

Item #: 10B

Date: 07/18/2023

# Briefing Maritime Center Project

## Interlocal Agreement #2

### Port of Tacoma:

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### Tacoma Public Schools

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Port of Tacoma Commission Meeting

July 18, 2023



# Briefing Objective & Agenda

Objective: Commissioners understand the key components of the Second ILA agreement with Tacoma Public Schools in order to advance the Maritime Center Project.

Agenda:

- Synopsis & Background
- Quick Progressive Design-Build Refresher
- Key Components of ILA#2
- Project Schedule Summary
- Next Steps
- Q&A

- November 2022: Port issued a Letter of Support to Tacoma Public Schools to partner on building and co-locating a Maritime Skills Center along with a new Port Maritime Center.
- March 2023: Port and TPS entered into ILA #1 outlining the planning and development of as well as selection of a Design Build Team for the delivery of the Maritime Center Project.
- A second ILA is now required to advance the Project through design development and cost estimation stages.
- ILA #2 is intended to carry the project from selection of the Design Build Team through development of the Guaranteed Maximum Price (GMP) for the Project.
- ILA #2 supports the Port of Tacoma's 2021 – 2026 Strategic Plan's Foundational Goals of: Economic Vitality (Strategies EV-3, EV-4), Organizational Success (Strategy OS-4) and Community Connections (Strategy CC-1).

- The Tacoma Public School District has partnered with the Port of Tacoma in the development and delivery of a world class Maritime Center focused on supporting the future employment needs of the maritime and logistics industry and the business needs of the Port of Tacoma.
- The Maritime Skills Center's mission is to offer opportunities for students to receive skills and training that will prepare them for maritime industry employment needs.
- A new Port Maritime Center for essential port business operations is a key strategic objective to ensure both organizational success as well as provide a more publicly accessible space for community engagement and other mixed-use opportunities.

# Key Actions: March – August 2023

<b>April 26</b>	Consultation with the Puyallup Tribe of Indians.
<b>May 4</b>	Commission authorized Phase 1 site assessments of parcels 92 & 94.
<b>May 22</b>	Phase 1 cultural & environmental site assessments began.
<b>May 25</b>	Use of Progressive Design Build method approved by PRC.
<b>May 31</b>	Phase 1 site assessment completed.
<b>June 8</b>	RFQ issued for Design Build Services.
<b>June 15</b>	RFQ pre-submittal informational meeting & site tour (approx.160 attendees).
<b>June 29</b>	Ten responses to RFQ received.
<b>July 10</b>	Phase II site assessment started (parcels 92/94).
<b>July 13</b>	RFQ responses review/scoring done. Finalists notified and RFP released.
<b>July 19-20</b>	Project Team meets with Design Build Team finalists.
<b>Aug 3</b>	RFP responses due.
<b>August 21</b>	Design Build Team finalist selected and notified.

