

Diversity in Contracting First Look: SEA's Primary Fire Station Continuing Operations Preservation Project



June 29, 2022

Agenda

Welcome/Introduction

Lawrence Coleman, Diversity in Contracting WMBE Program Manager

Upcoming Opportunities

Emily Ho, Diversity in Contracting Outreach and Program Manager

SEA's Primary Fire Station Project

Fredrick Robinson, Project Manager V

Question and Answer

DC Programs

Women and Minority Business Enterprise (WMBE) Program

- **Guiding Document:** Port Commission Resolution 3737
- **Contract Goal Type:** Aspirational WMBE
- **Prime Requirements:** Inclusion Plans, Affirmative Efforts, Contract Compliance.
- **Contract Types:** A/E, Good and Services, Construction
- **Dollar Value:** Above 199K or when subcontracting is available
- **Certification:** Self-Identified or Certified

Disadvantaged Business Enterprise Program (DBE)

DOT-assisted contracts

- **Guiding Document:** 49 CFR part 26
- **Contract Goal Type:** Mandatory DBE
- **Prime Requirements:** Inclusion Plans, Good Faith Efforts, Contract Compliance.
- **Contract Types:** A/E and Construction
- **Dollar Value:** Over \$1 Million Airport/Airfield Focused
- **Certification:** Certified DBE at time of bid

Diversity in Contracting

The Port's Diversity in Contracting aspirational goal for this procurement is **10%**

- **When does the Port put WMBE goals on contracts?**

When subcontracting is available. Final WMBE goal considers size, scope, availability of firms and availability.

- **What is an inclusion plan and what do you ask for?**

A plan that the primes need to provide to the Port regarding their overall strategy to include and support WMBE firms. It includes having:

- Diversity Coordinator
 - Prime appointed- contact responsible for implementing and monitoring efforts to meet their utilization goal on the contract
- Affirmative Efforts/Business Support Strategies
 - Outreach that is detailed and specific
 - Prompt payment process
 - Dispute resolution

Significant Future Procurements

CONSTRUCTION OPPORTUNITIES		DESIGN OPPORTUNITIES	
NORTH EMPLOYEE PARKING LOT PHASE I	Q2 2022 & Q4 2022	CONCOURSE A DUTY-FREE EXPANSION	Q4 2022
TERMINAL SOLID WASTE IMPROVEMENTS	Q3 2022	LANDSIDE PAVEMENT PROGRAM (Original Plan)	Q4 2022
CHECKPOINT 1 RELOCATION	Q3 2022	BAGGAGE CLAIM DEVICES 15 & 16	Q4 2022
STS FIXED FACILITIES - ELECTRICAL	Q3 2022	IWTP CONTROLS CONVERSION	Q1 2023
APARTMENTS NOISE PROGRAM - Group 1 & 2	Q4 2022 & Q1 2023	SINGLE PIERS ON CONCOURSE D	Q1 2023
2023 AIRFIELD IMPROVEMENT PROGRAM	Q4 2022	MAIN TERMINALS IMPROVEMENTS PROGRAM	Q2 2023
AIRFIELD UTILITY IMPROVEMENTS 2023 - 2025	Q4 2022	IWTP PROGRAM	Q2 2023
PERIMETER INTRUSION DETECTION SYSTEM	Q4 2022	GC/CM OPPORTUNITIES	
SNOW STORAGE EXPANSION 2023/2024	Q4 2022	EASTSIDE FIRE STATION	Q2 2022
RESTROOM UPGRADES CONCOURSE B,C,D PHASE 5	Q1 2023	CONCOURSES - LOW VOLTAGE SYSTEM UPGRADE	Q3 2022
PORT SHARED- USE LOUNGE CONCOURSE A	Q1 2023	CARGO BUILDING 161E RETRO & COMMISSIONING	Q3 2022
WIDEN ARRIVALS APPROACH	Q1 2023	CONCOURSES - LOW VOLTAGE SYSTEM UPGRADE	Q4 2022
COMMUNICATION ENHANCEMENTS	Q2 2023	S CONCOURSE RENOVATION / RENEWAL	Q4 2022
TELECOMMUNICATIONS MEET ME ROOM-FIBER	Q2 2023	PROGRAM MANAGEMENT	
S 188th ST TUNNEL LIGHTING - DESIGN BID BUILD	Q2 2023	S CONCOURSE RENOVATION / RENEWAL	Q4 2022

