

C Concourse Phase 2 Procurement

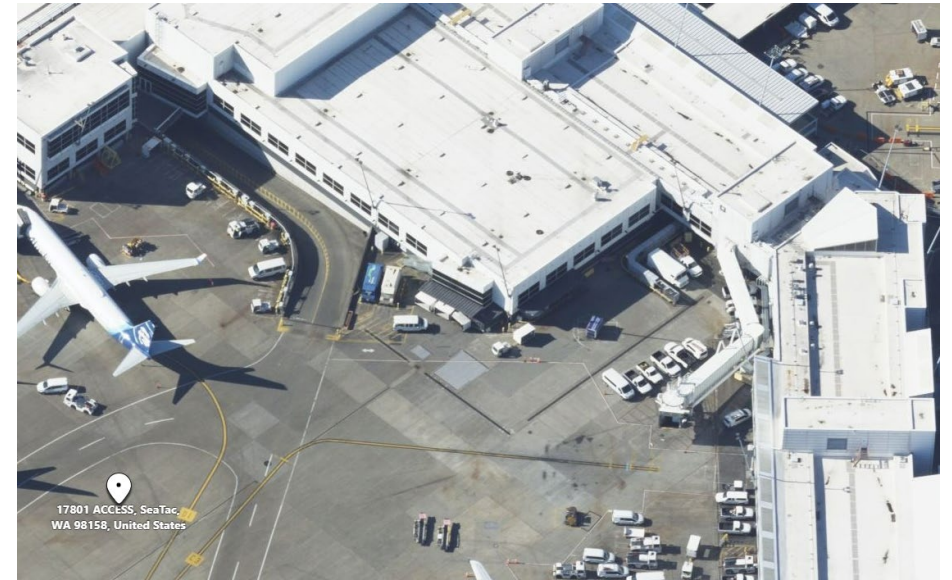
Thursday, March 2
WMBE Outreach Event



Turner

C Concourse Expansion

- Four additional floors on top of the existing building, 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 lounge spaces.
- Phase 2: Late 2023 – Early 2026
- WMBE Goal – 12%



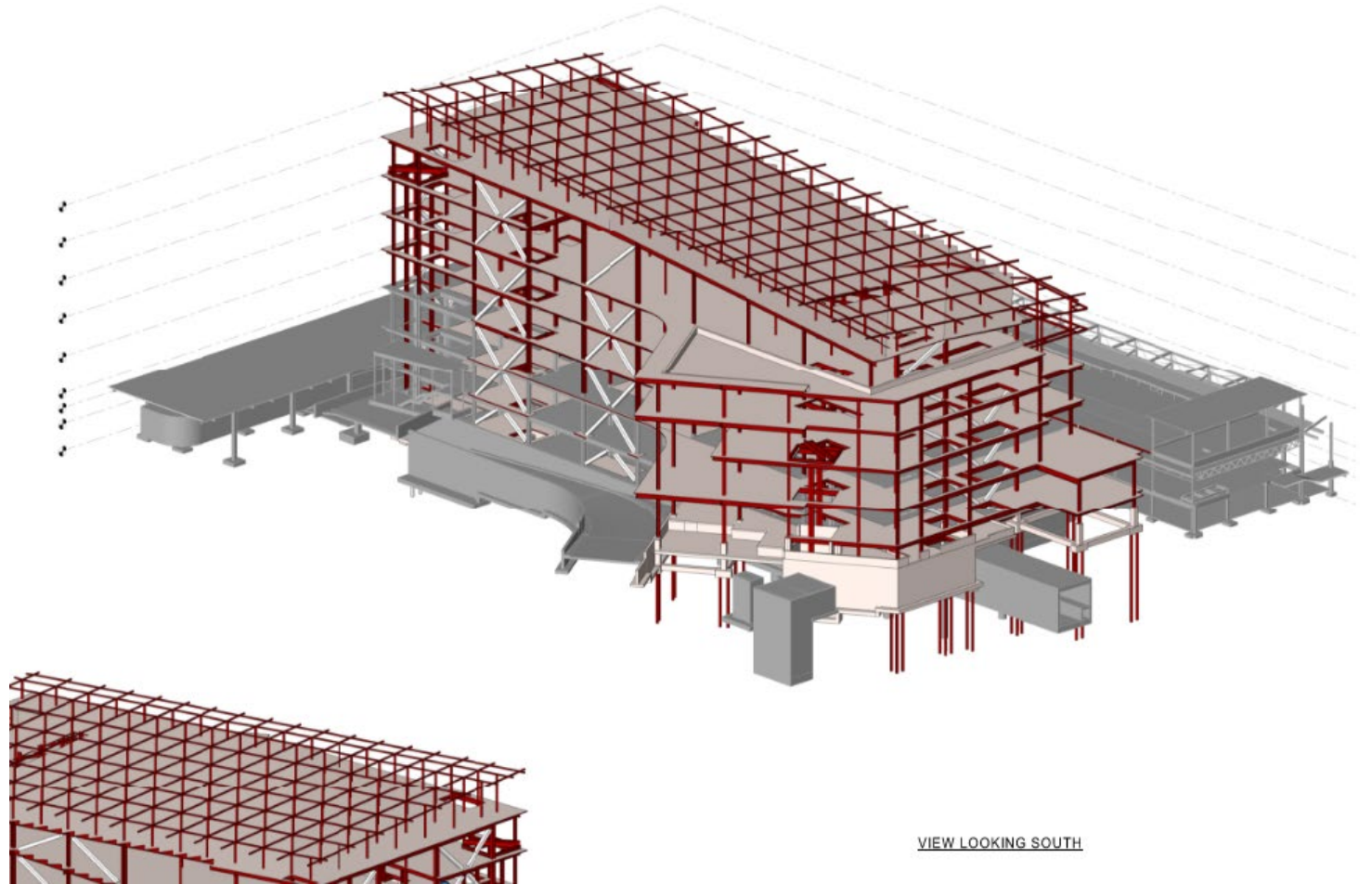
Phase 1 (In Progress)

