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# **Waterfront Place Central: PND Engineers Contract Modification #4 2020-2021**

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# PRESENTATION OUTLINE

- WPC Consulting Team – PND Engineers, Inc.
- WPC Accomplishments 2015 – present
- Project Outcomes
- Forecast of 2020-2021 Project Work
- Requests for Commission Action
  - Contract Budget Modification #4
  - Task Order 17.01 Commercial Building Development – Phase 1
  - Task Order 18.01 Phase 2 Construction Millwright Loops South and West



# CONSULTANT TEAM – PND ENGINEERS

Commission Strategic Goal and Port Initiative: Directs staff to implement Waterfront Place Central.

- Public Request for Qualifications for consultant services in 2014; selection of team led by:
  - PND – lead engineers
  - PND sub-consultants – architectural, electrical, environmental, and mechanical

# PND ENGINEERS, cont'd

## PND Professional Services Contract:

- Contract Features:
  - Contract Timing: 2015-2021
    - Optional 3-year extension for 2022-2024
  - Contract Budget (current):
    - Time and Materials not to exceed \$7,288,530
  - Implementation:
    - Task Order enabled
      - Task Orders include: Planning, Permitting, Design, Construction Management





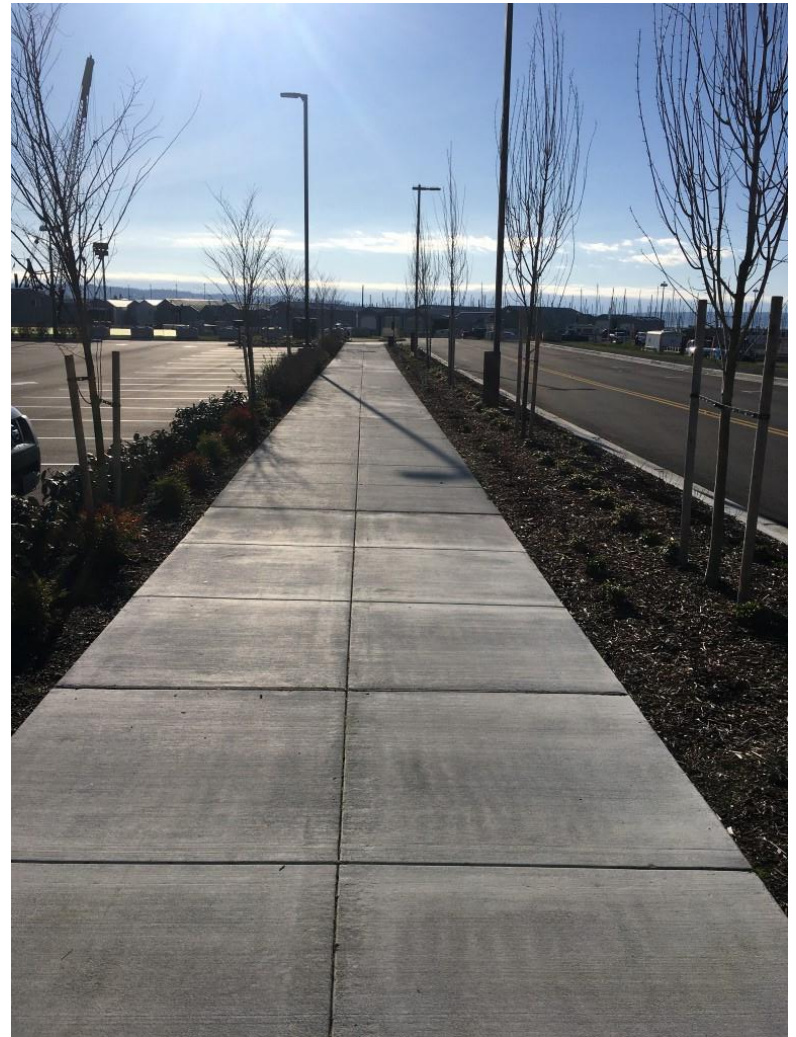
# ACCOMPLISHMENTS 2015-PRESENT

## Technical Milestones:

- Geotechnical Report/Online Database
- Master Utility Design for WPC

## Planning and Permitting:

- Shoreline Permit #3 (10-year duration)
- Binding Site Plan – recording of WPC
- Final Development Plan
- Annual Construction Estimates and Project Phasing Coordination



# ACCOMPLISHMENTS, cont'd

## Design and Construction:

- Capital Investment to Date: \$28M
  - Fisherman's Harbor Upland Infrastructure: \$10.4M
  - Central Marina Improvements: \$7.2M
  - Seiner Wharf Segment D Bulkhead & Platform: \$4.9M
  - SE Millwright Loop & Open Spaces: \$4.1M
  - Weyerhaeuser Building Relocation: \$1.4M







