

Future Procurement Opportunity Summary - Major Construction & Small Works

10/31/2025



Procurement Title	Description	Department	Category	Estimate	Project Mgr	Port Contact	Port Contact Email	Advertisement Date
Building 161E Renovation and Systems Retrofit	PROJECT OBJECTIVE IS RENOVATION OF THE EXISTING AIR CARGO BUILDING 161E SPACES. PROJECT INCLUDES ROOF REPLACEMENT IN AREAS OF SKYLIGHT REMOVAL, EXTERIOR WINDOW REPLACEMENT, PATCHING AND REMOVAL OF EXISTING INTERIOR WALLS, CEILINGS, FINISHES, AND ELECTRICAL, MECHANICAL AND COMMUNICATIONS UPGRADES REQUIRED TO SUPPORT THESE BUILDING MODIFICATIONS. PROPOSED WORK ALSO INCLUDES RESTROOM FACILITY UPGRADES, DOOR REPLACEMENT, INTERIOR WALL PENETRATIONS, SELECTIVE DEMOLITION, AND ATTACHMENT OF SUPPORTS AND HANGERS FROM UNDERSIDE OF LAB/DECKING. ROOF PATCHING AND ROOF CURB REPLACEMENT FOR HVAC EQUIPMENT AND RELATED ROOF WORK.	Aviation Project Management Group	Major Construction	\$7M - 9M	Jaenicke, Kellie - Contractor	Jarvi, Valerie	Jarvi.V@portseattle.org	11/7/2025
Upper Drive Sidewalk Coatings Seattle Tacoma International Airport (STIA) 2025	This work includes the preparation, installation, and associated work to provide a complete coatings system on the Upper Drive exterior sidewalk at STIA, and curb painting, per contract drawings. Total sidewalk square footage is approximately 7,250 sf. Preparation includes lead abatement of existing curb painting, saw cuts, cleaning, and concrete patching and repair as needed to maintain warranty conditions and as directed per drawings and the Port. Work will be separated into (9) phases. Each phase shall be completed in its entirety prior to moving to the next phase. Contract drawings and phasing plan included with the project manual. Work within this project that will be completed by others includes temporary barriers, including heating as needed, but excluding fume control, and removal and reinstallation of equipment located on sidewalk, including signs, railings, tenant equipment, and benches.	Port Construction Services	Small Works	335,000.00	Walleri, Heather	Montenegro, Marilyn	Montenegro.M@portseattle.org	11/11/2025
Generator Controls - BES	The Generator Controls Upgrade project will upgrade the Emergency Generators for Concourse A and the C4 Area. The scope of work includes, but is not limited to, replacing the aging programmable logic controllers, increasing the visibility of the Generators from the Port's remote SCADA room, integrating the Generator room HVAC controls into the Port's DDC system and correcting NFPA non-compliant issues including labeling, backup lighting and service rayed panels for Generator radiators, fans and pumps. The project will require the Contractor to provide a temporary Generator and connect to existing backup Generator power supply boxes at the ramp level of Concourse A.	Aviation Facilities & Infrastructure	Major Construction	\$4M - \$6M	Piccolo, Matthew	Osby-Evans, Nicole	Osby-Evans.N@portseattle.org	11/18/2025
Shilshole Bay Marina (SBM) Office Reconfiguration	The scope of work includes interior remodeling improvements to the Port Office in Marina Building A-1, which may include, but not necessarily be limited to, fabrication and installation of modular furnishings, installation of a new customer service window	Waterfront Project Management	Major Construction	\$1.5M - \$2M	Hansen, Samuel	Kim, Jay	Kim.J3@portseattle.org	11/18/2025
2026 Airfield Projects - Contract 1	Taxiway B pavement and centerline circuit replacement Runway 16C LED signs installation and infield utility improvements Pavement reconstruction at Taxiway Q & P Replacement of individual pavement with Rapid Set mix Reconstruction of Cargo aprons and the VSR serving the north cargo areas Removal of existing vegetation and turf buildup along Runway 16C Upgrade of 8 failing fire hydrant lids on RW 16C to meet current F&I standards Informational Meeting for 2026 Airfield Projects – Contract 1 The Port of Seattle is conducting an informational meeting and individual one-on-one meetings to interested contractors to explain the scope of work and project requirements particularly Envision associated with the future 2026 Airfield Projects – Contract 1project. Following the informational meeting, the Port will conduct individual one-on-one meetings with registered contractors. The Port of Seattle is not responsible for any costs incurred for attending this Informational Meeting. This is NOT a pre-bid meeting, job site walk, an invitation to bid or a request for proposals. A virtual meeting will be held on May 29th 2025 at 10:00 AM. Join the meeting through this link Join the meeting now	Airfield Operations	Major Construction	\$ 14 M - \$ 25 M	Nduaguba, Eze	Omweaga, Moraa	Omweaga.M@portseattle.org	11/20/2025
