



# Port of Seattle – SAME 2024

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Port  
of Seattle

## Economic Impact of the Port of Seattle



Capital Project Plan

**\$5.6 B**  
2024-2028



All Port Activities

**121,200**  
Area Jobs

## Total Economic Activity



SEA Airport  
**\$22.5 B**



Maritime Int'l Trade\*  
**\$16.3 B**



Commercial Fishing  
**\$1.4 B**



Cruise  
**\$900 M**

\* In the NWSA a partnership with the Port of Tacoma



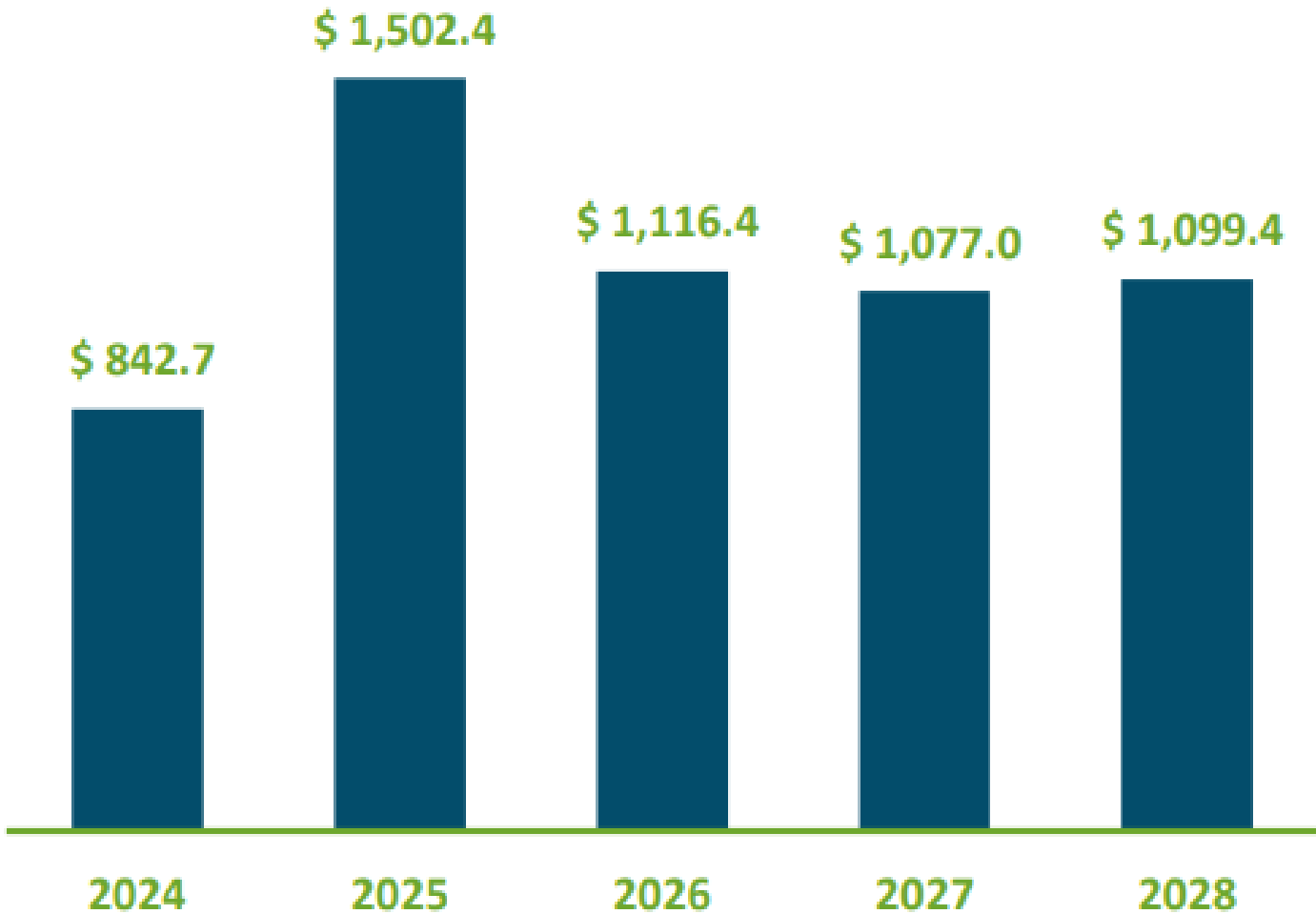
# 2024-2028 CIP Summary

(\$ in 000's)	Notes	2024 Budget	2024-2028 CIP	% of 2024 Total Committed
<b>Committed Capital Projects</b>				
Aviation Division		\$ 795,967	\$ 3,389,990	85.7%
Maritime Division		92,373	227,020	9.9%
Economic Development Division		22,966	94,968	2.5%
Central Services		16,308	35,269	1.8%
Other	1	1,453	29,336	0.2%
<b>Total Committed</b>		<b>\$ 929,067</b>	<b>\$ 3,776,583</b>	<b>100.0%</b>
<b>Business Plan Prospective Projects</b>		<b>\$ 94,642</b>	<b>\$ 1,861,162</b>	
<b>CIP Cashflow Adjustment Reserve</b>		<b>\$ (181,044)</b>	<b>\$ -</b>	
<b>Total CIP</b>		<b>\$ 842,665</b>	<b>\$ 5,637,745</b>	

Notes:

1) Includes the Stormwater Utility and NWSA Joint Venture

Five-Year Capital Spending  
(\$ in millions)



## Project Delivery - Construction:

- Design-Bid-Build
- GC/CM (with SC/CM)
- Heavy Civil GC/CM
