

**Capital Improvement Committee Meeting (CIC)
Agenda & Meeting Materials
October 26, 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: **October 26, 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**

**October 26, 2022
5:00 PM**

MINUTES FROM SEPTEMBER 28, 2022

PROJECT STATUS REPORT

DISCUSSION ITEMS

ACTION ITEMS

- Melanie Dressel Park Improvements Contract Award to Pease Construction
- Meadow Park Golf Course Strategic Design Contract Award to iCon Golf Studio

FUTURE AGENDA TOPICS

ADJOURNMENT



BOARD OF PARK COMMISSIONERS CAPITAL IMPROVEMENT COMMITTEE

September 28, 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; **Mary Kay Henley**, Planning Administration

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

Discussion Item

Community School Yards (CSY) Design Development Update

- Kristi presented commissioner with an update on the Community School Yards projects. It was explained the design and construction of new playgrounds/parks serves to close the 10-minute walking gap is being made possibly through a partnership between Metro Parks, Tacoma Public Schools (TPS) and Trust for Public Lands (TPL). The first two schools (Stafford and Reed) will be going out for bid in October. This presentation focused on the next three schools (Mann, Whitman, and Larchmont) that are in the preliminary design development stage. She added these budgets are somewhat less than the first two.
- Larchmont Elementary School
 - Kristi reported that public feedback and budget constraints have been reviewed and resulted in the presented schematic design. She reported some of the areas will remain same, noting the mini-pitch, playground with new equipment, community garden with new benches, tables. Additional green space will be added, along with swings, climbing elements and an amphitheater.
 - Commissioner Pointer asked about Metro Park's financial contribution. Kristi reported we have agreed to \$250,000 for each school site.
 - Commissioner Reid asked if this our maximum contribution level. It was reported yes.
 - Commissioner Pointer asked about new concrete areas. Kristi reported only the mini-pitch field and possibly the play area, noting they are considering rubber tiles or wood chips.
 - There was a discussion around overall cost of each school project. Although total costs weren't available at meeting time, Marty said that although costs will vary, they

are generally planned to be \$500k projects, with Metro Park's contribution under 50%.

- Mann Elementary School
 - Kristi reported that outreach comments and with budget parameters resulted in the presented schematic design. She highlighted the new soccer field, noting they are currently decided on turf or grass. The existing covered areas and swings will remain. New additions mentioned included mural art, greenery/mounds, benches, walking path/track, amphitheater, and garden.
- Whitman Elementary School
 - Kristi presented the schematic design for this school, noting various concept designs were considered because for the sloping area. It was determined an ADA path/ramp up to the playfield was critical, noting the lower area will remain unchanged noting its greenery.
 - Commissioner Pointer asked the location of this school. Kristi reported between 39th and 40th Streets and M Street.
- Marty reported the team has learned a lot from the first two sites, noting it continues to evolve - combination of green area and playgrounds.
- Kristi reported TPS has experienced problems securing health permits for equipment. She explained although Metro Parks has more flexibility, school districts are held to more stringent rules. As a result, both side having to make concessions.
- Commissioner Pointer asked if TPS has MWBE requirements for these projects. It was reported yes. Marty added that TPS is impressed with our outreach and engagement efforts that doesn't just look at dollars, but also educating contractors and making small businesses feel comfortable bidding on projects.
- Commissioner Reid suggested during Board presentations to inviting someone from TPL Kristi noted this is a good idea, however a Board approval won't be required because the dollars spent will be below the required threshold. It was agreed a check-in with Board would be advantageous and invite both TPS and TPL representatives will be invited to participate.
- Marty pointed out that these projects will be included in the draft 2023-24 CIP being presented to the Board in October.

Action Items

Wenaha Contract Extension

- This resolution authorizes a contract extension and funding increase to an existing Master Agreement with Wenaha for Project Management Services in an amount not to exceed \$500,000.
- Marty explained we previously selected Wenaha through a competitive process to provide additional Project Management support for various MPT projects. They have assisted with the Browns Point Playfield, Portland Ave, and the Tacoma Nature Center building renovation. It was noted they are a local, Native American MWBE firm.
- This contract will continue their service over the next two year, helping Metro Parks move forward 6 – 10 capital projects.

