



Seattle-Tacoma  
International  
Airport

# 2024 Aviation Industry Day

June 11, 2024



# Program

## Presentation

- SEA Vision
- Aviation Program Overview
- Diversity in Contracting
- Project First Looks
- Next Steps

## Q&A

## Networking

# SEA Vision

**Arif Ghouse** | Chief Operating Officer, Aviation Division

# Aviation Program Overview

**Eileen Francisco** | Director, Aviation Project Management



S Concourse  
Evolution

SEA Underground  
Controls Replacement

C Concourse  
Expansion

Main Terminal  
Improvements  
Program

SEA  
Gateway

Concourse A Building  
Expansion for  
Lounges

Concourse A  
Duty Free

Baggage  
Optimization

Concourse HVAC  
Replacement

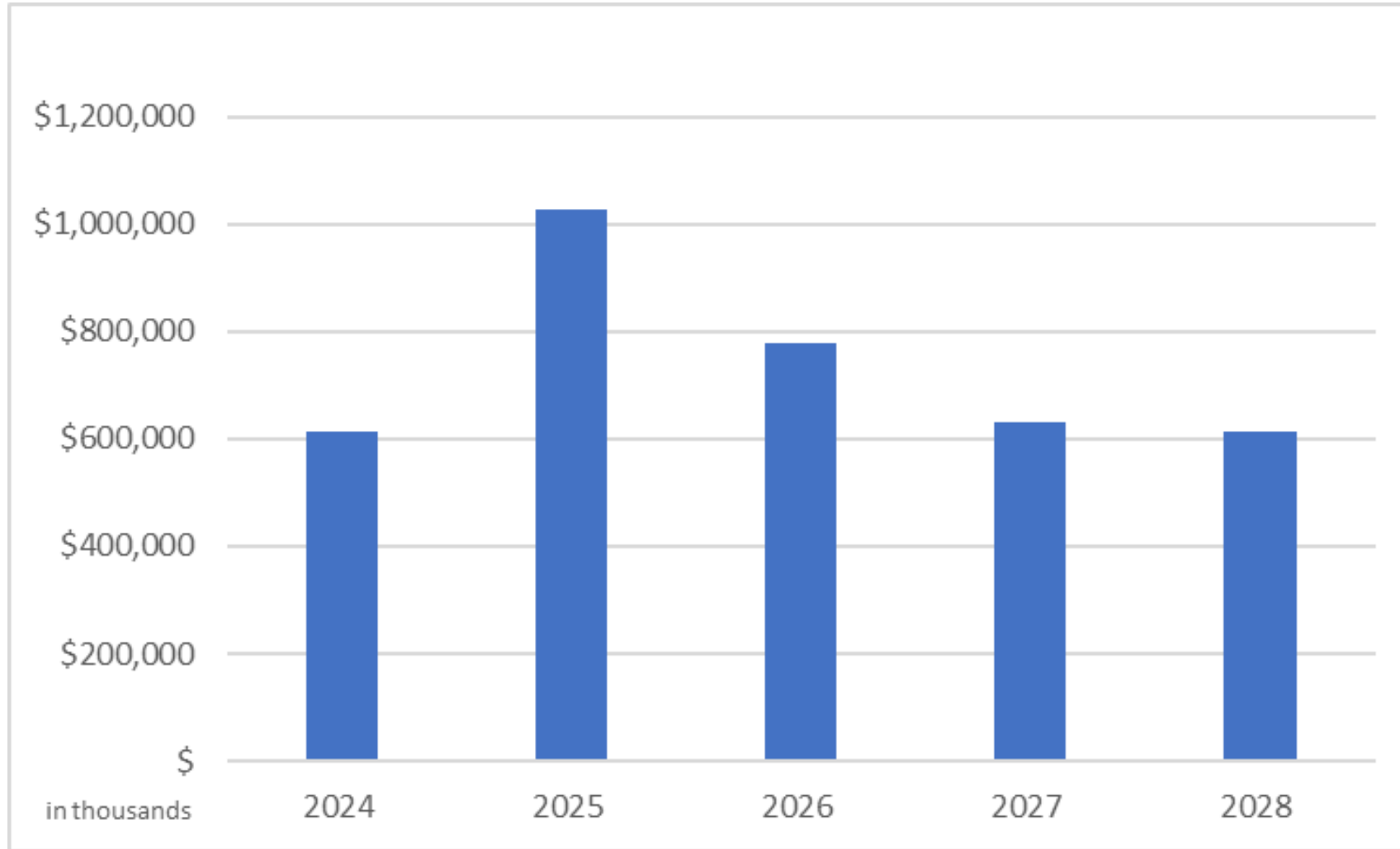
Roadway  
Improvements

**\$3.6 Billion**  
*In Capital Improvements*

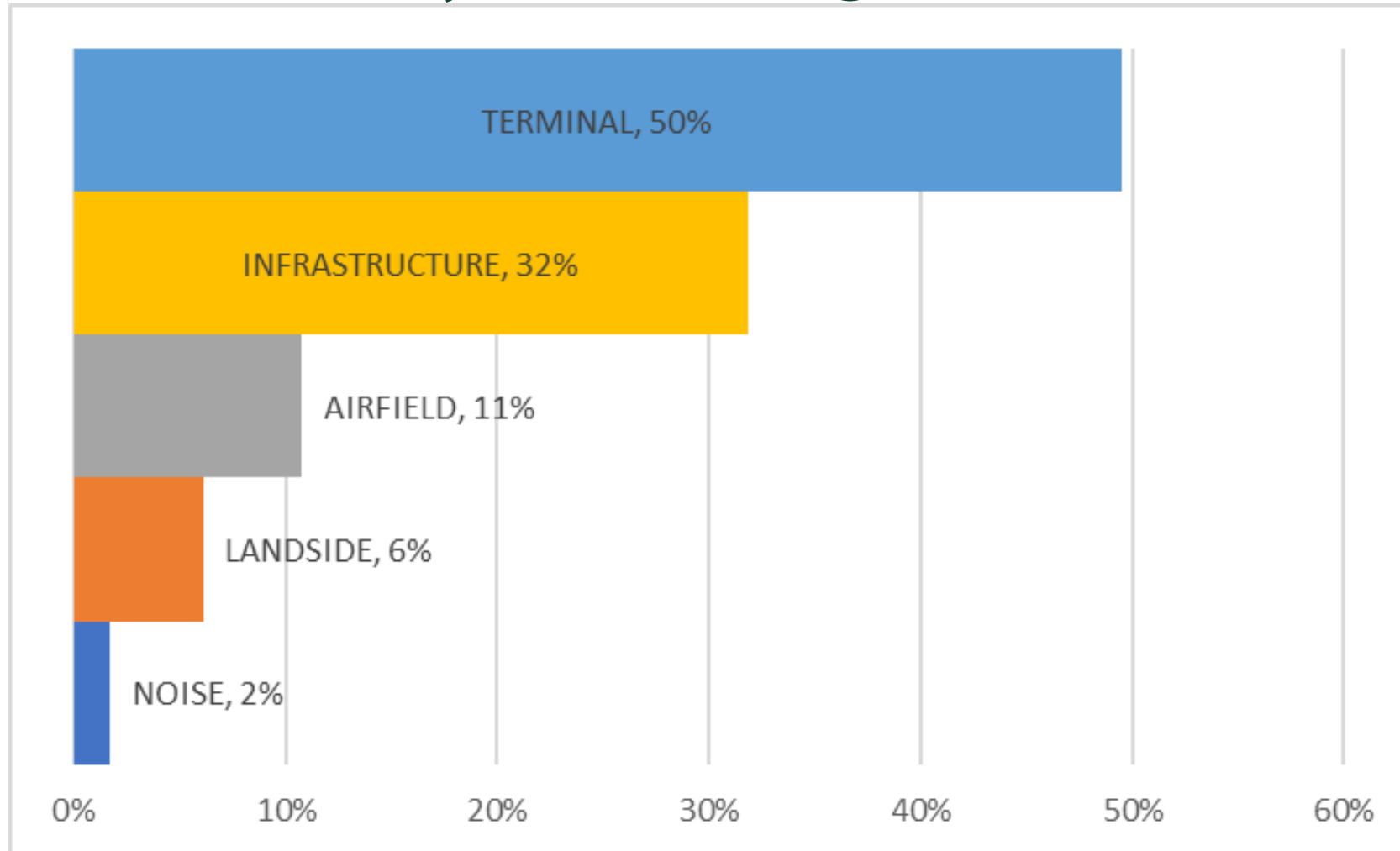




# Aviation Capital Improvement Program 5-year Cash Flow (\$3.6B)



# Aviation Capital Improvement Program 5-year Cash Flow by Percentage



# Significant Future Procurements

CONSTRUCTION OPPORTUNITIES		DESIGN OPPORTUNITIES	
PLACES OF WORSHIP NOISE PROGRAM	Q2 2024	MAIN TERMINALS IMPROVEMENTS PROGRAM	Q4 2024
BAGGAGE CLAIM DEVICES 15 & 16	Q2 2024	AIRFIELD 2026 - 2030 ALL PROJECTS (AIP / AUI / CIRCUITS / FOD)	Q1 2025
PARKING GARAGE - LOW VOLTAGE SYSTEM UPGRADE	Q3 2024	AIR CARGO ROAD PHASE 2	Q2 2025
SNOW STORAGE EXPANSION - 2025	Q4 2024	FAST EV CHARGING	Q2 2025
TAXIWAY A CIRCUIT REPLACEMENT 2025 CM1	Q4 2024		
AIRFIELD UTILITY IMPROVEMENTS 2025 CM1	Q4 2024	GCCM OPPORTUNITIES	
2025 AIRFIELD PAVEMENT AND INFRASTRUCTURE	Q4 2024	IWTP ENHANCEMENTS	Q3 2024
NEPL PHASE III	Q4 2024	MAIN TERMINALS IMPROVEMENTS PROGRAM	Q1 2025
WIDEN ARRIVALS BUS CANOPY	Q4 2024		
1947 WATER MAIN LANDSIDE PVMT	Q4 2024	PROGRAM MANAGEMENT OPPORTUNITIES	
VARIABLE FREQUENCY DRIVES PHASE 2	Q4 2024	MAIN TERMINALS IMPROVEMENTS PROGRAM	Q4 2024