2026 Airfield Projects - Contract 2	Taxiway B pavement and centerline circuit replacement Runway 16C LED signs installation and infield utility improvements Pavement reconstruction at Taxiway Q & P Replacement of individual pavement with Rapid Set mix Reconstruction of Cargo aprons and the VSR serving the north cargo areas Removal of existing vegetation and turf buildup along Runway 16C Upgrade of 8 failing fire hydrant lids on RW 16C to meet current F&I standards	Airfield Operations	Major Construction	\$10M - \$15M	Neds, David	Kim, Jay	Kim.J3@portseattle.org	11/20/2025
Boiler Room Upgrades	This project will update components of the Boiler system to allow for the continued operational ability to utilize both natural gas and diesel fuels, effectively maintaining a layer of redundancy to the system in the event of a natural gas curtailment. This project will install new and replace old steam supply and fuel flow meters, which will improve energy use tracking and accuracy, leading to efficiency savings. This project will also upgrade the control systems for Boilers #1 through #4 to allow for Siemens DDC integration.	Aviation Project Management Group	Major Construction	\$3M - \$4M	Venturino, Christian	Omweaga, Moraa	Omweaga.M@portseattle.org	11/27/2025
Water Main Improvement - DBB	Restoration of 1947 water main integrity by using cured in place pipe (CIPP) technology (Design-Bid-Build)	Aviation Project Management Group	Major Construction	\$7M - \$10M	Moreno, Ray	Osby-Evans, Nicole	Osby-Evans.N@portseattle.org	12/1/2025
EV Chargers for Fleet	The base scope of the EV Chargers for AV Fleet Project will provide 3 dual port Level 3 EV Chargers for Port of Seattle fleet vehicle use at the Concourse D Ramp Area. Scope of Work will include, but not be limited to concrete sidewalk demo, underground and overhead electrical and communication conduit runs, concrete pour back, housekeeping pads, bollards, striping demo and re-installation. An alternative bid item will install an additional charger to support a seventh spot, work will include but is not limited to underground and overhead electrical and communications conduit runs, a housekeeping pad, concrete pour back, and bollards.	Aviation Project Management Group	Major Construction	\$700K - \$1.2M	Techa, Katie	Osby-Evans, Nicole	Osby-Evans.N@portseattle.org	12/9/2025
T46 South Substation Transformer Protection	The transformers are new. Project is to protect the transformer at the South substation and will extend infrastructure life by about 15 years with maintenance.	Northwest Seaport Alliance (NWSA)	Major Construction	\$750K - \$1.2M	Cuellar, Crystal	Maldonado, Yanet	Maldonado.Y@portseattle.org	4Q 2025
Maritime Smart Meter Unit Price 2025	Replacement of electrical meters with smart meters. Final scope of work to be confirmed shortly.	Port Construction Services	Major Construction	\$1M - \$1.5M	Williams, Justin	Thoumsaint, Nicolas	Thoumsaint.N@portseattle.org	4Q 2025
Deaerator (DA) and Condensate System Upgrades	Replace the Deaerator (DA) and Condensate tanks in the Central Mechanical Plant	Aviation Project Management Group	Major Construction	\$13M - \$16M	Piccolo, Matthew	Gonzalez-Rigatto, Leila	Gonzalez-Rigatto.L@portseattle.org	1/6/2026
