


Port of Seattle Diversity in Contracting
PortGen First Look Webinar

November 13, 2024



Agenda

Port of Seattle Diversity in Contracting

Procurement at the Port

Projects

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

Networking

- Introductions (Company, Industry, Prime or Sub)

Diversity in Contracting Policy Directive

Purpose:

Advance equity and address contracting disparities by increasing the utilization of Women and 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)

VendorConnect | Steps to Take

To be Notified of Project Advertisements

- Register on VendorConnect
- Sign on to Diversity in Contracting mailing list

Once Advertised, First Steps to Pursue a Posted Project

- Reach out to Project Plan holders on VendorConnect
- Become a Plan Holder on VendorConnect
- Attend informational/pre-bid meetings

Procurement at the Port

Temporary Procurement Site

- Current and Future solicitations and bidding documents are posted here.
- Solicitations advertised prior to the systems outage will be re-advertised.
- To be a plan holder on any specific procurements or for assistance, please email futureprojects@portseattle.org

Upcoming PortGen Events

Advanced PortGen Online Workshops

Project Labor Agreements

Thursday, November 14th 3:30PM – 4:30PM

Bring your questions for this live, interactive discussion on Project Labor Agreements in construction contracting at the Port of Seattle and other public agencies. Bring your questions and walk away with practical advice and tips.

Click Here to Register and to See Links from Other Sessions

2024 Year-End Celebration and Graduation

Wednesday, December 11th from 5PM – 7:30PM

Pier 69 Atrium - 2711 Alaskan Way, Seattle, WA

This networking event will begin with a program which will include:

- Celebrating the 2024 Business Accelerator Graduating Cohort
- A preview of Port opportunities coming up in 2025
- Remarks from Port Leadership
- Recognition of 2024 Port WMBE Partners

Register Today

Today's Presentations

Project Name	Contract Type	Cost Estimate	WMBE Goal	Advertise Date	Presenter
Flow Meter Replacement at Central Mech Plant	Construction	$1.8M - $2.8M	6%	March 2025	Matthew Piccolo
Variable Frequency Drives Replacement – Phase 2	Construction	$4.5M - $5.5M	8%	January 2025	Rishiraj Savita
Airfield Compactor Capacity – Phase 1	Construction	$2M - $2.5M	TBD	March 2025	Ross Hunnicutt
Snow Storage – Phase 2	Construction	$9M	TBD	April 2025	Jaci Hayden

Flow Meter Replacement at Central Mech Plant

Matthew Piccolo

Capital Project Manager

AV Project Management Group

Piccolo.m@portseattle.org

Project Overview

Project Purpose: This is a renewal and replacement project. The Central Mechanical Plant's (CMP) and Cooling Tower's flow meters are near or at the end of their service life.

Project Background: The flow meters are critical to the operation of the airport's chilled water system. It provides cooling to the entire terminal and concourses. As flow meters fail, the associated equipment must be shut down, resulting in incremental loss of cooling capacity. Four of the flow meters in the Cooling previously 2 failed and have been replaced under a separate project.

Estimated Cost: $1.8M - $2.8M

WMBE Goal Percentage: 6%

Project Scope

- Remove and replace 31 flow meters at the cooling towers, chillers, heat exchangers and water loops
- Remove and replace 4 isolation valves on 2 of the chillers
- Integrate the new flow meters and isolation valves with the Siemens Direct Digital Control (DDC) System
- Connect the flow meters to the flow rate remote displays

