

**Proposed Agenda & Meeting Materials**  
**March 10, 2021 - 5:00 PM**  
Capital Improvement Committee Meeting (CIC)  
Remote Meeting

---



**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, 20-28.11,20-28.12, 20-28.13, 20-28.14, 20-28.15),

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)**

Time: **February 10, 2021 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**

**March 10, 2021  
5:00 PM**

**MINUTES FROM March 2, 2021**

**PROJECT STATUS REPORT**

**DISCUSSION ITEMS**

**ACTION ITEMS**

- Contract Award to Pease Construction for Seymour Conservatory Rehabilitation
- Meadow Park Golf Course Bridge Repair (Hole #13), Rejection of Bids

**FUTURE AGENDA TOPICS**

**ADJOURNMENT**



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

**March 2, 2021  
5:00 PM  
MINUTES**

**Attendees:** Commissioner Pointer, Commissioner Baines (absent)  
**Staff Support:** **Marty Stump**, Planning Deputy Director - Planning & Development Department; **Roger Stanton**, Capital Program Manager – Regional Parks and ZEED; **Mary Kay Henley**, Planning Administration

**Acceptance of Minutes:** Minutes from the February 10, 2021 meeting were approved as written.

**Discussion Items**

N/A

**Action Item**

**Authorizing the Executive Director to Enter an Interlocal Agreement with the Environmental Protection Agency for their Remediation Project on the Peninsula**

- This resolution authorizes the Executive Director to enter into an Interlocal Agreement with the Environmental Protection Agency (EPA) for additional environmental remediation that is needed along the Dune Peninsula shoreline on MPT property. This agreement will provide EPA with construction access to complete the additional work. It was noted this work is being fully funded by the EPA, with no expense to Metro Parks.
- Marty showed an aerial view of the referenced area. He explained that there was erosion and vertical sloughing of rock along the Dune Peninsula's water edge prior to our project. The EPA received funding from Asarco for environmental remediation along Ruston Way, which included the Dune Peninsula. The EPA reimbursed Metro Parks for the capping and armoring during the Waterfront Phase I project.
- Roger explained that while capping the peninsula, additional exposed slag was noted. To complete this additional restoration work, the EPA needs an agreement with Metro Parks to access the site. It was noted that Metro Park's legal team was consulted on this entry agreement.
- EPA is currently permitting and is expected to start water work this summer.
- Commissioner Pointer asked about impact on park visitors. Roger noted their work won't significantly impact park visitors. Marty added that while most of the work is being performed from the water side, there will be intermittent construction traffic on land that will be managed by the contractor to minimize disruption of public use of the park.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

### **Discussion Item**

- Commissioner Pointer asked if the water work on the Dickman Mill Headsaw project was completed by the Fish Window constraints. Marty said yes, adding we are making good progress with structural foundation work nearing completion.
- Commissioner Pointer asked if the EPA is involved in the Owen Beach project. Marty said he wasn't entirely sure of their involvement in detail but was confident that if the work triggered their review it would have been done. Lots of permitting on this project with state and local agencies. Marty noted that a minor amount of soil remediation will be needed on this project as is not uncommon at projects at Pt. Defiance Park. He noted that EPA is not a funding partner for this project the way they were at Dune Peninsula. Construction is getting underway, with excavation happening this week. Visitors can still access the promenade between the boathouse and Owen Beach during construction.

### **Meeting Adjourned**



**MEMORANDUM**

TO: Board of Park Commissioners

THROUGH: Shon Sylvia, Executive Director

FROM: Debbie Terwilleger, Director of Business Administration and Planning

**SUBJECT: Contract Award to Pease Construction for Seymour Conservatory Rehabilitation J2021-01**

DATE: 03/17/2021

**EXECUTIVE SUMMARY:** This resolution authorizes the construction contract award to Pease Construction for Seymour Conservatory Rehabilitation in the amount not to exceed **\$2,152,206.00**, including Washington State Sales Tax.

**BACKGROUND:**

The bid opening was held on March 3, 2021 two (2) bids were received and all two (2) were considered responsive.

