

**Capital Improvement Committee Meeting (CIC)
Agenda & Meeting Materials
September 13, 2022 - 5:00 PM**

Metro Parks Headquarters
4702 S 19th St.
Tacoma, WA 98405



This Capital Improvement Committee Meeting (CIC) will be held at Metro Parks Headquarters, 4702 S 19th St., Tacoma, WA 98405. You can also join the meeting remotely by following the instructions below: (either by online link or by phone)

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

Time: **September 13, 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>

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**

**September 13, 2022
5:00 PM**

MINUTES FROM AUGUST 10, 2022

PROJECT STATUS REPORT

DISCUSSION ITEMS

ACTION ITEMS

- Gas Station Park Improvements - Contract Award to Wildwood Carpentry
- Dash Point Park Pier & Park Improvements - Contract Award to MacKay Sposito
- Dickman Mill Park Audio Artwork - Accepting and Appropriating City of Tacoma Landmarks Preservation Commission Heritage Project Grant Funds
- Point Defiance Park Loop Trail Phase 1 - Contract Award
- Meadow Park Golf Course Bridge Repair (Hole 13) –Wildwood Carpentry Change Order #4

FUTURE AGENDA TOPICS

ADJOURNMENT



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

**August 10, 2022
5:00 PM
MINUTES**

Attendees: Commissioner Pointer, Commissioner Reid

Staff Support: **Marty Stump**, Deputy Director - Planning and Development; **Alisa O'Hanlon Regala**, Strategic Planning Manager; **Mary Kay Henley**, Planning Administration

Acceptance of Minutes: Minutes from the July 27, 2022, meeting were approved as written.

Action Items

Acquisition of Charlotte's Blueberry Park Property

- This resolution authorizes Metro Parks to pursue a purchase agreement with Tacoma Public Schools (TPS) of five parcels adjacent to Charlotte's Blueberry Park for \$54,500.
- Marty shared a map highlighting the five proposed parcels. It was noted that these parcels include blueberry plants such as those found in the park and a portion of the trail that currently provides access through the park.
- Alisa reported that our parks and recreation staff are in favor of this land purchase, noting it will expand the nature and trail experience at Blueberry Park.
- Alisa explained that parcel purchasing conversations started in 2018 when TPS sought to surplus and sell several parcels adjacent to and near the park. Many of the southernmost parcels were sold to a home builder. Some of the remaining parcels contained wetland areas that were mitigated by TPS in 2019.
- Alisa reported that due to COVID 19 there was a delay in finalizing this transaction. TPS is now offering Metro Parks the chance to buy the parcels at the 2017 appraised value of approximately 30 cents per square foot. If approved, TPS will then move forward with action to surplus and sell the property to MPT. After their disposal action is completed, including a public hearing, a Purchase and Sale Agreement can be coordinated with Metro Parks. Closing on the property is expected to conclude by the end of the year.
- Commissioner Pointer asked if the public hearing would give other potential buyers the chance to purchase the property, leading to a bidding war. Alisa reported no, the public hearing is a required opportunity for the public to comment on the property surplus and purchase action.
- Commissioner Reid asked if staff have investigated a possible land swap. Marty explained that though property trade appears simpler on the surface, the timing and ability to arrange

for equal value parcels is not always possible, therefore the direct purchase is, in this case, the recommended action. MPT and the City of Tacoma are currently negotiating property transfers and Marty agreed to do some investigation and report back as to any current or future opportunities for similar property trading between MPT and TPS.

- Commissioner Reid asked about wetland's impact on the property's value. Marty reported the wetlands mitigation has been completed by the school district and the property value lies not in its development potential, rather in the preserving and enhancing the blueberry gardens, natural open space and tree canopy on this property.
- Commissioner asked for an estimate of the property's current year value. Alisa reported per the assessor's record, the assessed value has gone up slightly since 2017.
- Commissioner Pointer asked about the park's homeless situation. Marty reported that measures were taken to remedy past issues (ie vegetation clearing for visibility) and agreed to follow up with our operations staff to get current report of homeless activity at this site. Commissioner Reid suggested that the bush clearing might have helped the situation.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

Other Discussion Items

- Commissioner Pointer suggested that expediting the design and construction of the spray ground feature at the Portland Avenue playfield would be beneficial to the community. It would ease community anxiety over what will be installed. Commissioner Reid added that the new grass growing where the demolished wading pool was located, looks good. Marty responded that staff will do whatever possible to move the spray ground improvement forward and that it will be important that the park master plan process now getting underway informs the location and design of spray ground feature. MPT needs also to identify additional funding for future construction phases.

