

PORTGEN 101

CONSTRUCTION PROCUREMENT

April 23, 2025



The background image shows the Fishermen's Terminal at the Port of Seattle. It features a large, multi-story building with a sign that reads "FISHERMEN'S TERMINAL". In the foreground, there is a body of water with a wooden pier and a crane. The sky is overcast.

1

PORT OF SEATTLE

2

VENDORCONNECT

3

CONSTRUCTION
CONTRACTING

4

SUBMITTING YOUR
BID

1

PORT OF SEATTLE

- WHAT DOES THE PORT FOCUS ON?
- WHAT DOES THAT MEAN FOR MY BUSINESS?



Port of Seattle: Who We Are

*Founded in 1911 by a vote of the people as a special purpose government, the Port of Seattle's mission is to **promote economic opportunities and quality of life** in the region by advancing trade, travel, commerce and job creation in an **equitable, accountable and environmentally responsible** manner.*



King
County
Voters



Port
Commission



Executive
Director



Operational
Divisions

Port of Seattle Regional Footprint



Capital Project Plan
\$5.6 Billion
2025-2029



All Port Activities
121,200
Area Jobs



Port of Seattle Lines of Business



SEATTLE-TACOMA INTERNATIONAL AIRPORT (SEA)

- Landside Operations
- Airport Dining and Retail
- Capital Projects
- Air Cargo
- **11th Busiest Airport in America in 2022**



MARITIME CARGO, CONTAINER AND BULK

- Northwest Seaport Alliance
- Terminal 91
- Maritime Industrial
- Grain Terminal
- **One of the Largest Cargo Gateways in the U.S.**



MARITIME, FISHING AND CRUISE

- Fishermen's Terminal: Home of the N. Pacific Fishing Fleet
- Premiere Cruise Terminals on the West Coast
- **Largest Cruise Port on the West Coast**

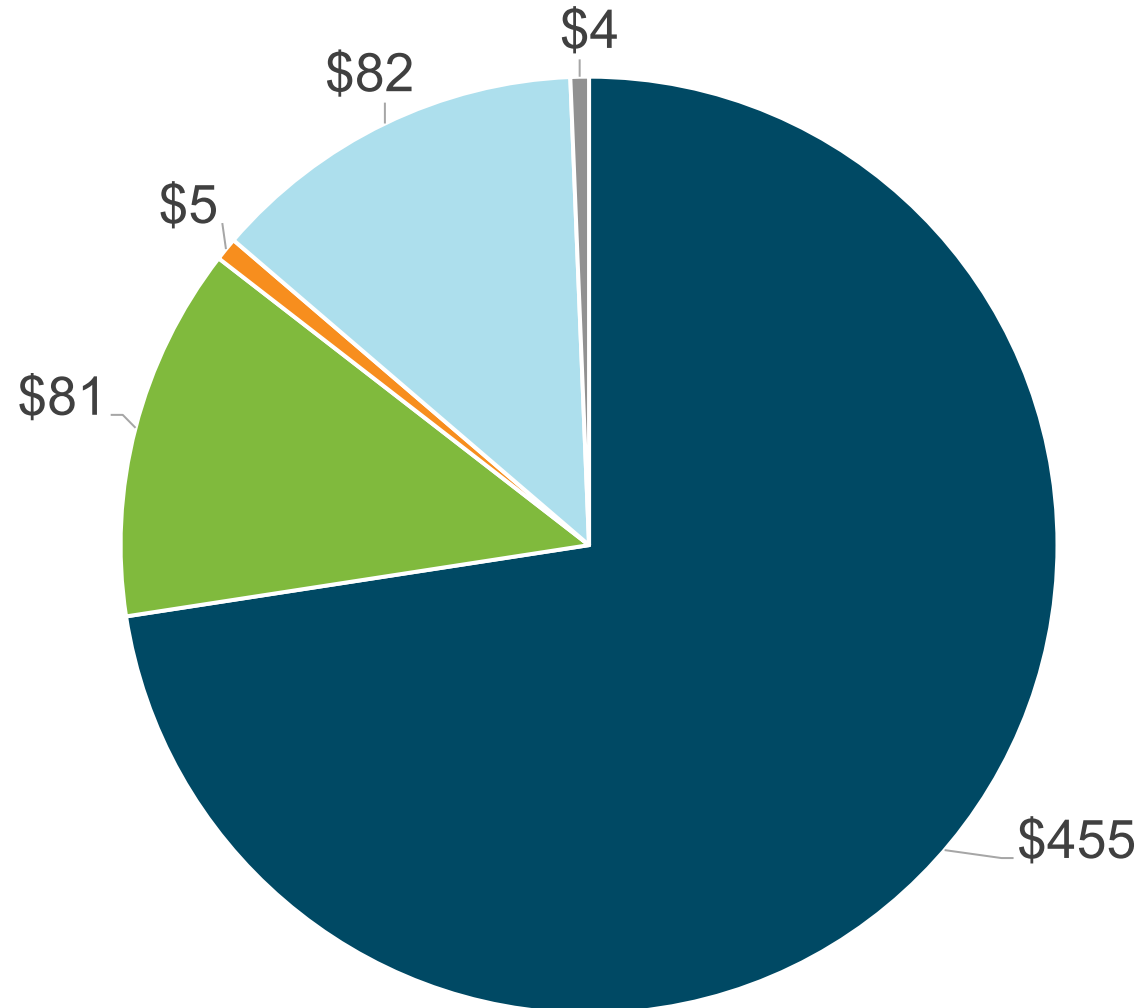


REAL ESTATE AND BOATING

- Warehouse, event, and office space
- Operate 4 Recreational Boating Marinas
- **Home of the U.S. North Pacific Fishing Fleet**

