



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

**April 28, 2021
5:00 PM
MINUTES**

Attendees: Commissioner Pointer, Commissioner Baines

Staff Support: **Marty Stump**, Planning Deputy Director - Planning & Development Department; **Roger Stanton**, Capital Program Manager – Regional Parks & ZEED; Fred Ramey, Operations Manager, Zoological & Environmental Education Department; **Mary Kay Henley**, Planning Administration

Acceptance of Minutes: Minutes from the March 24, 2021 meeting were approved as written.

Discussion Items

N/A

Action Item

PDZA SPA Exhibit Repairs & Improvements Contract Award to Schemata Workshop

- This resolution awards the A&E contract for the Point Defiance Zoo & Aquarium SPA Exhibit Repair & Improvements to Schemata in the amount of \$509,446. This project will make concrete repairs and ensure the exhibit is watertight for at least 20 more years. Other items include roof replacement, upgraded Life Support System and various aesthetic upgrades. This contract is for the design and engineering phase, with construction contract and costs covered in a future, separate resolution.
- Fred presented pictures of the exhibit's failing seals and rust coming through the concrete. He stated these repairs are routine and typical to the aquarium industry and due mostly to the age of the 32-year-old aquarium and its continual operating use over that time. This work will increase the lifespan of the exhibit itself and ensure that it is a safe home for the animals in the collection for years to come.
- Marty pointed out this is the first time the tank has been de-watered since the initial fill. He explained we originally looked at using an underwater contractor for repairs. But due to high costs, logistics and work efficiency it was decided that de-watering the tank was the best approach.
- Fred mentioned a lot of work has gone into staying within budget, however because of unknown factors, they included a larger contingency fund. He added that staff are excited about this project, seeing a chance to recalibrate the exhibit, i.e. new species etc.

- Commissioner Pointer asked how long the project will take. It was reported close to 10 months. The tank will be without water for 6 – 8 months, followed by 2 months to refill the tank, and reintroduce animals, etc.
- Commissioner Baines asked about the 20% contingency fund, noting it is very high. He asked if we know of any additional costs. Fred explained contingency funds typically run around 10%, but this project is different. Because of the exhibit's age there is a good chance damage may be more extensive than expected. Of the \$3.5M set aside he anticipates we will use less than \$3M.
- Commissioner Pointer asked what will happen to the animals during construction. Fred reported some will go into a holding facility, others smaller exhibits or to other facilities. Staff have been actively working on this temporary animal housing schedule.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

Northwest Trek Tram Station Contract Award to Lake Tapps Construction

- This resolution awards the construction contract for NW Trek Tram Station to Lake Tapps Construction in the amount of \$ 1,476,935.20. The work will include electrical upgrades, improving traffic flow through the area, building charging “cradles” in the new tour station, the new structure, and making adjustments to existing infrastructure.
- Marty explained with the new electric trams, we needed to rethink the passenger load area and include recharging areas. Staff helped with the new loading pedestrian flow. The public will be loading on the right and exit up the hill on the left, with improved ADA access. Service vehicle access will also be improved as the station sets back slightly from road. Roger reported during construction passengers will temporarily load in the main parking lot.
- We received 4 bids and Lake Tapps was the low bidder. Roger noted they are local and they have done previous work at NW Trek making them very knowledgeable about this project and MPT as a client.
- The construction phase will last approximately 6 months, with the permitting phase almost complete. It was noted that funds are still being adjusted between capital and operational budgets.
- Commissioner Pointer asked what happens to the old pedestrian path. Roger reported it will still be there, just used as backup.
- Commissioner Baines asked about remaining unused 14 bond funds, how will funds be redistributed to other projects. Marty reported Erwin will be presenting at the next Board meeting a budget update that will include CIP balances and categories adjustments.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

Meadow Park Golf Course Bridge Repair (Hole 13) Contract Award to Wildwood Carpentry, LLC

- This resolution awards the contract for Meadow Park Golf Course Bridge Repair (Hole 13) construction contract to Wildwood Carpentry, LLC in the amount of \$ 214,339.
- This project includes repairing all undermined foundations associated with the bridge, supplementing the existing timber retaining wall below the southeastern end of the bridge , improve existing draining system at each end of the bridge, armor the existing slopes

beneath the existing bridge, remove and replace the existing railing on either side of the existing bridge, and repair existing diagonal rod bracing between existing struts.

- It was noted that the golf course will not be shut down during construction since most work is centralized by the bridge.
- This is the second time bidding this project. The earlier bid was retracted so adjustments could be made that would allow for smaller construction equipment and limit site damage (hand carry equipment to the site instead of heavy equipment). Wildwood was the low bidder. Metro Parks has done a lot of work with them in the past.
- Marty explained the bridge structure is essentially in good shape, however there is erosion where the bridge meets the ground. He presented the commissioner with images that documented the existing conditions.
- Commissioner Baines expressed concerns around hillside drainage, mentioning safety, etc. It was reported we will keep any eye on this issue. It was added that since Wildwood bid during the first round, they have had extra time to analyze the project specifics, noting their second-round bid was lower.
- Commissioner Pointer asked why the bidder who suggested the adjustments didn't bid in the second round. Roger stated he didn't know, but pricing might have been an issue.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

Approving a Partnership Agreement with The Trust for Public Land (TPL) and Tacoma Public Schools (TPS) for Green School Yards

- As part of the Green School yard initiative, Metro Parks is partnering with TPL and TPS on creating neighborhood pocket parks on school property. To move this project forward we need a three-way MOU agreement that allows Metro Parks to enter into individual project agreements. It was noted the final MOU is approaching completion and our attorneys have been working on it for a number of months.
- Park hours open to the public will be addressed in each individual site agreement. Commissioner Baines noted this importance. He stated there are a lot of schools yards in the south end, but they aren't accessible after school hours to local children.
- There are plans for six south end Green School Yards sites. Two are currently underway in the design phase - Stafford and Jenny Reid. Each site will cost between \$650,000 – \$850,000. Funding will be broken out three ways:
 - MPT will contribute \$250,000 towards the construction phase
 - TPL will raise additional funds for construction and managing the design phase and public engagement. It was reported they have received a Kaiser Permanente grant and were recently awarded a \$1.5M state RCO grant to apply to all six sites.
 - TPS will contribute property, provide site surveying and manage the project through design and construction. It needs to be confirmed if they will maintain the grounds and new facilities.
 - There is a commitment all parties will seek additional funding as needed.
- Commissioner Pointer asked how confident we are the other partners be able to raise necessary funds. Marty reported we have a high-level of confidence. He noted the agreement is clear, MPT will contribute \$250,000 per site and is not expected to contribute

more. He pointed out this collaboration addresses a level of service need highlighted in our GAP analysis.

- Commissioner Baines asked the approximate project budget. How much money is needed to be raised? Marty said this hasn't been determined in specifics because each site is unique and will have its own budget needs. He added that TPL continues to raise additional funding. He doesn't know their funding gap but will ask them and report this figure to the Board. Commissioner Pointer noted the importance of having this information.
- Commissioner Baines was complimentary of this partnership formula.
- Marty concluded this discussion, noting this resolution will be presented at the next board meeting as a single read. Before it is presented, he will provide the Board with TPL's funding plan.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

Additional Discussion Items

- Marty will send out the Planning Department's Workplan for the commissioners to review after this meeting. In the future it will be included in the CIC packets.
- Commissioner Pointer asked if Metro Parks is making any plans in case Pierce County is moved back to Phase 1. Marty reported it was discussed at length today and staff are currently evaluating options. He added the Governor will be making an announcement regarding this early next week.

Meeting Adjourned