Job Order Contracting (JOC): Small Construction Projects 2025-2	For the Job Order Contract, all proposers to be considered responsive must provide the information requested for Phase I and II before or on the dates set on the Request for Proposal (RFP), independently of any notification. The selection process consists of an evaluation of proposals submitted in response to this RFP, and Coefficient Bid Form (Coefficient multiplier). a. Phase I - determination of top qualified firms via RFP. b. Phase II - determination of the best value firm through a composite of bid coefficients. The minimum committed amount to be contracted with the JOC is \$50,000. The estimated maximum total of this JOC is \$4,000,000 per contract year. The initial JOC term is two (2) years, with an option of extending the contract for one (1) additional year. The unit price book utilized is the most recent RS Means book. The JOC contractor is responsible for providing construction management services, subcontracting, and delivering individual small projects that are assigned through Work Orders. The Contractor is paid for the Work Order based upon costs established in the Unit Price Book together with a fixed percentage multiplier (coefficient) established through this solicitation. The Port of Seattle is an Equal Opportunity Employer and encourages Women and Minority Business Enterprises (WMBE) to participate in the competitive process. The overall contract WMBE utilization goal will be defined at the RFP.	Port of Seattle General	Major Construction	4000000		Aguero, James	Aguero.J@portseattle.org	2/27/2026
Terminal 25 (T-25) South Habitat Restoration - GC/CM Pre-Construction	Remove contaminated T25 South upland property soils and contaminated East Waterway sediments within the approximately 9 acre project site; and construct a restored emergent marsh and riparian environmental habitat area	Waterfront Project Management	Major Construction	\$30M - \$40M	Leonard, Tim	Van Cleve, Mike	VanCleve.M@portseattle.org	1Q 2026
Fishermen's Terminal C-15 Building Improvement	Improvements to Building C-15 at Fishermen's Terminal	Waterfront Project Management	Major Construction	\$8-10M	Jackson, Rod	Jarvi, Valerie	Jarvi.V@portseattle.org	1Q 2026
Bell Street / Pier 69 Elevator Control Mods - Building Engineering Systems	Bell St. Garage Elevators (N4 and N5) including (E2 and E3) Mods will replace obsolete controllers, door closers including ceiling and light replacements. Other modifications include code compliance required updates such as Shut-off switches, Venting, Fire Alarms, and elevator Pit lighting.	Waterfront Project Management	Major Construction	\$5M	Jackson, Rod	Gonzalez-Rigatto, Leila	Gonzalez-Rigatto.L@portseattle.org	1Q 2026
Tenant Airport Dining & Retail Shell and Core Renovation (TASCR) - Construction	TASCR is a Port Commission authorized project in which the Port will demolition twenty (20) existing tenant spaces to a cold shell which will eventually be leased to future tenants. These spaces are set to expire from 2025 to 2028. The demolition will consist of walls to metal studs, floor sinks and drains demo'd to source, removal of storefront finishes, removal of remaining fixed food service equipment such as walk-in coolers, storage cages, hood systems, etc.	Airport Dining and Retail	Major Construction	\$6M - \$7M	Anton, Randal	Peterson, Angela	Peterson.A@portseattle.org	1Q 2026
T-91 LED Lighting Upgrades	Replace approximately 374 fixtures on 125 poles with LED fixtures to create standard lighting throughout T-91. Install new lighting control system that will interface with all lighting areas.	Waterfront Project Management	Major Construction	\$1.5M - \$2.5M	Hansen, Samuel	Peterson, Angela	Peterson.A@portseattle.org	1Q 2026
SBM Comporter Pier Rehab	Comporter pier rehab at the Shilshole Bay Marina (SBM)	Waterfront Project Management	Major Construction	\$1.5M - \$2M		Peterson, Angela	Peterson.A@portseattle.org	2Q 2026
T18 Lift Station Replacement	The lift station at the north lunchroom located at Terminal 18 needs to be replaced in its entirety.	Waterfront Project Management	Major Construction	\$1.5M - \$2.5M	Cuellar, Crystal	Peterson, Angela	Peterson.A@portseattle.org	2Q 2026
Emerson St. Sinkhole Repair	Work entails replacing a portion of stormwater drain line that was disconnected from the main King County line that runs under Emerson Street. Includes excavation; removal and replacement of line; new connection point to main line; fill and asphalt. Also requires considerable traffic controls (Impacts several lanes of traffic on a busy roadway).	Waterfront Project Management	Major Construction	\$1M - \$1.5M	Klett, Brandon	Maldonado, Yanet	Maldonado.Y@portseattle.org	2Q 2026