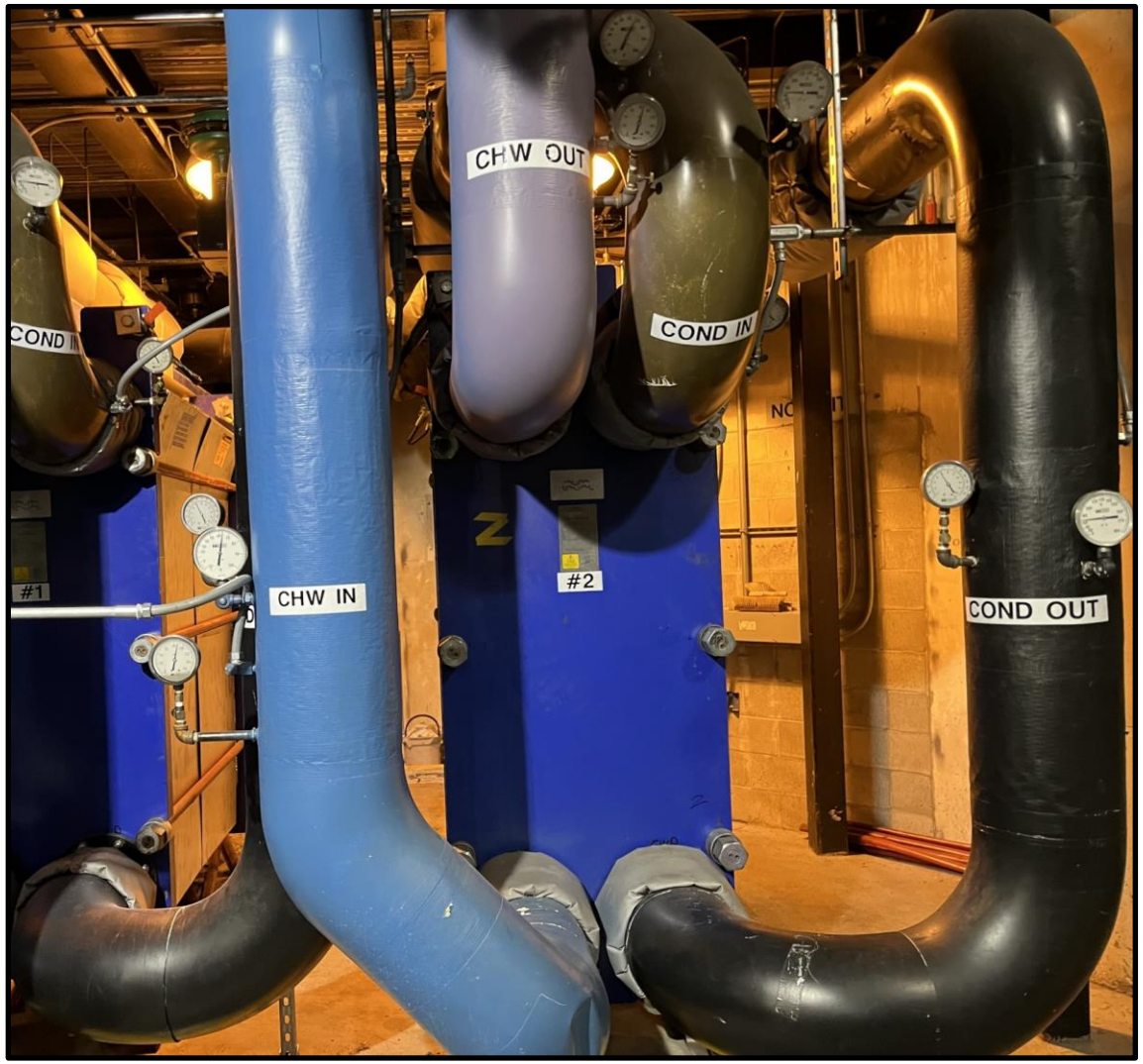
Project Locations

Current State

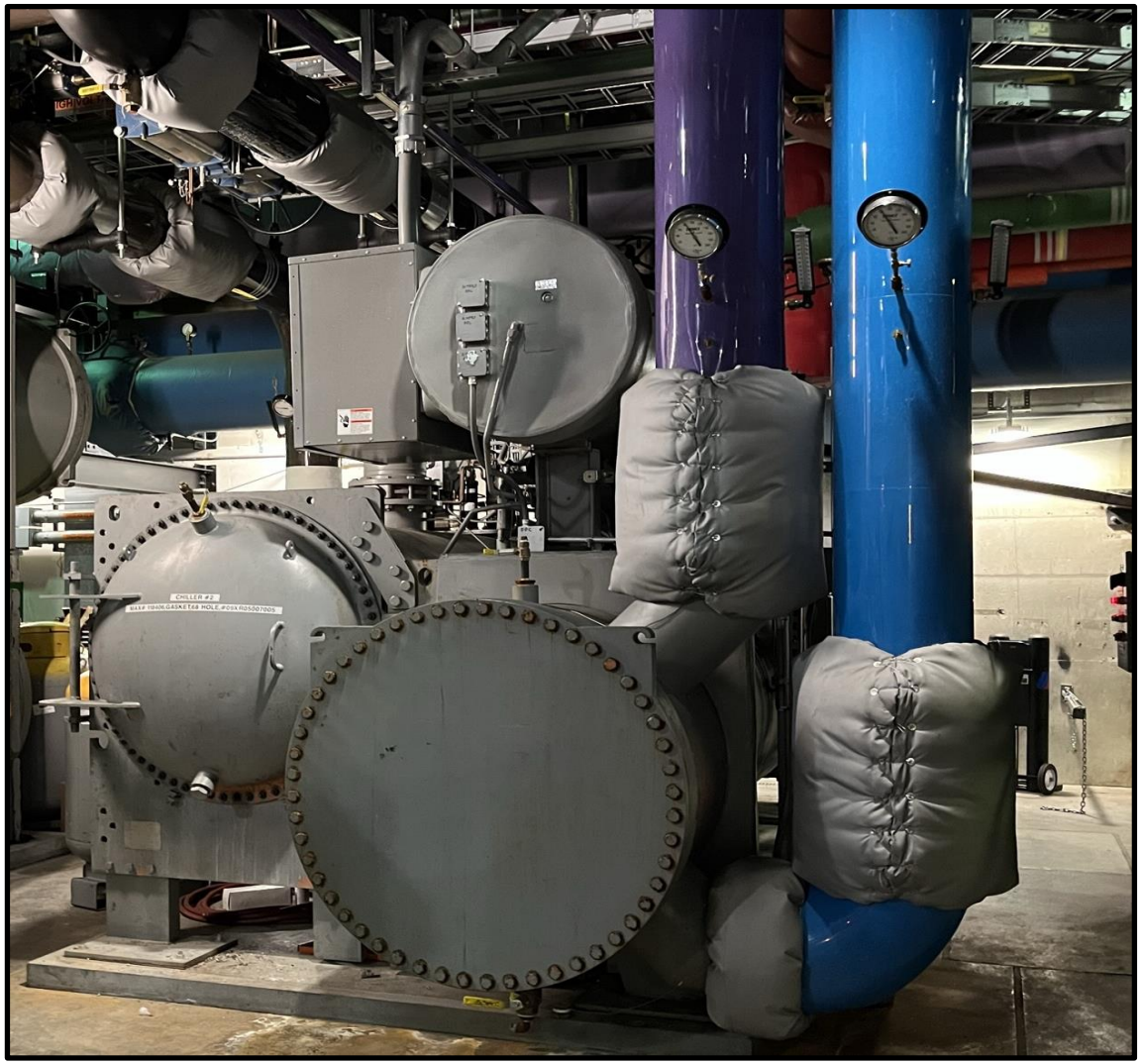
Condenser Water Return & Supply

Flow Rate Displays (MagFlow Meters)

Current State



Heat Exchangers



Chiller #2

Components / Trades of Interest

- NAICS 238220 – Plumbing, Heating, and A/C Contractors (Pipe Fitting and Chilled Water System Installation)
- NAICS 238220 – Electrical Contractors (Low Voltage)
- NAICS 332999 – Miscellaneous Metal Fabrication (Pipe Hangers)
- NAICS 238290 – Other Building Contractors (Insulation)

Project Schedule

Item	Anticipated Date
Project Advertisement for Construction	March 2025
Notice to Proceed	August 2025
Substantial Completion	August 2026
Physical Completion	October 2026

Variable Frequency Drives Replacement – Phase 2

Rishiraj Savita

Contractor

AV Project Management Group

Savita.r@portseattle.org

Project Overview

Project Purpose: Replace 68 VFDs that are beyond their useful lives.

