

Proposed Agenda & Meeting Materials

January 5, 2021 - 5:00 PM

Capital Improvement Committee Meeting (CIC) Special Session

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), 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: **January 5, 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>

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**

**January 5, 2021
5:00 PM
Special Call CIC**

MINUTES FROM December 16, 2020

PROJECT STATUS REPORT

DISCUSSION ITEMS

ACTION ITEMS

- Owen Beach Park Improvements - Construction Contract Award to Colvos Construction

FUTURE AGENDA TOPICS

ADJOURNMENT



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

**December 16, 2020
5:00 PM
MINUTES**

Attendees: Commissioner Pointer, Commissioner Baines

Staff Support: **Marty Stump**, Planning Deputy Director - Planning & Development Department; **Kristi Evans**, Capital Program Manager – Community & Neighborhood Parks; **Roger Stanton**, Capital Program Manager – Regional Parks & ZEED; **Mary Kay Henley**, Planning Administration

Acceptance of Minutes: Minutes from the November 24, 2020 meeting were approved as written.

Project Status Report

- Commissioner Baines asked for an overview of the adopted 2021-22 CIP projects. Marty will add this as a future CIC discussion item. Commissioner Pointer added he is looking forward to getting started with these projects.
- Commissioner Baines asked status of the MWBE annual report, noting one hasn't been presented in 3 years. Marty will check on the status of this report and noted that it has been the topic of recent discussion internally.

Discussion Items

N/A

Action Item

Contract Award for Owen Beach Park Improvements

- This resolution authorizes the contract award to Colvos Construction for Owen Beach Park Improvements in the amount not to exceed \$4,705,540.
- Kristi reported we received seven responsive bids and Colvos Construction, a Tacoma-based company was the low bidder. Along with the base bid, three alternatives are being included: 1- bathhouse adaption for kayaks, 2 – additional park furniture, and 3-round wood plinths for seating/gathering.
 - Commissioner Pointer asked if the plinths are good during wet weather. Kristi said yes, adding they are designed to hold up well in wet environments.
- It was mentioned that bidding deadline was extended to provide vendor's additional time as we want accurate bids. And because of this, bids were opened yesterday. The review process is still taking place, with initial review showing Colvos is responsible bidder.

- Commission Baines and Pointer both asked to see the bid tab. Marty brought up on screen. Kristi pointed out that the bids were well within the project's projected funding range.
- Commissioner Pointer asked if Colvos has worked with Metro Parks before. Kristi reported no. Commissioner Baines noted their commercial remodels, but questioned their landscaping and/or sigte work experience. It was also added they haven't done alot of work over \$1.6M, however they do have alot of building experience. Kristi noted these concerns will be addressed during the review process and reference checks.
- Both commissioners recommended a conditional approval of this resolutions but request answers to their concerns prior to the next Board meeting. Marty agreed to communicate answers either through a special CIC meeting, or an email correspondence before the January Board meeting.
- Kristi asked if the commissioners for the 2021 CIC panel have been announced. It was reported they haven't, but will be announced after the first meeting of 2021. Both Commissioners Pointer and Baines will be present at the January 13, 2021 CIC meeting.

Conversion of Street Right of Way into Real Property at Swan Creek Park

- This resolution allows Metro Parks to enter into the necessary agreements for conversion of remnant street rights of way into real property, within the boundaries of Swan Creek Park, where the design of Phase II improvements is currently underway. The conversion process is dictated by RCW 35.79.030 and Tacoma Municipal Code 9.22. In addition staff requests that the Board of Park Commissioners authorize the purchase of the land from City of Tacoma for \$2,590.80.
- Kristi noted this is similar to a previous conversion. She noted this is a small piece of land, only 45 square feet by the Swan Creek Park's Lister Uplands. This action cleans up property boundaries and exempts Metro Parks from standard City of Tacoma (COT) roadway design and construction standards for this short stretch of park road.
- Marty noted that even through this is a modest transaction, any acquisition need to be presented to the Board. He added that pedestrian connectivity through this area will not be compromised.
- Commissioner Pointer asked if not requiring curbs will impact safety. Marty reported no, pointing out the pedestrian walkway will be separated from the roadway edge according to design. Regarding ADA access, this entrance is designed for drive-in ADA parking. Another ADA pedestrian entrance is planned off of Roosevelt, by the neighboring housing development.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

MPT Headquarters Facility Improvements Pioneer Human Services -Change Order No. 4

- This resolution authorizes Change Order No. 4 to Pioneer Human Services for MPT Headquarters Facility Improvements in the amount not to exceed \$29,429.65
- Roger explained during construction it was discovered that additional work would be necessary to adequately complete this project. He explained that at the start of the project, we didn't know what we would find in a 30 year old building. Additional work mentioned included revised entrance doors for security and staff access, ceiling painting, and new carpet adhesion material and method. He pointed out no additional funds are being added to the project under this action. All work is being paid out of the contingency fund with more funds remaining.

