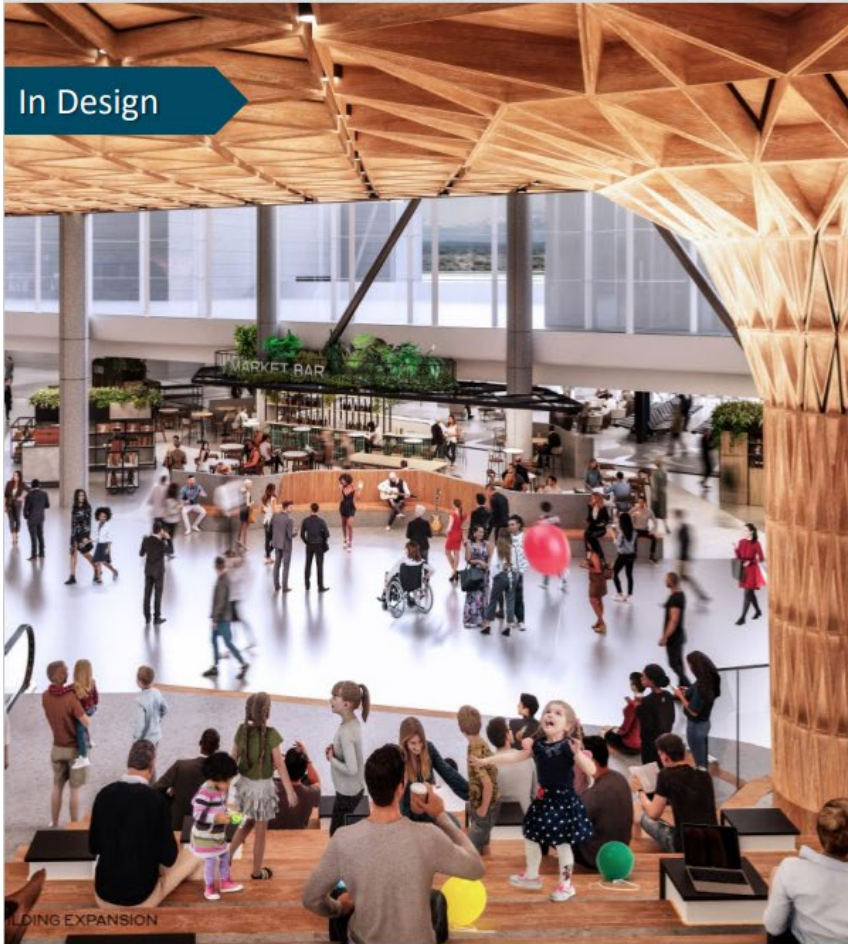
Port Project Delivery Methodolgy

- Design-Bid-Build
- GC/CM; GC/CM with SC/CM (Mech, Elect, etc.)
- Heavy Civil GC/CM
- Traditional Design-Build
- Building Engineered System (like D-B)
- Job Order Contracting
- Small Works
- Tenant Reimbursement Agreement



Updates on Progressing Major Capital Programs

In Design



C-1 Building Expansion

Scope: Add 4 floors to the existing 3 floor C1 Building.
Includes: Airport Dining and Retail space, office space, and lounge space.

Schedule: Q1 2021 – Q4 2027

Design Complete Q1 2023
Early Work Packages Start Q2 2022
Full Construction Starts Q2 2023
Substantial Completion Q4 2027



Proceeding to 30% Design

North Main Terminal Redevelopment Program

Scope: Alaska Airlines is sponsoring and managing a tenant reimbursable to redevelop of their Ticketing and other support areas of the Main Terminal to improve passenger check-in, bag drop and security screening capacity.

