



Seattle-Tacoma  
International  
Airport

# 2025 Aviation Industry Day

June 2, 2025



# Program

## Presentation

- SEA Vision
- Aviation Program Overview
- Diversity in Contracting
- Project First Looks
- Direct Purchase Roster
- Next Steps

**Q&A** – Hold all questions until Q&A

## Light Refreshments

**Networking – Exhibitor Walk & 1 on 1s**

# SEA Vision

**Laurel Dunphy** | Interim Chief Operating Officer

# Aviation Capital Program Overview

**John Wellons II** | Chief Development Officer, Aviation Division



(P) – Planning  
(D) – Design  
(EC) – Early Construction

**\$3.3 Billion**  
*In Capital Improvements*



S Concourse Evolution (D)

SEA Underground Satellite Train Replacement (P)

C Concourse Expansion\*

Industrial Wastewater Treatment Plant Enhancements (D)

Main Terminal Improvements Program (P)

SEA Gateway\*

Curbside Accessibility and Safety

Airfield Pavement Replacement Program 2026-2030 (D)

Baggage Optimization (EC)

Concourse HVAC Replacement (D)

Automated Parking Guidance System

Restroom Renovation

Roadway Improvements

Concourse A Building Expansion for Lounges

Checkpoint 1 Relocation

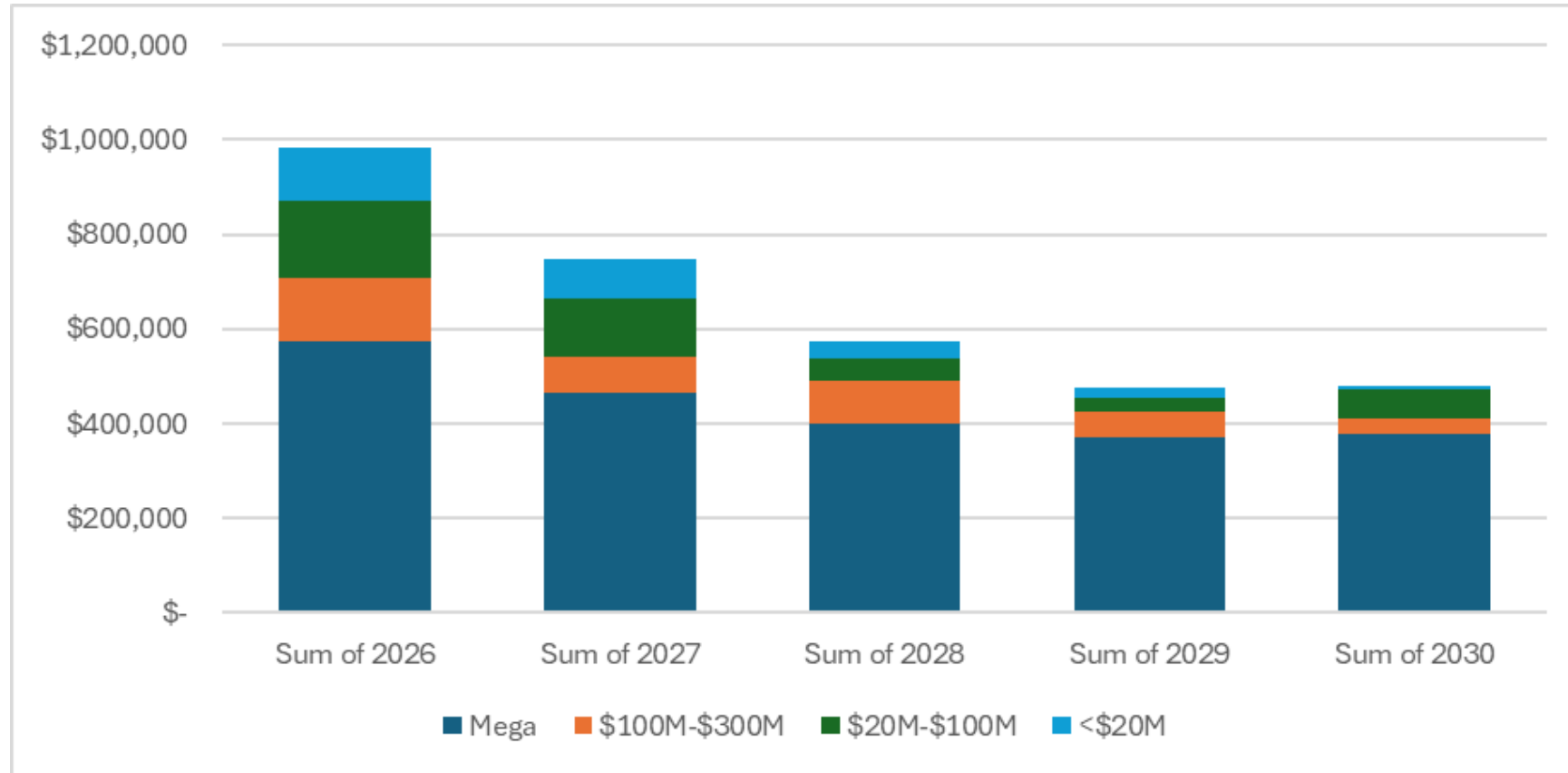


\*Mega projects completed prior to the FIFA World Cup in 2026



# Aviation Capital Program – 5-year Cash Flow

Spending in \$000's



## Total Spending:

- 2026 – 2030 = **\$3.3B**

## Mega Projects 2026 – 2030:

### Planning:

- Main Terminal Renovation (P)

### Design

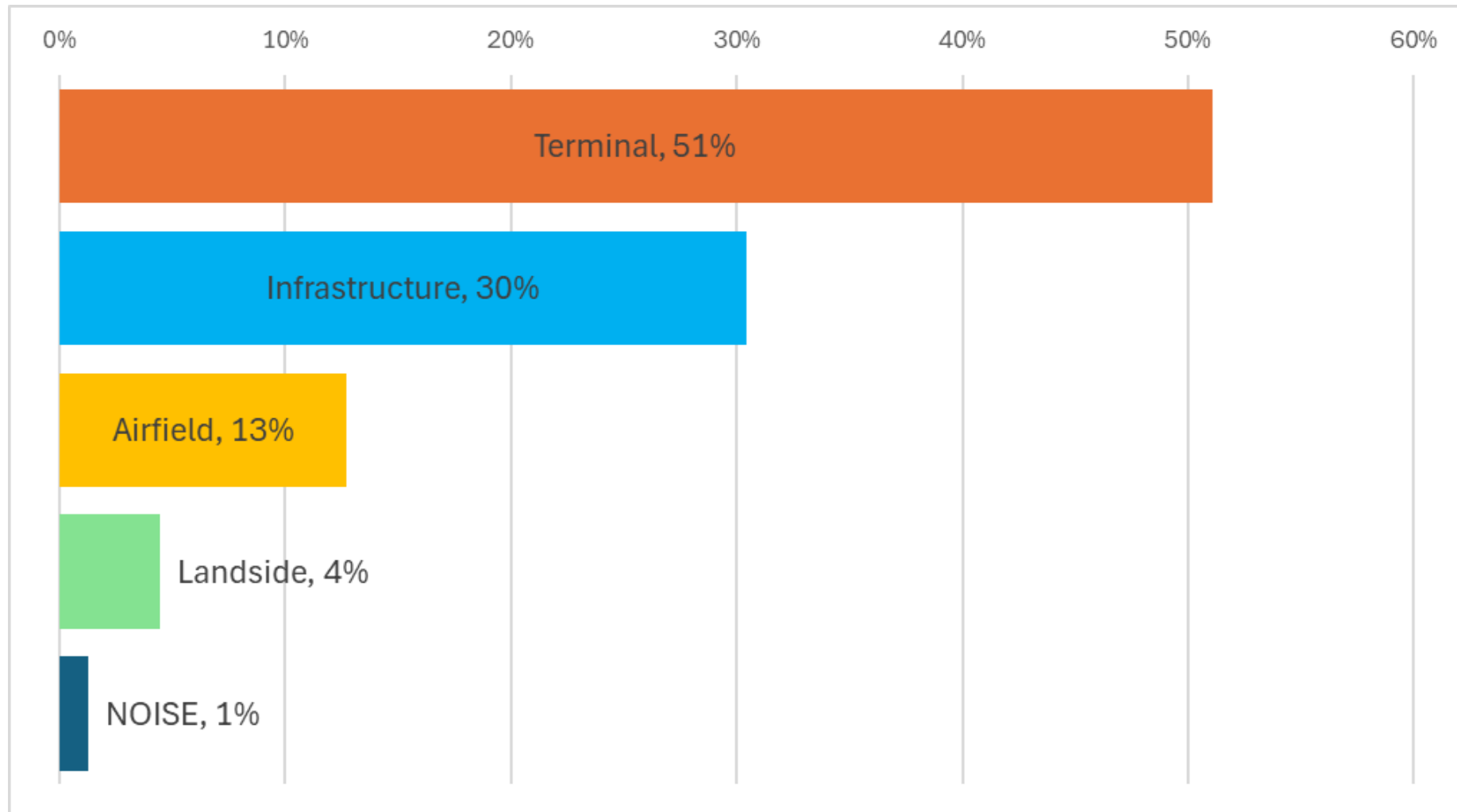
- S Concourse Evolution (D)
- 2026-2030 Airfield Pavt. (D)