Project Background:

- VFD Replacement Project-Phase 1 was completed in 2020 for 47 VFDs.
- Existing VFDs are no longer supported by the manufacturer.
- Failure of a VFD will cause the HVAC and plumbing system to become non-operational, resulting in increased energy consumption, loss of ventilation air flow, temperature control, and poor passenger comfort.

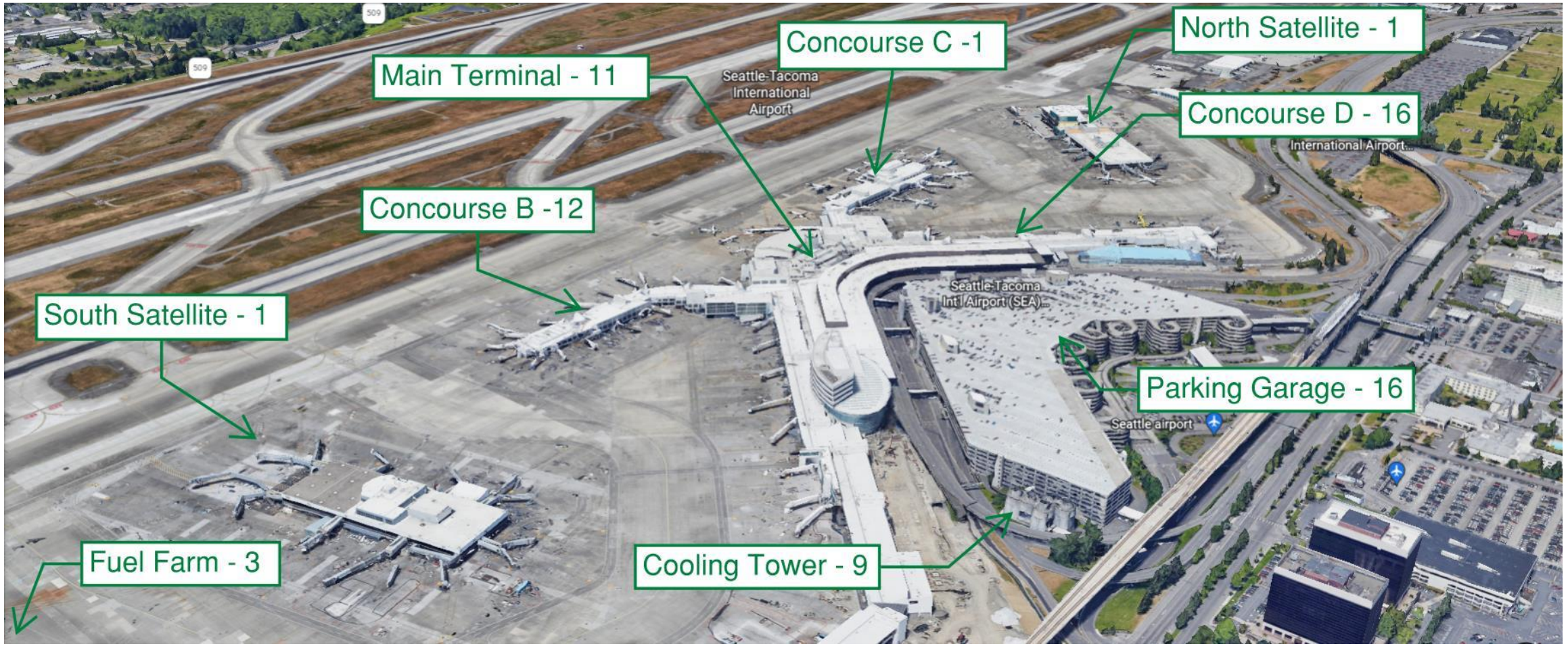
Estimated Cost: $5,000,000

WMBE Goal Percentage: 8%

Project Scope

- Replacement of 68 VFDs per phasing schedule.
- Connect VFDs to the Port’s Building Automation System (BAS) system.
- Provide wiring, testing, commissioning, and associated equipment for a fully functional system.
- Replacement of electrical line and load conductors per electrical plans.
- Salvage components from these existing VFDs and add those to Port’s spare parts inventory for use in other obsolete VFDs.

