



**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