CARGO BUILDING 161E RETRO	Q1 2025		
CONSTRUCTION LOGISTICS SITE EXPANSION	Q2 2025		
400HZ REPLACEMENT AT CONCOURSE C & D			



# Diversity in Contracting

**Lisa Phair** | DBE Program Manager

# Diversity in Contracting Program Overview

In January 2018, the Port of Seattle Commission passed the Diversity in Contracting Policy Directive ([Resolution 3737](#)) with the purpose of increasing the participation of women and minority business enterprises (WMBE) in the Port's contracting for public works, consulting services, supplies, material, equipment, and other services. This directive works to identify affirmative efforts to afford WMBE enterprises the opportunity to meaningfully participate in Port of Seattle contracts. To support this effort, the Port of Seattle has established the following:

- Executive level accountability
- Port-wide goal setting and reporting processes, requiring annual goals and performance targets
- Enhanced compliance and tracking of key performance objectives, and more

# Diversity in Contracting Purpose

Advance equity and address contracting disparities by increasing the utilization of Women Minority Business Enterprises and other disadvantaged firms

## Five-year Policy Benchmarks:

- ☐ Increase to 15% the amount of spend on WMBE contracts within 5 years (Baseline was **5.3%**)
- ☐ Triple the number of WMBE firms doing business with the Port (Baseline was **118**; Goal is **354**)

# Diversity in Contracting Programs

## **Women and Minority Business Enterprise (WMBE) Program – Non-Federal**

- Set aspirational WMBE goals
- Inclusion Plans
- Conduct affirmative efforts
- Monitor goal attainment

## **Disadvantaged Business Enterprise (DBE) Program - Federal**

- Set overall three-year goal
- Increase DBE participation on FAA-funded Port projects
- Informational sessions and technical assistance

