

# Tacoma Public Schools/Port of Tacoma Tacoma Maritime Center

---

APPLICATION FOR APPROVAL TO UTILIZE the PROGRESSIVE  
DESIGN-BUILD ALTERNATIVE CONTRACTING PROCEDURE

MAY 25, 2023



# Agenda

---

Introductions

Tacoma Public Schools

Port of Tacoma

The Project

Project Budget

Project Schedule

Agency Equity and Inclusion

Why Design-Build

Public Body Qualifications

Organization Chart

Project Team APD Experience

Summary

Closing



# Introductions



# The Project Team: Presenting Today

---

## Tacoma Public Schools

- Morris Aldridge, Executive Director of Planning and Construction
- Alicia Lawver, Director of Strategic Planning

## Port of Tacoma

- Stan Ryter, Senior Project Manager
- Thais Howard, Director of Engineering

## Parametrix

- Jim Dugan, APD Principal in Charge and D/B Advisor

# The Project Team: Not Presenting Today

---

## Tacoma Public Schools

- Josh Garcia, Superintendent
- Chris Williams, Chief Operating Officer

## Port of Tacoma

- Gloria Fletcher, Senior Manager of Real Estate and Economic Development
- Alisa Praskovich, Chief of Special Projects
- Eric Johnson, Executive Director
- Tony Warfield, Cultural Resources
- Rob Healy, Senior Manager of Environmental Remediation
- Mike Kisak, Inspector

## Parametrix

- Dan Cody, RA, Assoc. DBIA – Project Manager and PDB Procurement
- Maggie Anderson, Project Document Controls

# The Project Team: Not Presenting Today

---

## Tacoma Public Schools

- Graehm Wallace – Perkins Coie, LLP
- Mica Klein – Perkins Coie, LLP

## Port of Tacoma

- Heather Burgess – DFPB, PLLC
- Zak Tomlinson – Pacifica Law Group

# Tacoma Public Schools

Every Student. Every Day



- Founded in 1869
- Comprised of:
  - 36 Elementary Schools
  - 11 Middle Schools
  - 10 High Schools
  - Numerous Special Programs
- 4th largest school district in the State of Washington
- Approximately 30,000 students
- Over 5,000 employees
- Serving Pre-K thru 12<sup>th</sup> grade
- One of the largest employers in Tacoma
- Significant capital development history and experience



# Port of Tacoma

People. Partnership. Performance



Founded in 1918, the Port of Tacoma serves greater Pierce County and Washington state by providing world-class marine cargo facilities and industrial lands for a variety of business uses across 2,500 acres of Port-owned property in the Tacoma Tideflats.

The Port of Tacoma's mission is *"to make strategic investments in our harbor and community to promote prosperity, trade and family-wage jobs, while protecting and enhancing our environment."*

The Port has extensive experience managing infrastructure projects, construction, permitting, engineering, and environmental remediation/restoration.





# Tacoma Maritime Center Vicinity Aerial



# Tacoma Maritime Center Site Aerial



# The Project



# Tacoma Maritime Center

- The project is a partnership between Tacoma Public Schools (TPS) and the Port of Tacoma (Port) to use Progressive Design Build (PDB) delivery to develop a Tacoma Maritime Center project. TPS is the lead agency. **The project will be programmed, designed and built by TPS and located on property that is owned by the Port.**
- The facility will provide spaces for both entities on the same site – possibility of one integrated building or two separate buildings.
- TPS desires to develop an education/skills center facility that will specialize in programs and coursework that will focus on preparing students to enter the trades related to the maritime and logistics industries.
- The TPS facility will be designed to accommodate up to 300 students in a building of 30-35,000sf.
- The program will include classroom/lecture spaces, lab/shop spaces, collaborative project areas, offices, storage, warehousing, administrative and support functions

# Tacoma Maritime Center

- The Port of Tacoma facility will be designed to accommodate approximately 160 staff in a building of approximately 60,000sf.
- The program will include a lobby, office spaces, conference rooms, commission meeting room, event space and support functions.
- In addition to the buildings, the project is anticipated to include extension of utilities, parking lots, walkways, landscaping, off-site improvements and other on-site and off-site amenities.
- There are currently multiple Port owned sites being considered for this project. TPS and the Port will involve the PDB in the assessment of potential sites and selection of this site for the project.
- There may also be the potential for the PDB to become involved in master-planning of the Port-owned properties.

