

An aerial photograph of Seattle, Washington, featuring the city skyline, a large green forested area, and a marina filled with sailboats. A semi-transparent green box with rounded corners is overlaid on the middle of the image, containing the event title in white text.

# Welcome to 2024 Maritime Industry Day!

The logo for the Port of Seattle, consisting of three stylized white horizontal bars of increasing length, stacked vertically.

Port  
of Seattle





# Mian Rice

Director,  
Diversity in Contracting  
[rice.m@portseattle.org](mailto:rice.m@portseattle.org)

# AGENDA



- Diversity in Contracting
- Maritime Vision and Mission
- Maritime Facilities
- Upcoming Capital Projects
- Procurement + Upcoming Opportunities
- Q&A
- Networking

# Port 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**)



# 2023 Maritime WMBE Attainment

- Construction
  - \$38M Outside Spend
  - 15% WMBE Spend (\$5.7M)
- Non-Construction
  - \$42.6M Outside Spend
  - 12.4% WMBE Spend (\$5.3M)



# Delmas Whittaker

Director,

Marine Maintenance

[whittaker.d@portseattle.org](mailto:whittaker.d@portseattle.org)





# Maritime Mission and Vision





Economic Impact  
of the  
Port of Seattle



Capital Project Plan  
**\$5.3 Billion**  
2023-2027



All Port Activities  
**121,200**  
Area Jobs

Total Economic Activity



SEA Airport  
**\$22.5 B**



Maritime Int'l Trade\*  
**\$16.3 B**



Commercial Fishing  
**\$1.4 B**



Cruise  
**\$900 M**

\* In the NWSA a partnership with the Port of Tacoma



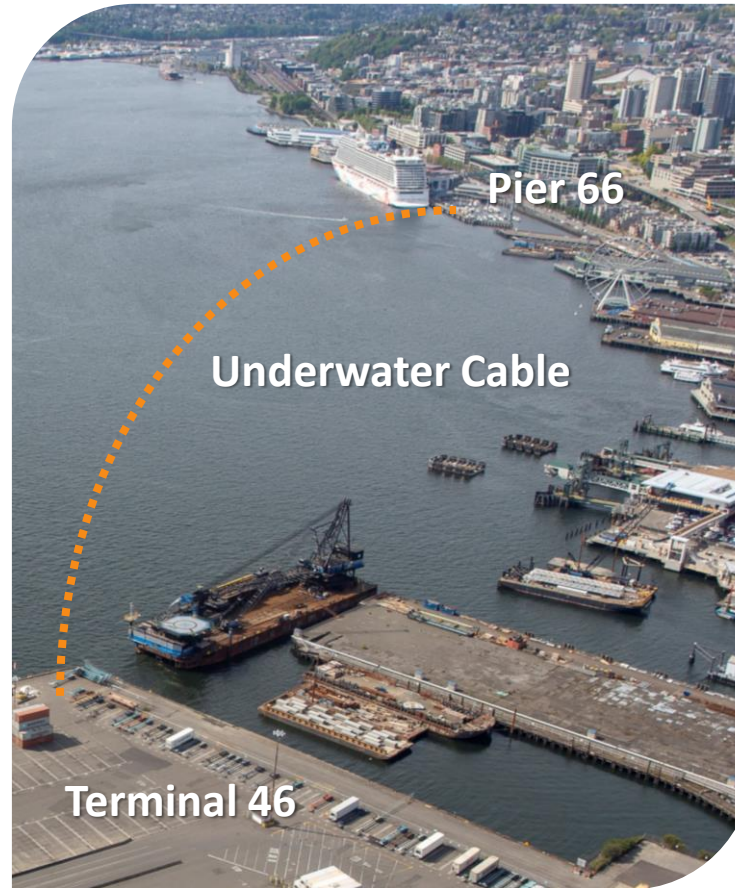


# Sustainability

## Northwest Ports Clean Air Strategy



## Waterfront Clean Energy



## Living Building Challenge



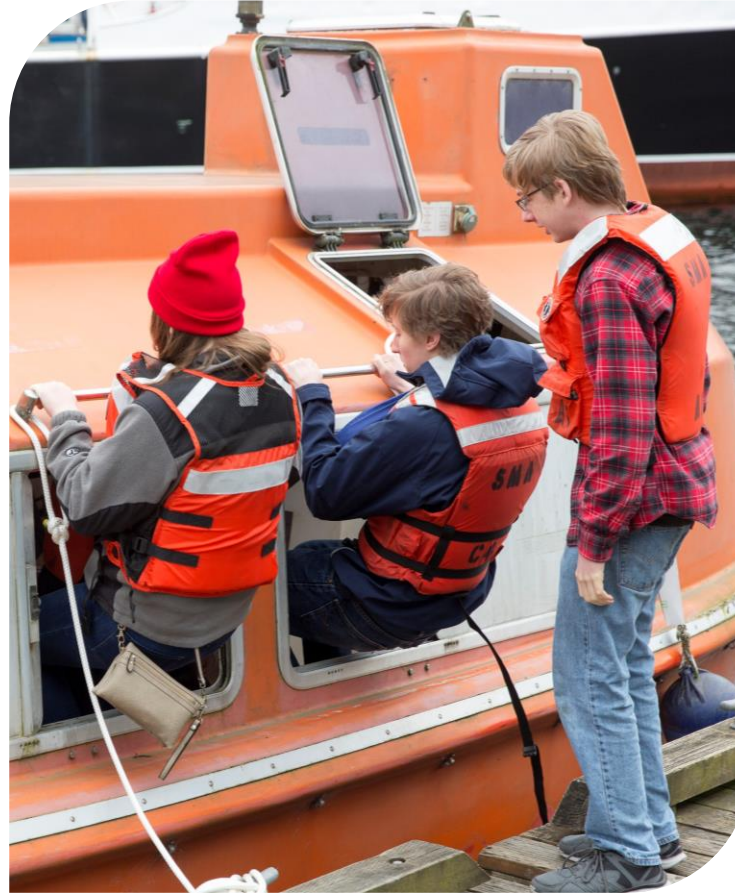


# Investing in People

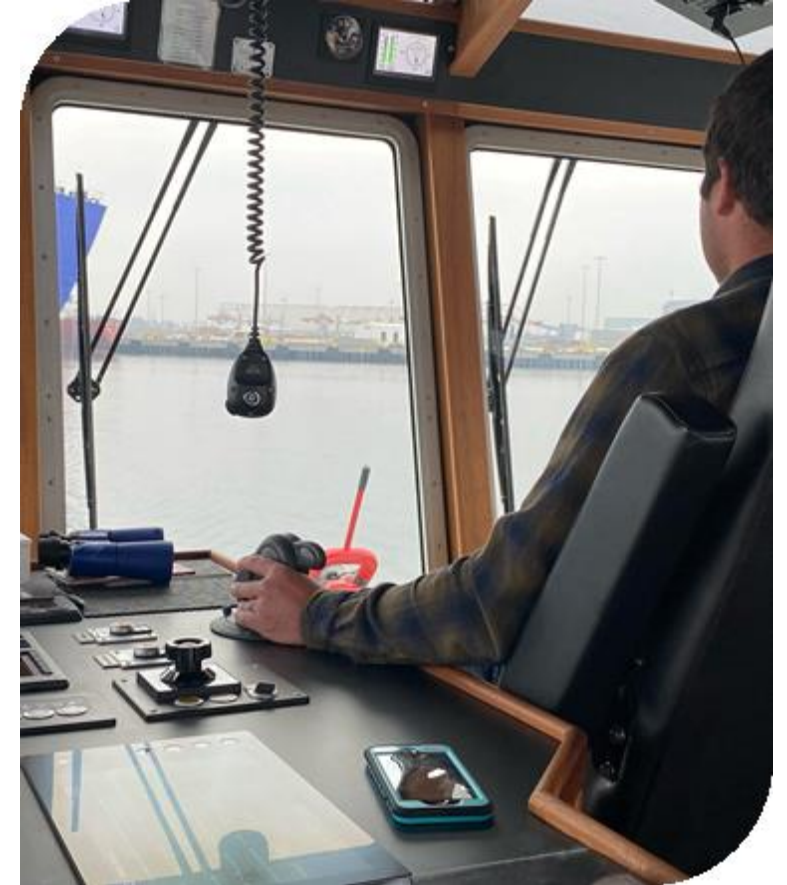
## Maritime Accelerator



## Maritime High School



## Workforce Development







# Maritime Facilities and Assets





# Central Waterfront





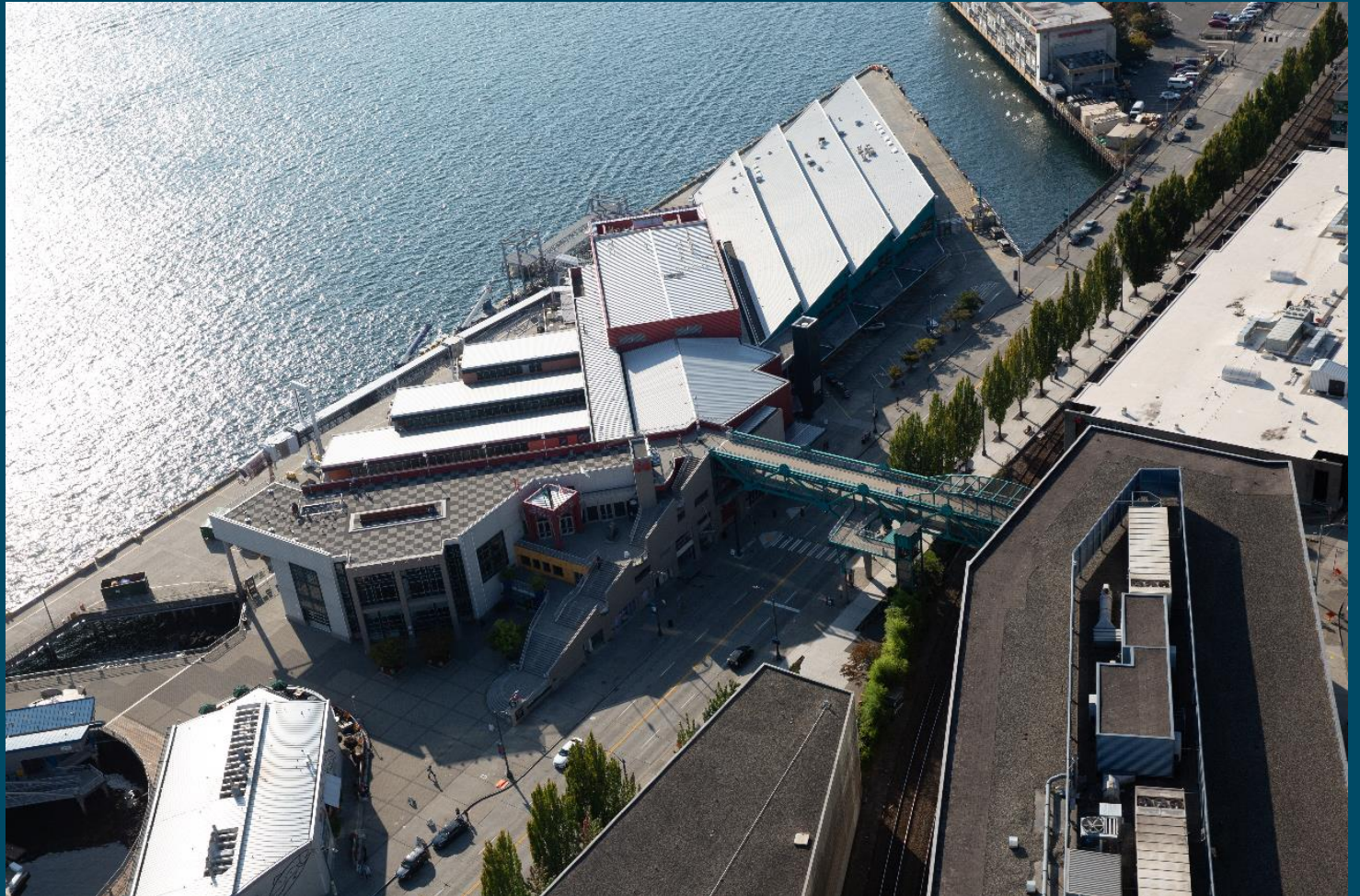
# Terminal 86





# Pier 66

## Bell Harbor Conference





# World Trade Center





# Bell Harbor Marina





# Commercial Fishing Industry



## Summary:

- Three primary fleets
- Large boats at T91 harvest and process Pollock, Pollock roe, Hake, Yellow-Fin Sole and other flat fish
- Freezer Longline Head & Gut Fleet primary harvest Cod & Halibut
- Smaller boats at FT harvest Salmon, Halibut, Black Cod and other species



