

Proposed Agenda & Meeting Materials
September 15, 2021 - 5:00 PM
Capital Improvement Committee Meeting (CIC)
Remote Meeting



This Capital Improvement Committee Meeting (CIC) will be held remotely. You can listen to the meeting online by following the instructions below: (either by online link or by phone)

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

Time: **September 15, 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**

**September 15, 2021
5:00 PM**

MINUTES FROM September 7, 2021

PROJECT STATUS REPORT

DISCUSSION ITEMS

ACTION ITEMS

- Contract Award – Point Defiance Marina/Boathouse Pilings Construction

FUTURE AGENDA TOPICS

ADJOURNMENT



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

**September 7, 2021
5:00 PM
MINUTES**

Attendees: Commissioner Pointer, Commissioner Baines (absent)

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; **Hunter George**, Interim Chief Administrative Officer; **Mary Kay Henley**, Planning Administration

Acceptance of Minutes: Minutes from the August 25, 2021 meeting were approved as written.

Action Item

Point Defiance Sanitary Sewer Lift Station Improvements - Construction Contract Award

- This resolution authorizes the contract award for the Point Defiance Sanitary Sewer Lift Station construction contract to Award Construction in the amount of \$529,384.85.
- Roger reported this is the most important infrastructure improvement at Point Defiance Park. He explained all park sewage goes through the this pump system that is decades old. This project will improve the station's operational redundancy and capacity. It was noted our maintenance staff is excited to be moving forward with this project, we'd like to have construction completed during off-peak season at the park.
- Commissioner Pointer noted this resolution was pulled from the last CIC agenda and asked if everything had been taken care of. Roger said yes, explaining we wanted to make sure staff had adequate time to review particular in regards to project accounting. Marty added this project has shared spending across different areas and the additional time allowed for the fine tuning of the funding details.
- Commissioner Pointer asked how long this project will take. Roger said the installation work won't take too long, around 1 month once begun. However, securing the equipment and supplies will most likely will have a long lead time, noting Covid 19 related impacts upon the supply chain.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

Discussion Items

Sound Transit South Tacoma Station Improvements at SERA

- Marty reported on the Sound Transit South Tacoma Sounder Station project and possible future access improvements throughout the neighborhood of SERA and STAR Center. He wanted the board to know we are active in those conversations should they see some public messaging from Sound Transit as they begin public outreach.
- Marty explained that originally Sound Transit planned on building a parking garage at the current station site to increase access to ridership. In a change to provide more equitable access, they are now including bus and bike connectivity and invited Metro Parks to discussions that could include using a portion of park property for shared surface parking. Marty added that enhanced parking is part of our SERA master plan, noting this might be a good funding opportunity that will benefit both Sound Transit and Metro Parks.
- He concluded that although this project is not slated for construction until around 2030, he didn't want commissioners to be surprised by hearing any conversations.

Dash Point Pier Conditions Assessment

- Marty led a briefing on the Dash Point Pier Engineering Assessment. Hunter assisted in providing an update on the beginning of dialog with various elected officials and offices as it would pertain to future construction funding opportunities.
- It was reported the draft engineer assessment recommended closing the pier due to structural deterioration. The rating condition was rated Critical. It was noted there is a loss of structural integrity and that no one should be on that pier until such time repairs can be made.
- Marty explained that the pilings are in good shape, but above water line construction is suffering from saltwater corrosion. He noted we have several options - leave the piers and rebuild above water structures or a full replacement. He added that new science (climate resiliency) may also inform this decision. Replacement cost is estimated at \$2M or more, with funding not identified yet.
- Hunter added that Pierce County is interested in the project and would like to expand the scope to address current parking problems too. He has also been in touch with Federal legislative offices and will be researching a possible RCO grant options with the State of Washington.
- Commissioner Pointer asked if federal funding is a possibility. It was reported we previously applied but were turned down because the project wasn't "shovel ready." Once the designed plans have been firmed up our chance of federal funding will increase.
- Commissioner Pointer asked how long the pier will be closed. Marty estimated that it could easily be one or two years (or more) noting the marine permitting backlog. He stated we are moving as quickly as we can on this project, however we won't have public conversations until we have the final report (2 -3 weeks). He concluded that future conversations on the topic will be happen in the coming months.

