



City of Tacoma

Resolution No.:

Meeting Date: April 23, 2024

**Contract and Award Letter  
Purchase Resolution —Exhibit "A"**

**TO:** Board of Contracts and Awards  
**FROM:** Peter Huffman, Director, Planning and Development Services Department  
Stephen Atkinson, Principal Planner, Planning and Development Services Department  
**COPY:** City Council, City Manager, City Clerk, EIC Coordinator, LEAP Coordinator, and Carly Fowler, Finance/Purchasing  
**SUBJECT:** Tideflats Subarea Plan and Environmental Impact Statement  
Request for Proposals Specification No. PL19-0288F – Contract No. CW2233677  
- April 23, 2024, City Council  
**DATE:** March 28, 2024

**RECOMMENDATION SUMMARY:** Planning and Development Services requests approval to increase and extend contract CW2233677, to Berk Consulting, Inc., Seattle, WA, by \$201,520.00, plus applicable taxes, budgeted from the 0010 General Fund PDS, for the Tideflats Subarea Plan and Environmental Impact Statement (EIS). The contract amount will provide additional support for the Steering Committee plan development process and legislative approval process by retaining additional subject matter experts, to respond to a greater level of effort for the preparation of the final EIS than originally scoped, and to extend project management for an additional 18 months, through June of 2025. In addition, this amendment corrects a prior error in Amendment 3 to the “not to exceed” amount to include \$50,000.00 in grant funds. This increase will bring the contract to a cumulative total of \$1,430,785.73, plus applicable taxes.

**STRATEGIC POLICY PRIORITY:**

The Tideflats Subarea Plan and EIS will enable a more coordinated approach to development, environmental review, and strategic capital investments in the Port of Tacoma Manufacturing and Industrial Center. Completion of the Tideflats Subarea Plan will also support ongoing eligibility and prioritization of state and regional transportation fundings. As such, the Tideflats Subarea Plan is closely aligned with the following Strategic Policy Priorities:

- Strengthen and support a safe city with healthy residents.
- Foster a vibrant and diverse economy with good jobs for all Tacoma residents.
- Assure outstanding stewardship of the natural and built environment.
- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.

**BACKGROUND:**

Subarea planning allows for the establishment of a shared, long-term vision, and a more coordinated approach to development, environmental review and protection, and strategic capital investments in a focused area. Completion of a subarea plan will support the ongoing eligibility for and prioritization of transportation funding in the Port of Tacoma Manufacturing and Industrial Center, and a well-developed plan for the Tideflats will provide great regional benefit.

In addition, subarea planning meets the requirements of the State Growth Management Act which mandates that local comprehensive plans comply with VISION 2040 and directs local jurisdictions having one or more regionally designated centers to prepare a subarea plan for each.



In recognition that the Tacoma Tidelands and adjacent areas are of great significance to Tacoma, the Puyallup Tribe, the Port of Tacoma, Pierce County, Fife, and the entire region and state for reasons of heritage, environment, economics, employment, and the preservation, protection and enhancement of natural and cultural resources, the City Council approved an intergovernmental agreement with the Port of Tacoma and Puyallup Tribe, establishing a joint planning process and funding strategy to undertake the Tidelands Subarea Plan. This recommended contract is one of the milestones recognized within the joint, intergovernmental work plan.

ISSUE: The Subarea Plan, at a minimum, will address requirements under Washington State law to include State Environmental Policy Act (SEPA) environmental review, Growth Management Act (GMA), Shoreline Management Act (SMA), the Puyallup Land Claims Settlement, the Container Port Element and elements for certification of a Manufacturing and Industrial Center (MIC) by the Puget Sound Regional Council (PRSC). The following non-exclusive list of elements represent the required checklist as well as issues identified by the participating governments:

|                                       |   |
|---------------------------------------|---|
| <b>Plan Concept or Vision</b>         | <ul style="list-style-type: none"> <li>• Preservation of industrial land base</li> <li>• Economic role of the Manufacturing and Industrial Center</li> <li>• Relationship to Comprehensive Plan</li> <li>• Relationship to adjacent areas</li> </ul>  |
| <b>Environment</b>                    | <ul style="list-style-type: none"> <li>• Protection of sensitive areas</li> <li>• Stormwater management</li> <li>• Air pollution and greenhouse gas emissions</li> <li>• Contaminated soils</li> <li>• Environmental risks and hazard areas, including sea level rise</li> <li>• Opportunities for proactive environmental remediation</li> </ul> |
| <b>Land Use</b>                       | <ul style="list-style-type: none"> <li>• Employment growth targets</li> <li>• Description of appropriate industrial and manufacturing uses</li> <li>• Incompatible land uses</li> <li>• Buffers for industrial uses and appropriate transitions</li> <li>• Mitigation of aesthetic impacts</li> </ul>   |
| <b>Economy</b>                        | <ul style="list-style-type: none"> <li>• Economic development and growth strategies</li> <li>• Maintain and expand family wage jobs</li> <li>• Key sectors and industry clusters</li> </ul>   |
| <b>Public Services and Facilities</b> | <ul style="list-style-type: none"> <li>• Capital plans and investments to meet targeted employment growth</li> <li>• Safety and Emergency Response</li> </ul>   |



