

C Concourse Expansion TSA Relocation and Elevators

Wednesday, May 4, 2022
PortGen Event



Turner

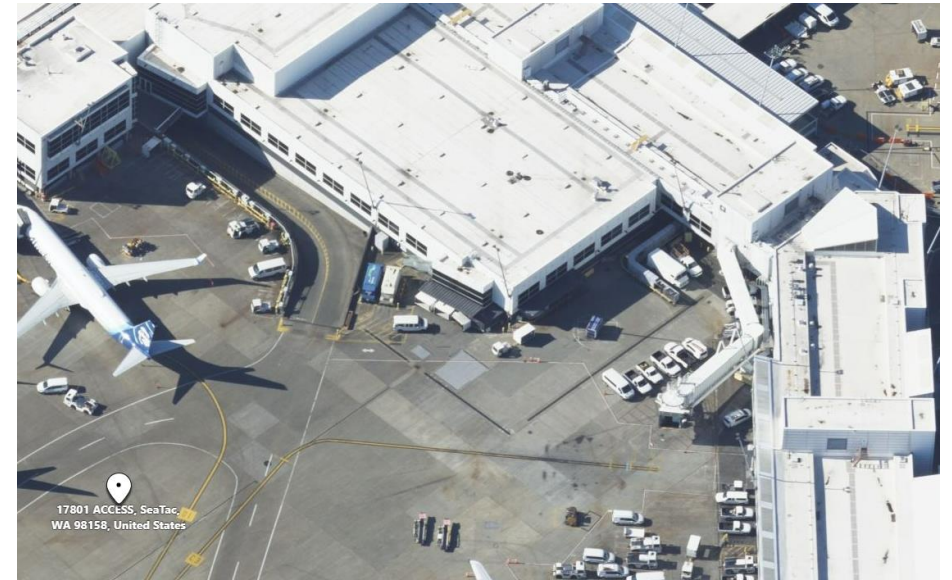
Agenda

- Project Overview
- Schedule, Process, Components
- TSA Relocation
- Scopes
- Schedule
- Requirements
- Documents
- Information
- Turner Resources



