

Capital Improvement Committee Meeting (CIC)

Agenda & Meeting Materials

April 2, 2025 - 5:00 PM

Parks Tacoma Headquarters

4702 S 19th St.

Tacoma, WA 98405



This Capital Improvement Committee Meeting (CIC) will be held at hybrid via Microsoft Teams or in person at: Parks Tacoma Headquarters, 4702 S 19th St., Tacoma, WA 98405. If you elect to join the meeting remotely please sign in following the instructions below: (either by online link or by phone)

To attend this event please register [here](#).

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, April 2, 2025
5:00 PM**

MINUTES FROM MARCH 19, 2025

PROJECT STATUS REPORT

DISCUSSION ITEMS

- N/A

ACTION ITEMS

- Fort Nisqually Clerk's House Replacement, Construction Contract Award to Contractor X
- Point Defiance Park Loop Trail Phase 2, Construction Contract Award to Global Contractors, LLC

FUTURE AGENDA TOPICS

ADJOURNMENT



BOARD OF PARK COMMISSIONERS CAPITAL IMPROVEMENT COMMITTEE

**March 19, 2024
5:00 PM
MINUTES**

Attendees: President Smith, Commissioner Santorno
Staff Support: **Paul Simmons**; Director, Business Administration and Planning;
Marty Stump, Deputy Director, Business Administration and Planning;
Terry Jungman, District-Wide Capital Improvement Program Manager
Kristi Evans, Capital Program Manager, Community and Neighborhood Parks;
Jasinda Waldron, Administrative Services Coordinator, Business Administration and Planning

Acceptance of Minutes: Minutes from the March 5th, 2025, meeting were approved as written.

Discussion Item

N/A

Action Items

Portland Avenue Park Improvements Phase 1, Architecture and Engineering Contract Award to Mithun

- This is an updated masterplan from 2023. There is a current building in the park that is currently in use by Asia Pacific Cultural Center
- Parks Tacoma would like to move forward with Phase 1 which includes a spray ground, restroom, and playground.
- Serves eastside and Puyallup tribal areas.
- A/E agreement would be for new spray ground, designing the restroom and storage, and updating a new playground
- The spray ground is a great opportunity we received state appropriation for it
- Funding is 3.9 m including 2014 bond funds
- When we chose Mithun we went through an extensive process and received 11 statements of qualification, then held 3 interviews, Mithun was selected and we recommend contracting with them.
- In the past Mithun worked on Swan Creek (dog park, parking lot, restroom) they all did imagine your waterfront in Ruston way, their regional office is located in Seattle
- They are currently doing design work with the Puyallup tribe
- Even though we are going to be able to design everything the plan ground may not make the construction round due to budget. Hunter is currently working on funding and during the design we are looking at if the playground needs to stay if we can design around it without compromising the project.

- It was recommended by the CIC commissioners to advance this resolution to the full board with a recommendation to approve.

Additional Items

- In late spring/early summer Pierce County will be doing work in Swan Creek to improve the creek and fish and wildlife.

Meeting Adjourned



RESOLUTION CHECK SHEET

<input type="checkbox"/> CONSENT AGENDA		
<input checked="" type="checkbox"/> REGULAR AGENDA:	<input type="checkbox"/> Purchasing Resolution	<input checked="" type="checkbox"/> PW Purchasing Resolution
	<input type="checkbox"/> Single Reading Resolution	<input type="checkbox"/> First Reading (two readings)

Department: Business Administration and Planning	Expected agenda date: April 14, 2025
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Resolution Title: Fort Nisqually Clerk's House Replacement, Construction Contract Award to Contractor X	List supportive material and attachments included: Bid Tab
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Written By: Terry Jungman

Dept. Director's Approval:

Did you include:	
<u>All Contracts</u>	<u>Construction</u>
<input type="checkbox"/> Vendor Bid Grid	<input type="checkbox"/> Warranty Information
<input type="checkbox"/> Vendor Selection Process	<input type="checkbox"/> Identification of M&O Dollars
<input type="checkbox"/> Past Work Done With MPT	<input type="checkbox"/> Offline Facility Information
<input type="checkbox"/> References/past work with others	<input type="checkbox"/> When was plan or design concept presented to the Board
	<input type="checkbox"/> How is the Project going to be managed – MPT/A&E/Other