- Commissioner Reid asked if the Board needs to approve dollars spent. It was reported no, however they will be assigned through contract supplements that will keep track of all spending. Commission Reid said this is great.
- Marty concluded that although their assignments haven't been determined yet, their expertise through design, bidding and construction supervision phases will be utilized in the most efficient way.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

Parametric Contract Extension

- This resolution authorizes a contract extension and funding increase to an existing Master Agreement with Parametrix for Project Management Services in an amount not to exceed \$500,000.
- Marty explained Parametrix was the second firm selected through a competitive process to provide additional Project Management support for various MPT projects. He reported they previously managed the GCCM process for the Eastside Community Center. Currently they are under contract to aid with the Titlow Park bridge replacement and railroad trestle & lagoon.
- Marty noted their transportation engineering experience and project management work with TPS on green school yards is an added benefit.
- Commissioner Reid asked if the public might perceive hiring just one company leaves out other companies. Marty explained this doesn't replace hiring design and engineering firms. It's just an extension of our internal project management team, helping us manage peaks and valley of our workflow, and that this contract will be re-competed next year.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

Additional Items

- Commissioner Pointer asked the status of the Meadow Park Golf Course bridge. Marty reported work has started but will take some time to complete.
- Commissioner Reid asked status of the remedial ramp work at the Tacoma Yacht Club (TYC). Marty reported we have funds earmarked to assist with the resolution and will reach out to staff for a status update and reasoning behind the delay, noting a recent TYC leadership and perhaps project management change.

Meeting Adjourned



MEMORANDUM

TO: Board of Park Commissioners

THROUGH: Shon Sylvia, Executive Director

FROM: Debbie Russell, Director of Business Administration and Planning

SUBJECT: Contract Award to Pease Construction Inc. for Melanie Dressel Park Improvements J2022-26

DATE: 11/9/2022

EXECUTIVE SUMMARY: This resolution authorizes the contract award to Pease Construction Inc. for the construction of Melanie Dressel Park Improvements in the amount not to exceed **\$3,706,080.00** including Washington State Sales Tax.

BACKGROUND:

The bid opening was held on October 4, 2022. Six (6) bids were received and five (5) were considered responsive.

Please refer to the attached bid tabulation for the list of contractors and base bid plus three (3) alternates amounts. Pease Construction Inc. submitted low Base Bid in the amount of \$2,553,000.00 (not including WSST). Reference checks by staff have confirmed that Pease Construction Inc. is a responsible contractor and performs quality work. Pease Construction recently completed the Seymour Conservatory work and is currently working with PDZA on the renovation of the South Pacific Aquarium.

Staff is recommending award of the Base Bid \$2,553,000.00 and all three (3) alternates; Alt # 1 (\$708,000.00) a restroom and reservable community space, Alt #2 (\$51,000.00) turf play surfacing in lieu of play chips at the base of the play tower and Alt #3 (\$48,000.00) a log jam play structure, for a total amount of \$3,360,000.00, not including Washington State Sales Tax.

Melanie Jan LaPlant Dressel Park is 3/4 acres of undeveloped property along Foss Waterway previously owned by the City of Tacoma. The vision of this park design was started in 2016 and, with that design the Foss Waterway Development Authority (COT) successfully completed a fund raising campaign. In 2021 the park land was transferred to MPT and is now ready for park construction.

The Foss Waterway, a former U.S. EPA Superfund site, has undergone redevelopment since the early 2000s. This project advances a critical need within the redeveloping waterfront by transforming former industrial land to healthy, active open space and acknowledgement of traditional tribal lands.

The commencement of park construction has awaited the completion of the COT Jefferson & Hood Street Storm Water Interceptor project that traverses the property. The stormwater pipe and outfall will be maintained by the City of Tacoma within a utility easement on and beneath the property.