- Work required to get the project out of the ground.
- Work to be done in 2022 and 2023
- Trade Packages:
 - Selective Demolition
 - Ascendent
 - Concrete +
 - Earthwork and Utilities
 - Mid Mountain
 - Micropiles and Shoring
 - Condon Johnson
 - Concrete Paving
 - Gary Merlino



Phase 2

- Primary construction of the building- major milestones (approximate):
- Demo in late 2023.
- Steel - April 2024
- MEP – mid-2024
- Exterior – late-2024
- Finishes – mid-2025



Direct Work Bid Packages (Subject to Change)

- Public, rip and read bids awarded to low responsive bidder.
- Submit on Turner bid form, bond forms, etc.
- Bid must be complete – no qualifications or exclusions allowed.
- Bonds required on all bids over \$100,000.

10	MACC	Main Package	
10.1	033000	CIP Concrete (Superstructure)	\$5,422,000.00
10.2	042000	Concrete Masonry Units	\$335,000.00
10.3	055000	Misc. Metals (Furnish & Install)	\$1,214,000.00
10.4	055141	Feature Stair	\$1,845,000.00
10.5	072100	Roofing	\$1,330,000.00
10.6	092900	Drywall & Framing	\$7,047,000.00
10.7	057000	Decorative Metal (Furnish & Install)	\$2,514,000.00
10.8	064000	Casework & Millwork	\$4,441,000.00
10.9	074623	Wood Siding, Soffits and Decking	\$50,000.00
10.10	078100	Fireproofing	\$1,005,000.00
10.11	081000	DFH (Furnish & Install)	\$1,269,000.00
10.12	083313	Coiling Doors	\$42,000.00
10.13	088000	Interior Glazing	\$642,000.00
10.14	093000	Tile (Furnish) [SP]	\$626,400.00
10.15	093000	Tile (Install)	\$417,600.00
10.16	095000	Specialty Ceilings (Tree of Life)	\$6,075,000.00
10.17	095113	ACT & Ceilings	\$598,000.00
10.18	096000	Resilient Flooring (Furnish) [SP]	\$75,000.00
10.19	096000	Flooring (Carpet & Resilient)	\$100,000.00
10.20	096623	Terrazzo	\$2,028,000.00
10.21	097723	Wall Coverings	\$35,000.00
10.22	099000	Paint	\$1,580,000.00
10.23	100000	Bathroom Accessories (Furnish) [S	\$189,000.00
10.24	100000	Interior Specialties [SP]	\$189,000.00
10.25	101400	Signage	\$659,000.00
10.26	108113	Bird Control Devices	\$55,000.00
10.27	111300	Loading Dock Equipment	\$61,000.00
10.28	112425	Window Washing Fall Protection	\$459,000.00
10.29	123600	Countertops & Stone (Furnish) [SP]	\$82,000.00
10.30	123600	Countertops & Stone (Install)	\$54,000.00
10.31	125000	FF&E	\$55,000.00
10.32	240000	Plumbing & HVAC - 100% MASC	\$35,371,000.00
10.33	240000	Plumbing Fixtures (Furnish)	\$200,000.00
10.34	260000	Electrical - 100% MASC	\$35,202,000.00

