

Central Terminal Infrastructure Upgrade Project (CTIUP)

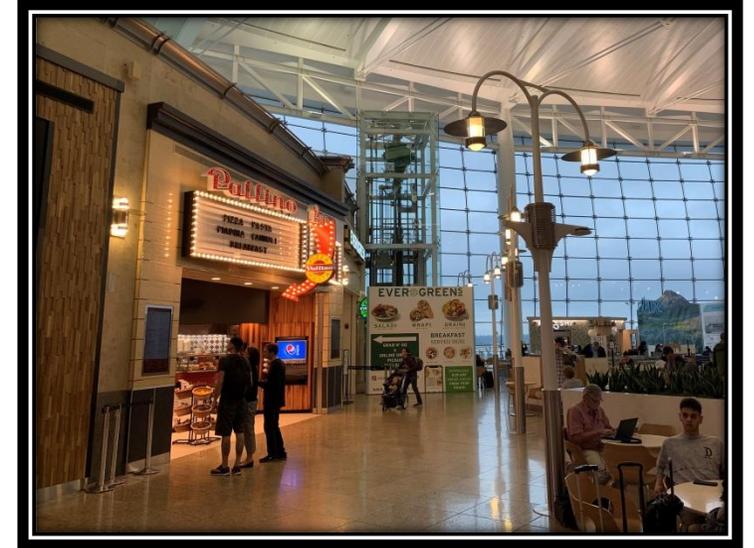
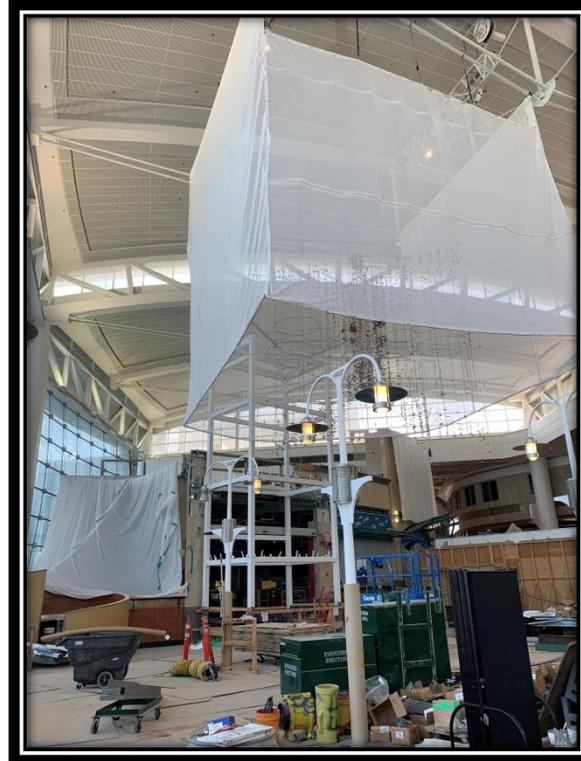
Seattle-Tacoma International
Airport

Central Terminal Infrastructure Upgrade Project

Scope / Purpose

Optimal Level of Service

- Adds 11,000 sf of Leasable Space
- Upgrades HVAC Infrastructure
- Adds Vertical Circulation



CTIUP Major Construction Cost Growth Drivers

- Construction Barricades
- Grab and Go/Food Cart Units
- Delay in Closing Tenant Spaces
- Pest Mitigation
- Unforeseen Conditions
- Design Errors and Omissions
- Additional Construction Support Services
- Additional Design Support Services

Major Construction Milestones

- Notice to Proceed Q1, 2018
- Phase 1 (South CT) Substantial Completion Q1, 2019
- Phase 2 (North CT) Construction Start Q1, 2019
- Phase 2 (North CT) Substantial Completion Q3, 2020

Appendix

Project Benefits

- Aviation Commercial Management (AVCM) is able to lease 11,000 square feet of new space in the Central Terminal; previously unused space on the north and south mezzanine levels
- Upgrades the infrastructure in all of the Central Terminal tenant spaces.
- Improves HVAC system in the Central Terminal
- Improves the customer experience

Lessons Learned– Design and Construction

- Include a plan for customer service impacts during construction
- Plan for budget and schedule impacts for pest mitigation
- Perform additional site investigation
- Plan for ADR cleaning and operational readiness in the schedule
- Establish schedule breaks between contractors and tenants - avoid both parties working in same space at the same time
- Better coordination between projects and tenant contractors for lay down space

Project Benefits & Rationale

- 2016 ADR Demand Analysis showed a significant shortfall of food and beverage space to meet the forecasted passenger demand in 2025
- Staff looked throughout the main Airport terminal building for space that could be utilized to meet this shortfall
- The mezzanine spaces on the north and south sides of the Central Terminal were determined to be the best alternative for reducing the shortfall relative to the forecasted demand
- This project is necessary to make these spaces leasable
- Upgrades the infrastructure in all of the Central Terminal tenant spaces.
- Improves HVAC and system in the Central Terminal
- Improves the customer experience

CTIUP Background/History

- ADR Infrastructure Modifications project combined with the CTE HVAC project after both projects had bid irregularities March 2017
- Construction Authorization of the combined projects June 2017
- South Central Terminal tenant restaurants closed February 2018
- Phase I Boston Barricade installed February 2018
- South Central Terminal tenant restaurants opened February 2019
- Anthony's restaurant closed March 2019
- Phase II Boston Barricade installed March 2019

Project location

Phase 1 Construction Activity

Central Terminal Food and Beverage (F&B) Locations

Phase 1 as of Q1 2018



- Existing Central Terminal F&B Locations Open During Construction
- New F&B Locations Open as part of Lease Group 1 & 2

- Proposed Temporary Locations During Construction
- Grab and Go/Food Cart Units