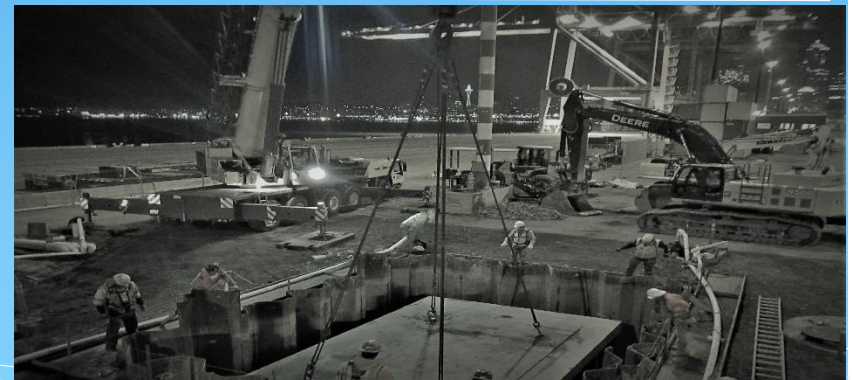


Port of Seattle 2023-2027 Capital Improvement Program

Brian Sweet, PE, CCM
Assistant Director of Engineering - Construction
January 26, 2023



Port
of Seattle®



Today's Agenda

- * **The Port of Seattle**
- * **2023-2027 5-year Capital Improvement Plan**
- * **Recently Completed Projects**
- * **Current Projects**
- * **Upcoming Projects & Consulting Opportunities**

About the Port Of Seattle

- **Seattle-Tacoma International Airport – 9th busiest in country**
- **Two cruise ship terminals**
- **Fisherman's terminal**
- **Four public marinas**
- **Real estate holdings**
- **Four cargo handling terminals**



Port of Seattle Century Agenda

- * **POS 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 2023-2027

(\$ in 000's)						Total
	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2023-2027</u>
Aviation	\$ 784,636	\$ 944,847	\$ 1,053,726	\$ 966,725	\$ 898,664	\$ 4,648,598
Maritime	54,091	113,195	93,136	55,843	36,335	352,600
Economic Development	8,687	42,943	82,508	29,303	6,244	169,685
Central Services	17,559	16,505	11,151	7,216	7,453	59,884
NWSA Joint Venture ⁽¹⁾	1,400	12,600	13,860	0	1,500	29,360
Stormwater Utility	1,065	1,000	3,950	500	2,700	9,215
CIP Cashflow Adjustment Reserve	(141,595)	78,897	54,698	4,000	4,000	0
Subtotal - Port CIP	\$ 725,843	\$ 1,209,987	\$ 1,313,029	\$ 1,063,587	\$ 956,896	\$ 5,269,342
Payment to the NWSA for Capital Expenditures ⁽²⁾	74,634	58,482	27,425	34,697	81,150	276,388
Total Port and 50% NWSA CIP	\$ 800,477	\$ 1,268,469	\$ 1,340,454	\$ 1,098,284	\$ 1,038,046	\$ 5,545,730

CAPSUM

Notes:

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

Project Delivery - Construction

- **Design-Bid-Build**
- **GC/CM**
 - **With SC/CM**
- **Heavy Civil GC/CM**
- **Traditional & Progressive Design-Build**
- **Building Engineered System**
- **Tenant Reimbursement Agreement**
- **Job Order Contracting**