This park will provide park and recreational opportunities in the downtown core, offering active and passive recreation for residents and visitors while also providing opportunities for education and celebration of the community’s heritage.

Below is the overall project scope:

- Play tower and bridge
- Log Jam play structure
- Hillside slide
- Comfort station/Pavilion
- Foss Esplanade and lighting
- Plaza space
- Picnic tables and benches
- New park ID sign
- Interpretive signage
- ADA parking stall
- Irrigation
- Landscaping
- Art

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

The construction of this phase of work is anticipated to take 365 calendar days to complete after issuance of a Notice to Proceed. Kristi Evans will be the capital program manager overseeing this project.

FISCAL IMPACT: The funds for this project are from 2014 UTGO Bond Funds, MPT Supplemental Funding, City of Tacoma, Pierce County, Washington State Commerce, Foss Waterway Development Authority, Grants and Private Donations.

Funding:

2014 UTGO Bond (Waterway)	\$381,905
2014 UTGO Bond (Melanies)	\$465,000
MPT Supplemental Funding Planning Ops (2020 Transfer)	\$727,947
MPT Supplemental Funding Planning Ops (2022 Transfer)	\$300,000
2014 UTGO Bond (Waterfront/Titlow)	\$330,000
City of Tacoma	\$750,000
Pierce County	\$ 50,000
Foss Waterway Development	\$ 29,315
State Commerce Grant	\$490,000
Grants and Donations (GTCF)	\$ 1,203,185
Grants and Donations (GMPF)	\$ 12,500
Art (in project)	- \$33,600
TOTAL	\$4,706,252

Budget:

Planning and Design	\$544,598
Construction (includes tax)	\$3,706,080
Other Project Costs	\$116,000
Contingency	\$339,574
TOTAL	\$4,706,525

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

METROPOLITAN PARK DISTRICT OF TACOMA

RESOLUTION NO. PWXX-XX

**MELANIE DRESSEL PARK IMPROVEMENTS BID#: J2022-26
CONTRACT AWARD TO PEASE CONSTRUCTION INC.**

WHEREAS, the Board of Park Commissioners of the Metropolitan Park District of Tacoma desires to construct a new park on the Foss Waterway named Melanie Jan LaPlant Dressel Park; and;

WHEREAS, funds for the project consist of 2014 UTGO Bond Funds, MPT Operating Funds, City of Tacoma funds, Pierce County funds , Washington State Commerce Grant, and Donations; and

WHEREAS; Six (6) bids (Bid#: J2022-26) were received with Five (5) being considered responsive; and

WHEREAS, the low Base Bid less Bid Alternates #1, 2 and 3 was submitted by Pease Construction Inc., in the amount of \$3,706,080.00 (including WSST), has been reviewed by contract compliance and is considered a responsive bid; and

WHEREAS, Metro Parks staff has checked the references of Pease Construction Inc. and find them to be responsible; and

WHEREAS, the budget includes an appropriation of \$727,947.00 from the Supplemental Planning Operations 2020; Now, therefore, be it

RESOLVED that the Board of Park Commissioners of the Metropolitan Park District of Tacoma accept and appropriate \$727,947.00 from Supplemental Planning Operations 2020 for Melanie Dressel Park Improvements; and be it

FURTHER RESOLVED by the Board of Park Commissioners of the Metropolitan Park District of Tacoma to award and execute the contract with Pease Construction Inc., in the amount of \$3,706,080.00 (including WSST.)