Meeting Adjourned

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MEMORANDUM

TO: Board of Park Commissioners

THROUGH: Shon Sylvia, Executive Director

FROM: Debbie Russell, Director of Business Administration and Planning

SUBJECT: Contract Award to Wildwood Carpentry LLC. for Gas Station Park Improvements J2022-25

DATE: 9/13/2022

EXECUTIVE SUMMARY: This resolution authorizes the contract award to Wildwood Carpentry LLC. for the construction of Gas Station Park Improvements in the amount not to exceed \$748,506.83 including Washington State Sales Tax.

BACKGROUND:

The bid opening was held on September 8, 2022. Six (6) bids were received and five (5) were considered responsive.

Please refer to the attached bid tabulation for the list of contractors and bid amounts. Wildwood Carpentry LLC submitted low Base Bid in the amount of \$756,610.00 (not including WSST). Reference checks by staff have confirmed that Wildwood Carpentry LLC is a responsible contractor and performs quality work and they had just completed the entry drive into Owen Beach contract.

Staff is recommending award of the Base Bid \$756,610.00 and less Deductive Alternate 4 (\$63,000.00) a small shelter and less Deductive Alternate 5 (\$15,000.00) a concrete seat wall for a total amount of \$678,610.00, not including Washington State Sales Tax.

Gas Station Park was a city of Tacoma owned park , was recently deeded to Metro Parks Tacoma, and is now slated for renovation to bring up to MPT standards. This park site once served as a neighborhood gas station, beginning in the 1920's. The park is located at 4801 and 4807 South Park Avenue. The City of Tacoma has completed a full remediation of the site and now holds a Dept. of Ecology Covenant with restrictions for new building.

From 1999-2004 a partnership between the City of Tacoma and the Southend Nieghborhood Council resulted in the property purchase, clean up and playground development.

In the 2018 Strategic Master Plan MPT adopted a 10-minute walk level of service. Gas Station Park will help fulfil that objective.

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Gas Station park represents a piece of local Tacoma history. The neighborhood has participated in a larger efforts and commitment to the health of the community and has succeeded in it's efforts to turn a contaminated site into a safe place for kids to play.

Below is the overall project scope:

- 2 new play structures
- Picnic tables
- New fencing
- A trike track
- New park ID sign
- Right of Way sidewalk improvements
- Parking development of a ADA Vehicle stall and maintenance entry
- Irrigation
- Landscaping

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 160 calendar days to complete after issuance of a Notice to Proceed. Kristi Evans will be the capital program manager overseeing this project.

FISCAL IMPACT: The funds for this project are from 2014 UTGO Bond Funds, City of Tacoma and a Washington State Commerce Grant.

Funding:

2014 UTGO Bond	\$150,000
City of Tacoma	\$320,000
State Commerce Grant	\$504,700
Open Space Fees	\$ 2,224
Art Fund	- \$ 6,786
TOTAL	\$970,138

Budget:

Planning and Design	\$172,843
Construction (includes tax)	\$748,507
Other Project Costs	\$ 12,500
Contingency	\$ 36,288
TOTAL	\$970,138

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

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METROPOLITAN PARK DISTRICT OF TACOMA

RESOLUTION NO. PWXX-XX

**GAS STATION PARK IMPROVEMENTS BID#: J2022-25
CONTRACT AWARD TO WILDWOOD CARPENTRY LLC.**

WHEREAS, the Board of Park Commissioners of the Metropolitan Park District of Tacoma desires to make upgrades to Gas Station Park; and;

WHEREAS, funds for the project consist of 2014 UTGO Bond Funds, City of Tacoma funds and a Washington State Commerce Grant; and

WHEREAS; Six (6) bids (Bid#: J2022-25) were received with Five (5) being considered responsive; and

WHEREAS, the low Base Bid less Deductive Bid Alternates #4 and #5 was submitted by Wildwood Carpentry LLC., in the amount of \$748,506.83.00 (including WSST), has been reviewed by contract compliance and is considered a responsive bid; and

WHEREAS, Metro Parks staff has checked the references of Wildwood Carpentry 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 Wildwood Carpentry LLC., in the amount of \$748,506.83 (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 _____2022.

