

## Proposed Agenda & Meeting Materials

**April 27, 2022 - 5:00 PM**

Capital Improvement Committee Meeting (CIC)

Remote Meeting

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This Capital Improvement Committee Meeting (CIC) will be held remotely. You can listen to the meeting online by following the instructions below: (either by online link or by phone)

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

Time: **April 27, 2022 5:00 PM Pacific Time (US and Canada)**

Join Zoom Meeting Online by clicking the link below:

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

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

**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**

**April 27, 2022  
5:00 PM**

**MINUTES FROM APRIL 13, 2022**

**PROJECT STATUS REPORT**

**DISCUSSION ITEMS**

**ACTION ITEMS**

- Titlow Park North Hidden Beach Bridge, Contract Award to KPFF
- Titlow Park Lagoon Culvert Removal & Railroad Trestle Bridge Project, Contract Award to Anchor QEA
- PDZA SPA Exhibit Improvements, Contract Award to Pease Construction

**FUTURE AGENDA TOPICS**

**ADJOURNMENT**



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

**April 13, 2022  
5:00 PM  
MINUTES**

**Attendees:** Commissioner Pointer, Commissioner Reid

**Staff Support:** **Marty Stump**, Deputy Director - Planning and Development; **Chris Marfori/Wenaha**, Project Manager Consultant; **Mary Kay Henley**, Planning Administration

**Acceptance of Minutes:** Minutes from the March 30, 2022, meeting were approved as written.

**PROJECT STATUS REPORT**

- Marty informed commissioners that a Capital Project update for Quarter 1 will be presented at the April 25th Board meeting.

**ACTION ITEMS**

**Contract Award to Bear Construction Group Inc. for Tacoma Nature Center Building & ADA Improvements**

- This resolution authorizes the contract award to Bear Construction Group for the Tacoma Nature Center Building & ADA Improvements in the amount not to exceed \$339,845.33. Marty explained this project will address highest priority issues at the center and is part of Metro Park's 2-year CIP.
- Chris explained improvements consist of replacement of various wood elements, stairs and entry ramps to the facility. He added that these components have weathered to the point of deterioration and that some don't comply with current ADA standards for access to the facility. The project's scope will replace and reinforce the entries and egress paths for the facility, extend the life of the metal roofing and clerestory storefront windows.
- The project is scheduled from May to June 4th to minimally impact center operations. The center will be closed during work. Any work remaining to be done while facility is operational can be scheduled to minimize conflict.
- Two bids were received, one being non-responsive. Bear Construction was the lowest bidder and staff are recommending their contract award be forward to the Board for approval.
- Commissioner Pointer asked if we have worked with them before and if they are local. Marty reported yes, they are a local firm and we have worked with them before, noting the window restoration at Point Defiance Park's Pagoda.

- Commissioner Reid asked since wood deteriorates in our weather are we planning a continued repair schedule or other material more weatherproof and longer lasting.
  - As background, Marty explained the original architects designed the building to blend in with the Pacific Northwest, noting surrounding trees and wetland. He added that a conditions assessment was done to identify near-term issues and this project is addressing those identified. And to be more proactive tracking preventative maintenance in the future, we are investing in an enterprise asset management system. This new system should be in place by the end of the year.
  - Chris added that several longer lasting products are being investigated, mentioning new composite materials that might be considered a substitution for plywood. He also added that because tree needles are clogging the roof gutters, they are also considering gutter guards.
- Commissioner Reid asked about the structure's integrity and if we need to investigate any safety concerns.
  - Both Marty and Chris reported no major structural issues with the building. Chris added this project will weatherize the building and ADA compliance resulting in improved visitor accommodation and safety.
- Commissioner Pointer asked if we are consideration Trex Decking for the building's siding noting it's long lifespan. Chris said that synthetic material like Trex Decking has been considered but that full siding replacement not a part of this scope of work. The team noted that similar material upgrades are likewise being considered at Boathouse and Marina renovations.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