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



DEPARTMENT OF BUSINESS ADMINISTRATION & PLANNING
Melanie Dressel Park Improvements Project

Base Bid and Alternates Estimate Range: \$1,800,000 - \$2,500,000

BIDS RECEIVED

PROJECT #:J2022-26

BIDS OPENED: 10/4/2022 @ 1:00 PM

UPDATED 10/6/22

BIDDER NAME:	Pease Construction, Inc.	Neeley Construction Company	Terra Dynamics, Inc.	Kassel & Associates	Prospect Construction, Inc.	Ohno-Touchdown JV
Address	3815 100th St. SW #3A	111 23rd Street SE	PO Box 2479	7126 180th Avenue NE #C103	116 23rd St. SE	9416 Martin Luther King Jr. Way So.
City, State Zip	Lakewood, WA 98499	Puyallup, WA 98372	Auburn, WA 98071	Redmond, WA 98052	Puyallup, WA 98372	Seattle, WA 98118
Contact	Brian Pease	Mitch Neeley	Jon Kirk	Matt Vernon	Ryan Sondgroth	Michio Marcus Ohno
Telephone	253-584-6606	253-845-8838	253-880-3100	425-828-0236	253-446-1600	206-325-1529
Fax						
Email	jordan@peaseinc.com	mitch@neeleycorp.com	jkirk@terradynamics.com	mvernon@kasselassociates.com	rsongroth@prospectconst.com	otdjv@ohnoconstruction.com



BID COMPLIANCE:

Contractor Name:	Pease Construction, Inc.	Neeley Construction Company	Terra Dynamics, Inc.	Kassel & Associates	Prospect Construction, Inc.	Ohno-Touchdown JV
Bidder's Proposal:	X	X	X	X	X	X
Cert of Compliance w/wage Pymt:	X	X	X	X	X	X
Non-Collusion Affidavit:	X	X	X	X	X	X
Subcontractors Listing Form - (HVAC, Plumbing & Electrical (Due 2pm 10/4):	X	X		X		X
Subcontractors Listing Form - (Structural Steel & Rebar (Due 1pm 10/6):	X (10/6/22)	X (10/6/22)		X		X
Bid Bond/Money Order:	X	X	X	X	X	X
MWBE Utilization Form:	X	X	X	X	X	X
Receipt of Addendum #01:	X	X	X	X	X	X

BID AMOUNTS:	\$ 2,553,000.00	\$ 3,307,000.00	\$ 3,640,000.00	\$ 3,257,000.00	\$ 4,004,900.00	\$ 4,335,000.00
WSST 10.3% (All Alternate bid amounts listed below do not include Tax)	\$ 262,959.00	\$ 340,621.00	\$ 374,920.00	\$ 335,471.00	\$ 412,504.70	\$ 446,505.00
Base Bid Amount with Tax:	\$ 2,815,959.00	\$ 3,647,621.00	\$ 4,014,920.00	\$ 3,592,471.00	\$ 4,417,404.70	\$ 4,781,505.00

Additive Alternate #01:	\$ 708,000.00	\$ 707,000.00	\$ 800,000.00	\$ 601,000.00	\$ 564,800.00	\$ 920,000.00
Additive Alternate #02:	\$ 51,000.00	\$ 41,000.00	\$ 50,000.00	\$ 70,000.00	\$ 27,300.00	\$ 44,000.00
Additive Alternate #03:	\$ 48,000.00	\$ 59,000.00	\$ 52,000.00	\$ 70,000.00	\$ 16,700.00	\$ 60,000.00

BIDS OPENED & READ BY: Julie Wilfong
 BIDS VERIFIED BY: Sheila Jorstad

SIGNED BY:  _____
 SIGNED BY:  _____



MEMORANDUM

TO: Board of Park Commissioners

THROUGH: Shon Sylvia, Executive Director

FROM: Debbie Russell, Director of Business Administration and Planning

SUBJECT: Meadow Park Golf Course Strategic Design RFQ #J2022-23 Contract Award to iCon Golf Studio

DATE: November 9, 2022

EXECUTIVE SUMMARY: This resolution authorizes contract award for the Meadow Park Golf Course Strategic Design contract to iCon Golf Studio in the amount of \$80,000.00.