## **Community Engagement and Training**

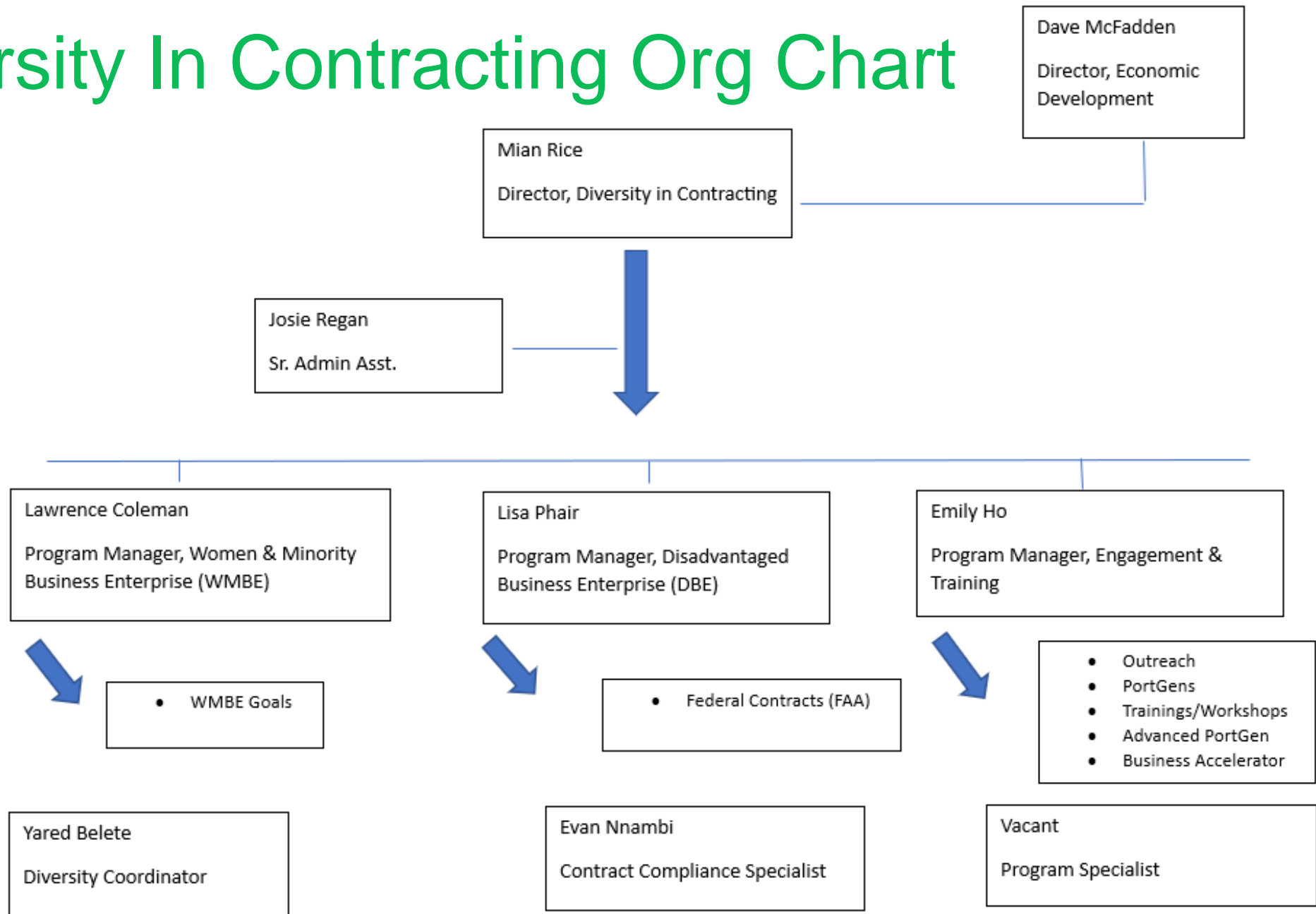
- PortGen Events
- Advanced PorGen Workshops
- Business Accelerator Cohort Program



# 2016-2023 Port-wide WMBE Utilization

WMBE Utilization	2016	2017	2018	2019	2020	2021	2022	2023
Percent Utilization	5.3%	8.8%	8.9%	10.0%	10.9%	12.1%	12.6%	12.4%
Number of Firms	118	200	258	296	318	344	351	392

# Diversity In Contracting Org Chart



# Projects Presented Today

Project Name	Construction	A & E	Cost Estimate (\$)	Anticipated Aspirational Goal	Advertise Date
Places of Worship – Noise Program	X		4-6 M	7% DBE	2024 Q3
Low Voltage System Upgrade- Parking Garage	X		6.5-7.5 M	15% WMBE for Design	2024 August
EV Charging Stations	X		0.7-0.9 M	TBD	2024 Q4
2025 Airfield Program	X		40-60 M	10 – 15% WMBE	2024 Q4
2026-2030 Airfield Program Specific Design Services		X	20-30 M	8 -15% WMDBE	2024 Q4/ 2025 Q1
Main Terminal Improvement Project	X	X	\$800M - \$1B	TBD	Design - Q1 2025 PM/CM - Q1 2025 GCCM / Q1 2025

# Construction Projects



# Places of Worship – Noise Program

**Stephen St. Louis** | Capital Project Manager V,  
Aviation Project Management Group

# Project Objectives & Overview

## **Project Objective**

As part of the Port of Seattle's (Port) long-term commitment to communities surrounding the airport, the Port offers sound insulation packages for eligible properties within the current Federal Aviation Administration (FAA) approved noise remedy boundary.

## **Project Overview**

The Sound Insulation Program exists to help reduce community noise impacts caused by aircraft utilizing the Airport. Sound insulation packages consist of sound transmission class windows, doors and ventilation.

**Estimated Cost Range:** \$4M - \$6M

**Anticipated DBE Percentage:** 7%

# Scope

Construction work includes installation of new Sound Transmission Class (STC) rated windows, doors and storm doors, as well as supplemental ventilation to achieve FAA standard noise reduction.

Scope items include:

- STC rated windows
- STC rated doors
- Storm doors
- Positive air ventilation
- Ancillary work necessary to reduce noise and meet code



# Current State Picture





# Components of Interest (Trades)

## Construction Trades

- Abatement
- Carpentry/Window Install
- Drywall
- Electrical
- Glass and Glazing
- Mechanical
- Paint
- Roofing
- Siding

# Schedule

	Estimated Date
Commission Authorization	October 10, 2023
Advertisement Released	Q3 2024
Construction Begins	Q4 2024
Substantial Completion	Q1 2026

# Low Voltage System Upgrade- Parking Garage

**Christina Burdett** | Capital Project Manager IV  
Aviation Project Management Group

# Project Objectives & Overview

## **Project Objective**

Update Electrical Infrastructure, Improve Safety and reduce the risk of failures and outages at STIA

## **Project Overview**

Renew and/or replace existing normal and emergency low voltage (480/277V and 208/120V) electrical distribution equipment within the parking garage at STIA

**Estimated Cost Range:** \$6.5 - 7.5M

**Anticipated WMBE/DBE Percentage:** TBD (was 15% for design)



# Project Purpose

- Renew & replace electrical equipment throughout the STIA parking garage
- Equipment in the Parking Garage have several common issues:
  - Beyond service life (40+ years in many cases)
  - Poor condition
  - Obsolescence / no spare parts available
  - Code compliance
  - Arc Flash warning labeling
  - Lack of available spare circuit breakers
  - Lack of available space in existing electrical rooms
  - Panels with no individual disconnecting means (daisy-chaining)
  - working clearance
- This project will update Electrical infrastructure, improve safety, and reduce the risk of failures and outages at STIA

# Project Scope

Replace electrical panels in STIA parking garage that are both beyond their end-of-use and no longer meet current National electrical code (NEC) requirements

Approx. 80 electrical panels:

- New panels to be installed in the existing panel's locations if the existing does not meet code
- New metering will be provided in all replaced panelboards, along with connection to the STIA metering network
- Electrical Rooms:
  - Doors to be replaced by new doors with panic hardware
  - Some doorways enlarged to meet code requirements, requires sawcutting existing concrete panels
- Upgrade fire protection & HVAC systems as necessary to support electrical equipment
  - New Exhaust fans installed in electrical rooms that have heating concerns
  - New Air handling unit installed for a power center room
  - FSDS and Fire caulking of wall penetrations installed in power center room, electrical rooms
- Some abatement required - asbestos-containing sealant discovered around doors
- Other project elements include Circuit tracing and Shared neutrals investigation