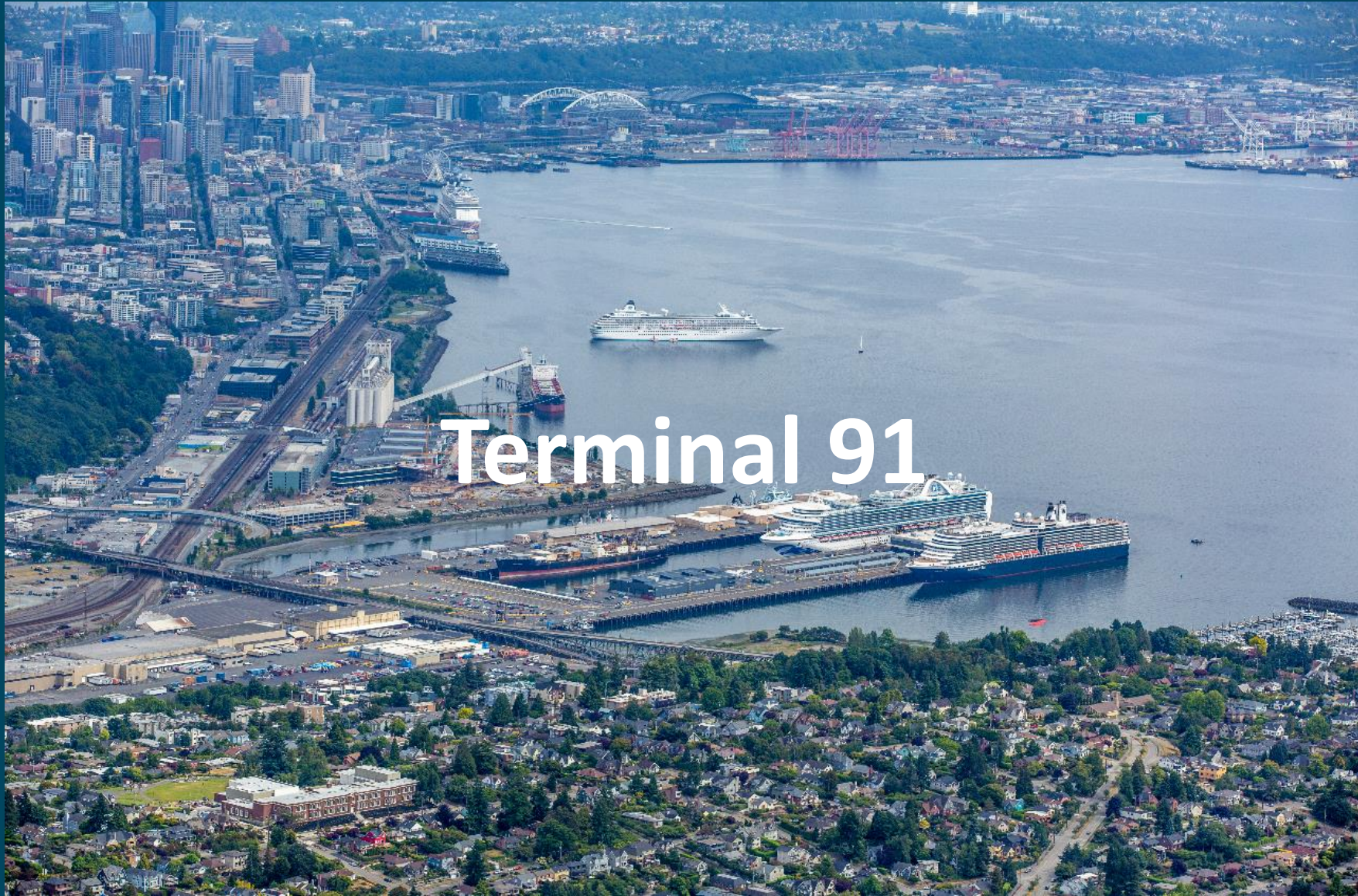


# Fishermen's Terminal

## Home Port of the North Pacific Fishing Fleet









# Terminal 91

## Pier 90





# Terminal 91

## Pier 91





# Recreation Boat Marinas



# Genevieve Pla-Rucki

Capital Program Leader,  
Waterfront Project Management  
[pla-rucki.g@portseattle.org](mailto:pla-rucki.g@portseattle.org)





# Capital Program Overview





# Waterfront Capital Programs

## Maritime Division

- 5-year Draft CIP 2025 – 2029: **\$605 million**

## NWSA North Harbor

- 5-year Draft CIP 2025 – 2029: **\$308 million**

## Environmental Remediation and Other Projects

- 5-year Draft Plan 2025 – 2029: **\$150 million**



# Capital Improvement Plan Priorities

## **Asset Stewardship:**

Maintaining the Port's capital assets and preserving Seattle's iconic working waterfront

## **Financial Sustainability:**

Making investments that support maritime industries and the Port's long-term funding capacity

## **Community & Environment:**

Stewarding our environment and social responsibilities



# Upcoming Opportunities

Construction: Marine/Civil	Delivery Method	Sch./Est. Contract Amount
• Pier 66/Bell Harbor Marine Corrosion Protection	DBB	Q4 2024 (<\$5M)
• T91/P66 Cruise Shore Power Extension	PDB	Q1 2025(\$15M-\$20M)
• Waterfront Smart Meters Phase 1	MC T&M	Q1 2025 (\$800K – \$1.2M)
• Fleet EV Charging Infrastructure	MC T&M	Q1 2025 (<\$3M)
• <b>T18 Pile Cap Repairs (NWSA)</b>	<b>DBB</b>	<b>Q2 2025 (\$34M - \$42M)</b>
• <b>T5 SE Habitat Restoration</b>	<b>GC/CM Heavy-Civil</b>	<b>Q2 2025 (\$5M-\$6M)</b>
• T91 LED Lighting Upgrade	DBB	Q4 2025 (<\$3M)
Construction: Building	Delivery Method	Sch./Est. Contract Amount
• <b>T91 Uplands Redevelopment</b>	<b>PDB</b>	<b>Q4 2024 (\$80M-\$90M)</b>
• <b>Fishermen's Terminal C-15 Building Misc. Imp.</b>	<b>DBB</b>	<b>Q2 2025 (&lt;\$10M)</b>
• <b>Pier 69 Third Floor Terrace Repairs</b>	<b>DBB</b>	<b>Q2 2025 (&lt;\$1M)</b>
• <b>Shilshole Bay Marina Office Reconfiguration</b>	<b>DBB</b>	<b>Q4 2025 (&lt;\$2M)</b>
• Pier 69 HVAC System Modernization	DB	Q3 2025 (\$30M-\$35M)
• Pier 66 Grand Staircase Upgrade	DBB	Q1 2025 (<\$6M)
Service Agreements	Type	Sch./Est. Contract Amount
• East Waterway Integrated Project Controls	Project Specific	Q1 2025 (<\$1M)
• <b>FT NW Dock West Improvements</b>	<b>Project Specific</b>	<b>Q2 2025 (&lt;\$5M)</b>
• Pier 69 Concrete Dock Rehabilitation	Project Specific	Q3 2025 (<\$5M)
• Project Controls (4)	IDIQ	Q4 2024 (\$ 1M)

# Pier 69 Third Floor Terrace Repair

Samuel Hansen, [hansen.s@portseattle.org](mailto:hansen.s@portseattle.org)  
Capital Project Manager,  
Waterfront Project Management

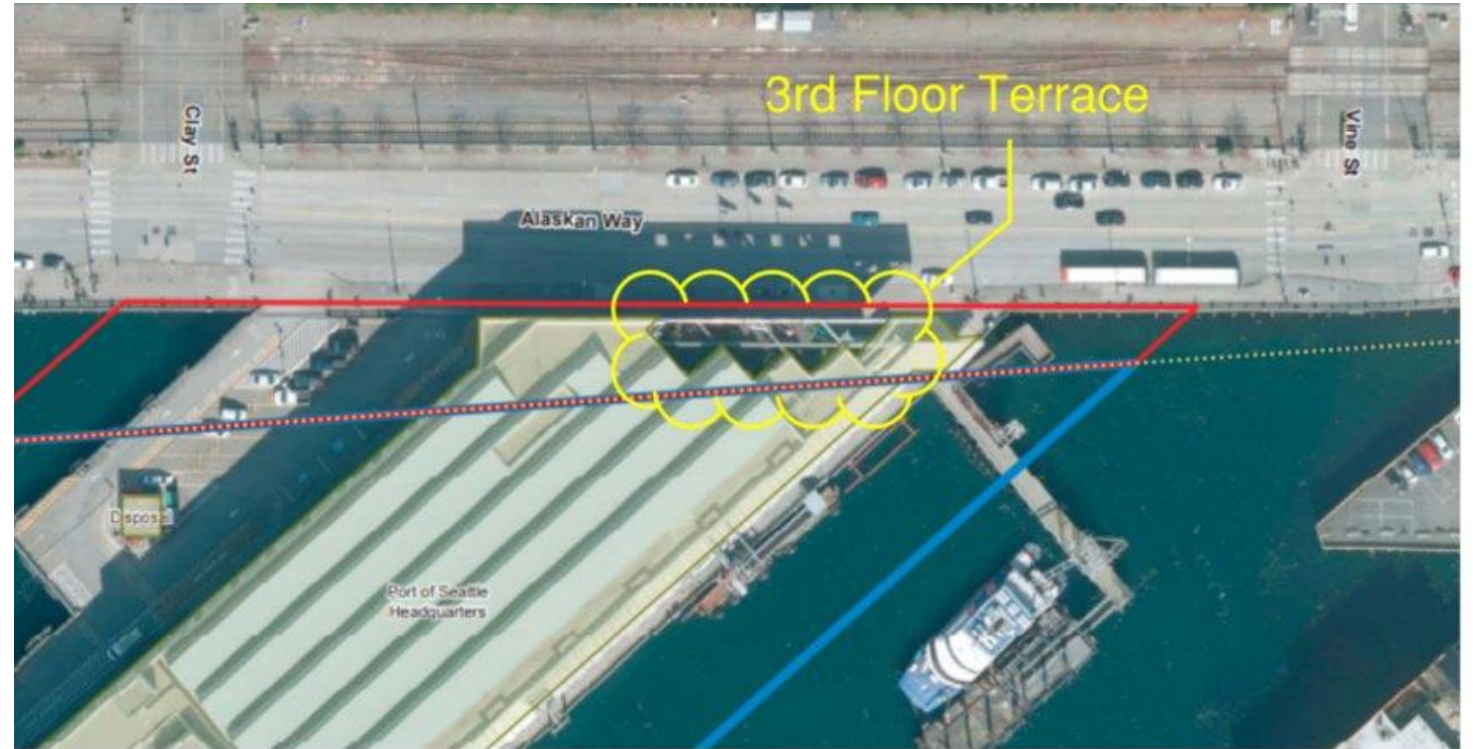


# Project Objectives

- Restore integrity to structural steel columns supporting the façade of Pier 69
- Upgrade rooftop drainage system
- Ensure proper water drainage