BACKGROUND: Meadow Park Golf Course (MPGC) is owned and operated by Metro Parks Tacoma. The golf course was opened in 1915 and was designed by John Ball. The facility is a near complete community orientated golf complex and features a 6,000-yard, 18-hole course, a 1,700-yard 9-hole course, a 36-stall driving range with Toptracer technology, a large practice area and a family friendly bar and grill restaurant and concession service. Aiding to accomplishing its mission to serve as Tacoma’s place to learn and play the game of golf, the First Tee Chapter of the South Puget Sound is based out of this facility. Both The First Tee and Metro Parks Tacoma run group programming daily year-round. In addition, Metro Parks Tacoma maintains 6 contracted golf instructors. The facility is heavily used and enjoying a strong presence in the local golf market, and the District is seeking a comprehensive update for the next 100 years of operation.

The golf complex is in South Tacoma, one of the City’s most diverse and economically challenged neighborhoods. After a fire in 1960, Metro Parks Tacoma purchased the Golf Course. There have been several modest level updates to the facility, most notably a 1991 master remodel plan by golf architect, John Steidel. The aging infrastructure of the golf complex needs to be addressed so that MPT can continue to promote golf to a more diverse array of stakeholders.

Metro Parks Tacoma seeks to contract with a multi-disciplinary team led by a golf architect to conceptually explore a complete Meadow Park facility update that will enhance the existing strengths of the facility as an affordable, playable and community orientated golf complex for all ages and abilities. With the assistance of a project steering committee this team will develop a Strategic Design that will include a minimum of three scenarios as follows:

- **Renovate** – Renew golf course and facilities to meet current and future demand by enhancement. Minimize reconstruction and maximize effectiveness of existing facility. Limited changes to facility layout.
- **Remodel** – Reconstruction of golf course and facilities to meet current and future demands. Targeted reconstruction to maximize effectiveness of existing facility layout to improve overall facility.
- **Reimagine** – Design a new golf facility on the existing facility footprint to meet current and future demand. Reimagine a classic community golf course facility for the next 100 years of operation.

The Strategic Design deliverables will include concept plans describing the proposed improvements in each concept, concept statements describing the intent and vision of each concept, preliminary estimates for probable construction costs, and commentary on revenue and expense estimates for each concept.

Responses to the RFQ were received on August 12th, 2022 at 1:00 pm. Nine (9) Statements of Qualifications were received with five (5) firms considered for interview. A review panel selected iCon Golf Studio as the most qualified to perform this work.

The effort is expected to be completed by January 31, 2023. Roger Stanton will be Capital Program Manager for this project.

FISCAL IMPACT: The funds for the Meadow Park Golf Course Strategic Design contract are derived from MPGC Operating funds. The following is a breakdown of the funding sources and project budgets.

Funding:	
MPGC Operating Budget	\$80,000
Total	\$80,000
Budget:	
MPGC Operating Budget	\$80,000
Total	\$80,000

ADDITIONAL INFORMATION: For additional information, please contact Debbie Russell, Director of Business, Administration & Planning at 253.305.1086.

METROPOLITAN PARK DISTRICT OF TACOMA

RESOLUTION NO. _____

**MEADOW PARK GOLF COURSE STRATEGIC DESIGN CONTRACT AWARD
TO ICON GOLF STUDIO**

WHEREAS, the Board of Park Commissioners of the Metropolitan Park District of Tacoma desires to create a strategic design for Meadow Park Golf course for future development; and

WHEREAS, staff has developed a planning framework to include a Site Analysis, Concept Development, and Final Concepts and Concept Statements; and

WHEREAS, iCon Golf Studio was selected as the most qualified of the Nine (9) submittals (RFQ # J2022-23) received for the Strategic Design, with all Nine (9) submittals being considered responsive, and Five (5) firms selected for interview; and

WHEREAS, funds for the project are provided from Meadow Park Golf Course Operating Fund; now, Therefore, be it

RESOLVED by the Board of Park Commissioners of the Metropolitan Park District of Tacoma to award the Strategic Design contract to iCon Golf Studio in the amount of \$80,000.00 (not including Washington State Sales Tax).

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