



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

**April 13, 2022  
5:00 PM  
MINUTES**

**Attendees:** Commissioner Pointer, Commissioner Reid

**Staff Support:** **Marty Stump**, Deputy Director - Planning and Development; **Chris Marfori/Wenaha**, Project Manager Consultant; **Mary Kay Henley**, Planning Administration

**Acceptance of Minutes:** Minutes from the March 30, 2022, meeting were approved as written.

**PROJECT STATUS REPORT**

- Marty informed commissioners that a Capital Project update for Quarter 1 will be presented at the April 25th Board meeting.

**ACTION ITEMS**

**Contract Award to Bear Construction Group Inc. for Tacoma Nature Center Building & ADA Improvements**

- This resolution authorizes the contract award to Bear Construction Group for the Tacoma Nature Center Building & ADA Improvements in the amount not to exceed \$339,845.33. Marty explained this project will address highest priority issues at the center and is part of Metro Park's 2-year CIP.
- Chris explained improvements consist of replacement of various wood elements, stairs and entry ramps to the facility. He added that these components have weathered to the point of deterioration and that some don't comply with current ADA standards for access to the facility. The project's scope will replace and reinforce the entries and egress paths for the facility, extend the life of the metal roofing and clerestory storefront windows.
- The project is scheduled from May to June 4th to minimally impact center operations. The center will be closed during work. Any work remaining to be done while facility is operational can be scheduled to minimize conflict.
- Two bids were received, one being non-responsive. Bear Construction was the lowest bidder and staff are recommending their contract award be forward to the Board for approval.
- Commissioner Pointer asked if we have worked with them before and if they are local. Marty reported yes, they are a local firm and we have worked with them before, noting the window restoration at Point Defiance Park's Pagoda.

- Commissioner Reid asked since wood deteriorates in our weather are we planning a continued repair schedule or other material more weatherproof and longer lasting.
  - As background, Marty explained the original architects designed the building to blend in with the Pacific Northwest, noting surrounding trees and wetland. He added that a conditions assessment was done to identify near-term issues and this project is addressing those identified. And to be more proactive tracking preventative maintenance in the future, we are investing in an enterprise asset management system. This new system should be in place by the end of the year.
  - Chris added that several longer lasting products are being investigated, mentioning new composite materials that might be considered a substitution for plywood. He also added that because tree needles are clogging the roof gutters, they are also considering gutter guards.
- Commissioner Reid asked about the structure's integrity and if we need to investigate any safety concerns.
  - Both Marty and Chris reported no major structural issues with the building. Chris added this project will weatherize the building and ADA compliance resulting in improved visitor accommodation and safety.
- Commissioner Pointer asked if we are consideration Trex Decking for the building's siding noting it's long lifespan. Chris said that synthetic material like Trex Decking has been considered but that full siding replacement not a part of this scope of work. The team noted that similar material upgrades are likewise being considered at Boathouse and Marina renovations.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

**Portland Avenue Park Master Plan, Contract Award to Bruce Dees & Associates**

- This resolution authorizes a contract award to Bruce Dees & Associates to provide Architects and Engineering services for a Portland Avenue Park Master Plan in the amount of \$104,313.60. This master plan will focus on plans for construction projects at Portland Avenue Park taking into consideration additional efforts including a) demolition and removal of obsolete site features including the existing wading pool, b) program and facility planning for the former Portland Avenue Community Center through an RFP issued under a separate project.
- Marty reported of the 3 submittals received, Bruce Dees was chosen as being most qualified. He noted we have done a lot of work with them in the past and they have extensive community engagement experience integral to this project
- Commissioner Pointer asked if a spray ground will take the place of the wading pool.
  - Marty stated we need to see if the community prioritize this feature and that it is highly likely. Proactively we are making sure the consultant has a background with spray grounds. A spray ground is a high priority according to opinion voiced by the community.
- Commissioner Reid asked if we anticipate any community push back, noting the previous master planning and programming concerns by the community.

- Marty reported conversations with interested community members has been ongoing, mentioning interest in things like a skate park and trail connectivity. He noted this is a continuation of the old plan with reengagement of the community to look at new opportunities.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

### **2022 Recreation & Conservation Office (RCO) WWRP Grant Applications Authorizing Resolution-Stewart Heights Skatepark Phase II and Connecting Swan Creek Park**

- Marty explained that RCO has announced that they are accepting grant applications now for the 2022 funding cycle. Staff is preparing applications for Stewart Heights Skate Park Phase II and Connecting Swan Creek Park that are consistent with the criteria as established by RCO and supports the District's Capital Improvement Program (CIP). As part of the application process RCO requires that the submitting agency pass an Authorizing Resolution as a commitment to the funding request. Marty explained this is a formality, with final applications due in June.
- Commissioner Reid ask if these grants require a funding match by Metro Parks. Marty said yes, both Metro Parks and any leveraged private funds.
- Marty presented a brief overview of the two selected projects:
  - Connecting Swan Creek Park – Working with COT and Trust for Public Land, Metro Parks would like to enhance the trailhead area along 56<sup>th</sup> Street, mentioning possible wayfinding signage, lighting, and fitness equipment.
    - Commissioner Reid asked if the pathway could be curved. Marty said yes, that is what is being considered. His hope is that it is an extension of the park and a place for people to gather.
    - Commissioner Pointer asked who built the park. Marty reported COT built the trail and Trust for Public Land the park with climbing rock.
  - Stewart Heights Skate Park – Marty explained when the park was built in 2010, the bowl element wasn't completed. This grant would complete the bowl section and since this is a project continuation it will fit well with RCO. He added that the skating community is very interested in this project and hopes to bring additional resources
- This item was accepted for moving forward to the full Board with a recommendation of approval.

**Meeting Adjourned**