



METROPOLITAN PARK DISTRICT

AGENDA

April 14, 2025

5:30 PM

Parks Tacoma Headquarters

4702 S 19th Street

Tacoma, WA 98405

Join Remotely

Via Telephone: 1-253-215-8782

Enter Meeting ID: 873 8488 0166

Participant ID: no ID needed just press #

Join Zoom Meeting

<https://metroparkstacoma-org.zoom.us/j/87384880166>

MEETINGS ARE RECORDED
AND MAY BE HEARD UPON REQUEST

COMMISSIONERS

ANDREA SMITH, PRESIDENT

MATTHEW MAUER, VICE PRESIDENT

ALISA LEE

CARLA SANTORNO

PETE REYES

5:30 P.M. STUDY SESSION EARTH DAY PRESENTATION

6:00 P.M. CALL TO ORDER

LAND ACKNOWLEDGEMENT

ROLL CALL

FLAG SALUTE

SPECIAL PRESENTATIONS

VOLUNTEER MONTH PROCLAMATION

EARTH DAY & PARKS APPRECIATION DAY PROCLAMATION

PRESIDENT'S REPORT

STANDING COMMITTEE & COMMISSION REPORTS

EXECUTIVE DIRECTOR'S REPORT

"Park District meeting sites are accessible to people who require special accommodations, please contact 305-1091 48 hours prior to the meeting time."



REGULAR MEETING

COMMUNITY COMMENTS

Community comment is encouraged to be submitted in advance of the meeting in written form. Please submit written comments to the Board by 4 p.m. on April 14, 2025 by e-mailing them to jenniferb@tacomaparks.com Comments will be compiled and sent to Board members in advance of the meeting. Comments may also be left on voicemail at 253-305-1091 by 4 p.m. on April 14, 2025. Verbal comments will also be allowed during the meeting both in-person and remotely. To request to speak during community comments, please press the Raise Hand button near the bottom of your Zoom window or *9 on your phone. All speakers will have up to three minutes to speak.

MINUTES

1. (5-10) MINUTES OF THE MARCH 24, 2025 REGULAR BOARD MEETING

CONSENT AGENDA

2. (11-12) PROCLAMATION IN CELEBRATION OF NATIONAL VOLUNTEER MONTH
3. (13-14) PROCLAMATION IN CELEBRATION OF EARTH DAY AND PARKS APPRECIATION DAY

REGULAR AGENDA

PURCHASING RESOLUTIONS

(Requiring one reading for adoption)

4. (15-20) **RESOLUTION NO. P19-25:** AUTHORIZING PURCHASE OF GOODS AND SERVICES FOR PARKS TACOMA
4.1 WASHINGTON STATE DEPARTMENT OF ENTERPRISE SERVICE CARS BUD CLARY FORD (W403) FOR 17 VEHICLES FOR USE IN THE PARKS AND RECREATION DIVISIONS IN AN AMOUNT NOT TO EXCEED \$619,577.20 (WSST INCLUDED)
(Contact: George Schaaf, Director of Parks & Recreation)

PUBLIC WORKS PURCHASING RESOLUTIONS

(Requiring one reading for adoption)

5. (21-24) **RESOLUTION NO. PW20-25:** POINT DEFIANCE PARK LOOP TRAIL PHASE 2 BID# J2025-07, CONTRACT AWARD TO GLOBAL CONTRACTORS, LLC.
(Contact: Paul Simmons, Director of Business Administration & Planning)
6. (25-28) **RESOLUTION NO. PW21-25:** FORT NISQUALLY CLERK’S HOUSE REPLACEMENT BIDJ2025-01, CONSTRUCTION CONTRACT AWARD TO PEASE CONSTRUCTION, INC
(Contact: Paul Simmons, Director of Business Administration & Planning)

- 7. (29-32) **RESOLUTION NO. PW22-25:** PORTLAND AVENUE PARK IMPROVEMENTS PHASE 1, CONTRACT AWARD TO MITHUN
(Contact: Paul Simmons, Director of Business Administration & Planning)

SINGLE READING RESOLUTION

(Requiring one reading for adoption)

FIRST READINGS:

(Requiring two readings for adoption)

SECOND READING RESOLUTIONS

(Requiring two readings for adoption)