- Before and after pictures of the Headquarters facility were shown to the commissioners. All areas feature carpet tiles except the staff breakroom, mail & file rooms that feature laminate. The Board room floor is now level. It can accommodate more activities besides just Board meetings and chairs can be spread out to accommodate COVID19 safety requirements. Commissioner Baines mentioned TV glare and asked if this can be fixed. Roger reported this is an easy fix, mentioning possible blind installation.
- Roger concluded that the facility is being updated in a very cost-effective way and wisely utilized the staffing down time of COVID19. He added the contractor and supervisors have been wonderful to work with, noting they employ formerly incarcerated people.
- Commissioner Pointer said the remodel looks good and can't wait to get into the building again.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

NW Trek Tram Station Design Review

- Roger showed commissioners renderings of the new NW Trek tram station. The new station provides more room and includes electrical charging to accommodate the new electric trams. There is a new pedestrian path from the entrance to the station. People will embark the tram on the right side of the building and disembark on the left. Roger noted this is an unheated space and will include additional storage space. If permitting allows, construction is targeted to start spring of 2021.
- Commissioner Pointer asked about including vehicle electric charging stations at NW Trek, noting inclusion at our community centers. Marty noted our district design and construction 'best-practices' support electric car charging opportunities. He noted this is worthy of continued conversation, however noting differing power supplies and providers at different sites, especially those that are located beyond Tacoma city limits.

Additional Topic

- Commissioner Pointer asked if Metro Parks is moving towards a cashless organization. Commissioner Baines advised caution, noting this may be an equity issue. He pointed out that some low income families don't have bank accounts, noting 36% of African Americans don't have a bank account. The only way for them to make a payment is through cash.

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 Colvos Construction for Owen Beach Park Improvements J2020-15

DATE: January 11, 2021

EXECUTIVE SUMMARY: This resolution authorizes the contract award to Colvos Construction for Owen Beach Park Improvements in the amount not to exceed \$4,705,540.00, including Washington State Sales Tax.

BACKGROUND:

The bid opening was held on December 11, 2020. Seven (7) bids were received and all Seven (7) were considered responsive.

Please refer to the attached bid tabulation for the list of contractors and bid amounts. Colvos Construction submitted low Base Bid in the amount of \$4,025,000.00, Additive #1 at \$170,000.00, Additive #2 at \$10,000.00 and additive #3 at \$65,000.00. Per the contract compliance and reference checks now completed Colvos Construction has been determined to be a responsible contractor, performs quality work and is headquartered in Tacoma.

Staff is recommending award of the Base Bid and all three (3) Additives for a total amount of \$4,705,540.00 (including Washington State Sales Tax).

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 conditioned 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

Work under this contract will consist of clearing and grading in select areas, demolition of surfacing, site features, 1 building, and selective demolition at (2) buildings, beach debris removal and restoration in selected areas, site preparation, utility upgrades including underground boring, sewer, water, storm. and electrical improvements, construction of (2) new buildings and renovation of (2) existing buildings, construction of bulkheads, ramps, stairs and paving, installation of furnishings, irrigation, plants and other landscape features.

The ‘Other Costs’ budget line accounts for project expenses such as printing, bidding, advertising, equipment, commissioning, inspections, & permits.

The construction of this phase of work is anticipated to take 365 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 from donations by 2014 UTGO Bond Funds, Recreation and Conservation Office Grant (RCO) and Tacoma Public Schools (TPS).

FUNDING	
RCO	\$ 2,250,000
2014 Bond	\$ 3,082,206
Art Fund	\$ (43,000)
<u>TPS</u>	<u>\$ 1,050,000</u>
	\$ 6,339,206

PROJECT BUDGET	
Planning and Design	\$ 1,156,237
Construction (includes tax)	\$ 4,705,540
Other Project Costs	\$ 66,000
<u>Contingency</u>	<u>\$ 411,429</u>
	\$ 6,339,206

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

METROPOLITAN PARK DISTRICT OF TACOMA

RESOLUTION NO. PWXX-XX

**OWEN BEACH PARK IMPROVEMENTS BID#: J2020-15
CONTRACT AWARD TO COLVOS CONSTRUCTION SERVICES**

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, funds for the project consist of 2014 UTGO Bond Funds, Recreation and Conservation Grant (RCO) and Tacoma Public Schools (TPS); and

WHEREAS; Seven (7) bids (Bid#: J2020-15) were received with Seven (7)being considered responsive; and