C Concourse Expansion

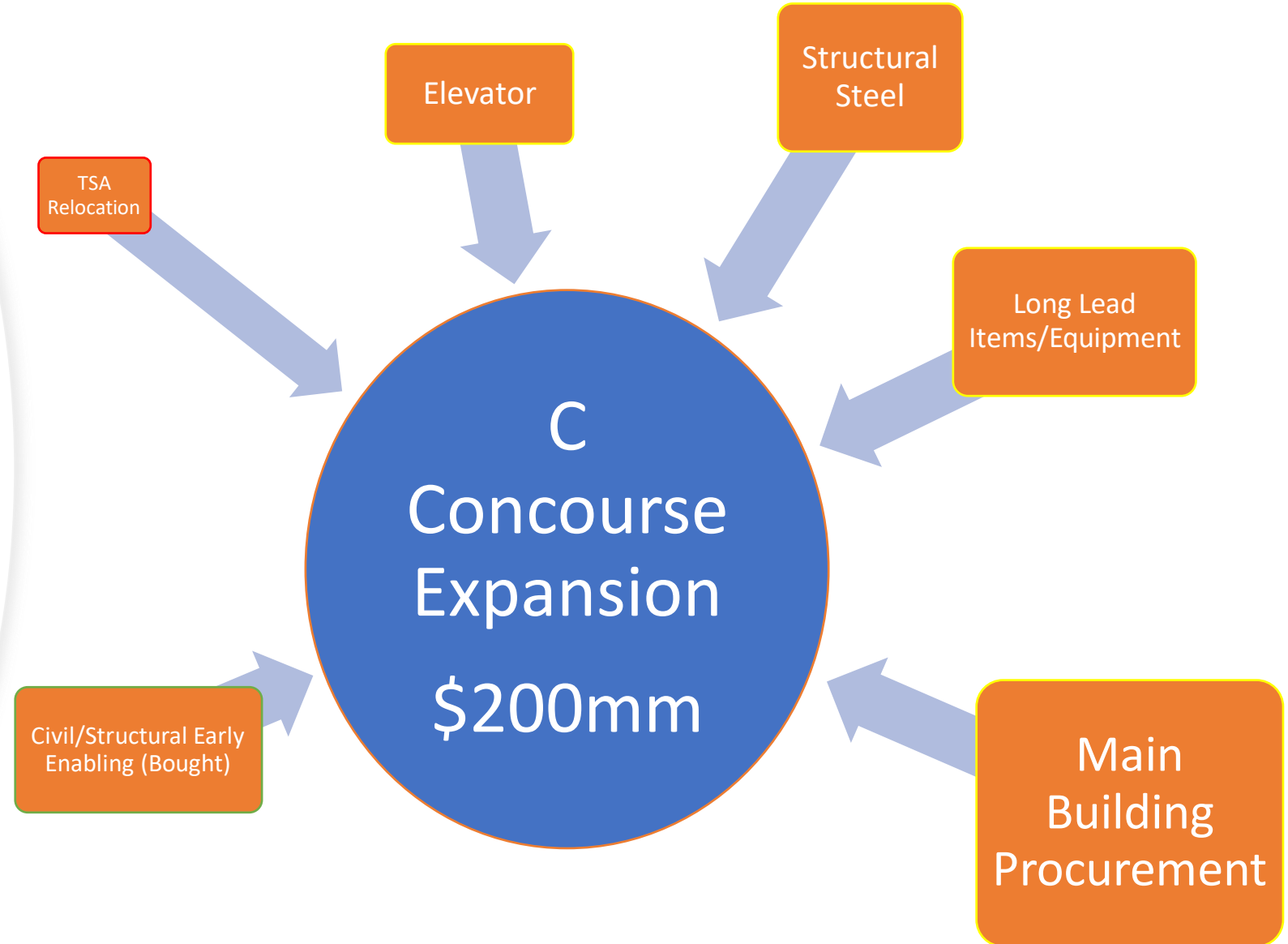
- Four additional floors on top of the existing building, expand the C3 Hold room.
- Re-develop the existing concourse level space.
- Provide an additional floor of airport dining and retail opportunities, amenity spaces.
- Upper floors of the expansion will provide office space and premium lounge spaces
- Turner awarded using RCW 39.10 GC/CM agreement.
- WMBE Goal – 12%



Components

(All costs are direct, approximate)

- Civil/Structural (Early Enabling) - \$12mm
- TSA Relocation - \$2-3mm
- Elevator - \$6mm
- Structural Steel – \$18-20mm
- Long Lead Items - \$Unknown
- Main Building Procurement - \$160mm



