Port of Seattle
2023-2027
Capital Improvement Program

Brian Sweet, PE, CCM
Assistant Director of Engineering - Construction
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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

<table>
<thead>
<tr>
<th></th>
<th>2023</th>
<th>2024</th>
<th>2025</th>
<th>2026</th>
<th>2027</th>
<th>Total 2023-2027</th>
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<tbody>
<tr>
<td>Aviation</td>
<td>$784,636</td>
<td>$944,847</td>
<td>$1,053,726</td>
<td>$966,725</td>
<td>$898,664</td>
<td>$4,648,598</td>
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<td>Maritime</td>
<td>54,091</td>
<td>113,195</td>
<td>93,136</td>
<td>55,843</td>
<td>36,335</td>
<td>352,600</td>
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<td>Economic Development</td>
<td>8,687</td>
<td>42,943</td>
<td>82,508</td>
<td>29,303</td>
<td>6,244</td>
<td>169,685</td>
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<td>Central Services</td>
<td>17,559</td>
<td>16,505</td>
<td>11,151</td>
<td>7,216</td>
<td>7,453</td>
<td>59,884</td>
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<tr>
<td>NWSA Joint Venture (1)</td>
<td>1,400</td>
<td>12,600</td>
<td>13,860</td>
<td>0</td>
<td>1,500</td>
<td>29,360</td>
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<td>Stormwater Utility</td>
<td>1,065</td>
<td>1,000</td>
<td>3,950</td>
<td>500</td>
<td>2,700</td>
<td>9,215</td>
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<td>CIP Cashflow Adjustment Reserve</td>
<td>(141,595)</td>
<td>78,897</td>
<td>54,698</td>
<td>4,000</td>
<td>4,000</td>
<td>0</td>
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<tr>
<td><strong>Subtotal - Port CIP</strong></td>
<td><strong>$725,843</strong></td>
<td><strong>$1,209,987</strong></td>
<td><strong>$1,313,029</strong></td>
<td><strong>$1,063,587</strong></td>
<td><strong>$956,896</strong></td>
<td><strong>$5,269,342</strong></td>
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<tr>
<td>Payment to the NWSA for Capital Expenditures (2)</td>
<td>74,634</td>
<td>58,482</td>
<td>27,425</td>
<td>34,697</td>
<td>81,150</td>
<td>276,388</td>
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<tr>
<td><strong>Total Port and 50% NWSA CIP</strong></td>
<td><strong>$800,477</strong></td>
<td><strong>$1,268,469</strong></td>
<td><strong>$1,340,454</strong></td>
<td><strong>$1,098,284</strong></td>
<td><strong>$1,038,046</strong></td>
<td><strong>$5,545,730</strong></td>
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**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
Contract Type: GC/CM
Total Project Cost: $390 Million
Preconstruction Services Started: December 2020
Construction Started: Q3 2022
Construction Complete: Q4 2026
GC/CM Contractor: Turner
Designer: Miller Hull
PM/CM Support: Jacobs/Parametrix
Post IAF Airline Realignment

Contract Type: GC/CM
Total Project Cost: $102M
Preconstruction Services Started: Q3 2022
Construction Start: Q2 2024
Construction Complete: Q2 2026
GC/CM Contractor: Hoffman Construction
Designer: OAC Services
CM Support: HNTB
Terminal 5 Modernization

Contract Type: Design Bid Build
Total Project Cost: $200M
Contract Start: March 2019
Construction Complete: Q3 2023
Contractor: Orion
Designer: Port of Seattle
CM Support: KBA, Parametrix, Rock PM
Contract Type: Design Bid Build
Total Project Cost: $415M
Contract Start: July 2020
Construction Complete: May 2024
Contractor: Hensel Phelps
Designer: BNP Associates
CM Support: 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: DBB or Heavy Civil GC/CM
Total Project Cost: $150M
Design RFP: Q4 2023
PM & CM Support RFPs: Q1 2024
GC/CM RFP: Q2 2024
Construction Start: Q3 2025
Construction Complete: 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
* **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

- 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