# PROJECT OUTCOMES





# PROJECT OUTCOMES, cont'd



# FORECAST OF 2020-2021 PROJECT WORK

Project Work Request Action Summarized into Three Areas:

1. Engineering: Complete Phase 2-3 Infrastructure Design

- Roadways, landscaping, public access

2. Architecture: Vertical construction design CIP building projects

3. Construction Management: Support during bid, award, construction, and closeout phases for CIP projects.



# FORECAST, cont'd

## Fisherman's Harbor:

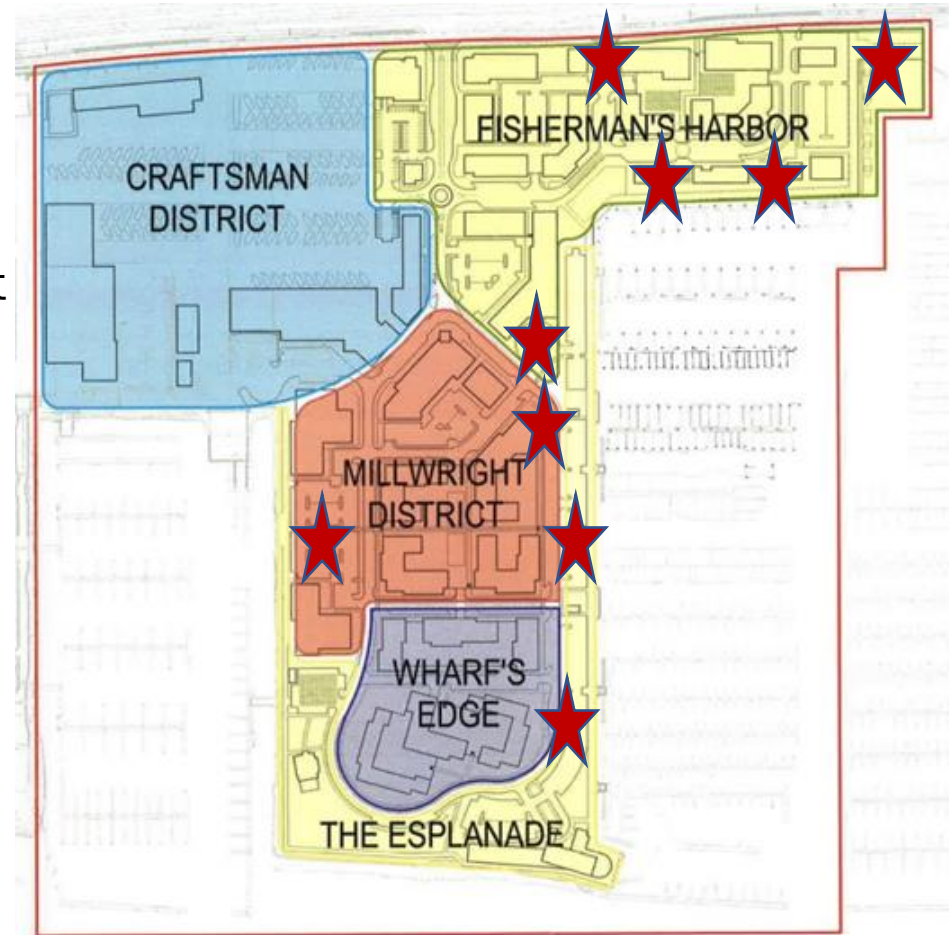
- 14<sup>th</sup> Street ROW/Utilities
- Public Access Amenities
  - Esplanade Wall
  - Parking Lot for Retail Development
  - Commercial Vertical Construction

## Millwright District:

- Roadways and Utilities
- Restroom Facilities
- Commercial Vertical Construction

## Esplanade/Marina District:

- New Parking Lots
- Relocate Fuel Tanks





# CURRENT CONTRACT FINANCIALS

## Contract Modification #'s 1-3

- Total Expenditures 2015-2019: \$7,288,530

## Requested Contract Modification #4

- Consultant Services: \$2,515,000

## Benefits

- Transitions design and construction into WPC Phase 2;
- Design work sets the table for major construction in 2021-2022;
- Consultant services request is within approved 2020 CIP budgets.

# REQUESTED COMMISSION ACTION

1. Staff recommends the Port Commission approve PND Contract PSA #1-2015-05 Modification #4, a contract for Waterfront Place Central design and engineering services, to increase the total compensation on a time-and-materials basis by \$2,515,000, to a total of \$9,803,530.
2. Staff recommends the Port Commission approve Task Order 17.01 Commercial Building Development – Phase 1, in the amount of \$890,000.
3. Staff recommends the Port Commission approve Task Order 18.01 Millwright Loops South & West, in the amount of \$705,000.



# NEXT 100

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