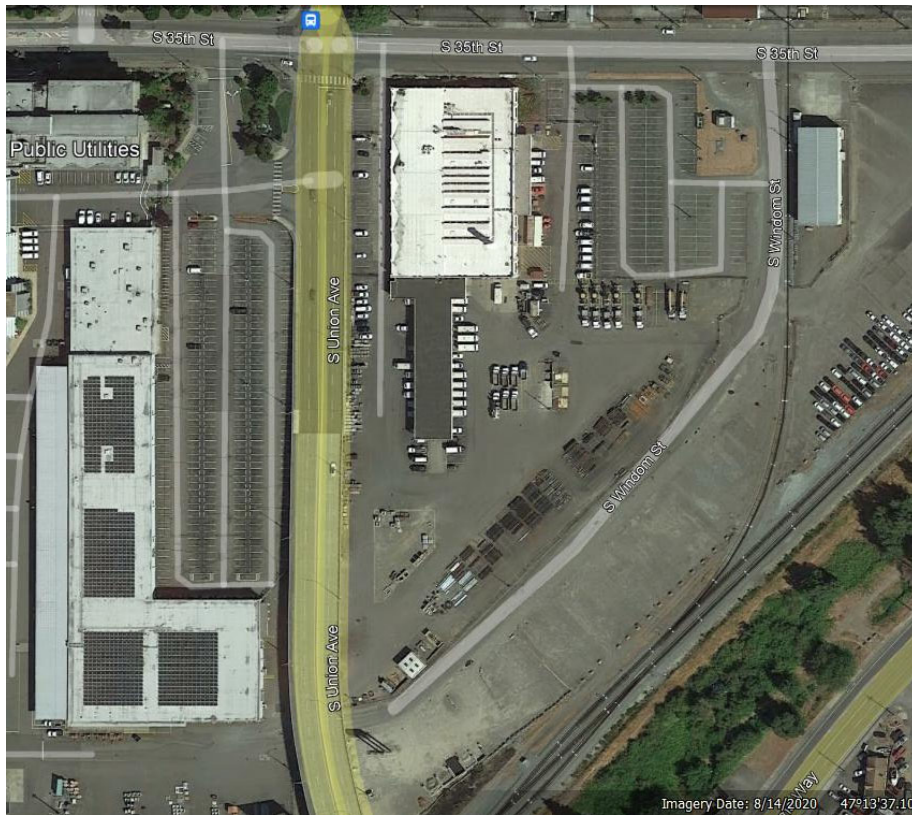


Tacoma Water New Warehouse/Shops Building



State of Washington
Capital Projects Advisory Review Board (CPARB)
Project Review Committee (PRC)

Application for Approval to Utilize Progressive Design-Build Project Delivery

Submitted by
Tacoma Water
October 20, 2023



State of Washington
PROJECT REVIEW COMMITTEE (PRC)
APPLICATION FOR PROJECT APPROVAL
To Use the Design-Build (DB)
Alternative Contracting Procedure

The PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to sections 1-7 and 9 should not exceed 20 pages (*font size 11 or larger*). Provide no more than six sketches, diagrams or drawings under Section 8.

Identification of Applicant

- a) Legal name of Public Body (your organization): **City of Tacoma, Tacoma Public Utilities, dba Tacoma Water**
- b) Mailing Address: **3628 S 35th St, Tacoma, WA 98409**
- c) Contact Person Name: **Carol Powers** Title: **Principal Engineer/Project Manager**
- d) Phone Number: **253-381-0200** E-mail: **cpowers@cityoftacoma.org**

1. Brief Description of Proposed Project

- a) Name of Project: **Tacoma Water New Warehouse/Shops Building**
- b) County of Project Location: **Pierce**
- c) Please describe the project in no more than two short paragraphs. (*See Attachment A for an example.*)

Tacoma Water is requesting approval to utilize progressive design-build (PDB) delivery for our new Warehouse/Shops Building project. The project will be constructed on the site of the existing Tacoma Water Operations facility that is located in central Tacoma at the intersection of South Union Avenue and South 35th Street. The existing Water Operations Building currently occupies the site and will be required to continue operations during construction of this project. The existing circa 1937 building currently houses warehousing, shop activities and office spaces and is located in the northwest corner of the property. Refer to Exhibits A & B for site aerials of the property.

The project under this PRC application is the first phase of what is anticipated to be a larger, multi-phased, multi-year expansion and renovation of the Tacoma Water facility. Those future phases will be budgeted and constructed separately from this project. This project will be to construct a new, approximately 38,000sf warehouse/shops building. This new building will be located on the existing site and will be constructed while the current warehousing and shop operations continue to function in the existing building. Dependent on budget, the project may also include covered loading dock space and miscellaneous yard improvements that will optimize yard storage capacity, efficiency and flexibility. It is Tacoma Water’s intent to hire a highly qualified Design-Build (DB) partner who will work collaboratively with Tacoma Water staff and consultants to program, design and construct the new building in a timely manner and within the available budget. The preliminary, budgeted design and construction cost for the project is approximately \$13,248,500 with a total project budget of \$17,050,000. It is anticipated that construction will begin in the Fall of 2025 to allow occupancy in the Summer of 2026.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$ 2,248,500
Estimated project construction costs (<i>including D/B contingency @ 5%</i>):	\$ 11,000,000
Equipment and furnishing costs	\$ 275,000
Off-site costs	\$ 220,000
Contract administration costs (owner, cm etc.)	\$ 1,016,904
Contingencies (Owner Project Contingency @ 5% of MACC)	\$ 550,000
Other related project costs (briefly describe)	\$ 300,000
Moving Costs	\$ 75,000
Sales Tax (@10.3% of A/E + Construction Costs)	\$ <u>1,364,596</u>
Total	\$17,050,000

The above project budget information is preliminary and is subject to change. Tacoma Water reserves the right, at its discretion, to increase or decrease the project budget, scope and schedule as required to best suit the interests of Tacoma Water and this project.

B. Funding Status

Please describe the funding status for the whole project. *Note: If funding is not available, please explain how and when funding is anticipated*

Tacoma Water funds our Capital Improvement Plan (CIP) with a combination of bonds, low-interest loans, capital and operating reserves. The initial A/E design, DB advisory services, project management services and the Design Builder’s preconstruction services for this project will be funded with capital reserves. The remaining, post-GMP costs of DB advisory services, project manager/ construction manager services, A/E design services and construction of the project will be funded by a combination of anticipated revenue bonds and cash reserves.

3. Anticipated Project Design and Construction Schedule

Please provide (See Attachment B for an example schedule.):

The anticipated project design and construction schedule, including:

- a) Procurement;
- b) Hiring consultants if not already hired; and
- c) Employing staff or hiring consultants to manage the project if not already employed or hired.

The DB Consultant (Parametrix) is intended to augment the Utility’s staff and are under a master agreement to provide DB procurement, DB advisory, and DB PM/CM services as required, in support of this project, throughout procurement, design and construction.

