

TACOMA PUBLIC SCHOOLS & PORT OF TACOMA

TACOMA MARITIME CENTER PDB PROJECT

- Looking at the organizational controls, we can see committed involvement from both TPS and the Port. Timely decision making is a key driver for any project, especially one using PDB and getting executive leadership together to make decisions often takes time to coordinate. Please provide more clarity to your timely decision-making process for general project decisions including scope and price change approvals.

The answer to your question starts with the ILA. The executed Interlocal Agreement (ILA) sets forth the agency-to-agency roles and responsibilities for the project. It clearly defines the project as a Tacoma Public Schools (TPS) project located on Port of Tacoma (POT) property. TPS is the lead Agency. TPS plans to address and manage the decision-making process as the Owner's Project Manager as follows:

- All decisions that do not change scope, schedule and/or cost will be timely managed by the TPS PM. The TPS PM will keep the POT PM informed
 - Decisions that may change scope, schedule and/or cost will be addressed timely by and between the TPS PM and the TPS Executive Director, Morris Aldridge. Morris is available to all of his PM's as needed for scope, schedule and/or cost change approvals. The TPS PM will keep the POT PM informed. If needed, coordination with TPS and POT Executive Leadership will follow immediately.
 - Weekly Project Progress Meetings will include scope, schedule and cost Change Management status and progress. TPS and POT PM's are in attendance.
 - Monthly Executive Leadership Team meetings will include scope, schedule and cost Change Management status and progress. TPS and POT Executives and PM's are in attendance.
 - Should a specific circumstance and/or critical decision be required that does not fit in one of the above four categories, the ILA supports "special meetings" as needed between the agencies to ensure timely Owner decision making.
- The entire back end of your schedule appears to be a year off. Please clarify your schedule timeline.

Good catch! Please see below for a partial schedule showing the revision of the affected schedule items. Revisions shown in red font and italicized.

<u>Project Schedule</u>	<u>Start</u>	<u>Finish</u>
Building Permitting (4 months)	August 2024	December 2024
Building Construction (14 months)	December 2024	February <i>2026</i>
Substantial Completion		December 2025
Closeout & Final Completion	December <i>2025</i>	February <i>2026</i>
Occupancy/Move In	December 2025	February <i>2026</i>
Buildings Operational		February <i>2026</i>
Warranty Period	December 2025	November 2026