# Project Scope

- Restore structural integrity of steel columns supporting façade
- Corrosion mitigation
- Install new pedestal drainage system
- Replace terrace pavers and roof membrane





# Current State of Project



# Components/Trades of Interest

- Roofing (pavers, membrane, drainage system)
- Scaffolding
- Painting
- Demolition



# Project Cost and Schedule

<b>Estimated Total Program Cost</b>	<b>\$1M</b>
WMBE Goal	TBD

<b>Item</b>	<b>Anticipated Date</b>
Design Complete	Q2 2025
Permitting	Q2 - Q3 2025
Construction Advertisement	Q2 2025
Substantial Completion (Weather dependent)	Q2 2026

# Shilshole Bay Marina Office Reconfiguration

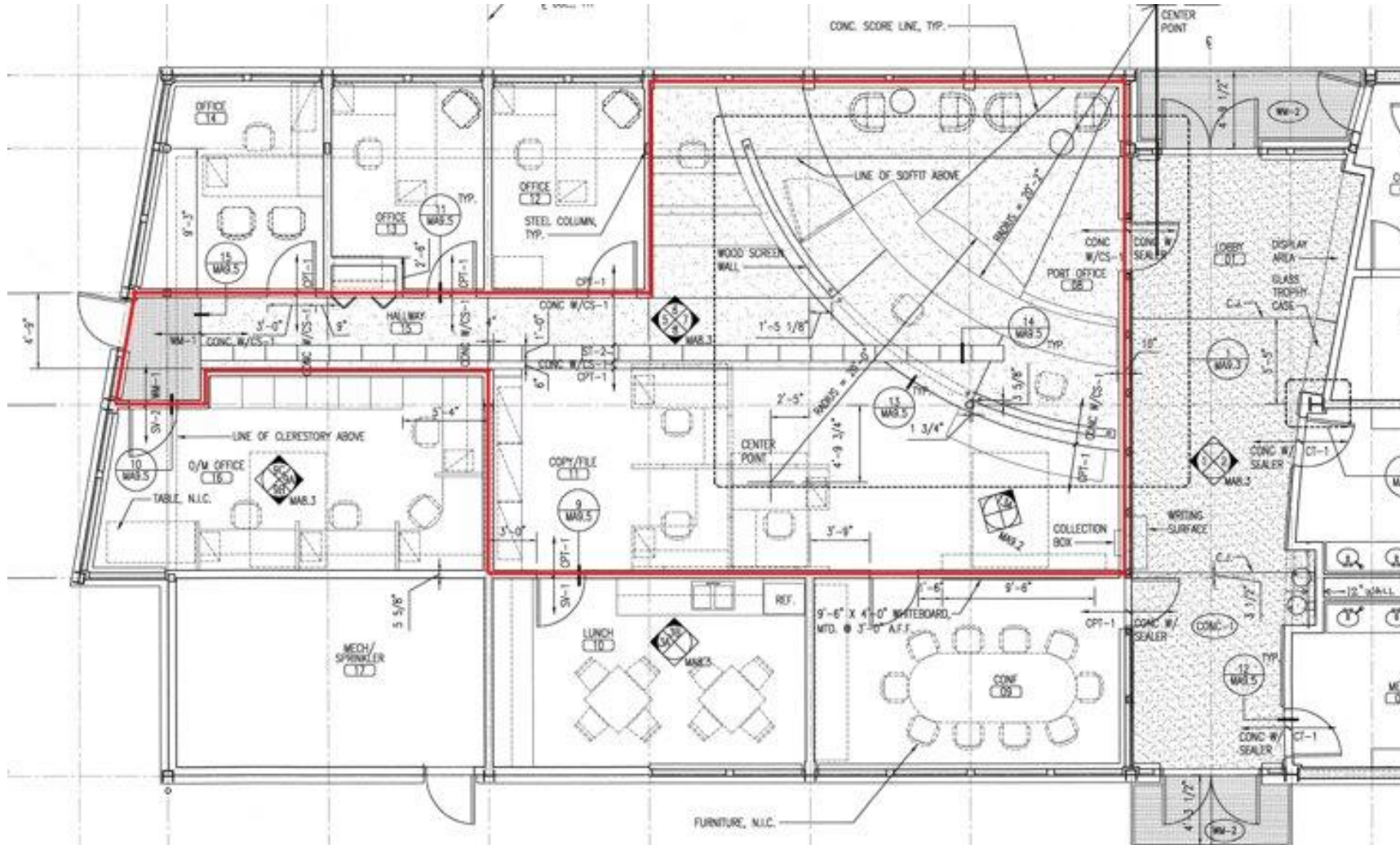
Samuel Hansen, [hansen.s@portseattle.org](mailto:hansen.s@portseattle.org)  
Capital Project Manager,  
Waterfront Project Management



# Project Objectives

- Reconfigure existing staff workstation areas to increase overall quantity
- Improve office aesthetics and lighting
- Maximize lobby space to improve customer experience
- Electrical/data reconfiguration to support new layout

# Project Objectives





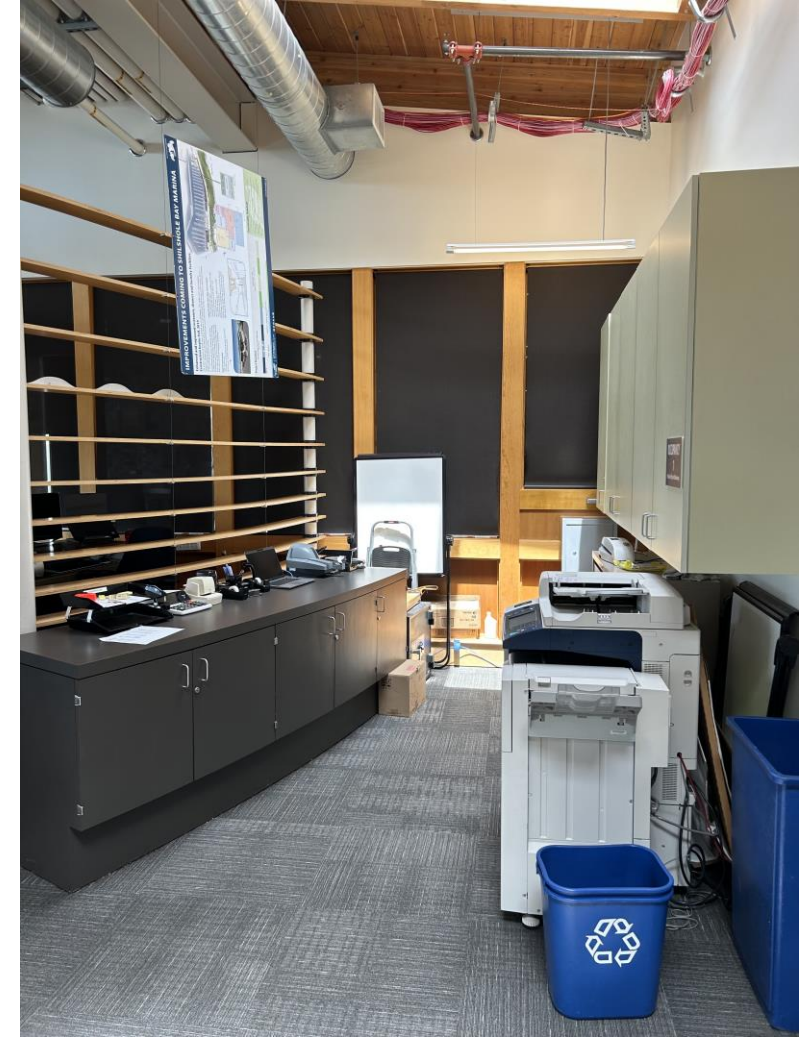
# Project Scope

- Procure new furniture
  - Desks, chairs, cubicle panels, etc.
- Demo existing furniture and install new
- Electrical/data relocation
- Install new flooring
- Repaint all walls in area of work