	<u>Start</u>	<u>Finish</u>	<u>Duration</u>
<u>PRC Process</u>	Sep 25, 2023	Dec 12, 2023	11 weeks
Develop PRC Application	Sep 25, 2023	Oct 19, 2023	3 1/2 weeks
Submit PRC Application		Oct 20, 2023	
Develop PRC Presentation	Oct 21, 2023	Nov 29, 2023	6 weeks
Receive/Respond to PRC Questions	Nov 22, 2023	Nov 29, 2023	1 week
PRC Presentation/Verbal Approval		Nov 30, 2023	
Receive PRC Written Approval		Dec 12, 2023	
<u>D/B Procurement</u>	Nov 13, 2023	Jun 28, 2024	7 1/2 months
Develop Advance Notice Ad	Oct 16, 2023	Oct 20, 2023	1 week
Publish Advance Notice Ad		Oct 23, 2023	
Develop RFQ Document	Nov 13, 2023	Jan 10, 2024	8 1/2 weeks
Develop Draft RFP Document	Dec 18, 2023	Jan 10, 2024	3 1/2 weeks
RFQ 1 st Advertisement & Release RFQ		Jan 11, 2024	
RFQ 2 nd Advertisement		Jan 18, 2024	
Pre-submittal Meeting		Jan 24, 2024	
Last day for RFQ/RFP Questions		Jan 26, 2024	
RFQ/RFP Addendum Issued		Jan 30, 2024	
RFQ Submittal Deadline (Design-Builder SOQ)		Feb 13, 2024	
Review/Scoring of SOQs	Feb 14, 2024	Feb 23, 2024	1 1/2 weeks
Finalize RFP Document	Feb 12, 2024	Feb 27, 2024	2 weeks

	<u>Start</u>	<u>Finish</u>	<u>Duration</u>
Identify Design-Build Finalists		Feb 26, 2024	
Issue Final RFP		Feb 28, 2024	
Proprietary Meetings with Design-Build Finalists	Mar 11, 2024	Mar 12, 2024	2 days
Last day for RFQ/RFP questions		Mar 14, 2024	
RFQ/RFP Addendum Issued		Mar 19, 2024	
RFP Submittal Deadline (Contractor Proposal and Price Factors)		Mar 27, 2024	
Review/Scoring of Proposals & Interviews	Mar 28, 2024	Apr 5, 2024	1 1/2 weeks
Interviews with Design-Build Teams	Apr 3, 2024	Apr 4, 2024	2 days
Opening of Price Factors		Apr 5, 2024	
Notify Submitters of Scoring and Most Qualified Design-Builder		Apr 8, 2024	
Statutorily Required Protest Period	Apr 9, 2024	Apr 12, 2024	4 days
Design-Build Contract and Pre-GMP Fee Negotiations	Apr 15, 2024	May 10, 2024	1 month
Board Approval of DB Fees & Agreement	May 2024	June 2024	1 1/2 months
Design-Build Agreement w/ Phase 1 Services Executed and NTP Issued (on or before)		June 28, 2024	
<u>Pre-GMP Design (0-60% Design)</u>	Jul 2024	Apr 2025	9 1/2 months
Programming/Schematic Design (0-30% Design)	Jul 2024	Sept 2024	3 months
Owner Schematic Design Review/Approval (Drawings, Cut-Sheets, Cost Estimate)		Oct 2024	2 weeks
Permitting - Site Development ROW Work Order Review (Submit @ 30% Design)	Oct 2024	Jan 2025	4 months
Design Development (30-60% Design)	Oct 2024	Jan 2025	4 months
Owner Design Development Review/Approval (Drawings, Outline Specs, Cost Estimate)		Jan 2025	2 weeks
Permitting – Site Development Permit Review (Submit @ 60% Design)	Feb 2025	May 2025	4 months
Negotiate GMP Amendment	Feb 2025	Feb 2025	1 month
Board Approval	Mar 2025	Apr 2025	1 1/2 months
GMB Amendment Executed (on or before)		April 18, 2025	
Site Development Permit Available		May 2025	
<u>Final Design, Permitting, Bidding & Construction</u>	Apr 2025	Sep 2026	17 months
Phase 2 Design (60-100% Design)	Apr 2025	Oct 2025	6 1/2 months
Permitting – Early Foundation Permit & Building Permit (@ 80% Design)	June 2025	Sept 2025	4 months
Early Site Development and Foundation Construction	June 2025	Sept 2025	4 months

	<u>Start</u>	<u>Finish</u>	<u>Duration</u>
Early Foundation Permit Available		Aug 2025	
Owner 90% Design Review/Approval (Drawings, Specs, Cost Estimate, Schedule)		Aug 2025	2 weeks
Building Permit Available		Oct 2025	
Building Construction	Oct 2025	Sept 2026	11 months
Substantial Completion/Occupancy Permit		Jul 2026	
Punchlist & Closeout	Aug 2026	Sept 2026	2 months
Final Completion		Oct 2026	
Warranty Period	Jul 2026	Jun 2027	1 year

The above project schedule is preliminary and is subject to change as the project design, bidding and construction methodology is developed. Tacoma Water reserves the right, at its discretion, to increase or decrease the project budget, scope and schedule as required to best suit the interests of Tacoma Water and this project.

4. Explain why the DB Contracting Procedure is Appropriate for this Project

Please provide a detailed explanation of why use of the contracting procedure is appropriate for the proposed project. Please address the following, as appropriate:

- If the construction activities are highly specialized and a DB approach is critical in developing the construction methodology (1) What are these highly specialized activities, and (2) Why is DB critical in the development of them?

Not applicable.

- If the project provides opportunity for greater innovation and efficiencies between designer and builder, describe these opportunities for innovation and efficiencies.

One of the primary benefits of design-build delivery is the ability of the contractor to collaborate directly with the Owner and designer to increase the efficiency and constructability of the project and in doing so, lower the overall development cost and reduce the project risks. In this project, the Design-Builder's early involvement will benefit the project by allowing the contractor to work closely with the designer and Tacoma Water to:

- Refine the desired program,
- Optimize the location of the program elements,
- Optimize efficiency of construction activities and phasing,
- Maximize program achieved for the available budget.
- Schedule the work in a manner that will allow the existing, occupied Tacoma Water Operations facility to maintain critical operations and services throughout the construction of the new warehouse/shops building.

Because the primary goal is to build and occupy the new warehouse/shops building as early as possible, and in doing so save significant funding on a shortened design and construction phase, early Design-Builder involvement will allow opportunities for innovation, collaboration, exploration of existing conditions, efficiencies of design and logistics to reduce the owner's risk of schedule and cost impacts related to the cost of:

- Time in a volatile and ever-increasing/escalating construction market;
- Labor and material resources in the marketplace due to the heightened demand of both;
- Materials due to supply chain issues and shortages;
- Unforeseen site conditions that may manifest themselves on a site that hasn't had development of any significance in quite some time;

- If significant savings in project delivery time would be realized, explain how DB can achieve time savings on this project.

In addition to the potential risks and cost savings identified above, another risk lies in the combination of the inflation rate and construction cost escalation. The combined rate of inflation and construction escalation in our region has been trending at approximately 8-10% or more per year. At the current construction escalation rate, the cost of a month of time for a project of this size is more than \$70,000. With this knowledge in hand, the focus on this project will be to find ways to shorten the overall project duration. We will need to design and construct the work as efficiently and quickly as possible to minimize the impacts of time and, in doing so, maximize the value (savings) realized for the available budget.

5. Public Benefit

In addition to the above information, please provide information on how use of the DB contracting procedure will serve the public interest. For example, your description must address, but is not limited to:

- How this contracting method provides a substantial fiscal benefit; or

The fiscal benefits of the PDB delivery method far outweigh those available through either GC/CM or the traditional D/B/B delivery methods.

- PDB allows Tacoma Water to set a construction budget and program requirements for the project and then require the DB team to provide a design solution that aligns with the available budget.
- PDB allows Tacoma Water and the DB to come to certainty on cost of construction much earlier than either GC/CM or traditional D/B/B delivery methods.
- PDB reduces Tacoma Water's risk of added cost from change orders.
 - The DB hires and contracts with the A/E design team. As such, the responsibility for the accuracy and completeness of the bid documents falls on the DB and their design team and not on Tacoma Water. Errors and Omissions in the bid documents are one of the leading causes for added cost and change orders in both GC/CM and D/B/B delivery.
 - Although the Owners risk of added costs from change orders is reduced, it is not completely eliminated. The Owner is still at risk for costs related to unknown/latent conditions and/or Owner-directed changes in scope after the GMP has been set.
- PDB allows Tacoma Water and the design team to work collaboratively and transparently with the Contractor to make educated/informed decisions on materials and systems based on cost effectiveness, durability and availability.