President

ATTEST:

Secretary

Clerk



DEPARTMENT OF BUSINESS ADMINISTRATION & PLANNING

Gas Station Park Improvements A&E Estimate \$480,000 - \$580,800

PROJECT #:J2022-25

BIDS OPENED: 9/8/2022 @ 2:00 PM

BID RESULTS

for BID #J2022-25

BIDDER NAME:	Bear Construction Group	Ceccanti	Neeley Construction	Northwest Cascade, Inc.	Westmark Construction	Wildwood Carpentry LLC.
Address	12715 Pacific HWY SW	4116 Brookdale Rd. E.	111 23rd Street SE	P.O. Box 73399	6102 North 9th Street, Suite 400	6801 N. 11th St
City, State Zip	Lakewood, WA 98499	Tacoma, WA 98446	Puyallup, WA 98372-4117	Puyallup, WA 98373	Tacoma, WA 98406-2097	Tacoma, WA 98406
Contact	Grace Morrisson	Donna Motland	Mitch Neeley	Clinton E. Myers	Tom Frank	Darrin Fiskum
Telephone	253-334-6732	253-537-2990	253-845-8838	253-848-2371	253-564-4620	360-390-8863
Fax		253-537-6943	253-845-9080	253-848-2545	253-566-9441	
Email		jon@ceccantinc.com	mitch@neeleycorp.com	clinf@nwcascade.com	cweeks@westmarkconst.com	woodenspar@gmail.com

BID COMPLIANCE:

Contractor Name:	Grace Morrisson	Donna Motland	Mitch Neeley	Clinton E. Myers	Tom Frank	Darrin Fiskum
Bidder's Proposal:	X	X	X	X	X	X
Cert of Compliance w/wage Pymt:	X	X	X	X	X	X
Non-Collusion Affidavit:	X	X	X	X	X	X
Bid Bond/Money Order:	X	X	X	X	X	X
MWBE Utilization Form:	X	X	X	X	X	X
Receipt of Addendum #01:	X	X	X	X	X	X

Base Bid Amount:	\$713,618.00	\$934,869.00	\$830,000.00	\$977,000.00	\$804,630.00	\$756,610.00
WSST 10.3% \$	73,502.65 \$	96,291.51 \$	85,490.00 \$	100,631.00 \$	82,876.89 \$	77,930.83
Bid Amount Including WSST	\$787,120.65	\$1,031,160.51	\$915,490.00	\$1,077,631.00	\$887,506.89	\$834,540.83
Bid Amounts below do not include WSST						
Deductive Alternate #01: Wood Chips in Lieu of Synthetic Turf 5-12	\$ (31,200.00)	\$ (1,000.00)	\$ (33,000.00)	\$ (17,350.00)	\$ (4,000.00)	\$ (24,000.00)
Deductive Alternate #02: Wood Chips in Lieu of Synthetic Turf 2-5	\$ (33,800.00)	\$ (1,000.00)	\$ (22,000.00)	\$ (20,750.00)	\$ (4,000.00)	\$ (40,000.00)
Deductive Alternate #03: Vinyl coated chainlink fence in lieu of ornamental steel fence	\$ (7,600.00)	\$ (21,700.00)	\$ (23,000.00)	\$ (22,500.00)	\$ (11,267.00)	\$ (11,000.00)
Deductive Alternate #04: Colorado Shelter	\$ (48,510.00)	\$ (48,509.75)	\$ (64,000.00)	\$ (78,350.00)	\$ (59,509.00)	\$ (63,000.00)
Deductive Alternate #05: Concrete seat wall	\$ (13,193.00)	\$ (15,193.00)	\$ (14,000.00)	\$ (15,765.00)	\$ (10,200.00)	\$ (15,000.00)

BIDS OPENED & READ BY: Julie Wilfong

BIDS VERIFIED BY: Kimberley Shelton

SIGNED BY:

SIGNED BY:



MEMORANDUM

TO: Board of Park Commissioners

THROUGH: Shon Sylvia, Executive Director

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

SUBJECT: **Dash Point Park Pier & Park Improvements, Contract Award to MacKay Sposito**

DATE: September 14, 2022

EXECUTIVE SUMMARY: This resolution authorizes contract award to MacKay Sposito to provide Architectural and Engineering services for Dash Point Pier & Park Improvements in the amount of \$344,687.00.