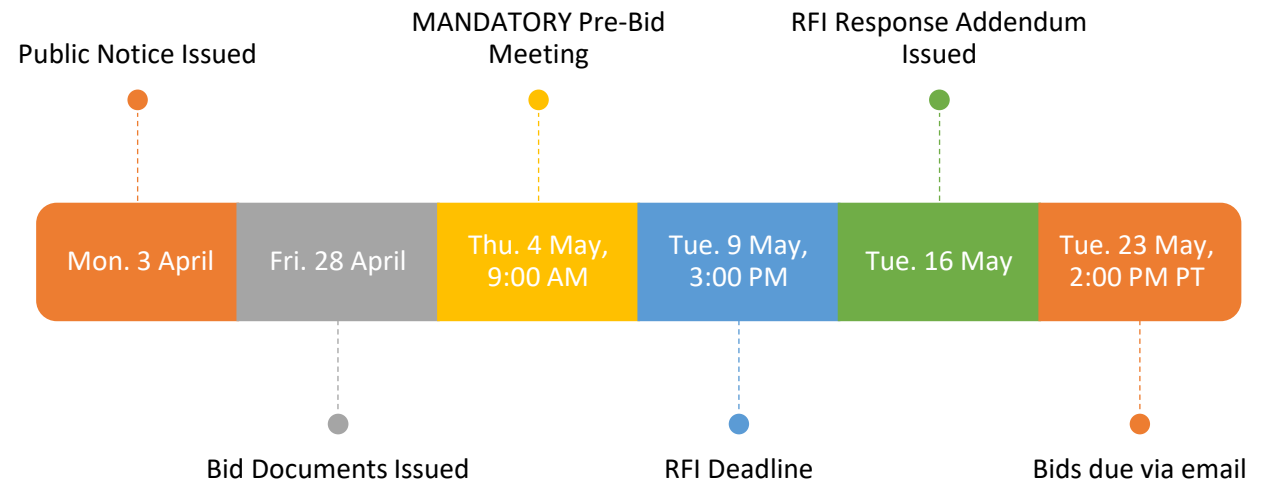
Negotiated Support Services

- Often called General Requirements (GRs)
- Turner can select best trade partner based on project's needs.
- Pricing accepted on bid forms with standard proposals as backup.
- Bonds may be required (consult bid documents)
- Not a comprehensive list.

9	MACC	Phase 2 NSS
9.1	010000	Safety Equipment
9.2	010000	Jobsite Trailers
9.3	010000	Temporary Toilets
9.4	010000	Temporary Fence + Barriers
9.5	010000	Water Treatment System
9.6	010000	Rubbish Removal
9.7	022000	Transportation - Shuttle Bus
9.8	010000	Street Sweeping
9.9	010000	Temporary Walls
9.10	010000	Surveying
9.11	010000	Construction Hoist (Rental)
9.12	010000	Construction Hoist - Erect/Operate
9.13	010000	Temporary Elevator Operate
9.14	010000	Temp Mechanical/Plumbing
9.15	010000	Final Cleaning

Bid Schedule

(Dates approximate)





Bid Documents

Drawings

Project Specification

Instructions to Bidders

Project Procedure Manual

Additional Provisions (Scope)

Bid Form

Instructions to Bidders

Additional Provisions

SeaTac C Concourse Expansion Structural	INSTRUCTIONS TO BIDDERS	October 11, 2022 Revision 00
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BID DATE/TIME

Bids are due on Tuesday, November 8th at 2PM PST

Bids shall be e-mailed to Turner Construction at c1procurement@tcco.com.

