

# Post-IAF Airline Realignment Project

Information Meeting

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August 17<sup>th</sup>, 2023

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# Agenda

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- **Introductions**
- **Project Overview**
- **Bidding Overview**
- **Bid Package #01 - Enabling**

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# Team

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- **Brad Cooper – Hoffman**
- **Rebekah Kilgore – Hoffman**
- **Andrew Powell – Hoffman**
- **Ryan Purscelley – Hoffman**
- **Lisa Albanese – Port of Seattle**

# Project Overview

## Airline Realignment: Gate Improvements

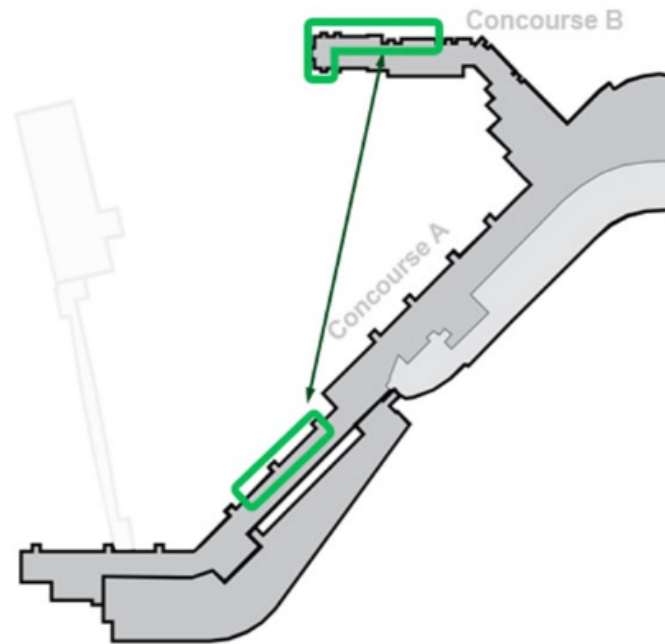
### United Airlines

From Concourse A to Concourse B

### Delta Air Lines

From Concourse B to Concourse A

*These are improvements to the gates to accommodate United's anticipated fleet mix and gate podium improvements.*



# Project Overview

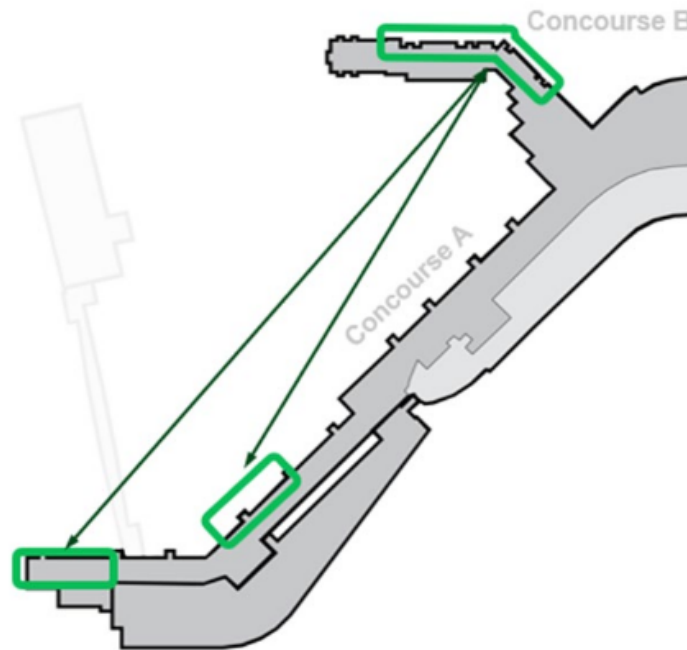
## Airline Realignment: Ramp Level Office Relocations

### United Airlines

From Concourse A to Concourse B

### Delta Air Lines

From Concourse B to Concourse A



# Project Overview

- Post-IAF Airline Realignment Project MC-0320574
- Remodel ramp level operational space at Concourse A & B
- Support airline relocation at Concourse A & B
- Upgrade and provide additional restrooms at Concourse B
- **Reconfigure ticket counters at Zone 4 to support international airline operations**



