

Capital Improvement Committee Meeting (CIC)

Agenda & Meeting Materials

May 11, 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: May 11, 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**

**May 11, 2022
5:00 PM**

MINUTES FROM APRIL 27, 2022

PROJECT STATUS REPORT

DISCUSSION ITEMS

ACTION ITEMS

- Granting Maintenance Covenant and Easement Access From MPT to COT for Sewer Improvements in Swan Creek Park
- Northwest Trek Animal Operations Area Improvements - Design Contract Award to BCRA Design
- Point Defiance Marina Piling Project - Change Order 3

FUTURE AGENDA TOPICS

ADJOURNMENT



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

**April 27, 2022
5:00 PM
MINUTES**

Attendees: Commissioner Pointer, Commissioner Reid

Staff Support: **Marty Stump**, Deputy Director - Planning and Development; **Kristi Evans**, Capital Program Manager, Community & Neighborhood Parks; **Fred Ramey**, ZEED Asset and Facilities Services Manager; **Jeremy Woolley/Parametrix**, Consultant Project Manager; **Mary Kay Henley**, Planning Administration

Acceptance of Minutes: Minutes from the April 13, 2022, meeting were approved as written.

PROJECT STATUS REPORT

- Marty referenced the Quarterly Capital Update presented at last Monday's Board meeting. He added that starting in May the Capital Workplan will be presented at the 2nd CIC meeting of each month.

ACTION ITEMS

PDZA South Pacific Aquarium (SPA) Exhibit Improvements, Contract Award to Pease Construction

- This resolution authorizes the contract award for the PDZA SPA Exhibit Improvements construction contract to Pease Construction in the amount of \$3,388,000.
- Fred reported this is a maintenance project, routine in the aquarium industry and due mostly to the aquarium's continual operation over 30 years. It was noted this is the first time the aquarium has been dewatered. Priority is being given to work needing a dry environment and includes concrete repairs, exhibit waterproofing, life support improvements, removal and replacement of seals around acrylic viewing windows, and new exhibit shotcrete.
- Fred reported we received one responsive bid, Pease Construction. He added they do quality work and are easy to work with. Kristi noted that they are also the contractor for the Seymour Conservatory project.
 - Commissioner Pointer asked why only 1 bid. Fred reported he received a couple emails from general contractors about the project, however one was late in their submittal and the other didn't submit according to instructions.
- Commissioner Reid asked if Pease Construction will use local MWBE subcontractors. Fred said he didn't know but will find out. He added there is a good chance local firms will be utilized, except for life support work since there are only limited specialized firms.

- The construction part of the project is expected to be completed in 120 days. Animals will be introduced back into the exhibit around 8-9 months. Fred noted the exhibit will be opened back to the public in 12 – 15 months. This delay is because of the required animal quarantine time.
- Fred reported the aquarium was drained 2 months ago, and animals removed 4 months ago. This was to accommodate a visual inspection of the exhibit prior to going out for bid to see if any changes were needed. He noted that nothing unexpected was found, so no bid changes were made.
 - Commissioner Pointer asked where the animals are being housed. It was reported some are at other aquariums, with the vast majority housed onsite at a holding facility and other exhibits.
 - Commissioner Reid asked how many gallons of water were drained, where did it go and did it need filtering. Fred reported approximately 235,000 gallons of water were drained into the Puget Sound. He added the water was filtered, noting water coming into and out of the exhibit is always filtered.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