**Portland Avenue Park Master Plan, Contract Award to Bruce Dees & Associates**

- This resolution authorizes a contract award to Bruce Dees & Associates to provide Architects and Engineering services for a Portland Avenue Park Master Plan in the amount of \$104,313.60. This master plan will focus on plans for construction projects at Portland Avenue Park taking into consideration additional efforts including a) demolition and removal of obsolete site features including the existing wading pool, b) program and facility planning for the former Portland Avenue Community Center through an RFP issued under a separate project.
- Marty reported of the 3 submittals received, Bruce Dees was chosen as being most qualified. He noted we have done a lot of work with them in the past and they have extensive community engagement experience integral to this project
- Commissioner Pointer asked if a spray ground will take the place of the wading pool.
  - Marty stated we need to see if the community prioritize this feature and that it is highly likely. Proactively we are making sure the consultant has a background with spray grounds. A spray ground is a high priority according to opinion voiced by the community.
- Commissioner Reid asked if we anticipate any community push back, noting the previous master planning and programming concerns by the community.

- Marty reported conversations with interested community members has been ongoing, mentioning interest in things like a skate park and trail connectivity. He noted this is a continuation of the old plan with reengagement of the community to look at new opportunities.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

### **2022 Recreation & Conservation Office (RCO) WWRP Grant Applications Authorizing Resolution-Stewart Heights Skatepark Phase II and Connecting Swan Creek Park**

- Marty explained that RCO has announced that they are accepting grant applications now for the 2022 funding cycle. Staff is preparing applications for Stewart Heights Skate Park Phase II and Connecting Swan Creek Park that are consistent with the criteria as established by RCO and supports the District's Capital Improvement Program (CIP). As part of the application process RCO requires that the submitting agency pass an Authorizing Resolution as a commitment to the funding request. Marty explained this is a formality, with final applications due in June.
- Commissioner Reid ask if these grants require a funding match by Metro Parks. Marty said yes, both Metro Parks and any leveraged private funds.
- Marty presented a brief overview of the two selected projects:
  - Connecting Swan Creek Park – Working with COT and Trust for Public Land, Metro Parks would like to enhance the trailhead area along 56<sup>th</sup> Street, mentioning possible wayfinding signage, lighting, and fitness equipment.
    - Commissioner Reid asked if the pathway could be curved. Marty said yes, that is what is being considered. His hope is that it is an extension of the park and a place for people to gather.
    - Commissioner Pointer asked who built the park. Marty reported COT built the trail and Trust for Public Land the park with climbing rock.
  - Stewart Heights Skate Park – Marty explained when the park was built in 2010, the bowl element wasn't completed. This grant would complete the bowl section and since this is a project continuation it will fit well with RCO. He added that the skating community is very interested in this project and hopes to bring additional resources
- 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 Russell, Director of Business, Administration and Planning

SUBJECT: **Titlow Park North Hidden Beach Bridge, Contract Award to KPFF**

DATE: May 9, 2022

**EXECUTIVE SUMMARY:** This resolution authorizes contract award to KPFF to provide Architectural and Engineering preliminary design services through schematic design for Titlow Park’s North Hidden Beach Bridge replacement in the amount of \$258,119.12.

**BACKGROUND:** During the 2017 Titlow Park Master Plan Update, the existing North Hidden Beach bridge was identified as needing to be replaced due to its structural integrity. The scope outlines the replacement to include vehicular, bicycle, and pedestrian access, while also accounting for utilities to be run to connect any potential future development on North Hidden Beach with 6<sup>th</sup> avenue.

On January 4, 2022 Metro Parks advertised RFQ J2022-03 with posting on the Metro Parks website. By the deadline of January 21, 2022, two (2) firms submitted their statements of qualifications. Staff ranked the submittals and interviewed both firms on February 15, 2022. The team chose KPFF to complete Phase 1 of Preliminary Design/Schematic Design.

