

Design Build Application:

1. There appears to be a number of missing staff members and with your Executive Director vacating post, what personnel will be dedicated to projects if you are successful securing Design Build Certification?

We have an established management structure and the key leaders with their names are shown in the Management Plan (Exhibit C). The roles shown with the “TBD” designation are assigned on a project by project basis. Our Project Delivery Review Process (Exhibit A) is utilized for each specific project to determine resource needs, staff assignments and whether additional outside consultant support is needed. For example, on the upcoming International Arrivals Facility project, we assigned key roles for our Port staff and then issued Request for Proposals to procure AECOM to provide Program Management and Project Controls assistance to our in-house project staff. A separate consultant is being hired to provide support during the procurement process.

2. Will you be considering hiring a construction management consultant?

We evaluate resource needs on an overall workload as well as on a project by project basis. For example, on the upcoming International Arrivals Facility project, we are in the process of defining the level of support needed to assist in-house staff in our construction management functions. For the recently completed Terminal Escalator Modernization project, we hired an outside consultant to provide Design-Build expertise as needed post contract execution.

3. Section 2 of the Application requests written guidelines or criteria that are used to determine the appropriateness of an alternative contracting methodology. References are made to cost, objectives, schedule and risk, but the decision making criteria are not provided. Please provide the requested guidelines or criteria.

Attached are the following documents that show the guidelines, templates and a sample evaluation matrix:

- Acquisition Planning Guidelines
- CPO-8 referenced in guidelines
- Acquisition Plan template
- an example evaluation matrix utilized for the upcoming International Arrivals Facility project

GC/CM Application:

1. What projects are identified for the future that meets the GCCM requirements?

While we don't have any specific projects identified at this time, there are a number of projects within our 5-year capital plan and some may be appropriate for GCCM.

2. Has project management team participated in GCCM training?

Port of Seattle Owner Certification – Answers to PRC Questions

A significant number of our staff (in project management, construction management and central procurement office) has attended GC/CM and RCW 39.10 Reauthorization training. In addition, Bob Maruska, Nora Huey and Janice Zahn have participated in the development of the 2007 RCW 39.10 reauthorization training and Bob Maruska participated in the development of the recent 2013 reauthorization training.

3. Section 2 of the Application requests written guidelines or criteria that are used to determine the appropriateness of an alternative contracting methodology. References are made to cost, objectives, schedule and risk, but the decision making criteria are not provided. Please provide the requested guidelines or criteria.

We will utilize a similar evaluation matrix to the one developed for the upcoming International Arrivals Facility project for GC/CM. See attached guidelines that are used for our acquisition planning process.