

Item No.	10a_supp
Date of Meeting	August 11, 2026

S Concourse Evolution Multi-Year Authorization



Agenda

- Program Purpose & Objectives
- Project Status
- Requested Authorization
- Commission Roadmap
- Construction Schedule
- Design – Renderings
- Fly-Through Animation
- Next Steps



- The S Concourse Evolution project (SCE) is a part of Upgrade SEA
- Collaboration from project team happening amongst SEA departments as well as External Relations, Customer Experience, etc.
- Updates will be communicated pre-construction with media moments and tours, social media, and information on website project page.
- Working with External Relations on drafting a communications plans as we move forward. This includes ongoing information to external audiences on project information and opportunities.



Program Purpose & Objectives

- SEA S Concourse renovation, renewal, and upgrade of 50-year-old facility
- Upgrades the facility to meet current seismic, structural, and building codes
- Repurposes space vacated by the International Arrivals Facility (IAF)
- Elevates passenger experience through expanded dining, retail, and amenities
- Provides improved level-of-service with larger boarding areas and technologies
- Achieves LEED Silver certification with reduced emissions and energy use

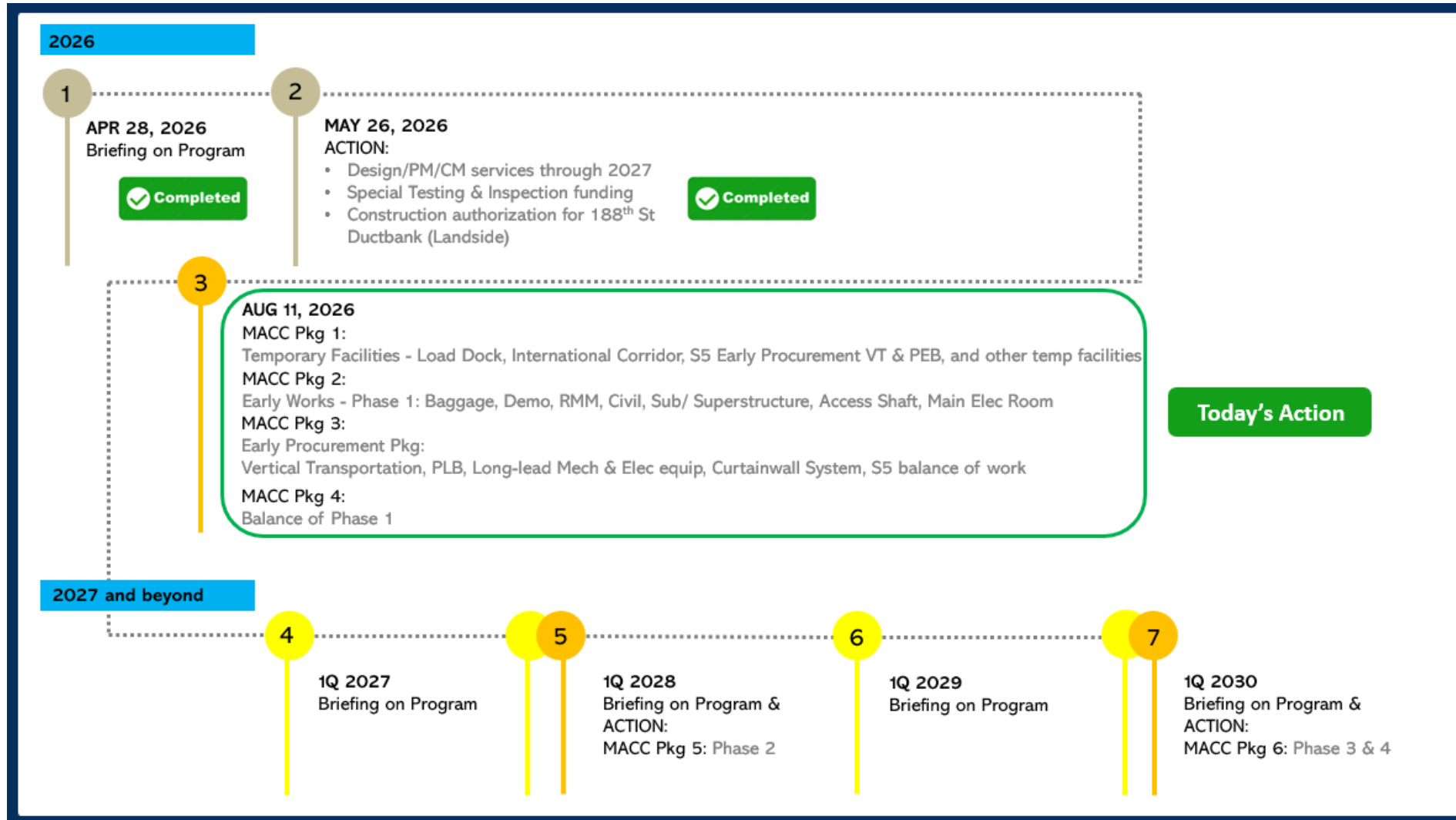
Project Status

- Base Building currently in Design
 - 90% Design deliverable on 11/6/26
- Multiple Early Works packages in Procurement and Permitting
- Facilitating projects:
 - Completed: Cargo 3 Bus Parking & Cargo 6 Hardstand
 - In Progress: Gate D6, 188th St Duct bank, Spot 99, Cargo 7 Hardstand
- Coordination for Nov 2026 Construction start