2023 Division Spend (in millions)

- Aviation
- Maritime
- Economic Development
- Corporate
- NWSA



Port Spend by Procurement Type

Construction \$323M

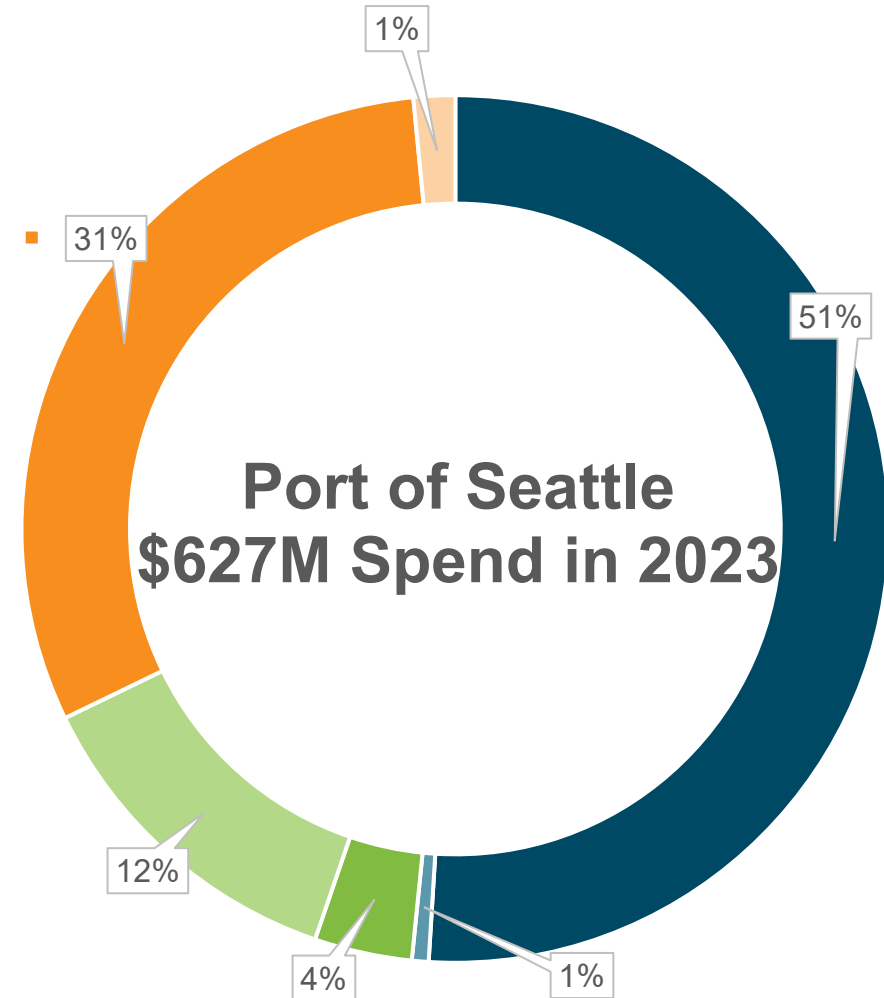
- Major Construction - \$319M
- Small Works - \$4M

Service Agreements \$102M

- Personal Services - \$23M
- Prof. Services - \$79M

Goods and Services \$202M

- Goods & Services - \$192M
- PCard Purchases - \$10M



Central Procurement Office Mission

CPO Construction manages the procurement of construction services for the Port of Seattle. We provide exceptional **customer service** while procuring and managing construction contracts **per laws, regulations, and policies**. We provide contract guidance as **a steward of public funds** and **ensure fair and competitive opportunities** in support of realizing public works projects.

Central Procurement Office Customers

Contractors/Consultants/Suppliers

We engage with and support firms on Port contracting

Port Departments

We help agencies get what they need in an ethical and legal manner to deliver critical services to the public

Diversity in Contracting

We support equity in contracting and assist in ensuring a level playing field for competition

Taxpayers

We obtain the best value for the public's tax dollars

Diversity in Contracting Policy Directive

Resolution 3737:

Diversity in Contracting (DC) policy established on January 9, 2018 by Port Commissioners. This directive was created to increase women and minority business opportunities because they have faced historical barriers to economic opportunity.

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)

Women and Minority Business Enterprise (WMBE)

- Established by Port Commissioners to ensure small businesses majority-owned (51%) and controlled by women and minority individuals can compete for contracts Independent of government authorities
- Self Certification Accepted at the Port

Disadvantaged Business Enterprise (DBE)

- Port receives funding from USDOT to ensure small businesses majority-owned (51%) and controlled by a socially and economically disadvantaged individuals have a fair opportunity to compete for federally-funded transportation contracts.
- Must be certified through OMWBE

Both programs were created to remedy historical discrimination of disadvantaged groups

Questions about the Port of Seattle?

2

VENDOR CONNECT

- HOW CAN I
KNOW ABOUT
CONTRACTS?
- HOW CAN I
MAKE MYSELF
KNOWN?



1. View all current solicitations on VendorConnect
2. Register on VendorConnect
3. Sign up to Diversity in Contracting mailing list and receive weekly opportunities digest
4. Keep an eye out on notifications in newspapers: Daily Journal of Commerce
5. View Future Opportunities at **portseattle.org/page/future-procurements-list**

Top 5 Benefits of VendorConnect



View current and past solicitations



Receive e-mail notifications of bid opportunities matching your NAICS code for larger, advertised projects



Be accessible to and reachable for Primes who are looking for diverse partners



View and contact Primes (viewable as a “plan holder”) that you would like to work with on specific projects



Join the Small Works roster and be notified of smaller projects

DASHBOARD > SOLICITATION INDEX

Current Solicitations

A list of Future and Open solicitations with the Port of Seattle. Use the filter to search all solicitations.

Select Status...
Major Construct...
Select Work Type Ta...
Select NAICS Code
HIDE FILTER
export to excel


Number	Title	Bid Due	Category	Status
MC-0321817	Bell Harbor Marina / Pier 66 Corrosion Protection			
MC-0322149	Dredging MC Unit Price 2025 - 2026			
MC-0322058	Terminal 5 Roof Replacements			
MC-0321877	Upper Drive Traffic Attenuator			
MC-0322060	Terminal 91 and Pier 66 Cruise Ship Access			
00321554	Airline Realignment Testing and Construction			

DASHBOARD > SOLICITATIONS INDEX > SOLICITATION DETAIL

MC-0321817

Bell Harbor Marina / Pier 66 Corrosion Protection

Status: **Open**
Bid Due Date: **Apr 14, 2025, 2:00:00 PM**
Question Cut-off Date: **Apr 7, 2025, 5:00:00 PM**
You will have to [login](#) to become a Plan Holder, ask a question, or RSVP to events.

 BECOME A PLAN HOLDER

Overview	Documents	Plan Holders/Bidders	Events	Event Details
<div> Advertise Date 3/13/2025 </div> <div> Question Cut-off Date 4/7/2025 </div> <div> Order of Magnitude \$3.5M - \$7.5M </div> <div> Estimate Quarter 1 </div> <div> Estimate Year 2025 </div>				
Department Waterfront Project Management	Port Contact Osby-Evans, Nico	Email Osby-Evans.N@portseattle.org	Phone 206.787.4472	

Solicitation posted Feb 28, 2023. Last updated Mar 13, 2025.

EQUITY GOALS

The Bell Harbor Marina and Pier 66 Corrosion Protection project consist of supplying and installing a corrosion protection system (pilewrap at 91 steel piles, pile repair jacket at 1 steel pile, existing pilewrap repair at 5 piles, new cathodic protection at 428 steel piles).