Based upon a fee proposal prepared for this work by KPFF, staff recommends the Board approve the Contract in the amount of \$258,119.12.

**FISCAL IMPACTS:** A scope of services has been negotiated with KPFF in the amount of \$258,119.12. The project is to be funded by 2014 UTGO Waterfront Parks & Facilities – Titlow Park and State Allocated Department of Commerce Grant funds.

**FUNDING**

2014 UTGO Bond Funds – Waterfront Parks	\$1,476,746
WA Commerce Funds	\$ 400,000
<b>TOTAL</b>	<b>\$2,876,746</b>

**ADDITIONAL INFORMATION:** For additional information, please contact Debbie Russell, Director of Business Administration and Planning, 253-305-1086 or [debbie.russell@tacomaparks.com](mailto:debbie.russell@tacomaparks.com).

**METROPOLITAN PARK DISTRICT OF TACOMA**

**RESOLUTION NO.**

**TITLOW PARK NORTH HIDDEN BEACH BRIDGE REPLACEMENT CONTRACT  
AWARD FOR KPFF**

WHEREAS, the Board of Park Commissioners of the Metropolitan Park District of Tacoma desires to replace the Titlow Park North Hidden Beach Bridge; and

WHEREAS, KPFF was selected to provide design, permitting and construction services from a review of two (2) Statements of Qualifications (SOQs) that were obtained from qualified architect / engineer / landscape architect teams in response to Metro Parks public solicitation, with two (2) teams being interviewed; and

WHEREAS, a scope of services was developed with KPFF to provide preliminary design services through schematic design with the possibility to provide at a later date design plans, permitting, environmental, construction documents and construction review for the Titlow Park North Hidden Beach Bridge replacement; and

WHEREAS, funds for the project are provided from the Metro Parks Tacoma 2014 UTGO Waterfront Parks and Facilities – Titlow Park funds and State Allocated Department of Commerce Grant funds; Now, therefore, be it

RESOLVED by the Board of Park Commissioners of the Metropolitan Park District of Tacoma to award the contract for Architectural and Engineering Services to KPFF in the amount of not to exceed \$258,119.12;

The foregoing resolution was adopted by the Board of Commissioners of the Metropolitan Park District of Tacoma at a regular meeting held on \_\_\_\_\_, 2022.

ATTEST:

\_\_\_\_\_  
President

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Clerk



## **MEMORANDUM**

TO: Board of Park Commissioners

THROUGH: Shon Sylvia, Executive Director

FROM: Debbie Russell, Director of Business, Administration and Planning

SUBJECT: **Titlow Park Lagoon Culvert Removal & Railroad Trestle Bridge Project, Contract Award to Anchor QEA**

DATE: May 9, 2022

**EXECUTIVE SUMMARY:** This resolution authorizes contract award to Anchor QEA to provide Architectural and Engineering services for Titlow Park's Lagoon Culvert Removal & Railroad Trestle Bridge preliminary design in the amount of \$236,912.00.

**BACKGROUND:** Overall this project will provide for the design, permitting and construction for the new BNSF Railroad Trestle as a replacement for the existing culvert pipes that currently restrict the hydraulic connectivity of Titlow Lagoon from Puget Sound. Additionally, this scope will identify the impact of the removal, and subsequent restoration needed for the lagoon, and ultimately the estuarian habitat.

To date, funds have been procured only for the schematic design phase, therefore there currently exists a set of unknowns as it pertains to project scope, schedule and budget.

As such this Scope of Work is based upon a set of assumptions that are subject to change as more is learned through the final scoping, evaluation and preliminary engineering analysis.

On January 11, 2022, Metro Parks advertised RFQ J2022-01 with posting on the Metro Parks website. By the deadline of January 28, 2022, four (4) firms submitted their statements of qualifications. Staff ranked the submittals and selected to interview three (3) firms. The selection committee selected Anchor QEA as the most qualified for the project.