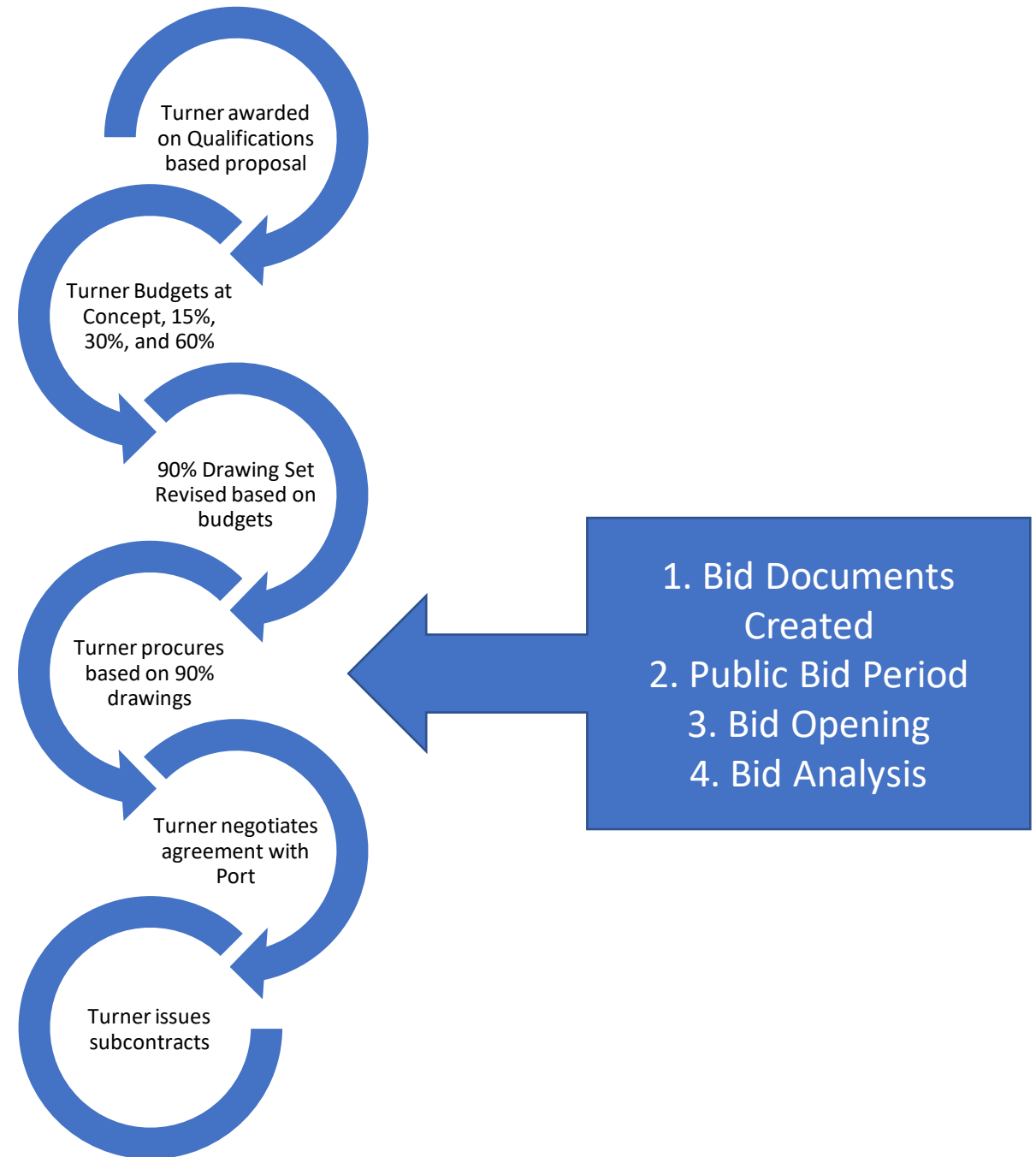
Overall Schedule

- Project procurement is broken down into components- as documents reach 90% design, they will be issued for bid.
- TSA – May 23, 2022 (due 6/14/22)
- Elevator (Mid June-Early July 22)
- Steel (September-October)
- Main bid package – Early 2023.
- Concourse shut down May 23
- Construction extends through 2025.