Important Reminders

- Please do not rely on verbal information or direction. The official RFP will be posted via VendorConnect
- Please register in VendorConnect to be notified of the RFP's release
- Please direct any communication regarding this procurement to the assigned Contract Administrator, Tina Hemingway at hemingway.t@portseattle.org

Project Team

Frederick Robinson

Capital Project Manager V, AV Project Management

Heather Munden

Construction Manager VII, Construction Services

Robert Dahl

Resident Engineer III, Construction Services

Primary Fire Station (Station 1)



Project Overview

Project to address Station 1 improvements needed to support continuing operational use of existing facility until it is displaced by future development

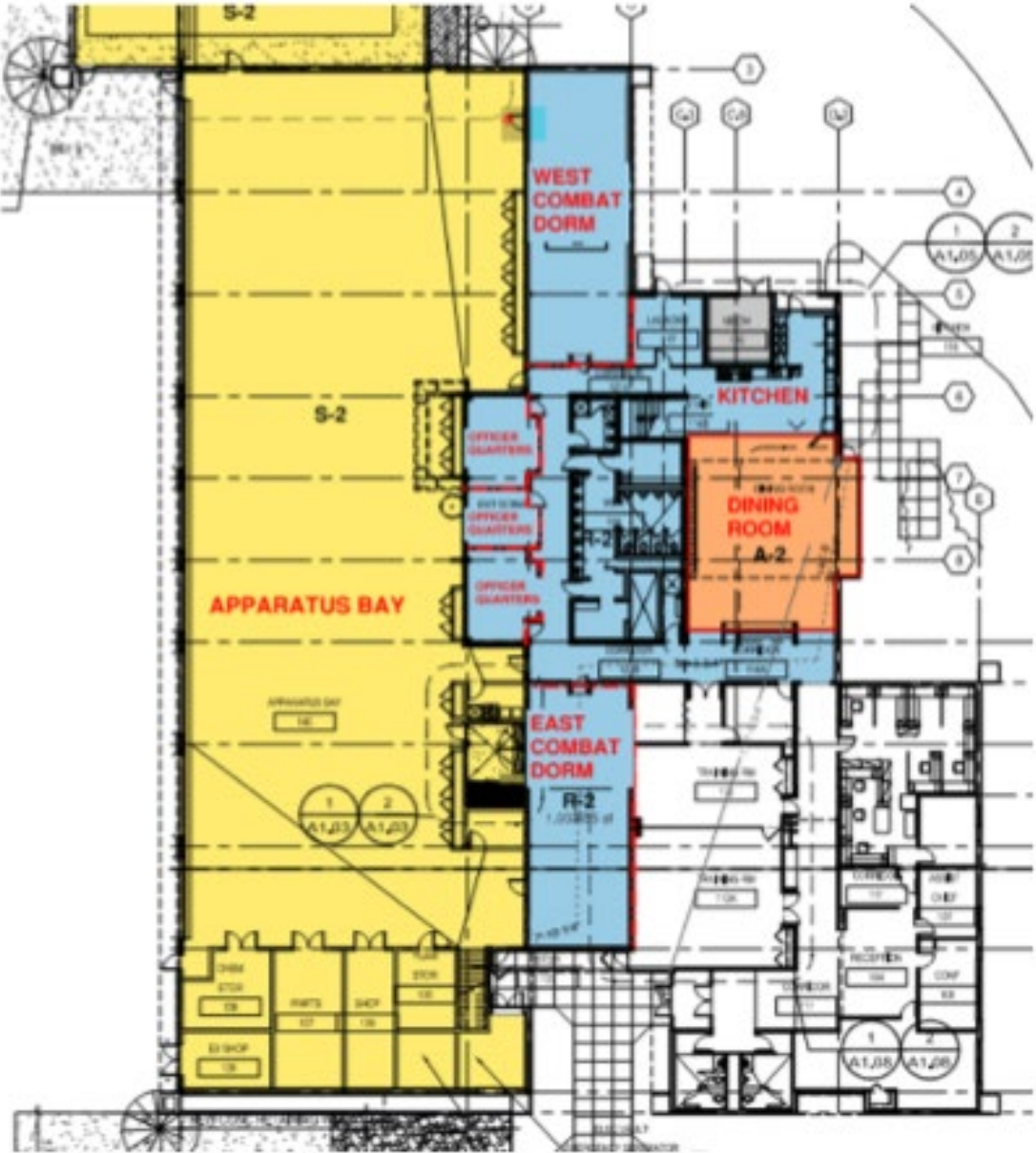
Priorities

- Address station mechanical system performance, air quality, and temperature control
- Improve dormitory accommodations
 - Air quality (circulation)
 - Bunk privacy
 - Response lighting vs task and ambient
 - Internet/wifi access



Station 1

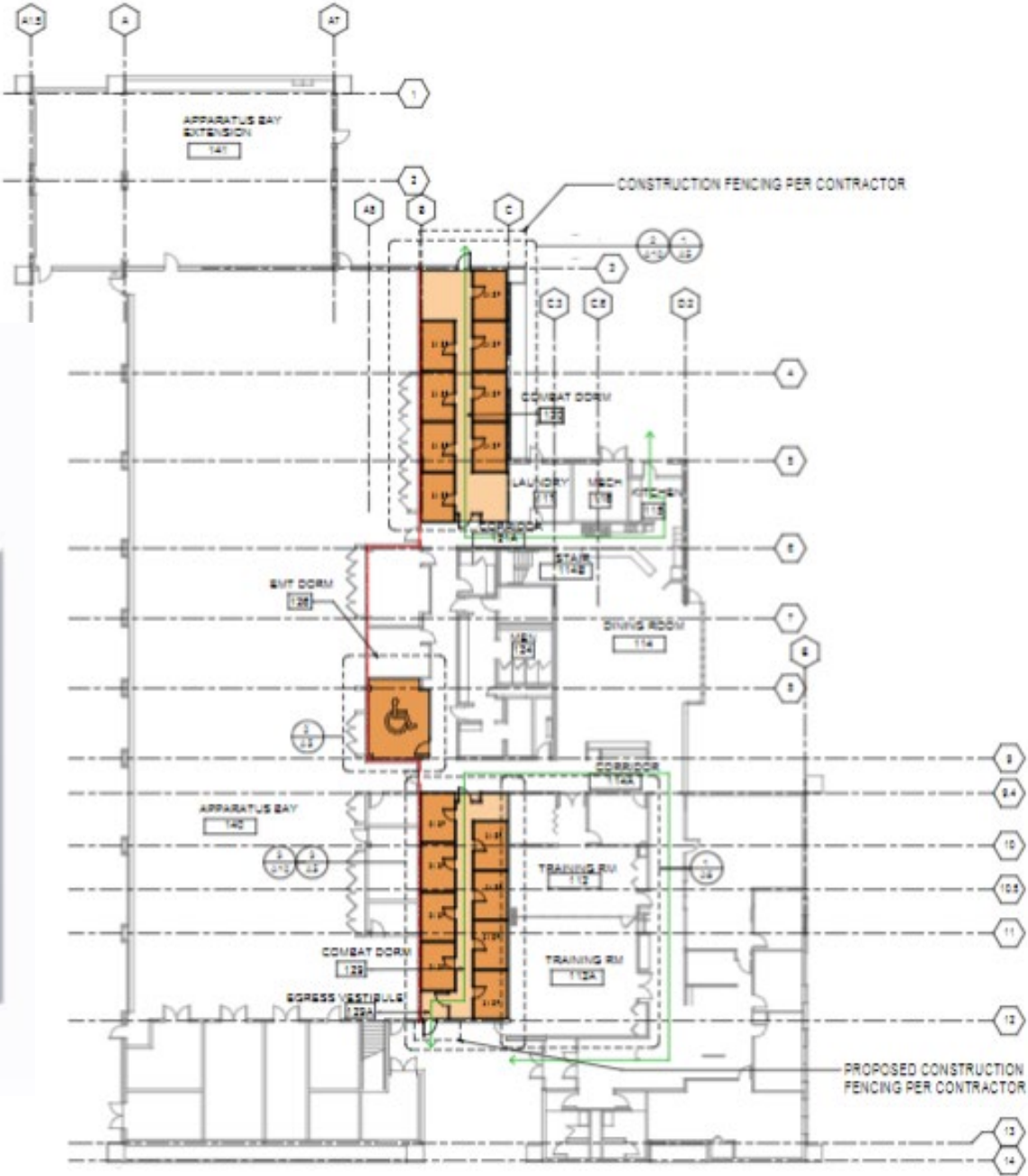
- Apparatus Bay
- Living quarters
- Offices



