

Proposed Agenda & Meeting Materials
November 24, 2020 - 5:00 PM
Capital Improvement Committee Meeting (CIC)
Remote Special Session



ATTENTION:

Protecting the public, our partners, and our staff are of the utmost importance.

Due to recent health concerns with the novel coronavirus and in compliance with the Governor's Executive Order 20-28.2 (amending 20-05, 20-28, 20-28.1 , 20-28.2, 20-28.3, 20-28.4, 20-28.7 , 20-28.8, 20-28.9, 20-28.10), this meeting will be held remotely.

You can listen to the Capital Improvement Committee Meeting (CIC) online by following the instructions below: (either by online link or by phone)

Topic: **Metro Parks Tacoma Capital Improvement Committee (CIC) Special Session**

Time: **November 24, 2020 05:00 PM Pacific Time (US and Canada)**

Join Zoom Meeting Online by clicking the link below:

<https://zoom.us/j/95041531173?pwd=ZUsvRmRLOUpNTWdZdGFxM085Zz09>

Or Dial:	(253) 215-8782
Enter Meeting ID:	950 4153 1173
Password:	039699
Participant ID:	No ID needed, just press #

Order of Presentation: In general, each agenda item will include a short staff presentation, followed by board discussion. Public Comment is not taken at this committee meeting.



**BOARD OF PARK COMMISSIONERS
CAPITAL IMPROVEMENT COMMITTEE
AGENDA –SPECIAL SESSION**

**November 24, 2020
5:00 PM**

MINUTES FROM October 28, 2020 Special Session

PROJECT STATUS REPORT

DISCUSSION ITEMS

ACTION ITEMS

- Owen Beach Park Improvements, Accepting and Appropriating \$1,050,000 from Tacoma Public Schools
- Rejection of Bids for W.W. Seymour Botanical Conservatory Rehabilitation, Bid J2020-13

FUTURE AGENDA TOPICS

ADJOURNMENT



**BOARD OF PARK COMMISSIONERS
CAPITAL IMPROVEMENT COMMITTEE
(VIRTUAL MEETING)**

**October 28, 2020
5:00 PM
MINUTES**

Attendees: Commissioner Pointer, Commissioner Baines

Staff Support: **Debbie Terwilleger**, Planning Director; **Marty Stump**, Planning Deputy Director - Planning & Development Department; **Kristi Evans**, Capital Program Manager – Community & Neighborhood Parks; **Abigail Vizcarra Perez**, Diversity Outreach Specialist; **Mary Kay Henley**, Planning Administration

Acceptance of Minutes: Minutes from the October 20, 2020 special meeting were approved as written.

Swan Creek Bid Acceptance Resolution

- Kristi presented a resolution that awards a contract to Ceccanti Inc. in the amount of \$2,772,632 for the Swan Creek Phase II project. Work under this contract will consist of demolition and clearing, new and renovated trails and multi-use paths, two picnic shelters, a restroom, four-acre dog-park, interpretive and wayfinding signage, 70 standard parking stalls and 5 ADA parking stalls, road improvements associated with parking access, landscaping, site furnishings, new utilities.
- Metro Parks received 12 bids, 9 responsive with Ceccanti Inc. being the lowest bidder. They are from Tacoma and worked with the City of Tacoma on the recent Storm Water Treatment Facility as part of Metro Park's Waterfront Phase I project. Because their quote was lower than the estimate of \$3.4M, the bid alternative for the Pause and Play element was selected.
- It was noted that this project has a larger contingency fund due to the low bid. Any funds remaining after completion will be returned.
- Commissioner Pointer asked reasoning behind lower bids, possibly because of COVID19? Kristi wasn't sure. She suggested that since landscaping jobs usually don't require subcontracting, quotes might be a bit more competitive. She added that COVID19 has delayed procurement of products for items such as structural steel for construction projects.
- Commissioner Pointer and Baines both asked if references will be checked. Kristi and Marty both concurred that this award is contingent on positive reference checks that will be carried out next week.
- Commissioner Pointer noted this project will help Tacoma's eastside.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