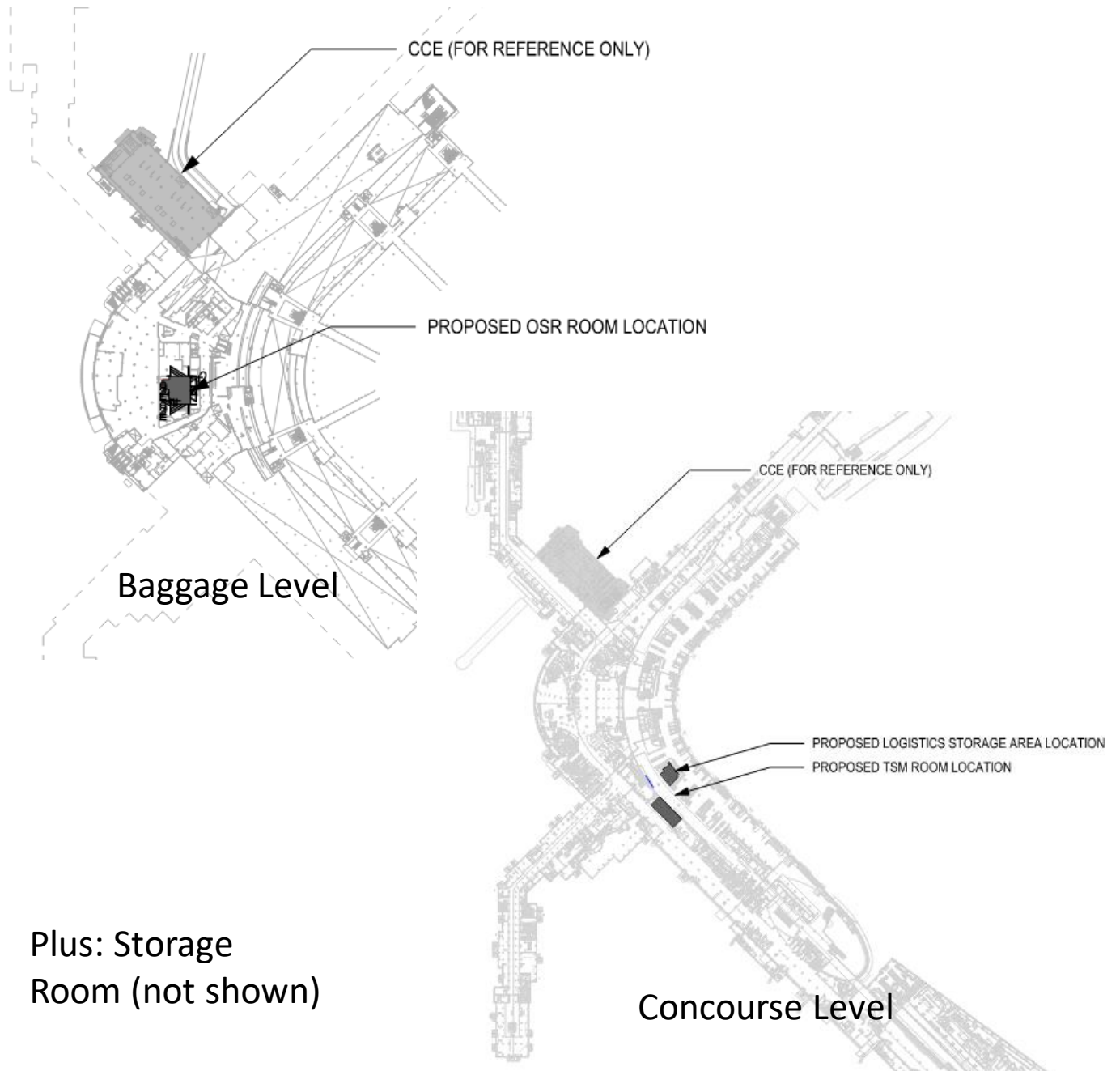
Process

- 39.10 Allows for Qualifications based GC/CM Award
- But- Each subcontractor package is competitively bid.
- Once confirmed as Lowest Responsible Bidder, Turner issues "Conditional Notice of Intent to Award"
- Turner uses bid pricing as basis for MACC.
- Upon receipt of MACC with Port, Turner issues subcontract.