Virtual Ramp Tower	This project is building a virtual ramp tower for Seattle-Tacoma International Airport. This project will ensure the ramp tower has visibility and will integrate with existing ramp tower software. This project is necessary to ensure safe and efficient Airport Operations at Seattle-Tacoma International Airport.	Aviation Project Management Group	Major Construction	\$6M - \$8M	Techa, Katie	Peterson, Angela	Peterson.A@portseattle.org	3Q 2026
Ramp Tower Visibility Restoration	Work includes building two camera arrays (and associated equipment in a dedicated equipment room), supplemental cameras, and office space for virtual ramp tower.	Aviation Project Management Group	Major Construction	\$6M - \$7M	Techa, Katie	Peterson, Angela	Peterson.A@portseattle.org	3Q 2026
Public Safety DAS Upgrade	Demo and installation of Distributed Antenna System (DAS) equipment which includes Bi-Directional Amplifiers (BDA), antennas, cabling, fiber optic, patch panels, and other associated equipment as specified in the design for a critical and redundant system. Perform coverage testing and commissioning as necessary to verify it meets design standards.	Aviation Project Management Group	Major Construction	\$5M - \$6M	Savita, Rishiraj - Contractor	Gonzalez-Rigatto, Leila	Gonzalez-Rigatto.L@portseattle.org	3Q 2026
Parking Garage UPS	Demo and replacement of existing Parking Garage UPS system which provides backup power to parking garage ticketing kiosks and associated gates. Replacement includes new UPS equipment, subpanels, electrical feeders, disconnects, and breakers. New UPS equipment will include data connections for alarm monitoring.	Aviation Project Management Group	Major Construction	\$500K - \$600K	Jordan, JJ	Maldonado, Yanet	Maldonado.Y@portseattle.org	3Q 2026
Biffy Facility Replacement	Design and installation of a new non-combustible Structure, with interior lighting, exterior lighting, ventilation, a fire extinguisher, space heating for freeze protection, and doors to access equipment.	Aviation Project Management Group	Major Construction	\$2.5M - \$3M	Techa, Katie	Maldonado, Yanet	Maldonado.Y@portseattle.org	3Q 2026
AIRFIELD 2027 ALL PROJECTS (AIP / AUI / CIRCUITS / FOD) Combined	Airfield Recircuting – replace airfield lighting circuits with low megger readings; install LED lighting fixtures and signs Airfield Pavement and Utility Replacement – replace failing pavement and critical utilities Wildlife Hazard Management – remove turf edge dams along runways, taxiways and access roads; install anti-perching devices on airfield signs; mitigate ponding by regrading and installing storm drainage infrastructure Fire Hydrant Access Hatches Replacement – replace failing flush fire hydrant access hatches	Aviation Project Management Group	Major Construction	\$150M - \$175M		Peterson, Angela	Peterson.A@portseattle.org	4Q 2026
Pier 69 Third Floor Terrace Repair - DBB	The scope of work includes restoring integrity to structural steel posts supporting façade of Pier 69 and upgrading rooftop drainage system. This will be achieved by mitigating corrosion on steel posts, demolishing existing roofing system, installing new membrane, drainage mat, terrace pavers, and flashing. Façade will need to be removed to access all sides of steel posts. Removal of façade will require scaffolding, crane and SDOT right of way permit.	Waterfront Project Management	Small Works	\$1M - \$1.5M	Hansen, Samuel	Peterson, Angela	Peterson.A@portseattle.org	4Q 2026
Main Terminals Improvements Program GC/CM	Upgrade the Main Terminal to current code and install new fire sprinklers, smoke control, emergency power system, ceiling, lighting, and asbestos abatement	Aviation Project Management Group	Major Construction	\$600M - \$700M	Casselman, Kris	Peterson, Angela	Peterson.A@portseattle.org	4Q 2026