- Traditional and Progressive Design-Build
- Building Engineered System
- Tenant Reimbursement Agreement
- Job Order Contracting
- Unit Price Contracts

# Port Priorities

## Diversity in Contracting

- # of women and minority owned firms
- % of dollars paid out to women and minority owned firms
- Primes and subs

- Construction Safety
  - Culture of Care
- Workforce Development
  - Apprenticeship
  - Priority Hire

# Project Delivery - Design

- In-House Design Staff
- Project Specific Design Services
- IDIQ Design Services
- Design-Build

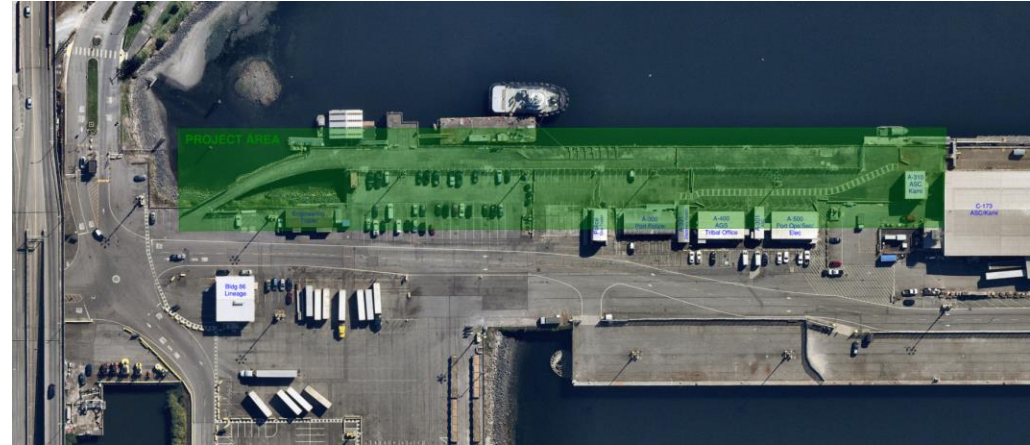
# Project Delivery – CM Services

- Provide CM services Port wide
- FTE Leadership Team
- Blended CM teams of FTEs and Consultants
  - Resident Engineers Construction Managers, Inspectors, Project Assistants
  - Schedulers, Cost Estimators
  - Aviation – nearly 50/50 mix
  - Maritime/Econ Development/NWSA - mostly FTEs
- Project Specific CM Services
- IDIQ CM Services – multiple year/multiple contracts

# Maritime Capital Projects



# Terminal 91 Berth 6 & 8



Anticipated Contract Procurement:

Scope:

Size:

Bids Opened:

Low Bidder/Bid

Construction Start:

Construction Complete:

Designer:

CM Support:

Design-Bid-Build

Bring the berth back into active service by removal of existing dilapidated creosote timber pier and replacing with prestressed concrete pile supported pier.