<input type="checkbox"/> APPROVED	<input type="checkbox"/> DISAPPROVED
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Executive Director's Comments:

My presentation will require that the PowerPoint projector be set-up Yes No

Please attach resolution and cover memo.
METROPOLITAN PARK DISTRICT OF TACOMA



MEMORANDUM

TO: Board of Park Commissioners

THROUGH: Shon Sylvia, Executive Director

FROM: Paul Simmons, Director of Business, Administration and Planning

SUBJECT: **Fort Nisqually Clerk's House Replacement, Construction Contract Award to Contractor X**

DATE: April 3, 2025

EXECUTIVE SUMMARY: This resolution authorizes contract award to Contractor X to provide Construction services for the Fort Nisqually Clerk's House Replacement in the amount of \$xxx,xxx.xx (including Washington State Sale Tax).

BACKGROUND: Fort Nisqually, the first globally connected settlement on the Puget Sound, was established in 1833 by the Hudson's Bay Company as a fur trading outpost in what is now DuPont, WA. The Fort you see today in Point Defiance Park was reconstructed in the 1930s by the Works Progress Administration (WPA) with the Factor's House and Granary being donated to Parks Tacoma. The museum gives residents and visitors a chance to experience what life was like on Puget Sound in 1855.

The Capital Development and Program Plan completed in 2016 outlines a set of recommendations that seek to enhance the programmatic offering and improve the collection of structures that contribute to the Fort's rich history-based experience. As a follow-up to this new vision, the Facilities Condition Assessment and Report completed in 2018 evaluated the interior and exterior conditions of buildings and established priorities for capital investments at Fort Nisqually including the Kitchen, Sale Shop and Clerk's House. The first project to be implemented as a result of this report will be the Clerk's House Replacement.

Built in 1935, the current Clerk's House is part of the reconstructed Fort Nisqually. This site is listed on the local, Washington State, and National registers. It was added to the Tacoma Register in 1976. The Clerk's House has had major additions/alterations over time, and it has been rated with low integrity as part of the demolition/replacement process. The proposed replacement is modeled on the 19th century Hudson Bay Company's Montgomery House, the original Fort Nisqually structure that the Clerk's House was modeled after in the 1930s. SHKS Architects, along with Parks Tacoma, have collected historic photos and drawings of Montgomery House and its' successor (Clerk's House). Site drawings show their footprint within both the original fort site and the reconstruction at Point Defiance Park.

The Clerk's House Replacement project will include demolition of the existing Clerk's house, historically accurate reconstruction of the 19th century Montgomery House based on historic photos and drawings, and construction of a new 2,750 square foot building. The Clerk's House serves as a

back-of-house building that supports the 180+ volunteer staff who perform a period reenactment of the Fort's activities from 1855.

The bid opening was held on March 31, 2025. Number (#) bids were received and number (#) were considered responsive.

Please refer to the attached bid tabulation for the list of contractors and bid amounts. Contractor X submitted low Base Bid in the amount of \$x,xxx,xxx (including Washington State Sales Tax). Reference checks by staff have confirmed that Contractor X is a responsible contractor and performs quality work. They have completed similar projects, including _____.

FISCAL IMPACT: A construction contract is being recommended for award to Contractor X in the amount of \$x,xxx,xxx (includes 10.3% sales tax). The project is to be funded by a combination of 2014 UTGO Bond Funds, Park Operations and Washington State Heritage Grant funding.

FUNDING

2014 UTGO Bond Funds –	\$2,271,256
Park Operations	\$ 318,800
Washington State Heritage Grant	\$ 367,630
TOTAL	\$2,957,686

PROJECT EXPENSES

Planning & Design	\$ 363,819
Construction	\$2,421,639
Other Project costs (art, communications, advertising, permitting)	\$ 167,890
TOTAL	\$2,953,348

ADDITIONAL INFORMATION: For additional information, please contact Paul Simmons, Director of Business, Administration and Planning at (253) 448-1343 or paul.simmons@tacomaparks.com

METROPOLITAN PARK DISTRICT OF TACOMA

RESOLUTION NO. R-##

FORT NISQUALLY CLERK’S HOUSE REPLACEMENT, CONSTRUCTION CONTRACT AWARD TO X.