This program will be seeking full design authorization at the next Commission Meeting (10.26.2021)

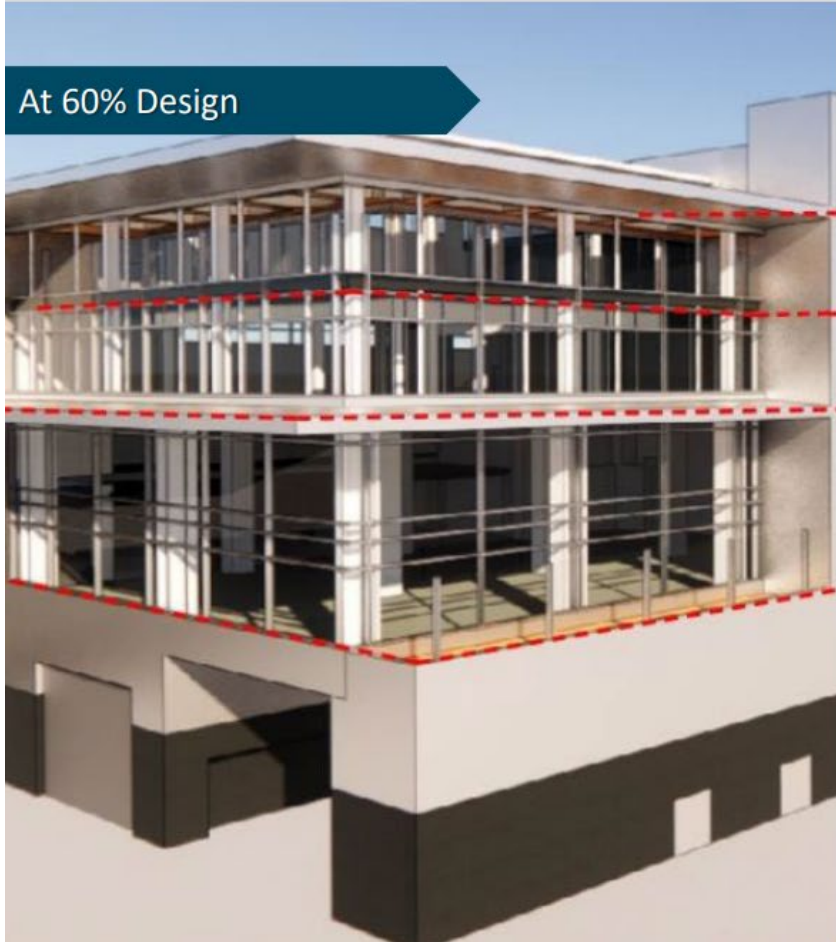
Schedule: Q1 2021 – Q4 2024

Design Start Q3 2021

Phase 1 Construction Q1 2022 (Enabling Work)

Phase 2 Construction Q4 2022

At 60% Design



Concourse A Lounge Expansion Projects

Scope: Delta Air Lines is sponsoring and managing a tenant reimbursable project to build new structure at the end of concourse A to support an expanded Club @ SEA and new Delta Sky Club.

Schedule: Q2 2021 – Q3 2023

In PDD Development



South Satellite Renovation Program

Scope: This project will seismically and structurally strengthen the SSAT, complete the effort of bringing all its' building systems up to date, completely replace the lower-level FIS facility, and remodel and expand the retail, dining and club space on the upper floors of the facility.

Schedule: Q4 2021 – 2030

Design Begin Q1 2023

Construction NTP Q1 2025

Substantial Completion Q4 2029

In PDD Development

DUTY FREE AREA 2



Concourse A Duty Free

Scope: Design and construct a walk-through Duty Free on the A concourse, adjacent to the new IAF exit for connecting passengers. This project will provide 11,000 sq. ft. of new Duty Free space.

This project will be seeking funding to complete the Project Definition Document at the next Commission Meeting (10.26.2021)

Schedule: Q2 2022 – Q3 2026

PDD Completion Q2 2022
Design Begins Q3 2022
Construction Q3 2023
Completion Q3 2026



New/Updated Major Capital Programs





Starting PDD 2022

Main Terminal Improvements Program

Current CIP Funding in Capital Plan: \$396M

Scope Includes: Smoke control and sprinkler installation, ceiling, lighting, mezzanine security improvements, restroom renovations, ceiling signage, sewer & domestic water improvements.