Based upon a fee proposal prepared for this work by Anchor QEA, staff recommends the Board approve this Contract in the amount of \$236,912.00.



**FISCAL IMPACTS:** A scope of services has been negotiated with Anchor QEA in the amount of \$236,912.00 The project is to be funded through a Washington State Department of Transportation Grant.

**FUNDING236,912**

WSDOT Grant	\$990,000
<b>TOTAL</b>	<b>\$990,000</b>

**ADDITIONAL INFORMATION:** For additional information, please contact Debbie Russell, Director of Business Administration and Planning, 253-305-1086 or [debbie.russell@tacomaparks.com](mailto:debbie.russell@tacomaparks.com).

**METROPOLITAN PARK DISTRICT OF TACOMA**

**RESOLUTION NO.**

**TITLOW PARK LAGOON CULVERT REMOVAL & RAILROAD TRESTLE BRIDGE PROJECT, CONTRACT AWARD FOR ANCHOR QEA**

WHEREAS, the Board of Park Commissioners of the Metropolitan Park District of Tacoma desires to provide updates to Titlow Park; and

WHEREAS, Anchor QEA was selected to provide design, permitting and construction services from a review of four (4) Statements of Qualifications (SOQs) that were obtained from qualified architect / engineer / landscape architect teams in response to Metro Parks public solicitation, with three (3) teams being interviewed; and

WHEREAS, this scope of services was developed with Anchor QEA to provide project management, pre-design outreach meetings, grant coordination, background information gathering and preliminary schematic design for Titlow Park's Lagoon Culvert Removal & Railroad Trestle Bridge with the possibility to provide at a later date, design plans, permitting, environmental, construction documents and construction review; and

WHEREAS, funds for the project are provided from the by the Washington State Department of Transportation Grant; Now, therefore, be it

RESOLVED by the Board of Park Commissioners of the Metropolitan Park District of Tacoma to award the contract for Architectural and Engineering Services to Anchor QEA in the amount of not to exceed \$236,912.00;

The foregoing resolution was adopted by the Board of Commissioners of the Metropolitan Park District of Tacoma at a regular meeting held on \_\_\_\_\_, 2022.

ATTEST:

\_\_\_\_\_  
President

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Clerk



## **MEMORANDUM**

TO: Board of Park Commissioners

THROUGH: Shon Sylvia, Executive Director

FROM: Debbie Russell, Director of Business, Administration and Planning

SUBJECT: **PDZA SPA Exhibit Improvements Contract Award to Pease Construction**

DATE: May 9, 2022

**EXECUTIVE SUMMARY:** This resolution authorizes contract award for the PDZA SPA Exhibit Improvements construction contract to Pease Construction in the amount of \$3,388,000 (excludes Washington State Sales Tax).

**BACKGROUND:** The South Pacific Aquarium's main exhibit was constructed in 1989 and has never been drained. The required repairs are routine in the aquarium industry and due mostly to the age of the 30-year-old aquarium and its continual operating use over that time. This work will increase the lifespan of the aquarium exhibit itself and ensure that it continues to be a safe home for the animals who live there.

This project will include concrete repairs, exhibit waterproofing, life support improvements, removal and replacement of seals around acrylic viewing windows, new exhibit shotcrete, and other improvements designed to extend the life of the South Pacific Aquarium (SPA).

The improvements are designed to extend the life of the aquarium for another 25 to 30 years.

The bid opening for Bid # J2022-14 was held on April 25th, 2022, at 1:00 pm. One (1) bid was received with one (1) considered responsive. Please refer to the attached bid tabulation for the list of contractors and bid amounts. Pease Construction submitted low Base Bid in the amount of \$3,388,000 (not including WSST).

Reference checks by staff have confirmed that Pease Construction is a responsible contractor and performs quality work. Staff is recommending award of the Base Bid a total amount of \$3,736,964.00 (including Washington State Sales Tax).