62,000 SF of pier replaced, plus associated upland improvements  
12/20/2023

Pacific Pile & Marine LLP - \$72,636,235 (Low by \$60,000)

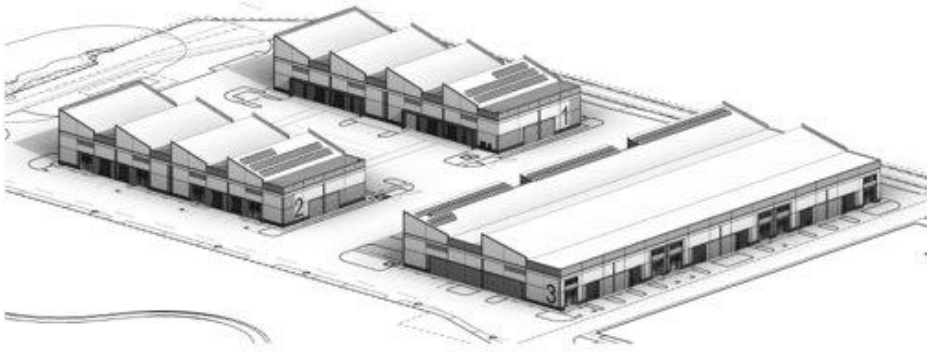
June 2024

October 2025

KPFF

Port of Seattle

# Terminal 91 Uplands - Phase 1



Anticipated Contract Procurement:

Scope:

Total Project Cost:

Size:

Construction Start:

Construction Complete:

Designer:

CM Support:

Design-Bid-Build or DB

120,000 SF of industrial building space with associated utility infrastructure improvements to support the Maritime industry.

\$86M

120,000 SF

Q1 2025

Q1 2026

Mackenzie

Port of Seattle

# Terminal 91 Uplands - Phase 2



Anticipated Contract Procurement:

Scope:

Total Project Cost:

Size:

Construction Start:

Design-Bid-Build

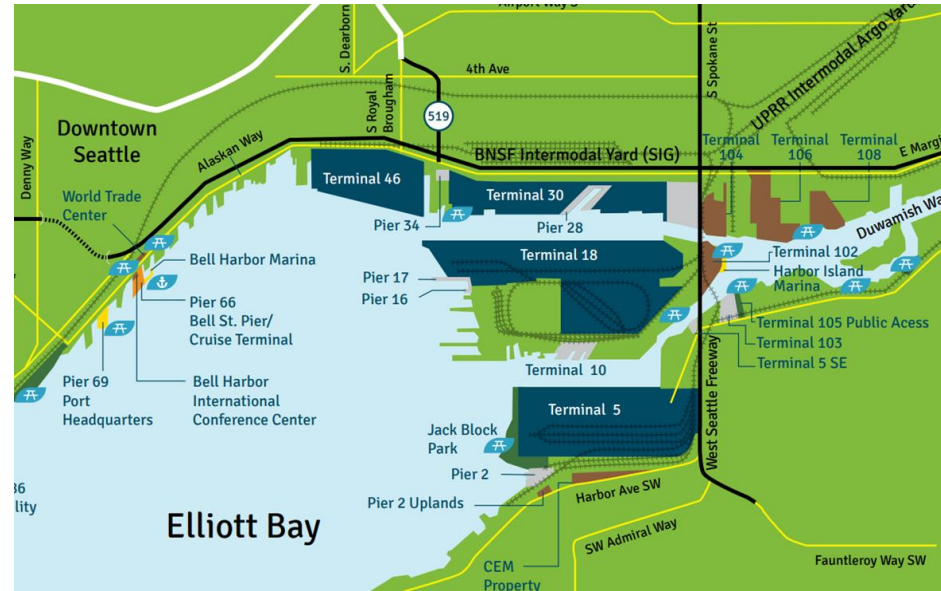
9-acre site with a 15 yr. Major Phased Development Permit in place to build up to 300K SF industrial buildings. Potential for ground lease, build-to-suit, or Port development.