Dormitories



Design Concept



Settled Program

- Replace mechanical systems, including 2 AHU, that are past useful life
- Replace/upgrade electrical system including service transformer to support mechanical system replacement
- Replace existing kitchen range including exhaust (coordinate with mechanical system)
- Renovate existing dormitory to better meet code, increase privacy and reduce noise

Settled Program - Continued

- Add/extend data infrastructure for individual internet/wifi access points in dormitory
- Modify/upgrade CAD-RMS/FSA (computer automated dispatch/alarm notification system for unit call-out) to support dormitory renovation objective
- Implement two SPARC initiatives – installation of a bike rack and electric vehicle charging stations for Port fleet use

Target Project Schedule

Work	Target Dates
Commision Authorization	June 28, 2022
Design Start	Q3 2022
Pre-Construction Start	Q1 2023
Enabling and Early Work Start	Q3 2023
90% Design Milestone	Q2 2024
Approved MACC (maximum allowable construction cost)	Q3 2024
Substantial Completion	Q3 2025
Close out	Q3 2026

Design - Contract Overview

Mazzetti is the lead designer for this project and is currently under contract

Work	Mazzetti's Team
Architecture	EHDD
Structural	Lund Upsahl
Civil	BHC
Estimating	JMB

GC/CM- Contract Overview

- Pre-construction phase (\$2M)
- GC/CM to determine early works opportunities
- Anticipated MACC (\$15M)
- Expect SC/CMs to be pursued (MC and possible EC)

GC/CM- Procurement Schedule

GC/CM	Date
RFP Issued	June 30, 2022
Last Day to ask Questions	August 3, 2022
Proposal Due	August 17, 2022
Shortlist Notification	September 9, 2022
Interviews	Week of September 12, 2022
Final Price Proposals	September 21, 2022
Notice of Intent to Award	September 29, 2022
Execute Contract	October 27, 2022

Subcontractor Work Packages to be determined by GC/CM

Next Steps

1. Get on a team
2. Keep an eye out for the RFP
3. Attend the pre-proposal meeting: **July 11 at 11:00 AM**

For #2 and #3 you need to be registered on VendorConnect



Seattle-Tacoma
International
Airport

Questions?

GC/CM Pre-Con Services

- Toward design deliverables, subcontractor update, and WMBE update
- Construction Risk Management Plan
- Innovation Tracking and Performance Plan
- Material Sourcing Plan
- Life Cycle Analysis Reports
- Cost Estimates at design milestones, to compare alternatives, and when there are scope changes
- Existing condition/survey report
- Subcontractor procurement and Diversity in Contracting plans
- Project schedules and phasing plans
- Logistics plan
- Safety plan
- Quality Control plan

Target Project Schedule

Commission Authorization: 6/28/2022

Design Start: 3Q2022

Pre-Construction Start: 1Q2023

Enabling and Early Work Start: 3Q2023

90% Design Milestone: 2Q2024

Approved MACC (maximum allowable construction cost): 3Q2024

Substantial Completion: 3Q2025

Close out: 3Q2026