

PROJECT ACTION MEMO

Port of Tacoma Commission



Item No: 6E
Meeting Date: 11/19/24

DATE: November 8, 2024
TO: Port of Tacoma Commission
FROM: Eric Johnson, Executive Director
Sponsor: Alisa Praskovich, Chief Strategic Projects and Commission Relations
SUBJECT: South Puget Sound Maritime Skills Center – ILA #3

A. ACTION REQUESTED

Request authorization for the Executive Director to enter into a third Interlocal Agreement (ILA) between the Tacoma Public School District and the Port of Tacoma to govern the planning and development of the Project through completion of site development and construction of the District’s Maritime Skills Center and the Port Maritime Center.

Strategic Plan Initiatives: - EV-2, EV-4, OS-4

B. SYNOPSIS

The Port of Tacoma (Port/POT) has partnered with Tacoma Public Schools (District) to develop a Port Maritime Center Campus and a Maritime skills center (Maritime|253) on Parcel 94. Maritime|253 will support future employment needs of the maritime and logistics industry and the Port Maritime Center will support the Port’s business operational needs with a new administration and Commission space. The project is being delivered using the Progressive Design-Build delivery method. The delivery method will shorten the schedule and achieve earlier cost-certainty. This request will provide the continued coordination and planning process to construct and deliver the Maritime Skills Center and Port Maritime Center.

C. BACKGROUND

Since 2021, the Port has led several strategic initiatives to support developing a new POT Maritime Center and Maritime Skills Center in partnership with the District. In March 2023, the Port and the District executed an Interlocal Agreement to build a maritime skills center on Port property. A second interlocal agreement was executed in August 2023, to govern the planning and development of the project from execution of the Initial Design-Build Team contract through completion of initial design development, schematic design, and cost estimating. The Second ILA established that Parametrix, the District’s project management firm, would be fully funded by the District up until the Initial Design Build contract is executed.

Following contract execution, Parametrix fees were split between the District and the Port based on services rendered up to the not to exceed maximum provided in the October 2023, Amendment 1 of the Second ILA. In March 20224, the Commission authorized the Second Amendment to the Second ILA that:

- Extended the agreement to have the initial services contract through Design Development (60%)
- Extended the contract management process as managed by the District, and maintained the current invoicing process whereby the District is reimbursed by the Port through a negotiated cost split.
- Maintained the POT's not to exceed limit for the Parametrix project support costs.

As of November 1, 2024, the Port and the District have received their Design Development plans (60% design) and their final Guaranteed Maximum Price [GMP]. In order to carry the Project forward, the Parties must enter into a new ILA to establish separate project management teams, and create an offramp to allow each Party to enter into its own contract with the Design Build Team for the final design and construction phase of the Project. This is the primary objective of the proposed ILA#3 – to carry the project through final design and construction while laying out a process for continued project planning and development on items of shared interest such as utilities, rail crossing, permits, etc.

D. ECONOMIC INVESTMENT/JOB CREATION

Maritime|253 will employ approximately 20 full-time staff and serve up to 300 students per session (two per weekday) on site. Maritime|253 will provide career/technical education to junior/senior-level high school students throughout Pierce County at no cost. Students will receive industry recognized credentials preparing them for employment in the maritime and trades industries. The Port Maritime Center building is expected to provide workspaces for 150 Port and Northwest Seaport Alliance staff. The local construction industry will benefit from the construction of the Port Maritime Center and Maritime|253 Skills Center.

E. ATTACHMENTS TO THIS REQUEST

- Exhibit A
- Interlocal Agreement #3

F. NEXT STEPS

- Finalize joint use agreement terms and conditions with the District
- Continued discussion with BNSF Railway for a private crossing agreement