Fisherman's Terminal C-14 Building Entry and Exit Paving	Replacement of the asphalt at Fishermen's Terminal entrance and exit; roadway median construction; stormwater catch basins and piping replacement; installation of a water treatment bioretention facility to meet environmental stormwater requirements	Waterfront Project Management	Major Construction	\$2.5M - \$3M	Moody, Terrence	Peterson, Angela	Peterson.A@portseattle.org	4Q 2026
Terminal 5 Gatehouse Roof Replace and Internal Repairs - DBB	Replace the roof of the Terminal 5 Gatehouse building and address multiple areas of internal distress: Provide a roof overlay assembly, replacing damaged roofing as necessary. Replace existing coping, flashing, scuppers, and drains. Replace 3 existing sky lights install fall protection system. Replace approximately 2000 sf of damaged wallboard. Add blocking at doors and corners, including tension ties at southeast corner of Server Room. Frame (2x6) opening for cable ladder and reestablish necessary bearings at Server Room door. Replace damaged glazing panel and provide additional shims above relite frame. Replace 2 solid core doors and frames and reseal joints. Replace damaged acoustical ceiling panels and grid.	Northwest Seaport Alliance (NWSA)	Major Construction	\$1M - \$1.2M	Gibson, Patrick	Peterson, Angela	Peterson.A@portseattle.org	1Q 2027
Jack Block Park Pier Replacement	Demolish existing end of life pier and construct new pier at Jack Block Park, make associated repairs to pier plaza	Northwest Seaport Alliance (NWSA)	Major Construction	\$4M - \$5M	Huffman, Valerie	Maldonado, Yanet	Maldonado.Y@portseattle.org	1Q 2027
T18 Water Main Replacement - Construction	Replace approximately 20,000' of water mains, fittings, valves, hydrants, and ship water on the east 100 acres of Terminal 18.	Northwest Seaport Alliance (NWSA)	Major Construction	\$25M - \$30M	Jones, David - Contractor	Peterson, Angela	Peterson.A@portseattle.org	1Q 2027
Checkpoint Security Grill Replacement - DBB	Provide full design, permitting, and construction services for the replacement of the Checkpoint 5 security grill. Scope includes site assessment, preparation of design drawings and specifications meeting TSA CRPG Section 3-5 requirements, submittal for review and permit approval, removal and disposal of the existing grill, fabrication and installation of the new system, integration with existing structural, electrical, and security badge access infrastructure, and coordination with all relevant stakeholders to ensure compliance and minimal operational disruption.	Aviation Project Management Group	Major Construction	\$1.5M - \$1.7M	Deardorff, Collette	Maldonado, Yanet	Maldonado.Y@portseattle.org	1Q 2027
Variable Frequency Drives (VFD) Replacement Phase 3	Variable Frequency Drives (VFD) Replacement Phase 3: Details to be announced in the near future	Aviation Project Management Group	Major Construction		Mick, Sharon	Maldonado, Yanet	Maldonado.Y@portseattle.org	2Q 2027
Main Terminal Exterior Wall Rehab	Rehabilitation of the 4th floor exterior wall to prevent water intrusion to the interior building, and replacement of the air handler for HVAC that services the 4th floor	Aviation Project Management Group	Major Construction	\$5M - \$7M	Wright, Richard - Contractor	Maldonado, Yanet	Maldonado.Y@portseattle.org	2Q 2027
BUILDING 161 D Renovation	Building 161 D Retrofit project will upgrade the building systems that are beyond useful life and failing.	Aviation Project Management Group	Major Construction	\$11M - \$13M	Gaitho, Alex	Peterson, Angela	Peterson.A@portseattle.org	3Q 2027
Bagwell Camera Project	Bagwell & North Cargo cameras	Aviation Project Management Group	Major Construction	\$1M - \$2.5M	Williams, Randa	Peterson, Angela	Peterson.A@portseattle.org	3Q 2027
Elevator Lobby 2 Way Communications	Install new communication boxes outside of 17 elevators in the terminal plus to 3 service elevators and 3 ramp landing elevators (total of 23 new communication boxes).	Aviation Project Management Group	Major Construction	\$8M - \$9M	Burdett, Christina	Peterson, Angela	Peterson.A@portseattle.org	3Q 2027
Water Surge Tanks - DBB	Design and construction of three water surge tanks to mitigate the high pressures caused by water hammer.	Aviation Project Management Group	Major Construction	\$4M - \$5M	Varin, Ross - Contractor	Peterson, Angela	Peterson.A@portseattle.org	3Q 2027