Do NOT send questions, RFIs, comments or any other correspondence to these emails.

- All emails must include proper title "CCE Elevator – [BID PACKAGE] – [FIRM NAME]"
- All bid forms must be attached as a searchable PDF file, clearly legible, in standard 8.5x11" page size.
- Please include a point of contact with direct contact information, including phone and email.
- Emails have an attachment size limit of 10MB. If bids exceed this, please attach documents to separate emails and state the total number of emails sent.
- Turner is not responsible for the Proposer's technical difficulties in submitting electronically.
- Turner will use time stamp on the Proposal's email to determine timeliness. **Late bids will not be accepted.**

All bids will be opened publicly and read aloud virtually via Microsoft Teams at the following location:
<https://tinyurl.com/ccestructural>

PROJECT INFORMATION

Project Name: SeaTac C Concourse Expansion
Project Address: 17801 International Boulevard, SeaTac, WA 98158

This scope of work consists of structural elements for the C Concourse Expansion Project, including but not limited to, structural steel. This project includes a four-story expansion to the existing C Concourse structure to begin in 2023 and completed in early 2026.

This work is being procured in compliance with the Revised Code of Washington (RCW) Provision 39.10.380 – Subcontractor Bidding Process. <https://app.leg.wa.gov/rcw/default.aspx?cite=39.10.380>

ACCESS TO BID DOCUMENTS

Subcontractors may obtain access to the Bid Documents through Turner's online bid management system – BuildingConnected. Search for "SeaTac C Concourse Expansion – Conveying Systems" to find project on Turner's Public Plan Room:

<https://app.buildingconnected.com/public/54f0e584e233640600777e9a6f>

BID CALENDAR

Tuesday, October 11th – Bid Documents Issued to Bidders*
Thursday, October 20th at 9AM – Pre-Bid Meeting and Walk
Monday, October 24th – RFIs Due
Tuesday, November 1st – RFI Response Issued via Addendum
Tuesday, November 8th, 2PM – Bids Due

*Date subject to change.

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PRE-BID MEETING

A pre-bid meeting has been scheduled for **Thursday, October 20th at 9AM**. Additional information regarding the pre-bid meeting shall be distributed via BuildingConnected.

RFI/BID DOCUMENT QUESTIONS

Requests for Information (RFIs) shall be submitted to Turner **no later than 10/24/2022 at 12PM PST**. Bidder shall report any discrepancies, uncertainties, and/or logistical issues that require clarification to Turner in writing to: Billy Schaeffer bschaeffer@tcco.com. Do not contact the Owner or Design team members directly.

All questions received prior to the RFI deadline will be answered by the GC/CM and distributed to all bidders through an official addendum on Turner's online bid management system (BuildingConnected). Questions submitted after the deadline are not guaranteed a response.

Questions not submitted in writing will not be considered binding.

BID DOCUMENTS

Subcontractor bids must be per plans, specifications, and include the Turner supplemental documents listed below. If discrepancies occur between the documents noted above, the bidder is instructed to provide the greater quality/quantity.

- Project Manual
- Bid Form
- Additional Provisions (Scope of Work)
- Addenda (as issued and applicable)
- Instructions to Bidders (this document)
- Any attachments and/or additional files noted in the files listed above

By submitting a bid, the bidder agrees to have reviewed the documents noted above in their entirety and has a complete understanding of the project requirements and subcontractor/contractor obligations. Change orders will not be issued for mistakes, omissions, conflicts, or other scope gaps in the Contract Documents that a skilled contractor could reasonably understand.

BID DOCUMENTS & SITE EXAMINATION

Prior to bid submission, each bidder should carefully review the plans, specifications, and all Bid Documents provided to ensure adequate coverage of the quality and quantity of work to be provided. By submitting a bid to Turner Construction, this bidder agrees to full compliance with the project requirements outlined in the Bid Documents. Turner Construction will assume no responsibility for interpretations of the Bid Documents. Any discrepancies and/or logistical issues which would impact pricing and need clarification shall be brought to Turner's attention as an RFI.

