

Proposed Agenda & Meeting Materials
March 30, 2022 - 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: **March 30, 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**

**March 30, 2022
5:00 PM**

MINUTES FROM MARCH 16, 2022

PROJECT STATUS REPORT

DISCUSSION ITEMS

ACTION ITEMS

- South End Recreation & Activity Playground Resurfacing – Contract Award to Playcreation, Inc Services

FUTURE AGENDA TOPICS

ADJOURNMENT



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

**March 16, 2022
5:00 PM
MINUTES**

Attendees: Commissioner Pointer, Commissioner Reid

Staff Support: **Debbie Russell**, Business Administration and Planning Director; **Marty Stump**, Deputy Director - Planning and Development; **Kristi Evan**, Capital Program Manager, Community & Neighborhood; **Roger Stanton**, Capital Program Manager, Regional & ZEED; **Abigail Viscarra Perez**, Equity Outreach Program Coordinator; **Mary Kay Henley**, Planning Administration

Community Attendee: **Anita Latch**

Acceptance of Minutes: Minutes from the February 22, 2022 meeting were approved as written.

ACTION ITEMS

Approving Granting a Temporary Construction Easement (A-1007) From Metro Parks Tacoma to City of Tacoma at People's Park

- Kristi reported this resolution would allow Metro Parks Tacoma to grant a temporary construction easement to the City of Tacoma (COT) for the construction of streetscape improvements as part of the Links to Opportunity Project. COT's work will replace the sidewalks to bring them up to ADA compliance, add streetscape features and update the landscaping, trees, and pedestrian lighting. Metro Parks will be compensated \$22,000 as part of COT's market-researched compensation. This project will last 27 months from March 2022 through June 2024. The portion effecting park land will start in April.
- Commissioner Pointer stated that he thought COT already owned the right of way up to the sidewalk. Kristi showed a diagram of the sidewalk continuation, pointing out the park area adjacent to back of sidewalk that COT will need to conduct their construction.
- Commissioner Reid asked if there will be a Links to Opportunity stop in the proximity of People's Park. Marty will check to see, noting that a station was also planned near People's Center. In follow up Marty reports that a station will be located at 11th and MLK Way, one block from People's Park.
- Commissioner Pointer asked if the easement will be fenced. Kristi will find out, adding we will be getting a more detailed schedule from COT shortly.
- Commissioner Reid felt this won't affect park access significantly, adding that people can access the park from several areas. Marty added that if access becomes an issue, our marketing/communications team is ready to communicate out to the public.

- This item was accepted for moving forward to the full Board with a recommendation of approval.

Point Defiance Marina Complex Boathouse Buildings Utility & Facility Repairs - Contract Award to Westmark Construction

