



# Port of Seattle Diversity in Contracting PortGen First Look: Three Construction Projects

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Program to begin at 3:05PM  
February 26, 2025



## **Port of Seattle Diversity in Contracting**

## **Procurement at the Port**

### **Projects**

- Airport Food and Beverage Introductory Kiosks
- Compactor Capacity at Gate E-100 Area Airport
- North Employee Parking Lot (NEPL) Improvements Phase III

### **Networking**

- Q&A
- Introductions (Company, Industry, Prime or Sub)



## **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 the amount of Port spend on WMBE contracts to 15% 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 is back!

All new, active, and pending award procurements are now available!

VendorConnect is the Port portal that allows you to:

1. **See** Port opportunities
2. **Be Seen** by Port buyers

## **To be Notified of Project Advertisements**

- Register on VendorConnect: [VendorConnect Training](#)
- 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

## Aviation Industry Day

Q2 of 2025



Join us for the biggest PortGen event of the year where our goal is to increase WMDBE and small business participation on Port Aviation projects.

## Planes Trains and Automobiles

Q3 of 2025



Come to this event to hear from WSDOT, Sound Transit, and the Port of Seattle's Small & Disadvantaged Business Program Managers on how small businesses can do business with each agency.

## PortGen First Look: One Design & One Construction Project

- Date: Wednesday, March 26<sup>th</sup>
- Time: 3:00PM – 4:30PM

Projects to be presented:

- Snow Storage Expansion 2025
- Tenant ADR Shell & Core Renovation (TASCR)



# Today's Presentations

Project	Cost Estimate	WMBE Goal	Advertise Date	Presenter
Airport Food and Beverage Introductory Kiosks	\$2.5M - \$3.5M	15%	3/18/25	Shaun Gough
Compactor Capacity at Gate E-100 Area Airport	\$900K - \$3M	TBD	4/7/25	Ross Hunnicut
North Employee Parking Lot (NEPL) Improvements Phase III	\$6M - \$8M	TBD	3/31/25	Julia Ruzon



# Airport Food and Beverage Introductory Kiosks

Shaun Gough

Contractor

AV Project Management Group

[Gough.s@portseattle.org](mailto:Gough.s@portseattle.org)

# Project Overview

**Purpose:** Provide two Port-furnished, owned, and fully maintained full-service kitchen spaces for Airport, Dining and Retail (ADR) to lease to small business food and beverage operators.

**Background:**

Implement a program that provides small business operators with shorter and flexible lease term opportunities to test their restaurant concepts in an airport environment to determine viability without significant capital investment.

**Estimated Cost:** \$2.5M - \$3.5M (total cost of construction)

**WMBE Goal (each contract):** 15% Aspirational Goal

**Project Delivery Method:** Design-Bid-Build

# Contract Award Details

Teams will be evaluated on:

- Low Bid – Schedule of Unit Prices
- Team composition
- Project approach and schedule
- Team interview
- WMBE inclusion plan

# Project Scope

- Two locations: Concourse B & Central Terminal.
- Typical food service buildout: new lighting, signage, ceilings, storefront finishes, flooring, casework, kitchen equipment, furniture, and Mechanical, Electrical and Plumbing infrastructure to support the future operations.