PRODUCT SUBSTITUTIONS

Bids must be submitted based on products outlined in the Contract Documents. Under circumstances where "or equal" or "or approved" exists, acceptance by Turner and The Port of Seattle is required.

Failure to submit a substitution request may result in a rejection of bid and/or rejection of product if the bidder is awarded the project. If necessary, the specified product will be provided at no additional cost to Turner and/or The Port of Seattle.

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RIGHT OF AWARD RESERVED

The Port of Seattle and Turner Construction reserve the right to reject any and all bids as well as to waive informalities in any bids received.

BID, PERFORMANCE, AND PAYMENT BONDS

Bid Bond on Turner Form 664 required for all bids in excess of \$100,000. The lowest responsive bidder must submit the original, notarized bid bond to Turner within 24 hours of bid opening.

Payment and Performance Bond are required for all contracts \$100,000 and greater. Bonds to be submitted on Turner Construction forms (see Project Manual for sample document).

Subcontractor agrees that all costs related to bonds are included within the base bid amount and shall not receive additional compensation for any bond costs related to the base bid.

SIGNATORY UNION NOTICE/PREVAILING WAGE REQUIREMENT

Turner Construction is signatory to the Cement Masons, Laborers, Operators, and Carpenters trade unions. Bidders bidding scopes of work claimed by the unions noted above shall employ union labor to complete the project.

This is a public project covered by the prevailing wage requirements of RCW 39.12 and the minimum wage requirements of RCW 49.28. Bidder shall not pay less than the prevailing wage requirements listed per trade/occupation on the Washington State Department of Labor Industries website. The listed rates are applicable regardless if the task is performed by the bidder, a subcontractor, or sub-tier.

Bidder is responsible for providing documentation showing it is in compliance to the prevailing wage requirement. In addition, subcontractor is to submit a Statement of Intent to Pay Prevailing Wages for itself and any sub-tiers prior to beginning work. All statements must be approved by the Department of Labor Industries prior to submitting to Turner.

Bidders should reference the Additional Provisions for their respective bid package for additional information related to Prevailing Wage requirements.

SUB-TIER CONTRACTS

The bidder shall make the Instructions to Bidders document available to each of its subcontractors; and shall require each of its subcontractors make the document available to each of their subcontractors. The bidder is responsible for ensuring its sub-tier contractors have a full understanding of the project requirements/guidelines and are able to meet the qualifications listed below in the "Bidder Qualifications" section. Upon request of Turner and/or the Owner, the bidder shall promptly provide documentation demonstrating compliance with the Bidder Qualifications.

BIDDER QUALIFICATIONS

It is the intent of Turner Construction to award a contract to the "lowest responsible Bidder". Before award, the Bidder must meet the following Bidder responsibility criteria to be considered a responsible Bidder. The Bidder may be required by Turner Construction to submit documentation demonstrating compliance with the criteria. The Bidder must:

- Have a current certificate of registration as a contractor in compliance with chapter 18.27 RCW, which must have been in effect at the time of bid submittal.
- Have a current Washington state unified business identifier (UBI) number.
- If applicable:

C CONCURSE EXPANSION ADDITIONAL PROVISIONS: 05 12 00	11/1/2022 REVISION 01
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DIVISION 05 12 00 – STRUCTURAL STEEL
ADDITIONAL PROVISIONS – SCOPE OF WORK

This Subcontractor shall furnish and install fully operational systems, as listed below, capable of being put to their intended use without further modifications in accordance with the intent of the Contract Documents. Provide all necessary labor, material, equipment, supervision, rigging, special hoisting, special permits, shop drawings, submittals, engineering, coordination, samples, protection, and accessories as outlined in the Contract Documents.

Subcontractor has assumed the risk of cost increases and the effects of shortages or lack of availability of materials, energy, goods and labor, and neither the Price nor the schedule for performance and completion of the Work shall be subject to adjustment should any of these risks arise.