Additionally, on a project of this size, utilizing PDB delivery, we believe that:

- Streamlining of programming and design time could result in a reduction of as much as three months in the design schedule. Considering a combination of inflation and construction escalation that is currently averaging in the range of 8-10% per year, the resultant increased purchasing value on the project's MACC budget (\$11M) from this schedule reduction could easily equate to nearly \$250,000;
- By utilizing phased permitting and "early bid packages" for sitework, utilities and foundations, the construction could potentially be accelerated, reducing the total project duration by as much as three months. Utilizing the construction escalation rates stated above, this could result in an additional \$250,000 of increased purchasing value on the project's MACC budget;
- Additionally, we believe that, in utilizing PDB delivery, there may be opportunity for greater efficiencies of project management and administration costs over the life of the project, compared to other delivery methods, that could result in additional savings to the project.
- How the use of the traditional method of awarding contracts in a lump sum (*the "design-bid-build method"*) is not practical for meeting desired quality standards or delivery schedules.

The PDB delivery method offers several attractive advantages and opportunities over the Design-Bid-Build (D/B/B) project delivery method. Some of those include:

- The potential to save significant time and money in the design and construction phasing of the project.
- The ability to have collaborative discussions that include Tacoma Water, the Architect and the Contractor and make impactful, informed decisions during the design process.
- The ability to establish certainty of total project cost (Guaranteed Maximum Price) significantly earlier in the project schedule.
- Allows for Tacoma Water to hire both the general contractor and design team under one contract and involve both entities as a “team” to collaborate during programming, design, bidding and construction.
- Utilizing the combined strength of highly-qualified design and construction professionals, who have a contractual relationship, will provide for better communication and allow the opportunity to:
 - more efficiently design to the available budget,
 - meet project programming and performance requirements,
 - plan for early procurement and early bid packages and
 - break ground much quicker.
- A significant reduction in Tacoma Water’s “risk” due to errors/omissions in the bidding and construction documents.
- Allows the Contractor to inform Tacoma Water and the design team of forecasted market, materials and labor conditions and allow for the team to plan and design accordingly, avoiding potential cost/schedule impacts.

Utilizing the traditional D/B/B delivery method is not practical for this project, primarily due to the cost of construction escalation that is being driven by unpredictable and volatile market conditions in the construction industry. Construction costs in the greater Puget Sound region have been experiencing inflation and cost escalation at a combined rate of 8-10% per year. This drastic cost impact has been due to the combination of economic conditions, decreased availability of materials and equipment, supply chain issues and the limited availability of skilled tradespeople. As a result, the D/B/B market has become volatile, resulting in projects bidding higher than anticipated, not completing on time and final construction costs (with change orders) that can unexpectedly exceed the available project construction budget.

The traditional D/B/B project delivery method, where the design work is done “in a vacuum” with no contractor or subcontractor input on design, value engineering, constructability, schedule, logistics and the associated costs, is no longer reasonable for this type of project. DB delivery provides for earlier and greater certainty of cost, lower Owner risk and, in the current construction climate, is the most advantageous delivery method currently available to a Public Agency in Washington State. The Tacoma Water team believes that DB, and more specifically PDB, is the appropriate delivery method for our project.

6. Public Body Qualifications

Please provide:

- A description of your organization’s qualifications to use the DB contracting procedure.

This will be the first Design-Build delivery project for most of the Tacoma Water staff assigned to this project. We’ve decided to utilize DB project delivery after researching the various project delivery options available to public agencies and, for many of the reasons listed in our responses above, we selected PDB as our preferred delivery method.

Tacoma Water will provide internal staff members who will participate in the roles of Executive Sponsor, Project Sponsor, Project Manager, Procurement Coordinator and Internal Legal Counsel for this project. Understanding that we need to augment our internal team with who are highly knowledgeable in PDB project delivery, Tacoma Water selected Parametrix as the Utility’s DB Consultant and Thaxton Parkinson, LLC as our DB external legal counsel.

The Parametrix team, led by Jim Dugan, have extensive experience in leading clients through the process of PRC approval, DB procurement, fee negotiations and the management of design and construction activities. Parametrix will provide consultant staff who will fill the roles of DB Advisor, DB Procurement Manager, DB Project Manager and Document Controls Specialist. Parametrix has been contracted to provide these DB Consultant Services and has the capacity to increase the level of their involvement, if required. Robynne Thaxton at Thaxton Parkinson, LLC has extensive experience in DB-focused construction law, developing DB contract documents, DB contract negotiations and DB teaching and training and will be providing those services for this project. In addition to the consultant services that they will be providing, we will be looking to the team of Parametrix and Thaxton Parkinson to mentor, teach, train and advise the Tacoma Water project team members on industry standards and best practices related to DB delivery.

For additional information on the qualifications of the individual project team members, please refer to the staff and consultant biographies listed below.

- A project organizational chart, showing all existing or planned staff and consultant roles.
Note: The organizational chart must show the level of involvement and main responsibilities anticipated for each position throughout the project (for example, full-time project manager). If acronyms are used, a key should be provided. (See Attachment C for an example.)

Please refer to Exhibit C for the Project Org Chart.

- Staff and consultant short biographies that demonstrate experience with DB contracting and projects (not complete résumés).

Jessica Knickerbocker – Planning and Engineering Division Manager/Executive Sponsor (Tacoma Water)

Jessica is a Project Delivery Manager and Professional Engineer with 20 years of experience and a history of achievement in utility infrastructure. Specially skilled in Project Management, Portfolio Management, Strategic Planning, and Change Management. Jessica is responsible for all aspects of Planning & Engineering at Tacoma Water and has been the Project Sponsor for over 100 Tacoma Water projects and managed 80 Environmental Services projects ranging from \$5K to \$60M. Jessica has worked for both private and public agencies and has been both owner and owner’s representative. Throughout her career, Jessica has managed staff for all aspects of projects from design, permitting through construction. The following is a table of Jessica’s recent project experience:

Project Name & Client	Delivery Method	Role	Timeframe
Cowlitz Falls Barrier Dam Repair Project, Tacoma Power	D/B/B	Resource Manager	2019-2020
Kosmos Flats Emergency Interim Remediation, Tacoma Power	Time & Materials	Project Manager	2019-2020
40 th Street GSI, Environmental Services	D/B/B	Engineer of Record	2016-2018
Point Defiance, Regional Stormwater Facility, Environmental Services	D/B/B	Project Manager	2011-2015

Terry Forslund – Engineering Manager/Project Sponsor (Tacoma Water)

Terry has more than 24 years of engineering and project management experience. As a consultant Terry worked on a GC/CM project on the UW-Tacoma campus. Other large project experience includes heavy civil design and construction on the Thea Foss and Wheeler Osgood Waterways Superfund Cleanup, project management for the addition and remodel of a vehicle maintenance and office building at the Tacoma Landfill, and 2 different implementations of enterprise project management software and enterprise permitting software. Between 2016 and 2022 Terry was Tacoma’s Deputy Building Official in the building permitting department. The following is a representative table of Terry’s project experience:

Project Name & Client	Delivery Method	Role	Timeframe
Landfill Administration Building and Shop Remodel – City of Tacoma	D/B/B	Project Manager	2007-2011
Solid Waste Recovery and Transfer Center – City of Tacoma	D/B/B	Project Engineer	2007-2011
Thea Foss and Wheeler Osgood Waterways Cleanup – City of Tacoma	D/B/B	Project Engineer	2002-2006
University of Washington-Tacoma Phase IIB, Cherry Parkes and Mattress Factory Buildings	GC/CM	Civil Engineer	2001-2003

Carol Powers, P.E. – Principal Engineer/Project Manager (Tacoma Water)

Carol leads the Project Engineering team at Tacoma Water for the design and construction of vertical assets such as buildings, reservoirs and pump stations. Her experience includes ten years in the civil engineering field, with the majority of the time spent in project management roles. Carol has worked for private and public agencies and has been both owner and owner’s representative. Prior to engineering, Carol had a successful business career working in the warehousing and finance fields for 20 years. Carol led a variety of D/B/B projects at Tacoma Water for water system assets, including a new 5 MG water reservoir (\$13M) in southeast Pierce County. Prior to joining the Tacoma Water, Carol worked for a consultant on the design team and later the construction inspection team for the \$350M plant expansion at Pierce County’s primary wastewater facility. The following is a table of Carol’s recent project experience:

Project Name & Client	Delivery Method	Role	Timeframe
Pinnacle Ridge Reservoir and Pump Station, Tacoma Water	D/B/B	Project Manager	2021-2024
McMurray Pump Station Demolition, Tacoma Water	D/B/B	Project Manager	2022-2023
Workforce Connect Technology Project, City of Tacoma	Agile	Project Manager	2017-2021
Non-Profit Building Expansion, Faith Based Organization	D/B/B	Project Manager	2014-2016
Chambers Creek Regional Wastewater Treatment Plant Expansion, Pierce County	GC/CM	PM/CM	2012-2014

Doreen Klaaskate – Engineering Procurement Coordinator (Tacoma Water)

Senior Buyer with the City of Tacoma Finance Department for five years prior to accepting a position with Tacoma Water. One of two Senior Buyers who procured all public works and improvement projects citywide. Doreen worked on Design-Build and GC/CM projects, has completed Design-Build training, has Contract Administration Certification through APWA, and Advanced Construction Procurement Certification through NIGP. Prior to joining the City of Tacoma Doreen worked for ten years at Metro Parks Tacoma doing agency-wide procurements. The following is a table of Doreen’s recent project experience:

Project Name & Client	Delivery Method	Role	Time frame
Cushman 2 Unit 31, 32 Rebuild Project - Tacoma Power	DB	Senior Buyer	2021-2022
Jefferson & Hood Street Surface Water Interceptor Project – Environmental Services	PDB	Senior Buyer	2021-2022
Revitalizing Tacoma’s Brewery District – Public Works	D/B/B	Senior Buyer	2021

Cowlitz Falls Barrier Dam Repair Project – Tacoma Power	D/B/B	Senior Buyer	2021
Taylor Way Rehabilitation – Public Works	D/B/B	Senior Buyer	2019-2020
East 64th Street, Phase 1 Pacific to McKinley – Public Works	D/B/B	Senior Buyer	2019
Puyallup River Bridge F16A&B Replacement Design Build Project (Fishing Wars Memorial Bridge) – Public Works	DB	Senior Buyer	2017

Phill Ringrose – Construction Manager (Tacoma Water)

Phill has over 27 years managing projects in all facets of the construction industry. Phill began his career at Parametrix as a survey Party Chief before transitioning into construction inspection and Construction Management overseeing projects in Washington and Oregon. Later, working at Tucci and Sons, Phill was a Project manager managing a multitude of construction projects across Western Washington, including large scale earthwork, private development, commercial construction, and large civil projects for government agencies such as WSDOT, US Air Force, City of Tacoma, and Pierce County. Phill also worked for a federal government contractor as a PM delivering projects to the Army Corps of Engineers, US Army, AMTRAK and US Forest Service. Since 2013, Phill has worked for the City of Tacoma, initially in Public Works as a Construction Manager and more recently for Tacoma Water. Phill continues to oversee the execution of large scale projects such as Port of Tacoma Road Rehabilitation, the Water Ditch Trail Phases 3 & 4, and the Hood Street Seismic Upgrades Project.

Project Name & Client	Delivery Method	Role	Timeframe
Seismic Upgrades Project, Tacoma Water	D/B/B	Construction Manager	2022
Taylor Way Rehabilitation, Tacoma Public Works	D/B/B	Construction Manager	2019-2021
Water Ditch Trail 3 & 4, Tacoma Public Works	D/B/B	Construction Manager	2016,2018
ADA and Platform Upgrades, AMTRAK	D/B/B	Project Manager	2012-2013
Nuclear Igloo Construction, US Air Force	D/B/B	Project Manager	2010
Yakima Firing Center Command Center Upgrades	D/B/B	Project Manager	2010
Repair Jensen Gym, US Army	D/B/B	Project Manager	2009

Martha Lantz, Internal Legal Counsel (Tacoma Water)

Martha advises the City of Tacoma and Tacoma Public Utilities on various matters, including public works procurement and contracting and is currently working with Tacoma Power on the Cushman 2 Unit 31, 32 Rebuild Project using the Design Build project delivery method. She has been a Deputy City Attorney for the City of Tacoma since 2009. Prior to joining the City Attorney’s Office in Tacoma Martha served for 15 years as an Assistant Attorney General for the State of Washington, where she represented and advised several state agencies, including enforcement of the state’s Public Works and Prevailing Wage Acts for the Department of Labor and Industries. Martha began her legal career in 1991 as a judicial clerk for Division II of the Washington State Court of Appeals.

Jodi Collins, Financial Stewardship (Tacoma Water)

Jodi Collins has worked in governmental finance and accounting for 22 years and is the Financial Stewardship Manager for Tacoma Water. She assisted with the development of the biennial capital budget and ten-year CIP for the Water utility and the Regional Water Supply System (RWSS) during this time, developing a decision-making framework in support of a responsible plan that is well documented with a transparent approval process. In addition, she led the development of the submittal for the Drinking Water Infrastructure Needs Survey and Assessment in support of access to DWSRF loans. She led the financing plans in support of funding the capital budget and CIP, balancing the use of revenue bonds, Public Works Trust Fund Loans, Drinking Water State Revolving Fund Loans and

cash reserves in support of strong fiscal planning and stable rates for Tacoma Water and Regional Water Supply System customers. She successfully led the utilities through the audits required by the Single Audit Act for Federal Funding recipients and ensured that all of the accounting, monitoring and reporting were submitted correctly and timely.

Jim Dugan – PDB Advisor (Parametrix)

Jim will provide PDB advisory support role to the Tacoma Water team on this project. Jim has 45 years of experience managing the planning, design, engineering, and construction of industrial, commercial, and institutional projects in both public and private markets. With formal training in civil engineering and project management, he provides his clients with project management and leadership skills needed to plan, hire, and manage design and construction consultants and contractors consistent with program requirements, budget restrictions, and schedule requirements, as well as work collaboratively with all agencies having jurisdiction. Jim is skilled at alternate project delivery, long-range strategic planning, scheduling, budget forecasting, public speaking/presentations, collaboration with stakeholders, and conflict resolution and claims mitigation.

While working for The Austin Company (1978-1998), Jim had significant Design-Build experience managing the design, engineering, and construction of commercial and industrial projects ranging from 23,000 to 3 million square feet, and from \$1 million to \$300 million in value. Jim’s DB experience with The Austin Company took him to Korea, Malaysia, Australia, Mexico, Canada and a number of major cities within the USA. Jim is highly experienced in APD, utilizing both GC/CM and Design-Build delivery methods and has served as a member of the Project Management team for numerous public agency Owners and projects.

Since 2016, Jim has served as a member of the State’s Project Review Committee (PRC) where, along with colleagues from the construction industry and public agencies, he volunteers his time to review applications, hear presentations and make recommendations on public agencies wishing to utilize alternative project delivery methods on publicly funded projects. In 2019 and 2020, Jim filled the consecutive roles of PRC Vice Chair and Chair and in 2023 was appointed to a three-year additional term as a PRC Member. The following table lists recent and relevant PDB projects for Jim.