# Current State

## Concourse B (CB-04)



## Central Terminal (CT-02)

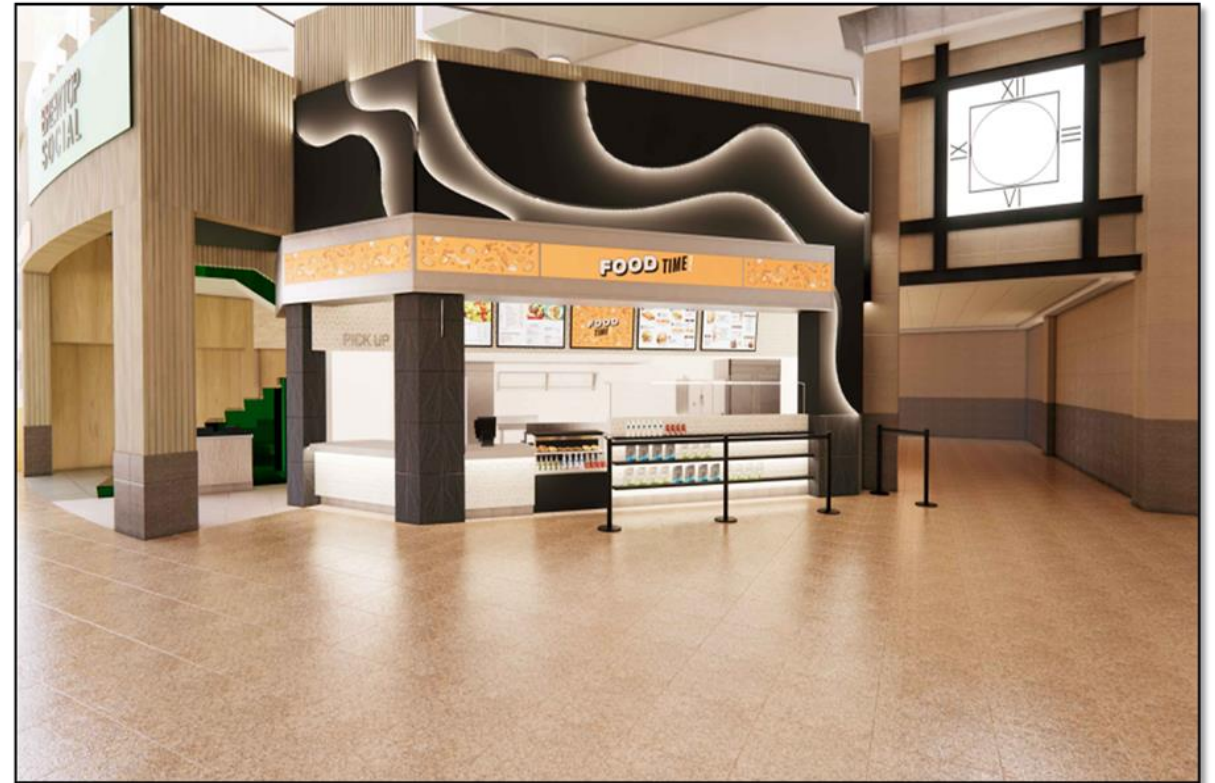


# Future State

Concourse B (CB-04)



Central Terminal (CT-02)







# Components / Trades of Interest

- 72231: Food Service Contractors- Equipment
- 238110: Other Foundation, Structure, and Building Exterior Contractors - Floor & Roof Construction
- 23816: Roofing Contractors - Roofing
- 23821: Electrical Contractors and Other Wiring Installation Contractors - Electrical
- 23822: Plumbing, Heating, and Air-Conditioning Contractors - Plumbing, HVAC, Fire Protection
- 23831: Drywall and Insulation Contractors - Partitions & Ceiling Finishes
- 23832: Painting and Wall Covering Contractors – Wall Finishes
- 23833: Flooring Contractors – Floor Finishes

Others: Demolition, Interior Doors

# Contract Schedule

Item	Anticipated Date
Advertisement Period Begins	March 18, 2025
Award (Notice of Intent to Award)	May 2025
Construction Begins (NTP)	July 2025
Substantial Completion	January 2026
Physical Completion	March 2026



# Compactor Capacity at Gate E-100 Area Airport

Ross Hunnicutt

Contractor

AV Project Management Group

[Hunnicutt.r@portseattle.org](mailto:Hunnicutt.r@portseattle.org)

# Project Overview

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

**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:** \$900K – \$3M (bid range)

**WMBE Goal (each contract):** TBD

**Project Delivery Method:** Design-Bid-Build

# Contract Award Details

Teams will be evaluated on:

- Low Bid
- Team composition
- Project approach and schedule
- WMBE inclusion plan
- Lump sum pricing

# Project Scope

Pre-manufactured covered trash compactor structure

Site construction requirement:

- Earthwork, grading
- Structural pad and foundation
- AOA fence modification
- Roadway modifications
- Site utilities, power, communication, water/sewer to the new structure.



