

Proposed Agenda & Meeting Materials

March 24, 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: **March 24, 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**

**March 24, 2021
5:00 PM**

MINUTES FROM March 10, 2021

PROJECT STATUS REPORT

DISCUSSION ITEMS

ACTION ITEMS

- Dickman Mill Park Expansion & Head Saw - Contract Amendment #7 to Anchor QEA

FUTURE AGENDA TOPICS

ADJOURNMENT



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

**March 10, 2021
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; **Mary Kay Henley**, Planning Administration

Acceptance of Minutes: Minutes from the March 2, 2021 Special Session meeting were approved as written.

Discussion Items

N/A

Action Item

Meadow Park Golf Course Bridge Repair (Hole #13), Rejection of Bids

Update: Item withdrawn from CIC with no action required.

- This resolution, retracting bidding for the Meadow Park Golf Course Bridge Repair (Hole # 13), is being pulled from today's agenda because it falls below the dollar threshold requiring Board action.
- Marty explained we received three bids and the lowest bidder made inaccurate assumptions and ultimately withdrew their bid. The two other bids were over the 10% engineer's estimate. Adjustments are being made to the bid package so it can be rebid.

Contract Award to Pease Construction for Seymour Conservatory Rehabilitation

- This resolution authorizes the construction contract award to Pease Construction for Seymour Conservatory Rehabilitation in the amount not to exceed \$2,152,206.
- Kristi stated this is the second time this project has gone out for bid. She explained with the first bid, all submittals were over the engineer's estimate. To reduce costs, changes were made to the plan set and providing Bid Alternates.
- Kristi reported we received two responsive bids. Pease was the low bidder. Their reference checks came back good and it was noted that MPT has done work with them in the past.
- Proposed upgrades include 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. Kristi add that Metro Parks will

procure all the new plants. The selected alternative is for upgrades to the Gift shop (roller shades, Living Walls with Bog).

- Commissioner Pointer asked how long the project will take. Marty reported that this is estimated to be a six-month construction project. The Conservatory will close April 1st to allow staff to move everything out so construction can start.
- Commissioner Pointer asked about the contractor for the Conservatory's restroom project, noting their limited profit from the project. Kristi reported we have been in communication with them regarding warranty work. Marty added that the construction project was a complicated project for that contractor, and although it took a long time to complete, the contractor's work was of high quality. They fulfilled their commitment even though their profit might have been sacrificed. He also commended Kristi for her role in negotiating a successful project outcome.
- Both commissioners agreed it will be nice to get moving on this project so the Conservatory will be fully operational again.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

Additional Discussion Items

- Marty announced that the previous Capital Project Status report will be presented again starting with the second CIC meeting in April. Commissioner Pointer stated it will be good to see the report again.

Meeting Adjourned



MEMORANDUM

TO: Board of Park Commissioners

THROUGH: Shon Sylvia, Executive Director

FROM: Debbie Terwilleger, Director of Business Administration and Planning

SUBJECT: **Dickman Mill Park Expansion & Head Saw
Contract Amendment #7 to Anchor QEA**

DATE: March 24, 2021

EXECUTIVE SUMMARY: This resolution authorizes a contract amendment #7 for Anchor QEA to provide, construction support extension and upland Plaza redesign from unknown obstructions in pile driving not in the original agreement for improvements at Dickman Mill, in the amount of \$40,033.00.

CAPITAL IMPROVEMENT COMMITTEE RECOMMENDATION:

BACKGROUND: Metro Parks operates Dickman Mill Park on Ruston Way. This park was once home to the Dickman Mill Lumber Company. Dickman Mill operated on Ruston Way for more than 50 years and was among the region’s busiest lumber mills. The mill’s head saw came to symbolize the lumber-related commercial activity which once dominated the Pacific Northwest. This saw was indispensable for cutting the large trees which covered the area. Dickman mill’s head saw is the only known remaining unaltered head saw in the state. The Dickman mill head saw was manufactured at the Sumner Iron Works in Everett, Washington and installed at the mill in 1923. The saw weighs 15 tons and measures 34 feet high. It was powered by a Westinghouse 350 horse power 440v, 300 RPM type MR synchronous drive motor. The Dickman Lumber Company head saw is listed on the state and local register of historic places.

When it closed in 1977, Dickman Mill was Tacoma’s last operating waterfront sawmill. Metro Parks purchased the property in 1991 and began clean-up efforts with Department of Ecology. Today’s park amenities were constructed in two phases from 2002 to 2004. Phase I required the removal of contaminated soil and replacement with clean soil that was followed by a design of an “intertidal channel” with native plants while also providing beach access, restrooms, plaza space and kayak launch. Phase II extended the plaza and brought the walkway out to the mill building’s former footprint for viewing and interpretive signage.

The scope of service for Anchor QEA included, but not be limited to providing public process, schematic design, design development, permitting, environmental, construction documents and on-site construction review for 4 months of the proposed improvements.

Original Design Contract	\$348,758.00	
Amendment #1	\$ 9,367.00	Archaeology Inadvertent Discovery Plan, Pre-construction survey and report
Amendment #2	\$ 5,153.00	Coastal engineering calculations per City of Tacoma
Amendment #3	\$25,126.00	Mitigation Beach Habitat Impact Analysis and Sand Land survey
Amendment #4	\$ 0.00	Time Extension for the Army Corps Permit Delays
Amendment #5	\$25,447.47	Additional PM, Permitting and comments review from Arm Corps Permit Delays
Amendment #6	\$24,293.00	Special inspections Pile Driving and concrete/steel
Amendment #7 obstructions in pile driving.	\$40,033.00	Construction support extended and upland Plaza redesign from unknown
	\$478,177.47	

FISCAL IMPACT: Additional scope of services has been negotiated with Anchor QEA in the amount of \$40,033.00 to bring the total contract to \$478,177.47. The funds allocated to this project in the amount of \$2,935,000.00 are from Cambia Health Solutions.

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. PW-xx

DICKMAN MILL PARK EXPANSION & HEAD SAW CONTRCT AMENDMENT #7 TO ANCHOR QEA

WHEREAS, the Board of Park Commissioners of the Metropolitan Park District of Tacoma desires to make improvements to Dickman Mill Park; and

WHEREAS, on Oct. 9, 2017 the Board of Park Commissioners approved a \$348,758.00 contract with Anchor QEA for Architectural & Engineering Services for the Dickman Mill Expansion & Head Saw, PW85-17; and

WHEREAS, contract amendment #1-6 for Anchor QEA were executed to provide for additional studies, analysis, permitting, sub-consultant fees and scheduled adjust as required during the final design and permitting phases; and

WHEREAS, contract amendment #7 for Anchor QEA is to provide, construction support extension and upland Plaza redesign resulting from unknown obstructions encountered during pile driving and not anticipated in the original engineering agreement; and

WHEREAS, funds for the project are provided from the Cambia Health Solutions; Now, therefore, be it

RESOLVED by the Board of Park Commissioners of the Metropolitan Park District of Tacoma to award the contract Amendment #7 for added Architectural Services to Anchor QEA in the amount of \$40,033.00 for a total contract of \$478,177.47.

The forgoing 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