BACKGROUND: The initial scope of this Architectural & Engineering contracts provides for schematic design for the pier and park, with the potential for final design and engineering for construction projects at Dash Point Park. This effort is intended to advance the process for the full reconstruction/replacement of the fishing pier that was closed to the public in July of 2021 due to concerns about its structural integrity and functional obsolescence. This initial design phase will evaluate the entire park site for improvements to compliment and support those proposed for the fishing pier, including access, infrastructure and recreation amenities.

This fishing pier provides deep water fishing access to those fishing from land, without the benefit of a boat. A multitude of park visitors use this facility year-round for fishing as well as strolling and nature viewing. After over 25 years of service life the existing fishing pier requires reconstruction/replacement to address damage and deterioration due to exposure to the harsh marine environment and the wear and tear of daily use.

Additionally, this project proposes to target capital re-investment in critical facilities at this site. The design team will assess the park's shoreline infrastructure in light of emerging sea level rise projections and increased storm impacts at this location. Community engagement will inform decisions regarding any site modifications to enhance public benefit. Based upon this broader analysis, supplemental site improvements may be identified and recommended for implementation as funding allows.

On March 18, 2022, Metro Parks advertised RFQ J2022-16 with posting on the Metro Parks website. By the deadline of April 1, 2022, three (3) firms submitted their statements of qualifications. Staff ranked the submittals and selected two (2) firms to interview. MacKay Sposito was selected by a review panel of four (4).

The consultant team is to collaborate in an overall site and pier schematic planning process, including participation in public outreach process, site programming and feasibility analysis, development of plan options, permit consultations and preparation of design development for the pier with probable cost including a phasing plan if required. This plan will be used to help guide MPT in procuring grants and other forms of funding for future project implementation phases.

Based upon a fee proposal prepared for this work by MacKay Sposito, staff recommends the Board approve a total not-to-exceed contract amount of \$344,687.00.

FISCAL IMPACTS: A scope of services has been negotiated with MacKay Sposito in the amount of \$344,687.00. The project is to be funded by a combination of 2014 UTGO Waterfront Facilities Funds and RCO ALEA funding through the State of Washington.

FUNDING

2014 UTGO Bond – Dash Point Park, Waterfront Facilities	\$ 200,000
RCO ALEA (state appropriation)	\$ 400,000
TOTAL	\$ 600,000

PROJECT EXPENSES

Survey and Cultural Resources	\$ 60,000
Planning & Design	\$ 515,000
Construction	\$ 0
Other Project costs (communications, advertising, permitting)	\$ 25,000
Contingency	\$ 0
TOTAL	\$ 600,000

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

METROPOLITAN PARK DISTRICT OF TACOMA

RESOLUTION NO.

**DASH POINT PIER & PARK IMPROVEMENTS CONTRACT AWARD FOR
MACKAY SPOSITO**

WHEREAS, the Board of Park Commissioners of the Metropolitan Park District of Tacoma desires to make future plans for Dash Point Pier & Park; and

WHEREAS, MacKay Sposito was selected to provide engineering and design services, outreach and permitting services from a review of three (3) 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 MacKay Sposito to engineering and design services, outreach and permitting for the Dash Point Pier & Park Improvements; and

WHEREAS, funds for the project are provided from the Metro Parks Tacoma 2014 UTGO Capital Waterfront Facilities Fund and State of Washington RCO ALEA FundsNow, 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 MacKay Sposito in the amount of not to exceed \$344,687.00;

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: **Accepting and Appropriating City of Tacoma Landmarks Preservation Commission Heritage Project Grant Funds for Dickman Mill Park Audio Artwork**

DATE: September 12, 2022

EXECUTIVE SUMMARY: This resolution accepts and appropriates a \$9,500 grant from City of Tacoma Landmarks Preservation Commission Heritage Project Grant Funds for Dickman Mill Park Audio Artwork, adding the funds to the overall project cost.

