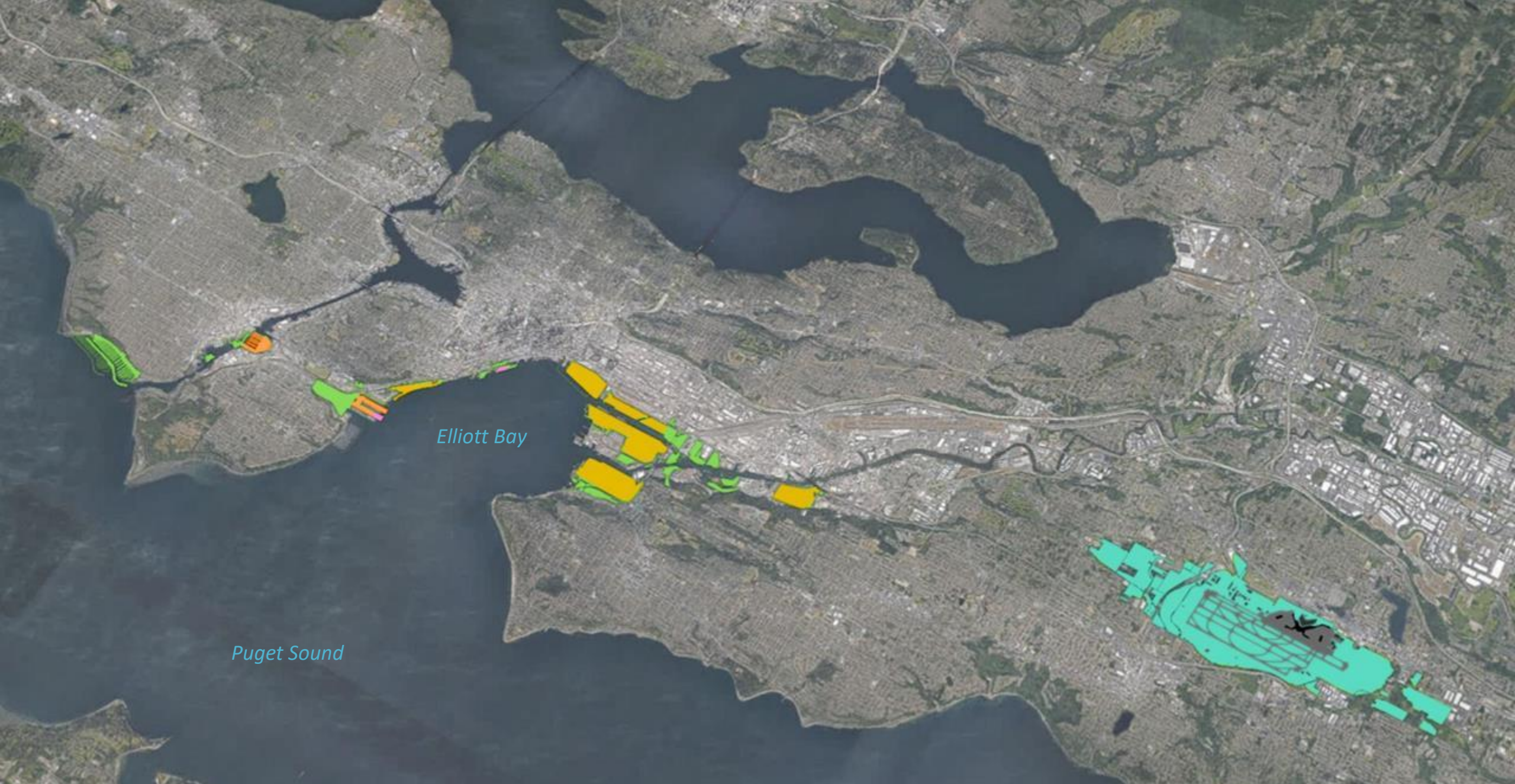


SMALL WORKS PROGRAM

Port
of Seattle®

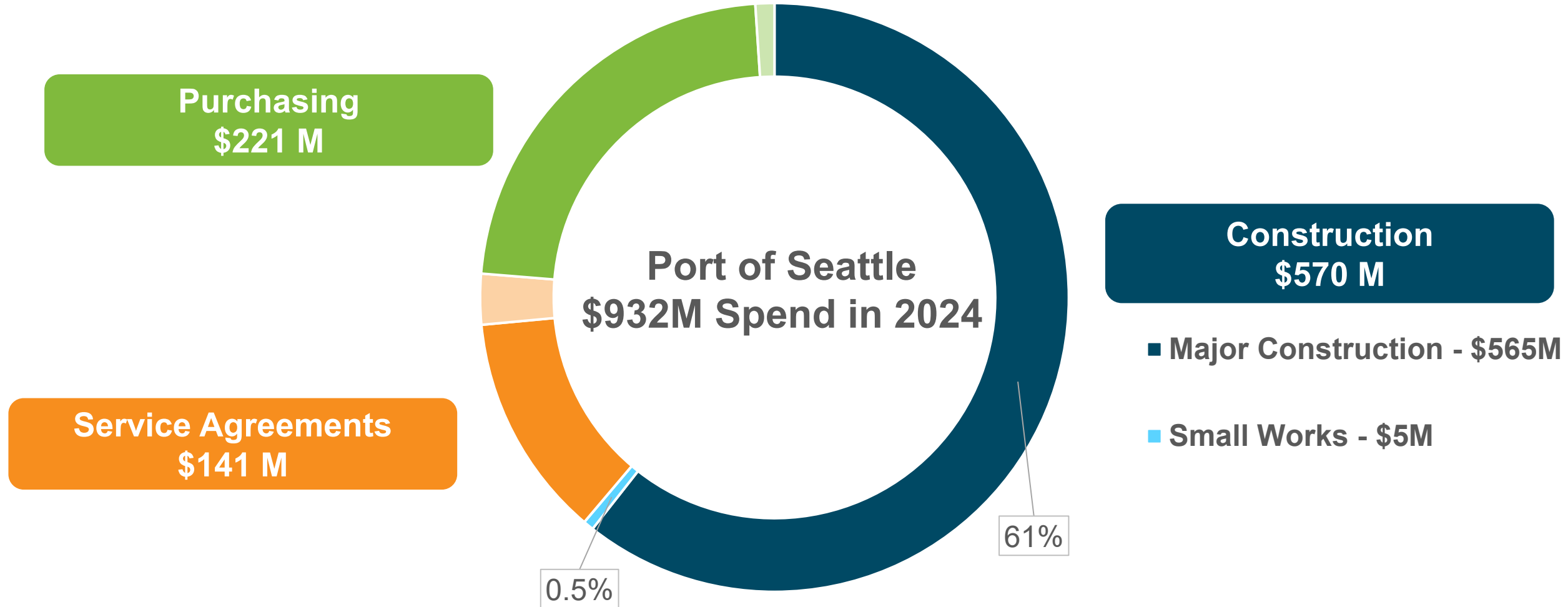




Elliott Bay

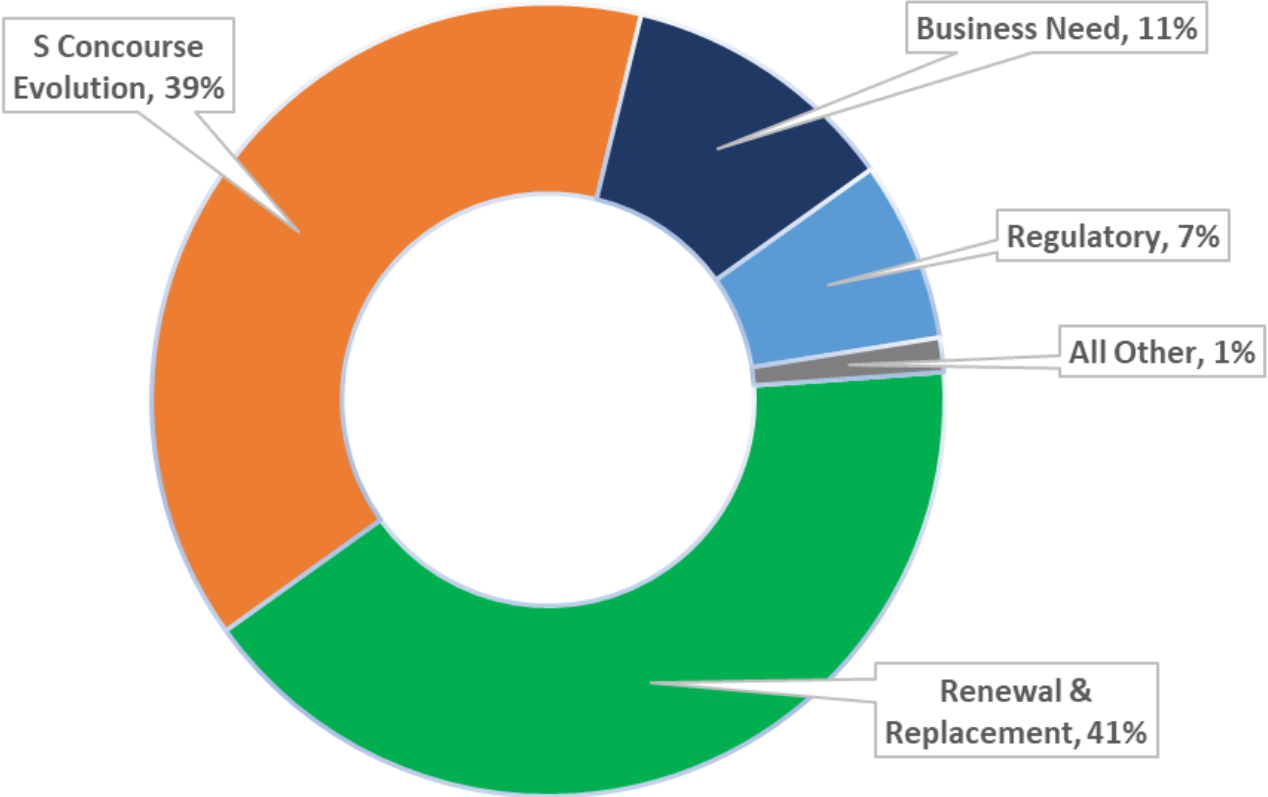
Puget Sound

2024 Port Spend



2026 – 2030 Aviation Capital Forecast

Category	Number of Projects*	Total 5-year Cash Flow*
S Concourse Evolution	1	\$1.4B
Renewal & Replacement	41	\$1.5B
Business Needs	25	\$417M
Regulatory	18	\$270M
All Other (Noise, Small Cap, SAMP)	8	\$51M
TOTAL	93	\$3.7B



*Excludes other divisions' projects funded by the airport

CIP = Capital Improvement Program
SAMP = Sustainable Airport Master Plan

SLOA = Signatory Lease & Operating Agreement

Waterfront Capital Programs 2026-2030

- **Maritime Division**
\$610 million
- **NWSA North Harbor**
\$250 million
- **Environmental Remediation and Other Projects**
\$150 million

Port of Seattle's Small Work Portfolio