# Progressive Design Build: Refresher



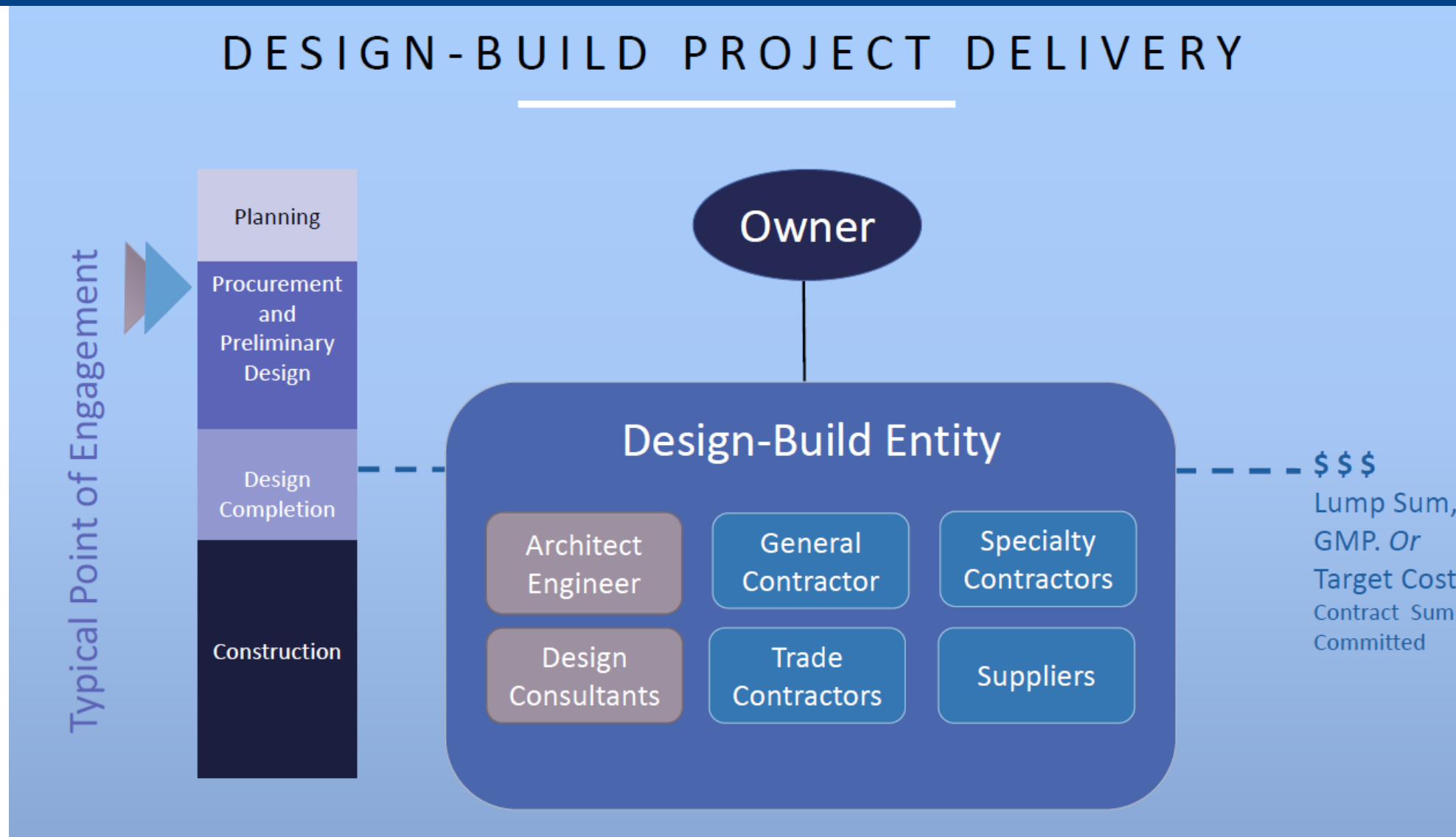
# Progressive Design Build Refresher

Design-Bid-Build: Construction team brought on after design, with open bidding.



Design-Build: Construction team brought on early, facilitating fast-tracking.

# Progressive Design Build Refresher



*Graphic courtesy of the Design Build Institute of America, "Design-Build Done Right"*



# Key Components of ILA #2



# ILA #2: Key Components

Summary: The Parties intend to use a Progressive Design Build contracting method with a two-phase Agreement process.

- Phase 1 includes Project Pre-design, Programming, Design Development & early permitting [ILA #2].
- Phase 2 includes final design, permitting and construction [ILA #3].

The Parties will work cooperatively through these Phases to develop contracts, amendments, and agreements necessary to develop the Project. The next slides will provide highlights of the key components and timetable of this second ILA Agreement which covers Phase 1 of the PDB process.

## The District

- Fund project management [Parametrix] through Design Build Team contract
- Provide a dedicated Design Advisory Committee for a public engagement process
- Coordinate preconstruction, design development process for Maritime Skills Center portion of Project

## The Port

- Provide a dedicated Design Advisory Committee for a public engagement and site master planning process
- Coordinate preconstruction, design development process for Maritime Skills Center portion of Project
- Complete the environmental and cultural site survey assessments
- Provide District a development site for the Maritime Center on Parcel 94
- Lead the site master planning process for the entire site [92/94] in conjunction with the Design Build Team.

**Primary Phase 1 Objective:** Parties will ensure that the program, design documents and costs estimates developed by the Design Build Team (DBT) in Phase I shall be adequate for use to negotiate a GMP.

## Three components of Phase 1 Deliverables

Program  
Development

DBT develops detailed program description to meet District and Port stated goals related to the Project

Design  
Development

After Program approval, DBT develops a design that reflects Program requirements that includes detailed site and building requirements

Cost Estimation  
to GMP

After Program, Design approvals, DBT prepares cost estimates to establish a GMP to complete remainder of design, secure permits & construct Project.

# ILA #2: Contracting, Coordination & Management



The District's project management consultant for Progressive Design Build delivery, Parametrix, will continue to support the Project through Phases 1 and 2. For future payment terms and conditions for Parametrix, the Parties agree to:

- For Phase 1 PM services, fees and costs will be split between the District and the Port based on;
  - Fees specific to Port-only services for the Maritime Center
  - Fees specific to District-only services for the Maritime Skills Center
  - Fees that support mutual services for the delivery of the Project
- District will review (with the Port) and pay Parametric invoices, then invoice the Port for reimbursement.
- Copies of invoices and proof of District payment provided to the Port.
- Port reserves the right to request additional supporting documentation from the District or Parametrix at any time.

# ILA #2: Timeline

<b>Task</b>	<b>Timeline</b>
<b>Selection of Design Build (DB) Team finalist</b>	<b>August 21, 2023</b>
<b>Project Site Selection &amp; Contract Negotiation with selected DB Team</b>	<b>September 2023</b>
<b>PDB Contract Approval and Execution</b>	<b>October 2023</b>
<b>Preconstruction &amp; Schematic design (30% design)</b>	<b>February 2024</b>
<b>Design Development (60% design)</b>	<b>June 2024</b>
<b>Negotiate/Approve GMP Amendment(s)</b>	<b>September 2024</b>

# Next Steps



- Finalize ILA #2 for Commission and School Board Action in mid-August.
- Issue RFP to shortlisted finalists based on RFQ process.
- Finish Phase II cultural and environmental site assessments.
- Schedule and complete formal Tribal consultation with the Puyallup Tribe of Indians to discuss the Project and site survey assessment results, including a focus on the scope of Phase III cultural and environmental site assessments of Port Parcels 92/94.
- Begin work on the Progressive Design Build Contract for Phase I services for Commission and School Board approval [October 2023].



# Questions & Discussion



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