### Construction

- Baggage Optimization (EC)
- C Concourse Expansion\*
- SEA Gateway\*

*\*Mega projects completed prior to the FIFA World Cup in 2026*

# 5-year Cash Flow by Program Categories



# Significant Future Procurements (1-Year Look-Ahead)

<b>CONSTRUCTION OPPORTUNITIES (DBB)</b>			
FLOW METER REPLACEMENT @ CENTRAL MECH PLANT (CMP)	Q2 2025	1947 WATER MAIN IMPROVEMENT	Q3 2025
CARGO BUILDING 161E RETRO & COMMISSIONING	Q2 2025	PARKING GARAGE UPS	Q1 2026
SNOW STORAGE EXPANSION – 2025	Q2 2025	BIFFY FACILITY IMPROVEMENTS	Q1 2026
CARGO 6 HARDSTAND	Q2 2025	PUBLIC SAFETY DAS UPGRADE	Q2 2026
CARGO 3 AREA COBUS/ GSE	Q2 2025		
RCF FIRE SUPPRESSION	Q2 2025	<b>GCCM OPPORTUNITIES</b>	
BOILER ROOM UPGRADES	Q2 2025	Concourse HVAC Infrastructure Renewal & Replacement (CHIRRP)	Q3 2025
UTILITY METER NETWORKING	Q2 2025		
A- ANNEX	Q3 2025	<b>MATERIAL/EQUIPMENT PURCHASE</b>	
2026 AIRFIELD - CM2 - N99976	Q3 2025	WATER SURGE TANKS	Q1 2026
2026 AIRFIELD PAVEMENT REPLACEMENT - CM1	Q3 2025		



# Diversity in Contracting

**Lawrence Coleman** | [coleman.l@portseattle.org](mailto:coleman.l@portseattle.org)  
WMBE Program Manager, Diversity in Contracting

# 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**)

# Diversity in Contracting Programs

## **Women and Minority Business Enterprise (WMBE) Program – Non-Federal**

- Set aspirational WMBE goals
- Inclusion Plans
- Conduct affirmative efforts
- Monitor goal attainment

## **Disadvantaged Business Enterprise (DBE) Program - Federal**

- Set overall three-year goal
- Increase DBE participation on FAA-funded Port projects
- Informational sessions and technical assistance

## **Community Engagement and Training**

- PortGen Events
- Advanced PortGen Workshops
- Business Accelerator Cohort Program



# 2016-2023 Port-wide WMBE Utilization

WMBE Utilization	2016	2019*	2020	2021	2022	2023	2024
Percent Utilization	5.3%	11.3%	12.0%	14.0%	12.6%	12.4%	13.3%
Number of Firms	118	342	366	349	359	392	388

# Construction Projects

# Today's Project Presentations

Project Name	Cost Estimate	Equity Goal	Advertise Date	Presenter	Delivery Method
<b>2026 Airfield Contract #1</b>	\$30M - \$40M	10% - 14% DBE	Q4 2025	Eze Nduaguba & Allie Bull	DBB
<b>2026 Airfield Contract #2</b>	\$10M - \$15M	10% - 15% WMBE	Q4 2025	David Neds	DBB
<b>IWTP - Industrial Wastewater Treatment Plant</b>	\$150M	12% WMBE	Q2 2025	Girard Holm	GC/CM
<b>CHIRRP – Concourse HVAC Infrastructure Renewal/Replacement Project</b>	\$255M - \$530M	17% WMBE	Q3 2025	Paula Munter	GC/CM
<b>SCE - South Concourse Evolution Project</b>	\$2.2B	5% DBE	Q3 2025	John Freeman & David Hutt	GC/CM



# 2026 Airfield Contract #1

**Eze Nduaguba** | [nduaguba.e@portseattle.org](mailto:nduaguba.e@portseattle.org)

Capital Project Manager, Aviation Project Management Group

**Allie Bull** | [bull.a@portseattle.org](mailto:bull.a@portseattle.org)

Senior Environment Management Specialist, Aviation Environmental Programs Group

# Project Objectives & Overview

**Purpose:** The 2026 Airfield Projects Contract No.1 is the initial-year project of the Port of Seattle Commission-authorized 2026-2030 Airfield Program, comprising of the AIP-eligible elements of the Program. The Airfield Program is an ongoing infrastructure renewal and replacement program required to provide safe and efficient conditions for aircraft operations and meet Federal Aviation Administration (FAA) requirements.

**Background:** Many pavement and supporting airfield infrastructure at SEA have exceeded their planned lifespan. An ongoing safety and security improvements that address regulatory non-compliance items such as mitigation of wildlife attractants and drainage issues in the infields areas are required.

**Estimated Cost:** \$30M - \$40M

**Equity Goal:** A DBE goal ranging between 10 -14% will be required.

**Project Delivery Method:** Design-Bid-Build (DBB)

# Scope

The 2026 Airfield Projects Contract No.1 work will include:

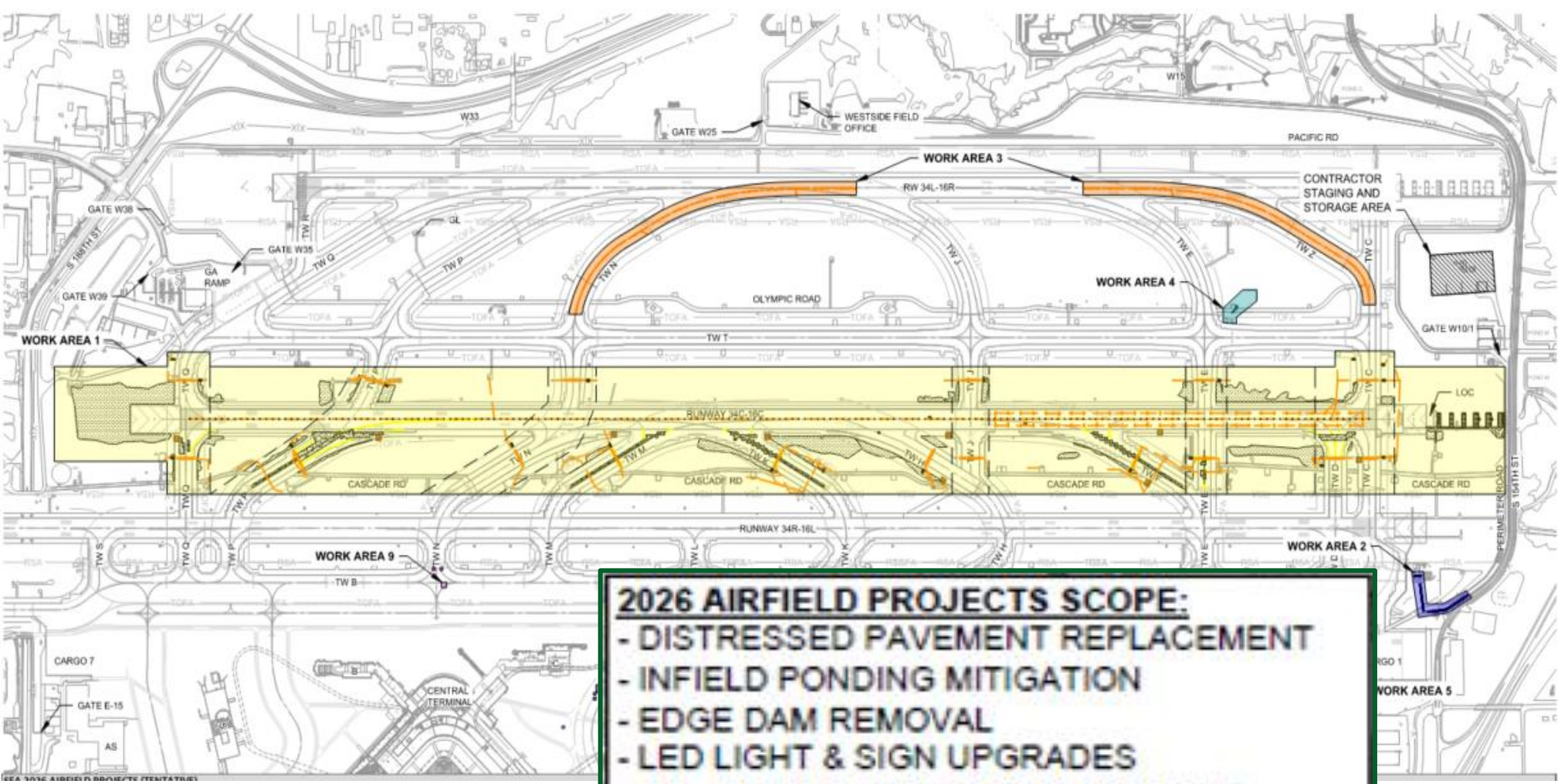
- Renew and replace aging and failing pavements on Runway 16 Center/34 Center (RW16C/34C), some of the connector Taxiways and Vehicle Service Roads.
- Replace aged and failing utilities.
- Upgrade Airfield Directional signs.
- Replace RW16C/34C BRITE system.
- Replace RW 16C/34C centerline and touchdown zone LED lighting fixtures.
- Drainage improvements and Wildlife Mitigations:
  - Remove turf buildup.
  - Install anti-perching devices.
  - Regrade ponding areas on the infield.