Program Additional Funding Estimate: \$404M

Scope Includes: Baggage level optimization plan implementation, bag claim devices renewal and replacement, elevator renewal and replacement, new signage, updated standards/requirements, aesthetic visioning implementation, sustainability and innovation program allowances.

Program Schedule Duration to 2033

Total Program Budget: \$800M



Starting PDD 2022

Concourse Modernization: CHIRRP (Concourses B, C & D)

Concourse HVAC Infrastructure Renewal Replacement Program

Current CIP Funding in Capital Plan: \$85M

Scope Includes: HVAC refurbishment triggering structural improvements. Interior ceiling renewal and replacement, address outstanding code issues.

Program Additional Funding Estimate: \$170M

Scope Includes: Lighting renewal replacement, smoke control, replacement of all ceiling mounted fixtures and signage.

Scheduled program over 8 years to 2029. Planned to phase one concourse at a time.

Total CHIRRP Budget: \$255M



In Planning

Utility Master Plan*

Providing capital scope for utility trunklines feeding existing facilities that are exterior to our terminal complex.

Anticipated CIP Funding Required

Existing System Renewal and Replacement: \$ 250M

SAMP Near Term Projects Projected Costs: TBD

SAMP Long Term Vision Projected Costs: TBD

Resiliency Projects Projected Cost: TBD

**Important to note that the UMP likely won't be its own program but will instead inform other programs on what utilities are needed to support.*

Utility Masterplan provides for trunk and mainline replacement as well as major CMP replacements



Begin Project Development 2022

IWTP Program

Regulatory Requirement

Scope: Install a Pretreatment System, segregate Lagoon 3 to high and low BOD storages. Integrate the Pretreatment system to the existing Industrial Waste System.

Required program to meet permit levels.

Budget: \$100M

Capital Projects- Summary

Capital Projects	CIP	2021 FCST	Cash Flows (Figures in \$000s)					2022 - 26 TOTAL
			2022	2023	2024	2025	2026	
Construction Authorized (Status 5-6)								
Checked Bag Recap/Optimization	C800612	105,610	104,000	112,000	111,800	113,000	115,000	555,800
2021-25 AFLD Pvmnt&Sprrt Infr	C800930	27,543	41,814	26,107	32,224	20,007	3,067	123,219
Upgrades STS Train Control	C801043	1,262	15,117	27,660	23,260	8,462	-	74,499
Restroom Upgrades Conc B, C, D	C800697	11,482	14,545	9,793	5,621	2,193	-	32,152
NS NSAT Renov NSTS Lobbies	C800556	84,602	27,347	-	-	-	-	27,347
International Arrivals Fac-IAF	C800583	68,439	20,509	-	-	-	-	20,509
Subtotal		298,938	223,332	175,560	172,905	143,662	118,067	833,526
Other Construction Authorized Capital Projects	Multiple	127,873	110,535	56,797	37,759	17,217	7,255	229,563
Total - Construction Authorized		426,811	333,867	232,357	210,664	160,879	125,322	1,063,089
Design Authorized (Status 4)								
North MT Redevelopment	C801204	6,612	38,575	93,123	122,403	89,120	167	343,388
C1 Building Floor Expansion	C800845	9,100	50,155	31,983	42,698	88,512	62,957	276,305
Apartment Sound Insulation	C200096	17	4,656	16,473	32,976	41,746	30,307	126,158
MT Low Voltage Sys Upgrade	C800061	3,703	21,300	18,700	17,700	16,200	5,283	79,183
Art Pool	C102066	506	3,551	5,454	6,161	6,522	4,769	26,457
Other Design Authorized Capital Projects	Multiple	25,839	80,852	132,287	106,653	43,636	2,356	365,784
Total - Design Authorized		45,777	199,089	298,020	328,591	285,736	105,839	1,217,275
Pending Authorization (Status 2-3)								
SSAT Renovation/Renewal	C801203	1,534	1,571	26,045	34,154	140,625	121,667	324,062
Utility Master Plan Allowance	C801267	-	-	19,000	30,000	61,000	97,000	207,000
Main Terminal Improvement Prog	C801266	536	4,593	14,159	21,202	28,850	101,189	169,993
Conc HVAC renewal & replace	C801265	20	2,537	5,680	17,434	36,258	54,229	116,138
Other Pending Capital Projects	Multiple	8,664	68,965	150,559	236,197	240,596	186,809	883,126
Total - Pending Authorization		10,754	77,666	215,443	338,987	507,329	560,894	1,700,319
Subtotal		483,342	610,622	745,820	878,242	953,944	792,055	3,980,683
CIP Cashflow Adj Reserve	C801141	-	(95,810)	57,486	38,324	-	-	-
Grand Total		483,342	514,812	803,306	916,566	953,944	792,055	3,980,683