# Tacoma Maritime Center Project Budget

<u>Category</u>	<u>TPS</u>	<u>Port</u>
<b>Costs for Professional Services (A/E, Legal, etc.) (@10%)</b>	\$2,275,000	\$3,470,000
<b>Estimated project construction costs (including D/B contingency @3% minimum)</b>	\$22,750,000	\$24,100,000
<b>Equipment and furnishing costs (@7.5%)</b>	\$1,706,250	\$1,807,500
<b>Off-site costs (@10% (actual TBD))</b>	\$2,275,000	\$2,410,000
<b>Contract administration costs (Owner, DB Consultant etc. @ 3%)</b>	\$682,500	\$723,000
<b>Contingencies (Owner Project @5%)</b>	\$1,137,500	\$1,205,000
<b>Other related project costs (Permit Costs, etc.) (flex here)</b>	\$1,186,107	\$1,010,387
<b>Sales Tax (@10.3% of Design + Const + FF&amp;E + Off-Site)</b>	\$2,987,643	\$3,274,113
<b>Subtotal</b>	<b>\$35,000,000</b>	<b>\$38,000,000</b>
<b>Project Total</b>	<b>\$73,000,000</b>	

# TPS Project Funding

---

- TPS funding totaling \$17M for the design and construction of the Maritime Skills Center project will be provided from the proceeds of the \$535 million capital bond issue that was approved by Tacoma voters in February of 2020.
- An additional \$18M of the funding for the Maritime Skills Center is included in the capital bond that is being planned and will go before the Tacoma voters in February 2024.
- TPS is approved for \$12M in State grant funding. Project funding is not reliant on the grant funding.
- TPS will not move forward with the post-GMP phase of design and construction until adequate funding is in place to complete the project.

# Port Project Funding

---

- This project is identified in the Port Capital Investment Plan and funding for the design and construction of the Maritime Center project will be funded by existing Port cash reserves and operating revenue.
- The total project contribution from the Port is expected to be \$38 M.



# Tacoma Maritime Center Project Schedule

<u>Project Schedule</u>	<u>Start</u>	<u>Finish</u>
PRC Application		April 20, 2023
<b>PRC Presentation</b>		<b>May 25, 2023</b>
<b>RFQ 1<sup>st</sup> Advertisement</b>		<b>June 8, 2023</b>
RFQ 2 <sup>nd</sup> Advertisement		June 14, 2023
Pre-submittal Meeting		June 15, 2023
Questions Due for Final Addendum		June 20, 2023
Issue Final Addendum		June 23, 2023
<b>Statement of Qualifications Due</b>		<b>June 30, 2023</b>
Review/Score SOQs & Shortlist Finalists	June 26, 2023	July 13, 2023
<b>Notify Submitters &amp; Release RFP</b>		<b>July 14, 2023</b>
Proprietary Meetings w/ Finalists	July 12, 2023	July 20, 2023



# Tacoma Maritime Center Project Schedule

<u>Project Schedule</u>	<u>Start</u>	<u>Finish</u>
<b>Proposals Due – Cost Factors and Approach</b>		<b>August 4, 2023</b>
Review/Score Proposals	August 7, 2023	August 16, 2023
Interview PDB Teams		August 17, 2023
Open Price Factor Proposals		August 18, 2023
<b>Identify Most Qualified PDB</b>		<b>August 18, 2023</b>
Notify Submitters		August 21, 2023
Statutory Protest Period (4 days)	August 22, 2023	August 25, 2023
Contract Negotiations (3 weeks)	August 26, 2023	September 16, 2023
Board/Commission Approval of PDB Contract		September 19, 2023
<b>Execute Contract &amp; NTP</b>		<b>October 2023</b>



# Agency Equity and Inclusion

---

- TPS and the Port have agreed to inclusion goals that exceed the Governor's current recommendations. The current inclusion goals for this project are:
  - 30% Local Share (Labor and Material), local as defined by the geography of Pierce County.
  - 10% Certified MBE
  - 6% Certified WBE
  - 5% SBE
  - 15% Apprenticeship Utilization
- This commitment is designed to:
  - Invest tax-payer dollars back into the community.
  - Build a strong professional community to tackle the increased construction projects expected for Washington State and the Seattle/Tacoma metropolitan region.
  - The PDB contractor will be expected to demonstrate due diligence to meet or exceed these goals.

# Business Equity: TPS Community Inclusion Results

---

The Tacoma Public Schools actual performance on \$163.6M spent as of EOY 2022 on 2020 Bond Projects summarized is as follows:

<b><u>MBE:</u></b>	Goal: 10%	Actual: 16%	Actual/Goal: 160%
<b><u>WBE:</u></b>	Goal: 6%	Actual: 3%*	Actual/Goal: 50%
<b><u>SBE:</u></b>	Goal: 5%	Actual: 9%	Actual/Goal: 180%
<b><u>Local Share:</u></b>	Goal: 30%	Actual: 72%	Actual/Goal: 240%
<b><u>Apprenticeships:</u></b>	Goal: 15%	Actual: 16%	Actual/Goal: 106%

**\*In process WBE certifications may increase this number**

# Why PDB Delivery Method for the Tacoma Public Schools/Port of Tacoma Tacoma Maritime Center Project



# RCW 39.10.300 D/B Statutory Compliance

---

**(5.1) If the construction activities are highly specialized and a D/B approach is critical in developing the construction methodology**

