



BOARD OF PARK COMMISSIONERS CAPITAL IMPROVEMENT COMMITTEE

September 13, 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; **Roger Stanton**, Capital Program Manager, Regional & ZEED; **Hunter George**, Policy & Government Relations Officer; **Mary Kay Henley**, Planning Administration

Acceptance of Minutes: Minutes from the August 10, 2022, meeting were approved as written.

Action Items

Gas Station Park Improvements - Contract Award to Wildwood Carpentry

- This resolution authorizes the contract award to Wildwood Carpentry for the construction of Gas Station Park Improvements in the amount not to exceed \$748,506.83.
- Kristi reported that although we received 6 bids, only 5 were responsive. Wildwood Carpentry was the lowest responsive bid. She explained this project was advertised as a base bid with 5 deducts in case bids were above the estimate. Bids did come in higher, so 2 deducts were removed from the contract award: #4 small shelter and #5 concrete seat wall.
- Commissioner Reid asked how close the bids were to the estimate. Kristi reported they were not very close to the \$580,000 estimate. Commissioner Pointer asked if these higher costs are happening with other projects. Kristi stated it depends on the project, but bids are coming in higher. Commissioner Reid asked if we need to adjust our estimates. Kristi said we already doing this; however, it's still hard to estimate during unstable times.
- Commissioner Pointer asked if Wildwood Carpentry is local. Kristi said yes. She added they have done four projects for Metro Parks (Owen Beach entry, Meadow Park Golf Course Hole #13, and NW Trek Bald Eagle exhibit). They come highly recommended by staff, adding they are a small company and hire subs to help meet our MWBE goals.
- Commissioner Pointer asked if the landscaping will include new trees. Kristi said yes, noting they will be planted in the right-a-way due to property cap limitations.
- Marty added that we are looking at strategies to fund the 2 deducts through outside help.
- Commissioner Pointer asked if the project will be completed by next summer. It was reported yes, noting delivery of the play equipment is the largest piece, noting it's 6-to-8-week window.

- Both commissioners likes this project, commending the collaborative funding with Metro Parks, the City of Tacoma, and State of Washington.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

Dash Point Park Pier & Park Improvements, Contract Award to MacKay Sposito

- This resolution authorizes a contract award to MacKay Sposito to provide schematic design for the pier and park, with the potential for final design and engineering for the construction projects at Dash Point Park in the amount of \$344,687.
- It was explained this effort will advance the full reconstruction/replacement of the fishing pier that was closed to the public in July of 2021 due to concerns about its structural integrity and functional obsolescence. This initial design phase will also evaluate the entire park site for improvements to compliment and support those proposed for the fishing pier, including access, infrastructure, and recreation amenities.
- Marty explained that while we are addressing issues with the pier, we are also looking at other opportunities. He added that the community has not only shown interest in the pier reconstruction, but also in parking, sea-level rise, and access.
- It was reported three firms submitted bids and two were interviewed. MacKay Sposito was select by a panel as the most qualified. Staff agreed to confirm that they are utilizing MWBE sub-consulting firms.
- Kristi reported the project's budget includes a state appropriation (RCO ALEA) in the amount of \$400,000. It was noted that this was a direct result of our legislative agenda efforts. These funds will help get us through schematic design and some of the permitting.
- Commissioner Reid noted this is lot of money for architecture drawings and asked if there will be a team working on this project. Kristi said yes, including a Geotech engineer, public process/input consultant and landscape architect.
- Marty added that we currently don't have funding for construction, however this action positions us to possibly receive infrastructure grant funding. He explained that to be considered, projects need to be "shovel ready" with a full set of drawing.
- Commissioner Reid was worried about a delay once this phase is completed. Marty reported this project will move forward as quickly as possible because the long regulatory process for shoreline work.
- Commissioner Pointer asked about the construction schedule. Marty reported the public won't see construction until after the schematic design is complete and subsequent phases of engineering, permitting, and bidding are completed.
- Hunter added that Pierce County is interested in helping with funding to address park issues such as parking. He has been given the go ahead to seek additional funding during the next 2023 legislative session.
- Commissioner Reid suggested explaining to the Board why we are doing work at both the pier and park.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

Accepting and Appropriating City of Tacoma Landmarks Preservation Commission Heritage Project Grant Funds for Dickman Mill Park Audio Artwork