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, 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, green walls, rock walls and new plantings.

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 \$1,758,000.00 (not including WSST). There where 4 Alternates:

- Base Bid - All structural, mechanical and lighting upgrades
- Alt. 1 - Gift shop + roller shades, Living Walls with Bog feature \$195,000.00
- Alt. 2 - Add a Vivarium \$44,000.00
- Alt. 3 - Add High Pressure Fogging System \$58,225.00
- Alt. 4 - Change painted metal rod to stainless steel \$55,600.00

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 and Alternate 1 for a total amount of **\$2,152,206.00** (including Washington State Sales Tax).

The 'Other Costs' budget line accounts for project expenses such as printing, bidding, advertising, equipment, plant procurement, inspections, & permits.

The construction of this phase of work is anticipated to take 180 calendar days to complete after issuance of a Notice to Proceed. Kristi Evans will be project manager for this project.

**FISCAL IMPACT:** The funds for this project are provided by 2014 UTGO Bond Funds, and a State Heritage Grant.

<b>Funding:</b>	
2014 UTGO Bond	\$ 1,902,302
State Heritage Grant	\$ 749,810
1% for Art	\$ (19,530)
<b>Total</b>	<b>\$ 2,632,582</b>

<b>Project Budget:</b>	
Planning and Design	\$ 259,391
Pease Construction (includes tax)	\$ 2,152,206
Other Costs	\$ 78,000
Contingency	\$ 142,985
<b>Total</b>	<b>\$ 2,632,582</b>

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

**METROPOLITAN PARK DISTRICT OF TACOMA**

**RESOLUTION NO. PWXX-XX**

**SEYMOUR CONSERVATORY REHABILITATION BID#: J2021-01  
CONTRACT AWARD TO PEASE CONSTRUCTION SERVICES**

WHEREAS, the Board of Park Commissioners of the Metropolitan Park District of Tacoma desires to make upgrades to W.W. Seymour Conservatory; and;

WHEREAS, funds for the project consist of 2014 UTGO Bond Funds, and a State Heritage Grant; and

WHEREAS; Two (2) bids (Bid#: J2021-01) were received with two (2) being considered responsive; and

WHEREAS, the low Base Bid in the amount of \$1,758,000.00, and Alt. 1-4 was submitted by Pease Construction has been reviewed by contract compliance and is considered a responsive bid; and

WHEREAS, Metro Parks staff has checked the references of Pease Construction and find them to be responsible, and whereas Pease Construction has successfully completed past contracts with MTP; Now, therefore, be it

RESOLVED by the Board of Park Commissioners of the Metropolitan Park District of Tacoma to award and execute the contract with Pease Construction, in the amount of \$2,152,206.00 Base Bid plus Alternate 1 (including WSST.)

The foregoing resolution was adopted by the Board of Park Commissioners of the Metropolitan Park District of Tacoma at a regular meeting held on \_\_\_\_\_ 2021.

\_\_\_\_\_  
President

ATTEST:

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Clerk



**DEPARTMENT OF PLANNING, DESIGN & DEVELOPMENT  
W.W. SEYMOUR CONSERVATORY REHABILITATION  
PROJECT #:J2021-01**

**BID RESULTS**

**BIDS OPENED: WEDNESDAY, MARCH 3RD, @ 11:00AM**

BIDDER NAME: Pease Construction, Inc		Sunset Pacific	
Address	3815 100th St. SW #3A	9500 Front St.,Ste#: 200	
City, State Zip	Lakewood, WA 98499	Lakewood, WA 98499	
Contact	Loren Pease	Ed Brooks	
Telephone	253.584.6606 ext 102	253.722.2777	
Fax	253.581.7855	253.588.9090	
Email	<a href="mailto:loren@peaseinc.com">loren@peaseinc.com</a>	<a href="mailto:Ed@sunpac.net">Ed@sunpac.net</a>	