- **Hazardous materials; liquefaction; cultural resources; shoreline requirements; deep foundations**

**(5.2) If the project provides opportunity for greater innovation and efficiencies between the designer and builder**

**(5.3) If significant savings in project delivery time would be realized**

# Advantages to PD/B Delivery

---

Allocation of Risk – The PDB process can reduce risks in the following manner:

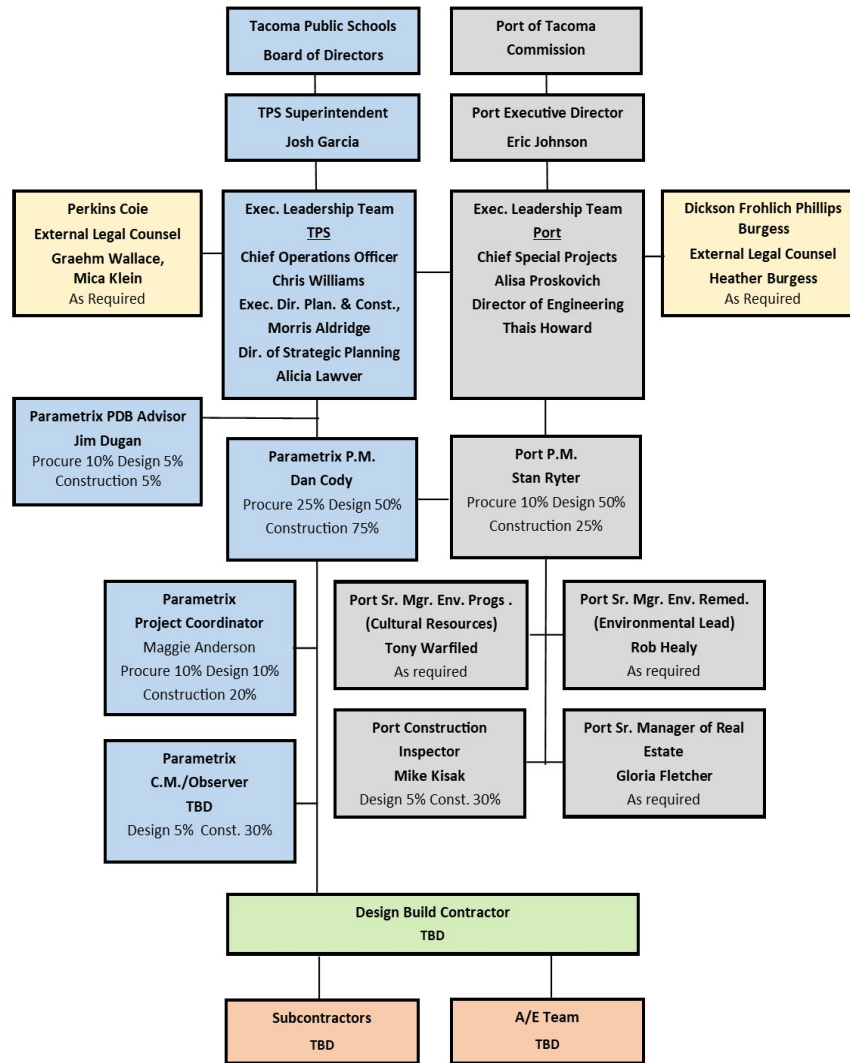
- Allows the contractor to collaborate with the design team to increase the efficiency and constructability of the project.
- The constructor can work closely with the designer and owner to evaluate potential sites and select the most preferable site for this project.
- The Design/Builders early involvement will allow for opportunities of innovation, collaboration, exploration of existing conditions and efficiencies of design and logistics to reduce the owner's risk of schedule and cost impacts.

# Public Body Qualifications



# Tacoma Public Schools APD (D/B) Qualifications

- **Tacoma Public Schools will be the lead agency, managing the project during design and construction.**
- **Tacoma Public Schools has a track record of successful completion of projects using alternative delivery methods.**
- **Morris Aldridge, Executive Director of Planning and Construction for Tacoma Public Schools, is serving a three-year term on the DBIA National Board of Directors.**
- **Tacoma Public Schools has contracted with Parametrix to provide PDB Advisory, Project Management, Construction Management and APD Services throughout the course of this project.** Parametrix has extensive APD experience and brings extensive knowledge of the statutory requirements, industry best practices and lessons learned related to PDB delivery.
- **Tacoma Public Schools has PRC approval to “self-determine” for the use of D/B project delivery. However, our project partner, the Port of Tacoma, does not so we’ve opted to seek PRC approval for this project.**
- **Tacoma Public Schools satisfies the public body qualifications by staff augmentation with consultants experienced in PDB delivery and RCW 39.10.**