Meeting Adjourned



MEMORANDUM

TO: Board of Park Commissioners

THROUGH: Shon Sylvia, Executive Director

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

**SUBJECT: Point Defiance Marina Complex Pier Improvements Bid #J2021-24,
Contract Award to American Construction Co., Inc.**

DATE: September 22th, 2021

EXECUTIVE SUMMARY: This resolution authorizes contract award for the Point Defiance Marina Complex Pier Improvements construction contract to American Construction Co., Inc, in the amount not to exceed \$515,101.00, including Washington State Sales Tax.

CAPITAL IMPROVEMENT COMMITTEE RECOMMENDATION:

BACKGROUND:

Metro Parks manages the Boathouse Complex at Point Defiance Park. In March 2016, the Facility Condition Assessment Report (FCAR) was completed on the Point Defiance Boathouse Complex. The FCAR recommended critical improvements to the complex that included repair/replacement of the in-water pilings that support the complex, under-building utility repairs, and miscellaneous building repairs. Due to fish-window schedule restraints, this bid is exclusive to the in-water portion of the project (Phase 2). A future bid will be brought forward for the utility and building repairs (Phase 1).

The bid opening was held on September 8, 2021 and three (3) bids were received and three (3) were considered responsive.

The Pile Replacement & Boathouse Repairs Project addresses repairs to the Old Timber Boathouse and the Old Concrete Boathouse at the Point Defiance Marina. Repairs to the old timber boathouse include the replacement of 16 timber piles with steel piles/posts, installation of steel pile to cap connections, timber stringer repairs and select replacement of timber decking/rail components at the old timber boat house. In addition, a new FRP grate will be installed at the transition between the old timber boathouse and the old concrete boathouse.

Please refer to the attached bid tabulation for the list of contractors and bid amounts. American Construction Co., Inc. submitted low Base Bid in the amount of \$467,000.00 (not including WSST). There were 2 Bid Additive Alternates;

Bid Additive Alternate #1: Repair of one concrete column at the old concrete boathouse. \$17,000.00

Bid Additive Alternate #2: Removal of all the broken piles laying on the sea floor under the old timber boathouse. \$12,000.00

Reference checks by staff have confirmed that American Construction Co., Inc. is a responsible contractor and performs quality work. Staff is recommending award of the Base Bid and both Bid Additive Alternates for a total amount of **\$515,101.00** (including Washington State Sales Tax).

The construction is anticipated to take 150 calendar days to complete after issuance of a Notice to Proceed. Roger Stanton will be Capital Program Manager for this project.

FISCAL IMPACT: The funds for the Point Defiance Marina Complex Pier Improvements will be accounted for in the 2014 UTGO Bond Funds: Regional Parks & Attractions (Point Defiance Park). For project implementation purposes, the following is a breakdown of the funding sources and project budgets.

Funding:	
2014 Park Bond (Regional Parks – Point Defiance Park)	\$1,397,957
<u>1 % for Art</u>	<u>\$8,844</u>
Total	\$1,389,113

Budget:	
Planning & Design (Phase 1 and 2)	\$187,662
Phase 2 Construction (includes tax)	\$515,101
Phase 2 Construction Contingency	\$51,510
Phase 1 and 2 Permitting	\$21,528
<u>Future Phase 1 Construction</u>	<u>\$613,312</u>
Total	\$1,389,113

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

METROPOLITAN PARK DISTRICT OF TACOMA

RESOLUTION NO. _____

**POINT DEFIANCE MARINA COMPLEX PIER IMPROVEMENTS BID NO J2021-24,
CONTRACT AWARD TO AMERICAN CONSTRUCTION CO., INC.**

WHEREAS, the Board of Park Commissioners of the Metropolitan Park District of Tacoma desires to improve the Marina Complex at Point Defiance Park; and

WHEREAS, funds for the project consists of Metro Parks 2014 UTGO Regional Parks & Attractions (Point Defiance Park), and

WHEREAS, Three (3) bids (Bid # J2021-24) were received with three (3) being considered responsive; and

WHEREAS, the low Base Bid in the amount of \$467,000.00, and Bid Alts. 1-2, submitted by AMERICAN CONSTRUCTION CO., INC. have been reviewed by contract compliance and is considered a responsive bid; and

WHEREAS, Metro Parks staff is recommending the award of a combination of the Base Bid in the amount of \$467,000.00, and Bid Alt. 1 in the amount of \$17,000, and Bid Alt. 2 in the amount of \$12,000; and

RESOLVED by the Board of Park Commissioners of the Metropolitan Park District of Tacoma to award the contract to AMERICAN CONSTRUCTION CO., INC. in the amount of \$515,101.00 (includes Washington State Sales Tax).

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