# Current State of Project





# Components/Trades of Interest

- Electrical/Data
- Furniture Installation
- Paint
- Flooring
- Demolition

# Project Cost and Schedule

<b>Estimated Total Program Cost</b>	<b>\$2M</b>
WMBE Goal	TBD

<b>Item</b>	<b>Anticipated Date</b>
Design Completion	Q3 2025
Construction Authorization	Q3 2025
Construction Advertisement	Q4 2025
Substantial Completion	Q2 2026



# Terminal 5 Southeast Habitat Restoration

Julie Yun, [yun.j2@portseattle.org](mailto:yun.j2@portseattle.org)  
Capital Project Manager,  
Waterfront Project Management

# Project Objectives

- Remove vacant and condemned “Mission to Seafarers” building.
- Stabilize eroding shoreline using sustainable techniques.
- Maximize new habitat creation.
- Preventative action against possible exposure or new exposure pathways to contaminated soils/sediment.
- Minimize construction impact to easement neighbors and utilities.





# Project Scope

- Demolish “Mission to Seafarers” building.
- Remove existing shoreline armor, utilities, fencing, and pavement within project area.
- Regrade project site to include off-channel marsh, structural anchored wood, riparian edge, and berm.
- Restore fencing, signage, paving per easement negotiation.





# Current/Future State of Project



CURRENT

FUTURE



# Components/Trades of Interest

- Demolition, temporary facilities, trucking & hauling
- Landscaping
- Excavation & Grading
- Asphalt Concrete Paving
- Temporary Fencing, Traffic Control

# Project Cost and Schedule

<b>Estimated Total Program Cost</b>	<b>\$7M</b>
WMBE Goal	TBD Q1 2025

<b>Item</b>	<b>Anticipated Date</b>
GCCM Procurement start	Q4 2024
Preconstruction Services Contract Execution	Q3 2025
Design & Permitting Complete	Q4 2026
Construction Contract Execution	Q4 2026
Construction Start	Q4 2026
Substantial Completion	Q1 2028

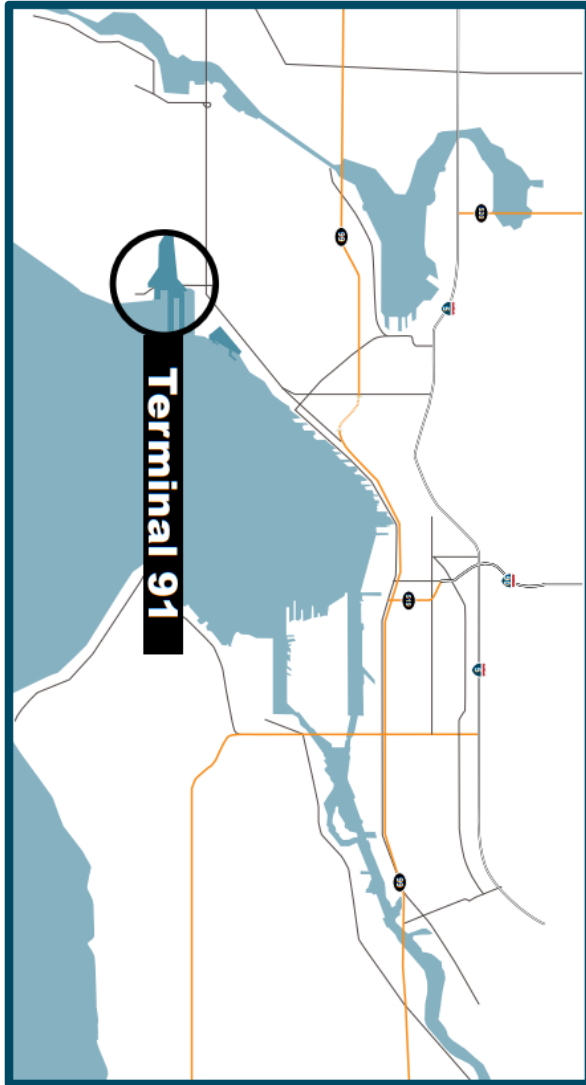


# T91 Uplands Redevelopment

Evan Conroy, [conroy.e@portseattle.org](mailto:conroy.e@portseattle.org)

Capital Project Manager,  
Waterfront Project Management

# Project Area





# Project Goals

**The Objective.** Address the shortage of light industrial property while preserving and enhancing industrial land that contributes to the local economic impact of maritime-focused operations.

- **Comprehensive Terminal Plan**
- **Collaborative Partner**
- **Transparency and Efficient Pricing**
- **Diversity and Inclusion Plan**

# Project Scope



**Industrial warehouse buildings** approx 120,000 SF with utilities and site infrastructure,

**Preparation of site pad** for future construction of approx 300,000 SF,

**Demolition:** 3 buildings,

**Evaluation** of existing services in support of current and future redevelopment.



# Project Details



**Contract Type:** Progressive Design Build

**PLA:** Under review

**Apprenticeship Utilization**



# General Considerations



**Active terminal** with multiple stakeholders and competing needs.

**Constrained entrances** shared with existing tenants.

**Seasonal use** by cruise & commercial fishing will require coordination and accommodation.

**Active security plan**

**Neighborhood sensitivity** to adjacent circulation and noise



# Components / Trades of Interest

- Water, Sewer, Stormwater Utilities
- Plumbing/HVAC
- Electrical/Comm
- Foundation excavation & grading
- Concrete
- Carpentry, Casework, Trim
- Asphalt / Concrete Paving
- Interior Finishes, Painting, Floor Covering
- Temp Fencing, Traffic Control
- Demolition, Hauling
- Solar / Sustainability
- Abatement / Remediation
- Ground Improvements
- Fire Protection / Alarm Systems
- Misc. Steel Supply & Install
- Glass / Glazing
- Roofing
- Insulation
- Landscaping
- ACT ceilings
- Extruded curbs, striping, wheel stops

# Project Cost and Schedule

Estimated Total Program Cost	\$80M-\$90M Const.
WMBE Goal	TBD

Phases	Anticipated Dates
PDB Primary Team Selected (Contractor + Architect) Contract Executed	Q2 2025
Validation Period (target GMP, schedule, scope) <i>Subconsultants added to team</i>	Q2 2025 – Q3 2025
Design Development (final GMP, schedule, scope)	Q3 2025 – Q1 2026
Construction & Demo	Q4 2025 – Q2 2027
Buildings Open	Q2 2027



# FT C15 Building Improvements

Rod Jackson, [jackson.r@portseattle.org](mailto:jackson.r@portseattle.org)