TACOMA PUBLIC SCHOOLS & PORT OF TACOMA  
MARITIME CENTER  
PROJECT ORGANIZATION CHART

# Project Team APD Experience



Name	Experience
<p><b>Morris Aldridge</b> Executive Director of Planning and Construction Tacoma Public Schools</p>	<p><b>38 Years of K-12 Experience</b> 5 Years D/B Experience 13 Years CMAR and GC/CM Experience <b>PDB Projects:</b> 15 projects including Boze Elementary School, \$32.5 Million, Hunt Middle School, \$74.6 Million, Downing ES Replacement, \$42.7 Million, Skyline ES Replacement, \$42.7 Million, Bryant ES Replacement, \$39 Million</p>
<p><b>Alicia Lawver</b> Director of Strategic Planning Tacoma Public Schools</p>	<p><b>7 Years of Strategic Planning Experience with Tacoma Public Schools</b> Alicia leads the district’s community inclusion efforts to invest in local and disadvantaged businesses through its capital bond projects. 5 Years D/B Experience 2 Years GC/CM Experience <b>PDB Projects:</b> 15 projects including Boze Elementary School, \$32.5 Million, Hunt Middle School, \$74.6 Million, Downing ES Replacement, \$42.7 Million, Skyline ES Replacement, \$42.7 Million, Bryant ES Replacement, \$39 Million</p>
<p><b>Gloria Fletcher</b> Senior Manager of Real Estate and Economic Development</p>	<p><b>30 Years of Experience as real estate industry professional.</b> Gloria has led multiple real estate teams and has extensive capital development experience. <b>University of Washington:</b> Real Estate Tenant Representative for the SLU Bioscience, Phases 1 &amp; 2 <b>State of Washington Department of Enterprise Services:</b> Managed statewide real estate services including leasing, acquisition, and disposition for a portfolio of approximately 1,200 leases and properties.</p>



Name	Experience
<p><b>Jim Dugan</b> PDB Advisor Parametrix</p>	<p><b>46 yrs. Program/Project Management</b></p> <p><b>PDB Projects: Tacoma Public Schools:</b> Boze Elementary School, \$32.5 Million, Hunt Middle School, \$74.6 Million, Downing ES Replacement, \$42.7 Million <b>Chelan County PUD:</b> Rock Island Dam Powerhouse #2 Turbine Rehabilitation, \$352 Million, Rock Island Dam – Generator Leads Replacement \$6.4 Million, Rock Island Dam – Draft Tube Gates Upgrades, \$7 Million <b>City of Shoreline:</b> Parks Bundle \$29 Million</p> <p><b>Project Review Committee:</b> 2016-current. Appointed through June 2023. Approved on 5/11/23 for reinstatement thru June 2026.</p>
<p><b>Dan Cody</b> Procurement/PM Parametrix</p>	<p><b>34 yrs. Design &amp; PM/CM</b></p> <p><b>PDB Projects: Tacoma Public Schools:</b> Boze Elementary School, \$32.5 Million, Hunt Middle School, \$74.6 Million, Downing ES Replacement, \$42.7 Million <b>Chelan County PUD:</b> Rock Island Dam Powerhouse #2 Turbine Rehabilitation, \$352 Million, Rock Island Dam – Generator Leads Replacement \$6.4 Million, Rock Island Dam – Draft Tube Gates Upgrades, \$7 Million <b>City of Shoreline:</b> Parks Bundle \$29 Million</p>
<p><b>Graehm Wallace</b> External Legal Counsel Perkins Coie, LLP</p>	<p>Graehm Wallace is a partner in the Seattle office of law firm Perkins Coie LLP. Graehm has 26 years legal counsel experience working in all areas of construction, providing legal assistance under RCW 39.10. His work has covered all aspects of contract drafting and negotiating. This includes preconstruction, architectural, engineering, construction-management, GC/CM, Design-Build and bidding. Graehm has provided legal assistance under RCW 39.10 for over 100 public Washington public entities and Design-Build contract documents for dozens of private projects. Graehm also provides legal advice during construction , claim prosecution and defense work.</p>



# Project Summary

# Tacoma Public Schools/Port of Tacoma Tacoma Maritime Center

- Requesting PRC approval to utilize the PDB project delivery for The Maritime Center
- PDB delivery would result in substantial collaboration, innovation and fiscal benefit.
- With augmentation of D/B consultants, the TPS/Port team has:
  - Progressive Design Build delivery knowledge and experience
  - PM/CM personnel with recent and relevant experience
  - Project Management Plan that has clear and logical lines of authority
  - Appropriate budget and schedule to execute the project
  - Appropriate funding to support the project
- Request for Qualifications is prepared and ready to publish
- Project Team is prepared and ready to proceed

# Thank you

---



**BUILDING FOR ACHIEVEMENT**