- What is Considered “Small Works”
 - RCW Definition: Projects less than \$550k
 - Port's Definition: Anything that complies with the RCW
- Annual Worked Performed Through Small Works: ~\$15M Annually
- Type of Projects and Programs Supported –
 - Regulated Materials Program
 - Jet Bridge Replacement Program
 - Noise Reduction Program
 - Demonstration Projects
 - Support of Major Construction Projects
 - Maintenance and Renewal Projects

SMALL WORKS DELIVERY – MULTIPLE OPTIONS

- PORT CONSTRUCTION SERVICES
- AVIATION MAINTENANCE
- WATERFRONT MAINTENANCE
- JOB ORDER CONTRACT

Brian Nichols, Port Construction Services Manager

Val Johnson, Aviation Maintenance Planning & Small Works Manager

Danny Good, Waterfront Project Management Program Leader

James Aguero, Central Procurement Office Procurement Officer

Port Construction Services (PCS)

- **Who we are: The Port's Internal "General Contractor" Providing \$10-\$12m of Services Annually**
- **What we do:**
 - 1. Execute smaller projects with a blend of in-house forces and "sub-contractors for smaller projects.
 - 2. Fill in crucial gaps on major construction projects relying on support of in-house crews, unit price contracts, direct contracting, and Job Order Contracts
- **Where we operate:** Port-wide and Local Neighborhoods
- **Why:** Start work immediately and cost-effectively on smaller projects
- **"Sub-contracted" Services:**
Unit-price (aka on-call) Approx. \$6M+ major and small works contracts (\$6,258,000 in 2025)
 1. Electrical Unit Price Contracts, 2-4 contracts a year, \$350,000 - \$1,500,000
 2. HVAC/Plumbing Unit Price Contracts, 1-2 contracts a year, \$350,000 - \$1,000,000
 3. Regulated Materials Abatement Unit Price, 1-2 contracts a year, \$350,000