Titlow Park North Hidden Beach Bridge, Contract Award to KPFF

- This resolution authorizes the contract award to KPFF to provide Architectural and Engineering preliminary design services through schematic design for Titlow Park’s North Hidden Beach Bridge replacement in the amount of \$258,119.12.
- Kristi introduced Jeremy from Parametrix who Metro Parks hired as a consultant for this and one other Titlow Park project.
- Jeremy explained the 2017 Titlow Park Master Plan Update identified the existing North Hidden Beach bridge needing replacement due to its structural decline. The project’s scope includes the bridge replacement to include vehicular, bicycle, and pedestrian access, while also accounting for utilities to be run to connect any potential future development on North Hidden Beach with 6th avenue.
- Jeremy reported there was good interest to the project’s bidding, noting we received 2 Statement of Qualifications. After selection committee review, KPFF was selected as the best qualified. It was noted the contractor has been asked to provide a detailed estimate to get to 30% design, including preliminary investigatory into alternative bridge locations. This is necessary because BNSF is doing a realignment project through the area that might require a bridge shift.
 - Commissioner Reid asked if we the timeline of BNSF’s realignment. Jeremy stated he wasn’t sure but heard it was by the end of this year. Marty added we are in early conversations with BNSF. He added that we learned they would like to flatten the track curves making it important we investigate alternative bridge options.
- Commissioner Pointer asked if the bridge’s weight load will remain the same. Jeremy said it might double from approximately 5,000 to 10,000 lbs. Marty added that at a minimum service vehicle need to be able to travel across it. .

- Jeremy reported they are looking at two bridge options: cast concrete girder system or steel beams that cross back and forth. Marty summarized we are looking for a system least impactful to the railroad, possibly a prefab swing into place system.
- Marty noted that since the design phase of the project is being funded through a \$400,000 State of Washington grant, earmarked agency capital bond funds can be shifted now to the construction phase.
 - Commissioner Reid asked if there is a year-end deadline because of grant funding. Marty said no, it is a multi-year project.
- It was noted the resolution's total funding amount will be corrected to \$1,876,746.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

Titlow Park Lagoon Culvert Removal & Railroad Trestle Bridge Project, Contract Award to Anchor QEA

- This resolution authorizes the contract award to Anchor QEA to provide Architectural and Engineering services for Titlow Park's Lagoon Culvert Removal & Railroad Trestle Bridge preliminary design in the amount of \$236,912.
- This project will provide for the design, permitting and construction for the new BNSF Railroad Trestle as a replacement for the existing culvert pipes that currently restrict the hydraulic connectivity of Titlow Lagoon from Puget Sound. Additionally, this scope will identify the impact of the removal, and subsequent restoration needed for the lagoon, and ultimately the estuarian habitat.
- Jeremy reported this is a much more complex project than the earlier reported Titlow project. He noted it is based upon a set of assumptions that are subject to change as more is learned through the final scoping, evaluation, and preliminary engineering analysis. Additionally, it will require in-depth coordination with BNSF and the City of Tacoma who have projects that will impact this project.
- Of the 4 Statement of Qualifications received, Anchor QEA was selected as the most qualified team to address railroad and culvert challenges, along with environmental restoration and public outreach.
- Commissioner Pointer asked if there are any additional funds needed for this project. Marty replied that state funds cover this design phase, however the construction phase is currently unfunded. Additional federal & state funds, along with capital bond funds are being investigated.
 - Commissioner Reid commented that Metro Parks shouldn't have to shoulder all the costs since it benefits the entire area. Marty reported we are working with other funding partners on this project to improve the health of Puget Sound. Jeremy added that there is ample time to pursue additional funding, noting the shoreline permit review will take between 14 – 18 months.
- Commissioner Reid asked if we need to dredge the lagoon. Marty said there is a lot of sediment, and we might consider removing some. He added that once restored, daily water level fluctuations will help remove sediment.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

Other Discussion Item

- Marty reported staff are working on a response to the Ruston Way Sea level rise question brought up at Monday's Board meeting.
- Marty noted a briefing paper on the future of pickleball courts is being put together and will be presented at a future CIC meeting.

Meeting Adjourned



MEMORANDUM

TO: Board of Park Commissioners

THROUGH: Shon Sylvia, Executive Director

FROM: Debbie Russell, Director of Business Administration and Planning

SUBJECT: Granting Maintenance Covenant and Easement Access From MPT to COT for Storm Sewer Improvements in Swan Creek Park

DATE: 05/18/2022

EXECUTIVE SUMMARY: Approval of a resolution is requested granting a Maintenance Covenant and Access Easement to City of Tacoma from Metro Parks Tacoma in Swan Creek Park and authorizing the Executive Director to negotiate and sign said easement.