# Project Overview

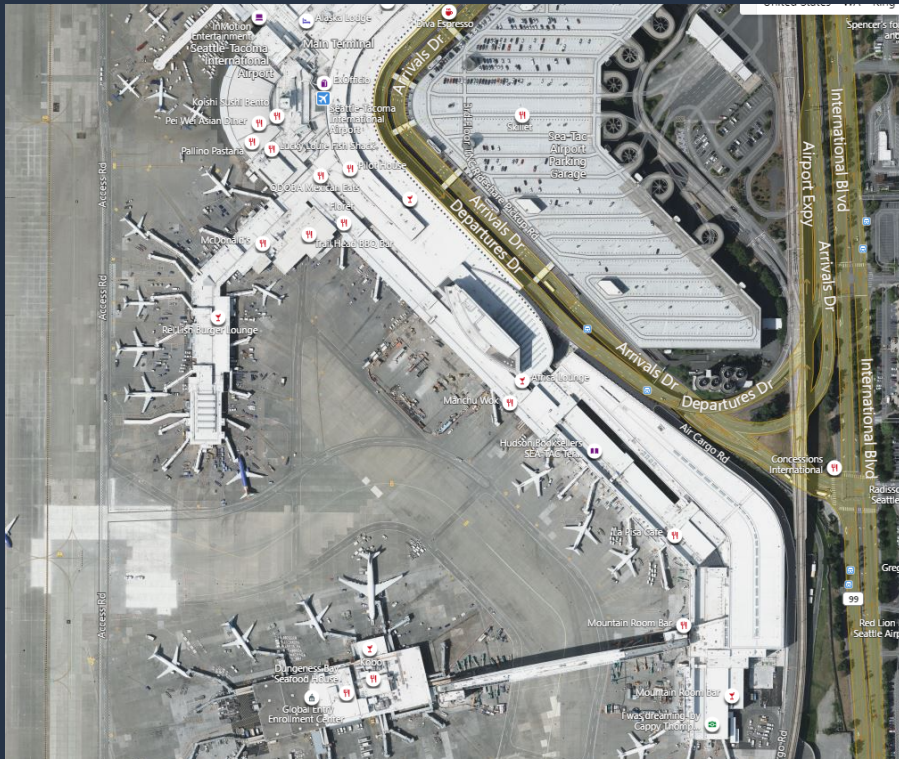
MACC value: ~\$50M ROM

- Preconstruction Q4 2021 – Q4 2023
- Construction Q4 2023 – Q1 2026
- Bid Package #01 Construction Q4 2023 – Q4 2024