Current State

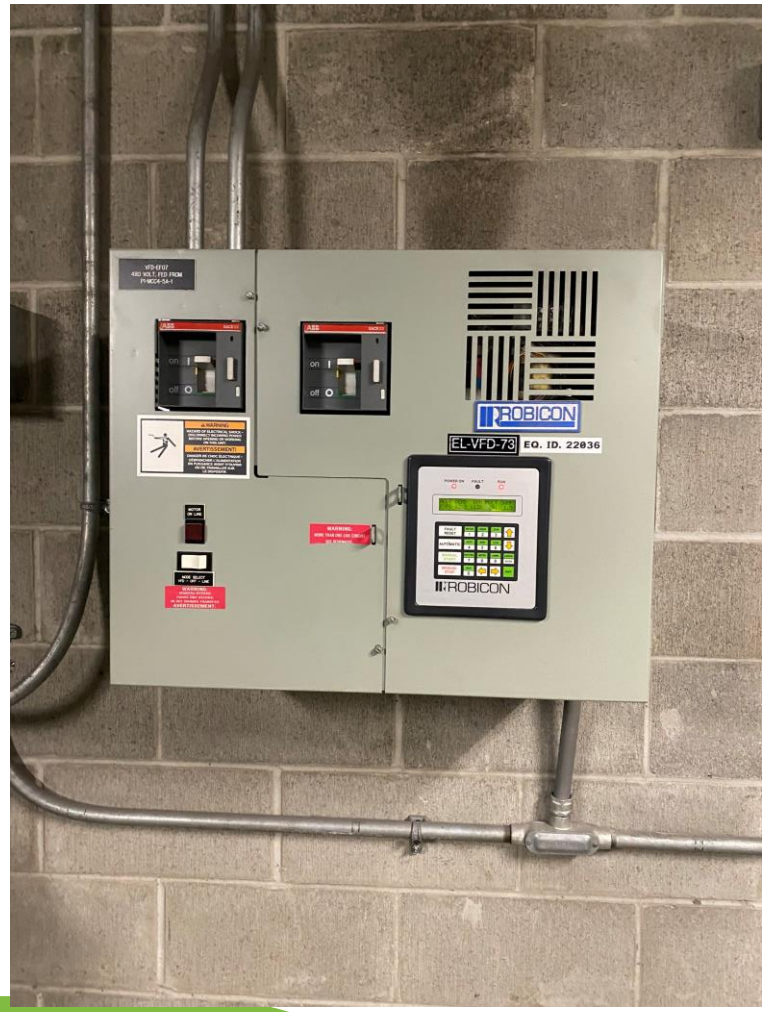


Existing VFD locations-Phase 2

Current State

Concourse C STS Tunnel

Parking Garage Electrical Room



Cooling Tower

Future State

- Renewed modern and digital assets with expected useful life of 15 years
- Improved maintenance and no dependency on depleting spare parts inventory
- No risk of system failure and manual operation

Components / Trades of Interest

- NAICS 238210 - Electrical Contractors and Other Wiring Installation Contractors (Electrical)

- NAICS 238220 - Plumbing, Heating, and Air-Conditioning Contractors (Mechanical)

Project Schedule

Item	Anticipated Date
Advertisement Period Begins	January 2025
Construction Begins (NTP)	May 2025
Substantial Completion	July 2026
Physical Completion	September 2026

Airfield Compactor Capacity – Phase 1

Ross Hunnicutt

Contractor

AV Project Management Group

Hunnicutt.r@portseattle.org

Project Overview

Project Purpose: Provide space for 4 airfield compactors on the North Side of the airport to service Airplanes on concourses C, D and N.

Project Background:

- Consolidate North Airfield Compactors that were displaced by CCE a new location is needed for Safety Concerns at the North Satellite and Environmental Compliance.