VendorConnect Solicitation Email Notification

From: Port of Seattle VendorConnect <vendorconnectnotifications@portseattle.org>

Sent: Friday, March 21, 2025 7:53 AM

To: Van Cleve, Mike <VanCleve.M@portseattle.org>

Subject: (MC-0321931) Updates for Solicitation: Variable Frequency Drives (VFD) Replacement Phase 2

Hello,

There have been new updates for Solicitation: Variable Frequency Drives (VFD) Replacement Phase 2

Solicitation fields that were updated:

Solicitation Status: Open

Document(s) that were added or updated:

- MC-0321931_BidPackage.pdf
- MC-0321931_Drawings.pdf
- MC-0321931_ProjectManual_Vol_01.pdf
- MC-0321931_ProjectManual_Vol_02.pdf
- REFERENCE_MAIN REPORT _VFDPPhase2GFSReport_2024.7.18.pdf
- REFERENCE_SupplementA_BuildingControlsUpgradeGFSReport_U00561_2021.9.14.pdf
- REFERENCE_SupplementB_DConcPenthousePLMLab_2016.5.4.pdf
- REFERENCE_SupplementC_EGControlsUpgradeGFSReport_2017.10.12.pdf
- REFERENCE_SupplementD_NorthSTARCompletionGFS Report_2021.12.30.pdf
- REFERENCE_SupplementE_SCADAGFSFinal_2017.7.10.pdf

DASHBOARD > VENDOR INDEX

Vendor Index

List of publicly viewable vendors. Use the filter for more detailed searches.

Work Types

Business Certifications

NAICS Codes

Postal Code

MBE

238210 - Electrical Co...

[X HIDE FILTER](#)

Name ↑	Work Types	Business Certifications (*self-identified)	NAICS
Allied Systems Northwest LLC	Finishes (flooring, painting), Information technology services, Electrical, Engineering - Electrical, Finishes - Painting, Construction Management	MBE (Minority Business Enterprise), SBE (Small Business Enterprise)	221121 - Electric Bulk Power Transmission and Control, 221122 - Electric Power Distribution, 236220 - Commercial and Institutional Building Construction, 237130 - Power and Communication Line and Related Structures Construction, 238210 - Electrical Contractors and Other Wiring Installation Contractors, 238330 - Flooring Contractors, 238350 - Finish Carpentry Contractors, 323111 - Commercial Printing (except Screen and Books), 335122 - Commercial, Industrial, and Institutional Electric Lighting Fixture Manufacturing, 423430 - Computer and Computer Peripheral Equipment and Software Merchant Wholesalers, 517311 - Wired Telecommunications Carriers, 517312 - Wireless Telecommunications Carriers (except Satellite), 517410 - Satellite Telecommunications, 517911 - Telecommunications Resellers, 517919 - All Other Telecommunications, 541512 - Computer Systems Design Services, 541513 - Computer Facilities Management Services, 541519 - Other Computer Related Services, 541690 - Other Scientific and Technical Consulting Services, 541990 - All Other Professional, Scientific, and Technical Services, 561621 - Security Systems Services (except Locksmiths), 611420 - Computer Training, 611513 - Apprenticeship Training
Amaya Electric		SBE (Small Business Enterprise)*, MBE (Minority Business Enterprise)*	238210 - Electrical Contractors and Other Wiring Installation Contractors
Apex Electrical Group LLC	Electrical-Facilities, Shoreline, Marine Construction, Electrical	8A (Business Development Program)*, SBE (Small Business Enterprise), SCS (Small Contractors and Suppliers), MBE (Minority Business Enterprise), SDVOSB (Service-Disabled Veteran Owned	221112 - Fossil Fuel Electric Power Generation, 221114 - Solar Electric Power Generation, 221115 - Wind Electric Power Generation, 221118 - Other Electric Power Generation, 221121 - Electric Bulk Power Transmission and Control, 221122 - Electric Power Distribution,

Welcome to the Port of Seattle VendorConnect

Port of Seattle VendorConnect provides procurement and contract information for construction, consulting, and goods and services. This is also the one stop location for registering to be on the following rosters: small works (construction less than \$300,000), consulting services, and goods and services.

To begin, you must register yourself and then find or add your business. If you were in our old system, and this is your first time logging in you must recreate your login account. To do this, click the Register/Login button below, then the "Sign up now" link on the login screen.

[Register/Login](#)

You can also view our solicitations, vendors, and view the event calendar as a guest.



Search Current/Past Solicitations



Future Solicitations



Search Publicly Viewable Vendors



Event Calendar

Create New Vendor

Basic vendor information, including Work Types, Roster Types, and NAICS Codes.

NEXT

Name*

UBI

Contractor License #

Phone

Website

Ethnicity*

☒ Display My Vendor in Online Business Directory

Work Types

Roster Types

NAICS Codes

What you should include:

- Contact information
- NAICS codes
- Business firm certification
- Upload a business firm resume

Direct Purchase Roster

For small public works projects with an estimated cost less than \$150,000, not including sales tax, to increase the utilization of small businesses, state agencies and local governments are encouraged to and may direct contract with small businesses as defined in the act.

- if there are 6 or more contractors meeting the definition of small business on the applicable roster the state agency or authorized local government must direct contract with one of those small businesses on the applicable roster that have indicated interest in performing work in the applicable geographical area.
- if there are 5 or less contractors meeting the definition of small business on the applicable roster the state agency or authorized local government may direct contract with any contractor on the applicable roster.
- Must be certified by OMWBE: small, minority-owned, women –owned or certified by Veteran Affairs as veteran-owned business
- Register for the roster by
 1. registering on VendorConnect
 2. selecting “small works” under “roster type”
 3. include information on your business NAICS code and work typeYou must follow all of these steps

Questions about VendorConnect?

3

CONSTRUCTION CONTRACTING PROCESS

-WHAT DO I NEED TO
KNOW BEFORE
CONTRACTING WITH
THE PORT?



