

**Capital Improvement Committee Meeting (CIC)
Agenda & Meeting Materials ion
November 16, 2022 - 5:15 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: **November 16, 2022 5:15 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**

**Wednesday, November 16, 2022
5:15 PM**

MINUTES FROM OCTOBER 26, 2022

PROJECT STATUS REPORT

DISCUSSION ITEMS

ACTION ITEMS

- Point Defiance Marina Complex Boathouse Buildings Utility & Facility Repairs – Westmark Construction Change Order #2

FUTURE AGENDA TOPICS

ADJOURNMENT



BOARD OF PARK COMMISSIONERS CAPITAL IMPROVEMENT COMMITTEE

October 26, 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 Parks and ZEED; **Joe Brady**, Deputy Director - Regional Parks and Attractions; **Mary Kay Henley**, Planning Administration

Acceptance of Minutes: Minutes from the September 28, 2022, meeting were approved as written.

Discussion Item

- Commissioners asked if the Stanford & Reed project has gone out for bid. Kristi report no, it will be issued by Tacoma Public Schools in the next couple week.

Action Items

Melanie Dressel Park Improvements - Contract Award to Pease Construction Inc.

- 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.
- Kristi reported we received 6 bids for the project, 5 responsive. Pease Construction came in as the lowest bid that included the 3 alternatives. Improvements will include 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, and art. She added that the Puyallup Tribe will help with the 3 interpretive signs and concrete stamping for the artwork.
- She added we have previously worked with Pease Construction on the W.W. Seymour Conservatory project and currently at Point Defiance Zoo & Aquarium.
- This will be a 12-month project and is the result of a huge fundraising campaign. The majority of these donations are coming from the City of Tacoma, Pierce County, Foss Waterway Development Association, Commerce Grant and various Metro Park's 14 UTGO Bond funds.
- Commissioner Reid questioned the listing of the 1% art in the budget section, asking if it should be listed under expenditures. Kristi explained that the 1% art is staying within this

project. She will confirm that it is being reported correctly and update the resolution if needed.

- Commissioner Pointer asked who will use this park - only the people living in the apartments along the waterway. Kristi reported it hopefully will attract a wider group of the people. Marty noted it's proximity to the Prairie Line Trail, the waterfront and community attractions will help attract additional members of the community and visitors to Tacoma.
- Marty explained the accept and appropriation section of the resolution refers to mid-year budget adjustment that moves any surplus operating funds into the capital budget.
- Commissioner Reid questioned the budget item showing funds being pulled from the Waterfront/Titlow projects. Marty explained this is simply an internal fund borrowing to get this project underway. Funds would be reinfused back into the projects at a later date as they are identified. Commissioner Reid said it would be beneficial for staff to document how and when those funds would return the project that they were originally assigned.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

Meadow Park Golf Course Strategic Design - Contract Award to iCon Golf Studio

- This resolution authorizes contract award for the Meadow Park Golf Course Strategic Design contract to iCon Golf Studio in the amount of \$80,000.
- Roger provided some project background. He explained that there was a need to work 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. Staff are recommending that Icon Golf Studio, with the assistance of a project steering committee, be selected to create a Strategic Design that will renovate, remodel, and reimagine the golf course.
- Roger reported we received an overwhelming response to the RFQ that went out. Of the 9 submittals, 5 were interviewed. Roger reported that the interviews were very exciting and featured interesting conversation and ideas. At the conclusion, everyone agreed Icon Golf Studio was the best candidate for this project, noting it's broad expertise in this field, especially for public golf courses.
- The project is being funding by Meadow Park Golf Course's operational budget. Staff are excited to get this project moving forward.
- Commissions Reid asked if we should include the scoring results in the Board presentation. It was decided that Roger would list the completing firms in the Board memorandum.
- Commissioner Pointer asked if this was a local firm. Roger reported it is an international firm, top-notch in its field.
- Joe Brady added they delivered a great product on a similar project in Denver.
- Commissioner Reid asked if this project would interrupt play and revenue at the course. He added that we are not in the situation of supplementing the golf course. Marty reported it's not expected. He added that any impact to the course's business plan will be vetted and part of the decision process.

Meeting Adjourned



MEMORANDUM

TO: Board of Park Commissioners

THROUGH: Shon Sylvia, Executive Director

FROM: Debbie Russell, Director of Business, Administration and Planning

**SUBJECT: POINT DEFIANCE MARINA COMPLEX BOATHOUSE BUILDINGS
UTILITY & FACILITY REPAIRS BID #J2022-02 WESTMARK
CONSTRUCTION, INC. CHANGE ORDER #2**

DATE: November 26, 2022

EXECUTIVE SUMMARY: This resolution authorizes contract Change Order #2 for the Point Defiance Marina Complex Boathouse Building Utility & Facility Repairs construction contract to Westmark Construction, Inc in the amount of \$368,201.90 (includes 10% Washington State Sales Tax).

BACKGROUND: Metro Parks manages Point Defiance Marina Complex.

