

**Capital Improvement Committee Meeting (CIC)  
Agenda & Meeting Materials ion  
December 14, 2022 - 5:00 PM**

Metro Parks Headquarters  
4702 S 19th St.  
Tacoma, WA 98405



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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: **December 14, 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>

<b>Or Dial:</b>	<b>(253) 215-8782</b>
Enter Meeting ID:	<b>950 4153 1173</b>
Password:	<b>039699</b>
Participant ID:	<b>No ID needed, just press #</b>

**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, December 14, 2022  
5:00 PM**

**MINUTES FROM NOVEMBER 16, 2022**

**PROJECT STATUS REPORT**

**DISCUSSION ITEMS**

**ACTION ITEMS**

- PDZA Pacific Seas Aquarium Baja Bay Exhibit Repairs Contract Award to Pease Construction

**FUTURE AGENDA TOPICS**

**ADJOURNMENT**



## BOARD OF PARK COMMISSIONERS CAPITAL IMPROVEMENT COMMITTEE

**November 16, 2022  
5:15 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 October 26, 2022, meeting were approved as written.

### Discussion Item

N/A

### Action Items

#### **Point Defiance Marina Complex Boathouse Buildings Utility & Facility Repairs - Westmark Construction, Inc. Change Order #2**

- This resolution authorizes Change Order #2 to the Westmark Construction contract for the Point Defiance Marina Complex Boathouse Building Utility & Facility Repairs in the amount of \$368,201.90.
- Roger explained this change order is being requested because additional deterioration has occurred in some utilities, portions of the Anthony's building, and main structural members of the boathouse deck. Funds will cover beam repair, select beam replacement, mezzanine decking adjustments, and repairs and repainting necessary at the Anthony's building.
- Work is expected to be completed by the end of this year. Roger reported that ½ the concrete deck is complete and remaining concrete should be poured after Thanksgiving.
- Commissioner Pointer asked if we are still within budget. Marty and Roger answered that this CO will require current contingency funds and that additional bond funds will be transferred into the project in order to address the unforeseen conditions included in this change order..
- Roger went over the project's budget. He noted the previous change order corrected building decay found in the exterior walls and beams. This change order handles additional damages found during construction. He explained this is expected in an older building that sits over a body of water. He concluded that this should be the last budget adjustment.
- Commissioner Pointer asked if funds were coming from the 2014 UTGO bond. Roger said yes, under the Point Defiance Park category.

- Commissioner Reid asked if this is the last project scheduled at the Marina. Roger said yes, noting work is almost complete on the Sanitary Lift Station, pedestrian bridge removal, and painting at Anthony's and Boathouse. The only other work planned in the immediate area of the boathouse would be to the seawater supply connection found at the corner of the Boathouse building as part of a PDZA project.
- Marty concluded that all Marina work listed in the current Capital Improvement Plan (CIP) has been completed, though we know that there is more work to be done there as identified in the overall facility condition assessment. Future work is being targeted but will happen during a future CIP.
- Commissioner Pointer stated he views these updates as "landlord improvements."
- Both Commissioners asked if there will be any business interruptions to construction. Marty reported that MPT has worked to minimize impact to boathouse users, noting work being completed during fishing off-season to not upset activities of the tenant.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

**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 PDZA PSA Baja Bay Exhibit Repairs J2022-36**

DATE: January 4<sup>th</sup>, 2023

**EXECUTIVE SUMMARY:** This resolution authorizes the contract award to Pease Construction Inc. for PDZA PSA Baja Bay Exhibit Repairs in the amount not to exceed \$392,792.00, including Washington State Sales Tax.

**BACKGROUND:**

The bid opening was held on November 28, 2022. One (1) bid was received and one (1) was considered responsive.