# Current State

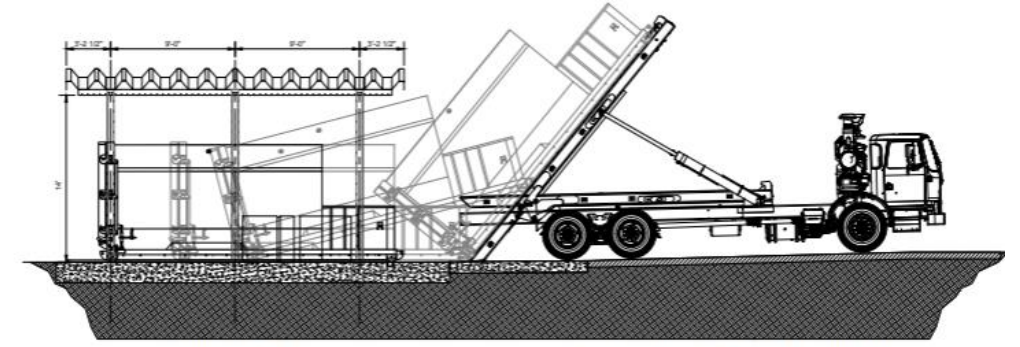
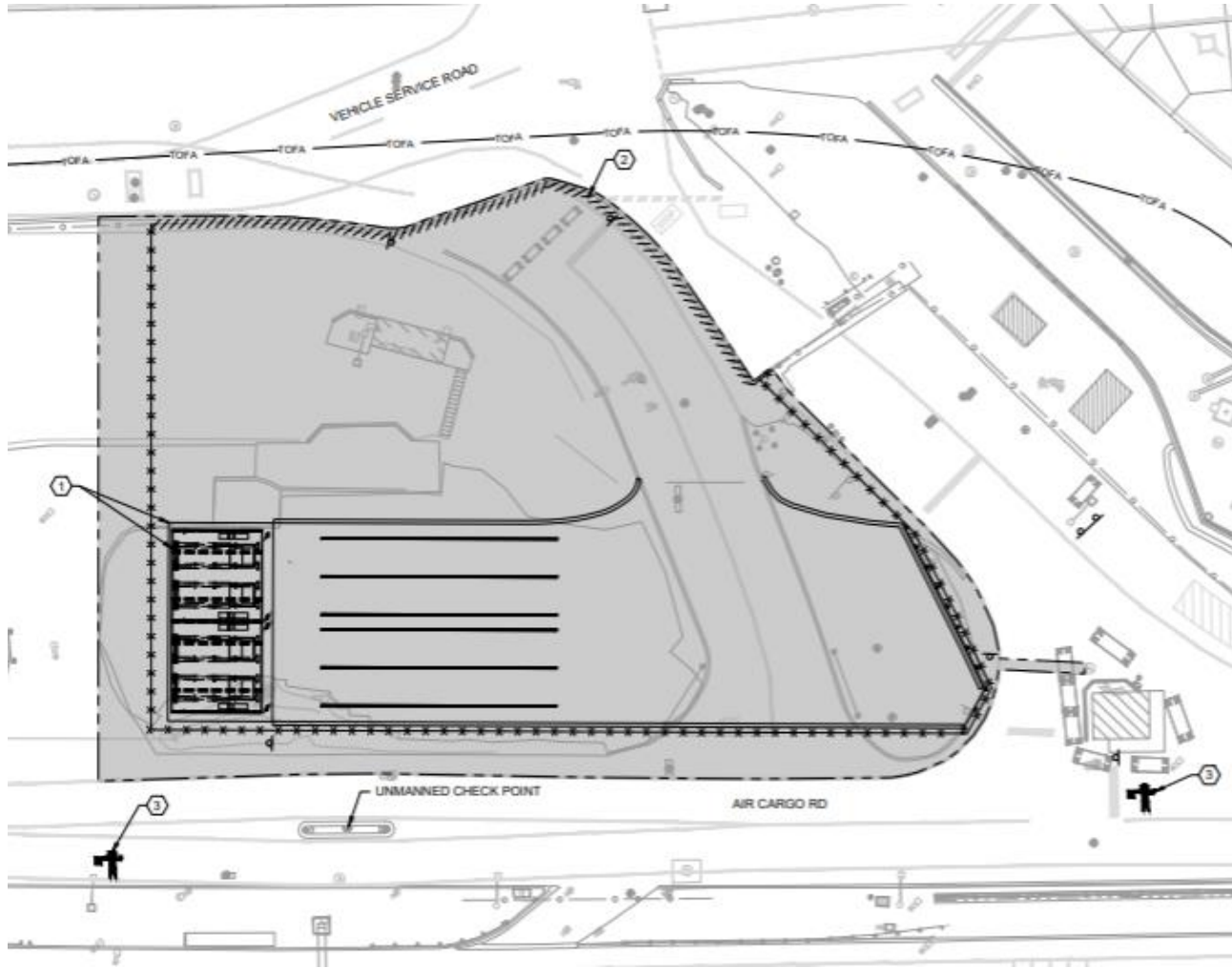