Public vs. Private Sector Procurement

PUBLIC

- Taxpayer funds used
- RCW 39.04 Public Works
Open & fair competition
- Multiple goals:
 - Competitive price
 - Quality outcome
 - Level playing field
 - Social & environmental goals
 - Transparency & Accountability

PRIVATE

- Company revenues used
- No required competition
- Singular goal:
 - How does it contribute to
company's profit

Port Contract Roles



Traditional Construction Contract Types

Major Construction (Design Bid Build)

- An architect/engineer designs the project
- The Port solicits bids or quotes from interested contractors
- Contract award goes to the responsible bidder with the lowest responsive bid,
- Contractor builds the project according to the plans and specifications provided by the Port.
- Prime contractors make WMBE project specific commitment and submit Inclusion Plans

Example: Airport Food & Beverage Kiosks

Small Works

(Unit-Price Contracts <\$350K)

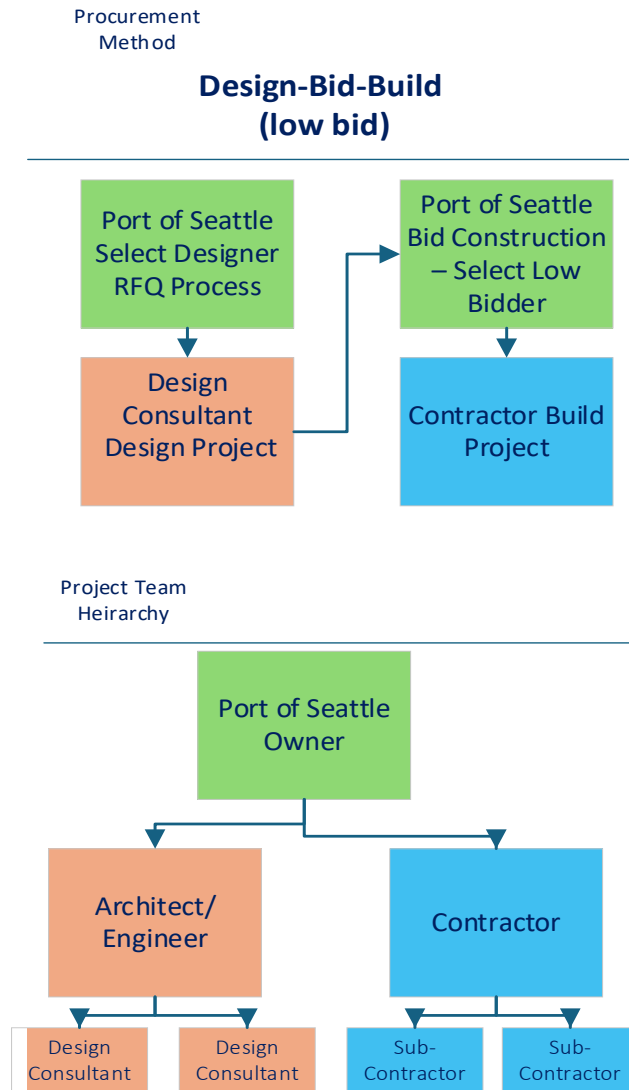
- Contracts for an unknown number of small public works projects over a fixed period
- Contract has a not-to-exceed cap to the dollar value and time
- Not associated with a particular project so does not guarantee any amount of work
- Agency pays the “unit price” that is competitively bid for certain types of anticipated (but unplanned) work or trades over a certain time period

Example: Electrical, HVAC

Alternative Construction Contract Types

- **Design Build**
 - Agency brings a designer and contractor team together under one competitive process
 - \$2M + contract value
- **Building Engineering Systems**
 - Similar to DB but specific to building systems like sprinklers and no \$ limit
- **General Contractor/Construction Manager (GC/CM)**
 - public agency selects the contractor early on in the design process so they can participate in project development given complex scheduling, phasing, or coordination)
 - 70% of all subcontract work needs to be competitively bid
- **Job Order Contract**
 - Agency enter into one contract for multiple, small, time-sensitive projects
 - Agency price the work based on an established price book (RSMeans)
 - At least 90% of the work must be subcontracted

Construction Contractor Roles Comparison



Create and build relationships with prime contractors by:

- Attend PortGen events
 - Aviation Industry Day in June
 - Maritime Industry Day in the Fall
- Attend local trade shows
- Attend pre-bid conference/site tours
- Submit bids/quotes to Primes
- Reach out to primes on solicitation planholders list on VendorConnect
- Reach out to primes on current Alternative Public Works projects webpage
- Register as a subcontractor on solicitation planholder list on VendorConnect

Project Labor Agreements

- Project Labor Agreements are typically in place for construction projects above \$5M
- Project Labor Agreement (PLA) is a pre-hire collective bargaining agreement between a construction site owner and a coalition of unions.
- PLA projects require all general contractors and subcontractors to sign a Letter of Assent which binds the contractor to the terms and conditions of the PLA for the awarded project
- It does not bind any contractor to a union agreement, or PLA on any other project

Key provisions

- Pre-Job Jurisdictional Conference
- Wages and Benefits
- Using Union Workers

- Operational Facilities (many 24 hours/day)
 - Construction Advisory Forms
 - Utility Shutdown Requests
 - Work often performed nights, weekends or around tenant or public activity.
 - Port Safety requirements exceed minimums established by OSHA/WISHA.
 - Parking availability limited
 - Laydown area limited
- Badging Requirements
 - Cost required to apply for badge
 - Time required to apply for badge
 - Time required to receive badge
 - Must pass security screening
 - Airport - Workers must be TSA badged PER project
 - Seaport - TWIC — Transportation Worker Identification Credential

- Labor & Industries Intent to Pay Prevailing Wage! (required for prime and sub)
- The Prime Contractor must request payment by submitting an invoice monthly. Payment shall be based upon the actual quantities of Work performed.
- Unit Price Invoices must be accompanied by an itemized accounting of the labor, material and equipment costs for the work, all subcontractor work where applicable, and mark-ups. Each invoice shall have backup documentation that supports the itemized accounting.
- 5% retainage withheld on the subtotal. (typically will flow down from prime to sub as well)
- Payments made within thirty (30) days after a properly submitted invoice. The Port will review Prime Contractor's request for payments and identify any significant issues affecting payment within fourteen (14) days of submission.
- The Prime Contractor is likewise required to make payment to all Subcontractors and Suppliers for all Work included within the payment within ten (10) days from the receipt of the payment.