**BID COMPLIANCE:**

Contractor Name:	Pease Construction, Inc	Sunset Pacific	
Bidder's Proposal:	\$1,758,000.00	\$1,792,424.00	
Cert of Compliance w/wage Pymt:	X	X	
Non-Collusion Affidavit:	X	X	
Subcontractors listing Form:	XX	XX	
Bid Bond/Money Order:	X	X	
MWBE Utilization Form:	X	X	
Receipt of Addendum #01:	X	X	
Receipt of Addendum #02:	X	X	

<b>BID AMOUNTS:</b>	\$	1,758,000.00	\$	1,792,424.00	\$	-
<i>All bid amounts listed below do not included WSST.</i>	\$	179,316.00	\$	182,827.25	\$	-

<b>Base Bid Amount:</b>	\$	1,937,316.00	\$	1,975,251.25	\$	-
-------------------------	----	--------------	----	--------------	----	---

Additive Alternate #01:	\$	195,500.00	\$	231,424.00	
Additive Alternate #02:	\$	44,000.00	\$	43,242.00	
Additive Alternate #03:	\$	58,225.00	\$	62,424.00	
Additive Alternate #04:	\$	55,600.00	\$	158,424.00	
Unit Price # 1:A	\$	75.00	\$	99.75	
Unit Price # 1B:	\$	93.00	\$	133.00	
Unit Price # 2A:	\$	80.00	\$	300.00	
Unit Price # 2B:	\$	150.00	\$	325.00	
Unit Price # 3A:	\$	165.00	\$	279.30	
Unit Price # 3B:	\$	165.00	\$	385.70	

<b>BIDS OPENED &amp; READ BY:</b>	Kristi Evans	<b>BIDS VERIFIED BY:</b>	Debbie Hall
<b>SIGNED BY:</b>		<b>SIGNED BY:</b>	





## **MEMORANDUM**

TO: Board of Park Commissioners

THROUGH: Shon Sylvia, Executive Director

FROM: Debbie Terwilleger, Director of Business, Administration & Planning

**SUBJECT: Meadow Park Golf Course Bridge Repair (Hole #13), Rejection of Bids for Bid J2021-02**

DATE: 03/04/2021

**EXECUTIVE SUMMARY:** This resolution authorizes rejection of the bids received for the Meadow Park Golf Course Bridge Repair (Hole # 13) for Bid J2021-02

## **CAPITAL IMPROVEMENT COMMITTEE RECOMMENDATION:**

### **BACKGROUND:**

A bid package was advertised for Meadow Park Golf Course Bridge Repair (Hole #13) as part of the 2014 Park Improvement Bond Program. Improvements described in bidding documents included site work removing and replacing railing, flashing and soldier pile walls at Hole 13. Stabilization of the foundation, reparing the bridge and improving all site drainage and surfacing.

The bid opening for the Meadow Park Golf Course Bridge Repair (Hole # 13) was conducted on February 18, 2021. Three (3) responsive bids for the Meadow Park Golf Course Bridge Repair (Hole #13) were received.

Metro Parks Staff had completed the lowest bidder contractor compliance and the construction documents. On February 24<sup>th</sup>, 2021, Metro Parks received a formal request from the lowest bidder to retract their bid. They stated that they missed some important elements regarding the installation of the beams in the soldier pile wall.

The bids received from the second and third low bids exceed the available project budget and staff is recommending rejection of all bids and the re-bidding of a modified bid packet. The Engineer of Record and Metro Parks Staff are now working to modify the design drawings and specifications with knowledge gained through the initial bidding effort and will re-issue the project for bidding.

**FISCAL IMPACT:** The funds for this project are from the 2014 UTGO Bond, Neighborhood Parks & Recreation and Small Capital Improvements.

