



TO: Board of Contracts and Awards
FROM: Peter Huffman, Director, Planning and Development Services Department
Elliott Barnett, Associate Planner, Planning and Development Services Department
COPY: City Council, City Manager, City Clerk, SBE Coordinator, LEAP Coordinator, and
Chuck Blankenship, Finance/Purchasing
SUBJECT: Tacoma Mall Subarea Plan and Environmental Impact Statement (EIS), Contract
Amendment to Expand Scope and Budget
Contract No. 4600010695 – January 5, 2016
DATE: December 11, 2015

SUMMARY:

The Planning and Development Services Department requests approval to increase Contract No. 4600010695 with *3MW Studio LLP, dba 3 Square Blocks, LLP*, Seattle, Washington, in the amount of \$17,590.00, sales tax not applicable, to provide additional assistance to the City in the development of the Tacoma Mall Subarea Plan and EIS. This increase will bring the contract to a cumulative total of \$242,590.00, sales tax not applicable.

STRATEGIC POLICY PRIORITY:

- Foster a vibrant and diverse economy with good jobs for all Tacoma residents.
- Assure outstanding stewardship of the natural and built environment.

This effort supports many of Tacoma’s strategic policy priorities, with a particular emphasis on fostering a vibrant and diverse economy and assuring stewardship of the natural and built environment. The Tacoma Mall Neighborhood is designated by the City of Tacoma and the Puget Sound Regional Council for substantial jobs and housing growth. To accommodate that growth in a sustainable and equitable manner, the area must function well on many levels. Well-planned infrastructure, services, transportation choices, housing, neighborhood amenities and appropriate guidance for growth and development are key components.

BACKGROUND:

Building on the success of the three downtown Subarea Plans/EIS’s, the City is conducting a similar planning and environmental review effort for the Tacoma Mall Regional Growth Center. The effort will result in a vision, goals and policy framework as well as programmatic environmental approval that will help catalyze development and positive change in the area, and will fulfill Tacoma’s obligation under Vision 2040 to plan for designated Regional Growth Centers. The effort is being funded primarily by a \$250,000 National Estuaries Program Watershed Protection Grant, administered by the State Departments of Ecology and Commerce.

The first round of public engagement efforts ran from July 2015 through the October 23, 2015 conclusion of the EIS scoping period. The City solicited participation broadly, including mailings, signage, and hosting two EIS scoping meetings, a four-day design workshop and several other public meetings. The project team is currently synthesizing public input and project analysis to date to develop policy recommendations. Project information is available on the project webpage at www.tacomamallneighborhood.com.

As part of the scoping process, the City solicited input on the potential to expand the boundaries of the current Center to incorporate some or all of an approximately 130-acre area to the north and west of the current study area (see attached map). This area is situated just outside the current boundary of the



Center, and lies between the area within the Center envisioned for an urban, mixed-use development pattern, and the primarily industrial area along South Tacoma Way. This additional scope will seek to determine the optimum location for this boundary and identify strategies to provide for an appropriate transition between these areas. The City received comments in support of studying the potential expansion, including Pierce County which owns facilities within the potential expansion area.

This proposed Council action would add this additional scope of analysis to the City’s contract with 3 Square Blocks, LLP, along with a \$17,590.00 additional budget allocation. Pierce County has agreed to provide the additional funds. No specific outcomes are promised or implied in regards to the potential inclusion of these areas into the Center or to future land use and development patterns.

ISSUE: Staff seek Council authorization for this contract amendment, as required by the City’s professional services procedures for consultant budgets in excess of \$200,000.00. The additional scope will consist of data gathering and analysis of existing conditions within the potential expansion area.

ALTERNATIVES: Should the Council direct staff to refrain from amending the current contract, the City’s capacity to incorporate analysis of the potential expansion area into the project would be limited.

COMPETITIVE SOLICITATION: The current contract was awarded through Request for Qualifications Specification No. PL14-0428F, which was opened October 28, 2014. Seventeen (17) companies were invited to bid in addition to normal advertising of the project. Three (3) submittals were received. The City convened a Selection Advisory Committee (SAC), which included City staff as well as representatives from Metro Parks Tacoma, the Tacoma Pierce County Health Department, and the South Tacoma Neighborhood Council. The SAC recommended *3 Square Blocks, LLP* as the preferred consultants on November 20, 2014.

<u>Respondent</u>	<u>Location (city and state)</u>	<u>Rank</u>
3 Square Blocks, LLP	Seattle, Washington	1
Via Architecture, Inc	Seattle, Washington	2
BERK Consulting, Inc	Seattle, Washington	3

CONTRACT HISTORY: This contract was originally awarded to *3 Square Blocks, LLP* after approval through City Council Resolution No. 39169 dated April 14, 2015. The contract is effective as of May 11, 2015. No other contract amendments or extensions have been executed to date.

SUSTAINABILITY: The goals and objectives of this effort are deeply rooted in the principles of sustainability. The effort seeks to promote sustainable, concentrated, multi-modal growth in urban areas as an alternative to suburban development, thus reducing the overall impacts on natural systems and the Puget Sound. The additional analysis will assess the sustainability benefits of incorporating some or all of the expansion area into the Regional Growth Center.

SBE/LEAP COMPLIANCE: *3 Square Blocks, LLP* is certified by the Washington State Office of Minority and Women’s Business Enterprises as a Disadvantaged Business Enterprise in compliance with federal and state regulations. The recommended firm is in compliance with the Small Business Enterprise (SBE) Regulation requirements per memorandum dated March 13, 2015.



RECOMMENDATION:

The Planning and Development Services Department recommends approval to increase Contract No. 4600010695 with *3MW Studio LLP*, dba *3 Square Blocks, LLP*, Seattle, Washington, in the amount of \$17,590.00, sales tax not applicable, to provide additional assistance to the City in the development of the Tacoma Mall Subarea Plan and EIS. This increase will bring the contract to a cumulative total of \$242,590.00, sales tax not applicable.

FISCAL IMPACT:

See below.

EXPENDITURES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
NEP Watershed Grant, 1195-BUILD, Misc Planning Grants	753200	5330100	\$225,000
Pierce County contribution, 1195-BUILD, Misc Planning Grant	753200	5330100	\$17,590
TOTAL			\$242,590

* General Fund: Include Department

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
NEP Watershed Grant, 1195-BUILD, Misc Planning Grants	753200	4333261	\$225,000
Pierce County contribution, 1195-BUILD, Misc Planning Grant	753200	4337108	\$17,590
TOTAL			\$242,590

POTENTIAL POSITION IMPACT:

POSITION TITLE	PERMANENT/ PROJECT TEMPORARY POSITION	FTE IMPACT	POSITION END DATE
TOTAL			

This section should only be completed if a subsequent request will be made to increase or decrease the current position count.



FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$17,590.00

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

IF EXPENSE IS NOT BUDGETED, PLEASE EXPLAIN HOW THEY ARE TO BE COVERED.

A budget modification will be required. Please include this appropriation on the next budget modification request.

FINANCE PURCHASING

DEC 15 2015 8:23:03