



Contracting with the City of Seattle



City of Seattle

City of Seattle Social Responsibility in Contracting

The City is committed to socially-responsible procurement and promoting social equity through our contracts.

We work to ensure open and fair procurements, competitive and fair pricing, environmentally-sustainable solutions, best labor practices, access to equal benefits and utilization of women- and minority-owned businesses, when applicable, in City bid decisions and contracts.

City Budget Office
Community Response and Engagement (CARE)
Construction and Inspections
Department of Human Resources
Department of Neighborhoods
Education and Early Learning
Ethics and Elections Commission
Information Technology
Finance and Administrative Services
Human Service Department
Law Department
Legislative Department
Office of Arts and Culture
Office of Economic Development
Office of Hearing Examiner
Office of Housing
Office of Immigrant and Refugee Affairs
Office of Intergovernmental Relations
Office of Labor Standards
Office of Planning and Community Development
Office of Sustainability and Environment
Seattle Center
Seattle Civil Service Commission
Seattle City Light
Seattle Department of Transportation
Seattle Fire Department
Seattle Employee Retirement
Seattle Municipal Court
Seattle Office of Civil Rights
Seattle Parks and Recreation
Seattle Police Department
Seattle Police Pension Fund
Seattle Public Library
Seattle Public Utilities



Areas of Work

**Products /
Routine
Services**

**Professional
Services
/ Consultants**

Construction



What the City buy?

Purchases of Products And Routine Services

- Police vehicles/cars
- Safety supplies
- Office supplies and furniture.
- Chemicals (swimming pools, landscape)
- Disposal and recycling of waste.
- Communication hardware and technology.
- Software
- Fire and police team.
- Cleaning supplies and services
- Fuel, roads and traffic materials

----- Blanket contracts -----

- Landscaping
- Cleaning Services



Consultants



Consultants

Professional service(s)

Architect, Accountant, Engineer,
Surveyor, planner, investment advisor,

- ✓ Engineering
- ✓ Architectural Work
- ✓ Experience in information technology
- ✓ Business support and management.
- ✓ Communications
- ✓ Modeling and financial support
- ✓ Analysis, auditing, insurance.
- ✓ Service experts.



City of Seattle

Construction

Areas of Work

cement, concrete, asphalt, transport services, painting, excavation, pavement, roads and ramps, signage, trees, poles, etc.



Job Order Contracting (JOC) is an alternative public works contracting method where 90% of the work is subcontracted under a selected JOC contractor. JOC is the City of Seattle's best option to bring new WMBE firms to work on construction projects. The City's utilization of WMBE firms on JOC contracts has consistently been above 60% for the past 10 years—the highest of any public agency in the state!



WMBE

OpenGov

OMWBE

WMBE Program:

- State certified or self-identified
 - [City's Procurement Portal.](#)
 - [Washington State Office of Minority and Women Business Enterprises \(OMWBE\).](#)
- At least 51% woman or minority owned



City of Seattle

WMBE Advisors and Technical Assistance




Seattle
Finance &
Administrative Services



**Are you looking to do business with
The City of Seattle?**
We can Help!



Business Loans Opportunities Coaching & Consulting

CONTRACTING WITH THE CITY OF SEATTLE

A City contract can lead to steady revenue and new relationships. Learn how to navigate the contracting process, get certified, find opportunities, and prepare your business to compete.