Capital Project Manager,  
Waterfront Project Management

# Project Objectives

**This project will address various problems and to rectify past building deficiencies.**

Elements are ALL original to the C15 building:

- Roof, Gutter, Downspouts
- Roof top Vents,
- Windows,
- Cladding and
- Tower Structure





# Project Scope

59,998 SF Building Total

**This project will Install or Replace:**

- Replace Siding & Gutters
- Install Rooftop Overlay
- Install Solar Panels
- Install LED Perimeter Lighting
- Install Plaza LED lighting
- Replace Windows (151ea)
- Install Sunshades



# Current/Future State of Project

- 100% Design and Ready to Bid (RTB) documents will be ready in Q1/2025
- Commission Authorization is expected in Q1/2025
- Advertisement will occur shortly after Commission Authorization
- Bid date should occur in Q2/2025



# Components/Trades of Interest

- NAICS No: 238210 - LED Lighting System Installation
- NAICS No: 238350 - Door & Window Installation
- NAICS No. 238170 - Siding/Cladding
- NAICS No. 238210 - Solar Panel Installation
- NAICS No. 238160 - Roofing
- NAICS No. 327920 - Sun Shade Installation
- NAICS No. 238170 – Gutters and Down spouts

# Project Cost and Schedule

<b>Estimated Total Program Cost</b>	<b>\$16.4M</b>
WMBE Goal	18%

<b>Item</b>	<b>Anticipated Date</b>
Design – Currently in progress	December 2025
Commission Construction Authorization	2025 Quarter 1
Construction Start	2025 Quarter 3
In-use date	2027 Quarter 3



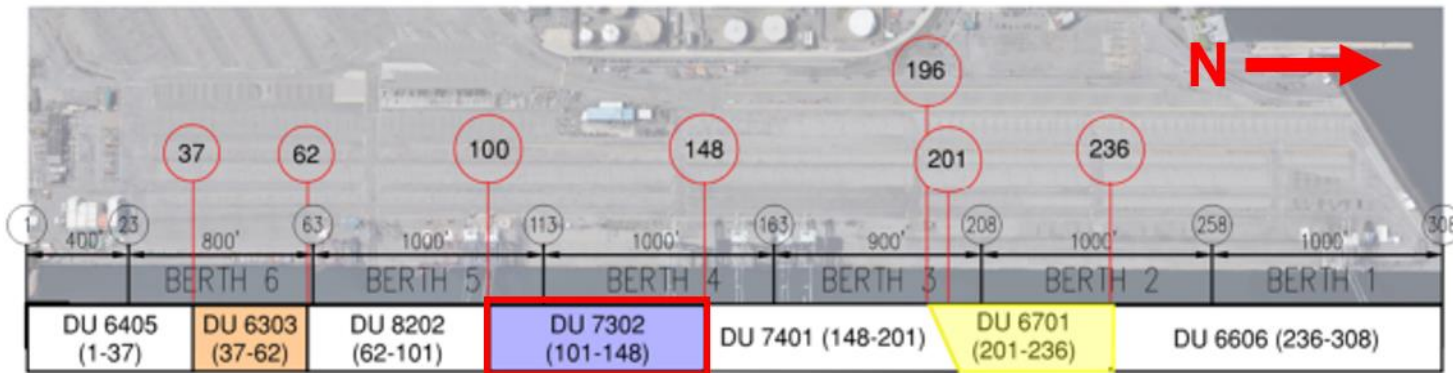
# T18 Pile Cap Repairs

William Shelton, [shelton.w@portseattle.org](mailto:shelton.w@portseattle.org)

Consultant, Capital Project Manager,  
Waterfront Project Management

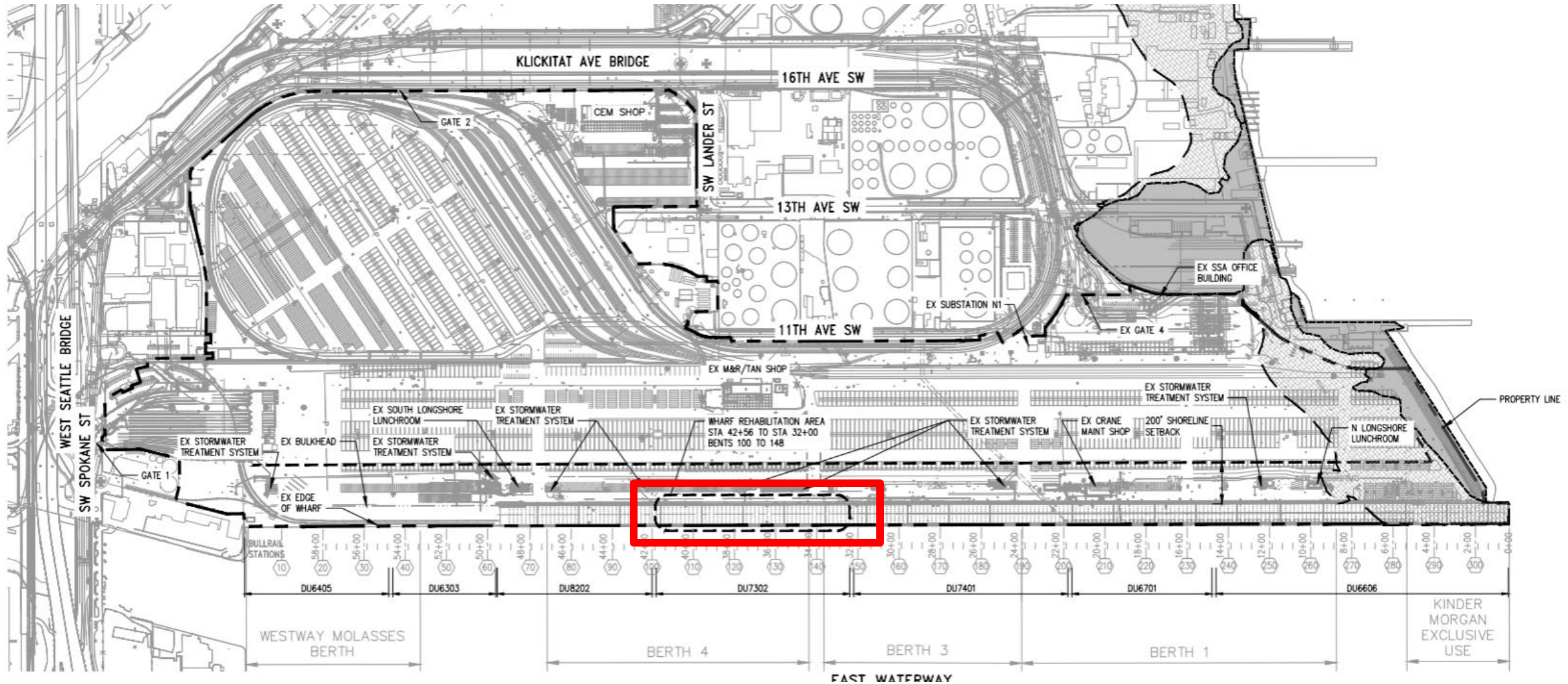
# Project Objectives

- Extend the service life of Pier Development Unit 7302 at Terminal 18.
- Repair degraded pile caps for a section of Pier at Terminal 18.