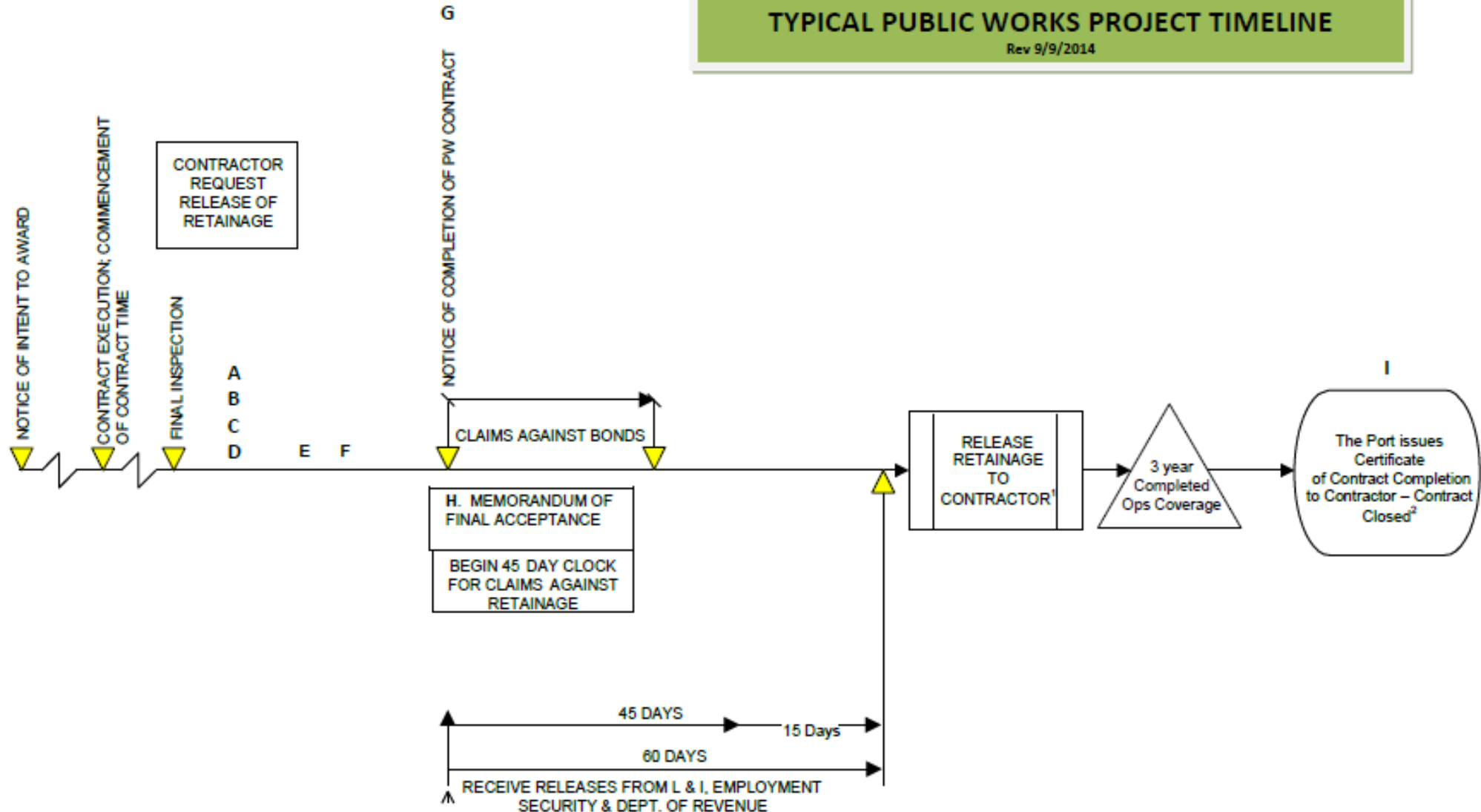
- With Changes, Notice from the Contractor is KEY!
 - Pay special attention to Notice Provisions of the contract
- General Conditions G-01.02 defines an “event” as “any act, omission, directive, condition, instruction or determination that the Contractor believes may entitle it to an adjustment in” time or money.
- Examples of possible events that may result in a change order:
 - Directives by the Engineer and responses to RFIs, issuance of Construction Bulletins, or comments on Submittals;
 - Discovery of conflicts, inconsistencies, omissions, or ambiguities in the Contract Documents;
 - Differing site conditions;
 - Rejection of an “Or Equal” request.

- An Event is deemed to occur upon the earlier of: 1. When it happens or 2. When it is discovered
- Two-step process:
 - Initial Notice of Event - Contractor
 - Within 7 days of the Event.
 - Request for Change Order (RCO) - Contractor
 - Detailed request within 30 days of the Event.
 - Port response within 30 days of RCO
 - If Contractor disagrees with denial (in whole or in part), Contractor must file a claim.

Closeout & Retainage

TYPICAL PUBLIC WORKS PROJECT TIMELINE

Rev 9/9/2014



LEGEND

A EEO/EPI/WMBE/DBE DOCUMENTS

Questions about the Construction Contracting Process?

4

SUBMITTING YOUR BID (DESIGN/BID/BUILD & SMALL WORKS)

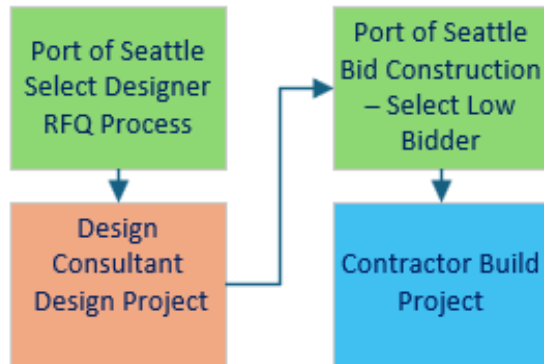
-WHAT DO I NEED TO
KNOW TO SUBMIT A
BID?



GC/CM and Design Build

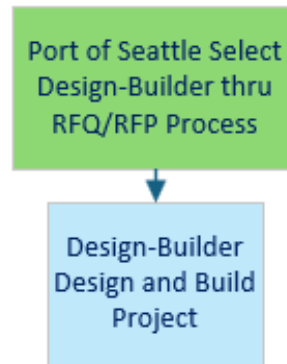
Procurement
Method

Design-Bid-Build (low bid)



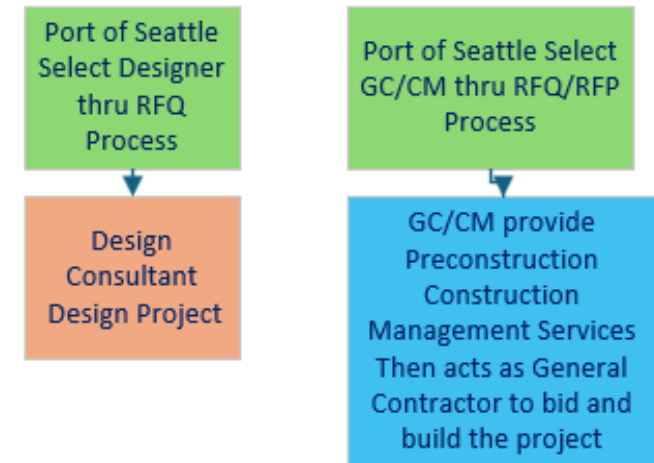
Subcontractors reach out to Prime Planholders listed in VendorConnect to offer services. Port advertises Project for 30 days. Best to reach out and express interest early to ensure you are considered.