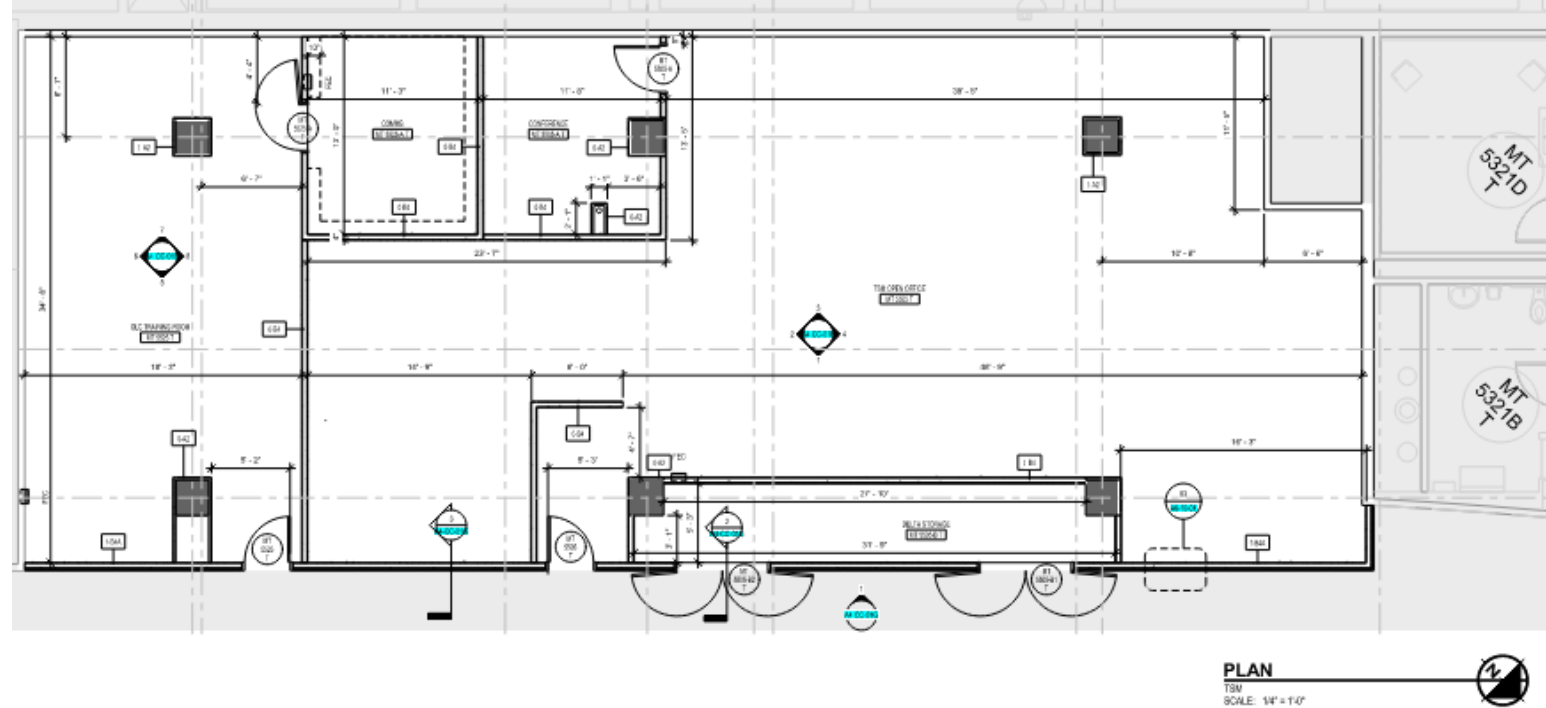
TSA Relocation

- Remove TSA staff from C Concourse to allow for building closure in May '23.
- Essentially Tenant Fitout project
- MC and EC selected
- All spaces to be completely concurrently.
- Work to start in August



