



**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 11<sup>th</sup> 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 mention 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**