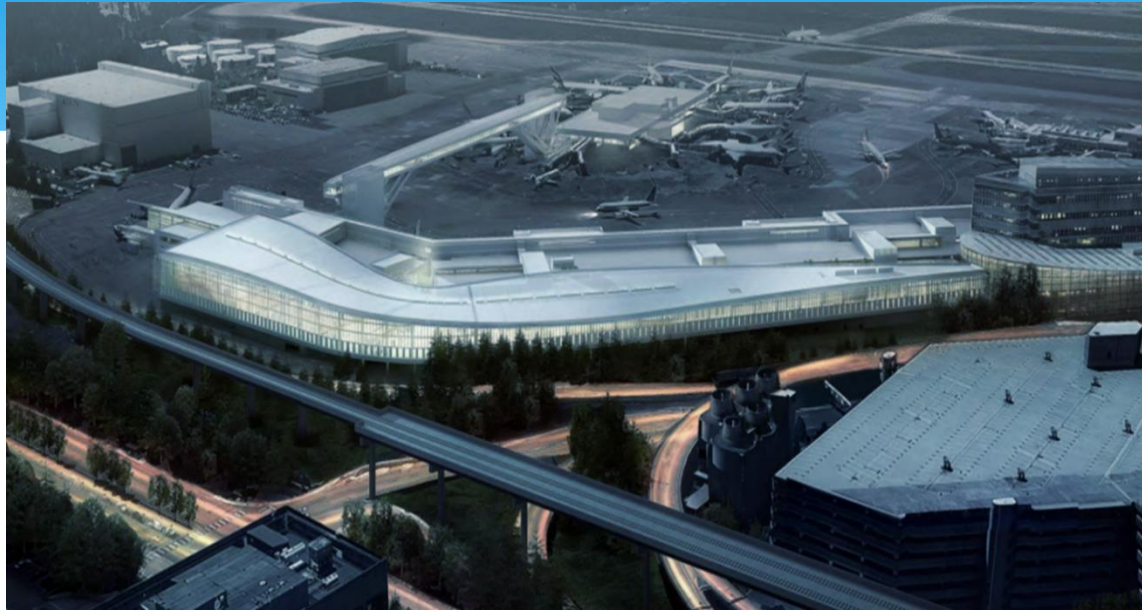


Project Delivery - Design

- **In-house design**
- **Project Specific Design Services**
- **IDIQ Design Services**
- **Design-Build**

Recently Completed Projects

International Arrivals Facility



- **Contract Type:** Progressive DB
- **Total Project Cost:** \$968M
- **Contract Started:** July 2015
- **Beneficial Occupancy Issued:** April 2022
- **Construction Completed:** April/May 2022
- **Design Builder:** Clark/SOM
- **CM Support:** Parsons & Parametrix

Current Projects

- * **Projects Currently in Design & Construction**
 - * **Concourse C Expansion**
 - * **Post IAF Airline Realignment**
 - * **Terminal 5 Berth Modernization**
 - * **Baggage Optimization Phase 2**

Concourse C Expansion



Contract Type:

Total Project Cost:

Preconstruction Services Started:

Construction Started:

Construction Complete:

GC/CM Contractor:

Designer:

PM/CM Support:

GC/CM

\$390 Million

December 2020

Q3 2022

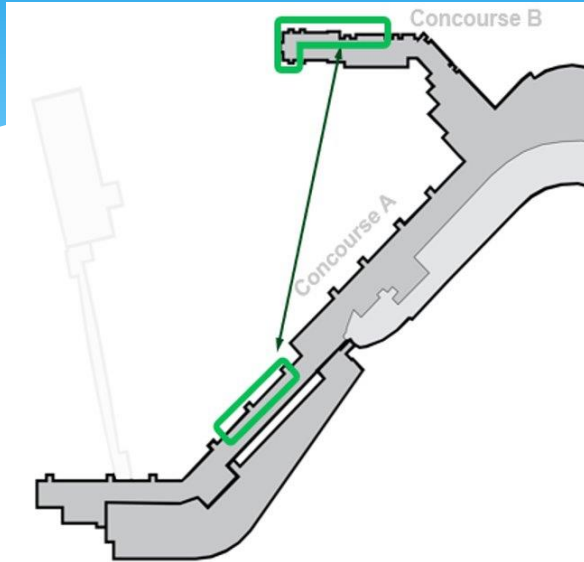
Q4 2026

Turner

Miller Hull

Jacobs/Parametrix

Post IAF Airline Realignment



Contract Type:

Total Project Cost:

Preconstruction Services Started:

Construction Start:

Construction Complete:

GC/CM Contractor:

Designer:

CM Support:

