



Port of Seattle SAME Annual Update

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Port 
of Seattle

Today's Topics

- **Port of Seattle Background**
- **Contract Types**
- **Upcoming Opportunities**
- **August 2024 Cyber-attack**
- **Questions?**

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



Port CIP Priorities

- **Diversity in Contracting**
 - Increasing # of women and minority owned firms
 - Increasing % of dollars paid out to women and minority owned firms both primes and subs
- **Construction Safety**
 - Culture of Care
- **Workforce Development**
 - Apprenticeship
 - Priority Hire

Port of Seattle 5-Year CIP Spending



Professional Service Contracts

Qualification Based Selections

Project Specific Contracts

- Used on larger projects
- Scope is limited to one project or program
- Contract Capacity can be increased
- Contract Duration can be increased

Indefinite Delivery Indefinite Quantity

- Used on “smaller” projects
- Scope is not limited to one project or program
- Contract Capacity can not be increased
- Contract Duration is limited to the ordering period (typically 3-5 years)

Construction Contracts

Design-Bid-Build (Low Bid)

- **GC/CM**
 - **With SC/CM**
- **Heavy Civil GC/CM**
- **Traditional and Progressive Design-Build**
- **Building Engineered System**
- **Tenant Reimbursement Agreement**
- **Job Order Contracting (JOC)**
- **Unit Price Contract**

2025 Maritime Major Capital Projects

Terminal 91 Berths 6 & 8 Redevelopment

Terminal 91 Uplands Development***

Terminal 91/Pier 66 Cruise Shore Power Extension***

Pier 90/91 Dock Rehabilitation

Fisherman's Terminal Northwest Dock Improvements

Fisherman's Terminal Maritime Innovation Center****

Pier 69 Concrete Dock Rehabilitation

***** Progressive Design Build **** Living Building**

2025 Aviation Major Capital Projects

SEA Main Terminal Improvement Program*

SEA South Concourse Evolution*

Industrial Waste Treatment Plant*

Concourse HVAC Improvement, Renovation & Replacement*

Food Kiosks*

SEA Baggage Optimization Phase 3

SEA Gateway (North Main Terminal)

SEA Concourse C Expansion

Airfield Pavement Replacement

SEA Main Terminal Improvement Program*

Project Status: Scope Development In Progress – Complete Q4 2025

Design Contract: Project Specific

- **Designer: TBD – Advertise Q1 2026**

Construction Contract Type: GC/CM

- **Contactor: TBD – Advertise Q2 2026**

Construction Schedule: Q1 2029 to Q2 2038

Construction Management Services - Advertise Q1 2026

- **Two Project Specific Awards - \$30M-\$40M Each**

Project Management Services – Advertise Q1 2026

Special Inspection and Testing – Advertise Q2 2028

- **Award Amount: TBD**

SEA South Concourse Evolution*

Project Status: 30% Design in Review

Construction Contract: GC/CM - HenselPhelps

Design Contract: Project Specific - AECOM

Construction Schedule: Q3 2026 to Q2 2038

Construction Management Services - Advertise January 31, 2025

- **Two Project Specific Awards - \$32M Each**

Project Management Services: Project Specific - Jacobs

Special Inspection and Testing – Advertise Q4 2025

- **Award Amount: TBD**

Industrial Waste Treatment Plant*

Project Status: 30% Design Completed

Design Contract: Project Specific - WSP

Construction Contract: GC/CM - Hoffman selected

Construction Schedule: Q2 2026 to Q2 2028

Construction Management Services - Advertise January 2025

- **Award Amount: \$3M-\$5M**

Project Management: In-House/IDIQ

Special Inspection and Testing – Advertise Q4 2025

Concourse HVAC Improvement, Renovation & Replacement* (CHIRRP)

Project Status: Scope Development In Progress (15% Design)

Design Contract: Project Specific – Miller Hall

Construction Contract: GC/CM - Advertise Q3 2026

Construction Schedule: Q1 2028 to Q2 2034

Construction Management Services: Project Specific - Advertise Q4 2026

Project Management Services - TBD

Special Inspection and Testing – Advertise Q3 2027

Food Kiosks (\$4M): Progressive DB

Project Status: RFP Advertise Feb/March

Project Type: PDB (Advertise late Feb/early March)

Design/Construction Schedule:

- **GML Kiosk Open by June 1, 2026**
- **NSat Kiosk Open by August 1, 2026**

Construction Management Services – IDIQ

Special Inspection and Testing – IDIQ

Indefinite Delivery Indefinite Quantity Contract Opportunities

Construction Management Renewed in 2024

- **Next RFP - 2027**

Aviation Project Management (Design)

- **MEP IDIQ for Infrastructure - \$16M Total Capacity**
 - Advertise 2/11/25; Pre-Proposal Mtg 2/19/25; Proposals Due 3/12/25
 - Up to 4 Awards (3 x \$5m, 1 X \$1m)
- **Arch IDIQ – \$10M Total Capacity**
 - Advertise by end of January
 - Two Contracts \$5M Each

Waterfront Project Management

- **Roofing Design- RFP Q2/Q3**
- **Geotechnical – Under Discussion**

Where To Find Out More

www.portseattle.org

Navigate the Port



[Check Flight Status](#)



[Park at SEA](#)



[Find Commercial Moorage](#)



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QUESTIONS



Port of Seattle
Cyber Attack
A Large Dose of Reality

What Happened?

August 23rd/34th Port systems were hit by a ransomware attack.

Criminals wanted \$6M in Bitcoin

Port did not pay

Recovery started and is still underway

Port Wide Impacts

OVER 140 systems
used through out
the Port were
shutdown

No MS Office 365
(includes email!)

Payroll – How do you
pay staff with no
Payroll system

Time Keeping

Accounts
Payable

No Internet

No Web Site

- No Internal or
External web site

Construction Management Impacts



Weekly Meetings unavailable early



Document Management System - Still down

Work Arounds for:

- RFI's, Submittals, Meeting Minutes, etc.



Change Order Management System – Still down



Monthly Payments – Alternate system in place

Week One: 5 payments made – normally 500-700 each week



Electronic Payroll Data – Still down



Internal Reporting Systems – Still down

Recommendations

HAVE A PLAN!

- Inside or Outside the firewall
 - Outside or Cloud based data and back ups when possible
- Alternate email accounts (Gmail)
- Accounts Payable System
 - Vendor Payments & Payroll
- Document Management
- Communication
 - Alternate to MS Teams
 - Hard copies of phone lists/Keep phone contacts up to date on your phone

Wrong Tool for the Right Job? Maybe!

FreeConference Call.com

Mural.com

- Project information and phone numbers

BlueBeam

- RFI review
- Submittals
- Change Orders

Consultant/Contractor hosted temporary systems

Drop Box – File Sharing

SharePoint – File Sharing

Office 365 Backup Options

- Word Templates – Keep on a back up system
- Spreadsheets – Trend/CO tracking/Logs

Cor360 (Or alternate payment systems)

- Contractor/Consultant Payments and Prioritizing
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Some Unexpected Challenges

Time Keeping

- Spreadsheet –
 - CM had 1300 to 1600 lines of time entry per pay period

Hiring

- Access to HR Hiring system
- New/Existing Requests

Badging for new/expiring employees

Personal Data and how to respond staff

Other Unexpected Challenges

Computers become bricks

Printing is unavailable

Cell Phones

- Download contacts
- Hard copies of phone numbers (print it)

Spare Laptops

iPads – not directly connected

QUESTIONS