WHEREAS, the low Base Bid and Additive 1, 2 and 3 was submitted by Colvos Construction, in the amount of \$4,270,000.00, has been reviewed by contract compliance and is considered a responsive bid; and

WHEREAS, Metro Parks staff has checked the references of Colvos Construction and find them to be responsible; 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 Colvos Construction, in the amount of \$4,705,540.00 (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
OWEN BEACH PARK IMPROVEMENTS
PROJECT #:J2020-15**

BID RESULTS

BIDS OPENED: TUESDAY, DECEMBER 15TH, 2020 @10:00AM

BIDDER NAME:	Colvos Construction	Pease Construction	A-1 Landscaping & Construction	L C I	Ohno Construction	Redside Construction	Miller's Sons Contracting
Address	711 Court C	3815 100th St SW #3A	20607 SR 9 S.E.	11803 101st Ave., Suite 201	116 Martin Luther King Jr.Way	600 Winslow Way E.,Ste#: 237	16312 NE 72nd Ave.
City, State Zip	Tacoma, WA 98402	Lakewood, WA 98499	Snohomish, WA 98296	Puyallup, WA 98373	Seattle, WA 98118	Bainbridge Island, WA 98110	Vancouver, WA 98686
Contact	Scott Fletcher	Loren Pease	Naeem Iqbal	Jeffrey Tiegs	Yoshio Ohno	Sam Berry	Tyler Miller
Telephone	253.652.4155	253.584.6606	425.402.9900	253.847.6414	206.325.1529	206.317.6400	360.356.5612
Fax							
Email	sfletcher@colvosconstruction.com	loren@peaseinc.com	Naeem@a1land.com	Jeff.Tiegs@lincolnw.Com	ohnodiv@ohnoconstruction.com	sam@redside.biz	estimating@millersonsilc.com

BID COMPLIANCE:

Contractor Name:	Colvos Construction	Pease Construction	A-1 Landscaping & Construction	L C I	Ohno Construction	Redside Construction	Miller's Sons Contracting
Bidder's Proposal:	\$4,025,000.00	\$4,597,970.00	\$6,500,000.00	\$4,498,041.00	\$4,743,000.00	\$4,415,000.00	\$5,070,000.00
Permit Excavation Safety Provisions	\$5,000.00	\$2,500.00	\$20,000.00	\$5,000.00	\$2,500.00	\$2,800.00	\$5,000.00
Cert of Compliance w/wage Pymt:	X	X	X	X	X	X	X
Non-Collusion Affidavit:	X	X	X	X	X	X	X
Subcontractors listing Form:	BOTH	BOTH	BOTH	BOTH	BOTH	BOTH	BOTH
Bid Bond/Money Order:	X	X	X	X	X	X	X
MWBE Utilization Form:	X	X	X	X	X	X	X
Receipt of Addendum #01:	X	X	X	X	X	X	X
Receipt of Addendum #02:	X	X	X	X	X	X	X

BID AMOUNTS:	\$ 4,025,000.00	\$ 4,597,970.00	\$ 6,500,000.00	\$ 4,498,041.00	\$ 4,743,000.00	\$ 4,415,000.00	\$ 5,070,000.00
<i>All bid amounts listed below do not include WSST.</i>	\$ 410,550.00	\$ 468,992.94	\$ 663,000.00	\$ 458,800.18	\$ 483,786.00	\$ 450,330.00	\$ 517,140.00
Base Bid Amount:	\$ 4,435,550.00	\$ 5,066,962.94	\$ 7,163,000.00	\$ 4,956,841.18	\$ 5,226,786.00	\$ 4,865,330.00	\$ 5,587,140.00
Additive Alternate #01:	\$ 170,000.00	\$ 184,150.00	\$ 176,966.00	\$ 165,785.00	\$ 215,000.00	\$ 234,000.00	\$ 140,000.00
Additive Alternate #02:	\$ 10,000.00	\$ 4,530.00	\$ 26,715.00	\$ 58,800.00	\$ 47,000.00	\$ 18,000.00	\$ 53,000.00
Additive Alternate #03:	\$ 65,000.00	\$ 33,360.00	\$ 29,592.00	\$ 33,000.00	\$ 43,000.00	\$ 33,000.00	\$ 55,000.00
Bid + Alternates	\$ 4,270,000.00	\$ 4,820,010.00	\$ 6,733,273.00	\$ 4,755,626.00	\$ 5,048,000.00	\$ 4,700,000.00	\$ 5,318,000.00

BIDS OPENED & READ BY: Kristi Evans _____

BIDS VERIFIED BY: Debbie Hall _____

SIGNED BY: _____

SIGNED BY: _____