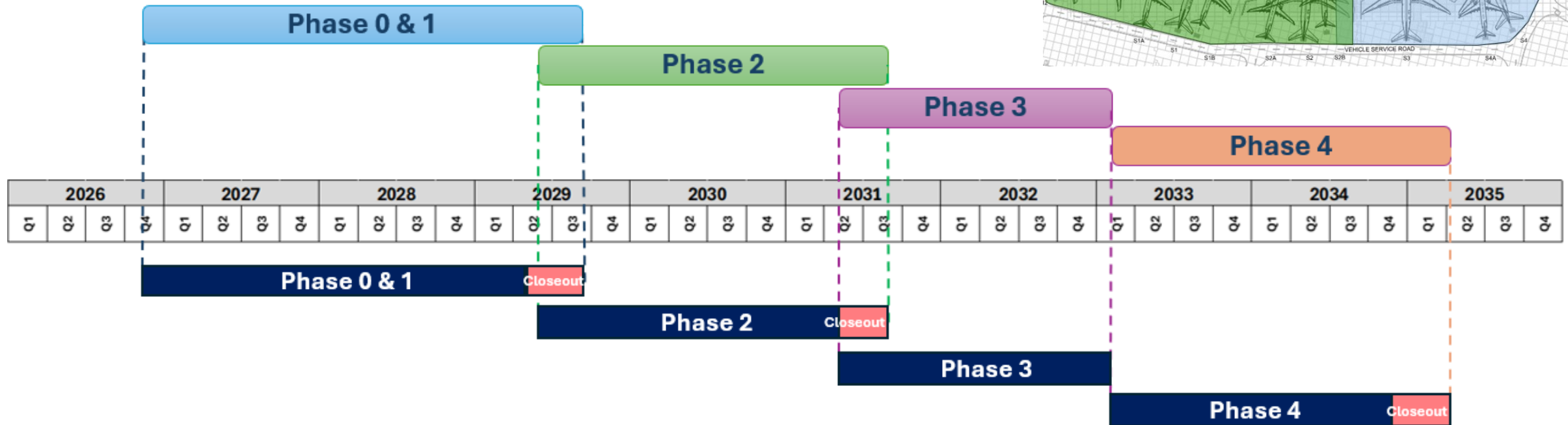
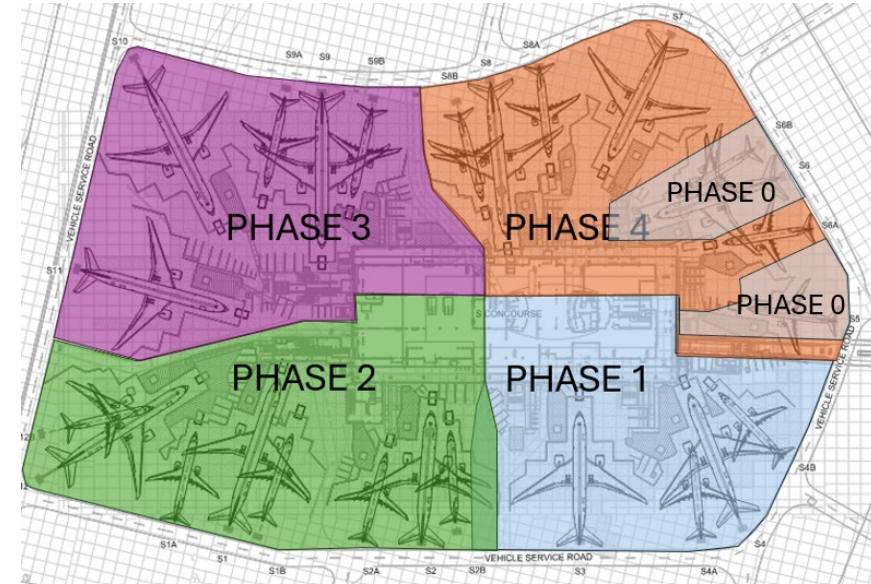
Funding & Requested Authorization

- Funding Sources
 - Revenue Bonds
 - \$270 Federal Aviation Administration Grants
 - No Local Tax Dollars
- Request Commission authorization for the Executive Director to increase funding project authorization for S Concourse Evolution by \$1,100,000,000 for a total authorization of \$1,400,000,000. This authorization to provide project funding for all activities will provide funding for all activities necessary to advance the program into 2029.