Estimated Cost: $2M

WMBE Goal Percentage: TBD

Project Scope

Pre-manufactured covered trash compactor structure

Earthwork, grading

Structural pad and foundation

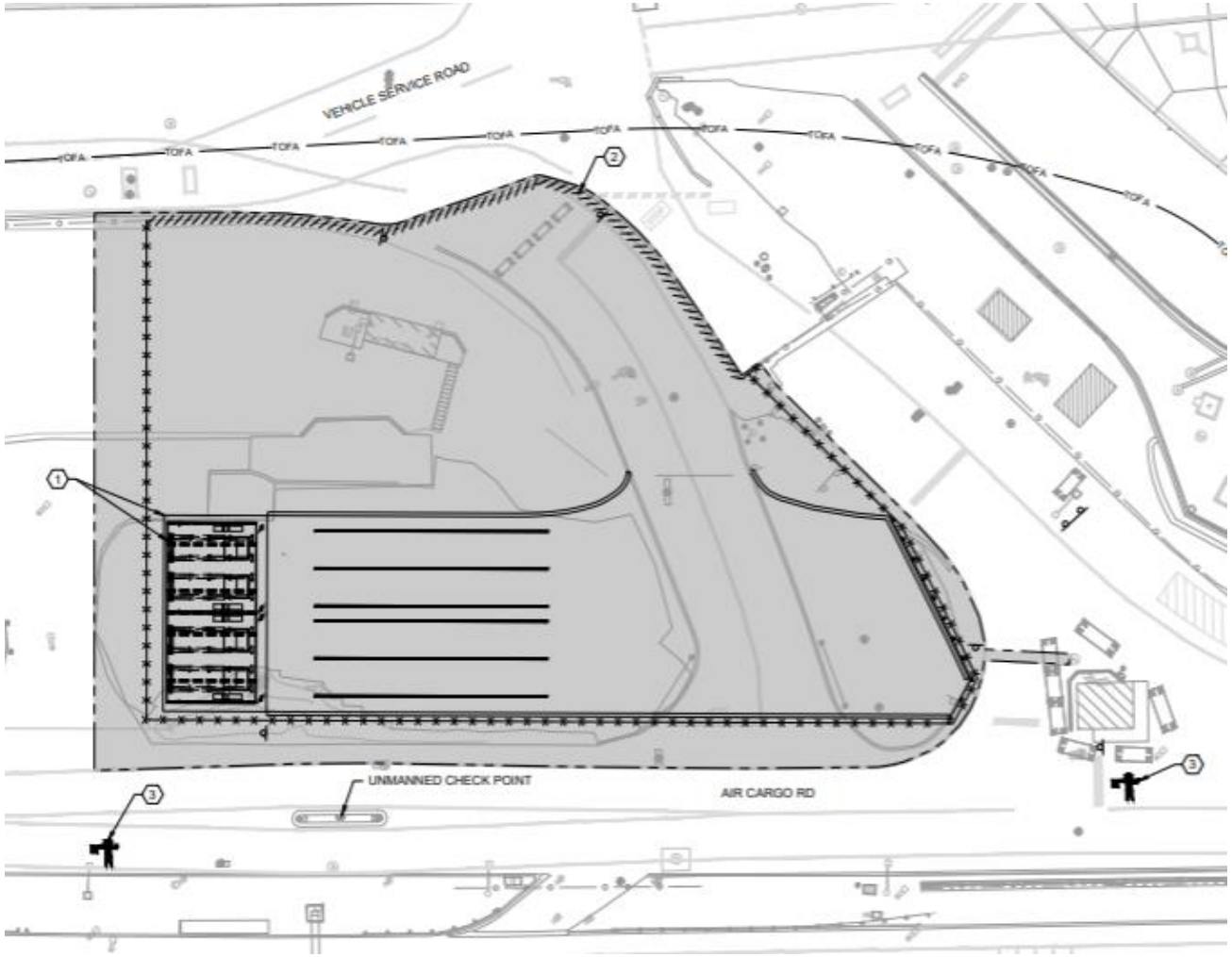
AOA fence modification

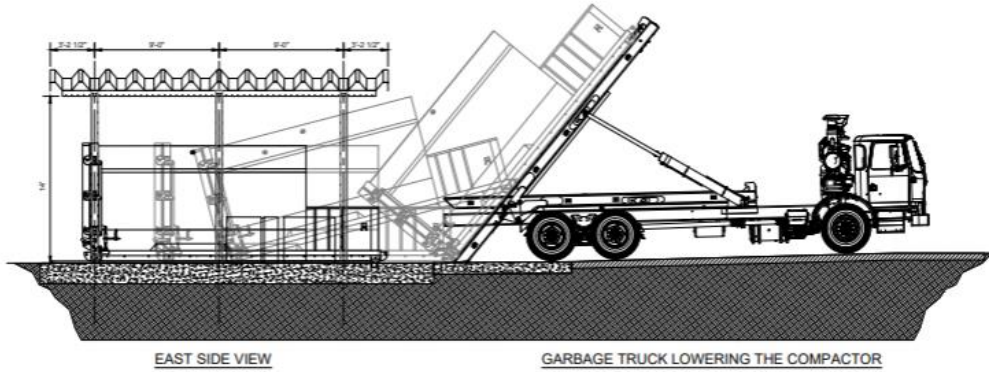
Roadway modifications

Site utilities, power, communication, water/sewer to the new structure.

Current State

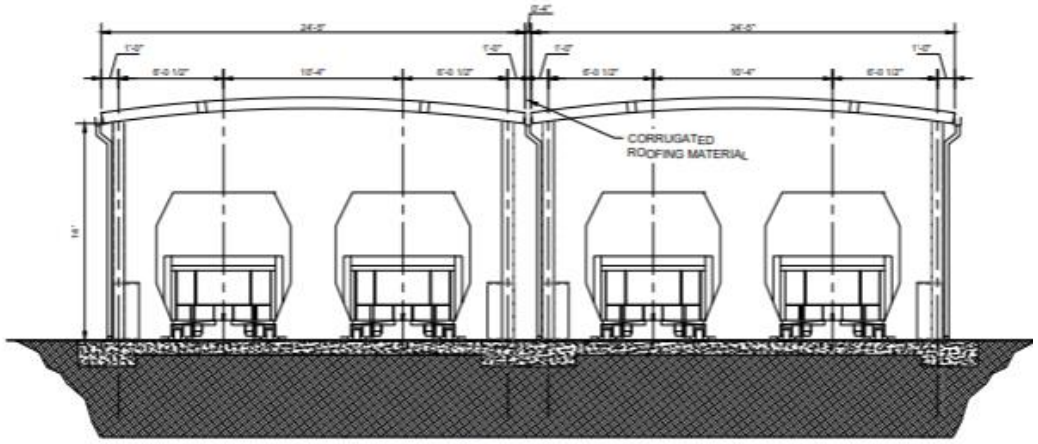
Future State





EAST SIDE VIEW

GARBAGE TRUCK LOWERING THE COMPACTOR



FRONT VIEW

Components / Trades of Interest

- Earthwork
- Mechanical (Plumbing & Pipe Fitting)
- Structural
- Electrical
- Communications
- AOA Fencing

Project Schedule

Item	Anticipated Date
Advertisement Period Begins	March 2025
Construction Begins (NTP)	Q2 2025
Substantial Completion	Q4 2025
Physical Completion	Q1 2026

Snow Storage – Phase 2

Jaci Hayden

Project Manager

AV Project Management Group

Hayden.j@portseattle.org

Project Overview

Project Purpose: Provide adequate snow storage for airfield snow removal operations.

Project Background: This site is the third snow storage location to be constructed for Port airfield snow storage operations, referred to as the Lagoon 3 snow storage site. The previous 2 of 3 snow storage sites have been constructed.

Estimated Cost: $9M

WMBE Goal Percentage: TBD

Project Scope

Paved gradually sloping snow storage site with fencing and perimeter retaining walls.

Industrial wastewater lift station and drainage infrastructure for snow melt conveyance to Port industrial wastewater system (IWS).

AOA fence and gate modification for snow removal equipment access.

