

Capital Improvement Committee Meeting (CIC)

Agenda & Meeting Materials

March 27, 2024 - 5:00 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: **March 27, 2024 5:00 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, March 27, 2024
5:00 PM**

MINUTES FROM MARCH 13, 2024

PROJECT STATUS REPORT

DISCUSSION ITEMS

- N/A

ACTION ITEMS

- MPT / TPS Interlocal Cooperation Agreement for the Peck Community Sports Park
Multi-Use Baseball Field Project

FUTURE AGENDA TOPICS

ADJOURNMENT



BOARD OF PARK COMMISSIONERS CAPITAL IMPROVEMENT COMMITTEE

March 13, 2024
5:00 PM
MINUTES

Attendees: Commissioner Pointer, Commissioner Reid

Staff Support: **Kristi Evans**, Capital Program Manager, Community and Neighborhood Parks; **Fred Ramey**, ZEED Asset and Facilities Services Manager; **Mary Kay Henley**, Planning Administration

Acceptance of Minutes: Minutes from the February 28, 2024, meeting were approved as written.

Discussion Item

N/A

Action Items

Accepting and Appropriating Funds from the Point Defiance Zoo Society for the PDZA Penguin Exhibit Project at the Point Defiance Zoo & Aquarium.

- Fred explained that this resolution accepts and appropriates \$325,000 from the Point Defiance Zoo Society to support the planning and design phase for a new penguin exhibit at the Point Defiance Zoo & Aquarium in alignment with the Capital Facilities Plan completed in 2023.
- He added that these funds will move the project to 65% design phase. It will include the demolition of the 60-year-old North Pacific Aquarium, new visitor restrooms, new state of the art penguin exhibit and off exhibit animal care facilities.
- Staff haven't settled on the site, but staff are leaning towards the existing site. Fred added this would allow the penguins to remain where they are.
- The project's future funding source is still being determined. Additional fundraising efforts and possible future bond funds were mentioned. Fred noted the importance of getting the project to the 65% design phase to aid with fundraising efforts.
- Commissioner Reid asked how long the additional fundraising will take and if it will add to the project's costs. Fred reported the Zoo Society doesn't want the project paused for over one year. He acknowledged there is the risk of redesign expenses if the project is paused, but he felt it won't be paused long - just the shortest time possible.
- Commissioner Pointer asked if the Zoo Society has the funds for this contribution. Fred stated yes. They are ready to transfer funds as soon as it is approved by the Board. Once this is done, they can begin the contractor selection process.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

Northwest Trek Animal Operations Area Improvements Construction Contract Award to Kassel & Associates, Inc

- This resolution authorizes a construction contract award to Kassel & Associates for work at Northwest Trek's Animal Operations Area in the amount of \$2,021,470. Fred explained funds will cover the demolition of the existing haybarn structure, construction of a new commissary facility with a walk-in freezer/cooler to support food preparations for animals located throughout the park, a new haybarn, well house, and pumps.
- Fred explained this project has been in the design phase for long time, noting Pierce County's permitting is slower than the City of Tacoma's. He explained the well needs to be completed before any other work can start. The well no longer meets code and Pierce County won't approve any other work until it is completed.
- Staff went out for bidding a longer than usual time, 45 days. Fred stated he was impressed with response noting four responsive bids were received. Kassel & Associates was ultimately selected as the lowest bidder. Metro Parks hasn't worked with them before, but their reference check came back good. They have done a lot of work with Fircrest. Headquartered in Redmond, Washington they aren't a MWBE registered general contractor but have communicated an intent to utilize one or more MWBE registered sub-contractors for this project.
- Commissioner Pointer asked if firms contacted were satisfied with their work. Fred reported everyone was happy with their work. Their only weakness was paperwork and Fred said he is willing to help them with this.
- Commissioner Reid asked if the project's bid tab will be included when presentation to the Board. Fred apologized for the oversight and will make sure it's included with the Board presentation material.
- Commissioner Pointer asked when the project will start. Fred said in about a month. The well work will happen first, in the next 60 days. Pierce County Health Department will ultimately need to sign off on it. While that is being finished, staff are ordering the metal building. The main project should be in construction by this fall.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

Future Topics

- Commissioner Reid stated the last portion of the 14UTGO bond funds were to focus on neighborhood parks. He wants staff to provide an update on how we are doing, noting it is important to make sure we follow through on our community promises. Kristi said she will forward this request to Marty or Debbie so they can give a quick update at a future CIC. She noted that Melanie's Park will be opening April 11th and that Ferry Park's new equipment has been ordered.