Design-Build (Evaluative Selection)



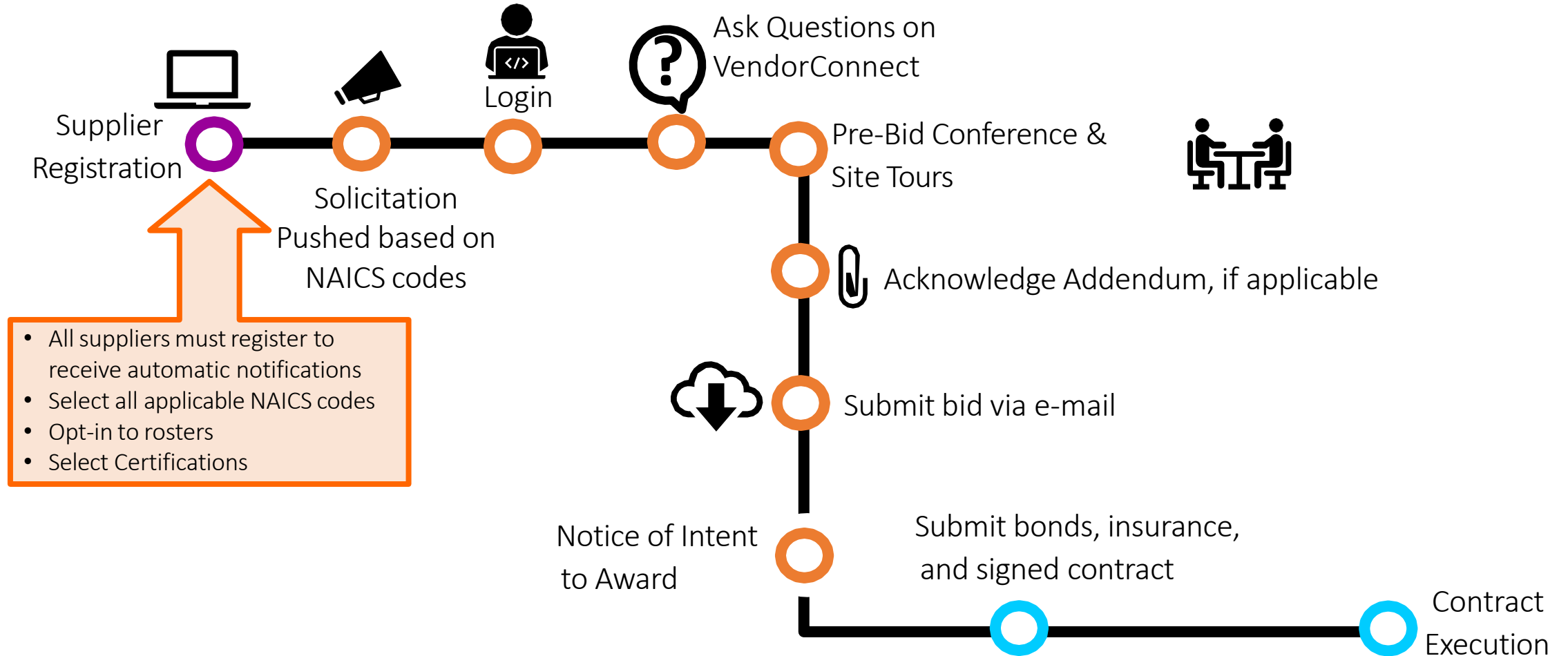
Subcontractors reach out to Prime Planholders listed in VendorConnect to offer services. Best to reach out and express interest early to ensure you are considered. There is time to establish a relationship with the selected Design Builder as the project is not yet designed.

GC/CM (Evaluative Selection of GCCM with Subcontracting=low bid)



Subcontractors reach out to selected GC/CM to establish relationship. The project is not yet designed. When the design is at 90-100%, the GC/CM will advertise in DJC and Port will utilize VendorConnect to call for bids in the Subcontracting Packages. This is a low bid selection.

Port Sourcing & Contracting Process



Evaluation Process - Responsive

Responsive (Bid) must include:

- Subcontractor's Work Listing if over \$1M
- Bid Guarantee/Bond
- Timeliness of bid submittal
- Signature on the bid
- Bid Price submitted on all required items
- Addenda acknowledgement
- Documents to be submitted with the bid (example checklist to the right)

Bid Submittal Requirements Checklist

Complete

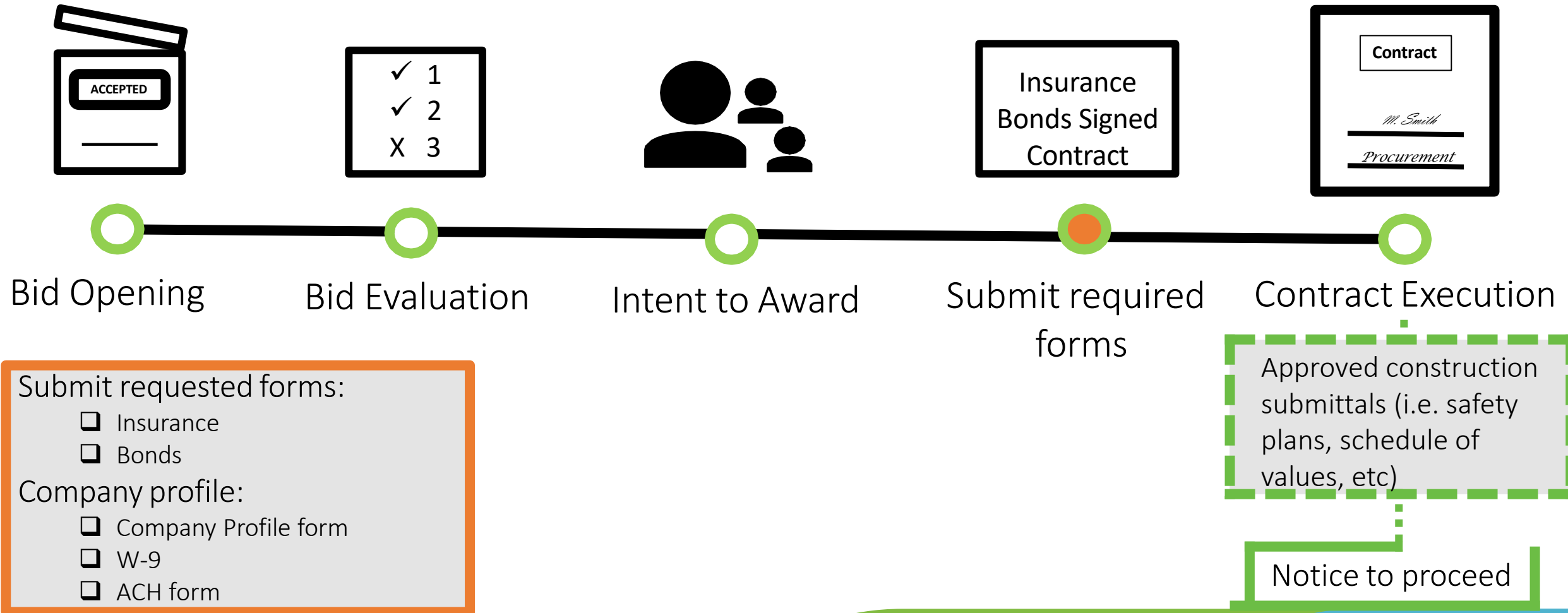
1. Bid Form, Document 00 41 00 (<i>submit with bid</i>)	
2. Acknowledge all addenda on the bid form	
3. Bid Bond or other Bid Security (<i>submit with bid</i>)	
4. Subcontractor Work Listing, Document 00 43 70 (<i>submit with bid or within one (1) hour after the published bid submittal time</i>)	
5. Women and Minority Business Enterprise (WMBE) Commitment Plan Form (<i>submit with bid or within one (1) hour after the published bid submittal time</i>)	
Add 6, 7, and 8 below for any project with Federal Funding. Delete if not used. If DBE and not WMBE remove #5 and keep #6. For any GRANT FUNDING read GRANT and add the other items needed for GRANT Compliance	
6. Disadvantaged Business Enterprise Proposal Form, Document 00 83 00.11 (<i>submit with bid or within one (1) hour after the published bid submittal time</i>)	
7. Subcontractor Bidding Report, Document 00 83 00 (<i>submit with bid</i>)	
Check Grant for American/America certification needed and update as appropriate	
8. Buy American/America Certification, Document 00 80 01 (<i>submit with bid</i>)	
9. Verify Responsibility Criteria is met as listed in Document 00 20 00 Instructions to Bidders Section IB 6.03	