BACKGROUND: The City of Tacoma approved the Permit for development improvements to Swan Creek Park under the Swan Creek Phase II project, including the Stormwater System. The Stormwater System is designed in accordance with City’s stormwater regulations.

This agreement grants the City, its employees, independent contractors and designees, a nonexclusive easement for ingress and egress over, across and under the Property from time to time at the City’s sole discretion to inspect, sample, and monitor components of the Stormwater System and discharges therefrom to ensure that the Stormwater System are being maintained and operated in accordance with the O&M Manual and applicable stormwater regulations and guidelines.

FISCAL IMPACT: There is no dollar value attached to the granting of this easement.

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

METROPOLITAN PARK DISTRICT OF TACOMA

RESOLUTION NO. R

**GRANTING MAINTENANCE COVENANT AND EASEMENT ACCESS FROM
MPT TO COT FOR STORM SEWER IMPROVEMENTS IN SWAN CREEK PARK**

WHEREAS, the Board of Park Commissioners of the Metropolitan Park District of Tacoma desires to construct improvements to Swan Creek Park; and

WHEREAS, in order to complete said improvements City of Tacoma requires a maintenance covenant and access easement to City of Tacoma of the storm sewer system.; and

WHEREAS; the proposed easement permits Metro Parks to install, construct, operate, inspect, maintain, remove, repair and replace the storm sewer improvements; Now, therefore, be it

RESOLVED by the Board of Park Commissioners of the Metropolitan Park District of Tacoma to approve the maintenance covenant and access easement to City of Tacoma as described in the covenant and easement that the Executive Director be authorized to negotiate and sign said easement on behalf of the Board.

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 & Capital Development

**SUBJECT: Northwest Trek Animal Operations Area Improvements
Design Contract Award to BCRA Design**

DATE: May 18, 2022

EXECUTIVE SUMMARY: This resolution authorizes an A&E contract award for the Northwest Trek Animal Operations Area Improvements to BCRA Design in the amount of \$318,263.00 (Not including WA State Sales Tax)

BACKGROUND: This project consists of a new commissary, new hay barn and upgraded fencing as well as a new well. The project will involve design and construction of off-exhibit animal related facilities in the park’s Animal Operations Zone. This work was identified by Northwest Trek staff as a priority need.

Contract includes –

- New modern commissary and freezer building
- New metal hay barn with storage
- New grain silos
- New powered gates and access improvements to the Animal Operations area
- Required new well and well house

FISCAL IMPACT: A scope of services has been negotiated with BCRA in the amount of \$318,263.00. The funds allocated to this project in the amount of \$318,263.00 are from Northwest Trek Operating Funds.

NW Trek Animal Operations Area Improvements:

Northwest Trek Operating Funds	\$2,595,398
1% for Art	-\$16,759
Total	\$ 2,578,639

Project Budget:

Planning & Design	\$429,976
Building Construction (includes tax)	\$1,809,981

Owner Cost	\$3,500
Contingency	\$335,182
Total	\$ 2,578,639

ADDITIONAL INFORMATION: For additional information, please contact Debbie Russell, Director of Planning and Development at 253-305-1086.

METROPOLITAN PARK DISTRICT OF TACOMA

**RESOLUTION NO. PWXX-XX
Northwest Trek Animal Operations Area Improvements
Contract Award to BCRA Design**

WHEREAS, the Board of Park Commissioners of the Metropolitan Park District of Tacoma desires to construct improvements to the Northwest Trek Animal Operations Area; and

WHEREAS, BCRA Design was selected to provide design, permitting and construction administration services from a review of two (2) Statement of Qualifications (SOQs) that were obtained from qualified architect / engineer teams in response to Metro Parks public solicitation, with two (2) team being reviewed and accepted; and

WHEREAS; a scope of services was developed with BCRA Design to provide design services, permitting, construction documents and construction review for Northwest Trek Animal Operations Area Improvements; and