Foss Waterway Property Transfer Agreement

- This resolution authorizes Metro Parks to enter into a property transfer agreement with the Foss Waterway Development Authority (FWDA). The three parks identified for transfer to Metro Parks Tacoma are Melanie Jan La Plant Dressel Park, George Weyerhaeuser Jr. Park, and Waterway Park. It was noted this transfer will increase Metro Park's operating and maintenance costs. This agreement takes this into consideration and states that COT will provide substantial maintenance funding. In addition, FWDA has transferred \$500,000 to the Greater Tacoma Community Foundation for future operations and maintenance in the transferred parks.
- Debbie reported that Metro Parks has been in discussions with COT for numerous years on the best transformation of the Foss Waterway. The longstanding agreement has been that COT will ultimately turn over park property ownership along the waterway to Metro Parks.
- To help with this process, FWDA was established. It was explained transfer discussions have accelerated because COT will be sunsetting FWDA the end of this year. Metro Parks would like to have an agreement in place prior to this date, because land would transfer back to COT and they have limits on waterfront properties transfers. FWDA will be providing their comments tomorrow and we don't anticipate any issues.
- There was a discussion around existing vendors. Debbie reported there is a segment in the agreement that states Metro Parks will accept lease and revenue until funds are available for site clean-up and park development. At this time a termination of lease will be negotiated.
- This is a two-read resolution for Metro Park's Board. If approved, it will also need to be adopted by COT. COT is confident their City Council will adopt it by the end of this year.
- Commissioner Pointer asked what guarantees COT will live up to their commitment to provide site contamination remediation at Waterway Park should it become necessary. Commissioner Baines directed him to the section in the agreement that states COT will take responsibility for site remediation. Debbie mentioned the transferred funds, lease revenues and other methods in place to help cover their commitment.
- Commissioner Pointer asked if Metro Park's attorney has reviewed this agreement. Debbie reported yes. She added that our attorney will be at the Board meeting to answer any questions.
- Commissioner Pointer asked if we have consulted with the Puyallup Tribe of Indians. Debbie reported no as it relates specifically to this agreement since they have not shown an interest in owning the property. However they will become more involved as we move further into the design phase of the waterway parks.
- This item was accepted for moving forward to the full Board with a recommendation of gathering additional input from the commissioners.

Titlow Park WSDOT Funding Agreement

- This resolution accepts and appropriates \$990,000 (\$1M less \$10,000 State Administrative Fees) from the Washington State Department of Transportation for the Titlow Lagoon Fish Barrier Culvert Replacement Design.
- Funds will be used to prepare engineering design documents for the replacement of the culvert beneath the BNSF railroad tracks at Titlow Lagoon with a trestle bridge to allow for greater hydraulic connectivity between the lagoon and Puget Sound. The expanded opening provided by the trestle will allow for easier passage for juvenile salmon to access to the estuarine habitat of Titlow Lagoon for the benefit of multiple salmon populations that migrate along this shoreline zone of South Puget Sound.
- Marty reported this project actually started in 2010 with a feasibility study and geotechnical testing within the proposed project area. This three-year design phase for the trestle bridge

will get underway in early 2021. The new trestle will likely be built adjacent to the existing tracks such that rail operations can continue while under construction.

- Commissioner Pointer asked about BNSF's involvement. Marty reported they are key players, noting their involvement in the earlier Feasibility Study and continued interest in the project.
- Commissioner Pointer asked Metro Park's contribution to this project. Marty reported no funds will be spent by Metro Parks under the current project plan, the design work is being fully funded by the state.
- Commissioner Pointer concluded it's good to see this project moving forward.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

Meeting Adjourned



MEMORANDUM

TO: Board of Park Commissioners

THROUGH: Shon Sylvia, Executive Director

FROM: Debbie Terwilleger, Director of Planning & Development

SUBJECT: Owen Beach Park Improvements, Accepting and Appropriating \$1,050,000 from Tacoma Public Schools

DATE: 12/9/2020

EXECUTIVE SUMMARY: This resolution accepts and appropriates \$1,050,000 from the Tacoma Public Schools (TPS) 2020 Bond Program for the Owen Beach Park Improvements (Pavilion) Construction and authorizes the Executive Director to enter into an agreement with TPS for the funding.

