



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

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Program to begin at 3:05PM
April 30, 2025



Port of Seattle Diversity in Contracting

Procurement at the Port

Projects

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

Networking

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

Purpose:

Resolution 3737

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)

Register Your Business on VendorConnect

All new, active, and pending award procurements are found here!

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 up for our [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

PortGen Connects: Aviation Industry Day

Date: Monday, June 2, 2025

Time: 12:00PM – 4:30PM

Location: SEA Conference Center
(17801 International Blvd, Rm 6012M,
SeaTac, WA 98158)

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.



[Register Here](#)

Today's Presentations

Project Name	Cost Estimate	WMBE Goal	Advertise Date	Presenter
Gate D6 Passenger Loading Bridge (PLB) Conversion	\$3.5M	5%	5/28/25	Josh Young
Rental Car Facility Fire Suppression	\$3.5M	TBD	7/10/25	Pat Nakamura
Boiler Room Upgrades	\$3M	TBD	7/22/25	Christian Venturino

Gate D6 Passenger Loading Bridge Conversion

Josh Young

Capital Project Manager

AV Project Management Group

Young.j3@portseattle.org

Project Overview

Purpose: Convert existing Bus Capable Gate into a Contact Gate

Background: The conversion of the existing gate was approved based on the need to offset the impacts of the Construction phase of S Concourse.

Estimated Cost: \$3.5M

WMBE Goal: 5%

Project Delivery Method: Design Bid Build

Contract Award Details

Teams will be evaluated on:

- Construction Administration & Contractor Pricing
- Team composition
- Project approach and schedule
- Team interview
- WMBE inclusion plan