# 2026 Airfield Project Contract #1



**LEGEND:**

	WORK AREA 1 (RUNWAY 16C-34C)
	WORK AREA 2 (NO. VEHICLE SERVICE RD.)
	WORK AREA 3 (TWYS N & Z)
	WORK AREA 4 (TWY T/E RPU)
	WORK AREA 5 (CARGO 2 LINE 6/9)
	WORK AREA 6 (CARGO 4, 161E)
	WORK AREA 7 (CARGO 6)
	WORK AREA 8 (NSAT RAPID SET)
	WORK AREA 9 (TW B/N RAPID SET)

- 2026 AIRFIELD PROJECTS SCOPE:**
- DISTRESSED PAVEMENT REPLACEMENT
  - INFIELD PONDING MITIGATION
  - EDGE DAM REMOVAL
  - LED LIGHT & SIGN UPGRADES
  - AFL CAN & CONDUIT REPLACEMENT
  - ANTI-PERCH DEVICE INSTALLATIONS
  - FLUSH HYDRANT COVER REPLACEMENT
  - UTILITIES FOR FAA SHELTER

**PLAN**  
OVERALL CONSTRUCTION PHASING  
AND SAFETY PLAN - 2026 EXHIBIT  
SCALE: 1" = 500'

# Components of Interest (NAICS)

- **237110:** Utility Line Construction
- **237310:** Concrete Paving, Asphalt Paving, Grading, Runway Airport, Line Painting/Striping
- **238210:** Electrical
- **238910:** Demolition, Excavation/Site Preparation, Drainage System
- **332312:** Expansion Joints
- **484220:** Dump Trucking
- **561730:** Hydroseeding Services, Bird Barriers & Repellents & Controls
- **561990:** Flagging



# Schedule

Item	Estimated Date
30% Design Complete	Q1 2025
60% Design Complete	Q2 2025
100% Design Complete	Q4 2025
Advertise Date	Q4 2025
Construction Phase	Q1 2026 to Q4 2026

# Green Building Certifications at SEA

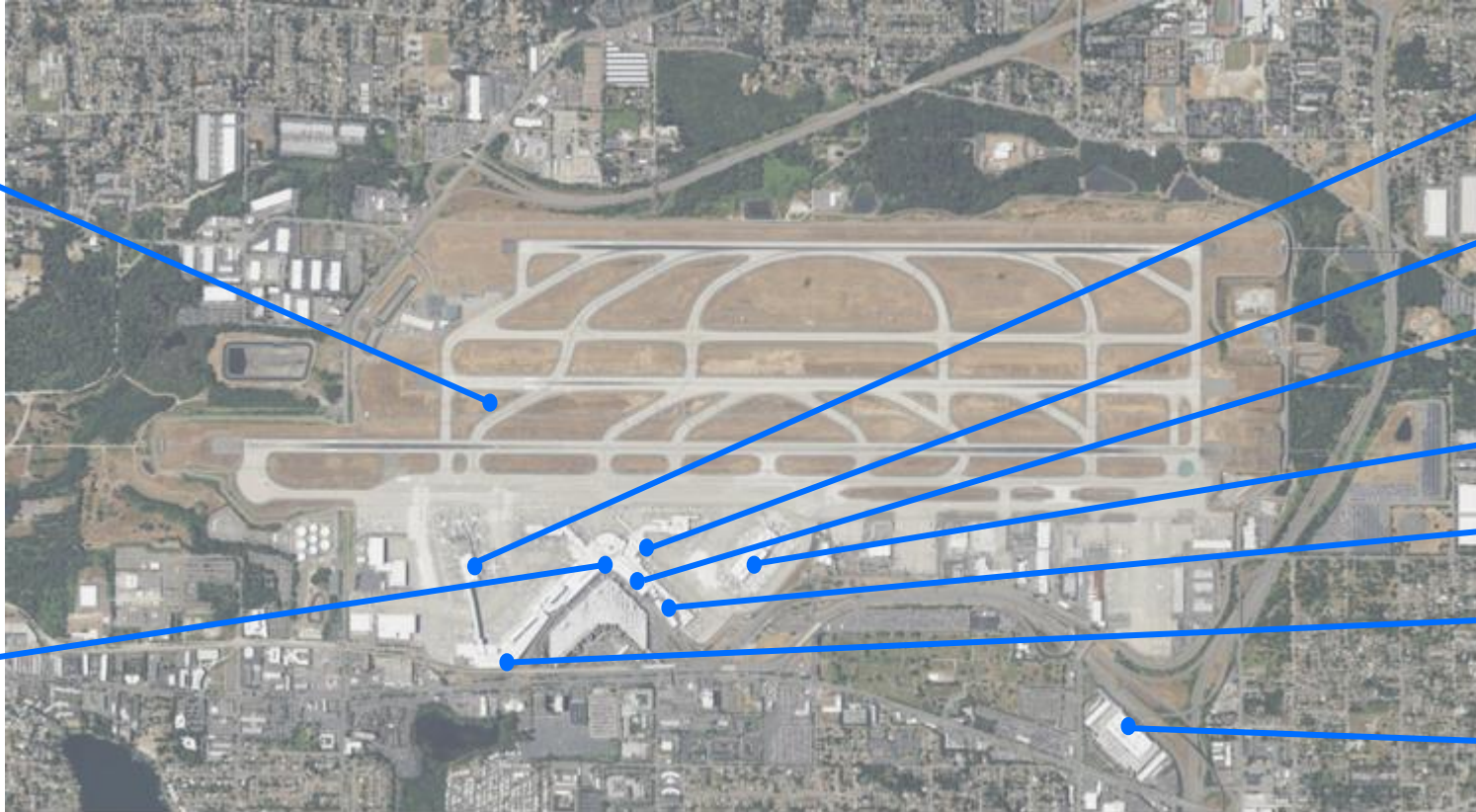
## Envision

2026 AIP

**Air Cargo Road  
Phase 2**

## WELL

Employee  
Service Center



## LEED

South Concourse  
Evolution

**Concourse C Expansion**

North Main Terminal  
Redevelopment

**North Satellite**

Concourse D Hardstand

**International Arrivals  
Facility**

Rental Car Facility

# Envision Framework

Administered by the Institute for Sustainable Infrastructure (ISI)