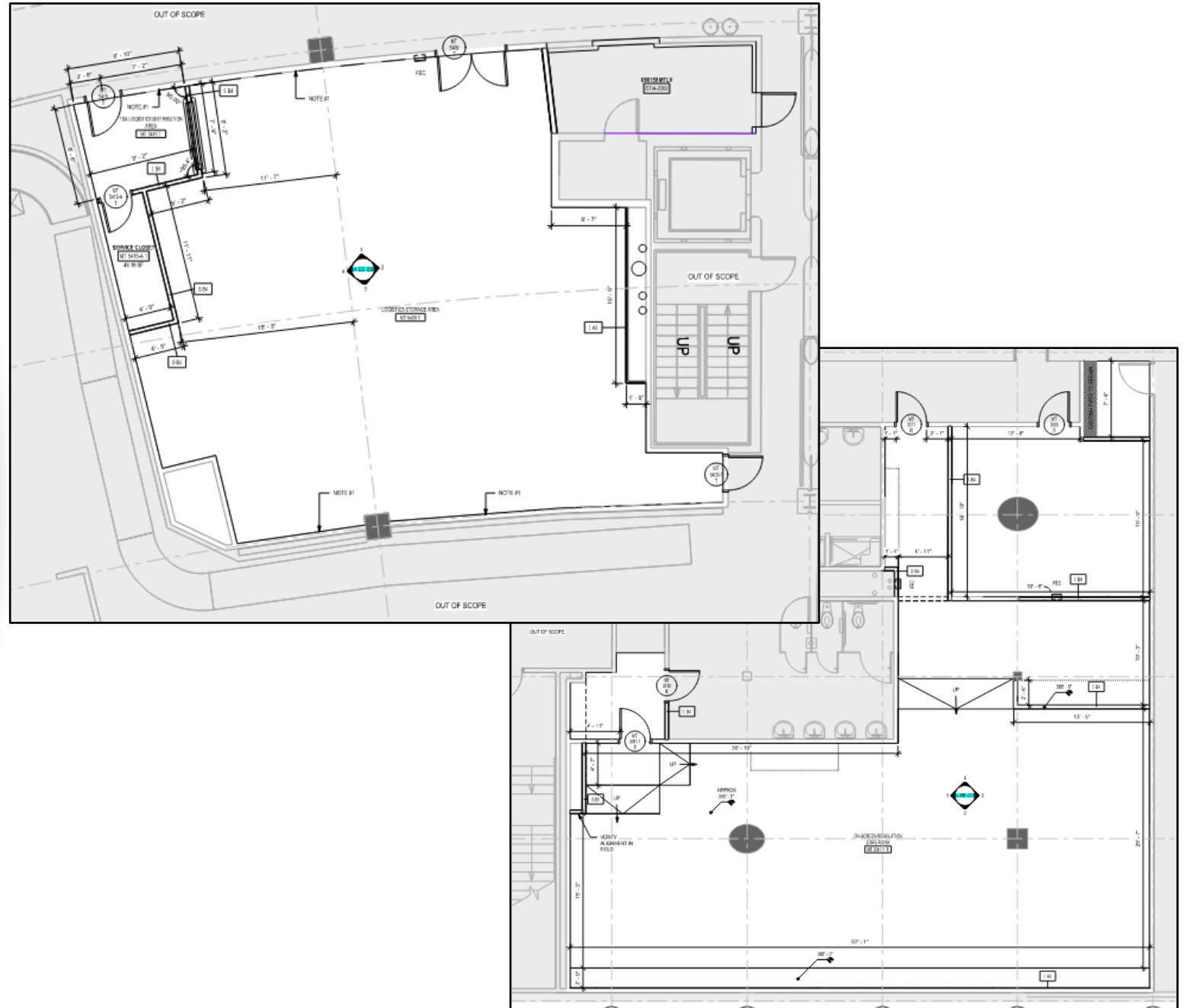
Tentative Scopes

- Final Cleaning
- Selective Demolition
- Millwork
- Doors, Frames & Hardware (Furnish)
- Coiling Security Doors
- Drywall, Framing & ACT
- Flooring
- Paint
- Code Signage
- Fire Protection

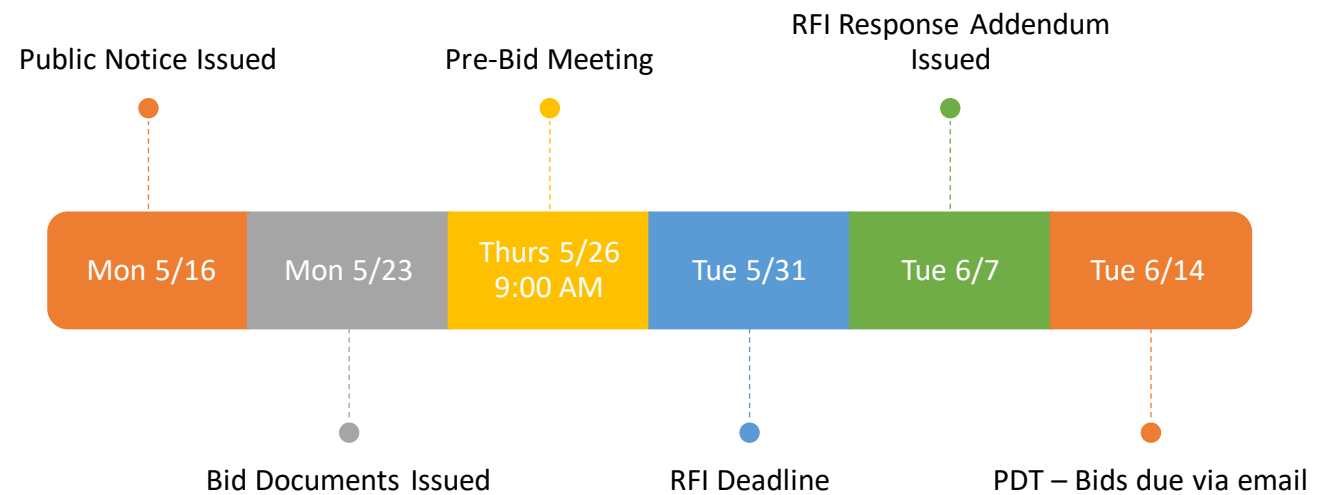


Things To Know

- Logistics – Requires knowledge of airport and access/haul routes.
- After Hours Work – Work that exceeds noise limits or requires other intrusive elements will be after hours.
- Project Labor Agreement
- PreBid Walkthrough – Highly recommended! (5/26)