- This resolution authorizes the contract award for the Point Defiance Marina Complex Boathouse Building Utility & Facility Repairs construction contract to Westmark Construction in the amount of \$2,070,640. It was noted this project implements some of the recommendations made in the Facility Condition Assessment Report.
- Roger started the discussion by reported on the Marina's 1st phase work, a piling replacement project that is currently under construction with a separate contract. This new contract is for the 2nd phase of Marina complex work and includes updates to the new boathouse building, the tackle shop, and upgrades to the utilities under the complex. The scope of work is to include re-decking the 2nd floor boathouse concrete deck, replacing existing boathouse entryways, siding replacement at the tackle shop, painting the facility, and upgrading utilities under the deck of all the buildings in the complex.
- It was noted this work is not considered in-water work, so it's not held to the same construction constraints of the piling portion of the project. This second phase project is planned to be completed in 2022.
- Marty noted this is the second time this project has been bid. He added that we didn't have any responders to the first bid. He commended staff for repackaging the project that resulted in three responsive bidders. Abigail noted one bidder was a MWBE certified firm. Roger reported that Westmark came in with the lowest bid. He is currently checking to see if Metro Parks has done work with them in the past.
- Commissioner Pointer asked if Westmark Construction is a Tacoma based firm. Roger stated yes.
- Commissioner Reid asked if this project would impact Anthony's Restaurant, asking if they need to shut down. Roger reported we are working hard to lessen any impact. He added that shutdowns will most likely happening during the night to lessen impact.
- Commissioner Reid asked if we need to fix sewer lines too. Roger said yes, both sewer and water are included in the project.
- Commission Reid asked if this project includes a fish window? Marty said no. Roger added that all environmental agencies have been notified and permits have been secured.
- Commissioner Reid asked about the listed 1% art. Will these funds go into the district art fund, or will there be an art installation? Roger said right now it will go into the district art fund unless it's decided art work is desirable, this would be under a separate contract.
- Commissioner Pointer asked about the Point Defiance Marina operating fund contribution. Debbie reported these draw upon Park's capital reserve for heavy maintenance funding, noting they are anxious to do as many improvements as possible to the facility. Reid asked about any supplemental funding, possibly from the state. Marty reported this project wasn't earmarked in our Legislative Agenda but mentioned future waterfront projects may be included.
- Marty concluded that there might be an update to the current resolution that reduces piling project reference to help lessen any confusion.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

NW Trek New Tram Station - Change Order 4

- This resolution authorizes the contract Change Order #4 to Lake Tapps Construction for NW Trek Tram Station in the amount not to exceed \$44,458.44
- Roger reported that Lake Tapps is doing a good job on the project. This change order covers additional items including fire alarm system installation, additional rebar, roadway grade adjustments, additional chain link fencing installed, propane power & raceway revisions and future gate power raceway.
- Roger noted this change order tips a \$100,000 composite threshold that now requires Board approval.
- Commissioner Reid asked why the project's contingency fund wasn't listed specifically on the resolution document. Roger stated this was an oversight and will be added to the resolution's budget chart.
- Commissioner Pointer asked if the contingency will be 5%. Roger stated that contingency varies from project to project.
- Commissioner Reid asked if these additional items were only revealed during construction. Roger said yes, they were unforeseen.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

OTHER DISCUSSION ITEMS

- Commissioner Reid asked Commissioner Pointer if he has received any more public comments regarding the Owen Beach tree canopy plans. Commissioner Pointer stated he hasn't received any more since the one community concern. Commissioner Reid stated the Board needs park tree canopy specifics in case there are more concerns.
 - Marty reported there will be a presentation at the upcoming Board meeting on MPT Urban Forestry initiatives for additional context regarding MPT's approach to managing its urban forest. The Owen Beach Access project has followed all regulatory processes for environmental impact and MPT has aimed for full transparency in its public communications about this project.

Meeting Adjourned



MEMORANDUM

TO: Board of Park Commissioners

THROUGH: Shon Sylvia, Executive Director

FROM: Debbie Russell, Director of Business Administration and Planning

SUBJECT: Contract Award to PlayCreation, Inc. for South End Recreation & Activity Playground Resurfacing J2022-07

DATE: 4/6/2022

EXECUTIVE SUMMARY: This resolution authorizes the contract award to PlayCreation, Inc. for South End Recreation & Activity Playground Resurfacing in the amount not to exceed \$278,286.25, including Washington State Sales Tax.

BACKGROUND:

The bid opening was held on March 24, 2022. One (1) bid was received and the one (1) was considered responsive.

Please refer to the attached bid tabulation for the list of contractors and bid amounts. PlayCreation, Inc. submitted low Base Bid in the amount of \$278,286.25 (including WSST). Reference checks by staff have confirmed that PlayCreation, Inc. is a responsible contractor and performs quality work. They have recently completed Wright and McCarver Parks playground resurfacing with similar product.

Staff is recommending award of the Base Bid for a total amount of \$278,286.25 (including Washington State Sales Tax).

