

Item #: 6A

Date: 03/21/2023

# Authorization for Interlocal Agreement (ILA) with Tacoma School District for a Maritime Skills Center

## Port of Tacoma:

Alisa Praskovich, Chief of Strategic Projects & Commission Relations

Thais Howard, Director, Engineering

## Tacoma Public Schools:

Morris Aldridge, Executive Director, Planning & Construction

Alicia Lawver, Director of Strategic Planning



Request authorization for the Executive Director or his designee to enter into an Interlocal Agreement (ILA) with the Tacoma School District to provide a framework to engage in a master planning and site assessment process to support the development of Port-owned property that will include a Maritime Skills Center operated by the School District and a Port Maritime Center to meet the business needs of the Port.



- Since issuing a letter of support to partner with the Tacoma School District (TSD) in late 2022 to build a Maritime Skills Center, the Port of Tacoma staff have worked with TSD staff in the development of initial ILA to set forth a framework to conduct a planning and evaluation process to select a design-build team for the delivery of the shared project goals.
- There would be subsequent ILAs for Commission Action on other key project milestones, such as funds authorization for the design-build team, project design and contract management, site development cost allocations, real property agreements, etc.

# Alignment with Port's 2021 – 2026 Strategic Plan

This ILA would formalize the partnership and organizational framework from which TSD and the Port of Tacoma would operate, and supports the Port of Tacoma's 2021 – 2026 Strategic Plan's Foundational Goals of Economic Vitality, Organizational Success and Community Connections:

## Economic Vitality

- EV-3** Develop and support land use and infrastructure policies that protect the cargo supply chain and promote a robust employment base
- EV-4** Partner with regional organizations to facilitate career development and business growth in Pierce County

## Organizational Success

- OS-3** Plan, design, and construct a new Port staff workspace that also provides spaces for community engagement and mixed-use opportunities

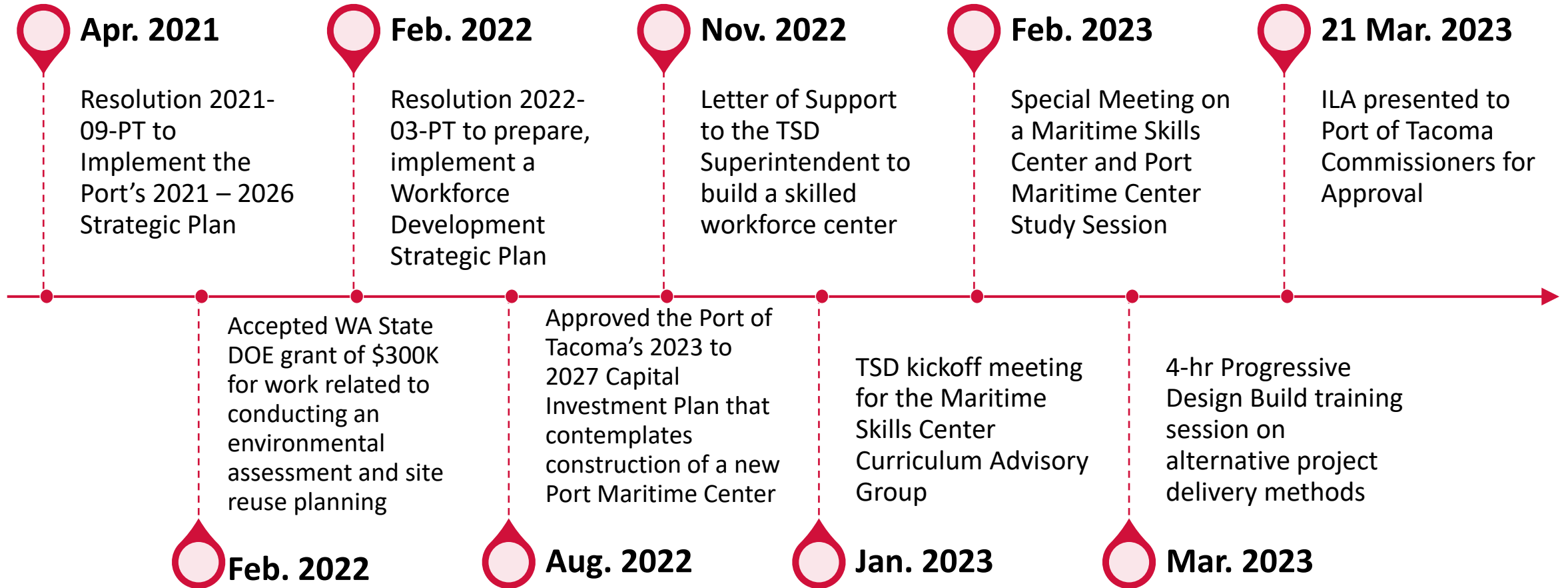
## Community Connections

- CC-1** Strengthen, build and maintain relationships with a wide variety of public, community, and business stakeholders through direct engagement



