



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