Bid Schedule



Requirements

- **Please read Instructions to Bidders document.**
- Turner PreQualification – Comprehensive prequal process- completed within 5 business days of bid opening.
- Bond – Bid bonds, P&P bonds over \$100,000
- Low bidder- Bid Bonds due within 24 hours of bid to Turner Office.
- Complete bid package.

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
WMBE Goals

- 12% participation likely required in most bid packages (to be confirmed)
- Attainable through 2nd tier subcontractors or suppliers
- Turner will track WMBE participation
- Please use Turner resources!

Prequalification

- Allows you to perform work with Turner on all projects.
- Financial and Safety Based
 - Financial Statements
 - EMR Letter
 - W9
 - Bonding Information
- WE WILL WORK WITH YOU TO COMPLETE THIS.
- WE RECOMMEND YOU START NOW.


NEW Prequalification - [FIRM NAME - PROJECT NAME]

 Boyd, Janelle U. - (SEA)
To  Boyd, Janelle U. - (SEA)

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Thu 7/29/2021 9:14 AM

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 W9 2018.pdf
55 KB

 Turner Code of Conduct for Business Partners (July 2021).pdf
140 KB

 Prequalification Access Guide.pdf
999 KB

Greetings!

In preparation for getting your firm set up for potential work with Turner Construction, we may need to get a prequalification completed, a recent W9, and your most recent financials.

Turner prides itself on our longstanding trade partner relationships, based on transparency, integrity, and professionalism. Please be sure to read and sign the attached Turner Code of Conduct for Business Partners.

For contracts over \$100K, you are required to complete our prequalification process by following the instructions attached. Please note that every 18 months, you are required to update your prequalification.

Be sure to complete all sections of the prequal. If it applies, attach a copy of your last three years of OSHA 300 logs or OHSA WISRs.

Once you complete your prequal, be sure to sign/date/submit it.

FINANCIALS REQUIREMENT:

A financial review is required every 18 months, and for any potential awards over \$100k. Financial information is kept confidential within our procurement group. Financials can be uploaded to the prequal or emailed to Janelle Boyd at juboyd@tcco.com. Please be sure to include your previous year's Balance Sheet and Profit & Loss Statements; preferably an audited version, however if that is not available, please provide what you have.

1. **2020 PPP LOAN** - As part of our financial review, please confirm if your company participated in any Paycheck Protection Loans (PPP) Program? **YES OR NO?**
 - If so, this should be included on your Balance Sheet, under liabilities
 - If your loan was forgiven, please provide the "forgiveness letter"
2. **REFERENCE REQUEST** - If your financials are not **AUDITED**, please provide the following support items:
 - Email contacts for the supplier **and** contractor references listed in your prequal
 - Email contact for your bank reference
 - Surety Confirmation Letter confirming per project and aggregate bonding limits

Bid Documents

Drawings dated 05/06/2022

Project Specifications dated 05/06/2022

Instructions to Bidders dated 05/23/2022

Project Manual Rev. 5 dated 05/23/2022

Additional Provisions (Scopes)

Bid Form

Other Information

Governed by Port of Seattle
Project Labor Agreement

Prevailing Wage Job – Using
TBD rates to bid.

WMBE requirements – 12%

EC/CM & MC/CM selected

Turner Resources

- Tamaka Thornton – Community & Citizenship Director
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 - 206-643-3721
- Roe Pulalasi-Gozales – C&C Program Specialist
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- Billy Schaeffer – Procurement Lead
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- Janelle Boyd – Prequalification Coordinator
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- Kevin Hallstrom – Procurement Manager
 - khallstrom@tcco.com