



# Port of Seattle Diversity in Contracting PortGen First Look: One Design & One Construction Project

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



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

## **Procurement at the Port**

### **Projects**

- Snow Storage Expansion 2025
- Tenant Airport Dining & Retail Shell and Core Renovation (TASCR)

### **Networking**

- Q&A
- 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 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 User Guide](#)
- 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 101: How to do Business with the Port - Construction

Date: Wednesday, April 23rd

Time: 2:00PM – 4:00PM

### Topics included but not limited to:

- Certifying as a small, or diverse firm with the Port
- How Port of Seattle implements construction contracts
- The different types of Port construction opportunities
- Best practices for maximizing your opportunities



[Register Here](#)



## PortGen First Look: SEA Construction Projects

Date: Wednesday, April 30<sup>th</sup>

Time: 3:00PM – 4:30PM

Projects to be presented:

- Rental Car Facility Fire Suppression
- Boiler Room Upgrades
- Gate D6 Passenger Loading Bridge (PLB) Conversion





# Today's Presentations

Project Name & Type	Cost Estimate	WMBE Goal	Advertise Date	Presenter
Tenant Airport Dining & Retail Shell and Core Renovation <b>(Design)</b>	950K	11%	April 9, 2025	Randal Anton
Snow Storage Expansion 2025 <b>(Construction)</b>	\$9M	TBD	June 2025	Jaci Hayden

# Tenant Airport Dining & Retail Shell and Core Renovation (TASCR)

Randal Anton

Capital Project Manager

AV Project Management Group

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

# Project Overview

**Purpose:** The TASCRC project is a Commission driven initiative aimed to lower tenant project costs and remove barriers to entry by providing future tenants with a cold shell for buildout.

**Background:** This project will perform the demolition and construction necessary to provide a “cold shell” space for (19) future tenant lease spaces.

**Estimated Cost:** \$950,000.00

**WMBE Goal (each contract):** 11%

**Project Delivery Method:** Project Specific Designer



# Contract Award Details

Teams will be evaluated on:

- Design, Permit, & Construction Administration Pricing
- Team composition
- Project approach and schedule
- Team interview
- WMBE inclusion plan

# Project Scope

There are (19) existing spaces included in this project. The Port will make every reasonable attempt to accurately identify risks behind walls and ceilings through as-builts and onsite investigations. The Port has separated scope into two initial categories: known demolition and potential construction.

- Known demolition scope includes the removal of: storefront finishes, signage, interior drywall and ceiling to expose metal studs, demolition of floor sinks and drains (back to the source), and the removal of food service equipment and hood systems.
- Potential construction scope includes: evaluation and/or upgrades to fire suppression systems, Demarc packages, and grease waste piping.

# Current State

TASCR





# Components / Trades of Interest

- NAICS 541310 - Architectural Services: Architectural and Demolition Design
- NAICS 541330 - Engineering Services: Structural Engineering Services
- NAICS 541330 - Engineering Services: Plumbing Engineering Services
- NAICS 541330 - Engineering Services: Mechanical Engineering Services
- NAICS 541330 - Engineering Services: Electrical Engineering Services

# Contract Schedule

Item	Anticipated Date
Designer Contract Execution	Q4 2025
Design Start	Q1 2026
Design Finish	Q4 2026
Notice to Proceed (Construction)	Q1 2027
Substantial Completion (Construction)	Q3 2029

# Snow Storage Expansion 2025

Jaci Hayden

Contractor

AV Project Management Group

[Hayden.j@portseattle.org](mailto: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

**Delivery Method:** Bid-Build

# Contract Award Details

Teams will be evaluated on a responsive bid which includes but are not limited to:

- Meeting traditional bid-build contracting method
- And delivery per plans and specifications which includes but is not limited to:
  - WMBE Inclusion Plan
  - Badging and other Port specific requirements.

# Project Scope

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

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

# Contract Schedule

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

# Questions?



# NETWORKING

Your Name

Business Name

Industry

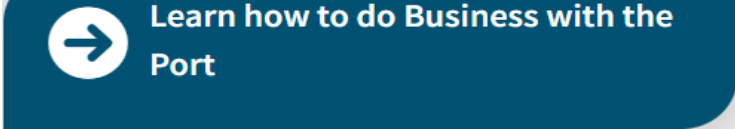
Business Certifications

Prime or Sub

# Where can I find this presentation?

1. Presentation and list of registrants will be sent out after this event.

2. [Diversity in Contracting website](#):

- Click the  flag.
- Scroll Down to view “Past PortGen Events & Trainings with Materials” and click “Presentation” or “Registrant” for each PortGen event.
- Scroll to the bottom of the page to view the [Diversity in Contracting Event Archive](#)

# THANK YOU FOR ATTENDING



## POST-EVENT SURVEY