| IAF-18                                         |                                                                  | SEA POST IAF AIRLINE REALIGNMENT PROJECT SCHEDULE |      |             |           |              |                |            |           |         |         |         |         |         |         |         |         |
|------------------------------------------------|------------------------------------------------------------------|---------------------------------------------------|------|-------------|-----------|--------------|----------------|------------|-----------|---------|---------|---------|---------|---------|---------|---------|---------|
| Activity ID                                    | Activity Name                                                    | Orig. Est.                                        | Rev. | Start       | Finish    | Predecessors | Successors     | Est. Hours | Est. Cost | Q4 2021 | Q4 2022 | Q4 2023 | Q4 2024 | Q4 2025 | Q4 2026 | Q4 2027 | Q4 2028 |
| PRE-CONSTRUCTION                               |                                                                  | 225                                               | 204  | 01-May-23 A | 26-Mar-24 |              |                | 440        |           |         |         |         |         |         |         |         |         |
| DESIGN MILESTONES                              |                                                                  | 175                                               | 175  | 14-Jun-23   | 28-Feb-24 |              |                | 183        |           |         |         |         |         |         |         |         |         |
| PERMIT 1                                       |                                                                  | 71                                                | 71   | 14-Jun-23   | 28-Sep-23 |              |                | 42         |           |         |         |         |         |         |         |         |         |
| WORK AREA 1 (ROAD) DC                          |                                                                  | 71                                                | 71   | 14-Jun-23   | 28-Sep-23 |              |                | 42         |           |         |         |         |         |         |         |         |         |
| D10010                                         | WA1 - 50% Design Delivered to Hoffman                            | 0                                                 | 0    | 14-Jun-23   | 14-Jun-23 |              | C10000, C10050 | -135       |           |         |         |         |         |         |         |         |         |
| D10020                                         | WA1 - 100% (Permitted Documents) Delivered to Hoffman            | 0                                                 | 0    | 26-Sep-23   | 26-Sep-23 |              |                | -42        |           |         |         |         |         |         |         |         |         |
| PERMIT 2                                       |                                                                  | 147                                               | 147  | 26-Jul-23   | 28-Feb-24 |              |                | 196        |           |         |         |         |         |         |         |         |         |
| WORK AREA 2 (HALL ROOF) DC                     |                                                                  | 147                                               | 147  | 26-Jul-23   | 28-Feb-24 |              |                | 196        |           |         |         |         |         |         |         |         |         |
| D10040                                         | WA2 - 50% Design Delivered to Hoffman                            | 0                                                 | 0    | 26-Jul-23   | 28-Jul-23 |              | E10100, E10200 | -111       |           |         |         |         |         |         |         |         |         |
| D10125                                         | WA2-LL - 90% Long Lead Procurement Equipment                     | 0                                                 | 0    | 01-Aug-23   | 01-Aug-23 |              |                | -29        |           |         |         |         |         |         |         |         |         |
| D10060                                         | WA2 - 90% Design Delivered to Hoffman                            | 0                                                 | 0    | 26-Oct-23   | 26-Oct-23 |              |                | -161       |           |         |         |         |         |         |         |         |         |
| D10060                                         | WA2 - 100% (Permitted Documents) Delivered to Hoffman            | 0                                                 | 0    | 28-Feb-24   | 28-Feb-24 |              |                | -196       |           |         |         |         |         |         |         |         |         |
| PERMIT 3                                       |                                                                  | 113                                               | 113  | 18-Jul-23   | 28-Dec-23 |              |                | 29         |           |         |         |         |         |         |         |         |         |
| WORK AREA 3 (DC)                               |                                                                  | 113                                               | 113  | 18-Jul-23   | 28-Dec-23 |              |                | 29         |           |         |         |         |         |         |         |         |         |
| D10160                                         | WA3B - 50% Design Delivered to Hoffman                           | 0                                                 | 0    | 18-Jul-23   | 18-Jul-23 |              | E10300, E10390 | -105       |           |         |         |         |         |         |         |         |         |
| D10170                                         | WA3B - 90% Design Delivered to Hoffman                           | 0                                                 | 0    | 19-Sep-23   | 19-Sep-23 |              |                | -125       |           |         |         |         |         |         |         |         |         |
| D10160                                         | WA3B - 100% (Permitted Documents) Delivered to Hoffman           | 0                                                 | 0    | 28-Dec-23   | 28-Dec-23 |              |                | -29        |           |         |         |         |         |         |         |         |         |
| WORK AREA 3 (DC)                               |                                                                  | 113                                               | 113  | 18-Jul-23   | 28-Dec-23 |              |                | 29         |           |         |         |         |         |         |         |         |         |
| D10080                                         | WA3A - 50% Design Delivered to Hoffman                           | 0                                                 | 0    | 18-Jul-23   | 18-Jul-23 |              | E10160, E10170 | -105       |           |         |         |         |         |         |         |         |         |
| D10090                                         | WA3A - 90% Design Delivered to Hoffman                           | 0                                                 | 0    | 19-Sep-23   | 19-Sep-23 |              |                | -125       |           |         |         |         |         |         |         |         |         |
| D10160                                         | WA3A - 100% (Permitted Documents) Delivered to Hoffman           | 0                                                 | 0    | 28-Dec-23   | 28-Dec-23 |              |                | -29        |           |         |         |         |         |         |         |         |         |
| PERMIT 4                                       |                                                                  | 124                                               | 124  | 15-Jun-23   | 13-Dec-23 |              |                | 243        |           |         |         |         |         |         |         |         |         |