# Current State



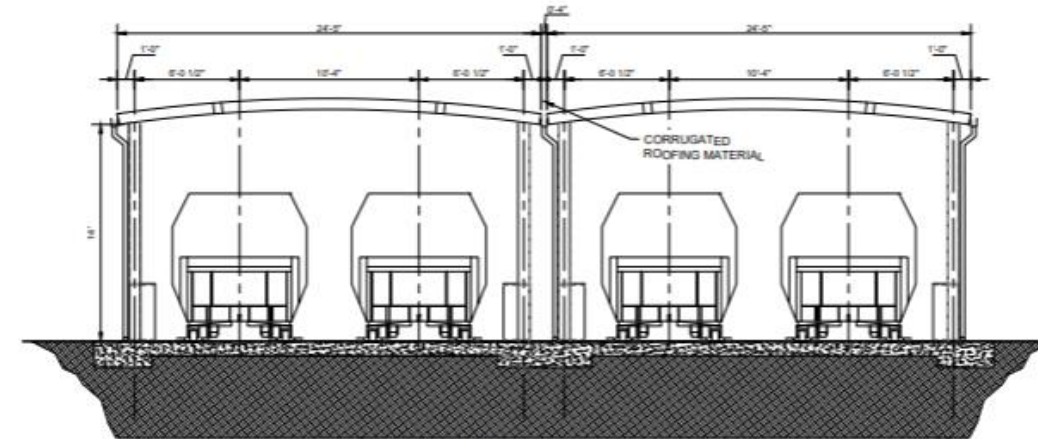


# Future State



EAST SIDE VIEW

GARBAGE TRUCK LOWERING THE COMPACTOR



FRONT VIEW

# Components / Trades of Interest

- 237990: Other Heavy and Civil Engineering Construction
- 237110: Water and Sewer Line and Related Structures Construction
- 237310: Highway, Street, and Bridge Construction
- 561621: Security Systems Services
- 238110: Other Foundation, Structure, and Building Exterior Contractors - Floor & Roof Construction
- 23821: Electrical Contractors and Other Wiring Installation Contractors - Electrical

# Project Schedule

Item	Anticipated Date
Advertisement Period Begins	April 7, 2025
Construction Begins (NTP)	August 2025
Substantial Completion	Q2 2026
Physical Completion	Q2 2026

# North Employee Parking Lot (NEPL) Improvements Phase III

Julia Ruzon

Capital Project Manager

AV Project Management Group

[Ruzon.j@portseattle.org](mailto:Ruzon.j@portseattle.org)



# Project Overview

**Purpose:** To preserve and extend the life of the North Employee Parking Lot and support operational requirements.

**Background:**

The NEPL is a 24/7/365 operation that shuttles airline, tenant, TSA, and service provider personnel to the main terminal of the Seattle-Tacoma International Airport (SEA). At 25 years old, the lot is experiencing failing infrastructure. This project is intended as a renewal and replacement project for this existing facility.