GET STARTED

DEPARTMENT	ADVISOR NAME	CONTACT NUMBER	EMAIL
City Budget Office	Shino Fibbs	206-684-8155	shino.fibbs@seattle.gov
Community Response and Engagement (CARE)	Nathan Hatia	206-256-6429	nathan.hatia@seattle.gov
Construction and Inspections	Denise Campbell	206-386-4035	denise.campbell@seattle.gov
Department of Human Resources	Eric McCroskey	206-450-0095	eric.mccroskey@seattle.gov
Department of Neighborhoods	Jenn Brandon	206-684-4959	jenn.brandon@seattle.gov
Education and Early Learning	Flora Wang	206-615-1437	flora.wang@seattle.gov
Ethics and Elections Commission	Wayne Barnett	206-684-8577	wayne.barnett@seattle.gov
Information Technology	Jeremy Doane	206-684-5962	jeremy.doane@seattle.gov
Finance and Administrative Services	Miguel Beltran	206-684-4525	miguel.beltran@seattle.gov
Human Service Department	Tracy Chae	206-233-7877	tracy.chae@seattle.gov
Law Department	Michael Katz	206-684-7795	michael.katz@seattle.gov
Legislative Department	Justin Roberge	206-386-1381	justin.roberge@seattle.gov
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Office of Economic Development	Tanary Gomez	206-472-3332	tanary.gomez@seattle.gov
Office of Hearing Examiner	TBD	TBD	TBD
Office of Housing	Dori Cho	206-615-1102	dori.cho@seattle.gov
Office of Immigrant and Refugee Affairs	Rodha Sheikh	206-733-9116	rodha.sheikh@seattle.gov
Office of Intergovernmental Relations	Tony Vo	206-684-4958	tony.vo@seattle.gov
Office of Labor Standards	Lacey Collins	206-256-5559	lacey.collins@seattle.gov
Office of Planning and Community Development	Melissa Wilke	206-615-0778	melissa.wilke@seattle.gov
Office of Sustainability and Environment	Megan Doiron	206-256-5421	megan.doiron@seattle.gov
Seattle Center	Christian Mower	206-719-3706	christian.mower@seattle.gov
Seattle Civil Service Commission	Sarah Butler	206-586-1991	sarah.butler@seattle.gov
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Seattle Fire Department	Sheila M Kelly	206-386-1461	sheila.m.kelly@seattle.gov
Seattle Employee Retirement	Mark Schimzize	206-386-1506	mark.schimzize@seattle.gov
Seattle Municipal Court	Kallani DeVille Joel Tyler		kallani.devill@seattle.gov joel.tyler@seattle.gov
Seattle Office of Civil Rights	Latrice Ybarra	206-684-4500	latrice.ybarra@seattle.gov
Seattle Parks and Recreation	Natonia Tayag	206-586-7278	natonia.tayag@seattle.gov
Seattle Police Department	Valarie Anderson	206-733-9315	valarie.anderson@seattle.gov
Seattle Police Pension Fund	Stephanie Coleman	206-386-1289	stephanie.coleman@seattle.gov
Seattle Public Library	Shawne Anderson-Brooks	206-684-7917	shawne.anderson@spl.org
Seattle Public Utilities	Christina Guros	206-684-8474	christina.guros@seattle.gov



City of Seattle

Upcoming Opportunities

Broad Street Substation Switchgear Replacement Project (DB)
Loyal Heights Community Center Project (GCCM)



City of Seattle



REGIONAL CONTRACTING FORUM WESTERN RCF

SEATTLE CITY LIGHT BROAD STREET SUBSTATION SWITCHGEAR REPLACEMENT PROJECT

WEDNESDAY, OCTOBER 7, 2026

A photograph showing three construction workers in silhouette, wearing hard hats and safety vests, standing on a construction site. They are looking towards a large electrical transmission tower against a dramatic sunset sky with orange and yellow clouds. The scene is backlit by the low sun, creating a strong silhouette effect.

AGENDA

- MEC Company Overview
- Broad Street Project Overview
 - Project Scope and Delivery Plan
- Potential Subcontractor/Supplier Work Packages
- Working with MEC



Mass. Electric Construction Co. is subsidiary of Kiewit.



**NEARLY 100 YEARS
of construction excellence**

- Founded in 1928
- An industry leader, serving the Power Delivery, Industrial, and Transportation markets
- 1,400 employees (including 650 IBEW craft dedicated to electrical work)
- Expertise in substation project execution including access and civil work, foundation installation, structure erection, and major equipment installation



BROAD STREET SUBSTATION SWITCHGEAR REPLACEMENT PROJECT OVERVIEW

SUBCONTRACTOR / SUPPLIER OUTREACH

BROAD STREET SUBSTATION SWITCHGEAR REPLACEMENT PROJECT OVERVIEW

Owner / Client	Seattle City Light
Location	Broad Street Substation, Seattle, WA
Delivery Method	Design-Build
Equipment	26-kV metal-clad switchgear
Project Scope	Replace existing 26-kV breakers and three bus sections
Work Approach	Phased delivery while coordinating with substation operations
Planned Delivery	2027–2030
Installation	Supply, install, and test new switchgear
Business Inclusion	WMBE inclusion plan required by contract terms