Commission Roadmap Update



Construction Schedule

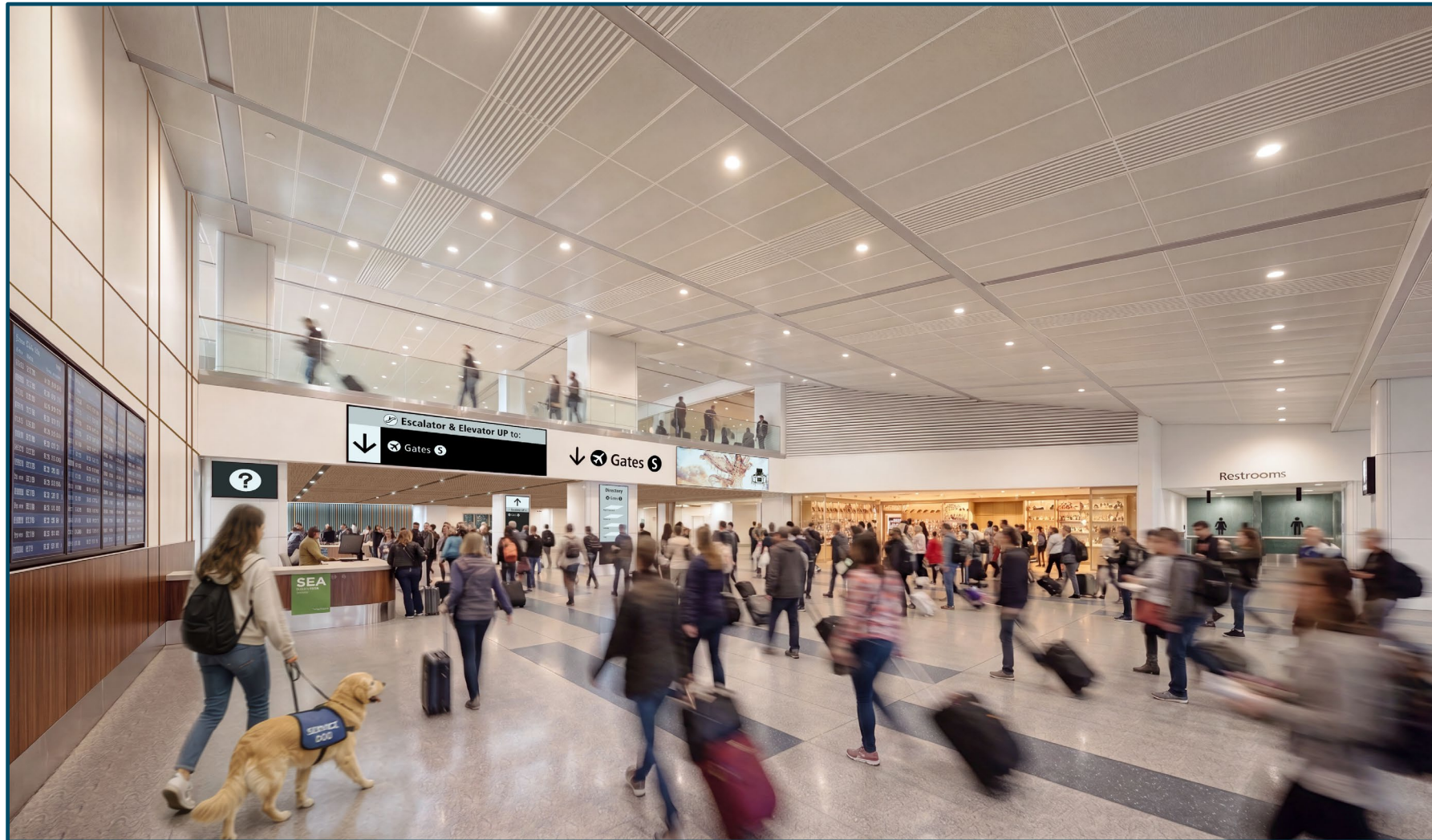


Building Levels



- 7** Mechanical Penthouse Level
- 6** Upper Concourse Level
- 5** Concourse Level
- 4** International Corridor Level
- 3** Ramp & Baggage Level
- 2** Amenities Level
- 1** STS Train Level