| WORK AREA 4 (HALL & TROUBLE) DC                |                                                                  | 124                                               | 124  | 15-Jun-23   | 13-Dec-23 |              |                | 243        |           |         |         |         |         |         |         |         |         |
| D10150                                         | WA4 - 50% Design Delivered to Hoffman                            | 0                                                 | 0    | 15-Jun-23   | 15-Jun-23 |              | E10140, E10150 | -44        |           |         |         |         |         |         |         |         |         |
| D10130                                         | WA4 - 90% Design Delivered to Hoffman                            | 0                                                 | 0    | 01-Sep-23   | 01-Sep-23 |              |                | -114       |           |         |         |         |         |         |         |         |         |
| D10140                                         | WA4 - 100% (Permitted Documents) Delivered to Hoffman            | 0                                                 | 0    | 13-Dec-23   | 13-Dec-23 |              |                | -243       |           |         |         |         |         |         |         |         |         |
| SITE INVESTIGATIONS / BUILDING INFORMATION MOC |                                                                  | 53                                                | 53   | 06-May-23 A | 24-Jul-23 |              |                | 613        |           |         |         |         |         |         |         |         |         |
| SITE INVESTIGATION                             |                                                                  | 51                                                | 51   | 06-May-23 A | 24-Jul-23 |              |                | 613        |           |         |         |         |         |         |         |         |         |
| RAMP LEVEL DC                                  |                                                                  | 5                                                 | 5    | 24-May-23 A | 14-Jun-23 |              |                | 639        |           |         |         |         |         |         |         |         |         |
| PC2200                                         | United Airlines Flow/Comms Circuit Tracing                       | 5                                                 | 5    | 24-May-23 A | 14-Jun-23 |              |                | 639        |           |         |         |         |         |         |         |         |         |
| RAMP LEVEL DC                                  |                                                                  | 5                                                 | 5    | 24-May-23 A | 14-Jun-23 |              |                | 639        |           |         |         |         |         |         |         |         |         |
| PC2200                                         | Interior Sewer Scoping                                           | 15                                                | 15   | 10-May-23 A | 08-Jun-23 |              |                | 643        |           |         |         |         |         |         |         |         |         |
| PC2310                                         | Scrub Room Ceiling in Kiosk/Restroom                             | 1                                                 | 1    | 11-Jun-23   | 11-Jun-23 |              |                | 627        |           |         |         |         |         |         |         |         |         |
| PC2300                                         | Vac Truck Knockle Mark Room Sewer Line                           | 1                                                 | 1    | 24-Jul-23   | 24-Jul-23 |              |                | 613        |           |         |         |         |         |         |         |         |         |
| ELECTRICAL WIRING/LOADS                        |                                                                  | 26                                                | 26   | 22-May-23 A | 30-Jun-23 |              |                | 626        |           |         |         |         |         |         |         |         |         |
| A1300                                          | Meter B2-P2-24F-2 / B2-P4-40F / B2-P4-41G                        | 30                                                | 30   | 22-May-23 A | 30-Jun-23 |              |                | 921        |           |         |         |         |         |         |         |         |         |
| A1260                                          | Electrical Investigation B2-P2-31E-1 / B2-P2-28D-1 / B2-P2-31E-1 | 10                                                | 10   | 22-May-23 A | 02-Jun-23 |              |                | 647        |           |         |         |         |         |         |         |         |         |
| A1410                                          | Meter B2-P2-31E-1 / B2-P2-28D-1 / A2-P2-A56C-1                   | 30                                                | 30   | 22-May-23 A | 30-Jun-23 |              |                | 921        |           |         |         |         |         |         |         |         |         |
| A1360                                          | Meter B2-P4-42D-1                                                | 30                                                | 30   | 30-May-23 A | 30-Jun-23 |              |                | 921        |           |         |         |         |         |         |         |         |         |
| BIM                                            |                                                                  | 27                                                | 27   | 06-May-23 A | 14-Jun-23 |              |                | 639        |           |         |         |         |         |         |         |         |         |
| PC3370                                         | Create Roof Steel Model                                          | 20                                                | 20   | 06-May-23 A | 07-Jun-23 |              |                | 644        |           |         |         |         |         |         |         |         |         |
| MECHANICAL REWORK                              |                                                                  | 19                                                | 19   | 01-Jun-23   | 14-Jun-23 |              |                | 640        |           |         |         |         |         |         |         |         |         |
| PC3380                                         | Construct & Remanaging Area                                      | 19                                                | 19   | 01-Jun-23   | 14-Jun-23 |              |                | 640        |           |         |         |         |         |         |         |         |         |
| QUALITY REVIEWS                                |                                                                  | 204                                               | 204  | 01-Jun-23   | 28-Mar-24 |              |                | 440        |           |         |         |         |         |         |         |         |         |
| WA1 60% QC REVIEW                              |                                                                  | 1                                                 | 1    | 01-Jun-23   | 01-Jun-23 |              |                | -44        |           |         |         |         |         |         |         |         |         |
| Q10030                                         | Quality Comments Back-Check                                      | 1                                                 | 1    | 01-Jun-23   | 01-Jun-23 |              | Q10040         | -44        |           |         |         |         |         |         |         |         |         |
| WA1 90% QC REVIEW                              |                                                                  | 18                                                | 18   | 14-Jun-23   | 11-Jul-23 |              |                | -30        |           |         |         |         |         |         |         |         |         |