Evaluation Process - Responsible

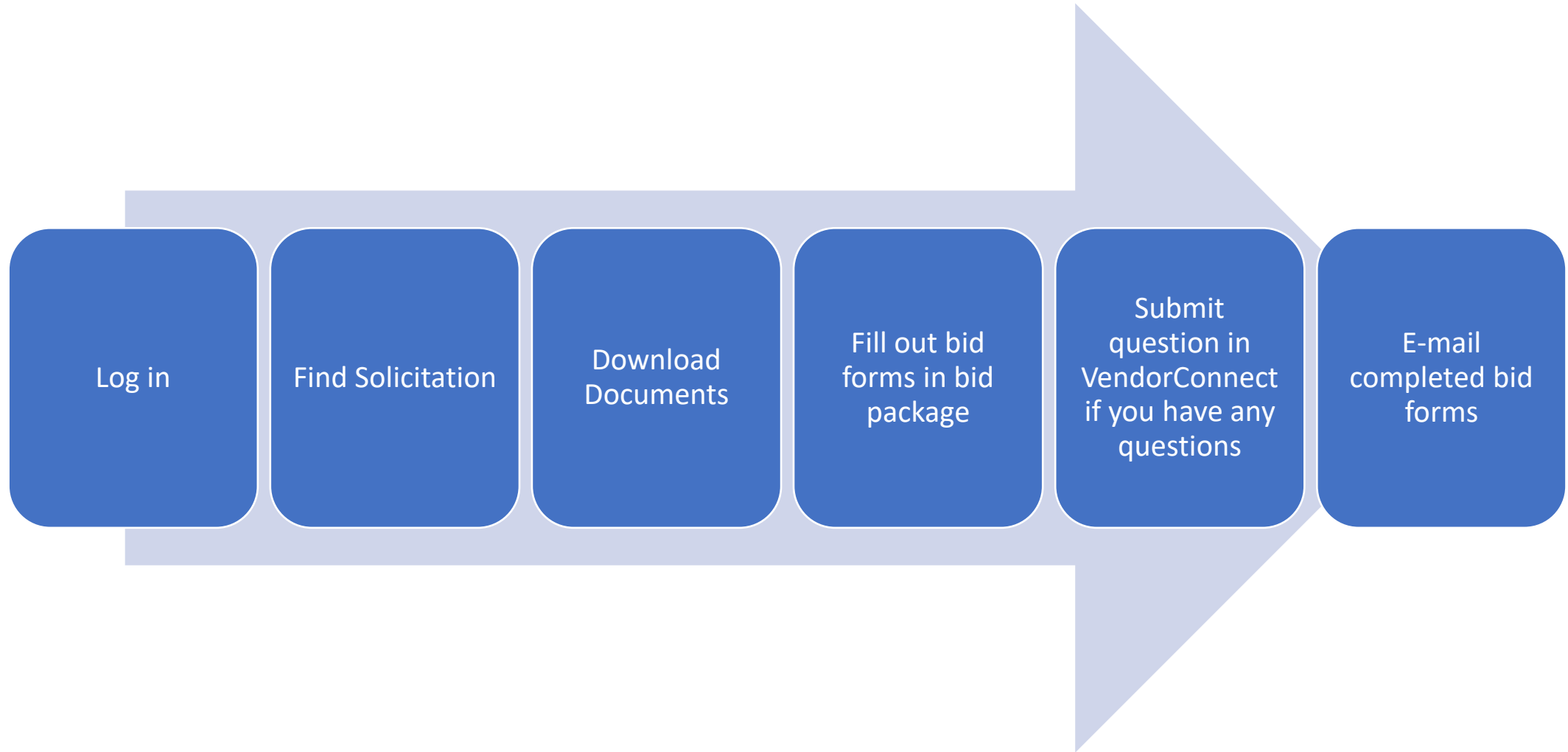
Responsibility (bidder) -

1. Registered Contractor
 - a. Timing of contractor registration
 - i. RCW 18.27.020: Contractor may not bid without registration
 - ii. RCW 39.06.010: Agency may not execute contract with unregistered contractor.
 - iii. RCW 39.04.350: Agency must verify that bidder was registered a of the bid submittal deadline.
 - b. Registered vs. Licensed Contractor - RCW 39.06.010
 - i. In addition to contractor registration, the following must also be licensed: Electrical, Elevator, Plumbing
2. Washington State UBI #
3. Dept of Revenue – State Excise Tax
 - a. Tax Registration # and account is open
4. Industrial Insurance
 - a. Worker's Comp Premium Status. Account is current
5. Not be Disqualified from Bidding (State)
 - a. Violation of RCW 39.06.010 – UBI # or Violation of 39.12.065 Prevailing Wage
6. Not be Disqualified from Bidding (Federal)
7. Not have a civil judgement entered by a court of limited or general jurisdiction of a willful violation, as defined by RCW 49.48.082, any provision of chapter 49.46, 49.48, or 49.52 RCW and no final and binding citation and notice of assessment issued by the Department of Labor and Industries (L&I).
8. If bidding on a public works project subject to the apprenticeship utilization requirements in RCW 39.04.320, not have been found out of compliance by the Washington state apprenticeship and training council.
9. Have received training on the requirements related to public works and prevailing wage under Chapter 39.12 RCW.
10. Subcontractor Responsibility Criteria (mandatory) RCW 39.06.020 requires contractors and subcontractors verify that any subcontractor they directly hire meet the responsibility criteria for the project at the time of subcontract execution
11. Meet the minimum Women and Minority Business Enterprise (WMBE) requirements per Document 00 89 00.
12. Evidence of collusion with any other Bidder or Bidders. Participants in such collusion may be disqualified from submitting Bids on further work.
13. More than one Bid on the same project from a Bidder under the same or different names.

Award Process



Vendor Submittal Roadmap



Solicitation Advertisement



Bell Harbor Marina / Pier 66 Corrosion Protection

MC-0321817 | Major Construction

OPEN

4/16/25



Profile



Documents



Events



Plan Holders & Bidders



Emails



Questions



Business Certifications

Profile

✓ save

advertised

▶ email now

enable advertise now



Updated by t1svc-pd-sops-wins

Procurement Title*

Bell Harbor Marina / Pier 66 Corrosion Protection

Description*

The Bell Harbor Marina and Pier 66 Corrosion Protection project consist of supplying and installing a corrosion protection system (pilewrap at 91 steel piles, pile repair jacket at 1 steel pile, existing pilewrap repair at 5 piles, new cathodic protection at 428 steel piles).

Category*

Major Construction

Procurement #*

MC-0321817

Status*

Open

Department*

Waterfront Project Management

Port Contact*

Osby-Evans, Nicole

206.787.4472

Osby-Evans.N@portseattle.org

Project Manager

Yun, Julie

206.787.3081

Yun.J2@portseattle.org

Order of Magnitude

\$3.5M - \$7.5M

Estimate Quarter

1

Estimate Year

2025

Advertise Date

3/13/2025

Question Cut-Off Date/Time

4/7/2025 5:00 PM

Bid Due Date/Time

4/16/2025 2:00 PM



Bell Harbor Marina / Pier 66 Corrosion Protection 🛠️

MC-0321817 | Major Construction

OPEN

📅 4/16/25

👤 Profile

📎 Documents

📅 Events

👤 Plan Holders & Bidders

✉️ Emails

❓ Questions

💬 Business Certifications

Documents

Select files...

