



TO: Board of Contracts and Awards
FROM: Kim Bedier, Director, Tacoma Venues and Events
COPY: City Council, City Manager, City Clerk, SBE Coordinator, LEAP Coordinator, and Joe Parris, Finance/Purchasing
SUBJECT: 2017-2018 Tacoma Dome Capital Projects Project Management, Architectural and Engineering Services
Request for Qualifications Specification No. CT12-0001F, Contract No. 4600012609 – February 14, 2018
DATE: January 8, 2018

SUMMARY:

Tacoma Venues & Events requests approval to increase Contract No. 4600012609 with Helix Design Group, Inc., Tacoma, WA, by \$640,250.00, sales tax not applicable, for a cumulative total amount of \$2,097,245.00, sales tax not applicable, for Tacoma Dome capital projects project management, architectural and engineering services, with no change to the 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.

Assuring the stewardship of the built environment is best aligned to this action. The inclusion of the heating, ventilation and air conditioning (HVAC) scope of work provides for an HVAC system that is more efficient, providing healthy air movement and supply, and extending the life of the entire system and venue.

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, \$2,150,000 for fire and security upgrades, and \$1,500,000 for exterior renovation. Council approved a contract (SAP 4600012609) awarded to Helix Design Group, Inc. in the amount of \$1,456,995.00 for project management, architectural and engineering services in order to complete these projects on time. Since approval and execution of the contract, additional projects have been identified and funded including heating, ventilation and air conditioning (HVAC) replacement at the Tacoma Dome, and demolishing and replacing of portions of the concrete floor slab in preparation for the Tacoma Dome’s seating project. These additional capital project components require professional project management and engineering.

ALTERNATIVES: The alternative to amending the contract to include the additional capital project management and engineering components 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. The consultant has agreed to increase the contract at the same prices, terms and conditions of the original contract.

CONTRACT HISTORY: The original contract was approved by Resolution No. 39665 on February 28, 2017, in the amount of \$1,456,995.00. This increase will bring the contract to a cumulative amount of \$2,097,245.00, sales tax not applicable, through December 2018. This is the first amendment to the contract.

RECOMMENDATION:

Tacoma Venues & Events requests approval to increase Contract No. 4600012609 with Helix Design Group, Inc., Tacoma, WA, by \$640,250.00, sales tax not applicable, for a cumulative total amount of \$2,097,245.00, sales tax not applicable, for Tacoma Dome capital projects project management, architectural and engineering services, with no change to the contract term of two (2) years.

FISCAL IMPACT:

EXPENDITURES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
3211-DOME 2017 Tacoma Dome Bond	PAF-00033-09 PAF-00033-01		\$640,250.00
TOTAL			\$640,250.00

* General Fund: Include Department

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
3210-DOME 2017 Tacoma Dome Bond	PAF-00033-FS-AD		\$640,250.00
TOTAL			\$640,250.00

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$2,097,245.00

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

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