# Project Overview



- Alternative Selection Process Complete
  - MCCM Partner – Shinn Mechanical
  - ECCM Partner – EC Electric
- **WMBE Goal: 13%**



# Bid Package BP #01 – Enabling Work

**Issue Date:** **Week of August 28<sup>th</sup>, 2023**

**Bids Due:** **Week of October 5<sup>th</sup>, 2023**

**Construction Starts:** **December 2023**

**Construction Ends:** **December 2024**



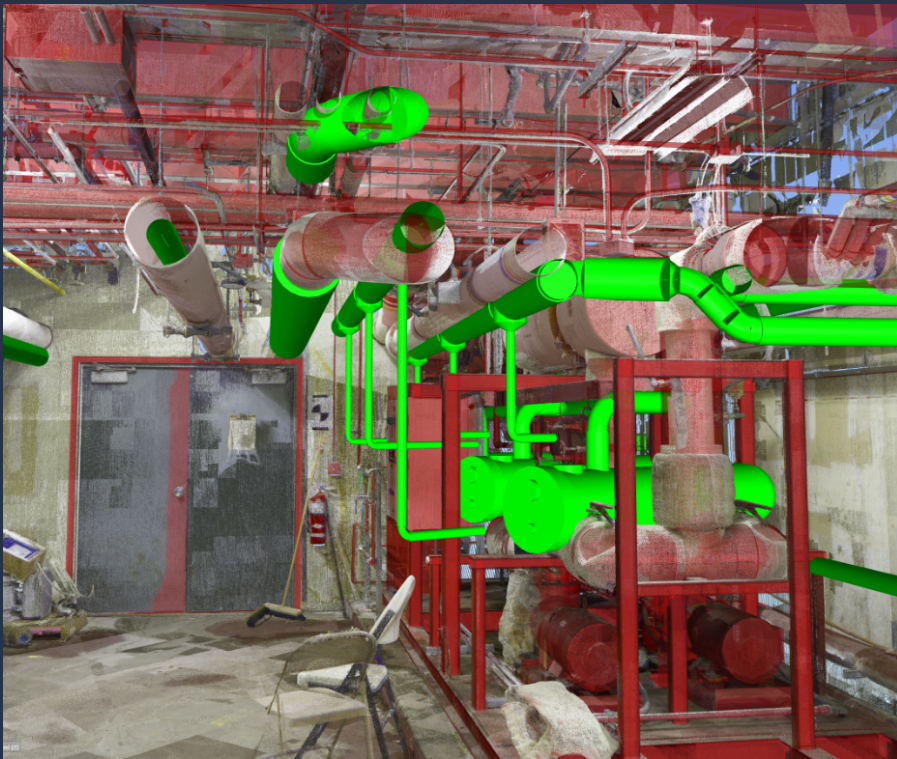
# Bid Package BP #01 – Enabling Work

| Scope Description            | ROM Value |
|------------------------------|-----------|
| Selective Demolition         | \$450,000 |
| Concrete                     | \$110,000 |
| Masonry                      | \$50,000  |
| Misc. Metals & Caged Storage | \$30,000  |
| Casework                     | \$80,000  |
| Wall Assemblies & Ceilings   | \$675,000 |
| Doors Frames & Hardware      | \$95,000  |