# Project Objectives



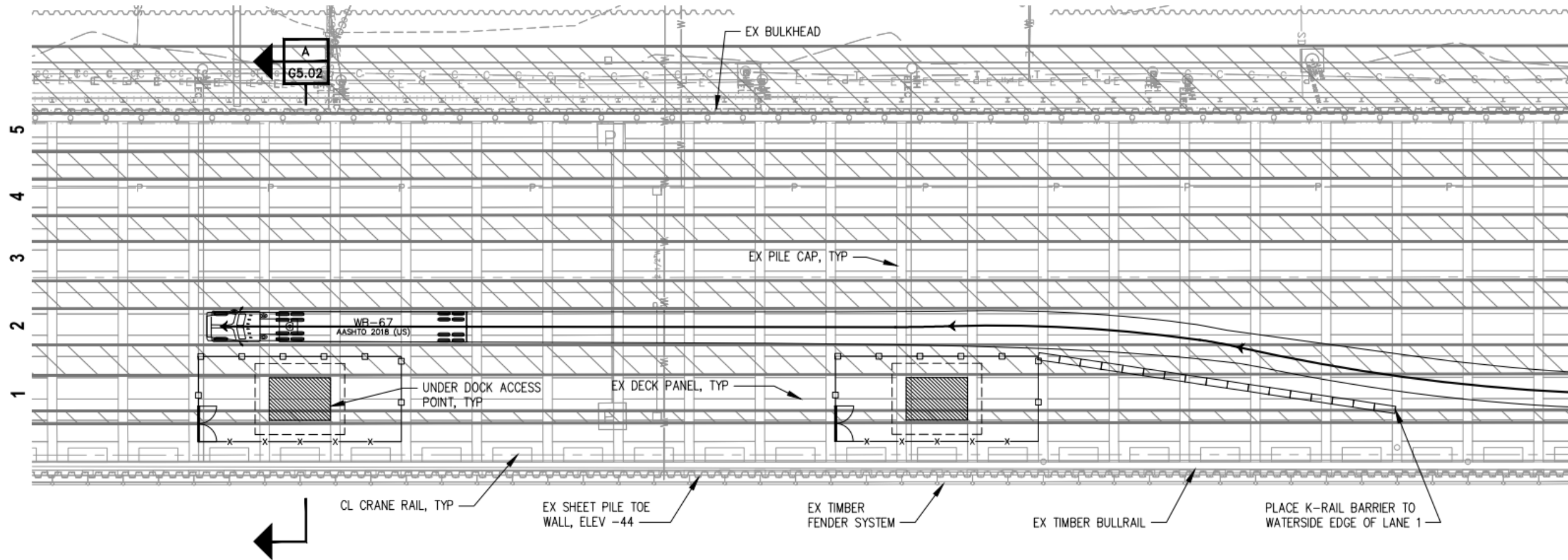
# Project Scope

Perform concrete pile cap repairs for bents 100 - 148

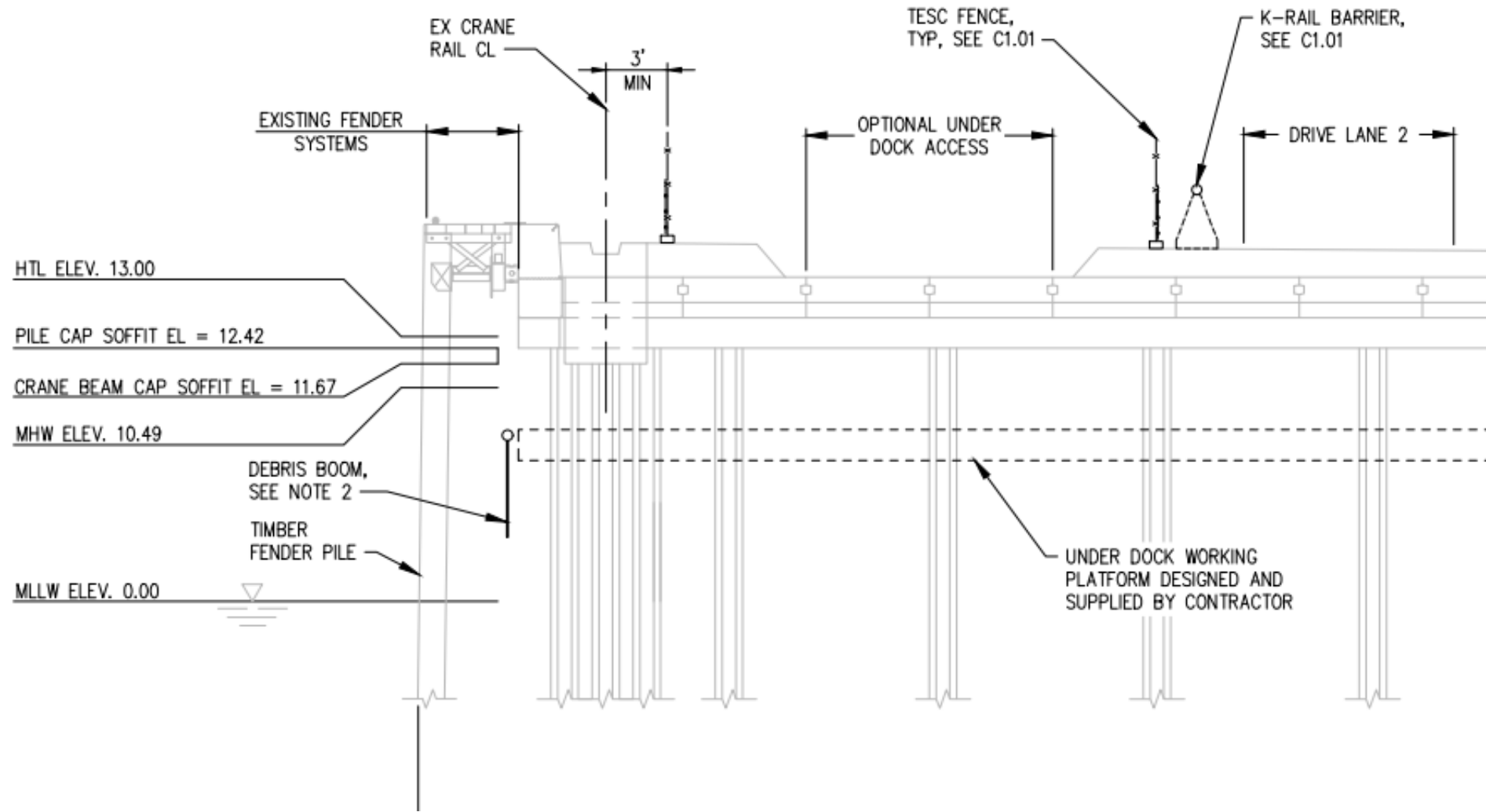
- A working platform will need to be erected beneath the pier
- Under pier access will need to be cut into the pier deck to access work platform below
- Terminal 18 will be an active terminal with ships calling at Berths 3 and 4 during construction.
- Truck Lane 1 will be closed during construction activities to allow under dock access.
- Work cannot be performed during the tribal fishing season (End of August – End of November)
- Work can be performed outside of in water work window (Mid-February – Mid-July) but only while the tide is below the working platform



# Project Scope



# Project Scope





# Current State of Project



# Components/Trades of Interest

- NAICS No: 237990 – Marine Structure Repair
- NAICS No: 238990 - Scaffolding
- NAICS No. 238110 – Concrete Repair and demo
- NAICS No. 238210 – Rebar repair and demo
- NAICS No. 237310 - Asphalt and concrete paving
- NAICS No. 237310 – Asphalt Restriping
- NAICS No. 238320 – Marine Coatings



# Project Cost and Schedule

<b>Estimated Total Program Cost</b>	<b>\$55M</b>
WMBE Goal	TBD

<b>Item</b>	<b>Anticipated Date</b>
Advertisement Date	May 2025
Award Date	July 2025
Mobilization	December 2025
Tribal Fishing Season (No work on site)	August 2026 – November 2026
Complete Project	May 2027

# FT NW Dock West

Mark Longridge, [longridge.m@portseattle.org](mailto:longridge.m@portseattle.org)

Capital Project Manager,  
Waterfront Project Management

# Project Objectives

- Rehabilitate and improve Piers 1 & 2 of the Fishermen's Terminal Northwest Dock
- Replace fendering around the existing dock and piers
- Improve access, utilities and amenities on the piers
- Minimize construction impact to seasonal tenants.





