



TO: Board of Contracts and Awards
FROM: Michael P. Slevin III, P.E., Director, Environmental Services *for MP3*
Geoffrey M. Smyth, P.E., Division Manager, Science & Engineering
COPY: City Council, City Manager, City Clerk, SBE Coordinator, LEAP Coordinator,
Kristy Beardemphl, P.E., Project Manager, and Jessica Tonka, Finance/Purchasing
SUBJECT: Jefferson & Hood Street Surface Water Interceptor Project – Request for Proposals
Specification No. ES17-0269F - February 20, 2018
DATE: February 2, 2018

SUMMARY:

The Environmental Services Department recommends a Progressive Design-Build contract be awarded to James W. Fowler Co., Dallas, OR, in the amount of \$3,100,800, excluding applicable sales tax, budgeted from the ES Surface Water Fund 4301, for design and construction of the Jefferson and Hood Street Surface Water Interceptor Project.

STRATEGIC POLICY PRIORITY:

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

The new surface water interceptor will provide additional capacity intended to help address flooding in the lower downtown area and provide additional capacity for growth.

BACKGROUND:

After a thorough evaluation of a variety of delivery methods, the City determined that the progressive design-build contracting method offered significant advantages over the traditional design-bid-build (low bid) delivery method and was best suited to meet project goals. These goals include having a single point of responsibility for the design and construction of the project (the Design-Builder), the ability for the City to work closely with the Design-Builder during progression of the design to help ensure development of the best construction methodology for the project’s specialized nature, to increase the opportunity for design and construction innovation, and to better manage the many construction risks associated with this project. The City is approved by Washington State’s Capital Projects Advisory Review Board, consistent with RCW 39.10, to utilize the design-build delivery method.

This design-build contract allows the design-build team to design and build the new surface water interceptor in two distinct stages. Stage 1 of the project, initiated by this contract, will cover the preliminary services necessary to advance the design to 60 percent. Stage 2 work, which will include the final design and construction of the project, will be executed by a future amendment to this contract. Stage 2 of the project will be substantial in value and is currently estimated in the range of \$10 million to \$12 million. Stage 2 work would be brought before the City Council for approval as an amendment to this Stage 1 contract in approximately the summer of 2019.

This is a Progressive Design-Build contract where James W. Fowler Co. is teamed with the design firm Kennedy Jenks Consultants.

ISSUE: Currently during intense rain events, flooding can occur in various areas of downtown Tacoma, including along Pacific Avenue. This flooding can result in property damage and disruption of traffic. Providing additional capacity to the City’s surface water system in this area in the form of a new 60-inch



diameter interceptor pipe will help address the current capacity limitations and allow for future growth in the downtown area.

ALTERNATIVES: The alternative is taking no action and accepting the risk of continued surface water flooding and potential additional challenges related to surface water from future development in the downtown Tacoma area. If additional surface water capacity is not constructed, the risks will only continue to increase over time.

COMPETITIVE SOLICITATION: In accordance with RCW 39.10.330, a two phased solicitation approach was utilized to identify the most qualified design-build team. Four companies submitted qualification packages following the advertising process for the Request for Qualifications (RFQ).

Under Environmental Services Specification No. ES17-0269F, the RFQ portion of the solicitation was opened on August 29, 2017. Four qualification packages were received and scored by the Evaluation Committee based on the team’s structure and leadership, alternative delivery experience and team integration, qualifications and experience of the proposed permitting, stakeholder outreach, design and construction team, and the capability to perform. All four submittals met the general requirements. The three highest scoring teams were then invited to enter the Proposal phase of the solicitation process.

Requests for Proposals were opened on December 5, 2017, from all three finalists. Proposals were evaluated and scored by the Evaluation Committee based on the team’s qualifications and experience, management plan/commercial approach, design concept/technical approach, cost or price-related factors including the Not to Exceed Price for Stage 1 Preliminary Services (covered by this contract), and Preliminary Small Business Enterprise outreach plan. The rankings for both phases are listed below:

<u>RFQ Respondent</u>	<u>Location (city and state)</u>	<u>RFQ Rank</u>
IMCO General Construction	Ferndale, WA	1
James W. Fowler Co.	Dallas, OR	2
Kiewit Infrastructure West Co.	Federal Way, WA	3
CDM Smith	Seattle, WA	4

<u>RFP Respondent</u>	<u>Location (city and state)</u>	<u>RFP Rank</u>
James W. Fowler	Dallas, OR	1
IMCO General Construction	Ferndale, WA	2
Kiewit Infrastructure West Co.	Federal Way, WA	3

CONTRACT HISTORY: New contract.

SUSTAINABILITY: The construction of additional surface water capacity to help avoid future flooding represents the best solution with respect to potential impact on human health and environment.

SBE/LEAP COMPLIANCE: The design-build teams were required to submit a Preliminary Small Business Enterprise outreach plan as part of their proposal and it was evaluated and scored as part of this selection process. There will be a requirement for SBE/Leap Compliance in the future contract amendment for construction of the project.



RECOMMENDATION:

The Environmental Services Department recommends a Progressive Design-Build contract be awarded to James W. Fowler Co., Dallas, OR, in the amount of \$3,100,800, excluding applicable sales tax, budgeted from the ES Surface Water Fund 4301, for design and construction of the Jefferson and Hood Street Surface Water Interceptor Project.

FISCAL IMPACT:

EXPENDITURES:

FUND NUMBER & FUND NAME	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT*
4301 ES Surface Water	ENV-03029-02	5330100	\$3,100,800
TOTAL			\$3,100,800

* Plus Applicable Sales Tax

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT*
4301 ES Surface Water	521900	Various Rates	\$3,100,800
TOTAL			\$3,100,800

* Plus Applicable Sales Tax

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$3,100,800

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

FINANCE PURCHASING

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