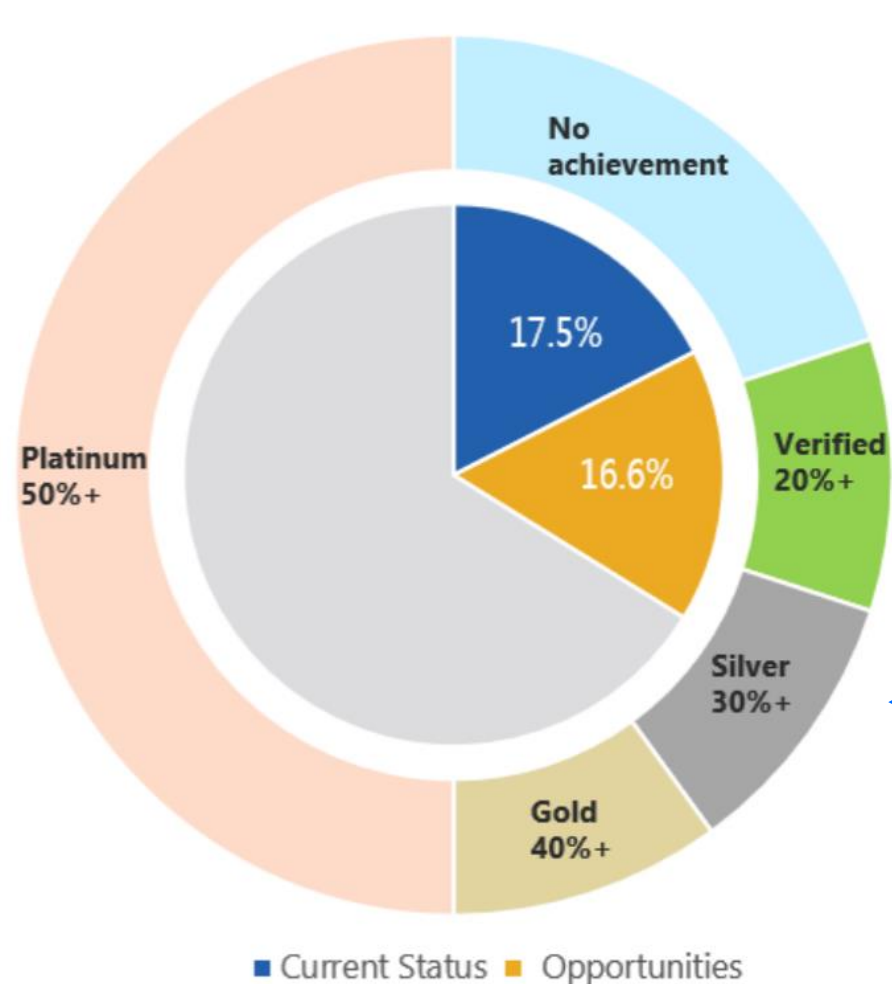
Third-party certification framework for civil infrastructure projects

Point-based rating system that covers multiple sustainability categories

Individuals may pursue an Envision Sustainability Professional (ENV SP) credential through ISI



# 2026 AIP Envision Feasibility Analysis



← **Minimum objective:**  
Envision Verification

← **Potential Verification Level:**  
Envision Silver Verification

# 2026 AIP Envision

The Port will be offering individual One-On-One Meetings (30 Minutes)

- **Date:** June 9<sup>th</sup> – June 11<sup>th</sup>
- **Time:** 10am, 11am, 1pm, and 2pm each day.

To register for One-On-One meetings please contact: Nicole Osby-Evans, Procurement Officer, on email [Osby-Evans.N@portseattle.org](mailto:Osby-Evans.N@portseattle.org) or via telephone at 206-617-3684

**Registration deadline is June 3<sup>rd</sup> 2025, 4:30 PM.**



# 2026 Airfield Contract #2

**David Neds** | [neds.d@portseattle.org](mailto:neds.d@portseattle.org)

Capital Project Manager, Aviation Project Management Group

# Project Objectives & Overview

**Purpose:** The 2026 Airfield Projects Contract No. 2 is the first Non-FAA Funded set of airfield projects that will be a part of the 2026-2030 Airfield Program. The Airfield Program is an ongoing infrastructure renewal and replacement program required to provide safe and efficient conditions for aircraft operations and meet Federal Aviation Administration (FAA) requirements.

**Background:** Many pavement and supporting airfield infrastructure at SEA have exceeded their planned lifespan. The pavement and infrastructure is chosen to be replaced by utilizing a Pavement Management Program and coordinating with Airfield Operations. In most years, the Non-FAA pavement work is conducted using High-Early Strength Concrete and construction takes place during non-peak hours.

**Estimated Cost:** \$10M - \$15M

**Equity Goal:** WMBE Goal 10%-15%

**Project Delivery Method:** Design-Bid-Build (DBB)

# Scope

- **SEA Movement and Non-Movement Areas (Taxiways/Taxilanes)**
  - Approximately 30–40 Individual concrete panels demolition, Rapid-set (high early strength) concrete replacement, airfield pavement marking, airfield electrical.
- **Cargo 2**
  - Approximately 3,000–3,500 square yards (SY) Asphalt concrete demolition, PCCP installation, pavement marking, grading and drainage improvements.
- **Cargo 4/6**
  - Approximately 2,500–3,000 SY Asphalt concrete demolition, WSDOT Asphalt concrete pavement replacement, pavement marking, grading and drainage improvements.

# Scope Overview

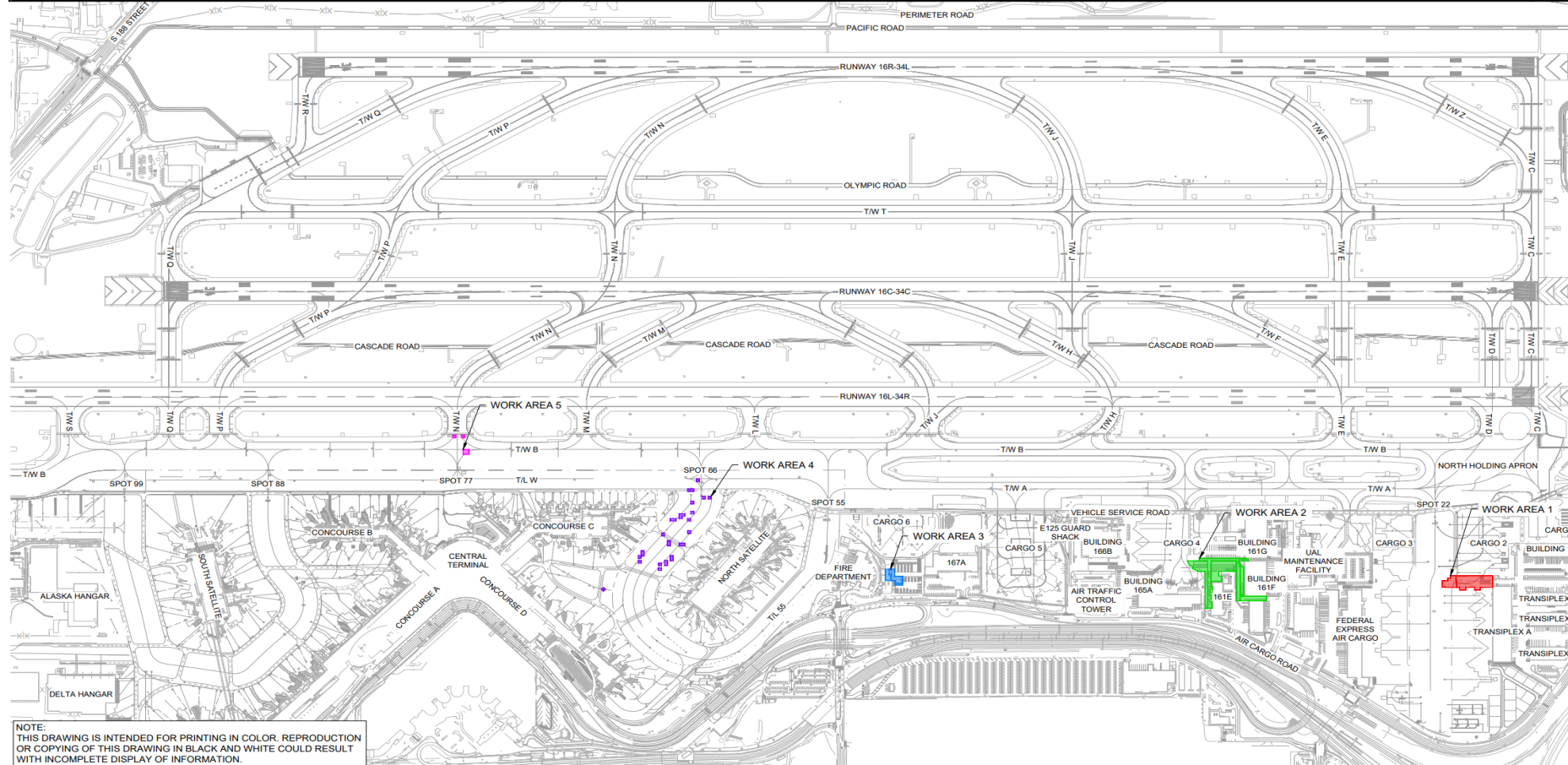
Tentative 2026 - Airfield Project Contract 2 - Approximate Work Area Duration																																													
Month	January				February				March				April				May				June				July				August				September				October				November				
Week	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43		