Project	Project Value	Delivery Method	Tasks Performed	Time Involved
Chelan County PUD – Substations Bundle Ph. 1	\$61.9M	PDB	PDB Advisor	2023-current
Chelan County PUD – Transmission Lines Bundle Ph. 1	\$44.6M	PDB	PDB Advisor	2023-current
TPS & Port of Tacoma - Tacoma Maritime Center	\$73M	PDB	PDB Advisor	2023-current
Snoqualmie Community Center Expansion	\$29.8M	PDB	PDB Advisor	2022-current
City of Shoreline Parks Bundle	\$29M	PDB	PDB Advisor	2022-current
City of Everett – Water Filtration Plant Ph.2 Upgrades Project	\$19.5M	PDB	PDB Advisor	2021-current
Tacoma Public Schools – 2020 Capital Improvements Bond (multiple projects)	\$525M	PDB	Program Mgr., PDB Advisor	2020-current
Mt. Vernon School District Laventure Middle School Adds/Mods	\$9.6M	PDB	Program Mgr., PDB Advisor	2021-current
Chelan County PUD Rock Island Dam – Draft Tube Gates Upgrades	\$7M	PDB	PDB Advisor	2020-current
Chelan County PUD Rock Island Dam – Generator Leads Replacement	\$6.4M	PDB	PDB Advisor	2020-current

Doug Wiser – Project Manager/Construction Manager (Parametrix)

Doug will be providing PM Services in support of the Tacoma Water PM and CM staff during design and construction. Doug is a Project Manager/Construction Manager with Parametrix. He has over 40 years of experience in the design and construction industry and a strong background providing OSHA safety training and safety assessments. Prior to joining Parametrix, Doug spent twenty-three years in construction and then thirteen years as the principal owner of Wiser Construction Management Group,

providing owner’s representation, project management and construction management services to clients. In addition to his consulting background, Doug has served as Adjunct Professor at the Northwest College of Construction in Portland since 2005, teaching and training construction trades apprentice courses including OSHA 10 & 30-hour safety training, OSHA confined space, OSHA fall protection, Project Management, Construction Math, and AGC Supervisory Training. Doug successfully completed the AGC GC/CM training seminar in June 2020 and has recent and relevant PDB experience with our clients at Tacoma Public Schools and the City of Snoqualmie. The following is a table of Doug’s recent and relevant project experience:

Project	Project Value	Delivery Method	Role	Time Involved
Snoqualmie Community Center Expansion, City of Snoqualmie	\$21M	PDB	Project Manager	2023-current
Swimming Pools Upgrade Bundle, Tacoma Public Schools	\$10M	PDB	Project Manager	2023
McKinley ES Elevator Addition, Tacoma Public Schools	\$1M	D/B/B	PM/CM	2022-2023
McLoughlin MS/Marshall ES Replacement, Vancouver Public Schools	\$91.2M	GC/CM	Construction Manager	2019-2021
Albany School District	\$140M	CM/GC	Program Manager	2017-2019

Dan Cody, DBIA Associate – PDB Procurement and PM/CM Support (Parametrix)

Dan will provide support to the Tacoma Water team during PDB procurement and the development of the PDB RFQ and RFP documents as well as during the ensuing review, scoring, and selection process. He will also be available to provide PM/CM support to the Parametrix and Tacoma Water Project Managers during design and construction. Dan is a Senior Construction Manager/Project Manager with Parametrix. A registered architect, he has over 35 years of experience in the design and construction industry. He has extensive experience in the K-12 educational market and public-sector projects, providing design and construction services on projects for numerous school districts throughout western Washington. In addition to his role in APD procurement, Dan also provides project management and construction management services for Parametrix clients on projects that utilize PDB, GC/CM and D/B/B delivery methods.

Dan has been instrumental in PRC application/approval and APD procurement efforts for many clients in the public sector. He is well versed in the requirements of RCW 39.10 and, since 2015, has successfully spearheaded and managed the Project Review Committee (PRC) process on more than 40 applications and the APD procurement process for more than 30 projects utilizing both GC/CM and PDB delivery methods. Dan has successfully completed industry trainings in both GC/CM and DB project delivery and is a certified DBIA Associate. The following table lists recent and relevant PDB projects for Dan.

Project	Project Value	Delivery Method	Tasks Performed	Time Involved
Chelan County PUD – Substations Bundle Ph. 1	\$61.9M	PDB	PDB Procurement & PM Support	2023-current
Chelan County PUD – Transmission Lines Bundle Ph. 1	\$44.6M	PDB	PDB Procurement & PM Support	2023-current
TPS & Port of Tacoma - Tacoma Maritime Center	\$73M	PDB	PDB Procurement & PM/CM Services	2023-current
Snoqualmie Community Center Expansion	\$29.8M	PDB	PDB Procurement & PM Support	2022-2023
City of Shoreline Parks Bundle	\$29M	PDB	PDB Procurement	2022
City of Everett – Water Filtration Plant Ph.2 Upgrades Project	\$19.5M	PDB	PDB Procurement	2021-2022
Mt. Vernon School District Laventure Middle School Adds/Mods	\$9.6M	PDB	PDB Procurement	2021
TPS Synthetic Fields Bundle	\$26.3M	PDB	PDB Procurement	2021
TPS Fawcett Elementary School Replacement	\$35.9M	PDB	PDB Procurement	2021

Project	Project Value	Delivery Method	Tasks Performed	Time Involved
TPS Swimming Pools Upgrade Bundle	\$5M	PDB	PDB Procurement	2021
Chelan County PUD Rock Island Dam – Draft Tube Gates Upgrades	\$7M	PDB	PDB Procurement	2020
Chelan County PUD Rock Island Dam – Generator Leads Replacement	\$6.4M	PDB	PDB Procurement	2020

Robynne Thaxton JD, FDBIA – External Legal Counsel (Thaxton Parkinson, PLLC)

Robynne is a leading expert in construction law and alternative procurement both in Washington State and on a national basis. Robynne served on the Washington State Capitol Projects Advisory Review Board from 2019 to 2023 and is co-chair of the CPARB Board Development Committee. In addition, she served on the National Design Build Institute of America Board of Directors from 2010 to 2016 and was named to the inaugural class of DBIA Designated Fellows. She is the current Chair of the DBIA National Progressive Design-Build Committee, which is responsible for drafting the DBIA Best Practices documents for progressive design-build, and the former chair of the DBIA National Education Committee as well as the Legal and Legislation Committee, where she was instrumental in drafting and revising the DBIA form contracts and subcontracts. She served as the President of the Northwest Region for DBIA from 2008 to 2010 and chaired the NW Region Legal Committee from 2003 to 2020. Robynne was named as a Washington Super Lawyer in 2010 to 2023 and is the 2021 recipient of the DBIA Distinguished Leadership award. She is also a frequent lecturer for universities and industry organizations. Robynne has developed a specific expertise in the area of progressive design-build and is one of only a few approved instructors for DBIA’s Progressive Design-Build Best Practices class. The following is a table of Robynne’s recent DB project experience:

Project	Project Value	Delivery Method	Tasks Performed	Time Involved
Toronto Transit Commission, Bloor-Yonge Subway expansion	\$2B	PDB	Consultant	5/22 - current
WSDOT/Kitsap Fish Passages Project	\$400M	PDB	Consultant	11/22 - current
Pasco Public Facilities District Aquatics Facility	\$30M	PDB	Attorney/Consultant	4/23 - current
City of Wenatchee Confluence Parkway Project	\$180M	PDB	Attorney/Consultant	5/22 - current
Wenatchee Valley YMCA	\$28M	PDB	Attorney/Consultant	3/22 - current
Spokane County Operations Center	\$20M	PDB	Attorney/Consultant	2/23 - current
City of Spokane Valley City Hall Renovation	\$13M	PDB	Attorney/Consultant	5/22 - current
Kedren Health Care	\$200M	PDB	Consultant	1/22 - current
Grant PUD Power Delivery Facility	\$100M	PDB	Attorney/Consultant	2/23 - current
Benton County Justice Center	\$35M	PDB	Attorney/Consultant	6/22 - current
Benton County Three Rivers Behavioral Counseling	\$16.5	PDB	Attorney/Consultant	3/23 - current
WWU, Coast Salish House of Healing	\$3.5M	PDB	Consultant	11/22 - current
Blue Mountain Community College, Farm II Project	\$11M	PDB	Consultant	2/22 - current
Haines Borough, AK, Lutak Dock Replacement	\$25M	PDB	Consultant	3/22 - 1/23
WSDOT US101/SR 109 Fish Barriers Project	\$190M	PDB	Consultant	3/20 - 1/21
City of Pasco, Zone 3 Water Storage Facility	\$29M	PDB	Consultant	5/21 - current

- Provide the **experience and role on previous DB projects** delivered under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project. (See Attachment D for an example. The applicant shall use the abbreviations as identified in the example in the attachment.)