# Bid Package BP #01 – Enabling Work

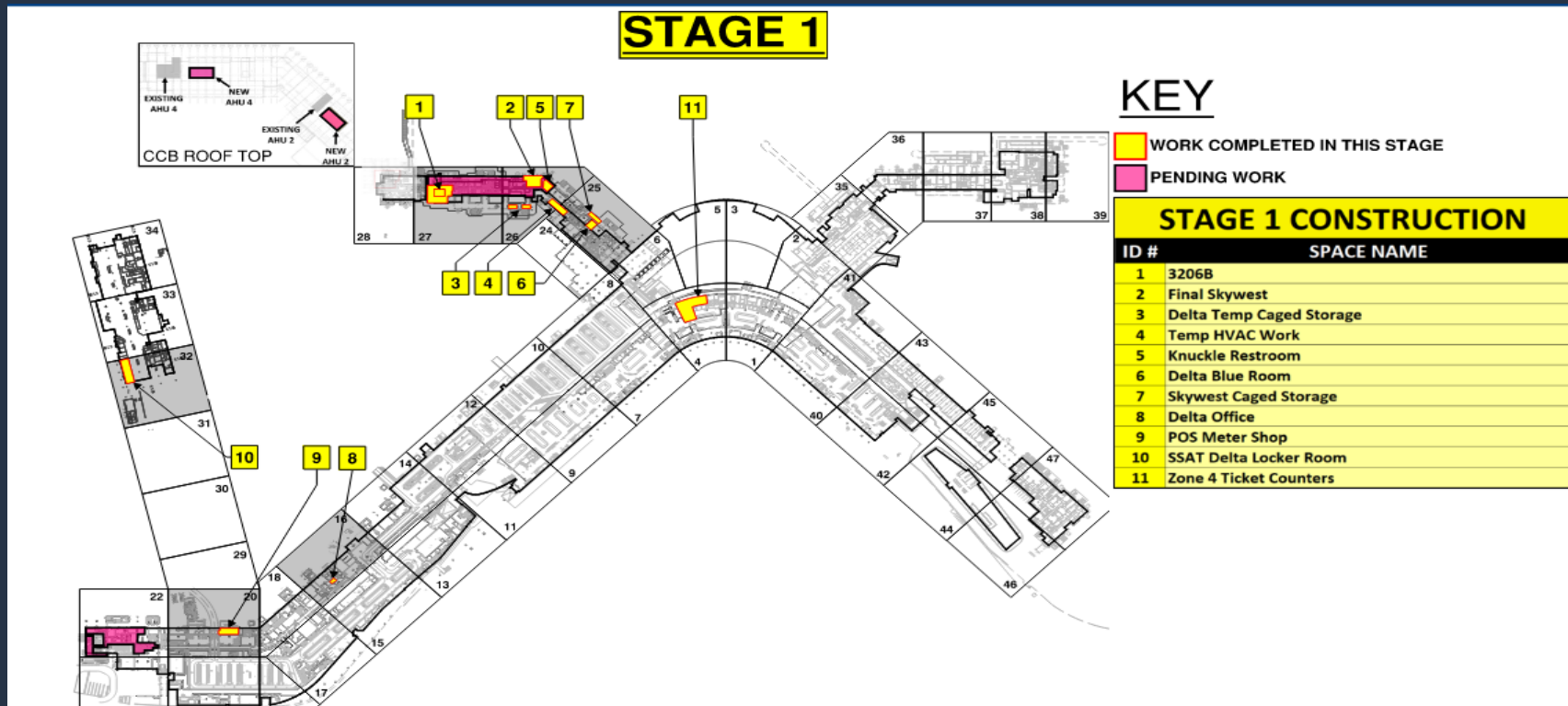
| Scope Description   | ROM Value |
|---------------------|-----------|
| Tiling & Flooring   | \$300,000 |
| Painting & Coatings | \$85,000  |
| Toilet Accessories  | \$30,000  |
| Civil Work          | \$15,000  |

# Project Complexities



- Fully Operational SeaTac Airport
- **ZERO DISRUPTIONS** to Port & Airlines
- Badging Required – Secure Side
- **Existing Conditions – As-Built**s
- Site Access / Parking
- Project Labor Agreement (PLA)
- Off Shift Hours
- Constrained Site