BACKGROUND: Metro Parks, through a generous gift from Cambia Health Solutions, restored the historic Dickman Mill Head Saw and conducted park improvements completed in 2021. Along with this project was an art commission “Ghost Log,” part of Metro Parks’ commitment to 1% for Art. Local artist Mary Coss developed the Corten steel sculpture, and an unfunded part of the art brief she proposed was a sound installation to go with the physical sculpture on site.

In 2020, Metro Parks Tacoma submitted a grant application to the Landmarks Preservation Commission for funding to support the creation of this audio artwork. The application was accepted, however with the onset of the COVID-19 pandemic, the program was paused for a year. In Spring 2021, the application was reviewed again, and Metro Parks was awarded \$9,500 for the project.

This grant-funded project made possible the creation of the audio artwork “Ghost Timbre” available online from the Dickman Mill Park webpage as well as from the park itself by QR code and park users’ mobile devices. The artist collaborated with historians and culture bearers from the Puyallup Tribe and interviewed former mill workers to develop a soundscape that enhances the historic nature of the site as well as the natural elements of the park space.

FINANCIAL IMPACT: The project funding includes:

Funding:

CIC DRAFT – 9/13/22

Cambia Health Solutions Donation*	\$ 2,659,105.57
<u>City of Tacoma Heritage Project Grant</u>	<u>\$ 9,500.00</u>
Total	\$ 2,668,605.57

**Note:* In total, Cambia donated \$2,935,000 for this project, though it was not all expended. The remaining funds from the donation were generously transferred to support Metro Parks youth program initiatives after the completion of the construction portion of the Dickman Mill Park Expansion Head Saw Restoration project. This grant funding is being added to the actual expense of the project for documentation purposes.

ADDITIONAL INFORMATION:

For additional information, please contact Debbie Russell, Director of Business Administration and Planning, debbie.russell@tacomaparks.com or 253-305-1086.

METROPOLITAN PARK DISTRICT OF TACOMA

RESOLUTION NO. R-

**ACCEPTING AND APPROPRIATING CITY OF TACOMA LANDMARKS
PRESERVATION COMMISSION HERITAGE PROJECT GRANT FUNDS FOR
DICKMAN MILL PARK AUDIO ARTWORK**

WHEREAS, Metropolitan Park District of Tacoma maintains and operates Dickman Mill Park along the Ruston Way waterfront; and

WHEREAS, the Board of Park Commissioners of the Metropolitan Park District of Tacoma desires to continue to enhance visitor experience at Dickman Mill Park; and

WHEREAS, in 2018 artist Mary Coss was commissioned to create an Art Brief for Dickman Mill Park Expansion and Head Saw Restoration project; and

WHEREAS, including in the Dickman Mill project art brief was the description of “an audio installation available at the site that has stories mixed with the sound of water, the sound of the mill, and possibly some tribal singing” later titled “Ghost Timbre”; and

WHEREAS, grant assistance was requested by our organization to finance the cost of the audio artwork referenced above; and

WHEREAS, in July 2021 the City of Tacoma Landmarks Preservation Commission granted Metro Parks an award of \$9,500 for the Dickman Mill Park “Ghost Timbre” project; Now, therefore, be it

RESOLVED, that the Board of Park Commissioners accept and appropriate \$9,500 from the City of Tacoma Landmarks Preservation Commission Heritage Project Grant Funds for Dickman Mill Park Audio Artwork titled “Ghost Timbre”.

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: **Contract Award to [REDACTED] for Point Defiance Park Loop Trail Phase 1 J2022-28**

DATE: September 26, 2022

EXECUTIVE SUMMARY: This resolution authorizes the contract award to [REDACTED] for Point Defiance Park Loop Trail Phase 1 in the amount not to exceed \$ [REDACTED], including Washington State Sales Tax.