\$200M - \$250M (*Not funded in CIP*)

300,000 SF

No specific project planned at this time.

# Terminal 18 Shore Power



Anticipated Contract Procurement:

Scope:

Total Project Cost:

Size:

Construction Start:

Construction Complete:

Designer:

CM Support:

Design-Bid-Build

Provide shore power to three berths at Terminal 18

\$80M

3 Berths

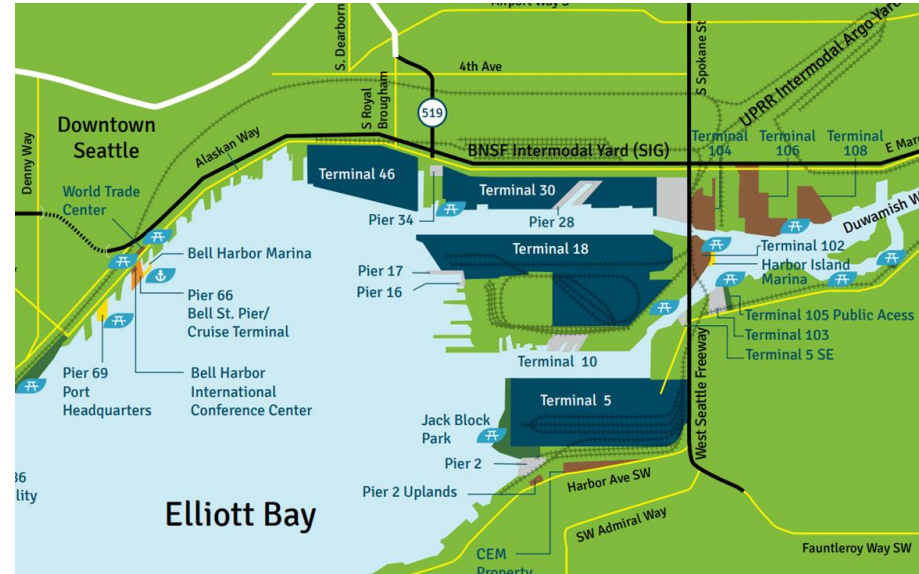
Est. Q3 2025

Est. Q2 2027

KPFF

Port of Seattle

# Terminal 18 Rehabilitation



Anticipated Contract Procurement:

Scope:

Total Project Cost:

Size:

Construction Start:

Construction Complete:

Designer:

CM Support:

Design-Bid-Build

Repair degraded pile caps at Development Unit 7302 at T18  
\$46M

Pile caps repairs from pier to bulkhead

Est. Q2 2025

Est. Q2 2026

KPFF

Port of Seattle

# Maritime Industrial Center Electrical Infrastructure



Anticipated Contract Procurement:

Scope:

Total Project Cost:

Construction Start:

Construction Complete:

Designer:

CM Support:



Design-Bid-Build

Demolition of (5) existing switchboards and associated equipment;  
Demolition of wharf shed; Install new switchboards and associated equipment; Install new conduits and vaults; Potential for some contaminated soil remediation.

\$5M - \$10M

Q4 2024

Q3 2025

KPFF

Port of Seattle

# Fisherman's Terminal NW Dock



Anticipated Contract Procurement:

TBD

Scope:

Demolish existing timber finger piers and replace with new concrete piers with steel structural piles, steel fender system, and upgraded utilities.

Total Project Cost:

\$56M

Size:

24,000 SF

Design Start:

2024

Construction Start:

TBD

# Terminal 91 P90/91 Dock Rehab



Anticipated Contract Procurement:

TBD

Total Project Cost:

\$21M

Scope:

Validate and perform rehabilitation work that was recommended by the Terminal 91: 2017 Routine Condition Assessment (RCA) Report, including pile cap and deck panel refurbishment at Piers 90 & 91.