**PHASING NOTES:**

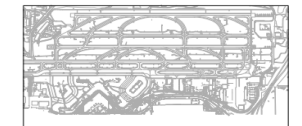
1. SEE DIVISION 0, 80.00\_10, SECTION SC-10 TO IN THE SPECIFICATIONS FOR PHASE DURATION, WORK AREA REFERENCES, LIQUIDATION AND DAMAGES AND SPECIFIC PHASING RESTRICTION REQUIREMENTS.
2. CONSTRUCTION OPERATIONS SHALL REMAIN OUTSIDE OF OPERATIONAL TAXIWAY/TAXILANE CLEAR FREE AREAS:
  - TAXIWAY SAFETY AREA = 224'4" (BTW+78F)
  - TAXIWAY OBJECT FREE AREA = 297'6" (ADD-VI)-8F
  - TAXILANE OBJECT FREE AREA = 284'4" (BTW+78F)
  - TAXIWAY WINGTIP CLEARANCE = 36.5' (ADD-VI)
  - TAXILANE WINGTIP CLEARANCE = 30'0" (ADD-VI)
- SCHEDULING AND COORDINATION IS REQUIRED WITH THE FOLLOWING PROJECTS:
  - 2025 AIRFIELD PROJECTS - CONTRACT 1
  - 2028 AIRFIELD PROJECTS - CONTRACT 1
  - CONCOURSE EVC, GATE A, GATE B, ACT HOLDROOM
  - PLR REPLACEMENTS PROJECTS - GATE D6
4. VEHICULAR TRAFFIC SHALL YIELD TO AIRCRAFT MOVEMENTS IN AND OUT OF GATES AND TAXIWAY/TAXILANE CROSSINGS AT ALL TIMES.

**PHASING LEGEND:**

- WORK AREA 1  
WORK AREA 2  
WORK AREA 3  
WORK AREA 4  
WORK AREA 5



NOTE:  
THIS DRAWING IS INTENDED FOR PRINTING IN COLOR. REPRODUCTION  
OR COPYING OF THIS DRAWING IN BLACK AND WHITE COULD RESULT  
WITH INCOMPLETE DISPLAY OF INFORMATION.



## KEYMAP



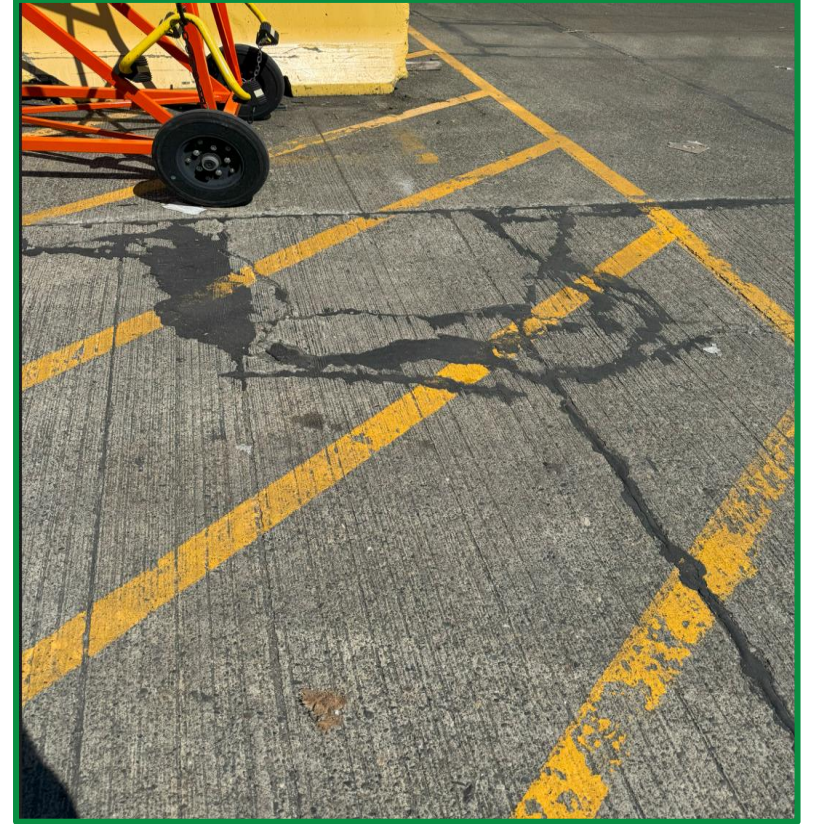
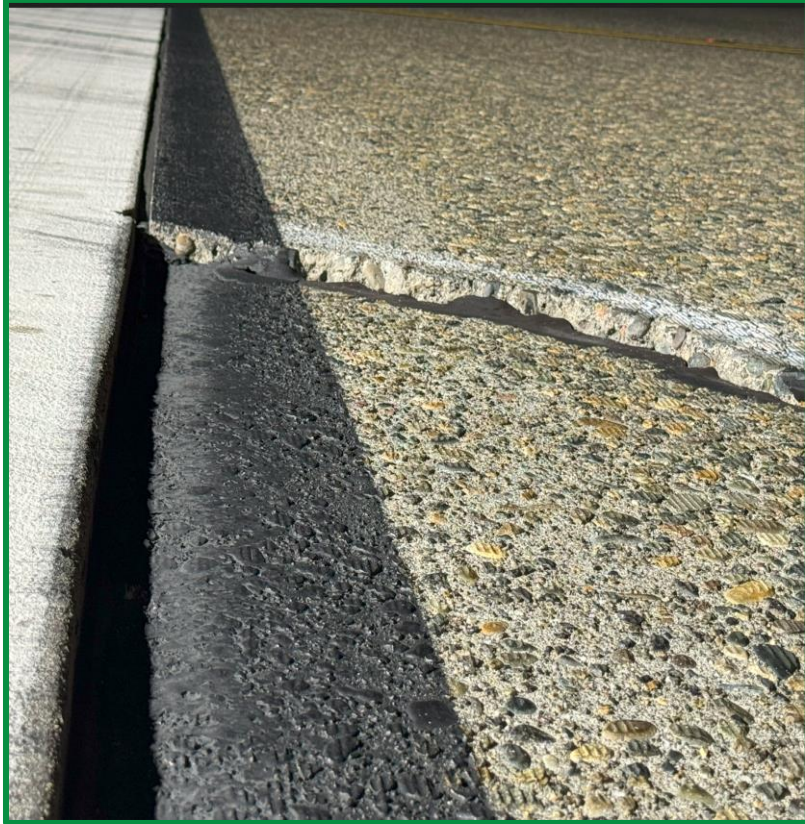
1"=400'-0"



Scale Feet

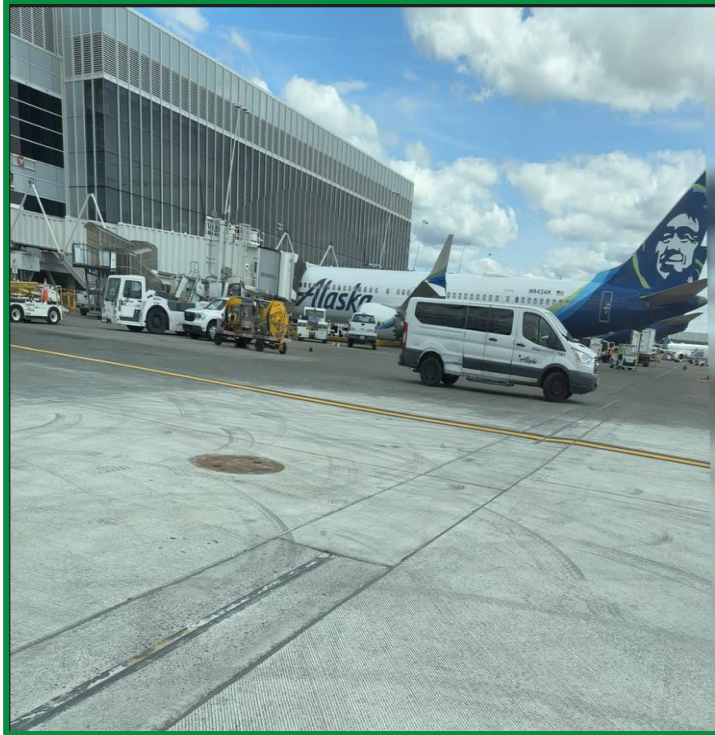


# Current State





# Future State



# Components of Interest (NAICS)

- **237110:** Utility Line Construction
- **237310:** Concrete Paving, Asphalt Paving, Grading, Runway Airport, Line Painting/Striping
- **238210:** Electrical
- **238910:** Demolition, Excavation/Site Preparation, Drainage System
- **332312:** Expansion Joints
- **484220:** Dump Trucking
- **561990:** Flagging

# Schedule

Item	Estimated Date
30% Design Complete	Q1 2025
60% Design Complete	Q2 2025
100% Design Complete	Q4 2025
Advertise Date	Q4 2025
Construction Phase	Q1 2026 to Q4 2026

# Industrial Water Treatment Plant

**Girard Holm** | [holm.g@portseattle.org](mailto:holm.g@portseattle.org)

Capital Project Manager, Aviation Project Management Group

# Project Objectives & Overview

**Purpose:** Install a pre-treatment system and upgrade the existing systems at the Industrial Wastewater Treatment Plant (IWTP) to reduce high-BOD effluent.