BROAD STREET SUBSTATION SWITCHGEAR REPLACEMENT PROJECT GOALS



Optimized **scheduling** and sequencing to minimize outages



Ongoing **Project collaboration** to manage and mitigate risk



Use active quality management to identify issues before they affect schedule or cost



A **safe** work site allowing for 24/7 operation, optimized equipment layout, and safe access for maintenance



Minimize impacts to the **cultural and historic resources** within the property



Minimize impacts to **environmental resources**

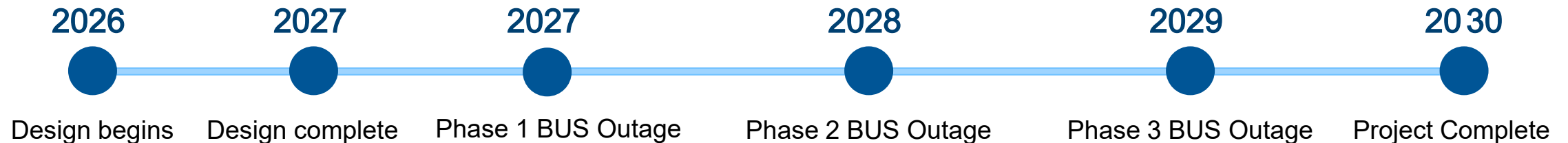


Expand opportunities for underutilized businesses

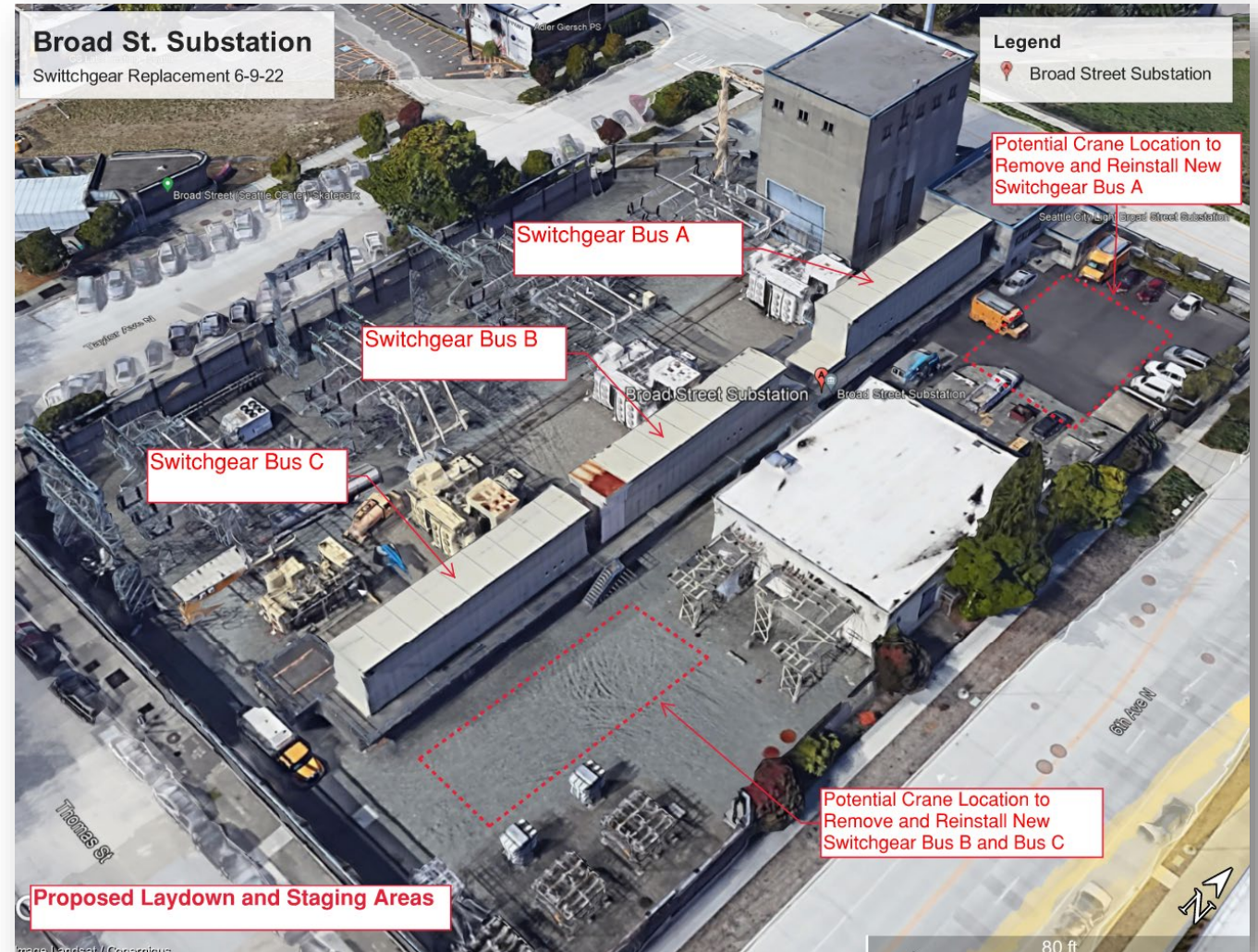
BROAD STREET SUBSTATION SWITCHGEAR REPLACEMENT

SCOPE OVERVIEW

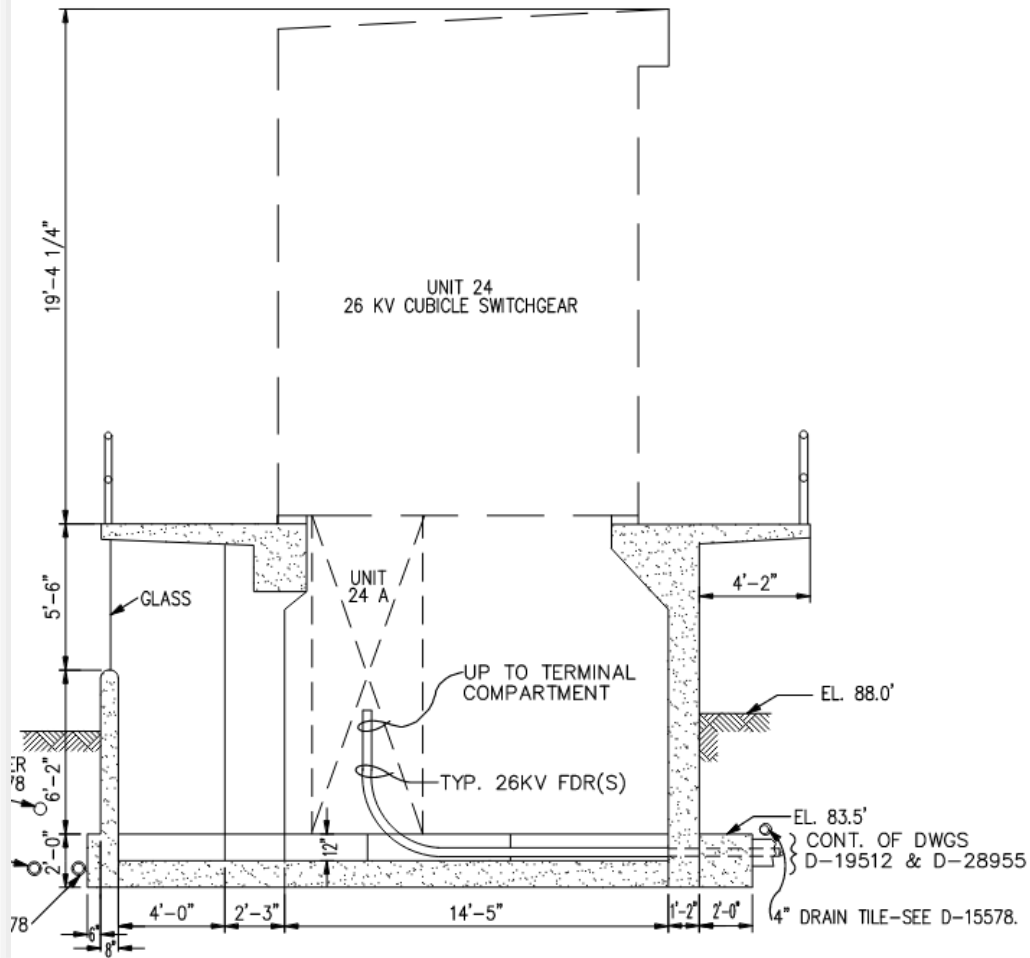
The project replaces Seattle City Light's existing 26-kV metal-clad switchgear. Work includes removing the existing circuit breakers and three bus sections, supplying new switchgear, and installing and testing the equipment. Delivery is planned in phases from 2027 through 2030.