The existing SERA playground surfacing consisted of poured-in-place rubber and has weathered to the point of deterioration and currently poses a safety risk in places. The poured-in-place rubber safety surface products have proven to be problematic in this climate. MPT has researched alternatives and is installing the new turf product as representative of current “best practices” when renovating playgrounds.

Work under this contract will consist of :

Site Preparation: demolition and site preparation, including temporary erosion and sediment control measures, site clearing, earthwork, staging area, and temporary high visibility fence to secure the job site.

Subsurface: removal of existing safety surface topping and subsurface material. The subsurface to be replaced with an approved material satisfactory as a base for the new materials. This includes replacement of any edging material as applicable for the new material. This also includes protection, removal and/or reinstallation of playground equipment or other components as necessary for the installation of the new materials.

Installation: finish materials for the installation of the approved playground turf material. Play surfacing attenuation shall be fully tested once product is installed.

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 60 calendar days to complete after issuance of a Notice to Proceed. Kristi Evans will be project manager for this project.

FISCAL IMPACT: The funds for this project are from a combination of 2014 UTGO Bond - Neighborhood Parks Small Cap and Parks Operating Budget - Major Maintenance.

Funding	
2014 Bond Small Caps	\$ 220,000
MM Equity Emphasis Op.	\$ 75,000
Art fund	\$ (2,783)
Total	\$ 292,217

Project Budget	
Planning and Design	\$ 0-
Construction (includes tax)	\$ 278,286
Other Project Costs	\$ 500
Contingency	\$ 13,431
Total	\$ 292,217

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

**SOUTH END RECREATION & ACTIVITY PLAYGROUND RESURFACING
BID#: J2022-07
CONTRACT AWARD TO PLAYCREATION, INC SERVICES**

WHEREAS, the Board of Park Commissioners of the Metropolitan Park District of Tacoma desires to make upgrades to South End Recreation & Activity Playground; and;

WHEREAS, funds for the project consist of 2014 UTGO Bond – Neighborhood Parks Small Cap and Parks Operating Budget – Major Maintenance; and

WHEREAS; One (1) bid (Bid#: J2022-07) were received with one (1) being considered responsive; and

WHEREAS, the low Base Bid was submitted by PlayCreation, Inc., in the amount of \$278,286.25 (including WSST) has been reviewed by contract compliance and is considered a responsive bid; and

WHEREAS, Metro Parks staff has checked the references of PlayCreation, Inc. 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 PlayCreation, Inc., in the amount of \$278,286.25 (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 PLANNING, DESIGN & DEVELOPMENT

PROJECT: South End Recreation & Adventure Playground Resurfacing

Bid # J2022-07 Engineer's Estimate: \$190,000 - \$278,000

BID OPENING: March 24, 2022, 10:05 A.M.

BID RESULTS

BIDDER NAME:	Play-Creation, Inc.			
Address	2104 SW 152nd St. Suite 1			
City, State Zip	Burien, WA 98166			
Contact	John Mullan			
Telephone	206-932-6366			
Fax	206-932-5778			
Email	john@playcreation.com			

BID COMPLIANCE:

Contractor Name:	Play-Creation, Inc.			
Bidder's Proposal:	X			
Cert of Compliance w/wage Pymt:	X			
Non-Collusion Affidavit:	X			
Bid Bond/Money Order:	X			
MWBE Utilization Form:	X			
Receipt of Addendum #01:	X			

BID AMOUNTS:	\$252,299.41			
<i>All bid alternate amounts listed below do not include WSST.</i>	\$25,986.84	\$0.00	\$0.00	\$0.00
Base Bid Amount:	\$278,286.25	\$0.00	\$0.00	\$0.00
rench Excavation Safety Provision	\$0.00			
Additive Alternate :				

BIDS OPENED BY: Sheila Maida

SIGNED BY:

Sheila Maida

BIDS VERIFIED BY:

SIGNED BY:

Julie Wilfang