# Bid Package BP #01 – Enabling Work



# Bid Package BP #02 – CCB A, CCB B and Zone 4 Work



# Questions?



## 1. Summary

|                         |                                                                    |
|-------------------------|--------------------------------------------------------------------|
| Meeting title           | Port of Seattle Post IAF Airline Realignment Informational Meeting |
| Attended participants   | 39                                                                 |
| Start time              | 8/17/23, 9:37:24 AM                                                |
| End time                | 8/17/23, 10:19:37 AM                                               |
| Meeting duration        | 42m 12s                                                            |
| Average attendance time | 13m 54s                                                            |

## 2. Participants

| Name                                   | First Join           | Last Leave           | In-Meeting Duration | Email                              | Role      |
|----------------------------------------|----------------------|----------------------|---------------------|------------------------------------|-----------|
| Rebekah Kilgore                        | 8/17/23, 10:01:31 AM | 8/17/23, 10:15:21 AM | 13m 50s             | Rebekah-Kilgore@Hoffmancorp.com    | Organizer |
| Andrew Powell                          | 8/17/23, 9:58:46 AM  | 8/17/23, 10:15:31 AM | 16m 45s             | Andrew-Powell@Hoffmancorp.com      | Organizer |
| Brad Cooper                            | 8/17/23, 10:00:14 AM | 8/17/23, 10:14:50 AM | 14m 35s             | Brad-Cooper@Hoffmancorp.com        | Organizer |
| Ryan Thody (Guest)                     | 8/17/23, 9:59:40 AM  | 8/17/23, 10:11:10 AM | 11m 29s             |                                    | Attendee  |
| Albanese, Lisa                         | 8/17/23, 9:59:40 AM  | 8/17/23, 10:14:50 AM | 15m 9s              | Albanese.L@portseattle.org         | Attendee  |
| Matt Mealey                            | 8/17/23, 9:59:40 AM  | 8/17/23, 10:14:53 AM | 15m 12s             | mattmealey@carrconstruction.us     | Attendee  |
| Paul Drew                              | 8/17/23, 9:59:40 AM  | 8/17/23, 10:14:50 AM | 15m 10s             | Paul-Drew@Hoffmancorp.com          | Attendee  |
| Ryan Miller                            | 8/17/23, 9:59:40 AM  | 8/17/23, 10:15:08 AM | 15m 27s             | ryanm@expertdrywall.com            | Attendee  |
| Christopher Bok                        | 8/17/23, 9:59:41 AM  | 8/17/23, 10:15:27 AM | 15m 46s             | Christopher.Bok@pcg.com            | Attendee  |
| Rima Youssef                           | 8/17/23, 9:59:41 AM  | 8/17/23, 10:14:50 AM | 15m 9s              | Rima.Youssef@mercerint.com         | Attendee  |
| Allen, Kristi L.                       | 8/17/23, 9:59:41 AM  | 8/17/23, 10:14:59 AM | 15m 18s             | KLAllen@isecinc.com                | Attendee  |
| Chris Rogers                           | 8/17/23, 9:59:41 AM  | 8/17/23, 10:14:48 AM | 15m 6s              | chris.rogers@purcellpainting.com   | Attendee  |
| Melissa Johnson, Harmon (Guest)        | 8/17/23, 9:59:41 AM  | 8/17/23, 10:14:52 AM | 15m 10s             |                                    | Attendee  |
| Justin Corgiat                         | 8/17/23, 9:59:41 AM  | 8/17/23, 10:14:49 AM | 15m 8s              | justinc@longpainting.com           | Attendee  |
| Tyler H (Guest)                        | 8/17/23, 9:59:41 AM  | 8/17/23, 10:14:56 AM | 15m 15s             |                                    | Attendee  |
| Pat Pence                              | 8/17/23, 9:59:41 AM  | 8/17/23, 10:14:51 AM | 15m 10s             | pat.pence@intertek.com             | Attendee  |