Vehicle service road modifications at snow storage site entrance.

Lighting for safety improvements.

Current State

Future State

Components / Trades of Interest

- NAICS 237990 - Other Heavy and Civil Engineering Construction
- NAICS 237110 - Water and Sewer Line and Related Structures Construction
- NAICS 237310 - Highway, Street, and Bridge Construction
- NAICS 561621 - Security Systems Services

Project Schedule

Item	Anticipated Date
Contract Advertisement	April 2025
Notice to Proceed	September 2025
Substantial Completion	January 2026
Final Completion	April 2026

Questions?

NETWORKING

Your Name

Business Name

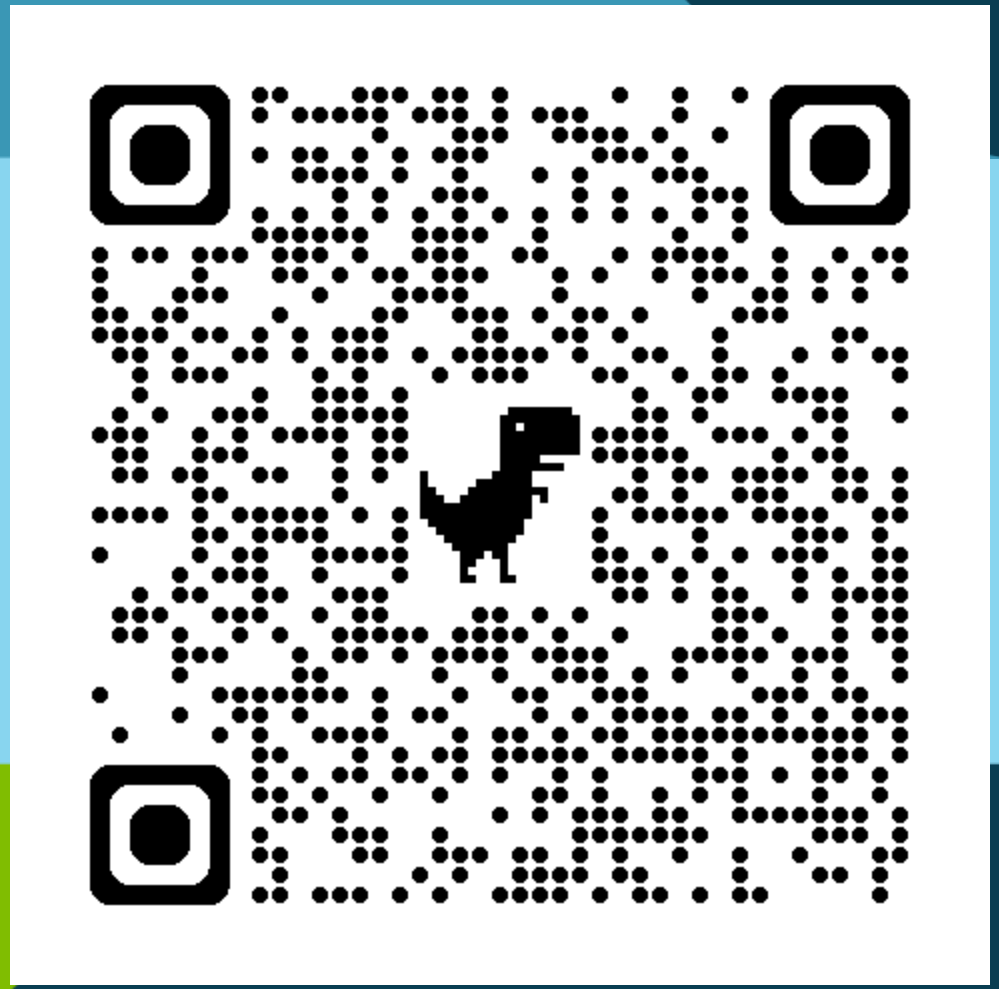
Industry

Business Certifications

Prime or Sub

Port of Seattle®

THANK YOU FOR ATTENDING



POST – EVENT SURVEY

Port of Seattle®