

APPLICATION FOR CITY OF TACOMA CERTIFICATION IN USE OF DESIGN-BUILD

City of Tacoma



Agenda

- **Introductions**
- **Process of determining DB appropriate projects**
- **DB project delivery knowledge and experience**
- **Subcontractor Outreach**
- **Recently completed/ current projects**
 - **Fishing Wars Memorial Bridge Replacement**
 - **Alder Unit 11 Rebuild**
 - **Jefferson and Hood Street Surface Water Interceptor**
- **Questions**



Introduction of Additional City Staff

- **Patsy Best, Purchasing Division Manager**
- **Chuck Blankenship, Purchasing Manager**
- **Martha Lantz, Deputy City Attorney**
- **Chris Larson, PE, Public Works Division Manager**
- **Chris Mattson, PE, Power Section Manager**
- **Eric Johnson, PE, DBIA, Assistant Division Manager**
- **Sue O'Neill, DBIA, PMP, Assistant Division Manager**



Experience and Qualifications for Determining Projects are Appropriate for Design-Build

- **City has Process for Determining Appropriate Contracting Method**
- **Follow Criteria per RCW 39.10.300**
 - Total project cost over \$2 million
 - Design and construction is highly specialized
 - Opportunities for greater innovation or efficiencies between the designer and the builder
 - Significant savings in project delivery time.

Project Delivery Knowledge and Experience

- **Capital Projects Delivery**
 - Managing complex projects for a half century.
- **Most Projects Completed using DBB**
- **Demonstrated Success in DB Projects**
 - Cheney Stadium Upgrade - \$30M
 - Murray Morgan Bridge Rehabilitation - \$49.2M
 - Pedestrian Crossing Improvements \$4.9M
 - Fishing Wars Memorial Bridge \$32M

Personnel with Construction Experience Using DB

- **Project Managers, Construction Managers and Inspectors with DB experience**
- **6 staff with DBIA certifications**
- **Continued training for future projects**
- **Staff participation in NW Chapter DBIA**

Subcontractor Outreach

- **Equity In Contracting Program**
- **Program Training and Outreach**
 - "How to Do Business with Tacoma" Events
 - Future Workshops
- **Project Specific Outreach**

Fishing Wars Memorial Bridge Replacement

- **Project Background**
- **Project Goals**
- **Project Complexities**
- **Project Risk**
- **Lessons Learned**



Project Background

- **Aging Bridge Built in 1926**
- **Tribal Negotiation Delayed Construction**
- **Previous Design Unaffordable**
- **Funding At Risk**