GC/CM

\$102M

Q3 2022

Q2 2024

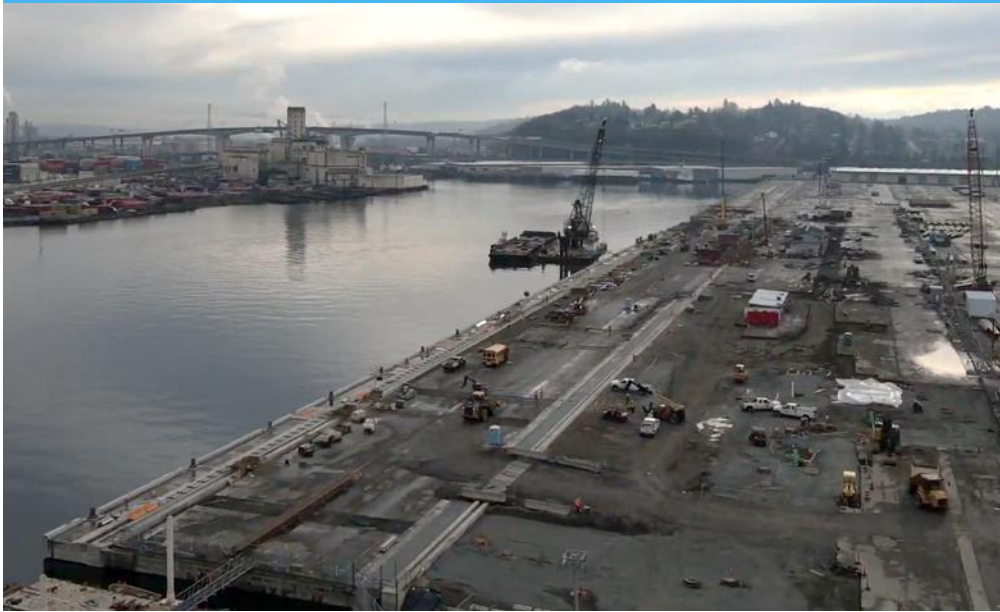
Q2 2026

Hoffman Construction

OAC Services

HNTB

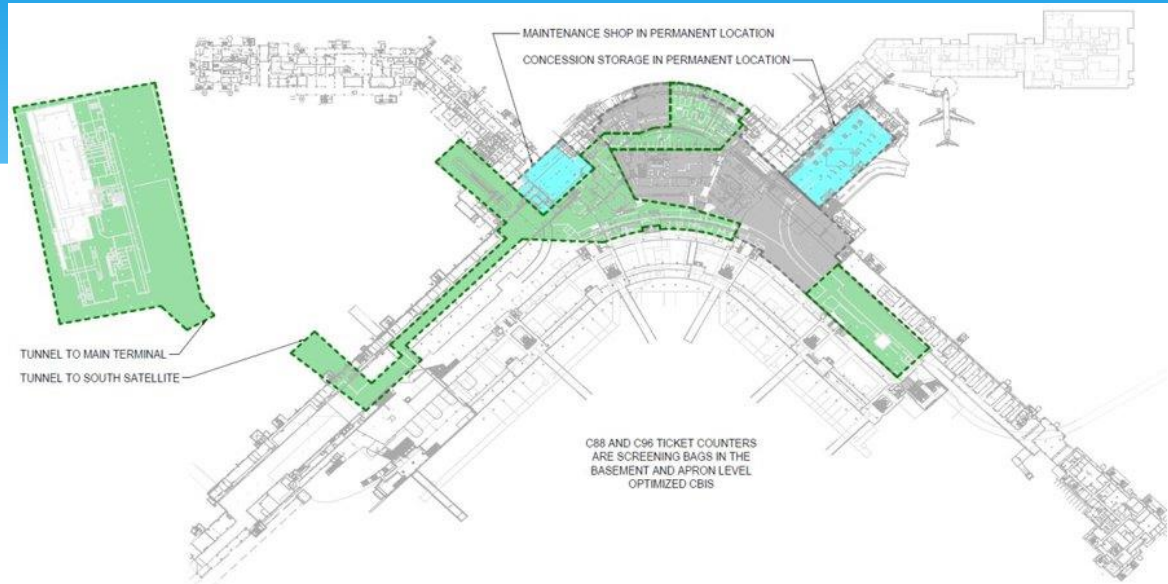
Terminal 5 Modernization



Contract Type:
Total Project Cost:
Contract Start:
Construction Complete:
Contractor:
Designer:
CM Support:

Design Bid Build
\$200M
March 2019
Q3 2023
Orion
Port of Seattle
KBA, Parametrix, Rock PM

Baggage Optimization Phase 2



Contract Type:

Total Project Cost:

Contract Start:

Construction Complete:

Contractor:

Designer:

CM Support:

Design Bid Build

\$415M

July 2020

May 2024

Hensel Phelps

BNP Associates

**KBA, Nisqually &
Parametrix (IDIQ)**

Upcoming Projects (With Opportunities)

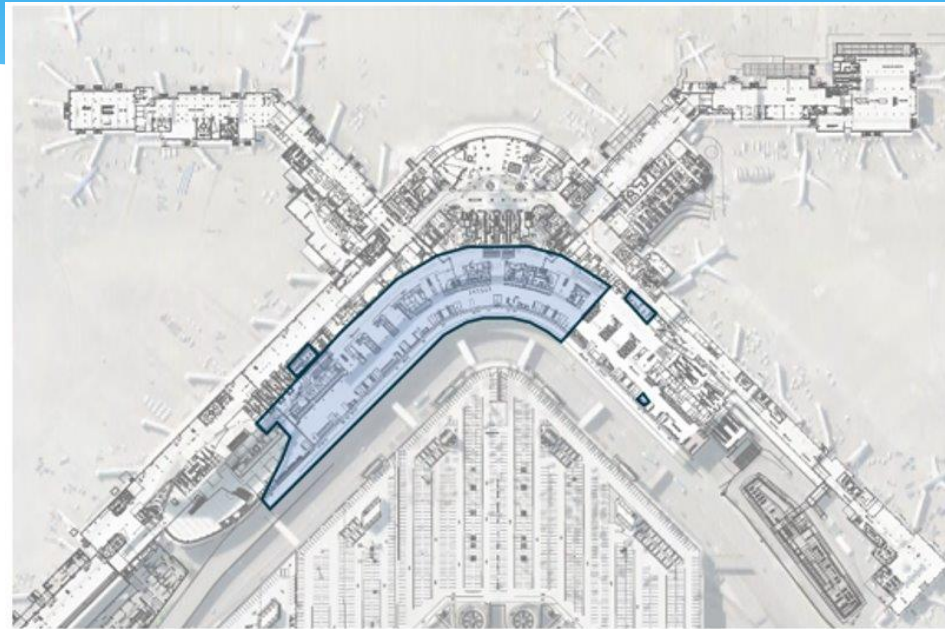
- * **Upgrade SEA**
- * **Current Pipeline**
 - * **Main Terminal Redevelopment Program**
 - * **Baggage Optimization Phase 3**
 - * **SSAT Renovation & Renewal**
 - * **Concourse HVAC Improvements, Renewal & Replacement Program (CHIRRP)**
 - * **Industrial Waste Treatment Plant**
 - * **Marine/Waterfront Projects**
 - * **IDIQ Tenant/Airport Dining & Retail (ADR) – Project Management**

Upgrade SEA



* www.portseattle.org/blog/upgrade-sea-next-era-capital-projects-takes-flight

Main Terminal Improvements Program



Total Project Cost:

\$800M+

Construction Contract Type:

GC/CM

Design RFP

Q4 2023

GC/CM RFP

Q1 2024

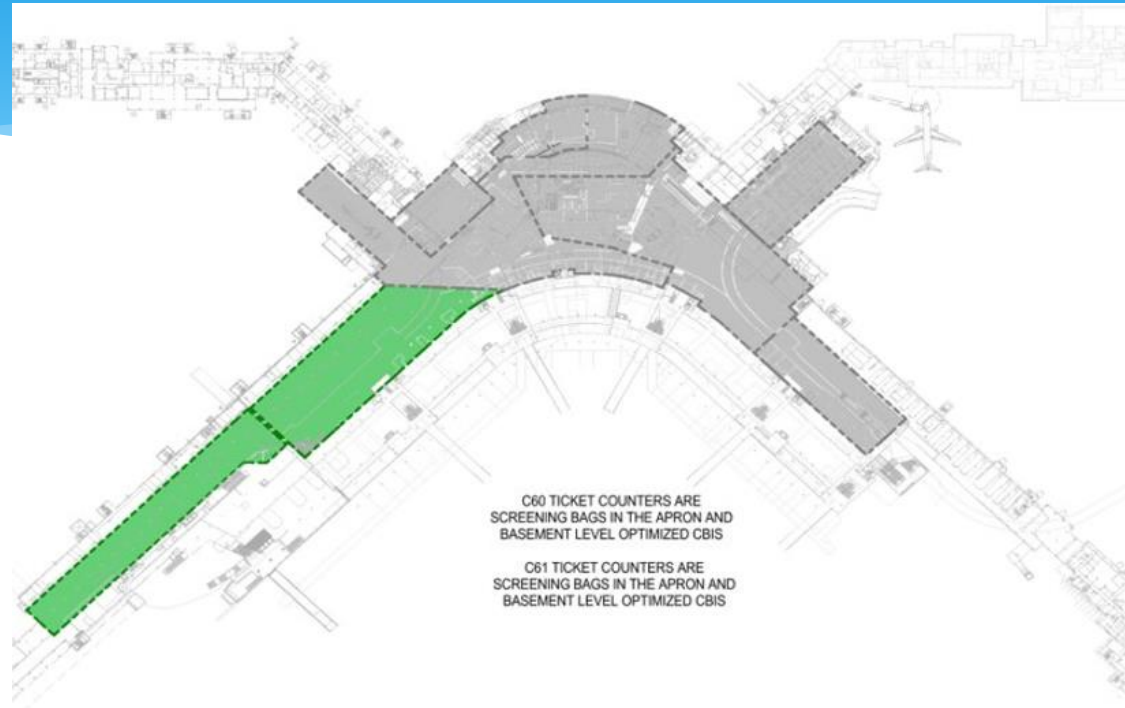
PM & CM Support RFPs

Q4 2023

Construction Complete:

2033

Baggage Optimization Program Phase 3



Total Project Cost:

\$TBD

Contract Type:

GC/CM

GC/CM RFP:

Q2 2023

CM Support:

Parametrix

Designer:

BNP Associates

Construction Complete:

Q4 2026

Concourse HVAC Improvements & Renovations Program



Project Development Document (Scope Definition) RFP:	2023/2024
Construction Contract Type:	GC/CM
Total Project Cost:	\$250M+
Design Start:	2025
Construction Start:	2027
Construction Complete:	2033

Industrial Waste Treatment Plant



(Likely) Contract Type:

Total Project Cost:

Design RFP

PM & CM Support RFPs:

GC/CM RFP:

Construction Start:

Construction Complete:

DBB or Heavy Civil GC/CM

\$150M

Q4 2023

Q1 2024

Q2 2024

Q3 2025

2027

Maritime Projects

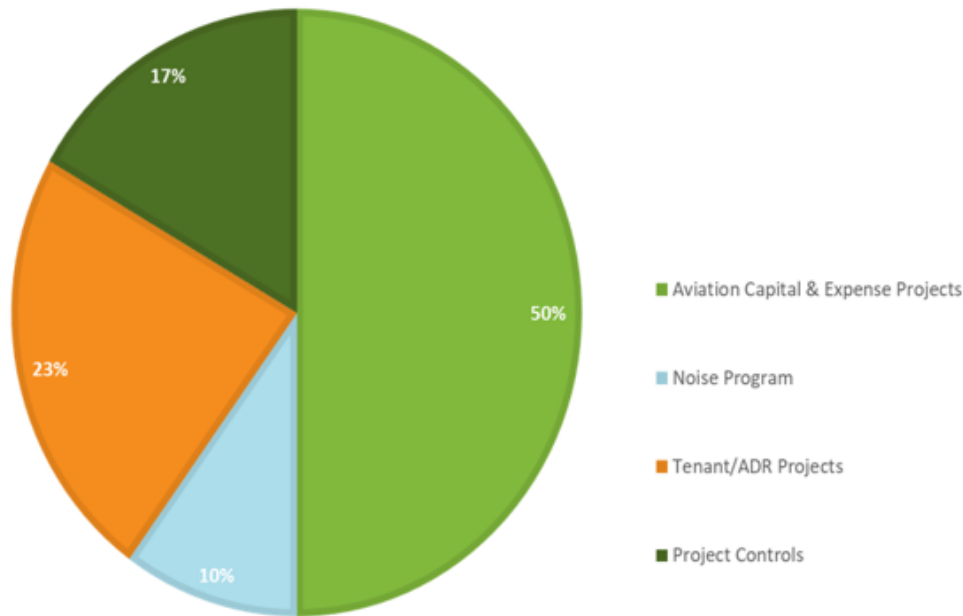
- **Maritime Innovation Center**
- **Terminal 91 Uplands Development**
- **Northwest Seaport Alliance:**
- **Terminal 91 – Berths 6 & 8**
- **Fisherman's Terminal Development**
- **P-66 Cruise Ship Shore Power**
- **P-66 Fender Replacement**
- **Maritime Industrial Center Electric Upgrade**