Current Design – STS Train Level



View facing South after exiting the train

Current Design – Concourse Level East



View facing East towards A Concourse

Current Design – Concourse Level West



View facing West towards runways

Current Design – Upper Concourse



View facing West towards runways

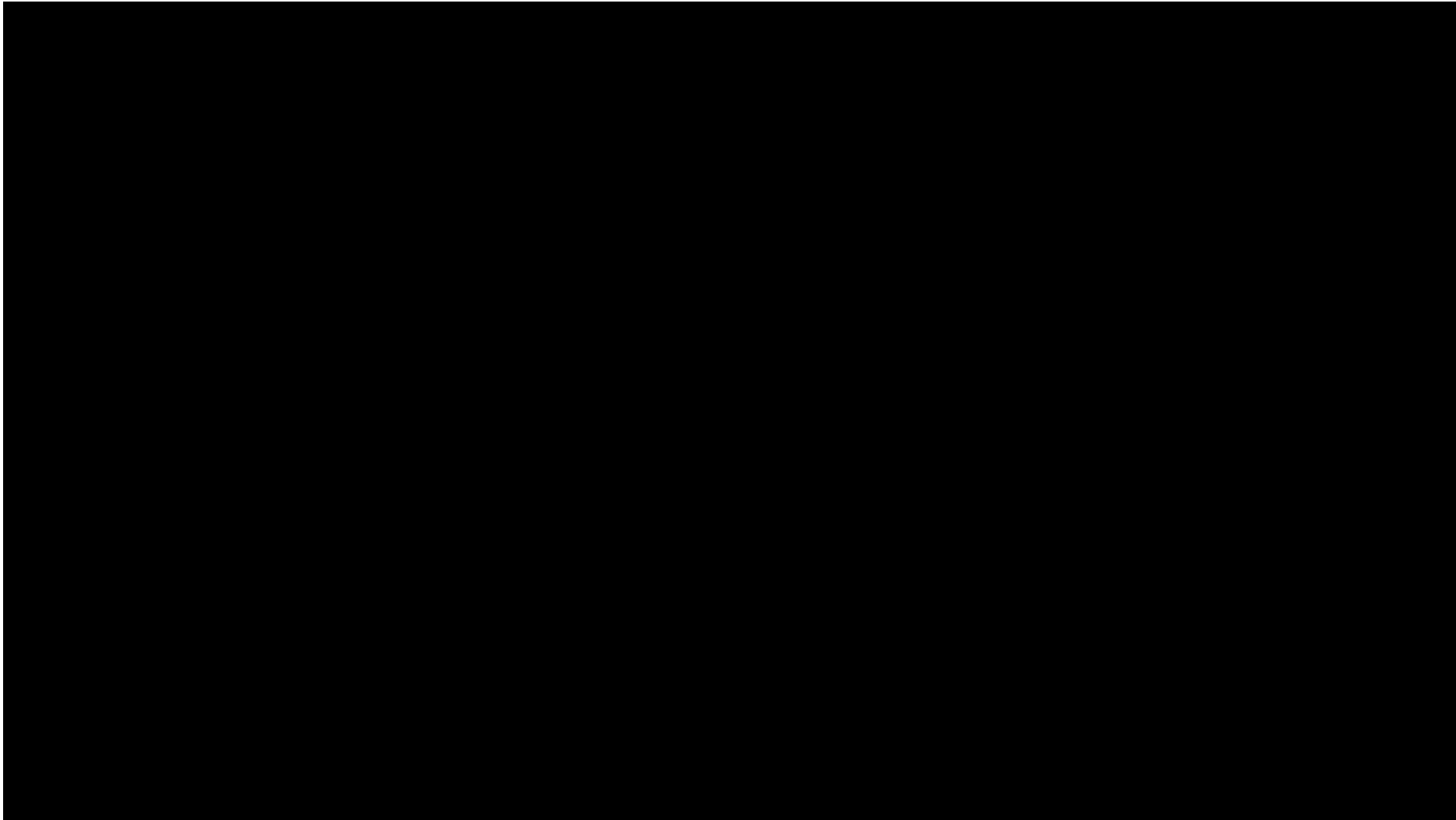
Current Design – Northeast Exterior



Current Design – Southwest Exterior



Fly-Through Animation Video



Next Steps

- Execute multiple MACC (maximum allowable construction costs) contracts
- 90% Design Deliverable November 2026
- Construction start November 2026
- Groundbreaking event Q1 2027
- Future Commission Items
 - Q1 2027 - Briefing
 - Q1 2028 - Briefing & Action
 - Action to increase funding for Phase 2 MACC
 - Q1 2029 - Briefing
 - Q1 2030 - Briefing & Action
 - Action to increase funding for Phase 3 & 4, including Final MACC

Requested Authorization

- Request Commission authorization for the Executive Director to increase funding project authorization for S Concourse Evolution by \$1,100,000,000 for a total authorization of \$1,400,000,000. This authorization to provide project funding for all activities will provide funding for all activities necessary to advance the program into 2029.

Questions