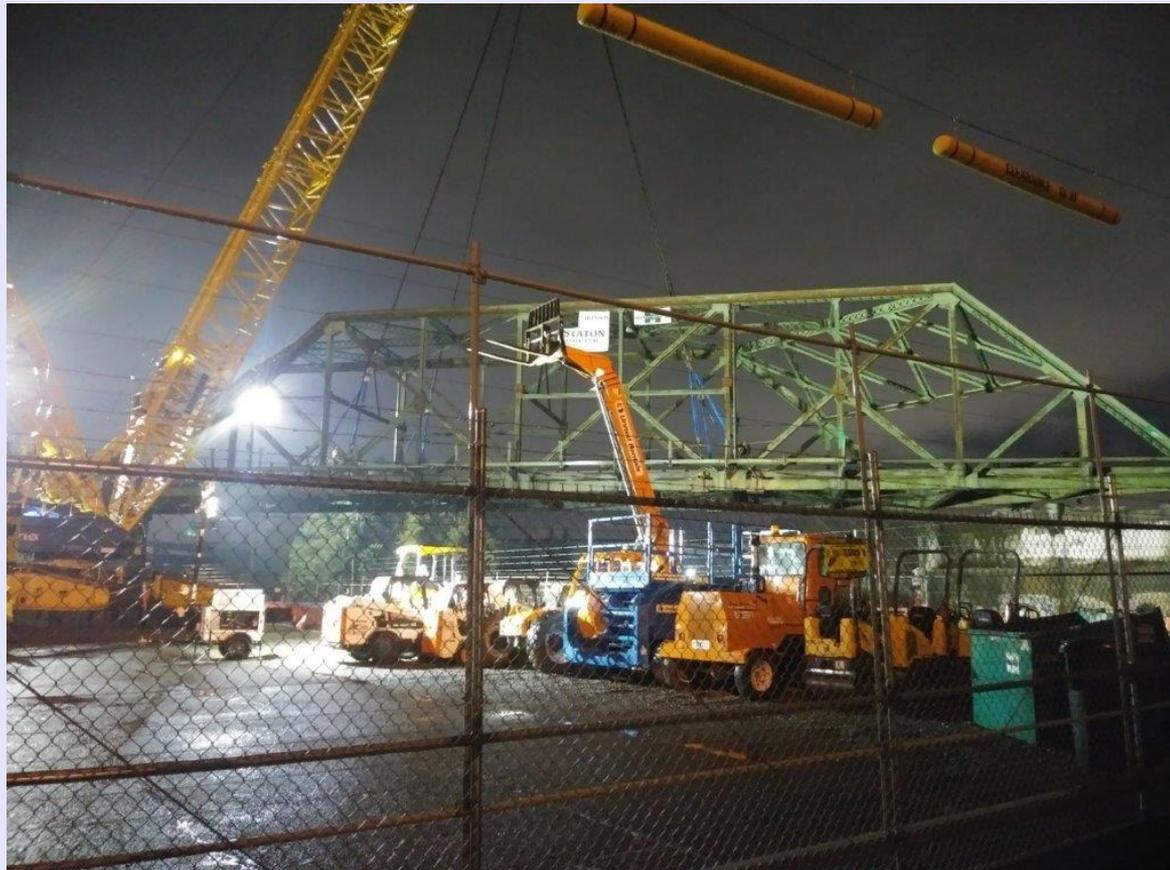


DB Delivery Method Goals

- **Contract with a First Class Delivery Team**
- **Ensure a High Quality Project**
- **Keep Project within Existing Funding**
- **Secure at Risk Funding**
- **Schedule**
- **Aesthetic**
- **DBE Goals**

Fishing Wars Memorial Bridge Project Risks & Complexities

Video during presentation



Lessons Learned

- **Start ROW Process Sooner, Anticipate Delay**
- **Railroads Do Not Contemplate DB**
- **Strong Team Can Overcome Difficulties**



Alder Unit 11 Rebuild

- **Project Background**
- **Project Goals**
- **Project Complexities**
- **Lessons learned**