Please refer to the project experience tables included with the staff and consultant biographies above.

- The qualifications of the existing or planned project manager and consultants.
Note: For Design-Build projects, you must have personnel who are independent of the Design-Build team, knowledgeable in the Design-Build process, and able to oversee and administer the contract.

Please refer to the information provided in the staff and consultant biographies above.

- If the project manager is interim until your organization has employed staff or hired a consultant as the project manager indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve.

Not Applicable. The Parametrix team is already under a contract with a Master Agreement to provide DB procurement, advisory and PM/CM services. The Parametrix DB Project Manager for the project will be Doug Wiser and Dan Cody is available to provide additional Project Management support, as required.

- A brief summary of the construction experience of your organization's project management team that is relevant to the project.

Tacoma Water regularly executes capital projects through the use of a Project Manager in conjunction with a Project Team made up of subject matter experts, including Maintenance, Construction, and Warehouse employees. Tacoma Water anticipates high staff engagement in the New Warehouse/ Shops Building project, as the majority of the staff on the project team will also be stakeholders in the completed facility.

The Tacoma Water staff on this project have not had experience in design-build project delivery. Other City of Tacoma divisions have successfully completed DB projects, hence support departments such as Purchasing and Legal are familiar with DB procurement and contract execution. Realizing the need to augment their team with experienced consultants to mentor their staff, plan, manage and execute the work, Tacoma Water has augmented their team with a very experienced DB consultant, Parametrix, and DB external legal counsel, Thaxton Parkinson LLC. The in-depth DB experience of those consultant team members is indicated in their biographies that are included earlier in this application.

- A description of the controls your organization will have in place to ensure that the project is adequately managed.

This project will be managed through a cross-functional team from Tacoma Water, the City of Tacoma, the PDB Consultant, Parametrix and external legal counsel Thaxton Parkinson LLC. Refer to the Organization Chart (Exhibit C) for the team reporting structure.

The following high-level summaries articulate our organizational controls:

Project Management and Decision Making

- Authority and decision-making responsibility will be provided by Tacoma Water's Project Manager with implementation by the project team including representation from Engineering and Finance and advisement from Parametrix consultants. This role will be supported by a Project Engineering Sponsor, Terry Forslund, P.E., and Executive Steering Committee that will include Scott Dewhirst, Water Superintendent; Jessica Knickerbocker, Planning & Engineering Division Manager; and Stuart Vaughan, Maintenance & Construction (Warehouse) Division Manager.
- The DB Consultant, Parametrix, will meet weekly with Project Manager, Carol Powers P.E., to discuss and manage project needs, milestones, develop strategy recommendations and courses of action for implementation the project.
- For Parametrix, Doug Wiser will be the Project Manager and primary point of contact with Tacoma Water and the DB team on project related issues during design and construction.

Selection Committee

- The DB Selection Committee will include Tacoma Water Planning & Engineering, Maintenance & Construction, and Warehouse management staff, and other leadership or administrative personnel with procurement, design or construction knowledge and experience.

- The Selection Committee will review the DB Team Statements of Qualifications and Proposals and make recommendations of the scoring and shortlisting of DB Proposers.
- The Selection Committee will make the recommendation for DB selection to the Executive Sponsors, Utilities Director and the Public Utility Board.
- Parametrix will plan, facilitate and monitor the selection process but will not be a scoring member of the Selection Committee.
- For Parametrix, Jim Dugan and Doug Wiser will be the two points of contact with Tacoma Water.

Communications

- The Utility will use a variety of well-established formal and informal tools to provide effective communications with all of those involved in the project.
- At the appropriate time, the Utility will advertise the RFQ and post the RFQ on the Utility's website. During the RFQ phase, DB proposers will be encouraged to submit questions that may be addressed by addendum. In addition to the written RFQ, the Utility will hold a Pre-submittal Meeting during the RFQ phase.
- During the RFP phase, the Selection Committee will meet with the shortlisted teams in DB led proprietary meetings to discuss project objectives, project approach, project procedures and project specific ideas that will allow the DB team to complete their Proposal. Selection Committee will provide appropriate input and feedback to the DB teams during the proprietary meetings.
- Once a "most qualified" DB team is selected and under contract, the Utility and Parametrix will meet with the DB team at regularly scheduled meetings during the design and construction phases and partake in interim reviews of the program, design, costs and schedule to ensure the Utility's expectations and vision of the finished project are achieved.

Project Progress

- Progress will be reported weekly by the DB team to the Parametrix and Tacoma Water's Project Manager who will report to the Project Sponsor.
- Formal reports will be sent to the Water Superintendent, the Executive Sponsors, and other stakeholders as determined by the Utility.
- Regular project status updates will be communicated to the Utility's project stakeholders to make sure that the end users are informed.

Budget Monitoring

- The Tacoma Water team will be managing and tracking the program finances and weighing the cost estimates against budget on a regular basis throughout the project.
- Financial reporting will be provided on a regular basis to the Tacoma Water Project Manager and Tacoma Water's Financial Stewardship Department and may be provided to the Public Utility Board as requested.
- The Utility will maintain its own project contingency and reserves to address any Owner-driven scope changes, changes resulting from unforeseen/latent conditions related to sitework or demolition and appropriate resultant change orders.

Schedule

- The proposed project milestone schedule will be provided in the DB RFQ/RFP documents.
- Successful DB team will work with the Tacoma Water project team to produce a more detailed project schedule that will show subcategories for design, permitting, phasing, bidding and construction.
- Weekly Project Progress Meetings will include 3 week look-ahead schedule forecasts of activities.

- Monthly DB construction progress updates with a narrative will be a project requirement.
- The Parametrix Project Manager will review the baseline construction schedule and advise on monthly construction schedule updates.
- A brief description of your planned DB procurement process.

Tacoma Water intends to utilize our PDB Consultant, Parametrix, and external legal counsel, Thaxton Parkinson LLC, as external consultants who are highly knowledgeable in PDB project delivery to advise us in the DB selection and contracting process. Our DB procurement/selection process will be based primarily on a number of DB firm and team member qualifications, experience, past performance and project-specific approach factors plus a minor pricing factor. Due to the qualifications-based selection, design efforts by the Proposers will be discouraged.

Our procurement process will include the following:

- Outreach to potential PDB contractors and design teams to make them aware that the project is being planned and the anticipated timing of the RFQ release.
- Publish an advanced notice advertisement to notify potential PDB contractors and design teams that the project is being planned so that they can begin to form their teams in anticipation of the RFQ.
- Publicly advertise and issue the RFQ to solicit Statements of Qualifications (SOQ) from potential PDB teams. The RFQ will identify scoring criteria and weighting that will be used in evaluating the SOQs that are received.
- Review/score SOQs received from submitters to arrive at a shortlist up to 3 or 4 of the highest ranked submitters who will be identified as Finalists.
- Issue final RFP to Finalists that will solicit their written Proposal that will include project specific approach information and pricing factors. The RFP will identify scoring criteria and weighting that will be used in evaluating the Proposals that are received.
- Conduct PDB team led Proprietary Meetings with each Finalist to answer questions that will help them complete their Proposals.
- Receive and review Proposals. (With the exception of Price Factors which will be held confidential and will be opened after scoring of the other proposal information.)
- Conduct Tacoma Water led Interviews of the PDB Finalists to help Tacoma Water to better understand the qualifications and intended approach of each PDB Finalist.
- Score Final Proposals.
- Open and score Price Factors and notify all proposers of the most highly qualified PDB team.
- Negotiate Preconstruction fees and the terms and conditions of the DB Agreement with highest ranked PDB Finalist.
- Recommend award and obtain the approval of the selected PDB team, preconstruction fees and terms of the DB Agreement from Tacoma Public Utilities Board.
- Execute DB Agreement and issue NTP.
- Make honorarium payment to the PDB Finalists who were not awarded a contract.