**FISCAL IMPACTS:** The table below accounts for the full project funding. The funds for the PDZA SPA Exhibit Improvements will be accounted for in 2014 UTGO PDZA Bond Funds (PDZA Misc. Capital Improvements) as well as the PDZA Operating Funds. For project implementation purposes, the following is a breakdown of the funding sources and project budgets.

<b>Funding:</b>	
2014 UTGO Bond Funds (PDZA Misc Capital Improvements)	\$3,492,034
PDZA Operating Funds	\$1,455,000
1 % for Art	-\$30,226
<b>Total</b>	<b>\$4,916,808</b>

<b>Budget:</b>	
Planning & Design	\$998,209
Construction (includes tax)	\$3,736,964
Contingency & Permitting	\$181,635
<b>Total</b>	<b>\$4,916,808</b>

**ADDITIONAL INFORMATION:** For additional information, please contact Debbie Russell, Director of Business Administration and Planning, 253-305-1086 or [debbie.russell@tacomaparks.com](mailto:debbie.russell@tacomaparks.com).

**METROPOLITAN PARK DISTRICT OF TACOMA**

**RESOLUTION NO.**

**PDZA SPA EXHIBIT IMPROVEMENTS BID NO J2022-14, CONTRACT AWARD TO PEASE CONSTRUCTION**

WHEREAS, the Board of Park Commissioners of the Metropolitan Park District of Tacoma desires to improve the PDZA South Pacific Aquarium (SPA); and

WHEREAS, funds for the project consists of Metro Parks 2014 UTGO PDZA Misc. Capital Improvements/PDZA Operating Funds; and

WHEREAS, One (1) bid (Bid # J2022-14) was received with one (1) being considered responsive; and

WHEREAS, the base bid proposal includes the updates and repairs to the PDZA South Pacific Aquarium; and

WHEREAS, the low Base Bid was submitted by PEASE CONSTRUCTION in the amount of \$3,736,964.00, and has been reviewed by contract compliance and is considered a responsive bid; Now, therefore, be it

RESOLVED by the Board of Park Commissioners of the Metropolitan Park District of Tacoma to award the Base Bid contract to PEASE CONSTRUCTION in the amount of \$3,736,964.00 (includes Washington State Sales Tax).

The forgoing resolution was adopted by the Board of Park Commissioners of the Metropolitan Park District of Tacoma at a regular meeting held on \_\_\_\_\_ 2022.

ATTEST:

\_\_\_\_\_  
President

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Clerk



DEPARTMENT OF PLANNING, DESIGN & DEVELOPMENT  
 PROJECT: SPA Exhibit Improvements  
 Bid # J2022-14

BID RESULTS

BID OPENING: April 25, 2022, 1:00 P.M.

BIDDER NAME:	Pease Construction				
Address	3815 100th ST SW #4				
City, State Zip	Lakewood WA 98499				
Contact	Loren Pease				
Telephone	253.584.6606				
Fax	253.581.7855				
Email	<a href="mailto:loren@peaseinc.com">loren@peaseinc.com</a>				
BID COMPLIANCE:					
Contractor Name:	Pease Construction				
Bidder's Proposal:	x				
Cert of Compliance w/wage Pymt:	x				
Non-Collusion Affidavit:	x				
Bid Bond/Money Order:	x				
MWBE Utilization Form:	x				
Subcontractor Listing Form:	x				
Receipt of Addendum:	x				
BID AMOUNTS:					
All bid alternate amounts listed below do not include WSST:	\$3,388,000.00	\$0.00	\$0.00	\$0.00	\$0.00
Base Bid Amount w/Tax:	\$3,736,964.00	\$0.00	\$0.00	\$0.00	\$0.00
Trench Excavation Safety Provision					
Additive Alternate :					
BIDS OPENED BY: Julie Wiflong					
BIDS VERIFIED BY: Tresa Edmonds					
SIGNED BY:					
SIGNED BY:					