- TSD seeks to formally partner with the Port of Tacoma in the development of a world class Maritime Skills Center focused on supporting the future employment needs of the maritime and logistics industry.
- The Maritime Skills Center mission is to offer opportunities for students throughout the Pierce County and greater South Puget Sound region to receive skills and training that will prepare them for future maritime and logistics industry jobs.
- In November 2022, the Port's Executive Director sought and gained Port of Tacoma Commission approval to sign a Letter of Support to TSD to work as partners to make the skills center project a reality and contemplated memorializing this commitment in a future ILA.
- As part of the Letter of Support, the Port of Tacoma indicated its desire to include a new Port Maritime Center to centralize the Port's business needs.
- This ILA provides an opportunity for TSD and the Port of Tacoma to create synergies and combine resources and expertise to complete our shared goals around future workforce development and a more publicly accessible maritime business center for the Port of Tacoma.

# Key Supporting Port Initiatives & Actions





# Background

- TSD committed a minimum of \$12 million to the construction of the skills center and to provide construction management services for the project. In February 2023, TSD submitted a \$12 million budget request to the WA State Legislature to support the project.
- Maritime Skills Center has ten Pierce County School District commitments to pledge support for the project.
- Pierce County Delegation listed the Maritime Skills Center as a top priority to the chairs and ranking members of the Capital Budget Committees.
- TSD has a long history of using an alternative project delivery process called Progressive Design Build or “PDB” that since 2018 has delivered eleven major projects on time, on budget earning TSD several awards in the process.
- Next slides provide a quick overview of why TSD uses this alternative project delivery method and their project delivery impact.

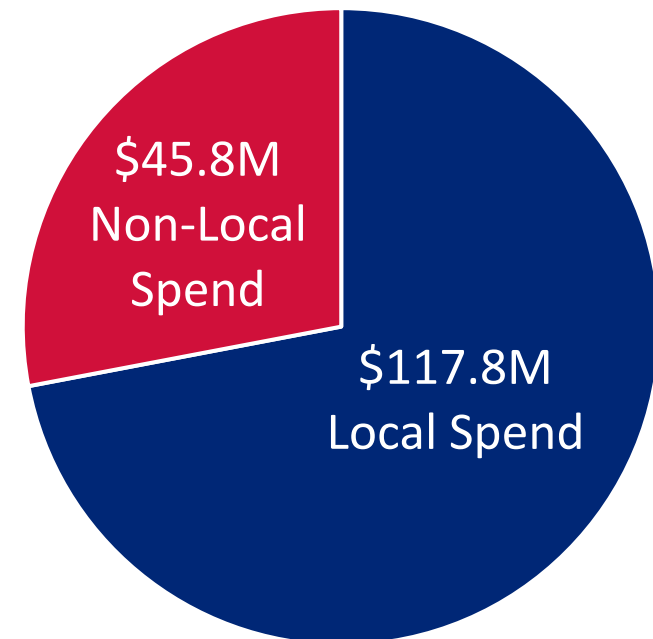


AGC “Build Washington”  
Awards  
2021 Project of the Year

# WHY WE CHOOSE PROGRESSIVE DESIGN BUILD

- DEI & local business investment focus
  - *72% of 2020 bond spending invested in Pierce County businesses*
  - *18.6% invested specifically with certified minority- and women-owned businesses*
- Collaborative, transparent owner involvement
- Early cost certainty
- Risk shift from Owner to Design-Builder
- Encourages innovation and creativity
- On spec, on time, on budget

TPS 2020 Bond Capital Construction Spend  
(as of December 2022)





# TPS EXPERIENCE

## PDB Experience – 2018 to Present

- **Boze Elementary** - Opened Sept. 2020
- **Hunt Middle School** - Opened Sept. 2021
- **Downing Elementary** - Opened Sept. 2022
- **Skyline Elementary** - Opened Sept. 2022
- **Multiple Bundles** - In Construction
- **Fawcett Elementary** - In Construction
- **9<sup>th</sup> & Broadway TOL** - In Construction
- **Bryant Elementary** - In Construction
- **Oakland High School** - In Procurement
- **Lowell Elementary** - In Planning
- **Whittier Elementary** - In Planning

## Capital Partnerships

- **Environmental Learning Center**  
(TPS high school on Zoo property, shared facilities)
- **Eastside Community Center**  
(Metro Parks facility on TPS property)
- **Community Schoolyards**  
("school parks" on TPS property)
- **Playfields and athletic facilities**  
(various projects on MPT and TPS properties)
- **Boys & Girls Clubs**  
(Downing, Gray Middle School properties)

There are no additional costs associated with this initial ILA.

- TSD presents ILA to School Board for Approval
- Port of Tacoma and TSD staff prepare the Capital Projects Advisory Review Board Application for alternative project delivery methods to deliver the Project
- Port of Tacoma staff continue with site condition assessments of port-owned properties for the potential location of the Project
- Begin work on the Request for Qualifications to solicit for the Design Build Team

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# Questions & Discussion



Alisa L. Praskovich  
Chief, Strategic Projects & Commission Relations  
[apraskovich@portoftacoma.com](mailto:apraskovich@portoftacoma.com)