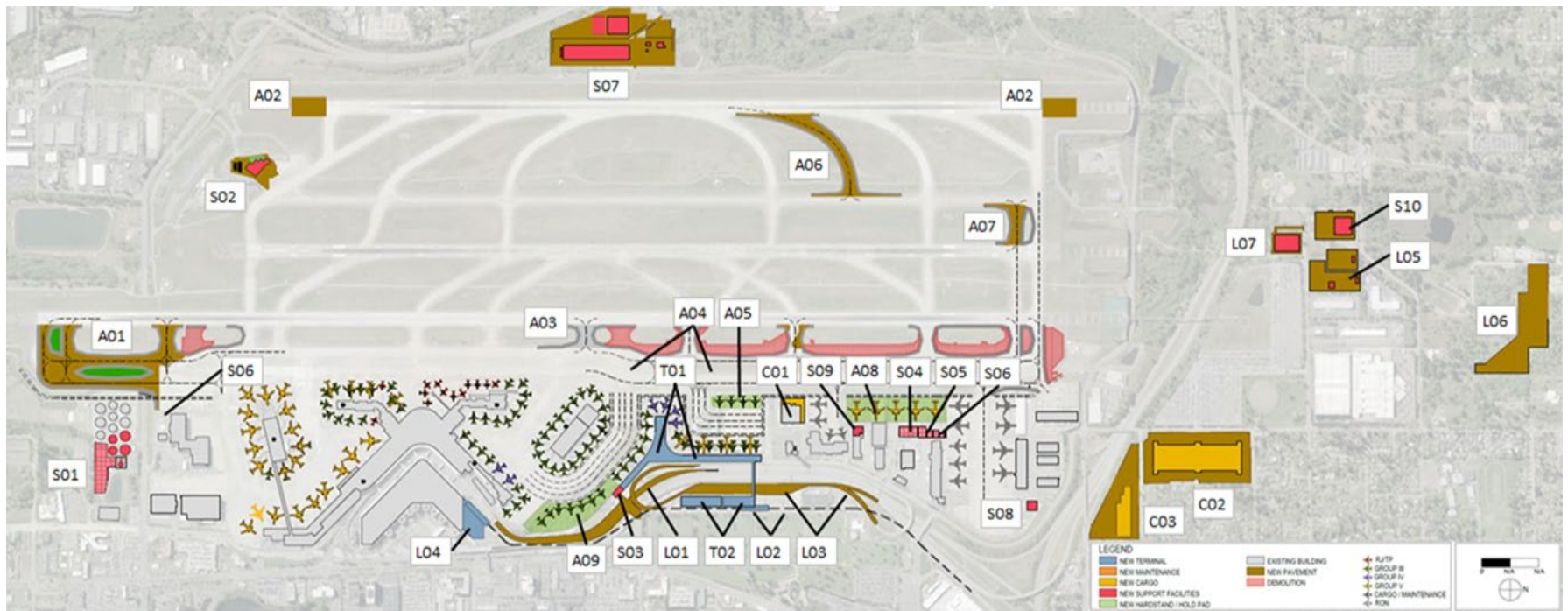
- 27% authorized for construction
- 31% have some design authorized
- 42% have not been authorized
- Planning to spend an average \$791 million per year

Pending Authorization (Status 2-3)