Drop files here to upload

File name	Size	Type	Uploaded By	Uploaded On
📎 MC-0321817_Project Manual_Volume 1.pdf	7.9 MB		Osby- Evans.N@portseattle.org	3/12/25, 8:08 PM
📎 MC-0321817_Project Manual_Volume 2.pdf	587.8 kB		Osby- Evans.N@portseattle.org	3/12/25, 8:08 PM
📎 MC-0321817_Project Drawings.pdf	6.5 MB		Osby- Evans.N@portseattle.org	3/12/25, 8:08 PM
📎 MC-0321817_Bidder Package.pdf	406.9 kB		Osby- Evans.N@portseattle.org	3/12/25, 8:08 PM





Bell Harbor Marina / Pier 66 Corrosion Protection


MC-0321817 | Major Construction

OPEN


4/16/25


 Profile


 Documents

 Events

 Plan Holders & Bidders

 Emails

 Questions

 Business Certifications

Documents

Select files...

Drop files here to upload

File name



Size

Type



Uploaded By



Uploaded On ↓

MC_0321817_Questions_Answers_2025.04.14

149.3 kB

Osby-
Evans.N@portseattle.org

4/14/25, 3:50 PM

MC_0321817_Questions_Answers_2025.04.10

146.1 kB

Osby-
Evans.N@portseattle.org

4/10/25, 1:04 PM



MC-0321817_Addendum_No_03.pdf

268.3 kB

Osby-
Evans.N@portseattle.org

4/10/25, 12:35 PM

DIVISION 0 - BIDDING REQUIREMENTS, CONTRACT FORMS AND CONDITIONS OF THE CONTRACT
Document 00 00 00c - Notice to Bidders

NOTICE TO BIDDERS

NOTICE REGARDING DIVERSITY IN CONTRACTING

The Port is providing the following list to assist Bidder's in locating subcontractors and suppliers from the Washington State Office of Minority and Women's Business Enterprises (OMWBE) directory for this contract. The following list of North American Industry Classification System (NAICS) codes may not be inclusive of all trades that may be utilized for this work and should not be relied upon as the only source of completing the Inclusion Plan.

NAICS Number and Description	
237110	Water and Sewer Line and Related Structures Construction
237990	Other Heavy and Civil Engineering Construction
237310	Highway, Street, and Bridge Construction

Insurance Requirements

Major Construction –

- Insurance minimums are determined for each project based on risk
- Example of a building remodel estimated at \$1.5M had the following for the Prime:
 - Commercial General Liability (CGL) = \$2M per occurrence and \$4M aggregate
 - **Sub-Contractors performing work at a construction value of less than \$1 million shall maintain insurance limits of not less than \$1 million per occurrence.**
- Auto = \$1M minimum for not driving on Airport Operation Area/Airport Movement Area
 - \$5M for Airport Operation Area
 - \$10M for Airport Movement Area
 - **Is there work that may be less than 5 days where escorting a subcontractor at the airfield could be an option?**
 Prime Contractor may reduce the amount of its subcontractor's automobile insurance for driving on the ramp area (i.e. the non-movement area) of the AOA at Seattle-Tacoma International Airport to \$1 million per occurrence provided the subcontractor is escorted on the ramp area in accordance with Seattle-Tacoma International Rules and Regulations. See Section 01 14 13 - Airport Personnel Identification/Access Control and Security.
- Other requirements depending on scope of work (pollution, etc)

Small Works –

- Insurance minimums:
 - CGL = \$1M/\$2M
 - Auto = \$1M to \$5M for AOA
 - Other requirements depending on scope of work (pollution, etc)

Retainage Bond

Option to provide Retainage bond in lieu of having 5% withheld from payments

Major Construction and Small Works

- Performance and Payment Bonds = \$ contract amount
- (flows down to subcontractors)

Small Works under \$150K

- Option for Port to withhold 10% retainage in lieu of bonds

Questions about Submitting your Bid?