**Background:** Under the terms of the July 2021 Industrial Waste Discharge (IWD) permit, the Port is required to implement infrastructure and operational modifications by 2026 to comply with future discharge limits. The IWTP modifications needed to comply with reduced limits include significant additions to the system for storage and pretreatment of IWS stormwater containing spent aircraft deicing fluid.

**Total Construction Cost (TCC):** \$150M – Project Labor Agreement Included

**Equity Goal:** Aspirational WMBE Goal 12%

**Project Delivery Method:** General Contractor/Construction Manager (GC/CM)



# Scope

DEVELOP AND CONSTRUCT A PRE-TREATMENT FACILITY TO MANAGE WATER DISCHARGE TO KING COUNTY AND THE PUGET SOUND

## TREATMENT SYSTEMS SITE

- Install an onsite pre-treatment facility
- Install 6 Aerated Gravel Beds (AGBs)
- Install 5 million gallon holding tank

## EXISTING IWTP FACILITY

- Replace 6 Dissolved Air Flotation (DAF) units
- Electrical and controls upgrades
- Building modifications

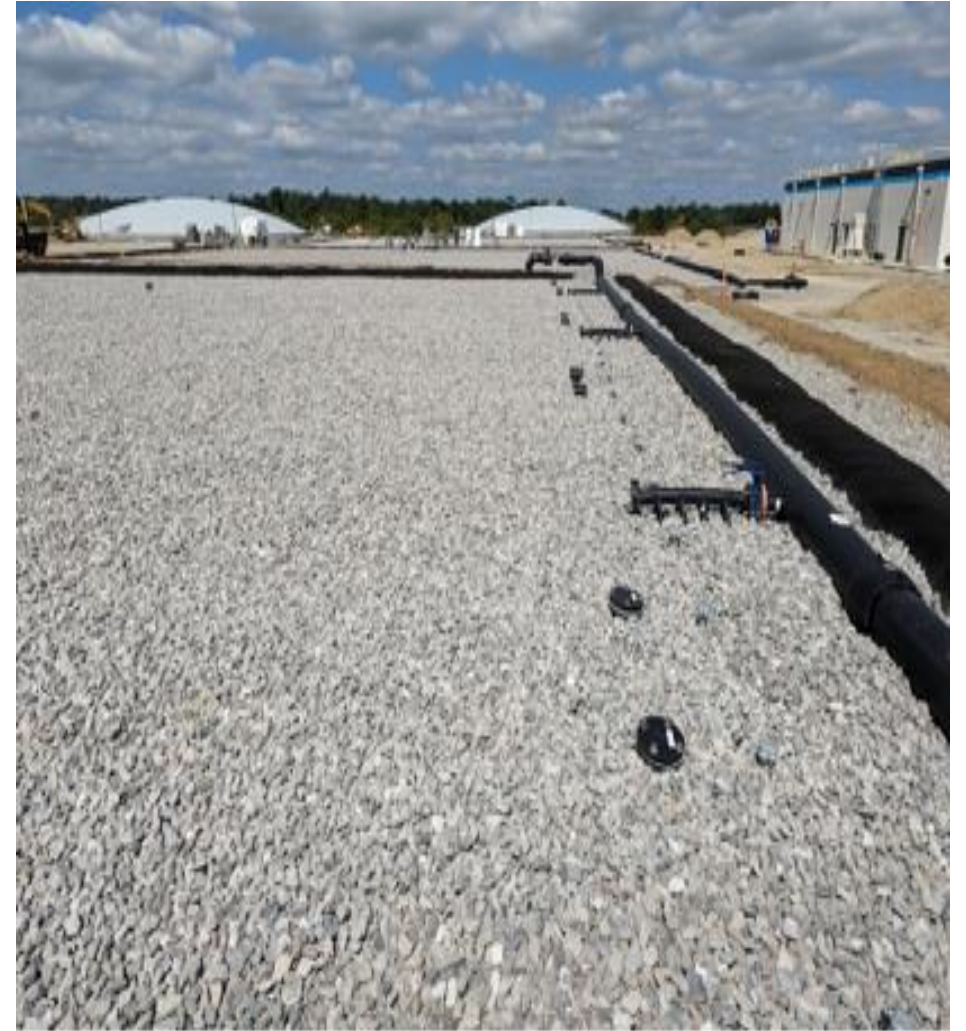
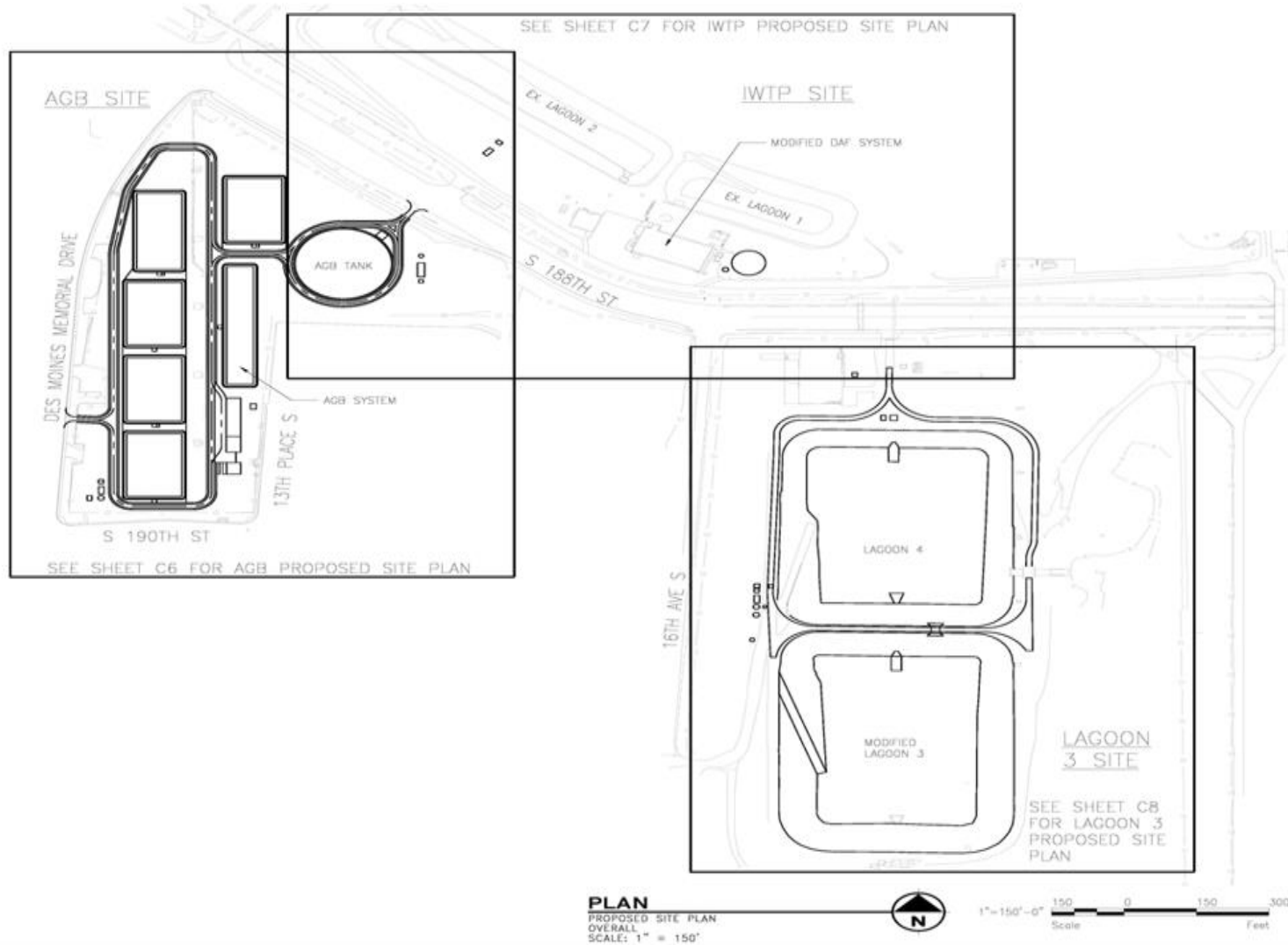
## LAGOON 3 SPLIT ALTERNATIVE