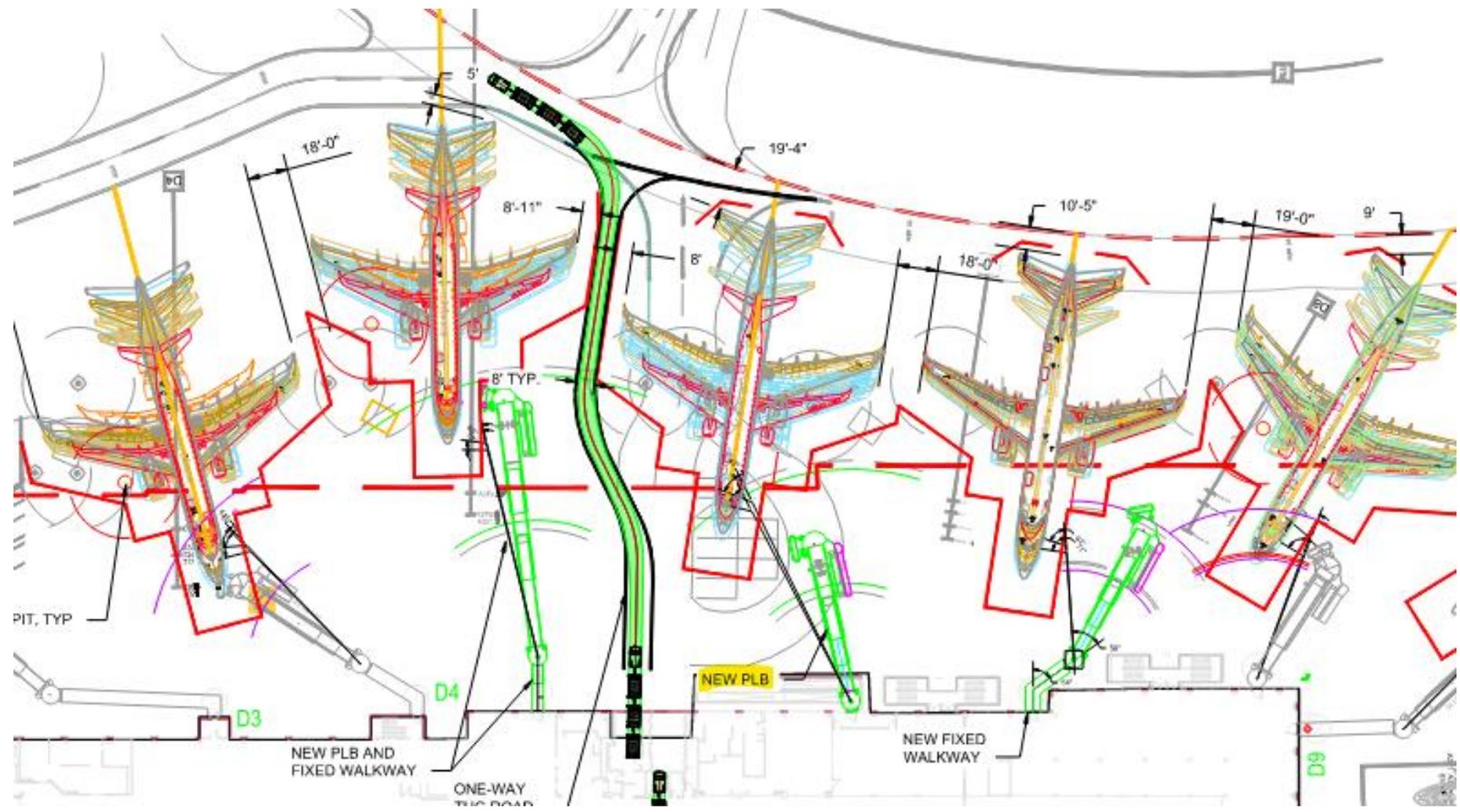
Project Scope

- Remove Existing Steel for Bus Boarding Access
- Exterior Signage and Doors
- Interiors & Technology
- Foundations
- Fuel Hydrants
- Install Passenger Loading Bridge
- MEP & Exterior Paintings

Current State



Future State



Components / Trades of Interest

NAICS

- 236220 - Commercial & Institutional Building
- 238990 - Oil & Gas Pipeline & Related Structures Construction
- 238110 - Other Foundation, Structure & Exterior Building
- 238210 - Electrical Contractors and Other Wiring
- 238220 - Plumbing, Heating & Air-Conditioning Contractors
- 238910 - Site Preparation

Contract Schedule

Item	Anticipated Date
Advertise Date	5/28/2025
Notice to Proceed	8/1/2025
Construction Start (Mobilization 1)	9/17/2025
Construction Start (Mobilization 2)	4/28/2026
Substantial Completion	6/5/2026
Gate Operational	6/19/2026

Rental Car Facility Fire Suppression

Pat Nakamura

Capital Project Manager

AV Project Management Group

Nakamura.p@portseattle.org

Project Overview

Purpose: Replace existing fire suppression system

Background: The RCF uses per and poly-fluorinated alkyl substances (PFAS) which is a type of Aqueous Film Forming Foam (AFFF) used in fire suppression to extinguish fuel-based fires. The fire system allows operation of the fueling systems at all four Quick Turnaround Areas (QTAs) at the RCF. In 2018, the state of Washington passed a bill which banned the manufacture and sale of PFAS starting in 2020. SEA is unable to purchase additional AFFF due to the state ban, should there be an activation of the fire suppression system. If this occurs, the RCF could potentially be in a scenario where they are unable to recharge the systems, leaving the QTAs inoperable

Estimated Cost: \$3,452,000

WMBE Goal: TBD

Project Delivery Method: Design Bid Build

Contract Award Details

Teams will be evaluated on:

- Low Bid with complete scope
- Project approach and schedule

Project Scope

Project would replace existing AFFF-PFAS fire suppression system at the RCF. The scope would include the design and installation of full SFFF (Synthetic Fluorine Free Foam) or a wet system. The work would include the replacement of tanks, valves, pumps, sprinkler lines, sprinkler heads and reserve tanks. The new work would need to tie into the existing Fire Alarm System.

Current State / Finish State



Components / Trades of Interest

NAICS

- 561990 – All other support services (Flagging)
- 922160 – Fire Sprinkler

Contract Schedule

Item	Anticipated Date
Completion of Design	Q3 2025
Advertise Date	7/10/25
Construction start	Q4 2025
Completion of Work	Q1 2026

Boiler Room Upgrades

Christian Venturino

Capital Project Manager

AV Project Management Group

Venturino.c@portseattle.org

Project Overview

Purpose: This project will replace aging components of the boiler system to ensure continued reliability during curtailment events, as well as to increase its overall energy efficiency. Additionally, the boiler system controls will be updated for better connectivity to the central mechanical plant control room.

Background: The central mechanical plant, which houses the boiler and chiller systems, provides the steam and chilled water necessary for providing cooling, heating, and hot water to the main terminal, concourses, and North and South satellites. It is an essential element of the airport, and it is critical that it operates in a consistent and efficient manner. Natural gas curtailment events, which occurred as recently as Q1 2023, have illustrated the necessity for a resilient and redundant system.