Meeting Adjourned



MEMORANDUM

TO: Board of Park Commissioners

THROUGH: Shon Sylvia, Executive Director

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

SUBJECT: MPT / TPS Interlocal Cooperation Agreement for the Peck Community Sports Park Multi-Use Baseball Field Project

DATE: April 3, 2024

EXECUTIVE SUMMARY: This resolution authorizes the execution of an ILA between Metro Parks Tacoma (MPT) and Tacoma School District (TSD) for the joint development and operation of a new Multi-Use Baseball Field Project at Peck Community Sports Park (formerly known as Peck Athletic Complex) located on MPT owned property at 1425 S State St, Tacoma. This resolution authorizes the appropriation of up to \$458,487.78 from the 2014 UTGO Bond Funds to support the construction of the Project and would also authorize the Executive Director to enter into the necessary agreements with TSD..

BACKGROUND:

MPT and TPS operate cooperatively under Interlocal Agreement TSD-14-110 regarding the Joint Use and Development of Facilities and Open Spaces. This agreement encourages the expansion of joint and cooperative capital ventures and efficient management of the use of the parties' properties and facilities for the benefit of the Tacoma community.

The Peck Community Sports Park Multi-Use Baseball Field Project is identified as the first phase of site redevelopment identified within the recently completed Peck Community Sports Park Master Plan. This Master Plan was prepared with considerable community input and adopted by the Park Board on December 11, 2023.

The Peck Community Sports Park Master Plan recommends a broad range of recreation facilities including a multi-use baseball field, flex sports field, restrooms, playground, covered areas for shade, sports courts, trails, parking and drainage upgrades, passive play and garden areas and other landscape improvements.

This ILA is focused primarily upon Phase One of the overall project consisting of the Multi-Use Baseball Field Project. The Project will serve the needs of youth athletic programs for Stadium High School, Hilltop Heritage Middle School, other TSD students, and the general public by providing improved sports fields as well as other facilities and spaces for active and passive recreation.

The Project, currently estimated at approximately \$5M is funded primarily by TPS with a modest contribution by MPT to help offset site development expenses. TPS is managing the design, permitting and construction phases of the project in partnership with MPT.

As detailed further within the ILA, MPT will manage, operate and maintain the multi-use baseball field once completed.

FISCAL IMPACT: The contribution of \$458,487.78 is provided by MPT 2014 UTGO Bond Funds will support the Peck Athletic Complex-Tacoma School District Multi-Use Baseball Field Project.

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

METROPOLITAN PARK DISTRICT OF TACOMA

RESOLUTION NO. R-

**MPT / TPS INTERLOCAL COOPERATION AGREEMENT FOR THE PECK
COMMUNITY SPORTS PARK MULTI-USE BASEBALL FIELD PROJECT**

WHEREAS, the Board of Park Commissioners of the Metropolitan Park District of Tacoma wishes to enter into a Interlocal Cooperation Agreement with the Tacoma School District(TSD) for the Peck Community Sports Park -Tacoma School District Multi-Use Baseball Field Project, and

WHEREAS, MPT is a metropolitan park district operating under authority of Chapter 35.61 RCW and is a public agency authorized to enter into interlocal agreements with other public agencies pursuant to the Interlocal Cooperation Act, Ch. 39.34 RCW;

WHEREAS, TSD is a public school district operating under the laws of the state of Washington as a school district and is a public agency authorized to enter into interlocal agreements with other public agencies pursuant to the Interlocal Cooperation Act, Ch. 39.34 RCW;

WHEREAS, the Parties entered into Interlocal Agreement TSD-14-110 regarding the Joint Use and Development of Facilities and Open Spaces, which encourages the expansion of joint and cooperative capital ventures and efficient management of the use of the parties' properties and facilities for the benefit of Tacoma's citizens;

WHEREAS, TSD wishes to complete the Multi-Use Baseball Field Field Project at Peck Athletic Complex to provide field capacity to youth athletics programs for Stadium High School, Hilltop Heritage Middle School, other TSD students and the community more broadly, and

WHEREAS, Metro Parks has planned future development for the Peck Community Sports Park to compliment the ballfield project as identified within the 2023 Peck Community Sports Park Master Plan, and

WHEREAS, Metro Parks and the TSD have determined that there would be mutual agency and community benefit by combining resources for the redevelopment of Metro Parks property at Peck Community Sports Park under this Phase One project managed and administered by TSD, and

WHEREAS, the Board of Parks Commissioners wishes to allocate funds in order to participate in this partnership; Now, therefore, be it

RESOLVED by the Board of Park Commissioners of the Metropolitan Park District of Tacoma that: a maximum contribution of \$458,487.78 is granted from the 2014 Capital bond Funds to build the new Multi-Use Baseball Field at Peck Athletic Complex and give authorization to the Executive Director to sign the Interlocal Cooperation Agreement with the TDS.

The forgoing resolution was adopted by the Board of Park Commissioners of the Metropolitan Park District of Tacoma at a regular meeting held on _____2024.

President

ATTEST:

Secretary

Clerk