Funds will provide for the completion of a fully enclosed, multi-use pavilion building, a structure that would otherwise be limited to an open air picnic shelter if funding limited to that provided by MPT's current budget.

CAPITAL IMPROVEMENT COMMITTEE RECOMMENDATION:

BACKGROUND:

Owen Beach has historically been a popular destination for public enjoyment. It provides one of the few places within Pt. Defiance Park for direct contact with Puget Sound waters in a natural beach environment. This degree of accessibility also benefits SAMI students. Collaboration in the planning phases has resulted in the design of a pavilion building that will serve both general public and student needs. The 2,025 s.f. building provides enclosed, flexible space that has the dual benefit of providing a sheltered classroom environment during inclement weather, and the supplemental benefit of roll up doors for open air circulation.

The overall site development for this area is driven by the need to replace aging infrastructure to meet expanded program need and for climate resilience (accounting for future sea level rise). This project provides a unique opportunity to provide a landmark facility for both public use and for the experiential learning opportunities for SAMI students.

Below is the overall project scope:

- New Pavilion Building (classroom/picnic shelter, concessions, restroom, storage)
- New 4-Unit Public Restroom Building (with removal of obsolete restroom building)
- Renovated bath house for kayak rental use
- Outdoor plaza spaces
- ADA compliant connecting walks
- Renovated picnic shelter (existing)

- Hand launch for non-motorized craft and improvements for beach accessibility
- Small beach-themed children’s play area
- Parking development with drop-off zone
- Landscaping
- New utilities: power, sewer, storm, water, communications

Staff is requesting that the Board of Park Commissioners Accept and Appropriate \$1,050,000 from the Tacoma Public Schools for costs associated with the design and full construction of the pavilion facility, and authorize the Executive Director to enter into an agreement with TPS.

FISCAL IMPACT: The total funding for the Owen Beach Park Improvement project is \$6,351,140. Funds come from 14TUGO Bond Funds, Recreation Conservation Office (RCO), and our Tacoma Public School (TPS) partners.

MPT 2014 Bond	\$3,082,205
RCO Grant	\$2,250,000
TPS	\$1,050,000
<u>Art Fund</u>	<u>\$ (31,065)</u>
Total Funding	\$6,351,140

ADDITIONAL INFORMATION: For additional information, please contact Debbie Terwilleger, Director of Planning and Development at (253) 305-1086 or debbiet@tacomaparks.com

METROPOLITAN PARK DISTRICT OF TACOMA

RESOLUTION NO. PWXX-XX

OWEN BEACH PARK IMPROVEMENTS (PAVILION), ACCEPTING AND APPROPRIATING \$1,050,000 FROM TACOMA PUBLIC SCHOOLS

WHEREAS, the Board of Park Commissioners of the Metropolitan Park District of Tacoma desires to make upgrades to Owen Beach in Point Defiance Park; and

WHEREAS, Metro Parks Tacoma has committed \$3,082,205 in 14UTGO Bond Funds, and secured \$2,250,000 in an RCO Grant for the Owen Beach Park Improvement Project; and

WHEREAS, Tacoma Public Schools desires to have classroom space at Owen Beach, and has included funding in their 2020 Bond for a improvements at Point Defiance Park to support the SAMI curriculum; and

WHEREAS, The Owen Beach Improvement project allows Metro Parks to leverage the Tacoma Public Schools bond funds and jointly fund and efficiently deliver the proposed pavilion building at Owen Beach; Now, therefore, be it

RESOLVED, that the Board of Park Commissioners accept and appropriate \$1,050,000 from Tacoma Public Schools for the Owen Beach Park Improvement Project(pavilion); Now, therefore, be it

FURTHER RESOLVED, by the Board of Park Commissioners of the Metropolitan Park District of Tacoma that the Executive Director is authorized to execute an agreement for the \$1,050,000 contribution to the Owen Beach Park Improvement Project(pavilion) with Tacoma Public Schools.

