

Item #: 6A

Date: 8/15/23

Action Item 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

August 15, 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
- Key Components of ILA#2
- Project Schedule
- Next Steps
- Q&A

Action Requested

Request authorization for the Executive Director to enter into a second Interlocal Agreement (ILA) between Tacoma School District (District) and the Port of Tacoma (Port) to provide a framework to engage in a planning and design process through initial design development, schematic design and cost estimating for the Project which includes development of a Port-owned property that will include a South Puget Sound Maritime Skills Center operated by the District, and a Port Maritime Center to meet the business needs of the Port.

- 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 preliminary design development & schematic design and Initial Design Build Team Contract execution.
- ILA #2 is intended to carry the project from selection of the Design Build Team through Initial Design Build Team Contract execution 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

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

Key Components of ILA #2



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

- Phase 1 includes Project Pre-design, Programming, Design Development, Schematic Design and Initial Design Build Team Contract execution.
- Phase 2 includes final design and GMP Amendment(s).
- Phase 3 includes final permitting and construction.

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.

Primary Objective: Parties will enter into an Initial Design Build Team Contract that will include Project program development, pre-design, some/all schematic design and cost estimating. District will be the contract administrator for the Initial Contract.

Components of Phase 1 Deliverables

Program Development

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

Pre-design, Design Development, some/all of Schematic Design

DBT develops a preliminary design that reflects Program requirements and begins design development, schematic design and begin cost estimating portions.

The District

- Fund project management [Parametrix] through the Initial Design Build Team Contract
- Administer the Initial 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 Internal & External Design Advisory Committee for a public engagement 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.

Project Management

- District will continue to pay 100% of Parametrix costs through execution of the Initial Design Build Contract. As the Project progresses, 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 Parametrix 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.

Project Milestones



Internal & External Engagement Timelines



Task	Timeline
Meet with DB Team to develop Community Engagement Plan	September 2023
Monthly Internal Design Advisory Committee meetings begin	September 2023
Finalize Community Engagement Plan with DB Team	October 2023
Monthly External Design Advisory Committee meetings begin	November 2023

Project Timeline Milestones

Task	Timeline
Selection of Design Build (DB) Team finalist	August 21, 2023
Project Site Selection & Contract Negotiation with DB Team	September 2023
Initial DB Team Contract Approval / Project Authorization (ILA #2 Amendment)	October 2023
Preconstruction & Schematic design (30% design)	February 2024
Negotiate Phase 2 Contract(s) for GMP Amendment(s)	March 2024
Design Development (60% design)	June 2024
Negotiate/Approve GMP Amendment(s)	September 2024

Next Steps



- Present ILA#2 for School Board approval on August 24th
- Continue to evaluate finalists to lead to Design Build Team selection [August 21st]
- Evaluate Phase II environmental field investigation of Parcels 92/94 [Survey completed August 4th]
- Schedule and complete formal Tribal consultation with the Puyallup Tribe of Indians to discuss site survey assessment results and discuss scope of Phase III.

Questions & Discussion



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