# Location – STIA Parking Garage

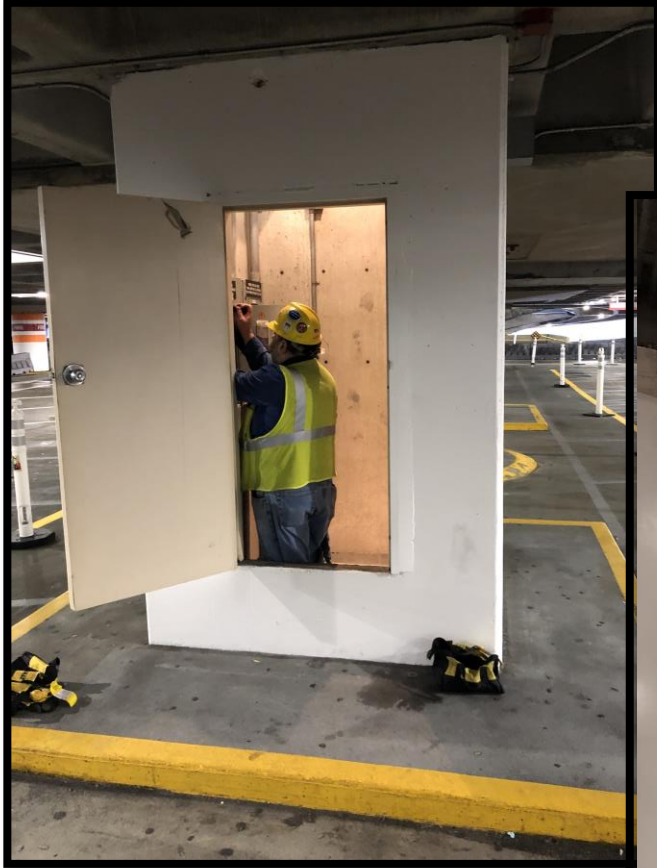


Parking  
Garage

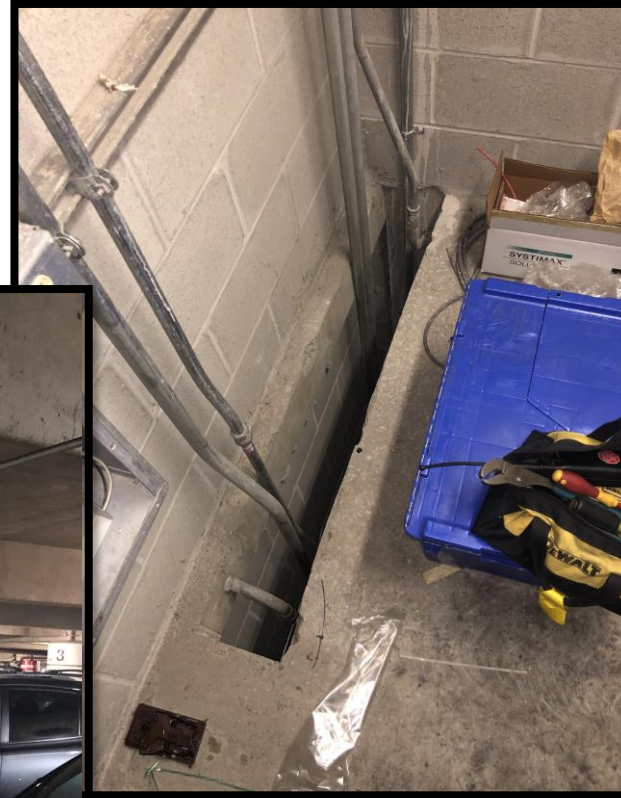
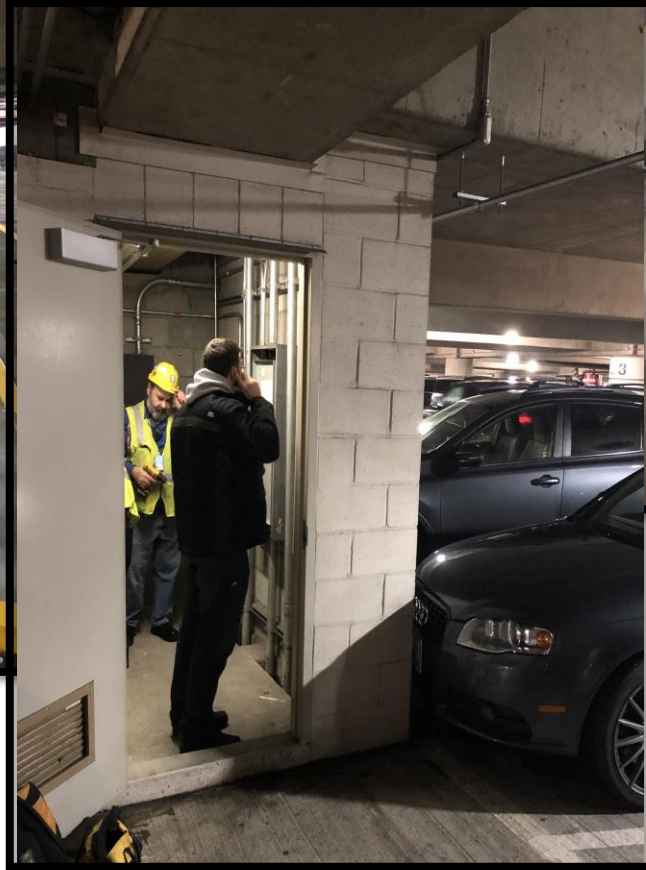




# Current State Picture

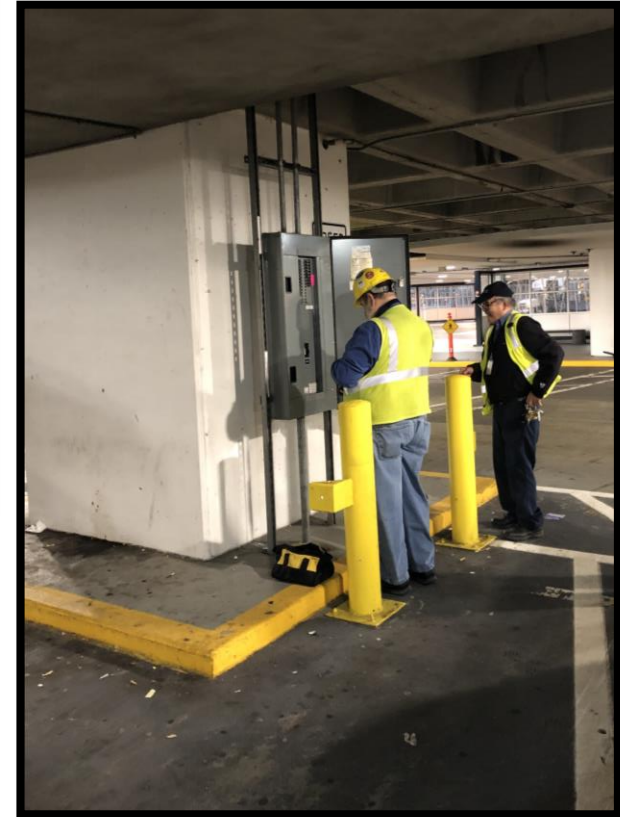


Parking Garage "Doghouses"  
house electrical equipment,  
note dropped access



Conduit shaft for  
between floor access,  
needs to be capped

Additional electrical  
equipment located externally



# Components of Interest (Trades)

- Electricians
- Communications
- HVAC (some HVAC work on project)
- Abatement

# Schedule

Milestone	Estimated Date
Commission Authorization	August 13, 2024
Advertisement Released	August 20, 2024
Construction Begins	December 12, 2024
Substantial Completion	September 1, 2026