The foregoing resolution was adopted by the Board of Park Commissioners of the Metropolitan Park District of Tacoma at a regular meeting held on _____2020.

President

ATTEST:

Secretary

Clerk



MEMORANDUM

TO: Board of Park Commissioners

THROUGH: Shon Sylvia, Executive Director

FROM: Debbie Terwillegger, Director of Planning & Development

**SUBJECT: W.W. Seymour Botanical Conservatory Rehabilitation,
Rejection of Bids for Bid J2020-13**

DATE: 12/9/2020

EXECUTIVE SUMMARY: This resolution authorizes rejection of the bids received for the W.W. Seymour Botanical Conservatory Rehabilitation for Bid J2020-13.

CAPITAL IMPROVEMENT COMMITTEE RECOMMENDATION:

BACKGROUND:

The bid opening was held on September 25, 2020.

A bid package was advertised for improvements at W.W. Seymour Botanical Conservatory Rehabilitation as part of the 2014 Park Improvement Bond Program. Improvements described in bidding documents included an entry drive accessible parking stall, construction of 3 facades, and rehabilitation of the existing Conservatory including upgrades to the existing structure, envelope, interior partitions, casework, HVAC systems, plumbing fixtures, controls and lighting, custom metal fabrications, and rock walls.

Two (2) responsive bids for the W.W. Seymour Botanical Conservatory Rehabilitation capital project were opened on September 25, 2020. The bids had a base bid in excess of the architect's estimate and the project budget. The Maximum Allowable Construction Cost base bid set for the project was \$1,598,000.00. See the attached bid tabulation. The lowest base bid exceeds the project budget by over \$902,580.00.

The architect and Metro Parks Staff have been in contact with contractors, subcontractors, and vendors to understand the significant difference between the project estimate and prices bid. Reasons for the lack of bidders and higher-than-anticipated bids that have been given include the labor inefficiency's due to Covid-19 protocols (Inside a building) and work within a historic building. Other factors were the cost of structural steel and fabrications and their availability.

FISCAL IMPACT: Staff is reviewing options to reduce the scope of the project and communicate with The State Heritage Granting Agency for a re-bid. The primary goal for a new bid package is to identify Structural (Life Safety) and Mechanical improvements and have items removed and or made alternates that are not vital and can be easily packageable for a later date.

ADDITIONAL INFORMATION: For additional information, please contact Debbie Terwilleger, Director of Planning and Development at (253) 305-1086 or debbiet@tacomaparks.com

METROPOLITAN PARK DISTRICT OF TACOMA

RESOLUTION NO. PWXX-XX

**W.W. SEYMOUR BOTANICAL CONSERVATORY REHABILITATION
REJECTION OF BIDS FOR BID J2020-13**

WHEREAS, On September 25, 2020 bids were received by Metro Parks for W.W. Seymour Botanical Conservatory Rehabilitation and two (2) responsive bids were received; and

WHEREAS, the bids were in excess of the architect's estimate and the project budget; and

WHEREAS, it is felt to be in the best interest of the Park District that the Board of Park Commissioners reject the bids; Now, therefore, be it

RESOLVED by the Board of Park Commissioners of the Metropolitan Park District of Tacoma to to reject the W.W. Seymour Botanical Conservatory Rehabilitation bids for Bid J2020-13.

The foregoing resolution was adopted by the Board of Park Commissioners of the Metropolitan Park District of Tacoma at a regular meeting held on _____2020.

President

ATTEST:

Secretary

Clerk