WHEREAS, the Board of Park Commissioners of the Metropolitan Park District of Tacoma desires to replace the Fort Nisqually Clerk’s House, and

WHEREAS, funds for the project consist of 2014 UTGO Bond Funds, Park Operations, Washington Heritage Grant: and

WHEREAS, X (#) bids (Bid No. J2025-01) were received with X (#) being considered responsive; and

WHEREAS, the low Base Bid with Bid Alternative No. 1 was submitted by Contractor X in the amount of \$xx (including WSST), reviewed by contract compliance and is considered a responsive bid: and

WHEREAS, Parks Tacoma staff has checked the references of Contractor X and find them to be responsible: therefore, be it

RESOLVED by the Board of Park Commissioners of the Metropolitan Park District of Tacoma to award the contract for Construction Services to Contractor X in the amount of not to exceed \$XX (Including Washington State Sales Tax).

The foregoing resolution was adopted by the Board of Park Commissioners of the Metropolitan Park District of Tacoma at a regular meeting held on _____ 2025.

President

ATTEST:

Secretary

Clerk



RESOLUTION CHECK SHEET

<input type="checkbox"/> CONSENT AGENDA		
<input checked="" type="checkbox"/> REGULAR AGENDA:	<input type="checkbox"/> Purchasing Resolution	<input checked="" type="checkbox"/> PW Purchasing Resolution
	<input type="checkbox"/> Single Reading Resolution	<input type="checkbox"/> First Reading (two readings)

Department: Business Administration and Planning	Expected agenda date: April 14, 2025
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Resolution Title: Point Defiance Park Loop Trail Phase 2, Construction Contract Award to Global Contractors, LLC	List supportive material and attachments included: Bid Tab
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Written By: Terry Jungman

Dept. Director's Approval:

Did you include:	
<u>All Contracts</u>	<u>Construction</u>
<input type="checkbox"/> Vendor Bid Grid	<input type="checkbox"/> Warranty Information
<input type="checkbox"/> Vendor Selection Process	<input type="checkbox"/> Identification of M&O Dollars
<input type="checkbox"/> Past Work Done With MPT	<input type="checkbox"/> Offline Facility Information
<input type="checkbox"/> References/past work with others	<input type="checkbox"/> When was plan or design concept presented to the Board
	<input type="checkbox"/> How is the Project going to be managed – MPT/A&E/Other

<input type="checkbox"/> APPROVED	<input type="checkbox"/> DISAPPROVED
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Executive Director's Comments:

My presentation will require that the PowerPoint projector be set-up Yes No

Please attach resolution and cover memo.
METROPOLITAN PARK DISTRICT OF TACOMA



MEMORANDUM

TO: Board of Park Commissioners

THROUGH: Shon Sylvia, Executive Director

FROM: Paul Simmons, Director of Business, Administration and Planning

SUBJECT: Point Defiance Park Loop Trail Phase 2, Construction Contract Award to Global Contractors LLC

DATE: April 3, 2025

EXECUTIVE SUMMARY: This resolution authorizes contract award to Global Contractors LLC to provide Construction services for the Point Defiance Park Loop Trail Phase 2 in the amount of **\$5,330,523.25** (including Washington State Sale Tax).

BACKGROUND: During the 2015 Point Defiance Park Master Plan Update process, one of the key improvements identified by the public was the need for safety improvements for pedestrians and cyclists. Through ongoing planning and with grant funding awarded in 2016 from the Washington State Recreation Conservation Office (RCO), the original Loop Trail and Viewpoints project was conceived. Fulfillment of the vision for the Loop Trail means the development of a shared-use path for pedestrians and cyclists that is separated from the vehicular road network as topography and space allow.