BROAD STREET SUBSTATION SWITCHGEAR REPLACEMENT PROJECT SCOPE DETAILS



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BROAD STREET SUBSTATION SWITCHGEAR REPLACEMENT PROJECT POTENTIAL BID OPPORTUNITIES

SUBCONTRACTOR / SUPPLIER OUTREACH

POTENTIAL BROAD STREET WORK PACKAGES

The work packages below are shown for discussion.

Executed scope packages:

- Design
- Structural Design
- Geotechnical
- Site Survey
- Demolition
- Environmental subcontractor and testing
- Systems Integration
- Engineered Material
- Crane and Rigging

Opportunity scope packages:

- Electrical material supply
- Electrical labor
- Maintenance of traffic (MOT)
- NETA testing and inspection services
- Structural Upgrade Work



WORKING WITH MEC

SUBCONTRACTOR / SUPPLIER OUTREACH

WHAT DOES IT TAKE TO WORK WITH US?



MEC evaluates firms against the requirements of each solicitation. Criteria may include:

- Relevant experience
- Capacity to complete the work on schedule
- Qualified personnel, materials, tools, and equipment
- Required licenses and certifications
- Safety record
- City of Seattle business inclusion requirements
- Ability to meet the project schedule
- Bid price and schedule of values

Other Possible Considerations:

- ✓ Proven quality record
- ✓ Certifications/Licenses
- ✓ Insurance and bonding capability
- ✓ On-time performance
- ✓ Years in business
- ✓ Reputation
- ✓ Past performance with MEC/Owner Agency
- ✓ Value-added products and services

SAFETY REQUIREMENTS

Safety is a shared responsibility on every project. MEC's safety practices include:

- Craft and staff collaboration on safety
- Site-specific orientations and training
- Hazard analysis before work begins and shift-start safety meetings
- Project inspections to identify improvements and share good practices



GET CONNECTED. STAY CONNECTED.



adelia@masselec.com

Express interest in Broad Street scope packages



THANK YOU FOR JOINING US!

SUBCONTRACTOR / SUPPLIER OUTREACH



OCTOBER 07, 2026



Loyal Heights Community Center

GCCM

Agenda

- ▶ Project Overview
 - Team
 - Sustainability (LEED Gold)
 - CWA Requirements
 - Small / Diverse Trade Partner Goals
- ▶ Contracting Opportunities
- ▶ Timeline and Next Steps
- ▶ Other Upcoming GLY Opportunities
- ▶ Q&A
- ▶ Networking



Who we Are



Brad Jannusch
Project Manager



Trevor Tomich
Superintendent



Sean Royal
Project Engineer



Andrew Ellis
Assistant Project Manager



Michelle Connor
Business Equity Specialist



Laura Soma
Sustainability Manager

WHO IS GLY?

Established in 1967, we are Local, Washington based Contractor dedicated to the PNW and the communities we build in.