**Transportation**

- Freight movement
- Employee commuting
- Transit and mode splits
- Priority projects
- Financing strategy
- Design standards

**Implementation  
Actions**

- Zoning and Code Amendments
- Programs
- Funding Strategies
- Other

ALTERNATIVES: The Subarea Planning process will develop alternative growth and development scenarios for the Tidelands for consideration by the City Council. The Environmental Impact Statement will evaluate the alternative and provide the City Council with information on how the different alternatives may impact the environment and public health and potential mechanisms to mitigate these impacts.

**COMPETITIVE SOLICITATION:**

Request for Proposal (RFP) Specification No. PL19-0288F was opened August 20, 2019. Three companies were invited to bid in addition to normal advertising of the project. Two submittals were received. Both firms were invited to interview. The process was conducted as part of an intergovernmental agreement between the City of Tacoma, Port of Tacoma, Puyallup Tribe of Indians, City of Fife, and Pierce County but in accordance with City of Tacoma purchasing and contracting procedures. The selection panel consisted of the lead staff persons for each of the participating government partners. The intergovernmental Steering Committee, comprised of elected representatives from each government partner, reviewed the methodology and scoring criteria utilized by the selection panel and forwarded a recommendation to the City Council concurring with the staff recommendation to award the contract to Berk Consulting, Inc.

| <u>Respondent</u>                                | <u>Location</u>                          | <u>Score</u>        |
|--|--|---------------------|
| <b>Berk Consulting, Inc.</b><br>VIA Architecture | <b>Seattle, WA</b><br><i>Seattle, WA</i> | <b>75.0</b><br>65.2 |

CONTRACT HISTORY: This contract was originally awarded to Berk Consulting, Inc. as a result of RFP Specification No. PL19-0288F in March 2020. Effective June 24, 2021, the City of Tacoma and Berk Consulting, Inc. entered into Amendment No. 1 in order to supplement the scope of work for public engagement, to account for unanticipated budget impacts resulting from the COVID-19 pandemic and the related shift to virtual engagement and to correspondingly increase the compensation authorized under the Contract in the amount of \$61,280.73 for a new not to exceed amount of \$1,096,569.73.



Effective March 10, 2022, Amendment No. 2 extended the termination date to December 31, 2023.

Effective December 5, 2023, Amendment No. 3 extends the termination date to June 30, 2025, incorporates the services and deliverables related to a Department of Ecology Grant, and increases the total compensation from \$1,096,569.73 to \$1,229,265.73. Amendment No. 3 supplements the Scope of Work with the services and deliverables and correspondingly increases the authorized compensation by \$201,520.00 increasing the total overall compensation not to exceed amount from \$1,229,265.73 to 1,430,785.73.

**SUSTAINABILITY:** As part of the request for proposals the respondents were asked to provide information on their company’s commitment to environmental protection, including a sustainability statement and description of current practices. This response was weighted at five percent of the score.

**EQUITY IN CONTRACTING (EIC) COMPLIANCE:** Not applicable - Service contract - EIC Regulations are not yet established

**LOCAL EMPLOYMENT AND APPRENTICESHIP TRAINING PROGRAM (LEAP) COMPLIANCE:** Not applicable to this contract.

**FISCAL IMPACT:**

**EXPENDITURES:**

| FUND NUMBER & FUND NAME | COST OBJECT (CC/WBS/ORDER) | COST ELEMENT | TOTAL AMOUNT              |
|-------------------------|----------------------------|--------------|---------------------------|
| 0010 General Fund PDS   | 170000                     | 5330100      | \$201,520.00              |
| <b>TOTAL</b>            |                            |              | <b>Up to \$201,520.00</b> |

**REVENUES:**

| FUNDING SOURCE        | COST OBJECT (CC/WBS/ORDER) | COST ELEMENT               | TOTAL AMOUNT                |
|-----------------------|----------------------------|----------------------------|-----------------------------|
| 0010 General Fund PDS | 170000                     | Budgeted General Fund \$\$ | (\$201,520.00)              |
| <b>TOTAL</b>          |                            |                            | <b>Up to (\$201,520.00)</b> |

**FISCAL IMPACT TO CURRENT BIENNIAL BUDGET:** \$ 201,520.00

**ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED?** Yes

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