The SOQs and Proposals will be reviewed, evaluated and scored by a team that will include Tacoma Water Planning & Engineering, Maintenance & Construction, and Warehouse management staff, and others with construction and programming knowledge and experience.

The scoring utilized to determine the total points and most highly qualified DB Team will be cumulative and inclusive of the scores from the SOQs, the Interviews and the Proposals, including the cost factors. The most highly qualified DB Team will be identified and invited to negotiate a DB Agreement. Parametrix will facilitate and advise Tacoma Water during the entire DB procurement process.

Evaluation factors for the SOQs will include, but may not be limited to:

- Technical qualifications, competency and experience of the firms,
- Technical qualifications, competency and experience of the key design and construction personnel,
- The proposer's capacity to perform the work,
- The proposer's past performance in utilization of disadvantaged business and small business entities,
- The proposer's ability to provide a performance and payment bond for the project.

Evaluation factors for the Proposals will include, but may not be limited to:

- Project-specific technical approach information,
- The management plan to meet time and budget requirements,
- Summary of the proposer's accident prevention plan,
- The project-specific outreach and inclusion plan for small business entities and disadvantaged business entities,
- One or more price-related factors. (The weighting of the price-related factors will be minor in comparison to the weighting of the other evaluation factors.)

Pending approval by the PRC, we anticipate that the procurement process will begin with the advertising of the Request for Qualifications in January 2024 and will culminate with the identification of our "Most Qualified" DB contractor in April 2024. Once the most qualified PDB is identified, we will negotiate Preconstruction Services and the DB Contract terms with the intent to complete negotiations and take the Preconstruction Services scope/fees and DB Agreement to the Tacoma Public Utilities Board for approval in May/June 2024. (Refer to Section 3 for additional schedule information.)

- Verification that your organization has already developed (or provide your plan to develop) specific DB contract terms.

Robynne Thaxton of Thaxton Parkinson, PLLC, will partner with Tacoma Public Utilities Legal Counsel to assist Tacoma Water in preparation of the contract terms and the DB Agreement. Tacoma Water staff, working with Parametrix and Thaxton Parkinson will prepare and customize the RFQ/RFP documents to meet specific project needs.

7. Public Body (your organization) Construction History:

Provide a matrix summary of your organization's construction activity for the past six years outlining project data in content and format per the attached sample provided: *(See Attachment E. The applicant shall use the abbreviations as identified in the example in the attachment.)*

- Project Number, Name, and Description
- Contracting method used
- Planned start and finish dates
- Actual start and finish dates
- Planned and actual budget amounts
- Reasons for budget or schedule overruns
- Small-, minority-, women-, and veteran-owned business participation planned and actual utilization

Please refer to Exhibit D.

8. Preliminary Concepts, sketches or plans depicting the project

To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. Some examples are included in attachments E1 thru E6. At a minimum, please try to include the following:

- A overview site plan *(indicating existing structure and new structures)*

- Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.

Note: applicant may utilize photos to further depict project issues during their presentation to the PRC

Tacoma Water is currently working with a separate consultant to develop a master plan of the site and gather program information related to the facility. There are no preliminary concepts, sketches or plans of the warehouse/shops building and yard facilities developed at this time. Tacoma Water anticipates sharing the master-plan and program information with Proposers during the RFQ/RFP process. Refinement of the programming information and design for the facility will be collaboratively developed by the DB team in conjunction with the Tacoma Water team. We have provided a neighborhood aerial and site aerial of the property in Exhibits A & B.

9. Resolution of Audit Findings On Previous Public Works Projects

If your organization had audit findings on any project identified in your response to Question 7, please specify the project, briefly state those findings, and describe how your organization resolved them.

Tacoma Water has not received audit findings on the projects identified in our response to Question 7.

10. Subcontractor Outreach

Please describe your subcontractor outreach and how the public body will encourage small-, minority-, women-, and veteran-owned business participation.

The City of Tacoma is committed to diverse business practices. The City of Tacoma MWBE Program is best summarized as follows:

- City of Tacoma established MWBE program in 1990.
- In 1993, the City established goals of 14% for MBEs and 8% for WBEs and started the HUB program.
- In 2000, the City passed Ordinance 26726, establishing a race-neutral and gender-neutral HUB program with a 20% goal.
- In 2013, the HUB program was renamed the Small Business Enterprise (SBE) program.
- The SBE program set an aspirational goal of 22% annually; Goals are set on a project-by-project basis.
- In 2018, Resolution 40124 was adopted creating the Community Workforce Task Force to assess approaches to race and gender conscious subcontracting requirements and community workforce agreements.
- In 2020, the City passed Ordinance 28625 renaming the SBE program the Equity in Contracting (EIC) program.
- The City's Equity in Contracting (EIC) office sets requirements for MBE, WBE, and SBE/DBE.
- Results are monitored by the EIC Office.

For the Warehouse & Shops project, and as an element to be scored in the SOQ, the Design-Builders will be required to provide statistics on their past success related to inclusion of MBE/WBE/DBE/SBE (M/W/D/SBE) and Veteran-owned businesses on previous projects. Additionally, and as a scored element of their proposals, the shortlisted Design-Builders will be required to provide a project-specific outreach and inclusion plan that describes their approach to increasing opportunities, encouraging and ensuring the participation of MBE/WBE/DBE/SBE and Veteran-owned businesses on the project. Once selected, the successful Design-Builder, during the early planning phases of the project, will be required to collaborate with Tacoma water to further develop and provide a detailed, project specific outreach and inclusion plan with special attention to recruiting, mentoring and providing opportunities to ensure the participation of M/W/D/SBE and Veteran-owned businesses on the project. Outreach efforts will include, but not be limited to:

- The Design-Builder will be required to demonstrate that consideration of M/W/D/SBE and Veteran-owned business participation will be included in the development and organization of their bid packages, including providing an inclusion plan describing the procurement approach for each bid package and an identified participation target for the utilization of M/W/D/SBE and Veteran-owned firms. This plan will require City of Tacoma review and approval prior to implementation.

- Ongoing engagement with community: This will be further defined with the selected Design-Build contractor once they are under contract. The City of Tacoma Equity in Contracting (EIC) office will consult with the Design-Builder regarding community organizations that may be helpful in the realization of the Design Builders inclusion plan.

CAUTION TO APPLICANTS

The definition of the project is at the applicant’s discretion. The entire project, including all components, must meet the criteria of RCW 39.10.300 to be approved.


SIGNATURE OF AUTHORIZED REPRESENTATIVE

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so may delay action on your application.

The PRC strongly encourages all project team members to read the [Design-Build Best Practices Guidelines](#) as developed by CPARB and attend any relevant applicable training. If the PRC approves your request to use the DB contracting procedure, you also agree to provide additional information if requested.

The 2021 Legislature updated [RCW 39.10.330\(8\)](#) stating that Design-Build contracts must require the awarded firm to track and report to the public body and to the office of minority and women’s business enterprises (OMWBE) its utilization of the OMWBE certified businesses and veteran certified businesses. By submitting this application, you agree to include these reporting requirements in project contracts.

I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature:  _____
7E79C6B19E2E43A...