SSAT Renovation/Renewal	C801203	1,534	1,571	26,045	34,154	140,625	121,667	324,062
Utility Master Plan Allowance	C801267	-	-	19,000	30,000	61,000	97,000	207,000
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Other Pending Capital Projects	Multiple	8,664	68,965	150,559	236,197	240,596	186,809	883,126
Total - Pending Authorization		10,754	77,666	215,443	338,987	507,329	560,894	1,700,319

Sustainable Airport Master Plan

Environmental review underway



Maritime & Economic Development Divisions

Draft 2022 to 2026 CIP: \$378M

Project Group/Name	Status	\$ millions					5Y Total	Total Project Cost		
		2022	2023	2024	2025	2026		Current	Previous ³	Change
<i>Large</i>		14.9	47.9	81.0	67.5	44.6	255.9	528.6	452.7	75.8
Duwamish River People's Park (T117 Restoration)	5 In Construction	2.5	0.3	0.3	0.3	0.3	3.6	19.8	23.6	(3.7)
Terminal 91 Berth 6 & 8 Redevelopment	4 In Design	1.3	20.7	39.0	0.8	-	61.8	65.2	40.0	25.2
Terminal 91 Uplands Development Phase I	4 In Design	1.5	2.1	23.1	22.4	-	49.1	50.3	48.5	1.8
Maritime Innovation Center	4 In Design	1.3	6.0	11.1	-	-	18.4	19.9	16.0	3.9
Pier 66 Shore Power	4 In Design	7.5	8.8	0.0	-	-	16.3	17.0	16.7	0.2
Terminal 46 Replace North Pier Structure	3 Pre-design	-	2.5	2.5	30.0	25.0	60.0	60.2	49.5	10.7
Jack Block Park Pier Replacement	3 Pre-design	0.3	0.7	3.5	3.5	-	8.0	8.3	4.0	4.3
Terminal 91 New Cruise Gangways	3 Pre-design	0.5	6.5	0.0	-	-	6.9	7.0	6.9	0.1
Terminal 91 Uplands Phase 2 Buildings	2 Bus Plan Prospective	-	-	-	0.6	1.7	2.3	166.0	144.0	22.0
Fishermen's Terminal Gateway Building	2 Bus Plan Prospective	-	-	-	-	1.9	1.9	53.1	53.4	(0.3)
Fishermen's Terminal Northwest Dock Improvements ²	2 Bus Plan Prospective	-	0.5	1.5	10.0	15.0	27.0	52.0	42.5	9.5
Terminal 91 Uplands Phase 2 Utility Infrastructure	2 Bus Plan Prospective	-	-	-	-	0.6	0.6	9.8	7.7	2.1
<i>Mid-Cap¹</i>		20.8	19.1	13.6	6.8	6.0	66.3			
<i>Small</i>		5.1	1.9	1.0	1.1	2.0	11.1			
<i>Fleet/Technology</i>		2.7	2.8	2.6	2.3	1.7	12.2			
<i>Tenant Improvements</i>		0.8	0.6	0.6	0.6	0.6	3.0			
<i>Management Reserve Cash Flow Adjustment</i>		(10.3)	12.1	10.3	7.0	11.0	30.0			
Total		\$33.9	\$84.3	\$109.0	\$85.3	\$65.9	\$378.4			

¹Also includes non-material spending in 2022 on large projects at/near completion (BHICC Modernization, SBM Service Buildings, T91 NW Fender)

²Moved into capital plan this year - condition assessment to be completed in 2022

³Total estimated project cost as of 2021 Capital Plan (Q3 2020)

⁴Project Categories: Large >\$5M, Mid \$1M to \$5M, Small <\$1M

* Fourth Cruise Berth (\$137M) has been moved to status 1 (Prospective) and is not funded

Capital Projects

Maritime Division



Duwamish River People's Park and Shoreline Habitat



Shilshole Bay Marina Customer Service Facilities



Maritime Division Projects

- * Terminal 91 – Berths 6 & 8
- * Pier 66 Shore Power
- * Maintenance and rehab of existing facilities
- * New T46 Cruise Terminal (delayed)