| Sharron (Guest)                        | 8/17/23, 9:59:41 AM  | 8/17/23, 10:15:03 AM | 15m 21s             |                                    | Attendee  |
| James Mitchell                         | 8/17/23, 9:59:42 AM  | 8/17/23, 10:14:58 AM | 15m 16s             | James@cpsllc.com                   | Attendee  |
| VICTOR Raphael                         | 8/17/23, 9:59:42 AM  | 8/17/23, 10:14:54 AM | 15m 11s             | raphael.victor@sixense-group.com   | Attendee  |
| Gonzalez-Rigatto, Leila                | 8/17/23, 9:59:58 AM  | 8/17/23, 10:15:08 AM | 15m 9s              | Gonzalez-Rigatto.L@portseattle.org | Attendee  |
| Ryan Purscelley                        | 8/17/23, 10:00:13 AM | 8/17/23, 10:15:04 AM | 14m 51s             | Ryan-Purscelley@Hoffmancorp.com    | Attendee  |
| Grendze, Karl                          | 8/17/23, 10:00:21 AM | 8/17/23, 10:14:58 AM | 14m 36s             | KGrendze@northstar.com             | Attendee  |
| Neil Prasad                            | 8/17/23, 10:00:33 AM | 8/17/23, 10:15:13 AM | 14m 40s             | neil.p@nickelbros.com              | Attendee  |
| Justin Franklin                        | 8/17/23, 10:00:43 AM | 8/17/23, 10:14:47 AM | 14m 3s              | justinfranklin@franklinpacific.net | Attendee  |
| Paul - Build 360                       | 8/17/23, 10:01:06 AM | 8/17/23, 10:18:21 AM | 17m 15s             |                                    | Attendee  |
| Munden, Heather                        | 8/17/23, 10:01:48 AM | 8/17/23, 10:17:04 AM | 15m 16s             | Munden.H@portseattle.org           | Attendee  |
| Geoff Hartway                          | 8/17/23, 10:01:48 AM | 8/17/23, 10:14:59 AM | 13m 10s             | Geoffrey.Hartway@pcg.com           | Attendee  |
| Gordon Bowman                          | 8/17/23, 10:01:48 AM | 8/17/23, 10:14:59 AM | 13m 10s             | Gordon.Bowman@pcg.com              | Attendee  |
| Brian Biermansi                        | 8/17/23, 10:01:48 AM | 8/17/23, 10:14:57 AM | 13m 8s              | brianb@nwcc6.com                   | Attendee  |
| Erin Bedortha                          | 8/17/23, 10:01:49 AM | 8/17/23, 10:15:12 AM | 13m 23s             | Erin-Bedortha@Hoffmancorp.com      | Attendee  |
| Laurie Burnham, Pacific Construction S | 8/17/23, 10:01:49 AM | 8/17/23, 10:14:51 AM | 13m 2s              |                                    | Attendee  |
| Seydel   Platinum Group                | 8/17/23, 10:02:11 AM | 8/17/23, 10:15:56 AM | 13m 44s             |                                    | Attendee  |
| Creighton, Travis - Contractor         | 8/17/23, 10:02:13 AM | 8/17/23, 10:14:54 AM | 12m 41s             | Creighton.T@portseattle.org        | Attendee  |
| Kylie with Hanset Metal Fabricators (G | 8/17/23, 10:03:43 AM | 8/17/23, 10:15:07 AM | 11m 24s             |                                    | Attendee  |
| Paul Sehn (Guest)                      | 8/17/23, 10:04:45 AM | 8/17/23, 10:11:45 AM | 6m 59s              |                                    | Attendee  |
| Ashley Di Cristina                     | 8/17/23, 10:05:49 AM | 8/17/23, 10:14:47 AM | 8m 57s              | Adicristina@umci.com               | Attendee  |
| Powell, Letty - Contractor             | 8/17/23, 10:08:13 AM | 8/17/23, 10:14:54 AM | 6m 40s              | Powell.L@portseattle.org           | Attendee  |
| Deanna Peters                          |                      | 8/17/23, 10:11:53 AM | 8m 55s              | Dpeters@ascdemo.com                | Attendee  |
| Rich Tanaka                            |                      | 8/17/23, 10:15:14 AM | 15m 33s             | rich@apexsteel.com                 | Attendee  |