

# Pre-Bid Meeting Agenda

May 23, 2018

## PARCEL 77 AUTO IMPORT TERMINAL

Project 101247| Contract 070770

*Notes from pre-bid are not binding other than written addendum.*

*Don Esterbrook: The Port is diversification of cargo business. Don has been worked with WWL for past couple of years to develop an "omni site" on the East Blair 1 peninsula. The greatest challenge is the timing of the project. A project that normally takes 2 years has been compression 13 months. The terminal needs to be partially operational by end of year as the first ship will arrive December 15. The Port and WWL have entered into a 30-year lease agreement.*

### 1. Introductions – Carol Rhodes

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|-----------------------|--|
| a. Don Esterbrook     | Port of Tacoma, Deputy CEO                         |
| b. Carol Rhodes       | Port of Tacoma, Senior Project Manager             |
| c. Juli Tuson         | Port of Tacoma, Senior Contracts Specialist        |
| d. Matt Lenn          | Port of Tacoma, Construction Inspector             |
| e. Tony Warfield      | Port of Tacoma, Environmental Permitting           |
| f. Jenn Stebbings     | Port of Tacoma, Environmental biologist            |
| g. Scott Hooten       | Port of Tacoma, Remediation                        |
| h. Mark Little        | Port of Tacoma, Director of Contracts              |
| i. Jane Vandenberg    | Port of Tacoma, Director of Engineering            |
| j. Dakota Chamberlain | Port of Tacoma, Chief Facilities Officer           |
| k. Teri Johnson       | Port of Tacoma, Project Controls Analysis          |
| l. Kevin Metcalfe     | TransDevelopment Group, Senior Development Manager |
| m. Randy Green        | TransDevelopment Group, Construction Manager       |
| n. Jason Ferris       | TransDevelopment Group, Construction Manager       |
| o. Steve Kingsley     | KPFF, Consultant Engineer                          |
| p. Marv Coleman       | Ecology, Cleanup Project Manager                   |

### 2. Contracts Presentation – Juli Tuson (attached)

### 3. Division 00 Procurement and Contracting Requirements – Julie Tuson

- a. Section 00 11 13 Advertisement for Bids
  - i. Bid Opening: **June 13, 2018 at 2:00 p.m.** at the Port Administration Office.
  - ii. Estimated Cost: **\$18,320,000 – 19,280,000**
  - iii. Site Visit: Following Pre-Bid
  - iv. Bidder questions and any substitution requests submitted to [procurement@portoftacoma.com](mailto:procurement@portoftacoma.com) no later than **June 6, 2018, 5:00 PM**
  - v. Bidding Documents: [www.portoftacoma.com](http://www.portoftacoma.com)

- b. Section 00 31 00 Available Project Information
  - Geotechnical Report
- c. Section 00 31 26 Existing Hazardous Material Information
  - Hazardous Material assessment 1/3/18
  - Consent Decree 16-2-12406-8
- d. Contract Time starts at Contract Execution:
  - 1. Phase 1 Substantially Complete: December 15, 2018**
  - 2. Substantial Complete: July 31, 2018**
  - ii. Liquidated Damages: Milestone 1 - \$5,000/Day
  - iii. Liquidated Damages: Substantial completion – 4,500
- e. Section 00 73 63 Security Requirements
  - Emergency contacts and identification for workers

#### **4. Division 01 General Requirements – Carol Rhodes**

- a. Section 01 10 00 Summary: Multiple contractors on site  
*(separate building and rail contractors, utilities and Tacoma Rail will be install rail and related work in right of way on Taylor Way and Alexander.)*
- b. 01 14 00 Work Restrictions
  - Suggested sequence of work.  
*Review; also calls out specific coordination with other contractors.*
  - **Definition of milestone 1 completion.**  
*review list of items that constitute Phase 1 completion. Facility must be completed to the extent it can be operational.*
  - Occupied buildings  
*currently one of the building to be demolished is occupied. Anticipated date of relocation is late June – early July.*
- c. Section 01 20 00 Price and Payment Procedures
  - Mobilization demobilization  
*is a formula related to submittals, progress and closeout*
  - Unit Price for off-site disposal of contaminated soil  
*site has been remediated. Two areas remain that are capped with 4 – 6 feet of compacted clean fill. Contract pay item is an allowance to be adjusted up or down based on quantity.*
  - Unforeseen obstructions bid item  
*site has some buried foundations that may be encounter during storm or light pole installation. Pay item is an allowance that may be adjusted up or down. Most likely paid on a time and material basis per the Contract.*