Design Start:

TBD

Construction Start:

TBD



# Aviation Capital Projects

# Industrial Wastewater Treatment Plant (IWTP) Expansion



Anticipated Contract Procurement:

Scope:

Total Project Cost:

Design Start:

Construction Start:

Construction Complete:

Designer:

CM Support:

Heavy Civil GC/CM

Pre-treatment facility utilizing aerated gravel beds

\$250M+

Q3 2024 Award

Q3 2024 Award (GCCM)

Q4 2028

TBD

Port Staff with consultant support (Project Specific)

# Sound Insulation Apartment Program Construction

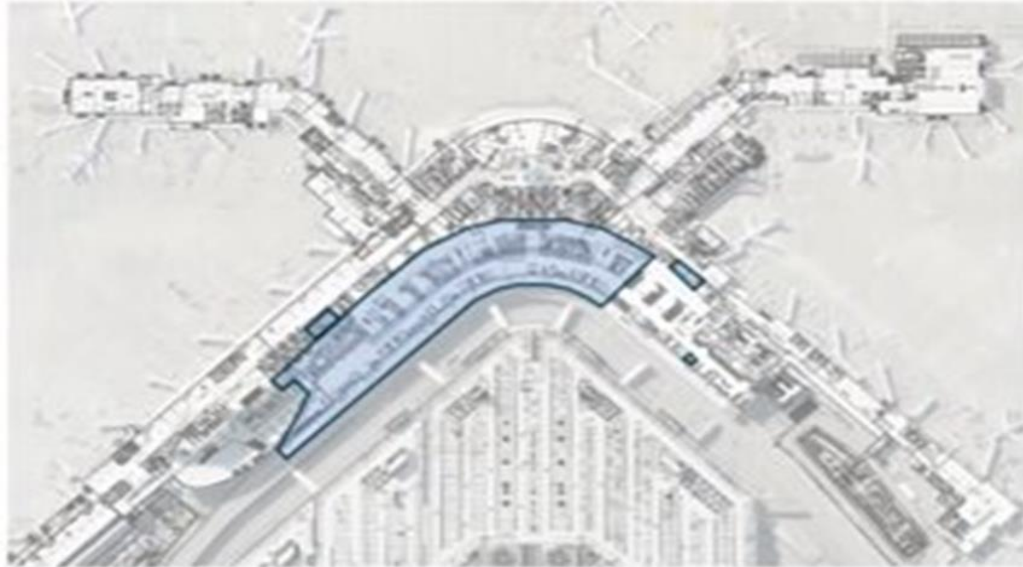


Anticipated Contract Procurement:  
Scope:

Total Project Cost:  
Construction Start Date:  
Substantial Completion Date:  
Designer:  
CM Support:

Design Bid Build  
Installation of sound transmission class rated windows, doors, storm doors, and supplemental ventilation to meet FAA standard of 45 decibels  
\$12M-\$15M  
Q3 2024  
Q1 2026  
C&S  
Port with consultant support (CM IDIQ)

# Main Terminal Improvement Program (MTIP)



Anticipated Contract Procurement:

GCCM

Scope:

Code and infrastructure upgrades in the Main Terminal: Smoke Control, Emergency Power, Sprinkler Systems, Asbestos Abatement, Utility Shafts

Total Project Cost:

\$800M - \$1B

Design Start Date:

Q4 2024

RFP for PM/CM Support Services:

Q4 2024/Q1 2025

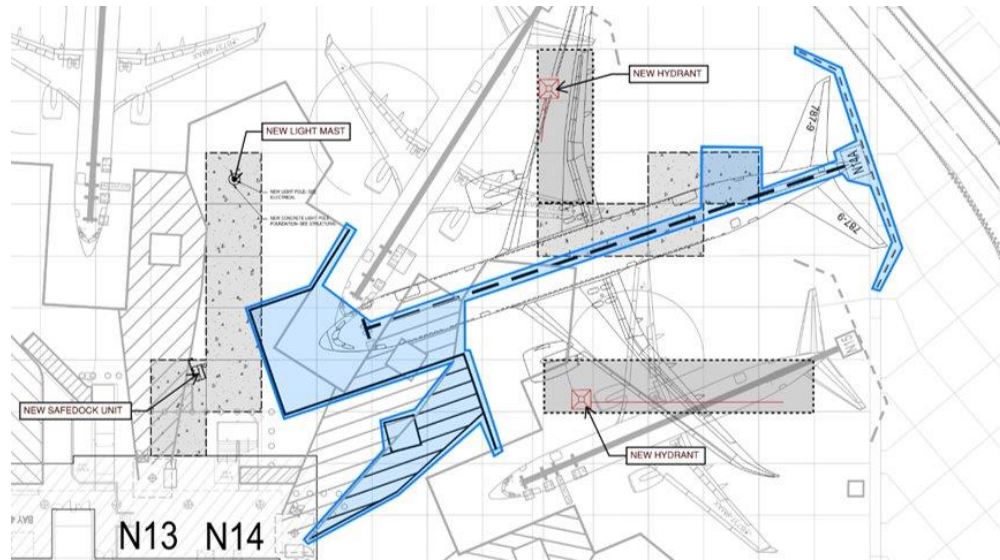
Major Construction Start:

Q4 2028

Substantial Completion Date:

Q4 2033

# 2024 Airfield Contract 2



Anticipated Contract Procurement:

Scope:

Total Project Cost:

Construction Start:

Construction Complete:

Designer:

CM Support:

Competitive bid

Creating Widebody capability at gates N14/N15, Replacing distressed Airfield Pavement and installing an Oil Water Separator.

\$18M

Q3 2024

Q1 2025

AECOM/Internal Design Staff

Port staff and Consultant (CM IDIQ)

# 2024 Airfield Contract 3



Anticipated Contract Procurement:

Scope:

Total Project Cost:

Construction Start:

Construction Complete:

Designer:

CM Support:



Competitive Bid

Modifications to vehicle gates and perimeter fencing to enhance security. Installation of access control.

\$4.5M

Q3 2024

Q4 2024

HNTB/Internal Design Staff

Port staff and Consultant (CM IDIQ)

# 2024 Airfield Contract 4



Anticipated Contract Procurement:

Scope:

Total Project Cost:

Construction Start:

Construction Complete:

Designer:

CM Support:

Traditional Competitive Bid

Snow Storage Phase 2 construction and development of Wetland Mitigation on Port property.

\$16M

Q3 2024

Q2 2025

Jacobs and Anchor

Port staff and Consultant (CM IDIQ)

# Concourse A Duty Free



Anticipated Contract Procurement:

Scope:

Total Project Cost:

Size:

Construction Start:

Construction Complete:

Designer:

CM Support:

Tenant Reimbursement Agreement (Duty Free Vendor)

Developing added space for Duty Free Retail operations and storage on Concourse A.