# Project Scope/Status

- Demolition and removal of the existing piers
- Construction of the widened north and south piers (likely phased construction, final alignment in design)
- Installation of upgraded utilities and fender system
- Initial project definition funding approved



# Components/Trades of Interest

- Marine Civil
- Structural
- Electrical
- Communications
- Phasing/Scheduling
- Geotechnical

# Project Cost and Schedule

<b>Estimated Total Design/Program Cost</b>	<b>\$5M/\$85M</b>
WMBE Goal	TBD

<b>Item</b>	<b>Anticipated Date</b>
Project Notebook/Definition	Q4 2024
Design/Permitting Start	Q2 2025
Construction Start	Q4 2026
Construction Completion	Q4 2028





# Procurement



# Emily Ho

Training and Engagement Program Manager,  
Diversity in Contracting

# Public Works

## What does it mean to be a responsive bidder?

### 1. Responsible Bidder

WA State public works **minimum requirements** to be considered a “**Responsible bidder**”:

- Contractor’s license
- WA Unified Business Identifier number (UBI#) or Federal Tax ID#
- Department of Revenue account
- Employment Security number
- Industrial insurance
- Performance and payment bonds
- **Prevailing wage - file Intent & affidavits**
- Not currently debarred from bidding on a project that involves prevailing wage
- **Must attend L&I training on Public Works and Prevailing Wage Law** unless a contractor has been in business for 3 or more years and has completed 3 or more public works projects.
- **Certified Payrolls**

*Learn more about these requirements at:*

*<https://lni.wa.gov/licensing-permits/public-works-projects>.*

### 2. Meet POS Contractual Construction Considerations :

Insurance minimums:

CGL = \$1M/\$2M

Auto = \$1M to \$5M for AOA (\$10m on airfield)

Employer’s Liability(stop gap) = \$1M

Pollution liability, vessel liability, other requirements per scope of work

**Retainage = 5% from each invoice/ Retainage Bond**

Performance and Payment Bonds = \$ contract amount

Badging = Airport and Seaport (TWIC) = \$200-\$400 per person

Safety program = Training, Plans, JHA’s

### Other Possible Projects Requirements:

Project labor agreements (PLA) – apprenticeship, women etc

Federal Funding = Buy America, Davis-Bacon Act and etc

Night work/Shift work

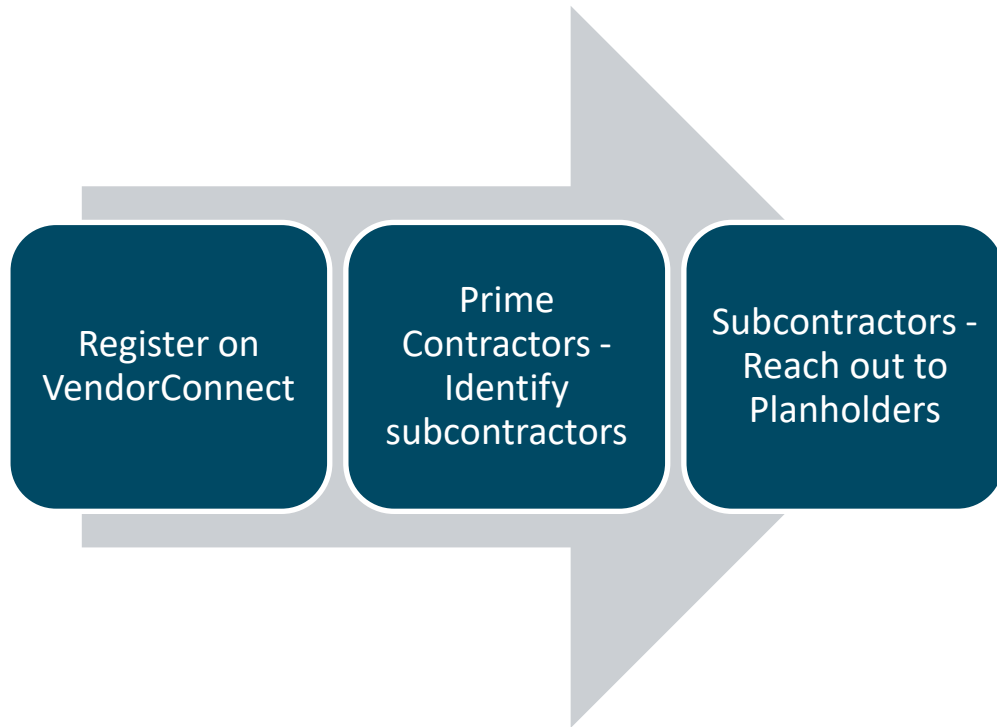
Parking restrictions

Space restrictions – laydown areas



# How can you get involved?

## Vendor Connect: a 2-way road



### Diversity in Contracting - Bid Opportunities



⚠ Port Contractor/Consultant Vaccine Requirement [More Information](#) ➔

Would you like to do business with the Port? If you are considering working with us, follow the steps below to get started.

➔ View/Register for Current Bid Opps  
VendorConnect

➔ View Future Bid Opportunities  
(under development)

➔ VendorConnect User Guide

➔ Contractor Data System  
Log in to CDS

➔ View Executed Contracts  
Required under RCW 53.08.440

➔ Sign Up for Our Newsletter!  
Diversity in Contracting Quarterly  
Newsletter

# How to Engage?

## Vendor Connect: 2-way road

Ways to Engage	SW	MC	JOC	GC/C M	Design -Build
<b>Register on Vendor Connect</b>					
Email Call For Bids to Vendors in NAICS codes	X	X	X	X	X
<b>Subs/Suppliers Reach out</b> to the Plan holders		X	X	X	X
<b>Become Plan holders</b> for Primes to reach out Subs/Suppliers		X	X	X	X
<b>Attend Informational Meetings</b> (Alt. and Large Programs over \$10M)		X		X	X
<b>Attend Pre-bid Meeting</b> (Dates, time, location are on VendorConnect)	X	X	X	X	X

# Temporary Procurement Site

**[www.portseattletempprocure.com/solicitations](http://www.portseattletempprocure.com/solicitations)**

- 10/21 - solicitations and bidding documents will be posted
- Solicitations advertised prior to the systems outage will be re-advertised
- For assistance, please email [futureprojects@portseattle.org](mailto:futureprojects@portseattle.org)





# Upcoming Events



# Upcoming Events

## Advanced PortGen Online Workshops



**Session Dates: Now – 11/14**

- |                            |                                 |
|----------------------------|---------------------------------|
| • Subcontracting           | • Indirect Costs and Cash Flows |
| • Prevailing Wage          | • Insurance                     |
| • Project Labor Agreements | • Bonding                       |

## PortGen First Look Online Webinar



**Wednesday, November 13<sup>th</sup>  
from 3:00 PM – 4:30 PM**

### Projects

- Flow Meter Replacement at Central Mech Plant
- Variable Frequency Drives Replacement – Phase 2
- Airfield Compactor Capacity – Phase 1

## 2024 Year-End Celebration and Acceleration Graduation



**Wednesday, December 11,  
2024**

**5:00 PM – 7:30 PM**

**Pier 69 Atrium  
2711 Alaskan Way Seattle, WA**

Come celebrate our Business Accelerator graduates and the achievements of WMBE firms the Port partners with!



# Questions?



[www.portseattle.org/subscribe](http://www.portseattle.org/subscribe)





# Thank you!

## Post-Event Survey



[www.portseattle.org/subscribe](http://www.portseattle.org/subscribe)

