



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

**July 27, 2022
4:45 PM
MINUTES**

Attendees: Commissioner Pointer, Commissioner Reid

Staff Support: **Marty Stump**, Deputy Director - Planning and Development; **Roger Stanton**, Capital Program Manager, Regional Parks and ZEED; **Mary Kay Henley**, Planning Administration

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

Action Items

**Point Defiance Park Owen Beach Access Entry Road – Wildwood Carpentry, LLC
Change Order #2**

- This resolution authorizes the contract Change Order #2 for the Point Defiance Park Owen Beach Access Entry Road construction contract to Wildwood Carpentry for \$80,554.30. It was reported funds fall under the 14UTGO Bond Loop Trail project. This change order funds additional soil contamination haul off, additional excavation, and roadway structural updates.
- Roger explained that while completing this project, additional contaminated soil was discovered. Due to its contamination level, we were required to remove the soil at an additional cost. It was also discovered that the base level soil wasn't a good road base, requiring the installation of special fabric and spalls.
- Commissioner Pointer asked if the contaminated soil was from the Tacoma Smelter Plume. Roger said yes, adding that additional soil cleanup is expected at other Point Defiance Park projects.
- Commissioner Reid asked if the EPA has a contingency fund for areas they missed. It was reported the EPA doesn't have a contingency fund for soil remediation after the fact.
- Commissioner Pointer asked if any of the soil was hauled out during the night, noting a member of the public stated they saw nighttime activity. Roger reported it's not likely since we didn't pay premium for this project. He added that only essential services, like water replacement, happen during the evening hours to avoid service interruption.
- Commissioner Reid asked if these funds come out of the project's contingency. Roger reported they come from both the construction and design contingency funds. He concluded by stating this project is now completed.

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

Accepting and Appropriating Washington State Commerce Funds for Swan Creek Bridge Project and Authorizing the Executive Director to enter into an Agreement

- This resolution accepts and appropriates a \$388,000 grant (\$400,000 less State Administrative Fees) from the Washington State Department of Commerce for Swan Creek Bridge Replacement and authorizes us to enter in the necessary contract agreement.
- Marty reported this grant is a result of our legislative agenda, facilitated through our intergovernmental relations and outreach efforts. Funds will advance the design work for the pedestrian bridge, along with helping secure construction funding, possible from a state or federal infrastructure grant.
- Marty showed the Swan Creek Park master plan and location of the pedestrian bridge. He explained this bridge will provide much needed neighborhood access to the park.
- Commissioner Reid asked if there is a time limit on spending these funds. Marty said he believe so. He explained that in the past it's been a 2-year window, but noted it will be spelled out in the agreement.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

Accepting and Appropriating Washington State Commerce Funds for Titlow Park Bridge Replacement and Authorizing the Executive Director to enter into an Agreement

- This resolution accepts and appropriates a \$339,500 grant (\$350,000 less State Administrative Fees) from the Washington State Department of Commerce for Titlow Park Bridge Replacement and authorizes us to enter into the necessary contract agreement.
- Marty reported these funds provide for the initial engineering phase. He added that we only have partial future funding and will be seeking additional outside funding once design, engineering and permitting have been completed. We are considering both state and federal grant fund for the bridge's construction phase.
- Marty explained \$1.4M was earmarked in our capital budget for this project. These funds supplement this amount and go towards the bridge engineering. He added this is a critical bridge for future enhancements. It will most likely be a pre-fabricated bridge that will be craned into place to minimize impacts to railroad operations.
- Commissioner Reid asked the total project's estimated budget. Marty said it is approximately \$2M for a light-duty pedestrian bridge. He added it will cost substantially more for fire truck access.
- Commissioner Pointer asked when this phase will start. Marty said as quickly as possible so we can move forward with securing additional funding. He concluded that it would be a couple of years before construction starts.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

Stewart Heights Pool Improvements, Rejection of Bid J2022- 21

- This resolution authorizes the bid rejection for the Stewart Heights Pool Improvements project. Listed under community parks, this bond funded project included pool & aquatics, ADA and skatepark improvements.
- Marty explained we only received one bid for approximately \$1.5M, significantly higher than the \$1/2M estimate. Staff determined the lack of bidders and higher-than-anticipated cost were partially attributed to the specialized and proprietary pool work, along with increased product costs, project timing, volatile fuel/shipping costs, lack of suitable sub-contractors and only one bidder interested in this type of work.
- It was determined we can only afford mechanical improvements at this time. Staff are working on repackage the bid to only include the pump, filter, and mechanical systems improvements, leaving the exterior work for a later date.
- Commissioner Pointer asked why the bid was so much higher. Marty summarized - lack of competition, and construction cost escalation generally. He informed the commissioners they will see a reduced project scope presented at a future meeting.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

Accepting & Appropriating Recreation & Conservation Office (RCO) ALEA Funds for Dash Point Park & Pier and Authorizing the Executive Director to Enter into an Agreement

- Staff explained this resolution accepts and appropriates a \$400,000 (ALEA) funds from the Recreation & Conservation Office (RCO) for Dash Point Park and Pier and authorizes the Metro Parks to enter into a contract agreement for the awarded funds. Marty added these funds were the result of our legislative process.
- He explained that due to safety concerns Dash Pier was closed to the public. These funds will help us get underway with the engineering phase of what will most likely be a replacement pier. In addition, we will be looking into park modifications and sea-level rise & shoreline stability.
- Commissioner Reid how long before construction starts and if we have a completion date set. Marty explained we will be able to establish a schedule once we have the engineer under contract. He added that because this includes shoreline, it will take a minimum of 2 – 3 years before construction can get significantly underway.
- Marty concluded by say this was an emergent project not identified in the current CIP. It was agreed that staff can provide more context when presented to the Board.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

Meeting Adjourned