This project implements some of the recommendations made in the March 1, 2016, Facility Condition Assessment Report (FCAR) completed for the Point Defiance Boathouse Complex by BergerAbam (since acquired by WSP). The study evaluated the buildings' interior and exterior structural components, mechanical/electrical/plumbing (MEP) systems and included the pier and piles, provided recommend corrective action for all violations and all deficiencies and prioritize capital repair projects at the Point Defiance Boathouse Complex. The buildings include: the Old Boathouse, which is comprised of the concrete structure (built 1921) and wood piling structure (built 1949), and the New Boathouse facility which includes the 2-story Boathouse, Tackle Shop, Anthony's restaurant and associated common pier area completed in 1988.

Utilizing the 2016 FCAR, the work was advanced in two different phases. The first phase was a piling replacement project. That in-water work required a different kind of permitting process and has differing requirements on when the work can be completed. That scope of work is now complete and included installing new piling, repairing damaged piling, and revising the capping on select piles.

The second phase of marina complex work included under this contract with West Mark Construction Inc includes updates to the new boathouse building, the tackle shop, and upgrades to the utilities under the complex. This scope of work includes re-decking the 2nd floor boathouse 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. As this work is

not considered in-water work, it is not held to the same construction constraints as the piling portion of the project. The project is planned to be completed in 2022.

The improvements were designed to anticipate current and future loads. Construction will be sequenced to minimize service interruption to existing facilities.

The bid opening was held on March 7th, 2022, at 11:05 am. Three (3) bids were received with three (3) considered responsive. The contract was awarded to Westmark Construction, Inc by the Board of Park Commissioners on March 28, 2022, Resolution #PW20-22 for a total amount of \$2,070,640.00 (including Washington State Sales Tax).

Change Order #1 added a total amount of \$151,732.90 (includes 10% Washington State Sales Tax) and 80 construction days to the project. It was approved administratively on October 6, 2022 and covered additional unforeseen costs that included; demolition and replacement of deterioration at the exterior walls of the boathouse, damaged beam replacement at the exterior wall of the building, temporary access, and painting revisions. This change added 80 days to the construction calendar.

Change Order #2 for the amount of \$368,201.90 (includes 10% Washington State Sales Tax) is now being requested. It was discovered that excessive deterioration had occurred in some utilities, portions of the Anthony’s building, and main structural members of the boathouse deck. This change will pay for applicable beam repair, select beam replacement, mezzanine decking adjustments, and repairs and repainting necessary at the Anthony’s building.

FISCAL IMPACT: The funds for the Point Defiance Marina Complex Boathouse Building Utility and Facility Repairs will be accounted for in three 2014 UTGO bond categories (Marina, Point Defiance Park, Districtwide) as well as the Point Defiance Marina Operating fund. For project implementation purposes, the following is a breakdown of the funding sources and project budgets.

Funding:	
2014 UTGO Bond Funds (Point Defiance Marina)	\$1,397,957
2014 UTGO Bond Funds (Regional: Point Defiance Park)	\$1,300,000
2014 UTGO Projects (F349 District Wide 34906005.397000.63700)	\$750,000
Point Defiance Marina Operations (034388131.59700)	\$300,000
1 % for Art	(\$24,987)
Total	\$3,722,970
Budget:	
Planning & Design	\$316,942
Construction-Pier Work (includes tax)	\$598,681
Construction-Building Work (includes tax)	\$2,222,373
Construction-Building Work CO#2 (includes tax)	\$368,202
Other-Permitting, Bid Services, Ads	\$40,000
<u>Contingency</u>	<u>\$176,772</u>
Total	\$3,722,970

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

METROPOLITAN PARK DISTRICT OF TACOMA

RESOLUTION NO. _____

**POINT DEFIANCE MARINA COMPLEX BOATHOUSE BUILDINGS UTILITY &
FACILITY REPAIRS BID #J2022-02 WESTMARK CONSTRUCTION, INC.
CHANGE ORDER #2**

WHEREAS, the Board of Park Commissioners of the Metropolitan Park District of Tacoma desires to improve the Point Defiance Marina Complex Boathouse Buildings Utility and Facility; and

WHEREAS, the contract was approved by the Board of Park Commissioners on March 28, 2022, Resolution #PW20-22, for a total amount of \$2,070,640.00 (including Washington State Sales Tax); and

WHEREAS, Change Order #1 was issued in the amount of \$ \$151,732.90 (including Washington Sales Tax) for unforeseen building repairs and access adjustments; and

WHEREAS, Change Order #2 was submitted by WESTMARK CONSTRUCTION, INC in the amount of \$368,201.90 (including Washington State Sales Tax), and has been reviewed by contract compliance and is recommended by staff; Now, therefore be it

RESOLVED by the Board of Park Commissioners of the Metropolitan Park District of Tacoma to authorize Change Order #2 with WESTMARK CONSTRUCTION, INC, in the amount of \$368,201.90 (including Washington State Sales Tax), for a total contract amount of \$2,590,574.80 (including Washington State Sales Tax).

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