**ADDITIONAL INFORMATION:** For additional information, please contact Debbie Terwilleger, Director of Business Administration & Planning at (253) 305-1086 or [debbiet@tacomaparks.com](mailto:debbiet@tacomaparks.com)

DRAFT

**METROPOLITAN PARK DISTRICT OF TACOMA**

**RESOLUTION NO. PWXX-XX**

**MEADOW PARK GOLF COURSE BRIDGE REPAIR (HOLE #13)  
REJECTION OF BIDS FOR BID J2021-02**

WHEREAS, On February 18, 2021 bids were received by Metro Parks for Meadow Park Golf Course Bridge Repair (Hole #13) and three (3) responsive bids were received; and

WHEREAS, the lowest bidder missed some important elements regarding the installation of the beams in the soldier pile wall and on February 24, 2021 formally retracted their bid; and

WHEREAS, Metro Parks Staff discussed that the best action would be to reject all bids and modify the drawing and specifications with knowledge gained through the initial design phase; and

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

RESOLVED by the Board of Park Commissioners of the Metropolitan Park District of Tacoma to formally reject all bids for the Metro Parks Golf Course Bridge Repair (Hole #13) Bid J2021-02.

The foregoing resolution was adopted by the Board of Park Commissioners of the Metropolitan Park District of Tacoma at a regular meeting held on \_\_\_\_\_ 2021.

\_\_\_\_\_  
President

ATTEST:

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Clerk



14598 Dogwood Lane  
Mount Vernon WA. 98273  
360-333-2065  
Travis@TripleEight.Biz  
TripleEight.Biz

---

2/24/2021

**Roger Stanton**

Capital Program Manager  
Regional Parks and ZEED  
Office: (253) 305-1082  
Cell: (253) 341-8599

RE: Meadow Park Golf Course Bridge Improvements

Hi Roger,

Triple Eight is the apparent low bidder on the above-mentioned project. However, I wish to formally retract my bid for the following reasons:

1. When I estimated the project, I missed some important elements regarding the installation of the Wide Flange Beams in the Soldier pile wall. I do not believe that we can install the wall in accordance to the existing plans and specifications.

I apologize for the inconvenience,

Travis Crabb



**DEPARTMENT OF PLANNING, DESIGN & DEVELOPMENT**

**MEADOW PARK GOLF COURSE BRIDGE REPAIR & IMPROVEMENTS (HOLE #13)**

**BID RESULTS**

**PROJECT #: J2021-02**

**SEPTEMBER, 25,**

**THURSDAY, FEBRUARY 18, 2021 AT 10:00AM**

BIDDER NAME:		Combined Construction, Inc	Serpanok Construction, Inc	Triple Eight Construction		
Address		3701 South Road	4519 S. Orchard Street	14598 Dogwood Lane		
City, State Zip		Mukilteo, WA 98275	Tacoma, WA 98466	Mount Vernon, WA 98273		
Contact		Kyle Smith	Igor Keenitsa	Travis Crabb		
Telephone		425.610.4334	253.573.1332	360.333.2065		
Fax		425.610.4643	253.404.1998			
Email		<a href="mailto:kyle@combinedconstruction.com">kyle@combinedconstruction.com</a>	<a href="mailto:igor@serpanok.com">igor@serpanok.com</a>	<a href="mailto:travis@tripleeight.biz">travis@tripleeight.biz</a>		

BID COMPLIANCE:						
Contractor Name:	Combined Construction, Inc	Serpanok Construction, Inc	Triple Eight Construction	0	0	
Bidder's Proposal:	\$290,800.00	\$239,000.00	\$155,000.00			
Cert of Compliance w/wage Pymt:	X	X	X			
Non-Collusion Affidavit:	X	X	X			
Bid Bond/Money Order:	X	X	X			
MWBE Utilization Form:	X	X	X			

<b>BID AMOUNTS:</b>	\$	290,800.00	\$	239,000.00	\$	155,000.00	\$	-	\$	-
<i>All bid amounts listed below do not include WSST.</i>	\$	29,661.60	\$	24,378.00	\$	15,810.00	\$	-	\$	-
<b>Base Bid Amount:</b>	\$	320,461.60	\$	263,378.00	\$	170,810.00	\$	-	\$	-

<b>Additive Alternate #01:</b>	NONE	NONE	NONE	NONE	NONE
<b>Unit Cost (Per Square Foot):</b>					

**BIDS OPENED & READ BY:** Julie Wilfong

**BIDS VERIFIED BY:** Debbie Hall

**SIGNED BY:**

**SIGNED BY:**