- d. Section 01 30 00 – Administrative Requirements  
*Contract begins with execution of contract. Prior to mobilization, Contractor must obtain approval of pre-work submittals. Port will expedite pre-work submittals and turn around review in a couple days*
- Pre-work submittals prior to NTP: Site access
    - Security requirements
    - Health & safety/Spill Prevention
      - 19 items must be submitted with Safety Plan  
*Including Hazwooper training.*
    - TESC and Project SWPPP (includes transfer of CSWNP)
- e. Section 01 31 23 – Web Based Construction Management (eBuilder)  
*This is the software the Port uses for construction admin; RFI's, Submittals, CO's etc. Port will provide 2 licenses for free.*
- f. Section 01 35 43.19 – Export Soil Management
- **Soils Manage Plan – prior to any earthwork activities**  
*Requires contractor to identify disposal sites for soil materials.  
Port does all testing of soil for export; Contractor does testing for receiving site if applicable (clean soil material)*
- g. Section 01 41 00 – Regulatory Requirements (Permits) current status:
- Environmental
    - SEPA – issued 2/13/18
    - Shoreline Management Act – Anticipated on or before 7/2/18
    - Critical Areas – Issued 5/10/18, Appeal period ends 5/24/18
    - WDFW HPA – Issued 4/11/18
    - Corps NWP 7 – Issued 5/26/18
    - Land Use – final decision issued
  - Building Permits
    - Site development (main site) SDEV18-0049, Anticipated on or before June 8.
    - Site development (shoreline) SDEV18-0115, Anticipated on or before 7/2/18
    - Building Demolition (DEMO18-0011 – Ready to Issue
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    - Work order WO18-0050 (Alexander Stormwater line – Anticipated on or before 6/8/18
    - Right of Way ROCC18-0038 (Alexander Stormwater line – Anticipated on or before 7/15/18
    - Work order RCON-0038 (Alexander Ave driveway) – anticipated 6/14/18
    - Work order RCON-0037 (Taylor way driveway) – anticipated 6/14/18
  - This are anticipated dates and cannot be guaranteed
- h. Section 01 45 00 – Quality Control
- Port performs all QC testing
- i. Section 01 50 00 – Temporary Facilities – Field Offices

- Contractor provide all utilities and office (owner office not required).
  - j. Section 01 64 00 - Owner furnished materials – Delivery dates
    - Lights on site September 13; anchor bolts July 16
    - Vaults on site August 1
5. Project Overview – Carol Rhodes (attached select plan sheets)
- *Conceptual Overview of complete terminal.*
  - *D1.2 Building demolition – 2 buildings, 1 modular that is being surplus and 1 remaining building originally intended for another project that is now on hold; may move to other location or issue addendum for contractor to salvage/demolish.*
  - *D1.0-D1.1 Site has been fully remediated. There are two areas contamination (former log yard and wet scrubber area) that does not impact ground water have been capped with 4- 6 feet of clean fill. All other areas have been completely remediated/removed. During storm system and lighting may potential encounter this contamination shown on plans on north side of site. This material would go to a Subtitle C landfill (LRI).*
  - *D1.3 Foundation that may be encountered with deep trenching or light poles are shown on the plans. Additional foundation may be encountered.*
  - *D1.6 area where stripping is required has been greatly reduced. Areas that require stripping are shown.*
  - *C2.22 Details of contractor scope for treatment vaults.*

## 6. Tech Specifications - Carol Rhodes/Steve Kingsley

- a. 31 00 00 -Earthwork
  - **Material management plan required prior to work**
  - Import chemical testing of soil and crushed rock material.
- b. 31 23 19 – Dewatering –
  - must be contained in banker take and disposed of in Sanitary Sewer (Port has obtained permit).
- c. 32 12 216 – Asphalt Paving
  - 1.07.A.1 Placement of asphalt between October 1 – March 31 with approval of Engineer.
- d. Section 32 31 13 – Chain link fence. Required at completion of phase 1.  
*Auto terminal is a secured facility. The site must be fully fenced by 12.15*
- e. Section 33 44 19 – Stormwater Treatment  
*Precast vaults provided by Port. Internal structure, piping, and media, etc to be provided by Contractor.*

**7. Questions**

1. *Is the pre-bid conference mandatory? No.*
2. *Is there an escalation clause for asphalt? Not currently, but will consider.*

**8. Site Visit**

1. *Site has large piles of crushed concrete and some asphalt that can be reused as fill.*