WHEREAS, funds for the project are provided in the full amount of \$318,263.00; Northwest Trek Operating Funds; now, 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 BCRA Design in the amount of \$318,263.00

The forgoing 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 Business, Administration and Planning

**SUBJECT: POINT DEFIANCE MARINA COMPLEX PIER IMPROVEMENTS,
AMERICAN CONSTRUCTION CO., INC. CHANGE ORDER #3**

DATE: May 18, 2022

EXECUTIVE SUMMARY: This resolution authorizes contract Change Order #3 for the Point Defiance Marina Complex Pier Improvements construction contract to American Construction Co., Inc, in the amount not to exceed \$16,478.25, including Washington State Sales Tax.

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 contract is exclusive to the in-water portion of the project (Phase 2). A separate and distinct 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

The contract was approved by the Board of Park Commissioners on September 27, 2021, Resolution # PW62-21, for a total amount of \$515,101.00 (including Washington State Sales Tax).

Change Order #1 for a savings of \$1,401.00 (including Washington Sales Tax) was approved administratively to adjust the tax rate from 10.3% in City of Tacoma to 10.0% in unincorporated Pierce County.

Change Order #2 for an amount of \$68,502.86 was approved administratively to address unforeseen piling damage, displacing obstructing sea floor debris, below-deck structural reinforcement, and fishing pier improvements.

Change Order #3 in the not-to-exceed amount of \$16,478.25 is now being requested to account for additional changes to include extending select pile caps and additional replacement of below-deck structural members.

The revised total contract amount for the Pile Replacement & Boathouse Repairs Project is now \$598,681.12 (includes Washington State Sales Tax).

The 'Other Costs' budget line below accounts for project expenses such as printing, bidding, advertising, equipment, commissioning, inspections, & permits.

FISCAL IMPACT: The funds for the Point Defiance Marina Complex Boathouse Building Utility and Facility Repairs will be accounted for in three 2014 UTGO bond categories (Marina, Point Defiance Park, Districtwide) as well as the Point Defiance Marina Operating fund. For project implementation purposes, the following is a breakdown of the funding sources and project budgets.

Funding:

2014 UTGO Bond Funds (Point Defiance Marina)	\$1,397,957
2014 UTGO Bond Funds (Regional: Point Defiance Park)	\$1,000,000
General Fund (F349 District Wide)	\$750,000
Point Defiance Marina Operations	\$300,000
1 % for Art	-\$24,137
Total	\$3,423,820

Budget:

Planning & Design	\$286,942
Construction including tax: Pier Work (American Construction)	\$598,681
Construction including tax: Building Work (Westmark Construction)	\$2,070,640
Other	\$37,139
<u>Construction Contingency</u>	<u>\$430,418</u>
Total	\$3,423,820

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

METROPOLITAN PARK DISTRICT OF TACOMA

RESOLUTION NO. _____

**POINT DEFIANCE MARINA COMPLEX PIER IMPROVEMENTS,
AMERICAN CONSTRUCTION CO. INC. – CHANGE ORDER #3**

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, the contract was approved by the Board of Park Commissioners on September 27, 2021, Resolution # PW62-21, for a total amount of \$515,101.00 (including Washington State Sales Tax); and

WHEREAS, Change Order #1 was issued for a savings of \$1,401.00 (including Washington Sales Tax) to adjust the tax rate from 10.3% in City of Tacoma to 10.0% in unincorporated Pierce County; and

WHEREAS, Change Order #2 was issued for an amount of \$68,502.86 to address unforeseen piling damage, displacing obstructing sea floor debris, below-deck structural reinforcement, and fishing pier improvements; Now, therefore be it

RESOLVED by the Board of Park Commissioners of the Metropolitan Park District of Tacoma to authorize funding for Change Order #3 with AMERICAN CONSTRUCTION CO., INC., in the amount not-to-exceed \$16,478.25 (includes Washington State Sales Tax), for a total contract amount of \$598,681.12.

The forgoing 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