Install berm and supporting equipment to create lagoon 3 & 4

# Current State



# Future State



# Components of Interest (NAICS)

- **237110:** Water Treatment Plant Construction (System)
- **238910:** Site Preparation Contractor
- **238210:** Electrical Contractors
- **237110:** Water Treatment Plant Construction (Buildings)
- **238220:** Plumbing and Heating contractors
- **238160:** Roofing Contractors
- **238350:** Carpentry
- **238310:** Building Fireproofing contractors



# Schedule

Item	Estimated Date
Advertise Date for SC/CM	Q2 2025
Subcontractor Package Advertisement	Q2 2026 – Q1 2027
30% Design Complete	Q4 2025
60% Design Complete	Q3 2026
100% Design Complete	Q1 2027
Construction Phase	Q1 2027 to Q1 2030

# Request for Qualifications (RFQ) – June 5, 2025

## Structural Concrete Subcontractor SC/CM

- Amount: \$15M
- Goal: WMBE Goal 15%

[View information on VendorConnect](#)  
[Hoffman Bid Page](#)

## Mechanical Subcontractor MC/CM

- Amount: \$35M
- Goal: WMBE 15%

[View information on VendorConnect](#)  
[Hoffman Bid Page](#)

## Civil Subcontractor SC/CM

Amount: \$35M

Goal: WMBE Goal 15%

[View information on VendorConnect](#)  
[Hoffman Bid Page](#)

## Electrical Subcontractor SC/CM

Amount: \$22M

Goal: WMBE 15%

[View information on VendorConnect](#)  
[Hoffman Bid Page](#)

# CHIRRP – Concourse HVAC Infrastructure Renewal/Replacement Project

**Paula Munter** | [munter.p@portseattle.org](mailto:munter.p@portseattle.org)

Capital Project Manager, Aviation Project Management Group

# Project Objectives & Overview

**Purpose:** Reduce maintenance requirements, prolonging the life of the facility, and provide the additional capacity required to keep the passengers comfortable. All of this complying with current International Building Code (IBC) and fire code for existing structures.

**Background:** The Port's goal for the project is to renew and replace mechanical equipment and systems (air handling units, VFDs, pumps, valves) in concourse B, C and D while providing adequate future capacity for Port programs and enhance passenger comfort.

**Total Construction Cost:** \$255M - \$530M - Project Labor Agreement Included

**Equity Goal:** 17% WMBE

**Project Delivery Method:** General Contractor/Construction Manager (GC/CM)



# Air Handling Unit (AHU Future State)

- New AHU
- New Penthouse
- Coil that can adjust to Central Plant upgrade for lower hot water.
- Redundant fans and motors.
- Smoke Control Exhaust can be integrated.
- Can meet the **additional capacity** needs.
- Seismic upgrade on supports for new penthouses.

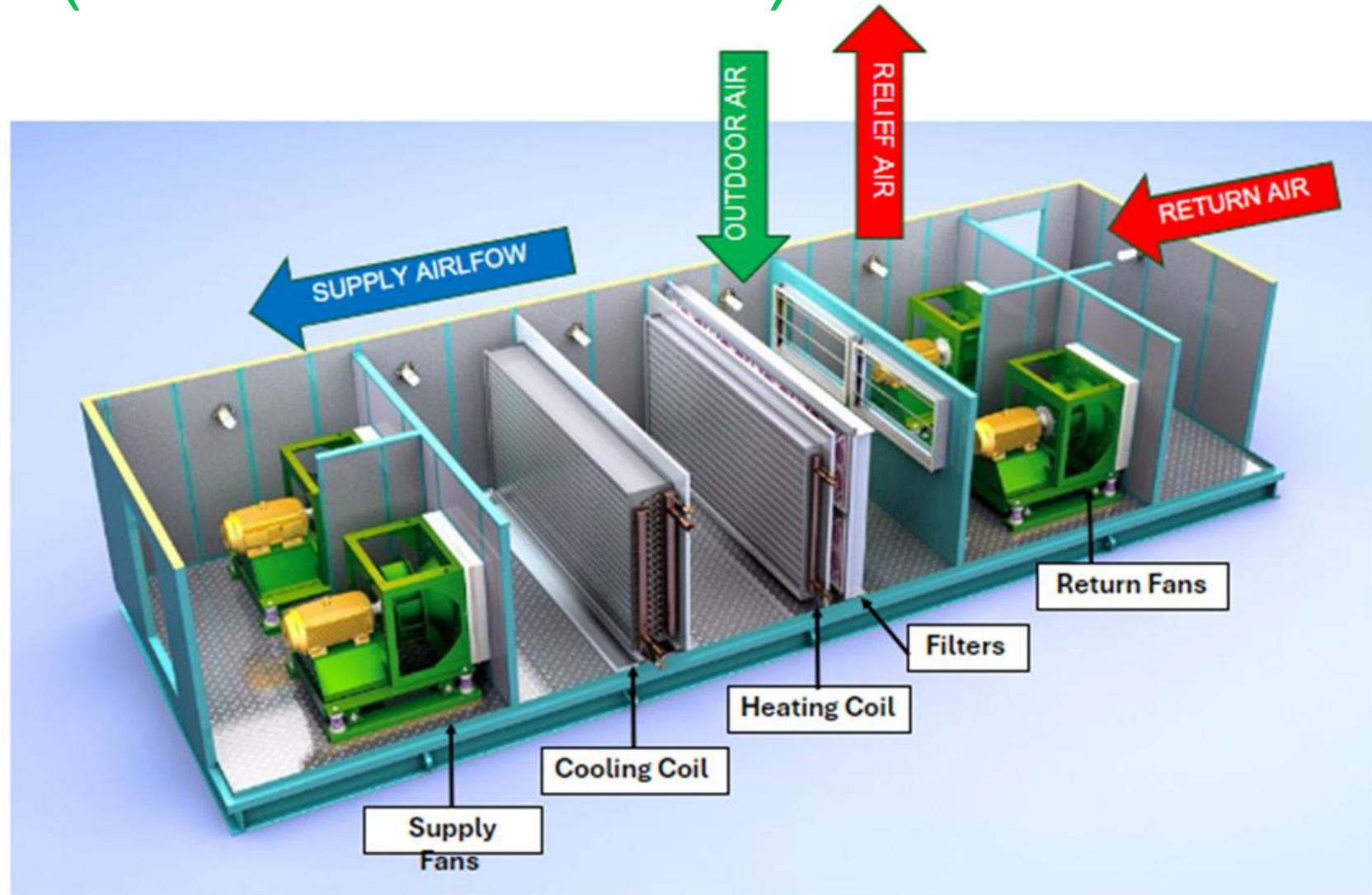


Image Courtesy of Haakon Industries, Mt. Si High School Project

# Scope

In addition to the AHU Replacement (qty 19 total for Concourse B, C and D):

- Ceiling Replacement
- Lighting Renewal (sustainability – less energy plus controls)
- Add Smoke Control Exhaust
- AHU Programming
- Replace Pneumatic Controls
- Replace fire sprinkler heads and fire risers as required by code.
- Renew /replace utilities (ductwork, piping)
- Add Emergency Power Connection
- New Penthouses for AHUs
- Structural updates and seismic for supporting penthouses.
- Electrical power to new AHUs.