Estimated Cost: \$3.0M

WMBE Goal: TBD

Project Delivery Method: Design Bid Build

Contract Award Details

Teams will be evaluated on:

- Overall Pricing
- Team composition
- Project approach, phasing, and schedule
- Team interview
- WMBE inclusion plan

Project Scope

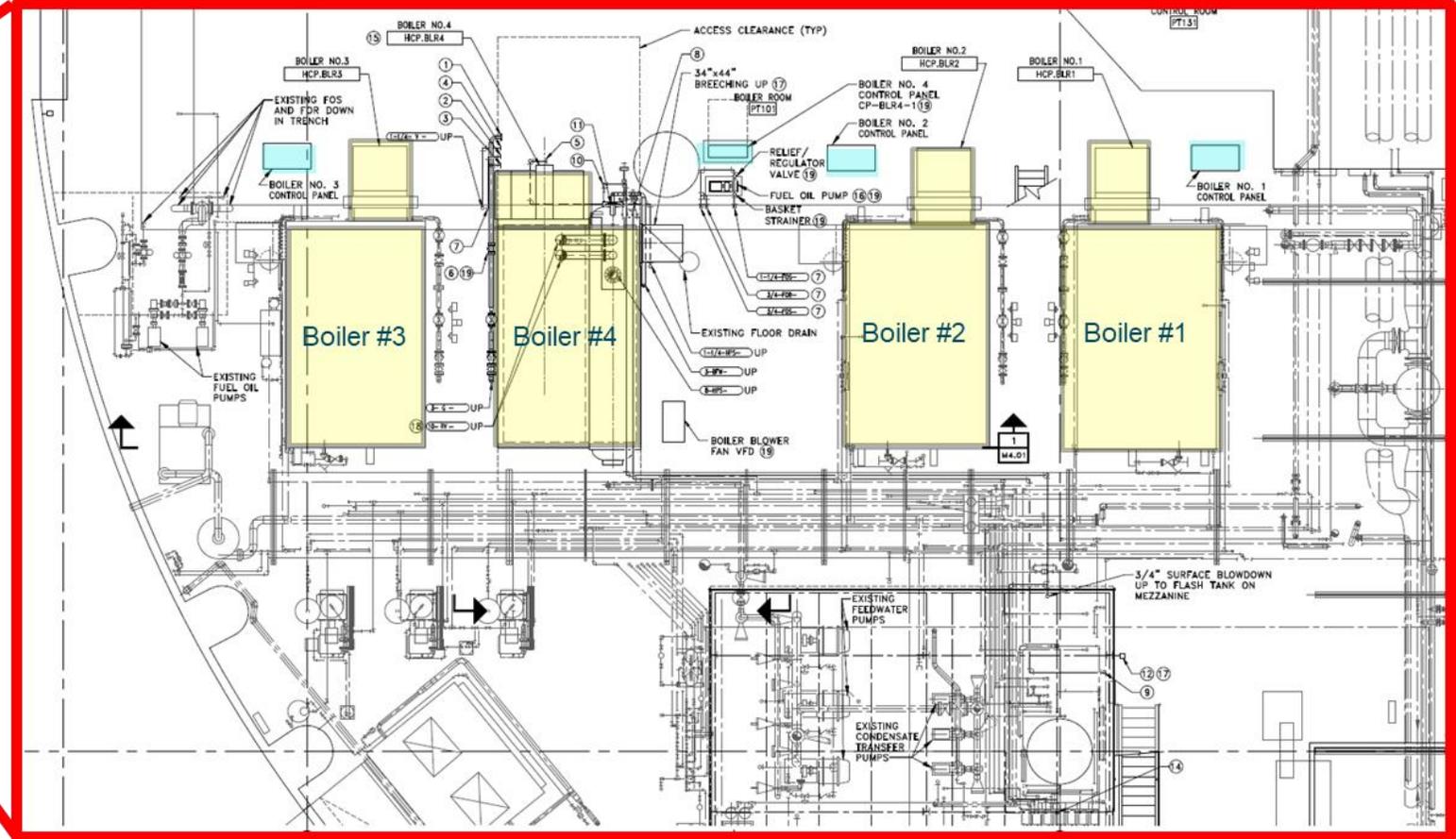
This project will modify Boiler #4 improving the ability to utilize both natural gas and diesel fuels, as well as to resolve fuel and steam metering issues on all four boilers. Additionally, the control systems for boilers #1 through #4 will be upgraded to include Siemens DDC integration with BacNet Protocol.

