



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