Please refer to the attached bid tabulation for the list of contractors and bid amounts. Pease Construction Inc. submitted low Base Bid in the amount of \$392,792.00 (including Washington State Sales Tax). Reference checks by staff have confirmed that Pease Construction Inc. is a responsible contractor and performs quality work. They have completed similar projects, including being currently contracted for the PDZA South Pacific Aquarium Exhibit Improvements.

Staff is recommending award of the Base Bid for a total amount of \$392,792.00 (including WSST).

The Pacific Seas Aquarium (PSA) requires maintenance work on the seals around the exhibit viewing glass, as well as repairs to the exhibit liner and coating, and concrete repair. Because the exhibit cannot be drained, all work must be performed with water in the exhibit by a qualified exhibit repair team working by SCUBA or surface air supply. Additionally, this project will include the construction and installation underwater of a protective barrier that will prevent this type of damage from occurring in the future due to animals interacting with the seal material in unintended ways.

**FISCAL IMPACT:** The funds for this project are derived from Point Defiance Zoo & Aquarium Operating Funds.

**Funding**

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Point Defiance Zoo & Aquarium Operating Funds	\$ 538,200
<b>Total</b>	<b>\$ 538,200</b>

**Project Budget**

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Planning and Design	\$ 40,000
Construction (including tax)	\$ 392,792
Other Project Costs	\$ 61,408
Construction Contingency	\$ 40,000
1% for Art	\$ 4,000
<b>Total</b>	<b>\$ 538,200</b>

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

**METROPOLITAN PARK DISTRICT OF TACOMA**

**RESOLUTION NO. PWXX-XX**

**PDZA PSA BAJA BAY EXHIBIT IMPROVEMENTS  
BID#: J2022-36  
CONTRACT AWARD TO PEASE CONSTRUCTION INC.**

WHEREAS, the Board of Park Commissioners of the Metropolitan Park District of Tacoma desires to make infrastructure improvements to facilities at Point Defiance Zoo & Aquarium; and

WHEREAS, funds for the project consist of Point Defiance Zoo & Aquarium Operating Funds; and

WHEREAS; One (1) bids (Bid#: J2022-36) were received with One (1) being considered responsive; and

WHEREAS, the low Base Bid submitted by Pease Construction Inc., in the amount of \$392,792.00 (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; Now, therefore, be it

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 \$392,792.00 (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 January 9<sup>th</sup>, 2023.

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President

ATTEST:

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Clerk



DEPARTMENT OF PLANNING, DESIGN & DEVELOPMENT  
 PROJECT: PDZA PSA Baja Bay Exhibit Repairs  
 Bid # J2022-36

BID RESULTS

BID OPENING: November 28, 2022, 11:00 P.M.


<b>BIDDER NAME:</b>	Pease Construction Inc.					
<b>Address</b>	3815 100th ST SW #3A					
<b>City, State Zip</b>	Lakewood WA 98499					
<b>Contact</b>	Loran Pease					
<b>Telephone</b>	253.584.6606					
<b>Fax</b>	253.581.7855					
<b>Email</b>	loran@peaseinc.com					

<b>BID COMPLIANCE:</b>						
<b>Contractor Name:</b>	Pease Construction Inc.					
<b>Bidder's Proposal:</b>	X					
<b>Cert of Compliance w/wage Pymt:</b>	X					
<b>Non-Collusion Affidavit:</b>	X					
<b>Bid Bond/Money Order:</b>	X					
<b>MWBE Utilization Form:</b>	X					
<b>Subcontractor Listing Form</b>	N/A					
<b>Receipt of Addendum:</b>						
<b>#1</b>	X					
<b>#2</b>	X					

<b>BID AMOUNTS:</b>	\$392,792.00					
<i>All bid alternate amounts listed below do not included WSST.</i>		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Base Bid Amount w/Tax:</b>	\$392,792.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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**BIDS OPENED BY:** Tresa Edmonds      **BIDS VERIFIED BY:** Julie Wilfong

**SIGNED BY:**       **SIGNED BY:** 