CONTRACT DOCUMENTS:

Unless specifically indicated herein, furnish all work described in the following contract documents:

SPECIFICATION SECTION	DESCRIPTION	SCOPE
Division 00	Procurement and Contracting Requirements	In Its Entirety
Division 01	General Requirements	In Its Entirety
05 12 00	Structural Steel Framing	In Its Entirety
05 12 13	Architecturally Exposed Structural Steel Framing	In Its Entirety
05 13 50	Buckling Restrained Braces	In Its Entirety
05 21 00	Steel Decking	In Its Entirety
05 51 00	Metal Stairs	In Its Entirety

This Subcontractor is also responsible for trade specifications not specifically listed above, but required by reference in the listed specifications, or as required to perform the scope of work described herein as well as Division 1 specifications, and the use of the Contract Documents as a whole.

Documents List:

- Instructions to Bidders: Structural Dated 10/11/22
- Project Procedure Manual Dated 10/11/22 Rev 7
 - https://app.pccore.com/1761764/project/documents?folder_id=555438006
- Permit – Superstructure Drawings and Specifications Dated 09/02/22
 - https://app.pccore.com/1761764/project/documents?folder_id=585414926
- Turner Construction GC/CM Prime Contract (redacted)
 - https://app.pccore.com/1761764/project/documents?folder_id=561403254
- Project Schedule Dated 11/2/22
- Specialty Steel Delineation Scope drawing dated 11/1/22
- RFI Responses and associated drawings dated 11/1/22
- CCE Document List dated 11/1/22 (supersedes Project Procedure Manual)

C CONCURSE EXPANSION ADDITIONAL PROVISIONS: 05 12 00	11/1/2022 REVISION 01
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100. This project is intended to be structured to minimize airport operational disruptions- refer to logistics plan and schedule in Project Procedure Manual.

101. Use only specified haul routes and AOA entry points as absolutely necessary. It is assumed that all trade partners will utilize standard vendor access points within the terminal and not from the AOA.

102. It is the responsibility of this subcontractor to meet the requirements of Port of Seattle including trucking, delivery, permits and noise control for this scope of work. Provide all necessary business fees and trucking permits as needed. Provide flagging and traffic control as required for this Subcontractor's own deliveries and work, including anytime the Baggage Level Access Ramp is being utilized.

103. Maintain access to specified areas, including but not limited to: Baggage Level Access Ramp and Baggage Transfer Lines, as shown on Logistics plan.

104. There is no on-site parking and limited available lay down/storage on-site. Plan for just in time deliveries of materials and equipment. Laydown areas must be approved by the Turner's site Superintendent. (Reference Logistics & Phasing Plans Attachment).

105. All vendors must be badged. Please allow for 3-4 weeks for badging process for each employee.

CONTRACT VALUE

The sum of this contract shall not exceed \$11,425,838.00 per the following items provided via Bid Form opened on November 15, 2022.

