



TO: Board of Contracts and Awards
FROM: Kim Bedier, Director, Tacoma Venues and Events *KMB*
COPY: City Council, City Manager, City Clerk, SBE Coordinator, LEAP Coordinator, and Marie Holm, Finance/Purchasing
SUBJECT: **2017-2018 Tacoma Dome Capital Projects Project Management, Architectural and Engineering Services**
 Request for Qualifications Specification No. CT12-0001F – February 28, 2017
DATE: February 8, 2017

SUMMARY:

Tacoma Venues & Events recommends a contract be awarded to Helix Design Group, Inc., Tacoma, WA, in the amount of \$1,456,995.00, sales tax not applicable, for Tacoma Dome capital projects project management, architectural and engineering services, for a contract term of two (2) years.

STRATEGIC POLICY PRIORITY:

- Assure outstanding stewardship of the built environment.
- Encourage and promote an efficient and effective government, which is fiscally sustainable.

BACKGROUND:

ISSUE: The 2017-2018 City of Tacoma Budget includes funding for multiple capital maintenance projects to be completed at the Tacoma Dome within the biennium. These include \$13,200,000 for seating replacement, \$3,937,500 for dressing room renovations, \$1,300,000 for restrooms, \$500,000 for loading dock, \$450,000 for administrative office renovations, \$2,150,000 for fire and security upgrades, and \$1,500,000 for exterior renovation. This contract is for project management, architectural and engineering services in order to complete these projects on time.

ALTERNATIVES: The alternative to engaging a project management, architectural and engineering firm would be to secure City of Tacoma Public Works project management personnel for project management. Based on current staff complement and work load in Public Works, this would delay the completion of the capital projects into future biennia. In addition, architectural and engineering services would still be required. Tacoma Venues & Events staff does not possess the technical background to manage the projects internally.

COMPETITIVE ANALYSIS: The City of Tacoma solicited engineering and architectural services under Request for Qualifications No. CT12-0001F. Following the selection process per Chapter 39.80 of the Revised Code of Washington (RCW), Helix Design Group, Inc. was selected as the most qualified firm at a price determined as fair and reasonable in regards to the scope, complexity and nature of the 2017-2018 Tacoma Dome capital projects. Other firms considered were Merritt Arch, PLLC, LMN Architects and Parametrix.

<u>Respondent</u>	<u>Location</u>	<u>Rank</u>
Helix Design Group, Inc.	Tacoma, WA	1
Merritt Arch PLLC	Tacoma, WA	2
LMN Architects	Seattle, WA	3
Parametrix, Inc.	Tacoma, WA	4



CONTRACT HISTORY: New contract.

SUSTAINABILITY: The Tacoma Dome Capital Projects will extend the usable life of the facility and enhance the safety, security and comfort of venue patrons and clients. Projects will result in increased efficiencies in event conversion, maintenance and logistical support.

SBE/LEAP COMPLIANCE: Not applicable.

RECOMMENDATION:

Tacoma Venues & Events recommends a contract be awarded to Helix Design Group, Inc., in the amount of \$1,456,995.00 for 2017-2018 Tacoma Dome Capital Projects project management, architectural and engineering services.

FISCAL IMPACT:


All costs associated with 2017-2018 Tacoma Dome capital improvements will be funded or reimbursed from bond funds that will be received by the City in 2018.

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$1,456,995.00

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

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

N/A


DATE 2/23/17
BUDGET APPROVAL