\$45.9M

11,000 SF

Q3 2025

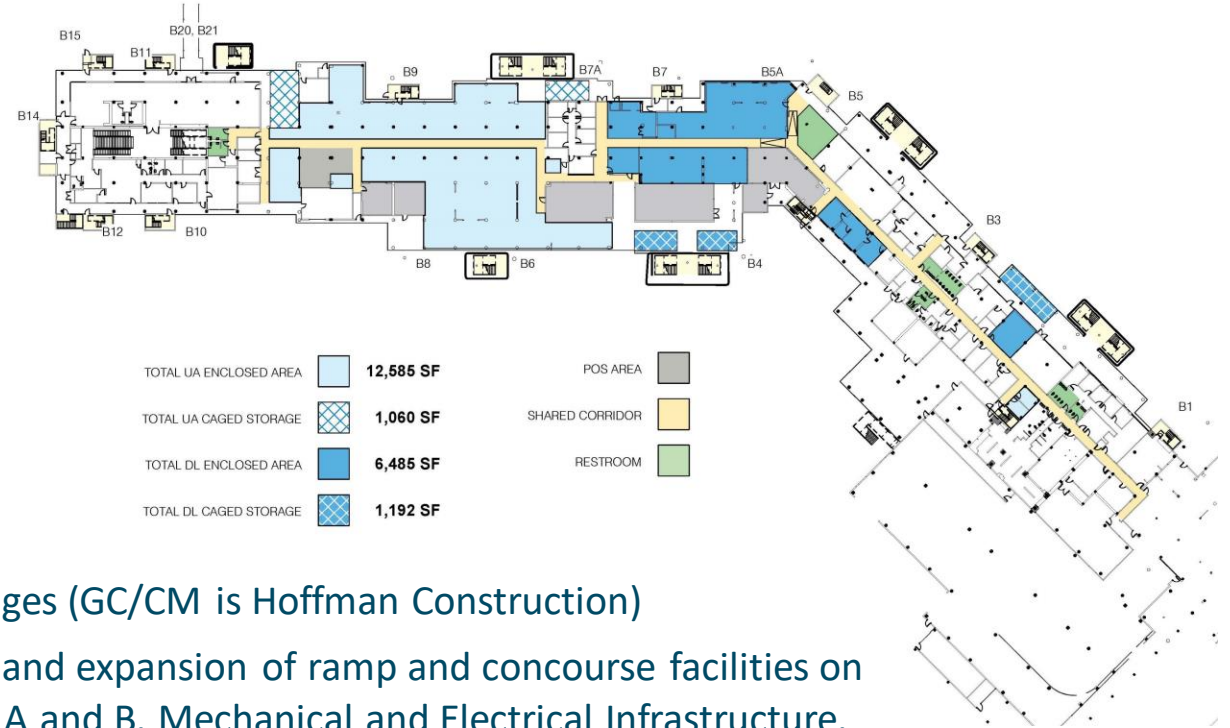
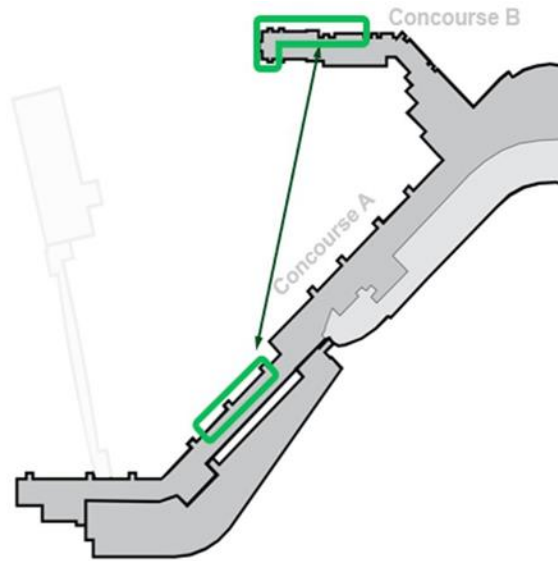
Q1 2027

TBD

Port staff and Consultant (CM IDIQ).



# Post IAF Airline Realignment Trade Packages



Anticipated Contract Procurement:

Scope:

Total Project Cost:

Size:

Construction Start:

Construction Complete:

Designer:

CM Support:

Trade Packages (GC/CM is Hoffman Construction)

Renovation and expansion of ramp and concourse facilities on Concourses A and B. Mechanical and Electrical Infrastructure.

Range \$102M – \$140M

Approximately 50,000 SF

Q1 2024

Q3 2026

OAC Services, Inc. and Hennebery Eddy Architects

Port Staff with Consultant support (HNTB)..

# South Concourse Evolution



Contract Type:

Scope:

Total Project Cost:

Designer

CM Support RFP:

Construction Start:

Construction Complete:

GC/CM

Renovate and modernize the South Satellite with systematic improvements that address its' structure, systems, architecture, retail and dining opportunities, and passenger amenities.

\$1.4-\$1.7B

AECOM

Q3 2024

Q4 2025

Q1 2030

# Concourse HVAC Improvements & Renovation Program



Project Development Document RFP:

Scope:

Construction Contract Type:

Total Project Cost:

PDD/Design Start:

Construction Start:

Construction Complete:

CM Support (Project Specific)

Q2/Q3 2023

Renew and replace HVAC in Concourses B/C/D

GC/CM

\$250M+

Q2 2024 (Firm Selected)

2027

2033

TBD

# Questions?

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