CAPITAL IMPROVEMENT COMMITTEE RECOMMENDATION: This resolution was reviewed by the Capital Improvement Committee at their meeting on Tuesday September, 13th, 2022, and accepted for forwarding on to the full Board without a recommendation.

BACKGROUND:

The bid opening was held on September 7, 2022. Seven (7) bids were received and [REDACTED] (____) were considered responsive.

Please refer to the attached bid tabulation for the list of contractors and bid amounts. [REDACTED] submitted low Base Bid in the amount of \$ [REDACTED] (including Washington State Sales Tax). Reference checks by staff have confirmed that [REDACTED] is a responsible contractor and performs quality work. They have completed similar projects, including at early work on Waterfront Phase I at Point Defiance Park and recent work at Swan Creek Park.

Staff is recommending award of the Base Bid for a total amount of \$ [REDACTED] (including WSST).

During the 2015 Point Defiance Master Plan Update process, one of the key improvements to the Park that the public identified was the need for increased pedestrian and bicyclist safety. Through the planning and with grant funding from the Washington State Recreation Conservation Office (RCO), the Loop Trail and Viewpoints project was developed. This Loop Trail is to be a “shared-use” trail for pedestrians and bicyclists, and will be separated from the vehicular road network as topography and space allow.

Work was done in 2016 and 2017 under the “Parking & Circulation Study” to develop the 30% design and a preferred location of the new Loop Trail. Public meetings, design options, workshops,

and surveys were conducted to arrive at the most desired alignment. Tree protection, safety, reuse of existing pavement, accessibility, and user experiences were all taken into consideration. This contract builds the first phase of construction advanced from the preferred route discovered through the 30% design study.

This new path will connect the new roundabout at the Pearl Street entrance, the Wilson Way bridge landing, the Pagoda, the Main Picnic area, the new pedestrian and bicyclist path to Owen Beach, the front entrance to the zoo, and the neighborhood. The project will install concrete walkways, retaining walls, improve the Wilson Way connection to the park, and signage.

FISCAL IMPACT: The funds for this project are from a combination of 2014 UTGO Bond – Regional Parks and a Washington State RCO WWRP grant.

Funding	
14UTGO Regional Parks & Attractions Point Defiance Park	\$ 3,250,000
WA State RCO WWRP#14-1694, Point Defiance Loop Trail	\$ 3,250,000
Total	\$ 6,500,000
Project Budget	
Planning and Design	\$ 1,200,000
Phase 1 Construction (including tax)	\$ 1,500,000
Other Project Costs	\$ 100,000
Construction Contingency	\$ 150,000
1% for Art	\$ 15,000
Future Project Costs	\$ 3,535,000
Total	\$ 6,500,000

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

METROPOLITAN PARK DISTRICT OF TACOMA

RESOLUTION NO. PWXX-XX

POINT DEFIANCE PARK LOOP TRAIL PHASE 1

BID#: J2022-28

CONTRACT AWARD TO _____

WHEREAS, the Board of Park Commissioners of the Metropolitan Park District of Tacoma desires to make upgrades to Point Defiance Park; and;

WHEREAS, funds for the project consist of 2014 UTGO Bond – Regional Parks and WA State RCO WWRP Grant 14-1694; and

WHEREAS; Seven (7) bids (Bid#: J2022-28) were received with _____ (_____) being considered responsive; and

WHEREAS, the low Base Bid submitted by _____, in the amount of \$_____ (including WSST) has been reviewed by contract compliance and is considered a responsive bid; and

WHEREAS, Metro Parks staff has checked the references of _____ 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 _____, in the amount of \$_____ (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 _____ 2022.

President

ATTEST:

Secretary

Clerk



MEMORANDUM

TO: Board of Park Commissioners

THROUGH: Shon Sylvia, Executive Director

FROM: Debbie Russell, Director of Planning & Development

**SUBJECT: MEADOW PARK GOLF COURSE BRIDGE REPAIR (HOLE 13)
WILDWOOD CARPENTRY, LLC. CHANGE ORDER #4**

DATE: September 14, 2022

EXECUTIVE SUMMARY: This resolution authorizes contract Change Order #4 for Meadow Park Golf Course Bridge Repair (Hole 13) construction contract to Wildwood Carpentry, LLC in the amount of \$387,790.70 (includes Washington State Sales Tax).