# EV Charging for AV Fleet

**Katie Techa** | Capital Project Manager III,  
Aviation Project Management Group

# Project Objectives & Overview

## **Project Objective:**

- Enable electrification of high-use fleet vehicles
- Reduce fleet greenhouse gas (GHG) emissions and fuel costs
- Support Sustainable Fleet Plan and Century Agenda goals

**Project Overview:** Install Level 2 & 3 chargers to support EV Fleet Vehicles

**Estimated Cost Range:** \$700,000 - \$900,000

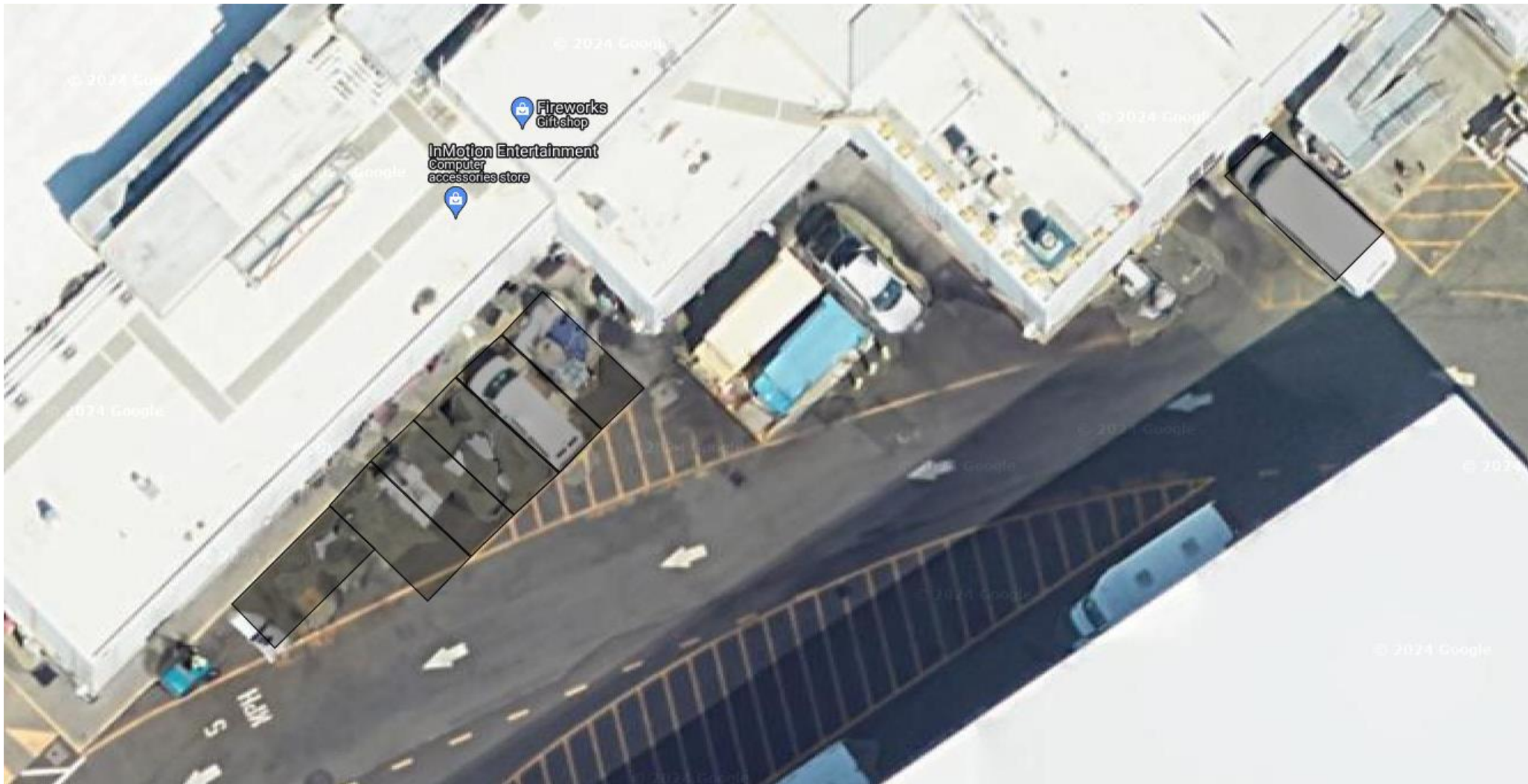
**Anticipated WMBE/DBE Percentage:** TBD

# Scope

- Install a mix of Level 2 and Level 3 Electric Vehicle chargers on the ramp of Concourse D to support 7 vehicles



# Future State Picture





# Components of Interest (Trades)

- Mostly electrical work
- Limited Civil & Structural





# Schedule

Milestone	Estimated Date
Commission Authorization	5/28/2024
Advertisement Released	Q4 2024
Construction Begins	Q1 2025
Substantial Completion	Q2 2025

# 2025 Airfield Program

**Mengqi Wu** | Capital Program Leader,  
Aviation Project Management Group

# Program Scope

- Taxiway A Lighting Circuit – Replacement of conduit, conductor, and light cans
- Taxiway A, North Concourse, C Concourse & Spot 55 Pavement and joint seal Replacement
- Joint Seal Replacement at connecting Taxiways to Taxiway A and Taxiway B
- 2025 Airfield Utility Improvement -  
Power/Communications, Sewer & Watermain utility improvements from Central Terminal to C Concourse & Sewer improvements at S. Concourse



# Program Scope (continued)

- S. Conc. Taxiway Misc. Panel Replacement - Selective pavement reconstruction with high early strength concrete
- Replacement of channel drain in front of Conc. A
- Oil/Water Separator – Installation of oil water separator at batch plant area to stay in compliance with environmental permit.