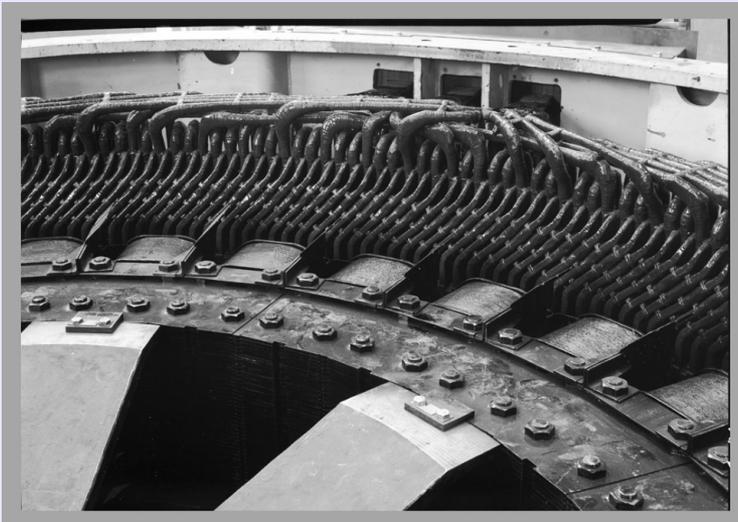
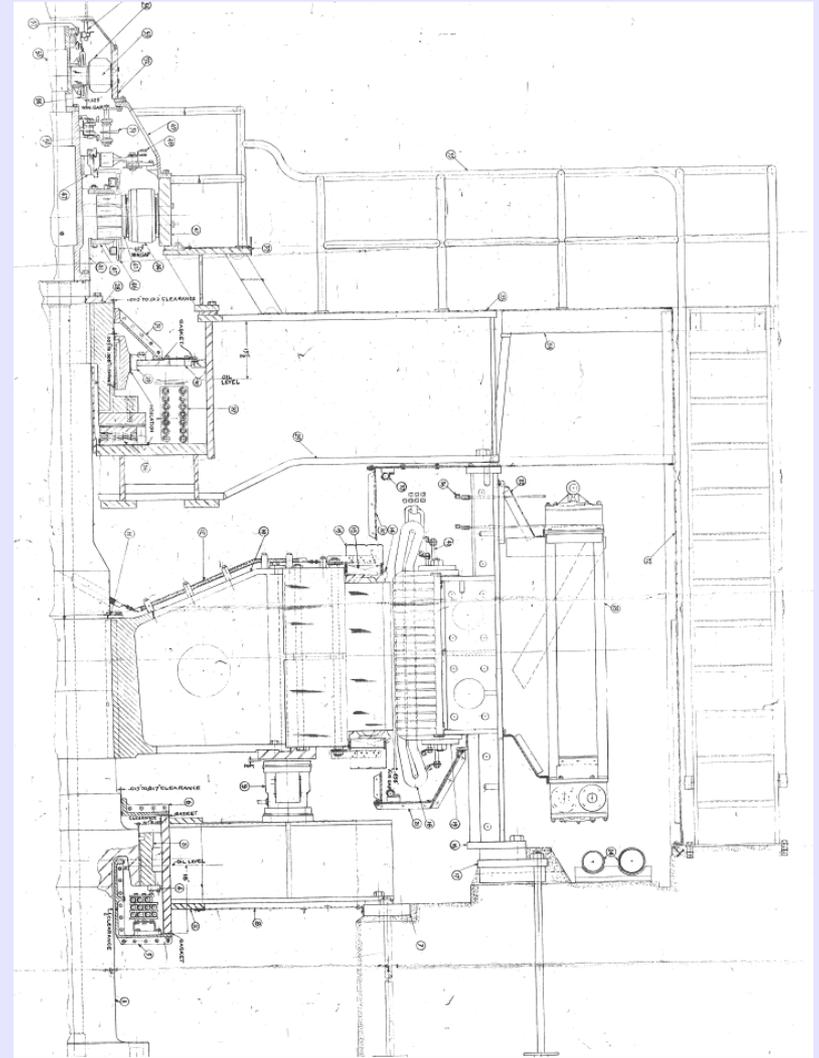
Project Background

- Part of Tacoma Power's hydro power generation facilities
- Powerhouse construction in 1945
- Refurbish hydro unit for safe reliable operation



DB Delivery Method Goals

- DB team primarily on qualifications
- Adequately manage risk and schedule
- Maximize project budget and efficiency
- Quality



Project Complexities

- **Rebuilding hydro generators is a highly specialized work**
- **Proprietary and customized design**
- **Condition assessment after disassembly leaves little time for response**
- **Close coordination between designer and builder is critical**



Lessons Learned (to date)

- **Additional proprietary meetings to improve and increase dialog**
- **Early emphasis on collaboration/ formal partnering**

Jefferson & Hood Street Surface Water Interceptor Project

City of Tacoma

- **Project Background**
- **PDB Delivery Goals**
- **Project Complexities & Risks**
- **Lessons Learned**



Christa Lee, P.E. – City Project Manager
Project Web Site – www.govme.org/es/Jefferson/default.html

Project Background

- **Future growth**
- **Two Step Progressive Design Build Procurement**
- **\$26 M – Single contract**
- **Finishing Stage 1- Preconstruction Services**
- **Starting Stage 2 – Construction Fall 2021**



PDB Delivery Method Goals

- DB team primarily on qualifications
- Single point of responsibility
- Collaboration & teamwork between City/DB team
- Innovation and efficiencies between designer and builder
- Open book
- Schedule



Project Complexities and Potential Risks

- **Complex and technically challenging**
- **Tunnel construction beneath Sound Transit and BNSF rail corridors**
- **Tunnel construction parallel to Thea Foss Waterway**
- **Open cut beneath elevated Federal Interstate**
- **New marine outfall into Thea Foss Waterway**
- **Soil and groundwater contamination**
- **Regulatory permits/approvals**



Lessons Learned to date

- **Owner's Advisor on City's team**
- **City staff-DBIA education**
- **Project marketing**
- **Coordination with contract approving body**
- **Ensuring contingency budget for unexpected tasks**
- **Early involvement for permitting**





Fishing Wars Memorial Bridge



Jefferson Interceptor



Murray Morgan Bridge

Questions?



Pedestrian Crossings



Cheney Stadium



Alder Unit 11 Rebuild