BACKGROUND: Metro Parks operates the Meadow Park Golf Course. The golf course includes a club house, pro shop, driving range, and the course. This overall project has seen previous phases including the lighting for the driving range and the putting green, as well as upgrades to the restaurant and kitchen in the clubhouse building.

The original contract installed a new timber wall to assist in retaining the existing bridge footings. Additionally, the project improved the existing draining system at each end of the bridge, armored a portion of the slopes beneath the bridge, plus improved railing and structural tie-rods on the bridge.

Change Order #1 added \$1,757 to the contract to revise the tax rate and update bridge deck boards.

Change Order #2 added \$41,800 to the contract to relocate a stormwater basin due to unforeseen site conditions, implemented a mitigation plan to protect the slopes, revised the basin design for constructability, and added safety split-rail fencing at the top of the slope.

Change Order #3 added days to the contract to account for weather that was encountered during construction.

Upon completion of the initial project scope, a pre-existing wall downslope of the bridge unexpectedly began to fail. The failed existing timber wall created increased opportunities for erosion of the soil surrounding the existing bridge footings. As such, Change Order #4 in the amount of \$387,791 is required to resolve the stabilization of the existing bridge footing without the support of the lower wall that has now failed. A team of professional engineers designed a solution that will keep the bridge footings in place by installing piles into the footings and protecting the slopes around them.

Change Order #4 includes mobilization of construction equipment, installation of micropiles at the existing bridge footings, a new shotcrete-faced soil nail wall to retain soil under the footings, and installation of erosion control matting on the steep slope below the footings.

The additional construction for Change Order #4 is anticipated to take 60 calendar days to complete after issuance of a Notice to Proceed. Roger Stanton will be Project Manager for this project.

FISCAL IMPACT: The funds for Meadow Park Golf Course Bridge Repair (Hole 13) Change Order #4 will be accounted for by MPGC Operating funds. For project implementation purposes the following is a breakdown of the funding sources and project budgets.

Funding:

2014 UTGO Bond Fund –	
Neighborhood Parks & Recreation, Small Capital Improvements	\$176,000
2014 Park Bond - 14UTGO Bond Meadow Park Golf Course	\$41,231
Meadow Park Golf Course Operating Fund	\$670,000
Total	\$887,231

Budget:

Design & Permitting & Inspections	\$147,853
1% for Art	\$6,150
Construction (includes tax)	\$290,087
Change Order #4 (includes tax)	\$387,791
Change Order Construction Contingency	\$55,350
Total	\$887,231

ADDITIONAL INFORMATION: For additional information, please contact Debbie Russell, Director of Business, Administration & Planning.

METROPOLITAN PARK DISTRICT OF TACOMA

RESOLUTION NO. _____

**MEADOW PARK GOLF COURSE BRIDGE REPAIR (HOLE 13),
WILDWOOD CARPENTRY, LLC. CHANGE ORDER #4**

WHEREAS, the Board of Park Commissioners of the Metropolitan Park District of Tacoma desires to improve the facilities at Meadow Park Golf Course; and

WHEREAS, the contract was approved by the Board of Park Commissioners on May 10, 2021, Resolution #PW35-21, for a total amount of \$214,339 (includes Washington State Sales Tax); and

WHEREAS, Change Order #1 was issued in the amount of \$1,922 (includes Washington State Sales Tax) in response to unforeseen bridge deck repair; and

WHEREAS, Change Order #2 was issued in the amount of \$46,105 (includes Washington State Sales Tax) in response to stormwater basin revisions, mitigation plan implementation, and added safety fencing; and

WHEREAS, Change Order #3 added 76 calendar days to the contract in response to weather related delays; and

RESOLVED by the Board of Park Commissioners of the Metropolitan Park District of Tacoma to authorize Change Order #4 with WILDWOOD CARPENTRY, LLC., in the amount of \$387,790.70 (includes Washington State Sales Tax), for a total contract amount of \$650,156.90.

The foregoing resolution was adopted by the Board of Park Commissioners of the Metropolitan Park District of Tacoma at a regular meeting held on _____2022.

President

ATTEST:

Secretary

Clerk