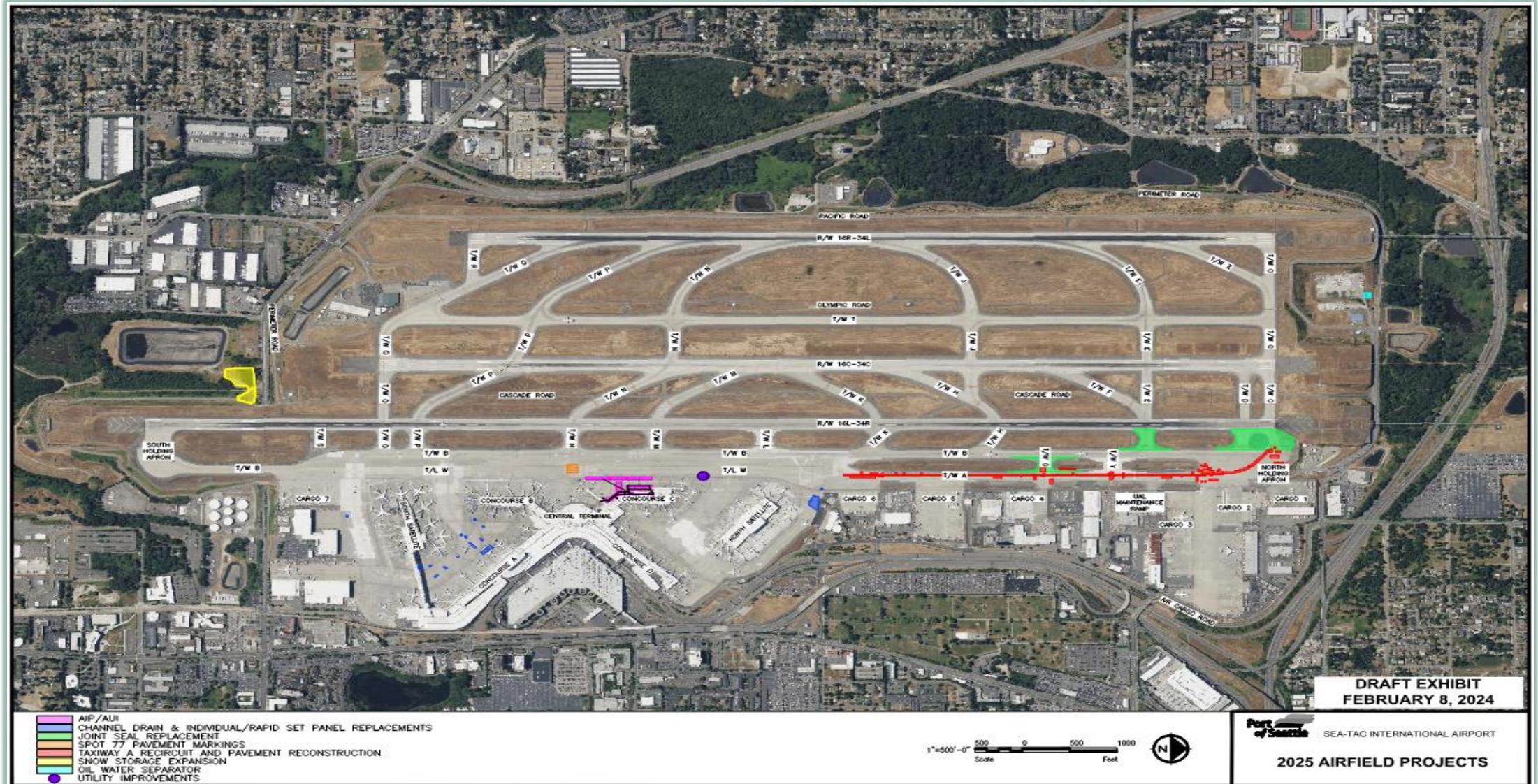


**Estimated Cost Range:** \$40M - \$60M

**Anticipated WMBE Percentage Range:** 10 - 15%



# Program Overview





# Components of Interest (Trades)

## Concrete and Earthwork

- Cement Mason
- Equipment Operators
- Trucking
- Traffic Control and Flagging

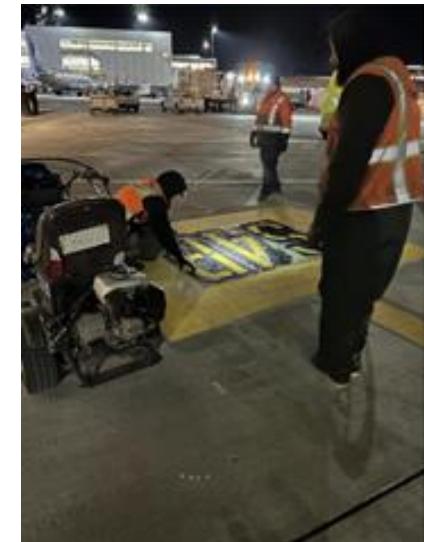


## Site Utilities

- Pipefitters
- Electricians

## Other Crafts

- Iron Workers
- Laborer
- Painter/Stripers





# Schedule

Milestone	Estimated Date
Commission Authorization	Q3 2024
Advertisement Released	Q4 2024
Construction Begins	Q2 2025
Substantial Completion	Q4 2025

# Architecture and Engineering Projects

# 2026-2030 Airfield Program Specific Design Services

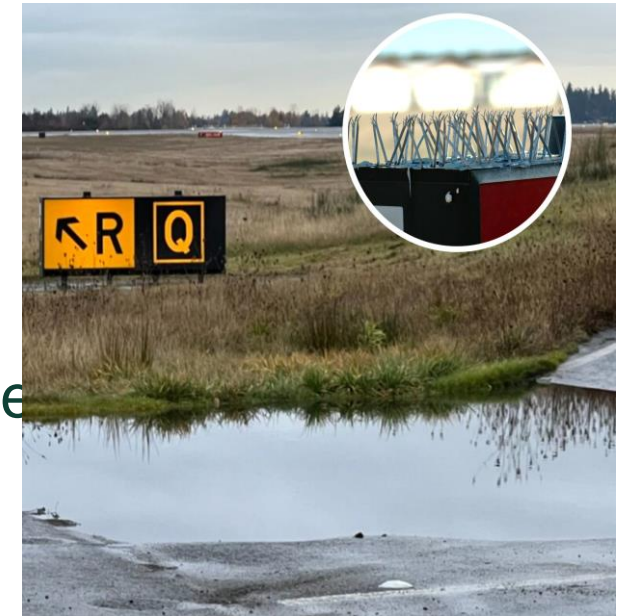
**Mengqi Wu** | Capital Program Leader,  
Aviation Project Management Group

# Program Scope

The 2026-2030 Airfield Program is an ongoing pavement, utilities and supporting infrastructure replacement program required to provide safe and efficient conditions for aircraft operations and meet FAA requirements.

Scope items to be supported by this Service Agreement are currently forecasted to include, but may be amended in accordance with the Port's Aviation 5-Year Capital Improvement Plan:

- Airfield Operations Wildlife Program Support
- Airfield Recircuiting
- Airfield Pavement and Supporting Infrastructure Replacement
- Airfield Utilities Replacement
- Runway Renumbering



# Program Specific Professional Services

## **Scope**

- Provide the necessary professional services, including all labor, equipment, and materials to successfully provide airfield pavement, utility, infrastructure design, engineering, and construction support services.
- Coordination with Port staff, Port consultants, Construction contractors, Federal Aviation Administration (FAA), and other agencies.
- Comply with local, state, and federal environmental and other permit conditions.