PCS Projects

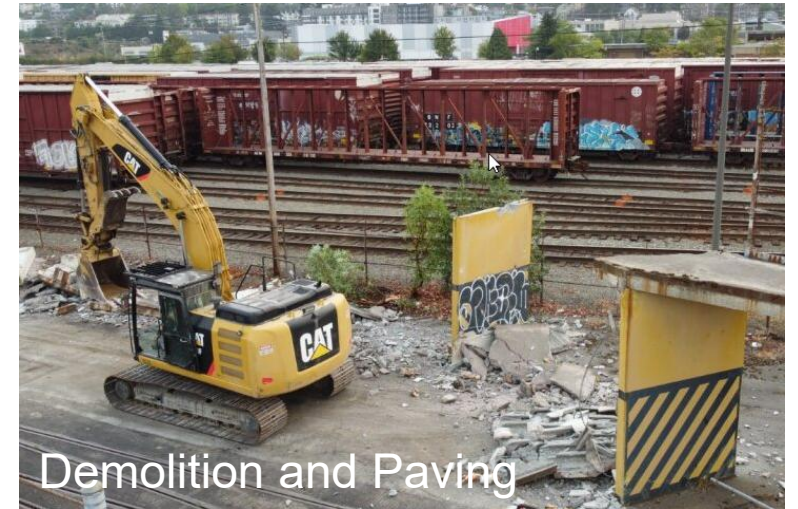
Abatement



Passenger Loading Bridge Replacement



Utilities Upgrades



Demolition and Paving

Aviation Maintenance

- **Who we are:** Aviation Maintenance Small Works Project Manager/Control Coordinators
- **What we do:** Manage airport maintenance projects from \$5k-\$200k using Small Works, Direct Contracting, and Job Order Contracts.
- **Where we operate:** SEA Airport
- **Why:** Work passed on from Aviation Maintenance Shops if there isn't in-house expertise or resources to perform the work. Oversee approximately 100 projects per year to maintain and repair airport facilities and landscape.
- **What we procure competitively:**
Unit-price (aka on-call)
 1. 2 Landscape Contracts (North & South Zone), \$350k/per contract, every other year
 2. Glass & Glazing Contract, \$350k, 1 contract/year
 3. Flooring Contract, \$350k, 1 contract every other year
 4. Mechanical Contract, \$350k (Air Cargo Facilities only), 1 contract/year

AV Maintenance Small Works Projects

Pond Clean-up, West side of runways, \$58k

Small Works General Contract. Cut grasses, brush and small trees to 2"-6" above bird balls, spray to inhibit regrowth, remove and haul all debris



Air Cargo Facilities, Mechanical Repairs, \$188k

Small Works Mechanical Contract - 2 new A/C units & 1 make up unit.

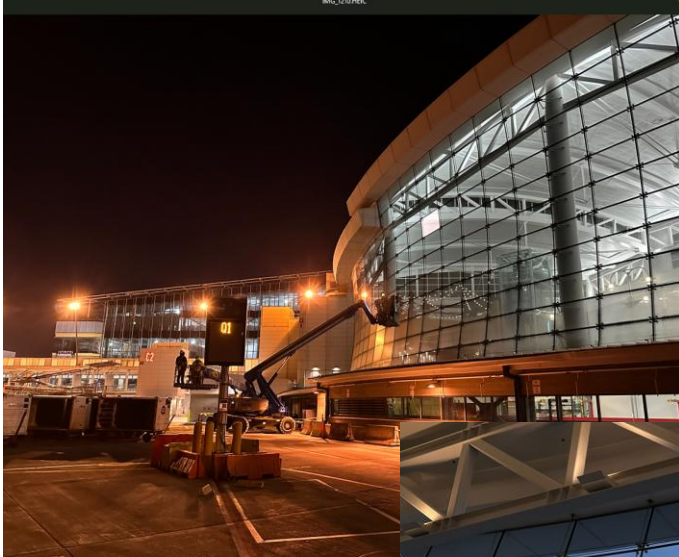
Service 7 roof top exhaust fans, 1 make up air unit, 2 upblast exhaust fans.