# Current State



HCC.AH06

- Supply fan flex connector torn



HDC.AH07

- Mold growth on fan flex connector



HCC.AH03

- Leaking access panel repaired with duct tape
- Cooling coil access for inspection and cleaning is through this panel



HDC.AH01

- Leaking access panel (unrepaired). Dirt "blow-by" is evidence of severity
- (2) screws installed. All other holes unplugged and unsealed
- Cooling coil access for inspection and cleaning is through this panel



HCC.AH04

- Visible rust and corrosion on ceiling, walls, and base

## Typical Observations:


- Leakage at unsealed and unplugged cabinet penetrations
- Leakage around doors/failed gaskets
- Rust in all outdoor units and some indoor units
- Rust in cooling coil drain pans
- Fan and belt guards removed
- Leaking pneumatic actuators

# Components of Interest (NAICS)

- **238120:** Iron work, structural, contractors
- **238210:** Electrical – lighting system install, power to Air Handlers, security and fire system/smoke control
- **238220:** HVAC (heating, ventilation and air-conditioning) contractors including fire sprinkler system
- **238310:** Acoustical ceiling tile and panel installation
- **238910:** Demolition, Excavation/Site Preparation, Drainage System
- **238990:** Crane rental with operator
- **334512:** Building services monitoring controls, automatic, manufacturing



# Schedule



Item	Estimated Date
Advertise Date GC/CM	Q3 2025
GC/CM on board	Q1 2026
30% Design Review complete	Q2 2026
100% Design complete	Q2 2028
Construction Phase	Q2 2028 – Q4 2031

# SCE - South Concourse Evolution Project

**John Freeman** | [freeman.j@portseattle.org](mailto:freeman.j@portseattle.org)

Capital Program Leader, Aviation Project Management Group

**David Hutt** | [dhutt@henselphelps.com](mailto:dhutt@henselphelps.com)

Operations Manager, Hensel Phelps



# HENSEL PHELPS

Plan. Build. Manage.

# Project Objectives & Overview

**Purpose:** This project will renew the existing S Concourse facility to support airport operations for another 50 years. There are two main objectives for the project: (1) Extend the useful life and meet current code including Structural/Seismic Upgrades and (2) Enhance passenger experience, including Increased passenger Amenities/Level of Service and Increased ADR Opportunities.

**Background:** The project is currently working on the 60% design and preparing early work packages that include structural and foundation work that will be bid out later this year.

**Estimated Cost:** Program Total ~\$2.2B – Project Labor Agreement Included

**Equity Goal:** 5% DBE

**Project Delivery Method:** General Contractor/Construction Manager (GC/CM)

# Scope

1. Base Building Work: Full remodel of the existing S concourse to meet current building codes and passenger needs. **(GC/CM) – Subs: Veca & Hermanson**

2. Gate D6: Work includes demolition of existing vertical circulation ramp, installation of new Passenger Loading Bridge (PLB), new electrical and mechanical connections to PLB, and new potable water cabinet. **(Design-Bid-Build)\* 5% WMBE**

3A. Cargo 3: Modifying existing landside parking lot to be used as airside parking lot. Mostly civil work. **(Design-Bid-Build)\* 8% WMBE**

3B. Cargo 6: Modifications of cargo area to support passenger flights. **(Design-Bid-Build)\* 8% WMBE**

4. A Annex: New short term ~27,000 square foot holdroom and ramp modifications to support passenger flights. **(Design-Bid-Build)\* WMBE Goal TBD**

\*Prime not yet selected



# Current State



# Future State



# Components of Interest (NAICS)

**221122:** Electric Power Distribution

**221330:** Steam and Air-Conditioning  
Supply

**237110:** Water and Sewer Line &  
Related Structures Construction

**238110:** Poured Concrete Foundation  
& Structure Contractors

**238120:** Structural Steel & Precast  
Concrete Contractors

**238130:** Framing Contractors

**238150:** Glass & Glazing Contractors

**238160:** Roofing Contractors

**238170:** Siding Contractors

**238190:** Other Foundation, Structure &  
Building Exterior Contractors

**238210:** Electrical Contractors and  
other wiring installation Contractors

**238220:** Plumbing, Heating & Air-  
conditioning Contractors

**238290:** Other Building Equipment  
Contractors

**238310:** Drywall & Insulation  
Contractors

**238320:** Painting & Wall Covering  
Contractors

**238330:** Flooring Contractors

**238340:** Tile & Terrazo Contractors

**238350:** Finish Carpentry Contractors

**238910:** Site Preparation Contractors

**238990:** All Other Specialty Trade  
Contractors

**562211:** Hazardous Waste Treatment  
& Disposal

**562910:** Remediation Services

# Schedule

Item	Estimated Date
Advertisement (Cargo 3 & 6)	Q3 2025
Advertisement (Gate D6)	Q3 2025
Advertisement (A Annex)	Q4 2025
Bid (Base Building Early Work)	Q4 2025 / Q1 2026



# Direct Purchase Roster

**Nicole Osby-Evans** | [osby-evans@portseattle.org](mailto:osby-evans@portseattle.org)

Construction Procurement Officer, Central Procurement Office

# Direct Purchase Roster



Small projects, estimated cost less than \$150,000, agencies are encouraged to and may direct contract with a small business

if there are 6 or more contractors meeting the definition of small business on the applicable roster the agency must direct contract with one of those small businesses

if there are 5 or less contractors meeting the definition of small business on the applicable roster agency may direct contract with any contractor on the applicable roster.



When direct contracting, utilization plans are required, and agencies must not repeat award to same contractor without documented attempt to direct contract with others on the roster.



Invitations for bids or direct contract negotiation must include, at a minimum, an estimate for the scope of work including the nature of the work to be performed as well as the materials and equipment to be furnished. Detailed plans and specifications need not be included.

<\$150K Direct Contract

Business Type

Not Small

Small

Action	Scenarios									
Direct Contract any	No Small									
Direct Contract Small Business	6 or more Small									
Direct Contract any	5 or less Small									

# Next Steps

**Emily Ho** | [ho.e@portseattle.org](mailto:ho.e@portseattle.org)

Engagement and Training Program Manager, Diversity in Contracting



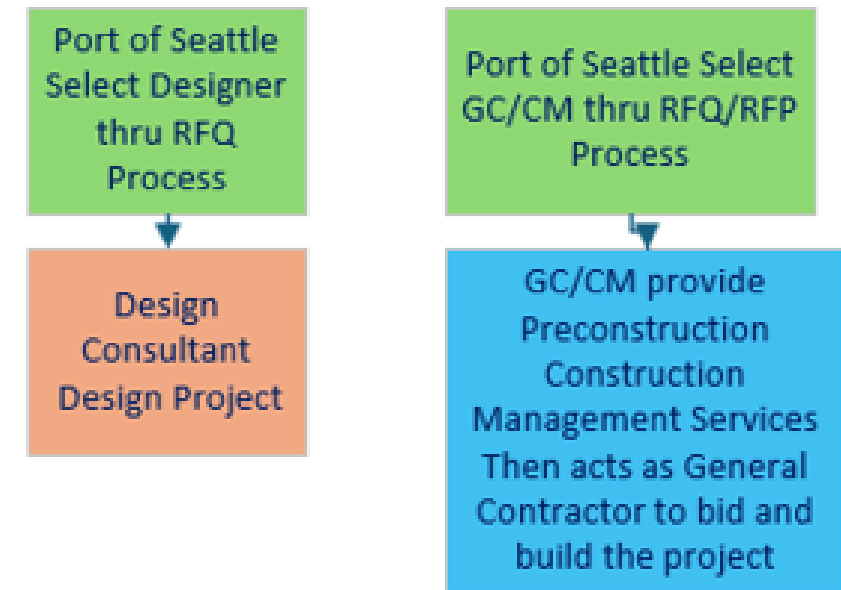
# How to engage?

## Design-Bid-Build (low bid)



- Port advertises project for 30 days.
- Best for subcontractors to reach out to primes and express interest early to ensure being considered.

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



- When the design is at 90-100%, the GC/CM will advertise subcontracting packages in DJC and Port will include on VendorConnect
- Best for subcontractors to reach out to GC/CM to establish a relationship

# How to engage?

- Register on VendorConnect to receive email call for bids to vendors with specific NAICS codes
- Attend informational meetings (alternative and large programs over \$10M)
- Attend pre-bid/pre-proposal meetings
- Subs/Suppliers may reach out to the Plan holders
- Subs/Suppliers may become Plan holders for Primes to reach out the them

# Diversity in Contracting Events

Event	Date	Location
<b>PortGen 101 – Service Agreements</b>	June 18	Online
<b>City of Seattle Reverse Vendor Trade Show</b>	June 26	Seattle Center Fisher Pavillion
<b>Regional Contracting Forum</b>	September 17	Muckleshoot Convention Center
<b>Advanced PortGen Training</b>	Fall 2024	Online
<b>PortGen Business Accelerator</b>	Applications Open in June	In-person and Online

# Thank you



**2025 Aviation Industry  
Day Post-Event Survey**