**Estimated Cost Range:** \$20M - \$30M

**Anticipated DBE/WMBE Percentage Range:** 8- 15%



# Components of Design Services

- Civil Engineering
- Mechanical Engineering
- Electrical Engineering
- Environmental Engineering
- Structural Engineering
- Geotechnical Analysis
- CADD
- Cost Estimating
- Safety Risk Management





# Schedule

Milestone	Estimated Date
Commission Authorization	Q4 2024
Advertisement	Q4 2024/Q1 2025
Proposals Due	Q4 2024/Q1 2025
Execute Agreement	Q2 2025/Q3 2025

Design and Construction support from 2026 through 2030

# Construction and Architecture & Engineering

# Main Terminal Improvement Program

**Kristofer Casselman** | Capital Program Leader,  
Aviation Project Management Group

# Project Objectives & Overview

## **Project Objective**

To provide extensive code and infrastructure upgrades to the Main Terminal and provide architectural improvements to support the infrastructure work.

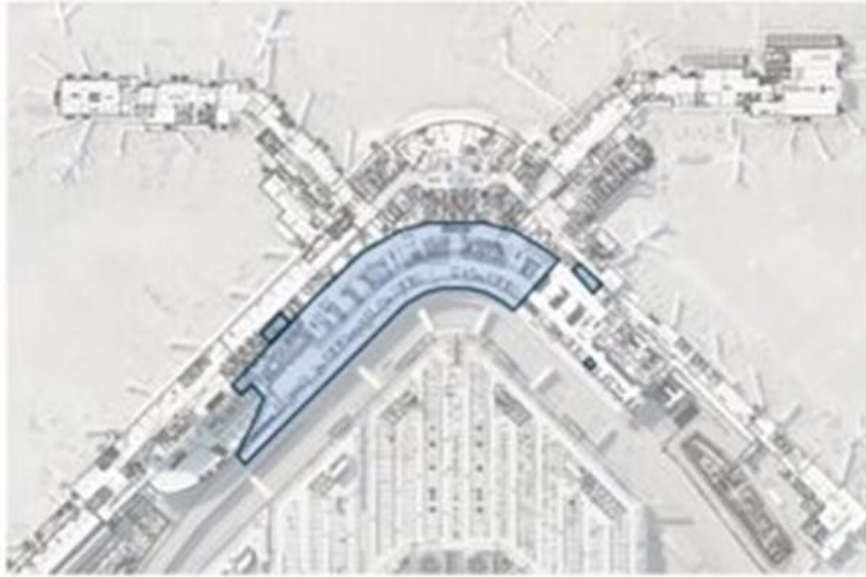
## **Project Overview**

To provide those upgrades to each level of the terminal from Zone 6 in the north to Gina Marie Lindsey Hall to the south. Generally, this work applies to the public facing areas of the Main Terminal.

**Estimated Cost Range: \$800M - \$1B**

**Anticipated WMBE/DBE Percentage: TBD**

# Scope



Approximate boundary of scope.

This is a limited look at the scope...

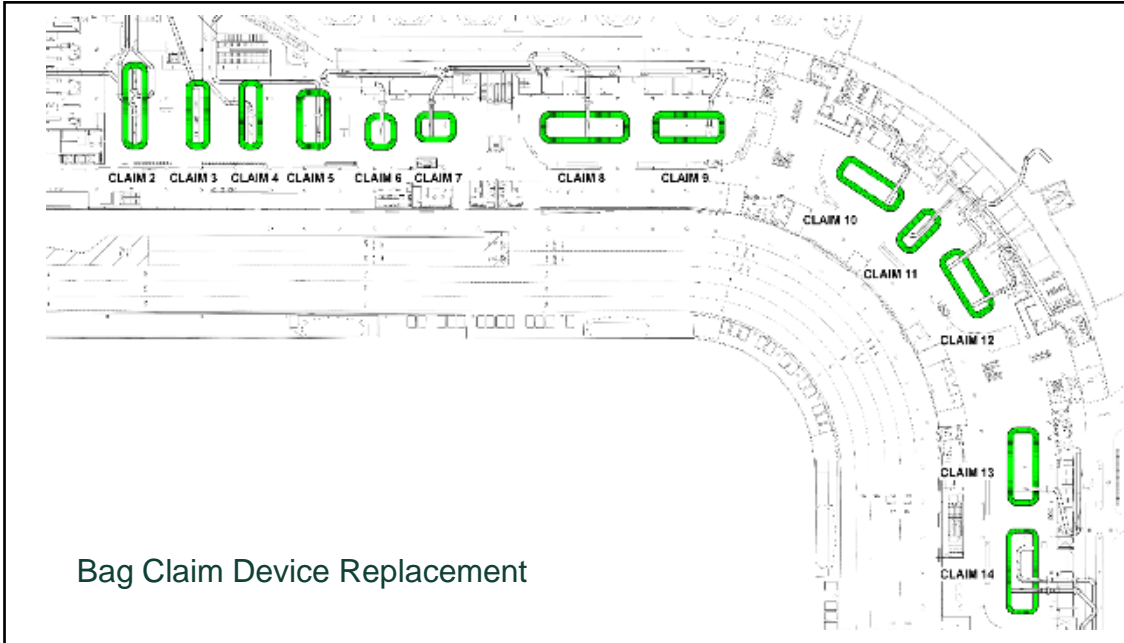
- Smoke Control
- Emergency Power
- Sprinkler Systems
- Fire Command Center, Fire Riser and possible pump room
- Asbestos Abatement
- Improving, repairing or adding walls (H-LINE walls) and utility shafts



Emergency Power route through the parking garage.



# Scope

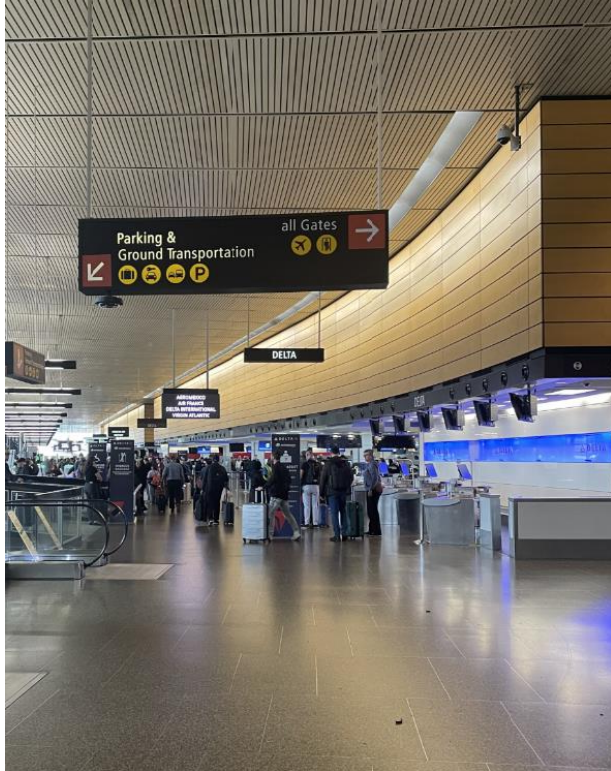


H-Line Repair and Rework

Limited look (continued)...