- This resolution accepts and appropriates a \$9,500 grant from City of Tacoma Landmarks Preservation Commission Heritage Project Grant Funds for Dickman Mill Park Audio Artwork, adding the funds to the overall project cost.
- This project made possible the creation of the audio artwork “Ghost Timbre” available online from the Dickman Mill Park webpage as well as from the park itself by QR code and park users’ mobile devices. The artist collaborated with historians and culture bearers from the Puyallup Tribe and interviewed former mill workers to develop a soundscape that enhances the historic nature of the site as well as the natural elements of the park space.
- Marty added that work has been completed and that this adds an important educational element to the project.
- Commissioner Pointer asked if it is vandal proof. Yes, since there is no device. Participates scan a QR code or go to Metro Parks website to listen to information.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

Contract Award to Sound Pacific Construction, LLC for Point Defiance Park Loop Trail Phase 1 J2022-28

- Marty and Roger presented the commissioners with an updated versions of this resolution that filled in highlighted sections with a selected vendor. It was explained that bid results weren’t finalized by the time the packet was distributed. It was explained this resolution authorizes the contract award to Sound Pacific Construction, for Phase 1 of the Point Defiance Park Loop Trail project in the amount not to exceed \$1,397,872.71.
- This first phase of construction advances the preferred route discovered through the 30% design study. A new path will connect the new roundabout at the Pearl Street entrance, the Wilson Way bridge landing, the Pagoda, the Main Picnic area, the new pedestrian and bicyclist path to Owen Beach, the front entrance to the zoo, and the neighborhood. The project will install concrete walkways, retaining walls, improve the Wilson Way connection to the park, and signage.
- Roger explained that Metro Parks was granted in 2014 an RCO grant to design a loop trail that creates a safe place for pedestrians away from traffic. There have been project adjustments over the years resulting in the presented revised inner loop trail. A new sidewalk is also included in this phase to satisfy an earlier agreement with COT that allowed the building of the new aquarium and education center within Point Defiance Park.
- Commissioner Reid asked if any power poles will need to be moved. Roger said no, noting that the sidewalk width was kept to a size that does not require removal. He added we will be continuing the sidewalk in Phase 2. Reid also asked if it will be ADA accessible. Roger reported yes.
- Roger reported we received seven bids, four that were deemed responsive. Sound Pacific Construction was determined the lowest responsive bid. Compliance checks have been completed and reference checks will happen over the next couple days. It was noted that per RCO requirements we need to have the contractor hired and active by November 1, 2022.
- Commissioner Pointer asked if they are a local vendor. Roger reported yes, they are from Gig Harbor.
- Marty suggested that future presentations include a project footprint. Both commissioners agreed it would be helpful.

- Commissioner Pointer asked if any trees are being taken out. Not during this phase Roger reported, but in the later phase yes by the zoo. Commissioner Reid asked if we will replant any trees removed. Roger said yes, we will plant two trees for every tree removed.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

Meadow Park Golf Course Bridge Repair (Hole 13) –Wildwood Carpentry Change Order #4

- This resolution authorizes contract Change Order #4 for Meadow Park Golf Course Bridge Repair (Hole 13) construction contract to Wildwood Carpentry in the amount of \$387,790.70.
- Roger explained that upon completion of the initial project scope, a pre-existing wall downslope of the bridge unexpectedly began to fail. The failed existing timber wall created increased opportunities for erosion of the soil surrounding the existing bridge footings.
- Roger met with team of professional engineers who designed a solution that will keep the bridge footings in place by installing piles into the footings and protecting the slopes around them. This change order includes mobilization of construction equipment, installation of micropiles at the existing bridge footings, a new shotcrete-faced soil nail wall to retain soil under the footings, and installation of erosion control matting on the steep slope below the footings.
- Commissioner Reid commented on the close to \$1M cost, noting it is high for a bridge. Roger stated it was a disappointing find, but the wall below had failed.
- Commissioner Reid added it's a shame it will use up a significant portion of the golf course's operating budget.
- Commissioner Pointer asked if the bridge will be safe. Roger said yes. He did note that work will require a very specific drill that need to be manually run on a bluff.
- Commissioner Reid asked how much a pre-made bridge costs. Around \$1M - \$1.5M.
- Both commissioners concluded that this work needs to be done.
- Roger offered to present pictures of the work. Commissioner Reid thought this would be helpful.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

Additional Items

- Commissioner Reid suggested changing bidding preferences from lowest bid to local and minority firms. Commissioner Pointer seconded this and added that as prices goes up, it is better to spend locally. Marty will forward this request to contract compliance team for consideration in the future, knowing that we are bound by state requirements for Public Works construction.

Meeting Adjourned