2021-2025 Capital Budget of \$367mil

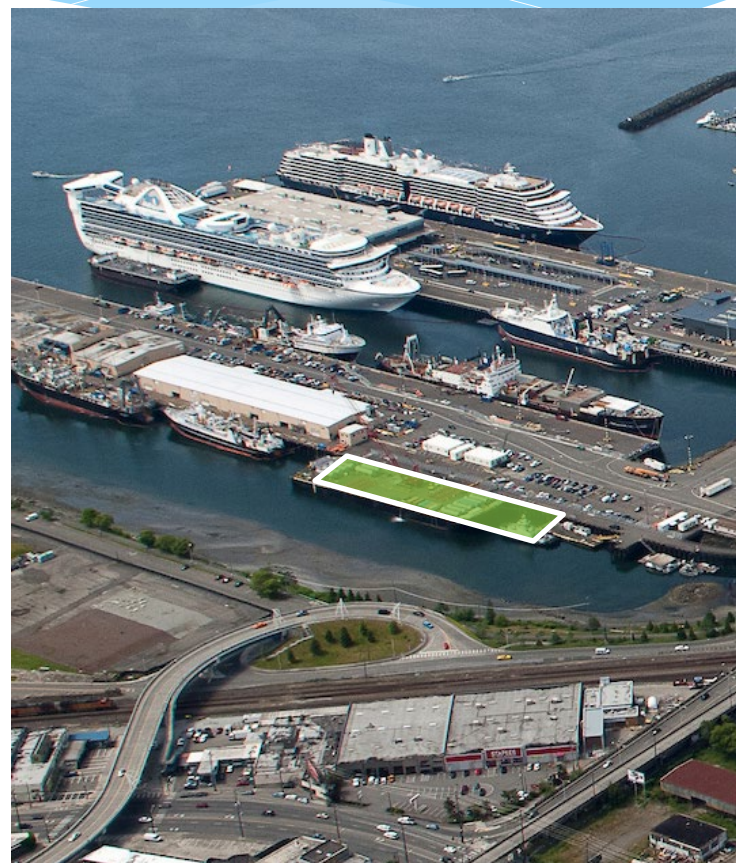
Berths 6&8, Pier 90

DESCRIPTION

- Demolition of existing Pier and apron structure, removal of most creosote piling
- Construction of new 650psf pier tailored to fishing vessel and industrial customers, including applicable utilities, bollards and steel fender system
- Relocation of existing office space as required

GOALS

- Bring Berths 6 & 8 back into service for large fishing vessels (and other customers) with improved berth efficiency and access
- Provide more flexibility to accommodate a variety of vessel sizes



Pier 66 Shorepower

PIER 66 BELL STREET
CRUISE TERMINAL

SUBMARINE CABLE
TERMINAL 46 / PIER 66

TERMINAL 46



Economic Development Division – Real Estate

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



Projects:

- * Pier 66 Bell Harbor Conference Center (2020)
- * World Trade Center HVAC (BES)
- * Elevator Modernizations (BES)

- * Maritime Innovation Center
- * Terminal 91 Uplands Development

2nd Largest Land Owner in King County

Maritime Innovation Center



Terminal 91 Uplands

- * Phase 1 - 100,000 sqft of maritime/industrial space. (\$50M)
 - * Design approx. 10%
 - * Phase 1 planned construction start: late 2023
- * Phase 2 - additional 300,000 sqft. (\$175M)
 - * Schedule TBD



Professional Services Contracted by the Port of Seattle

- * Contract Types (i.e. Service Agreements)
 - * IDIQ
 - * Project Specific
- * Services Utilized:
 - * Design
 - * Project Management
 - * Construction Management
- * Finding Upcoming Opportunities

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<https://www.portseattle.org/business/bid-opportunities>

Diversity in Contracting - Bid Opportunities



View/Register for Current Bid Opps
VendorConnect



View Future Bid Opportunities



VendorConnect External User Guide



Find Certified Firms

Minority, Women and Disadvantaged
Business Enterprises



Contractor Data System

Log in to CDS