

Item: 6B

Date: 10/24/2023

# Maritime Center Project Authorization Increase & ILA Amendment

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Chief, Strategic Projects and Commission Relations

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Port of Tacoma Commission Meeting

October 24, 2023



# Actions Requested

- Request project authorization in the amount \$2,970,000 for a total authorized amount of \$4,770,000, for work associated with the Port of Tacoma Maritime Skills Center and Port Maritime Center **Master Identification No. 101549.01.**
- Request authorization for the Executive Director to enter into an amendment to the Second Interlocal Agreement (ILA) between the Tacoma Public School District (District) and the Port of Tacoma (Port) to outline the payment reimbursement process for the Initial Design Build Contract and establish a not-to-exceed amount for Port reimbursement of Parametrix services.

This project primarily supports the Port of Tacoma's Strategic Initiative:

*OS-4: Plan, design, construct a new Port staff workspace that also provides spaces for community engagement and mixed-use opportunities.*

This phase of the project and requested action today will:

- Fund all early planning and design through 30% design.
- Amend ILA#2 to incorporate invoicing & payment procedures for the Initial Design Build Contract and establish a not-to-exceed amount for the Port's portion of the Parametrix project management fees.

- ILA #1 Executed with TPS March 2023
- ILA #2 Executed with TPS August 2023
- Commission Authorized Cultural and Environmental Studies April 2023
- WA State Project Review Committee Approval May 2023
- Design Build Team Selected August 2023

# Photo of Parcel 92 and 94



# Project Authorization



# Project Details - Scope



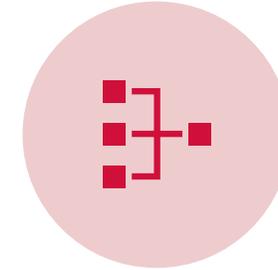
MASTER PLANNING AND  
COMMUNITY  
ENGAGEMENT



SITE SELECTION



PROGRAMMING



SCHEMATIC DESIGN (30%)  
DESIGN



STAFF TIME

# Project Details

Activity	Timeframe
Execute Contract	October 30, 2023
Master Planning, Programming	November - December 2023
Site Selection	January 2024
Complete Schematic Design	March 2024

# Financial Summary

Item	This Request	Total Previous Requests	Total Request	Total Project Cost	Cost to Date	Remaining Cost
Due Diligence	\$0	\$1.8M	\$1.8M	\$1.8M	\$0.975M	\$0.825M
Design	\$2.97M	\$0	\$2.97M	\$7.2M	\$0	\$7.2M
Construction	\$0	\$0	\$0	\$29M	\$0	\$29M
Project Total	\$2.97M	\$1.8M	\$4.77M	\$38M	\$0.975M	\$37.025M

## **Skills Center**

- Hub of South Sound Skills Programs
- 300 Students On-Site
- 600 Affiliated Students
- 25 Permanent Staff

## **Port Maritime Center**

- 150 Staff On-Site

- Alternative 1 - Progressive Design Build project delivery method joint with Tacoma Public Schools for Skills center and Port Maritime Center
- Alternative 2 – Defer or delay the Port's portion of project and continue to support the District's Maritime Skills Center project.

**Alternative 1 is the recommend course of action.**

- Permitting – City, State and Federal Permits and close coordination with Puyallup Tribe
- Remediation – Cleanup action plan likely
- Stormwater – Designed into site improvements
- Air Quality and Sustainability – Carbon Neutral by 2040 & compliance with the Washington Clean Buildings Law

# Amendment to the Second ILA



**Project**  
**Management**

Parametrix NTE

TPS: \$79K\*

POT: \$84K

**Initial Design Build Contract**

- Finalize contract for up to 30% design
- Establishes % cost split framework between POT / TPS for DBT services
- Formalizes invoicing + payment procedures between DBT and TPS / POT

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\*TPS has paid 100% of PM costs through procurement phase

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# Thank You

## Questions & Discussion



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