



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

**February 22, 2022
5:00 PM
MINUTES**

Attendees: Commissioner Pointer, Commissioner Reid

Staff Support: **Marty Stump**, Deputy Director - Planning and Development; **Roger Stanton**, Capital Program Manager, Regional & ZEED; **Nancy Johnson**, Communications & Engagement Manager; Sandra Eliason, Chief Marketing & Development Officer; **Mary Kay Henley**, Planning Administration

Acceptance of Minutes: Minutes from the January 12, 2022, meeting were approved as written.

Action Items

Seymour Botanical Conservatory Rehabilitation, Pease Construction Change Order # 7

- This resolution authorizes the contract Change Order #7 to Pease Construction for Seymour Botanical Conservatory Rehabilitation in the amount not to exceed \$50,000.00 for additional chimney crack and pipe leakage repairs.
- Marty explained the overall project provides the Conservatory with substantial structural enhancements and mechanical upgraded that will significantly extend its years of service.
- The project has reached substantial completion, and plans are in the works for a May 14th grand reopening.
- Marty explained this small change order requires board action because it tipped the not to exceed 10% threshold per our Purchasing Policy. He reported he didn't expect any more change orders.
- Commissioner Reid asked why these repairs weren't identified at the start of the project. Marty explained that with older buildings like this it's typical to not see all repairs until actual work has started and those hidden conditions are revealed.
- Commissioner Reid asked if previous change orders pulled funds from the project's contingency fund. Marty said yes. He noted a small amount remains in the contingency fund, \$12,000, for any small incidental costs between now and final completion.
- Commissioner Pointer asked about the contractor hired for the restroom project. Marty reported that although he did complete the project, he did credit back Metro Parks a substantial amount of money per Liquidated Damage. He added that the contractor was very gracious, honored the terms of the contract, and that the work he did finish has stood up well.

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

Owen Beach Access Contract Award

- This updated resolution authorizes a contract award for the Owen Beach Access construction contract to Wildwood Carpentry LLC. in the amount of \$ 207,364.
- Roger reported this project was derived from the design efforts of the Point Defiance Loop Trail project. It will create a new vehicular entrance to Owen Beach and preserve the previous entrance for pedestrians and bicyclists. The location of the new entrance will balance vehicular safety and limit the disturbance of the existing landscape. The result will be a safer access to Owen Beach that better manages traffic and is configured to accommodate the future loop trail project alignment.
- It was reported we received four responsive bids and Wildwood Carpentry was the lowest bidder. Roger added we have really enjoyed working with them in the past. Currently they are working on a project at Meadow Park Golf Course. He is confident they can complete the project in 45 days, noting they are wanting to start work as soon as possible.
- Commissioner Reid asked about WMBE, small and minority contractor participation. Marty described how our outreach at the pre-bid phase is more robust today, Roger agreed to inquire with this contractor as to any sub-contracting planned with WMBE companies. Commissioner Pointer commended our outreach efforts, adding he understands if sometimes we can't meet our WMBE goals because of project parameters.
- Marty concluded that this project is consistent with the 2015 Pt. Defiance Park Master Plan Update that envisioned a relocated two-way entry/exit for Owen Beach. . Work is expected to be completed by the opening of Owen Beach the first week in June.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

Discussion Items

Briefing update on Titlow Projects

- Marty led a discussion of the two projects at Titlow Park moving forward into engineering phase: North Hidden Beach Bridge Replacement and Railroad Trestle & Lagoon Fish Passage. He added that the schedule for these two projects will be staggered.
- North Hidden Beach Bridge Replacement
 - Marty explained the existing bridge is well beyond its service life and needs to be replaced. Bond funds are assigned to the project, with possible state funding mentioned.
 - The scope of work will include the bridge replacement for bike/pedestrians and light service/emergency vehicles (possible prefab bridge), site utilities, and environmental remediation/restoration.
 - We have interviewed two engineers and the Board should expect to see an engineering contract award in April.
 - Commissioner Reid asked if BNSF owns the land on either side of the bridge. Marty said yes, 100 feet right of way. He added the new bridge's vertical supports will be installed outside this right of way.

- Commissioner Reid asked about the \$2.5 - \$3M construction funding. Marty said if our \$400,000 state funding request comes through, bond funds would be freed up to support future construction costs.
- Railroad Trestle & Lagoon Fish Passage
 - Marty started the discussion by pointing out that the lagoon is a high value habitat for juvenile salmon, however it currently restricts water connectivity to Puget Sound due to railroad embankment and culvert.
 - Commissioners were reminded that WSDOT has provided \$1M for the trestle design portion with BNSF as a partner.
 - The scope of work will include the culvert pipes being replaced by a new railroad trestle, lagoon habitat restoration, coastal flooding resiliency for sea level rise and City of Tacoma stormwater enhancement. It was added that the COT has partnered with the Department of Ecology to research all sources of water flowing into the lagoon. They are looking into water features that would pretreat the water before it gets into the lagoon.
 - The design engineer selection will take place in March with an engineering contract coming before the Board likely in May.
 - Construction funding sources totaling \$12M - \$15M were discussed, mentioning possible Federal funding.

Briefing update on Dash Point RFQ

- Marty led an update on the Dash Point Pier project that will renovate/reconstruct the pier, along with making any park infrastructure improvements. He reported the pier was built in 1995 in partnership with Washington Department of Fish and Wildlife. Condition assessments were completed in 2014 and 2021, with the pier being closed July 2021 due to safety concerns.
- Scope of work will include community conversations regarding pier renovation and park operational needs, advance design & engineering for pier renovation, address critical park needs as scope needs and environmental remediation/restoration.
- Photos of the pier highlighting steel corrosion that ultimately made it not safe for public use, were shared. It was noted that community interest has been divided, some wanting the pier replaced while other don't, noting it's quieter.
- Marty reported that the assumed plan right now is to replace the pier, noting it's local and regional benefits. A call for engineers will happen in the next 3-4 weeks with an engineering contract coming before the Board in May.
- Commissioner Reid asked if we own the park, including the pier. Marty said yes, noting that the current pier was built with state funds, but Metro Parks is recognized as the owner and responsible for maintenance.
- Commissioner Pointer asked about the life cycle of a pier of this type. Marty reported it varies. He noted the original pier made of wood lasted 80 years, while the current concrete pier lasted 25-30 years. He noted we don't know why this pier deteriorated more rapidly, but a full analysis will be conducted to ensure a long-life expectancy of the new pier.
- Marty told the commissioners they will start to hear community conversations about his project and commended our communications team for their work thus far.

- Commissioner Reid asked if we would let the Titlow Park lagoon establish its own shoreline conditions. . Marty said no, we will control this so it doesn't flood the park. An analysis on how to properly reshape the basin to protect access will be conducted. A possible landscape levy, perhaps with elevated trail around the lagoon rim was mentioned.
- Commissioner Reid asked if we are including boat access from the water side at Hidden Beach. Marty said we are considering accommodating human power watercraft (ie. kayaks) from the water side, but not planning for boat launching at this site given vehicle accesses constraints.
- Commissioner Pointer asked if there have been any Native American concerns about Hidden Beach and the lagoon. Marty reported we have been working very closely with tribes on the early phases of both projects and are being very sensitive to their input.

Other Topics

- Commissioner Reid inquired as to when a full capital project briefing to Board will occur. Marty reported a briefing is currently scheduled for April. Both commissioners thought a COW might be a good venue for this presentation.
- Commissioner Pointer asked about our Chief Financial Officer replacement. It was reported we will have someone in place soon, with Debbie Russell filling in temporarily.

Meeting Adjourned