No project too big or too small

DIVERSE PORTFOLIO

Education

Community

Healthcare

Life Science

Mixed-Use

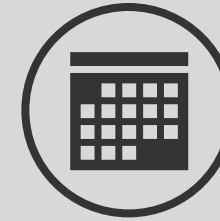
Residential + Senior Living

Project Overview



Project Team

- Owner: Seattle City Parks Department
- Owner's Representative: SOJ
- Architect: EHDD
- Civil Engineer: MayFly Engineering + Design, PLLC
- Landscape Architect: Walker | Macy
- Structural Engineer: Integrated Design Engineers
- Mechanical/Plumbing/ Electrical Engineer: PAE



Estimated Timeline

- Bid Opportunities Advertised: May 2027 – DJC, Building Connected, OMWBE, and Apex Accelerators
- Pre-Bid Site Walks: May 2027
- Public Opening: June 2027
- Send Letters of Intent: June 2027
- Construction Start: July 2027

Project Overview

Loyal Heights Community Center was identified in the 2016 Community Center Strategic plan as a major maintenance project focused on extending the life of the facility and increasing programming potential. In 2020, **Seattle Parks and Recreation** conducted a feasibility study that determined the structural, electrical, operational, and programmatic needs of the community center. Based on the study, the funding for the renovation work was approved within the current Park District funding cycle.

The renovation project will upgrade aging building structures, convert building mechanical systems from fossil fuels to electric, improve accessibility, and renovate several interior programming spaces to ensure that the center can continue serving the Loyal Heights community for decades to come.



Project Overview

A Community Cornerstone

Accessibility Improvements
Inside and Out

Create and Enhance Flexible
Multi-Purpose Spaces to
Support Programming +
Increase Belonging

Increase Daylighting, Views, +
Transparency

Update Interiors to Improve
Lines of Sight and Increase
Comfort + Operations

Improve Resiliency + Reduce
Energy Usage

Everything Does More Than One Thing

Design + Stabilization choices are considered carefully for the most impact. Each choice ideally achieving at least two design goals

Durability, Safety, and Maintenance

Design + Stabilization choices are made with long view in mind, anticipating current and future needs.

Design for Belonging + Wellness

Careful attention to material choices, natural lighting and views, and design that supports diverse user groups.

Contracting Opportunities

Demo + Abatement

Cast in Place Concrete *

Masonry

Steel

Rough Carpentry *

**Finish Carpentry + Architectural
Casework**

Roofing + Flashing

Doors, Frames, + Hardware *

Glazing + Storefront

Framing + Drywall

Polished/Sealed Concrete Flooring

Tiling + Flooring

Acoustical Ceiling

Painting + Coating

Signage

Toilet Partitions + Accessories

Roller Shades

Fire Suppression

Plumbing

HVAC

Electrical

Site Work & Utilities

Site Concrete

Asphalt Paving

Fencing

Landscaping

***GLY Plans to Bid – Verify Packages**

LEED Gold Certification

STRUCTURE OF THE LEED STANDARD



Integrated process



Location and transport



Sustainable site



Efficient water consumption



Energy efficiency and atmosphere



Materials and resources



Indoor environment quality



Design innovations

The Process:

Communication

Material Selection

Documentation:

- EPD's – a material's carbon footprint
- Low VOC – low off-gassing materials
- Recycled Content
- Manufacturer's Take Back Programs
- Organic Content

GLY will work with you to help set the project up for successful LEED Certification.

GLY Sustainability

Business As Usual at GLY

GLY has sustainability processes for all projects, regardless of certification requirements.

Anti-idling policy, to protect our field crews from unnecessary diesel fumes.

Recycle and separate waste materials as much as possible to reduce the amount going to the landfills.

Good indoor air quality procedures to help reduce the dust and fumes, for a healthier workplace.

If you have any questions or want to know more about Sustainability on this project reach out to:

Laura Soma, GLY Sustainability Manager

Laura.Soma@gly.com



City of Seattle CWA

No Disruptions: Unions/Contractors agree to no strikes, lockouts, slowdowns, or picketing—work continues uninterrupted via binding grievance/arbitration.

Union Dispatch: All covered workers dispatched through union hiring halls (priority to Priority Hire candidates from distressed ZIPs, women, POC, apprentices).

Pre-Job Process: Mandatory pre-job conferences (2 weeks before start) with unions/City; submit paperwork; attend JAC meetings for oversight, letter of ascent signed.

Wage/Fringe Stability: Prevailing wages + union fringes/trust funds; annual September increases incorporated.

Reporting: Weekly certified payrolls via LCPtracker; monitor apprenticeship (15-20% hours), Priority Hire, pre-apprenticeship goals.

Trade Partner Equity: Comply with WMBE goals; provide good faith effort documentation



Q+A

Thank you for your time.