Name: *(please print)* _____ Carol Powers _____ *(public body personnel)*

Title: _____
Civil Engineer P.E., Principal

Date: 10/19/2023 _____

Exhibit A – Neighborhood Aerial



Exhibit B – Site Aerial



Exhibit C – Project Org Chart

Tacoma Water Project Organization Chart

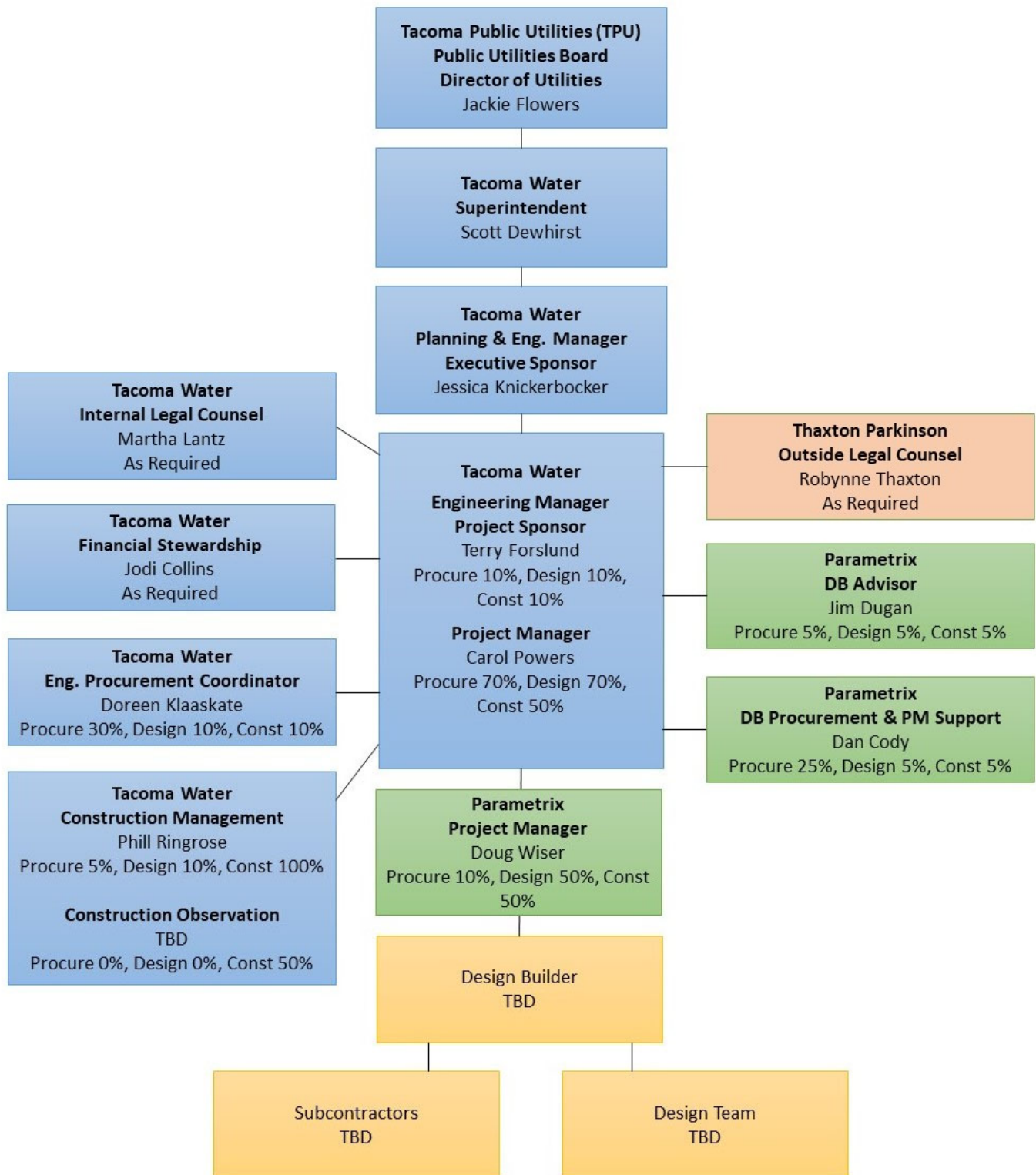


EXHIBIT D
Tacoma Water Construction History

Project Name	Project Description	Delivery Method	Architect/General Contractor	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget	Actual Cost	Reason for Budget or Schedule Over-run	Specification Number	Goals						Actuals					
												MBE	WBE	SBE/DBE	SBE	HUB	UDBE	MBE	WBE	SBE/DBE	SBE	HUB	UDBE
Pinnacle Ridge Reservoir and Pump Station	New 5MG steel tank and booster pump station	DBB	RH2/ Ceccanti, Inc.	2022	2024	2022		\$9M	\$	Equipment lead time delays have extended project schedule.	TW22-0084F	2%	1%	2%				1.49%	2.64%	5.64%	N/A	N/A	N/A
South Tacoma Pump Station and Hood Street Reservoir Seismic Upgrades Project	Upgrade two pump station buildings, historic chlorine building, and reservoir to be seismically resilient	DBB	Jacobs/ Combined Construction	2021	2022	2021	2022	\$4.5M	\$5.6M	Project substantially completed on time; damage during construction resulted in City replacing equipment that was at end of life and beyond repair.	TW21-0047F	4%	1%	5%				7.91%	0.84%	7.91%	N/A	N/A	N/A
Swan Creek Crossing	The restoration of fish passage in Swan Creek by the removal of earthen and concrete fill material, installation of a 150' pipeline support bridge, and restoration of the stream channel and banks	DBB	Pacific Forest Resources, Inc./ Quigg Bros, Inc.	2019	2019	2019	2019	\$600K	\$640K	Misc Force Account Work	WS19-0112F				20%			N/A	N/A	N/A	*	N/A	N/A
Deep Creek Pipeline Protection Project	Create 472 linear feet of new creek channel through the excavation of approximately 4,100 cubic yards of material excavated along existing water pipeline (protected in place)	DBB	Cardno & Southworth and Sons, Inc.	2018	2018	2018	2018	320K	320K	N/A	WS18-0148F				0%			N/A	N/A	N/A	N/A	N/A	N/A
Hood Street Corrosion Control and Fluoridation Facility and South Tacoma Pump Station Aeration System	New building, corrosion control treatment system, fluoridation treatment system, and piping modifications; addition of diffused aeration to existing facility	DBB	HDR/ McClure & Sons Inc	2012	2013	2012	2013	\$4.75M	\$4.82M	Unexpected sanitary sewer and power-related costs. A \$202,000 grant brought the project under budget (to \$4.62M)	WQ12-0142F				11%			N/A	N/A	N/A	N/A	*	N/A
Taylor Way Water Main Replacement	Install 8,000 feet of 12" to 20" water main along a major arterial road in the Port of Tacoma.	DBB	Tappani	2017	2020	2017	2021	\$3.7M	\$4.0M	Cost overruns associated with unknown utility conflicts and resulting constructability issues. Schedule overruns associated with supply chain, and limited work hours due to Port traffic.	PW19-0262F					13%		N/A	N/A	N/A	N/A	N/A	*
Oakland Water Main Replacement	Install 7,700 feet of 6" to 12" water main along residential streets in the Oakland neighborhood.	DBB	R. L Alia	2016	2020	2016	2020	\$1.3M	\$1.2M	N/A	ES17-0314F				22%			N/A	N/A	N/A	*	N/A	N/A
Sound Transit Link Extension Water Main Replacement	Install 11,000 feet of 6" to 16" water main along dense urban corridor (downtown Tacoma) in conjunction with Light Rail construction.	DBB	Walsh	2016	2022	2016	2022	\$4.5M	\$4.8M	Cost overruns from scope increase for additional design and survey, unknown utility conflicts, traffic control, slower production in dense urban corridor. Schedule overruns from supply chain, unknown utility conflicts, design changes, limited work hours.	Procured by Sound Transit. This project had federal funding.	Goals were established in support of federal funding on this project.						*					
Green River Filtration Facility	New floc/sed basins, filters, clearwells, chemical systems, solids handling, piping, and other building modifications	GC/CM	MWH/ Hoffman	2012	2015	2012	2015	\$210M	\$187M		WQ10-0846F	10%	6%					*	N/A	N/A	N/A	N/A	

* This data was not available at the time of submittal of this application. It will be provided as part of our PRC presentation.