IDIQ Agreements

- * **Design Services:**
 - * Procured as existing agreements reach capacity or end of ordering period
- * **Project Management and Construction Management**
 - * Procured separately
 - * Multiple Firms Selected with each IDIQ RFP
 - * For example: 5 CM contracts executed in 2021 with a total of \$20M capacity
 - * Next IDIQ RFPs will be issued very soon for PM Services
 - * Design IDIQs – Issued as needed
 - * CM IDIQ – Late 2024/Early 2025

Tenant and ADR PM Services

\$60M PROJECT SUPPORT

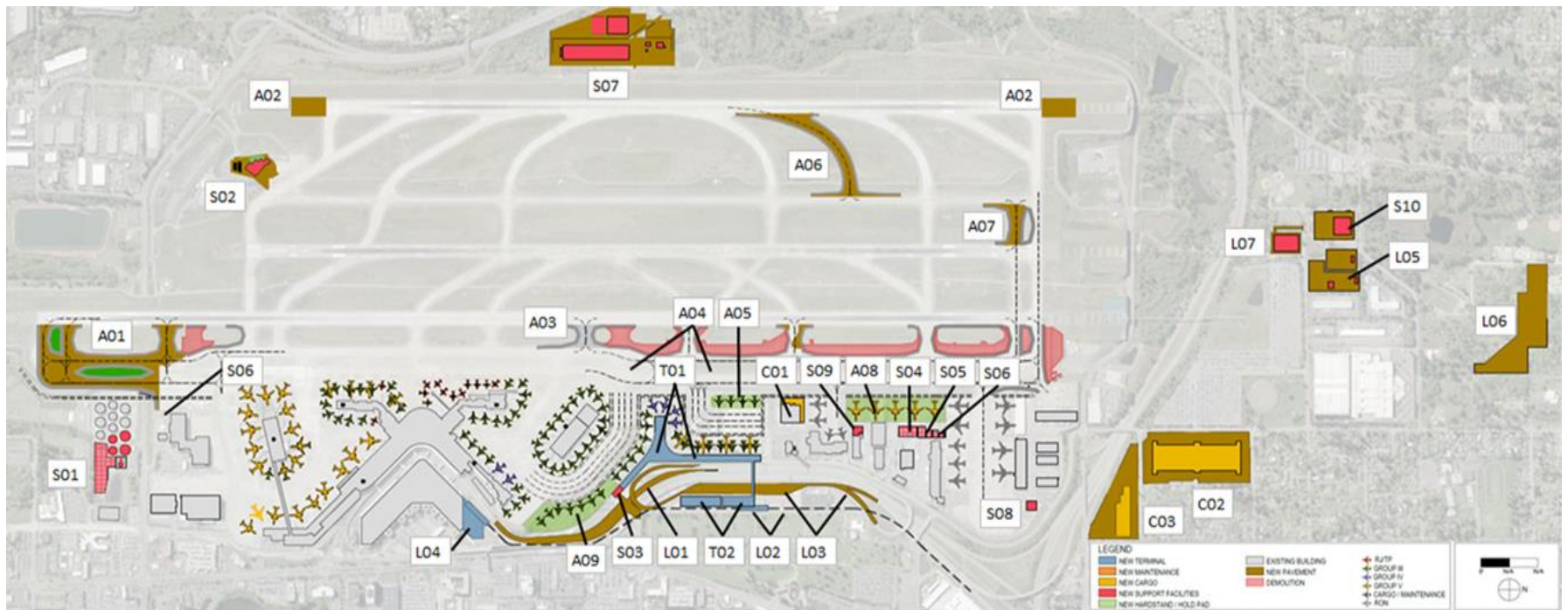


- PM resources to support the current 5-year Capital Improvement Program.
- Two contracts PM IDIQ contracts: One for tenant expense, and one for Airport Dining and Retail projects

Sustainable Airport Master Plan

45+ projects, \$4.5B+

Environmental review underway



Questions?

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Web Site:
www.PortSeattle.org/business/bid-opportunities