



**BOARD OF PARK COMMISSIONERS  
CAPITAL IMPROVEMENT COMMITTEE  
February 15, 2023  
5:00 PM  
MINUTES**

**Attendees:** Commissioner Pointer, Commissioner Reid

**Staff Support:** **Marty Stump**, Deputy Director - Planning and Development; **Fred Ramey**, ZEED Asset and Facilities Services Manager; **Kristi Evans**, Capital Program Manager, Community & Neighborhood Parks; **Mary Kay Henley**, Planning Administration

**Acceptance of Minutes:** Minutes from the January 25, 2023, meeting were approved as written.

**General Comments/Question**

- Commissioner Reid asked the status of Commissioner Smith's request for additional financial information included in future resolutions. Marty reported there have been numerous conversations on this topic with the contract team. They are working on a format that doesn't impact their ability to provide information in a complete and timely manner. Both commissioners concurred they appreciate these changes being implemented.

**Action Item**

**PDZA SPA Exhibit Improvements – Change Order No. 5 to Pease Construction Inc. Construction Contract**

- This resolution authorizes Change Order No. 5 to Pease Construction, Inc. contract for the PDZA SPA Exhibit Improvements Project in the amount of \$52,089.19, bringing the contract total to \$4,081,879.60.
- Fred reported this change order will cover the expense of extending the epoxy flooring into the dive building to prevent further structural damage discovered by the contractor, and vacuuming out the feed line to the SPA which was unable to be inspected prior to construction but has visible debris throughout the line.
- Fred added that the project is going well, however it was observed that salt water was rotting the dive building and they decided it was cost effective to extend the epoxy flooring into the dive building. This additional cost takes up the majority of this change order.
- Commissioner Pointer said this additional work makes sense.
- Commissioner Reid asked why the design team didn't inform us that epoxy doesn't work well with salt water. Fred reported saltwater environments are hard on everything. There are just a few materials that hold up well, stainless steel for example, but they are very expensive. Another obstacle, the exhibit wasn't drained, limiting their initial inspection.
- Fred noted that PDZA operating funds are funding this change order and the project is still within the overall budget anticipated.

- Commissioner Pointer asked how long the epoxy flooring will last. Fred said at least 10 – 20 years.
- Fred concluded by showing a photo of the exhibit's new coral that is a lot brighter than in the past. He added that the aquarium staff worked closely with the design team on coral selection and density.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

### **Discussion Item**

#### **Stanley Playfield Enhancements in Partnership with Tacoma Public Schools (TPS)**

- Marty provided the commissioners with an update the joint Stanley Playfield Enhancements project that is guided by an Interlocal Agreement between Metro Parks and TPS. It is a combination of two projects: Tacoma Public Schools managing the athletic field development and Metro Parks managing the neighborhood park element.
- Marty presented an overview of the playfield enhancement project that was generally recommended in the joint MPT/TSD Athletic Field Study. He reported that TPS has earmarked close to \$6.2M and Metro Parks \$335,000 for the project.
- Field improvements will enhance TPS' scholastic athletic programs, i.e., home field for Stadium High School and Metro Park's after school programs, i.e. Beyond the Bell, etc.
- Additional improvements will include new sidewalks, ADA accessibility, new utility connections, small basketball courts, restroom and storage building to be open during program hours.
- Marty noted we are working through scheduling right now. TPS construction may begin as early as this summer, followed by Metro Park's neighborhood pocket park. Community meetings are being planned, with the first one scheduled for March 1<sup>st</sup>.
- It was noted that fencing will separate the playfield from the school area.
- Commissioner Pointer asked if synthetic turf will be used. Yes, the entire infield and outfield area will be synthetic turf. It was also noted the field may be striped for soccer and football.
- Commissioner Pointer asked how long it will take to complete the ball field. Marty reported that that would be contingent upon start date, but current schedule demonstrates that the ballfield portion of the project could be completed by year's end. There are schedule efficiencies in that there is a design-build time under contract now to TPS.
- Marty offered to present with TPS on this project and other joint athletic facilities as either a Board Capital Project update or special COW session.
- Commissioner pointer asked about lighting plans. Marty reported that lighting conduits are being included, but not the lighting fixtures themselves. He added this could be a future TPS project.
- Commissioners asked about any restroom upgrades. Marty reported there will be new pre-manufactured units, that are open when supervised onsite events are taking place.
- Commissioner Reid asked if this field was awarded NFL funding and if we need to keep within their standards. Kristi said the field did receive a youth football HUD grant in the past and that we are honoring those obligations as we move forward.

### **Meeting Adjourned**