

PORT OF SEATTLE
MEMORANDUM

COMMISSION AGENDA
STAFF BRIEFING

Item No. 7b
Date of Meeting July 9, 2013

DATE: June 27, 2013
TO: Tay Yoshitani, Chief Executive Officer
FROM: Ralph Graves, Managing Director, Capital Development Division
SUBJECT: Alternative Public Works Contracting

SYNOPSIS

The purpose of this briefing is to review the different types of public works contracts available to the Port under Washington State law, to summarize recent Port experience with alternative public works contracting and to discuss intent to employ alternative methods for future projects.

BACKGROUND

In addition to the traditional contract method of Design-Bid-Build, RCW 39.10 provides for employing General Contractor/Construction Manager (GC/CM), Design Build (D/B) and Job Order Contracting (JOC). Each method has its advantages and risks. Since 2005, the Port has employed alternative methods on four major projects: Shilshole Marina Upgrade (GC/CM), STIA C-1 Baggage Facility (GC/CM), Rental Car Facility (GC/CM) and the Terminal Escalator Modernization (D/B).

RCW 39.10 was renewed by the State Legislature during the 2013 session. The revised statute includes provision for a Design/Build selection to be based on “cost or price-related factors” rather than requiring a full “proposal price.” Staff intends to recommend this method, sometimes referred to as “progressive design/build,” for construction of the new International Arrivals Facility at Sea-Tac International Airport.

ATTACHMENTS TO THIS BRIEFING

- PowerPoint presentation.
- Diagrams of Alternative Contracting Methods.

PREVIOUS COMMISSION ACTIONS OR BRIEFINGS

- None.