Fleet Fast EV Charging - Construction	Fast EV Charging	Aviation Project Management Group	Major Construction	\$10M - \$12M		Peterson, Angela	Peterson.A@portseattle.org	3Q 2027
AIRFIELD 2028 ALL PROJECTS (AIP / AUI / CIRCUITS / FOD) Combined	Airfield Recircuting – replace airfield lighting circuits with low megger readings; install LED lighting fixtures and signs Airfield Pavement and Utility Replacement – replace failing pavement and critical utilities Wildlife Hazard Management – remove turf edge dams along runways, taxiways and access roads; install anti-perching devices on airfield signs; mitigate ponding by regrading and installing storm drainage infrastructure Fire Hydrant Access Hatches Replacement – replace failing flush fire hydrant access hatches	Aviation Project Management Group	Major Construction			Maldonado, Yanet	Maldonado.Y@portseattle.org	11/20/2027
Rental Car Facility (RCF) Customer Service Building (CSB) Re-Demising	Construction work to support the re-bidding of tenant spaces in the Rental Car Facility (RCF)	Aviation Project Management Group	Major Construction	\$6M- \$8M	Ruzon, Julia	Peterson, Angela	Peterson.A@portseattle.org	4Q 2027
Fishermen's Terminal (FT) Northwest Dock Rehabilitation - DBB	Removal/Replacement of ~30,000sf of timber pile supported pier structure with longer span steel or concrete pile supported structure Utility upgrades including electrical, water, possible sewer pump out, lighting	Waterfront Project Management	Major Construction	\$40M - \$80M	Longridge, Mark	Peterson, Angela	Peterson.A@portseattle.org	4Q 2027
Satellite Train System (STS) Replacement - North Satellite Pedestrian Corridor (GC/CM)	Pedestrian connection between Concourse D and North Satellite to support Satellite Train System upgrades and STS tunnel rehab.	Aviation Project Management Group	Major Construction		Dysart, Michael	Maldonado, Yanet	Maldonado.Y@portseattle.org	2Q 2028
Satellite Train System (STS) APM Replacement & STS Tunnel Rehab (Design-Build)	Current Satellite Train System (STS) custom vehicles are reaching end of life by 2030. The custom vehicles need to be replaced, STS tunnel needs structural rehabilitation, and pedestrian connection between D concourse to North Satellite is required.	Aviation Project Management Group	Major Construction	\$8M - \$10M	Dysart, Michael	Maldonado, Yanet	Maldonado.Y@portseattle.org	3Q 2028

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AIRFIELD 2029 ALL PROJECTS (AIP / AUI / CIRCUITS / FOD) Combined Building 161F Renovation	Airfield Recircuiting – replace airfield lighting circuits with low megger readings; install LED lighting fixtures and signs Airfield Pavement and Utility Replacement – replace failing pavement and critical utilities Wildlife Hazard Management – remove turf edge dams along runways, taxiways and access roads; install anti-perching devices on airfield signs; mitigate ponding by regrading and installing storm drainage infrastructure Fire Hydrant Access Hatches Replacement – replace failing flush fire hydrant access hatches	Aviation Project Management Group	Major Construction			Maldonado, Yanet	Maldonado.Y@portseattle.org	11/21/2028
	Building 161F Renovation	Aviation Project Management Group	Major Construction		Gaitho, Alex	Peterson, Angela	Peterson.A@portseattle.org	1Q 2029
AIRFIELD 2030 ALL PROJECTS (AIP / AUI / CIRCUITS / FOD) Combined Building 165A Renovation	Airfield Recircuiting – replace airfield lighting circuits with low megger readings; install LED lighting fixtures and signs Airfield Pavement and Utility Replacement – replace failing pavement and critical utilities Wildlife Hazard Management – remove turf edge dams along runways, taxiways and access roads; install anti-perching devices on airfield signs; mitigate ponding by regrading and installing storm drainage infrastructure Fire Hydrant Access Hatches Replacement – replace failing flush fire hydrant access hatches	Aviation Project Management Group	Major Construction			Maldonado, Yanet	Maldonado.Y@portseattle.org	11/24/2029
	Cargo Building Renovation for building 165A	Aviation Project Management Group	Major Construction		Gaitho, Alex	Peterson, Angela	Peterson.A@portseattle.org	4Q 2029