#	DESCRIPTION	QTY	UNIT	PRICE
100	Structural Steel Framing	1	EA	1000000
101	Architecturally Exposed Structural Steel Framing	1	EA	1000000
102	Buckling Restrained Braces	1	EA	1000000
103	Steel Decking	1	EA	1000000
104	Metal Stairs	1	EA	1000000
105	Structural Steel Framing	1	EA	1000000
106	Architecturally Exposed Structural Steel Framing	1	EA	1000000
107	Buckling Restrained Braces	1	EA	1000000
108	Steel Decking	1	EA	1000000
109	Metal Stairs	1	EA	1000000
110	Structural Steel Framing	1	EA	1000000
111	Architecturally Exposed Structural Steel Framing	1	EA	1000000
112	Buckling Restrained Braces	1	EA	1000000
113	Steel Decking	1	EA	1000000
114	Metal Stairs	1	EA	1000000
115	Structural Steel Framing	1	EA	1000000
116	Architecturally Exposed Structural Steel Framing	1	EA	1000000
117	Buckling Restrained Braces	1	EA	1000000
118	Steel Decking	1	EA	1000000
119	Metal Stairs	1	EA	1000000
120	Structural Steel Framing	1	EA	1000000
121	Architecturally Exposed Structural Steel Framing	1	EA	1000000
122	Buckling Restrained Braces	1	EA	1000000
123	Steel Decking	1	EA	1000000
124	Metal Stairs	1	EA	1000000
125	Structural Steel Framing	1	EA	1000000
126	Architecturally Exposed Structural Steel Framing	1	EA	1000000
127	Buckling Restrained Braces	1	EA	1000000
128	Steel Decking	1	EA	1000000
129	Metal Stairs	1	EA	1000000
130	Structural Steel Framing	1	EA	1000000
131	Architecturally Exposed Structural Steel Framing	1	EA	1000000
132	Buckling Restrained Braces	1	EA	1000000
133	Steel Decking	1	EA	1000000
134	Metal Stairs	1	EA	1000000
135	Structural Steel Framing	1	EA	1000000
136	Architecturally Exposed Structural Steel Framing	1	EA	1000000
137	Buckling Restrained Braces	1	EA	1000000
138	Steel Decking	1	EA	1000000
139	Metal Stairs	1	EA	1000000
140	Structural Steel Framing	1	EA	1000000
141	Architecturally Exposed Structural Steel Framing	1	EA	1000000
142	Buckling Restrained Braces	1	EA	1000000
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151	Architecturally Exposed Structural Steel Framing	1	EA	1000000
152	Buckling Restrained Braces	1	EA	1000000
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156	Architecturally Exposed Structural Steel Framing	1	EA	1000000
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212	Buckling Restrained Braces	1	EA	1000000
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214	Metal Stairs	1	EA	1000000
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216	Architecturally Exposed Structural Steel Framing	1	EA	1000000
217	Buckling Restrained Braces	1	EA	1000000
218	Steel Decking	1	EA	1000000
219	Metal Stairs	1	EA	1000000
220	Structural Steel Framing	1	EA	1000000
221	Architecturally Exposed Structural Steel Framing	1	EA	1000000
222	Buckling Restrained Braces	1	EA	1000000
223	Steel Decking	1	EA	1000000
224	Metal Stairs	1	EA	1000000
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262	Buckling Restrained Braces	1	EA	1000000
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271	Architecturally Exposed Structural Steel Framing	1	EA	1000000
272	Buckling Restrained Braces	1	EA	1000000
273	Steel Decking	1	EA	1000000
274	Metal Stairs	1	EA	1000000
275	Structural Steel Framing	1	EA	1000000
276	Architecturally Exposed Structural Steel Framing	1	EA	1000000
277	Buckling Restrained Braces	1	EA	1000000
278	Steel Decking	1	EA	1000000
279	Metal Stairs	1	EA	1000000
280	Structural Steel Framing			

Requirements

- **Carefully read Instructions to Bidders.**
- Turner Prequalification – Comprehensive prequal process, completed prior to bid due date.
- Bond – Bid bonds required, P&P bonds over \$100,000
- Low bidder- Email digital copy with bid, physical notarized original due within 4 hours of bid to Turner Office.
- Pre-bid walkthrough attendance.
- Complete bid package with no qualifications.



Other
Information

Port of Seattle Project Labor
Agreement

Prevailing Wage

Priority Hire

Turner Resources



Billy Schaeffer
Procurement Agent
wschaeffer@tcco.com
206-308-8880



Tamaka Thornton
Community and Citizenship Director
tathornton@tcco.com
206-643-3721



Rosanne Pulalasi-Gonzales
Program Specialist
rpulalasigonzales@tcco.com
206-677-2781



Kevin Hallstrom
Procurement Manager
khallstrom@tcco.com
206-295-3074



Kelsey Sparks
Project Coordinator
ksparks@tcco.com
206-549-5955



Kris Stoyak
Project Manager
kstoyak@tcco.com

Trade Partners



Dave Britz
VECA Electrical
Senior Preconstruction Manager
dbritz@veca.com



Bruce Mackenzie
VECA Electrical
Executive Director
bmackenzie@veca.com



Tyler Hawkins
Apollo Mechanical
Project Manager
Tyler.Hawkins@apolomech.com



Jon Neilson
Crown Corr Inc.
Senior Project Manager
jneilson@crowncorr.com



Heidi Weber and Chad Mills
Mid Mountain Contractors



Todd Harris
Apex Steel
Senior Project Manager - VP