**Estimated Cost:** \$6M - \$8M (bid range)

**WMBE Goal (each contract):** TBD

**Project Delivery Method:** Design-Bid-Build

# Contract Award Details

Teams will be evaluated on:

- Low Bid
- Lump Sum Contract
- WMBE Inclusion Plan
- Construction Phased Over 2 Seasons

# Project Scope

NEPL project has three phases.

- Phase I is complete and refreshed the interior of three bus shelters.
- Phase II is complete and replaced a failing rockery wall, replaced failing electrical feeders, and updated interior parking lot signage.
- **Phase III will conduct pavement remediation and replace failing watermain and storm channel drains.**

# Current State



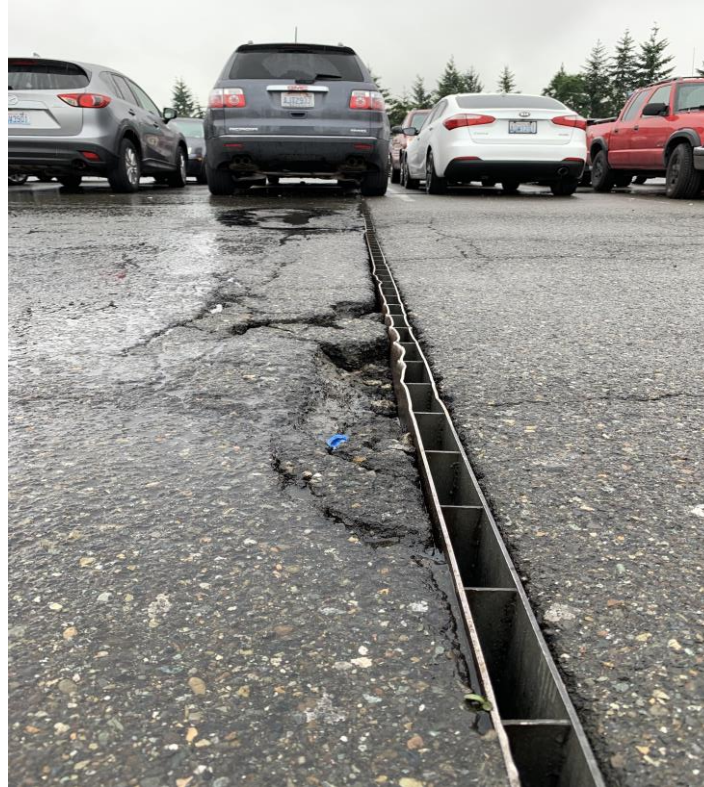
NORTH EMPLOYEE PARKING LOT (NEPL)



# Current State



Concrete Pad at  
Shelter 1



Existing Channel  
Drain



Rutted Asphalt Along Bus  
Route

# Components / Trades of Interest

- 237110: Water and Sewer Line and Related Structures Construction
- 237990: Other Heavy and Civil Engineering Construction
- 237310: Asphalt Paving, Parking lot Marking and Line Painting



# Project Schedule

Item	Anticipated Date
Advertisement Start	March 31, 2025
Notice of Intent to Award	May 2025
Notice to Proceed	July 2025
Substantial Completion	July 2026
Physical Completion	September 2026

# Questions?

# NETWORKING

Your Name

Business Name

Industry

Business Certifications

Prime or Sub

# THANK YOU FOR ATTENDING



## POST-EVENT SURVEY