- Boiler #4 modified to improve dual fuel operations.
- Install new and replace old steam supply, natural gas, and diesel fuel flow meters on Boilers #1 through #4.
- Install new Exhaust Gas Analyzer for Boiler #4.
- Upgrade control systems on Boilers #1 through #4 to include Building Automation System and Siemens DDC.
- Design modification for a permanent compressed air supply for long term operation and startup under emergency conditions.
- Install additional emergency shut down buttons for boiler system where absent at operator station and corridor exits to increase operational safety.

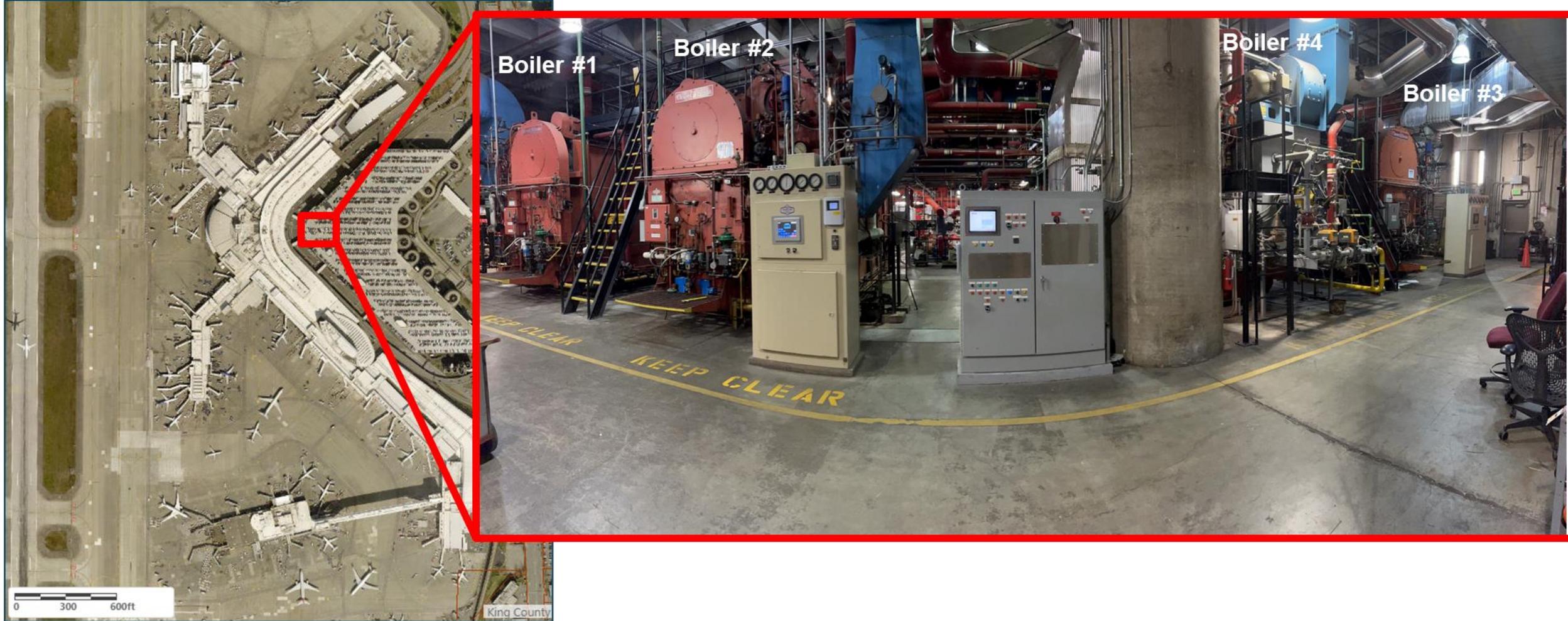
Current State



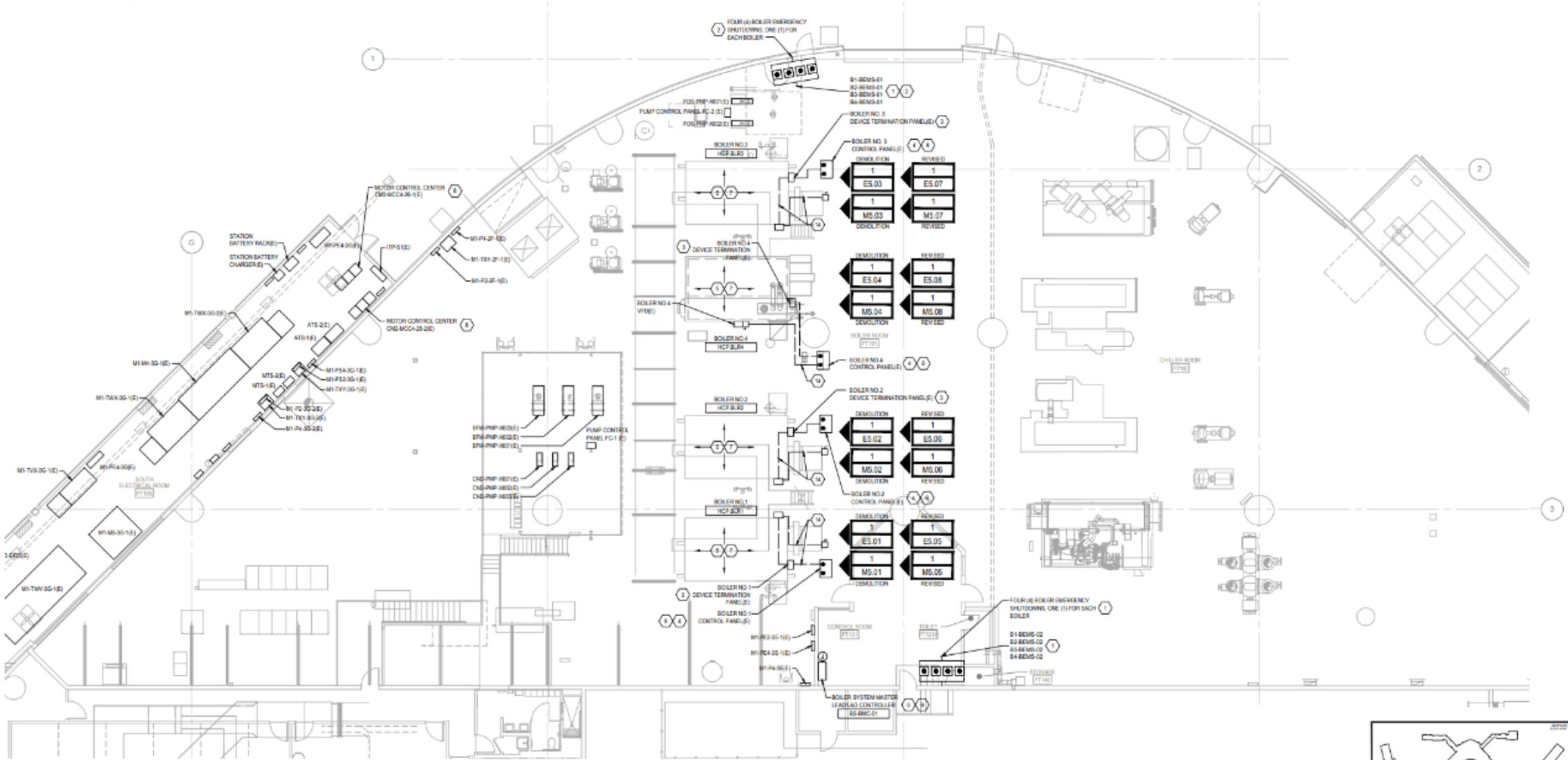
Central Mechanical Plant



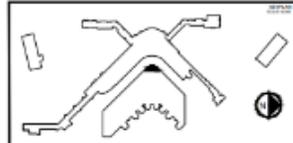
Current State



Future State



PLAN
 OVERALL PLAN
 PARKING GARAGE LEVEL 0
 SCALE: 1/8" = 1'-0"



Components / Trades of Interest (NAICS)

NAICS

- 238220 - Mechanical Contractors
Flow meter, Piping, and Valves
- 238210 - Electrical Contractors
Electrical Equipment and Wiring Installation
- 238910 - Demolition Contractors
Demolition of Existing Equipment
- 238110 - Foundation Contractors
Footing Installation (if necessary)

Contract Schedule

Item	Anticipated Date
Advertise Date	7/22/25
Contract Execution	Q3/Q4 2025
Commission Authorization for Construction	Q3 2025
Notice to Proceed	Q4 2025
Substantial Completion	Q4 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 “Registrants” 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