Work was completed in 2016 and 2017 under the Parking & Circulation Study to develop a 30% design proposal and a preferred alignment of the new Loop Trail. Public meetings, design options, workshops, and surveys were conducted to arrive at the desired alignment that strikes an appropriate balance between tree protection, public safety, accessibility and user experience.

In 2019, Wilson Way Bridge was completed as part of Waterfront Phase 1, providing an important linkage between the Ruston Way waterfront and Point Defiance Park. Building upon momentum gained from the recently completed bridge project, Loop Trail Phase 1 was completed in 2023 and provided an initial investment into the Loop Trail vision with completed trail segments along Park Avenue and the Trolley Lane corridor.

Phase 2 continues work started during Phase 1 and seeks to complete the Loop Trail vision and satisfy the RCO grant requirements. The end result will be a 1.3-mile inner bowl loop trail and 0.3 mile spur trail to Owen Beach that is separated from vehicular travel and dedicated to the movement of pedestrians and cyclists to major destinations in Point Defiance Park including the Pagoda, Japanese Garden, picnic area, Wilson Way bridge, Owen Beach, front entrance of the zoo and aquarium and adjacent neighborhoods.

The scope of this construction contract will install concrete sidewalks, asphalt trails, rock gabion and rockery retaining walls, landscape buffer, 130+ new trees, trail signage, upgraded utilities and improved parking area.

The bid opening was held on March 26, 2025. Eight (8) bids were received and Seven (7) were considered responsive.

Please refer to the attached bid tabulation for the list of contractors and bid amounts. Global Contractors LLC submitted low Base Bid in the amount of \$5,330,523.25 (including Washington State Sales Tax). Reference checks by staff have confirmed that Global Contractors LLC is a responsible contractor and performs quality work. Global Contractors LLC has not completed any previous projects with Parks Tacoma.

FISCAL IMPACT: A construction contract is being recommended for award to Global Contractors LLC in the amount of \$5,330,523.25 (includes 10.3% sales tax). The project is to be funded by a combination of 2014 UTGO Bond Funds and Washington State Recreation and Conservation Office Washington Wildlife and Recreation Program Grant funding.

FUNDING

2014 UTGO Bond Funds	\$6,174,265
RCO WWRP Grant	\$3,250,000
TOTAL	\$9,424,265

PROJECT EXPENSES

Planning & Design	\$1,661,071
Construction	\$7,535,774
Other Project costs (art, communications, advertising, permitting)	\$ 227,414
TOTAL	\$9,424,265

ADDITIONAL INFORMATION: For additional information, please contact Paul Simmons, Director of Business, Administration and Planning at (253) 448 – 1343 or paul.simmons@tacomaparks.com

METROPOLITAN PARK DISTRICT OF TACOMA

RESOLUTION NO. R-##

POINT DEFIANCE PARK LOOP TRAIL PHASE 2, CONTRACT AWARD TO GLOBAL CONTRACTORS, LLC.

WHEREAS, the Board of Park Commissioners of the Metropolitan Park District of Tacoma desires to improve Point Defiance Park with the implementation of multi-modal access improvements, and

WHEREAS, funds for the Loop Trail Phase 2 project consist of 2014 UTGO Bond Funds, Recreation and Conservation Office Washington Wildlife and Recreation Program Grant : and

WHEREAS, Eight (8) bids (Bid No. J2025-07) were received with Seven (7) being considered responsive; and

WHEREAS, the low Base Bid was submitted by Global Contractors LLC in the amount of \$5,330,523.25 (including WSST), reviewed by contract compliance and is considered a responsive bid: and

WHEREAS, Parks Tacoma staff has checked the references of Global Contractors LLC and find them to be responsible: therefore, be it

RESOLVED by the Board of Park Commissioners of the Metropolitan Park District of Tacoma to award the contract for Construction Services to Global Contractors LLC in the amount of not to exceed \$5,330,523.25 (including Washington State Sales Tax).

The foregoing resolution was adopted by the Board of Park Commissioners of the Metropolitan Park District of Tacoma at a regular meeting held on _____ 2025.

President

ATTEST:

Secretary

Clerk