Aviation Maintenance Small Works Projects

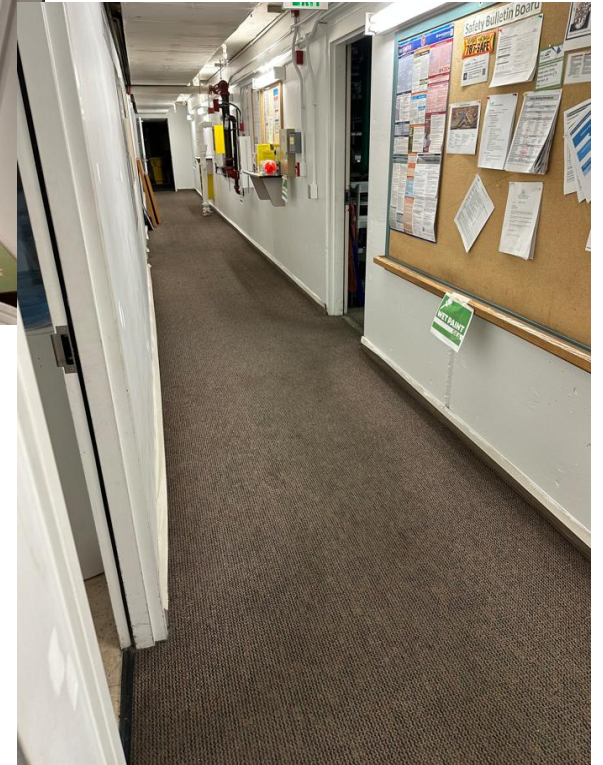
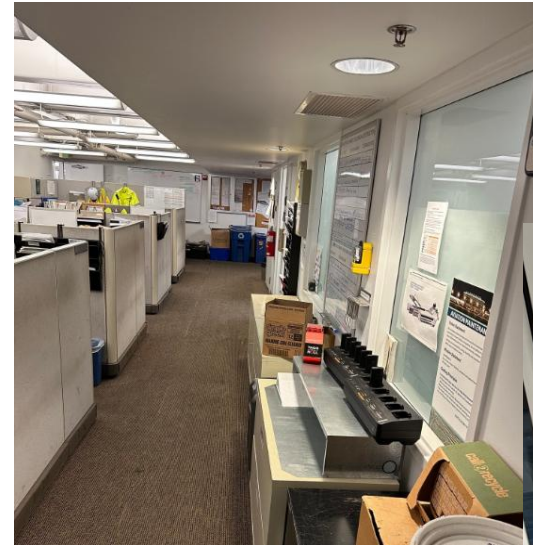
Central Terminal Window Pane Replacement, \$25.5k

Small Works Glass & Glazing Contract - Replace custom glass panel, weighing 410lbs, 30ft up.



Maintenance Shop Carpet Replacement, \$14.5k

Small Works Flooring Contract - Replace worn and threadbare carpet. 1500sq work performed on night shift to limit occupant impacts.



Waterfront Project Management - Facilities

- **Who we are:** Project Managers & Controls Coordinators
- **What we do:** Manage Maritime Division capital improvement and maintenance expense projects between \$20K - \$2M through a combination of in-house crews, consultant services, unit price or lump-sum contracts, direct contracting, and Job Order Contracts.
- **Where we operate:** Waterfront
- **Why:** Fill the gap between routine maintenance and major capital construction projects. Oversee 150-200 active projects per year to assess, repair or improve waterfront infrastructure and facilities.
- **What we procure competitively:**
Unit Price (aka on-call) approx. \$1-2M/year
 1. Small Works Dock and Pile, 1 contract every 12-24 months, \$530K
 2. Small Works Asphalt Paving & Striping, 1 contract every 12-24 months, \$530K
 3. Major Construction Electrical Testing / Medium Voltage, 1 contract every 24 months, \$2M

Which Teams Purchase What

Type of Work Needed	Port Construction Services	Aviation Maintenance	Waterfront Project Mgmt. - Facilities
Asbestos Abatement			
Asphalt paving and road striping			
Casework			
Crane Services			
Dock and piling			
Electrical			
Fence erection			
Fire Protection			
General contractor			
Glass and glazing			
HVAC			
Landscaping			
Mechanical			
Plumbing			
Roofing and Building			
Telecommunications			
Wall/Floor covering			

Job Order Contract

- **Type of Contract:** Indefinite-delivery, indefinite quantity procurement for urgent and smaller renovation, repair, and maintenance projects
- **Where JOC is used:** JOC type projects take place Port-wide, supporting PCS, Aviation Maintenance, Waterfront-Facilities, and more
- **Active JOC Contracts:** Centennial, BnB and GLY
- **Subcontract:** 90% of work on JOC contracts must be subcontracted out. We have several JOC projects happening at once. Each project construction amount ranges from \$50-\$500K.
- **Prime Contractor's WMBE Database:** Highly recommend contacting JOC Prime Contractor to be put on their database. This is a great entry way into work with the Port for those who have not worked with the Port before as the Prime Contractors such as Centennial and GLY will provide support

THANK YOU!

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