- Replace thirteen (13) bag claim devices and bag line tie ins
- Install ten (10) ticket counters
- Renovate eight (8) Restroom renovations and expansions
- Renovate six (6) skybridges (Structural, mechanical and architectural)
- New Signage and Wayfinding package

# Current State Picture



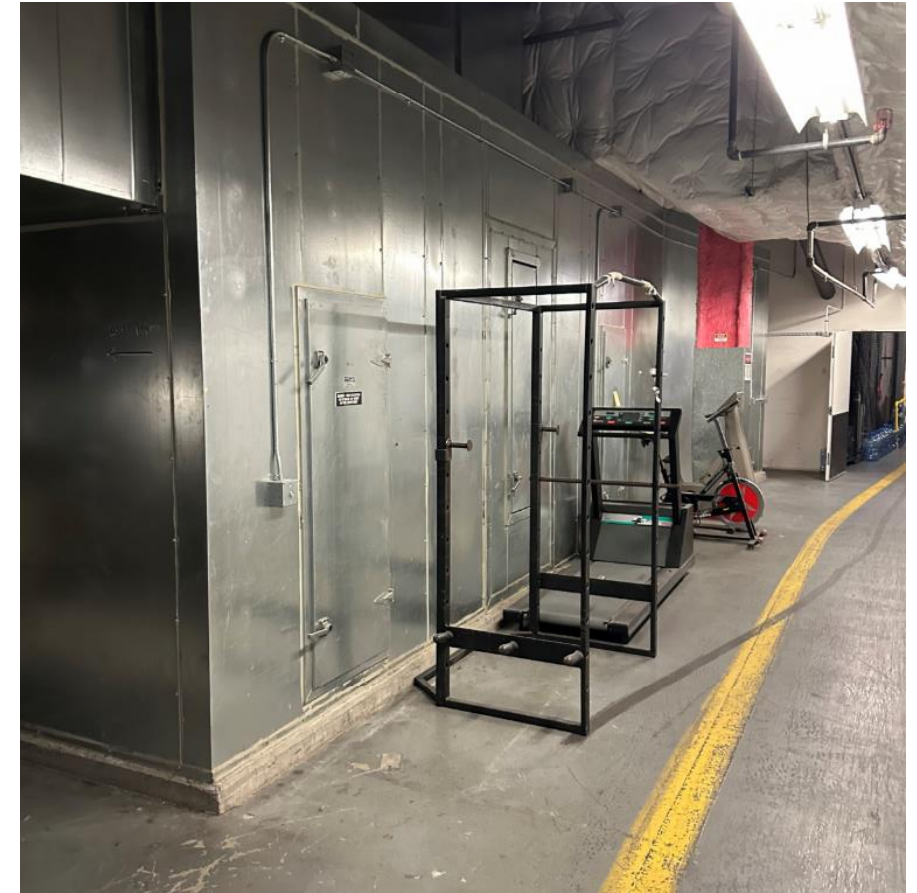
Ticketing - Existing



Ticketing - Existing



Bag line – H line Wall



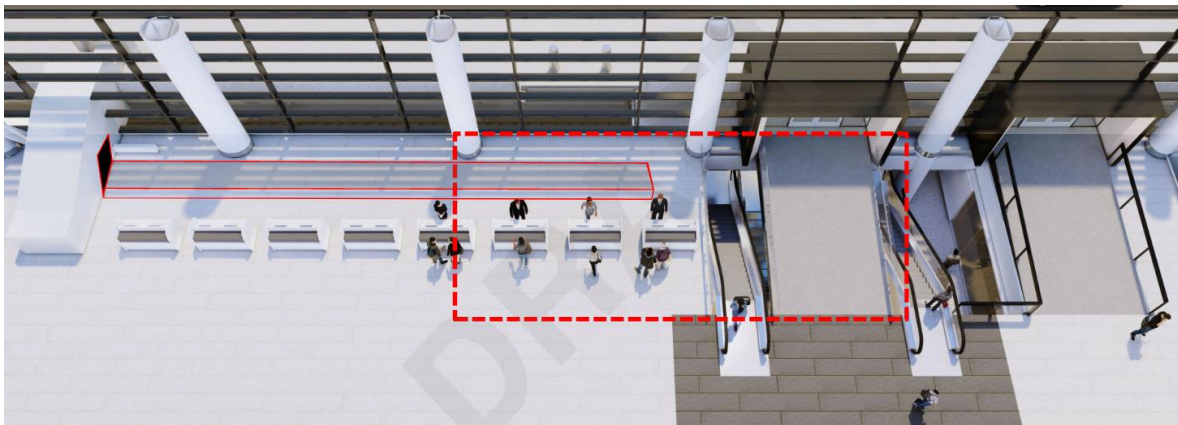
Air Handler Unit - Penthouse



# Future State Graphic



Bag Claim - possible



Ticketing – possible. No 2

Additional ticket counters

# Future State Graphic



Security glazing at mezzanine



Information Hubs

# Components of Interest (Design and Trades)

- Electrical design, inside and out of the Main Terminal, with extensive temporary systems.
- Fire protection design, inside and out of the Main Terminal.
- Mechanical design work, both smoke control, HVAC and plumbing, with extensive temporary systems.
- Baggage claim devices and bag line tie ins.
- Terminal - wide signage and wayfinding update



# Components of Interest (Design and Trades)

- Architectural design of ticketing, Bag Claim Optimization reconfiguration, extensive ceiling design, finish coordination, ticket counters and main entry door infill.
- There will be a great deal of structural design, not only in temporary systems, but in supporting the smoke control systems, and the retrofit of the sky bridges.

***Don't forget staggeringly complex phasing and micro-phasing, highly detailed design scheduling and complicated material buyouts.***

# Schedule

Milestone	Estimated Date
Commission Authorization	Q4 2024
Advertisement Released	Q1-Q2 2025 /D, PM / Controls, GCCM, Cx
Construction Begins	Early works Q1 2028 Major works Q1 2029
Substantial Completion	Q3 2037

# Next Steps

**Emily Ho** | Engagement and Training Program Manager,  
Diversity in Contracting

# How to engage?

- Register on VendorConnect to receive email call for bids to vendors with specific NAICS codes
- Attend informational meetings (alternative and large programs over \$10M)
- Attend pre-bid/pre-proposal meetings
- Subs/Suppliers may reach out to the Plan holders
- Subs/Suppliers may become Plan holders for Primes to reach out the them



# Diversity in Contracting Events

Event	Date	Time	Location
<b>Planes Trains and Automobiles</b>	July 31	1pm-4pm	NW African American Museum
<b>Regional Contracting Forum</b>	Sept 12	8am-4pm	Seattle Center
<b>Aviation Maintenance PortGen</b>	Sept 18	3pm-5pm	SEA Distribution Center
<b>Maritime Industry Day</b>	Oct 17	1pm-4pm	Pier 69
<b>Advanced PortGen Training</b>	Fall 2024		Online
<b>PortGen Business Accelerator</b>	Jun/July Applications Open		Online

# Q & A



Seattle-Tacoma  
International  
Airport

Refreshments  
downstairs

Networking to  
resume in this room  
in 30 minutes