- 8. (33-47) **RESOLUTION NO. RR18-25:** AUTHORIZING THE SURPLUS & CONVEYANCE OF CERTAIN REAL PROPERTY AND GRANTING A TEMPORARY CONSTRUCTION EASEMENT TO THE CITY OF TACOMA, ACCEPTING & APPROPRIATING COMPENSATION FROM CITY OF TACOMA AND AMENDING UTILITY EASEMENT NO. 12921 AT WAPATO PARK FOR SHERIDAN ARTERIAL IMPROVEMENTS
(Contact: Paul Simmons, Director of Business Administration & Planning)

UNFINISHED BUSINESS

NEW BUSINESS

BOARD COMMENTS

ADJOURNMENT

UPCOMING BOARD MEETINGS

April 21, 2025	Committee of the Whole	5:30 PM	District Headquarters
April 23, 2025	Capital Improvement Meeting	5:00 PM	District Headquarters
April 28, 2025	Regular Park Board Meeting	6:00 PM	District Headquarters

*Remote Option meeting details can be found on the Metro Parks Website www.parkstacoma.gov

*Committee Meetings are subject to change - please check the Metro Parks Website, www.parkstacoma.gov for the most up to date meeting schedules.

PARKS
T A C O M A



**THE REGULAR MEETING
BOARD OF PARK COMMISSIONERS
MARCH 24, 2025**

PRESENT: Andrea Smith, President
Matthew Mauer, Vice President
Alisa Lee
Carla Santorno
Pete Reyes

IN THE CHAIR: Andrea Smith

PLACE: Center at Norpoint, 4818 Nassau Ave NE Tacoma, WA 98422

REGULAR MEETING

The regular meeting of the Metropolitan Park District Board of Park Commissioners was called to order at 6:00 p.m. President Smith read a land acknowledgement.

COMMISSIONER SWEARING-IN

Newly appointed Commissioner Pete Reyes was administered the oath of office.

INTRODUCTION OF ELECTEDS IN ATTENDANCE

City Council Member Sarah Rumbaugh and County Council Member Bryan Yambe were introduced and addressed the Board and community in attendance.

SPECIAL PRESENTATIONS

NORTHEAST TACOMA PUBLIC ART UPDATE

Claire Keller-Scholz updated the Board on the new public art project being installed at Brown's Point Playfield. The Board was informed Paige Pettibon was selected following a competitive process as the artist for the project.

SOUNDSIDE CHURCH PARTNERSHIP RECOGNITION

Meagan Kula thanked and recognized members of the church for their continued partnership and event support to the Center at Norpoint.

PAKS CHAMPION AWARD

Members of the Active Living and Community Wellness Advisory Council presented Stan Opdyke with the Parks Champion Award for his outstanding service to keeping parks clean.

WOMEN'S HISTORY MONTH PROCLAMATION

Caitlin O'Connell commented that Parks Tacoma has a 118-year history where women have played vital roles, from park laborers to administrators, continuing a legacy that predates the city itself. It was

noted that Indigenous Coast Salish women were the original stewards of the land, and later, Métis women at Fort Nisqually contributed to both family life and the Hudson’s Bay Company. Ms. O’Connell stated that to honor Women’s History Month, the “In Her Shoes: The Women of Fort Nisqually” exhibit is traveling to Parks Tacoma community centers, offering new audiences a chance to engage with these often-overlooked stories. This initiative helps correct historical narratives, dispel stereotypes, and foster a deeper understanding of the shared human experience across time.

PRESIDENTS REPORT

President Smith commented that she attended the 100th anniversary of the Tacoma Flower & Garden Club.

2025 COMMITTEE ASSIGNMENTS

President Smith made the following committee appointments for 2025:

- Capital Improvement Committee –Commissioner Mauer, Commissioner Santorno (Commissioner Smith- Alternate)
- Joint Municipal Action Committee – Commissioner Smith, Commissioner Reyes (Commissioner Lee Alternate)
- Zoo Liaison—Commissioner Smith, Commissioner Reyes (Commissioner Lee Alternate)
- MPT/TPS Coordinating Committee—Commissioner Smith, Commissioner Mauer
- MPT/COT Interlocal Policy Committee—Commissioner Smith, Commissioner Mauer
- Tacoma Parks Foundation – Commissioner Smith
- Active Lifestyles and Community Wellness Advisory Council—Commissioner Lee (Commissioner Reyes Alternate)
- Nature and Environment Advisory Council—Commissioner Mauer (Commissioner Santorno Alternate)
- Arts and Heritage Advisory Council—Commissioner Santorno (Commissioner Lee Alternate)
- Business and Responsive Agency Advisory Council—Commissioner Reyes (Commissioner Mauer Alternate)

STANDING COMMITTEE AND COUNCIL REPORTS None

EXECUTIVE DIRECTOR’S REPORT

Debbie Russell sitting in for Executive Director Shon Sylvia commented on the following:

- Hunter George provided a legislative update, noting that the current session in Olympia is at day 71 of 105. He explained that the House and Senate have passed their respective bills and are now reviewing each other’s proposals, with key deadlines approaching on April 2 and 8. Mr. George highlighted that both chambers released their operating and transportation budget proposals, with significant investments in K-12 education and differing approaches to balancing the budget, such as the use of the Rainy Day Fund and state employee furloughs. He also noted ongoing discussions regarding changes to the 1% cap on property tax increases, with the Senate proposing no cap but restrictions on spending and the House suggesting a

- 3% cap with more flexibility for local governments. The transportation budget, facing a billion-dollar deficit, includes gas tax and fee increases to address funding gaps. Mr. George emphasized the importance of the yet-to-be-released capital budget, where several local projects, including the Portland Avenue Sprayground, Titlow Park pedestrian bridge, and a new beaver habitat at Northwest Trek, are awaiting potential funding. He also provided updates on policy bills, including legislation allowing the state to lease underutilized land for community use, a bill designating bull kelp as the state marine forest, and efforts to modify childcare provider qualification requirements to include relevant experience. He concluded by stating that he will provide further updates as the session progresses, particularly once the capital budget is released.
- Paul Simmons was introduced as the new director of the Business Administration and Planning Department.
 - People’s Community Center opened on schedule following planned maintenance closure. Maintenance closures are also scheduled for Norpoint, Eastside and STAR Community Centers before the end of the year.
 - South Park experienced vandalism in December 2024 and again earlier this month that has resulted in damages of approximately \$400,000. Staff has been working to correct the damage which included the theft of copper wire resulting in a loss of bathroom and sprayground function. Staff is anticipating having operable bathrooms in May. It is unlikely that the sprayground will operate this season. Parks and Recreation will be communicating with the neighbors about the park impacts and encouraging them to help report criminal activity.
 - Charlotte’s Blueberry Park also experienced criminal activity in March with the theft of 13 fruit trees that were planted earlier this month. Parks and Recreation Department is communicating with SENCO who had received the grant funding for the stolen trees and is cooperating with the Tacoma Police Department’s investigation. The trees have been replaced, and staff will deploy temporary measures to make the trees less vulnerable to theft.
 - Indigenous Voices Podcast has won an award from Washington State Historical Society - Fort Nisqually’s Indigenous Voices podcast has won the David Douglas Award from the Washington State Historical Society for “significant contribution.
 - The gift shop at Northwest Trek Wildlife Park is reopening this Friday after renovations
 - Ferry Park Playground Celebration Our contractor reached substantial completion at Ferry Park. Construction fencing was removed on Friday to provide access to the two new playgrounds this past weekend. Staff have coordinated a celebration event with our Hilltop community members who helped engage the neighborhood in both the playground design and selection processes with festivities planned for March 29th from 10 am – noon.
 - a special ribbon-cutting ceremony to celebrate the deployment of 14 electric school buses in partnership with Tacoma Public Schools, including three electric school buses funded through Washington Ecology funding and 11 buses through the second round of the US EPA Clean School Bus Program. Date: Wednesday, March 26th at 11:00 a.m. at Owen Beach.
 - There is Board Committee of Whole scheduled for March 31, 2024 at 5:30pm at District HQ. The agenda will be posted to the District web site, agenda items include Loop Trail Phase II & Meadow Park Golf Course.

- There is a Capital Improvement Meeting (CIC) scheduled for April 2, 2024 at 5pm at District HQ.

COMMUNITY COMMENTS

Tom Gibbs submitted written comments regarding off leash dog parks in NE Tacoma.

A voice mail was also revived from a member of the public related to the rates at the Boathouse Marina rate increase.

Yvonne Tracy, Lenny Leach, Art Tatchell, Matt Claybaugh, Mark Carr, Boots Salatino, Marty Sandhop, addressed the Board requesting that the Board take action to address the upcoming planned rate increase at the Point Defiance Boathouse Marina. Each of them noted the need for affordable rates for community members including seniors. Commentors made note that amenities and cost comparison to other facilities in the area are not comparable.

Joyce Conner requested the Board consider an off leash dog area in NE Tacoma.

Jackson Young noted he is an Eagle Scout working and would like to take on supporting an off leash dog park for his Eagle Scout Project.

Iuliia Didkivska thanked the District and the Board for all the support they have shown Ukrainian committee in making them feel welcomed in District spaces.

Following community comment President Smith stated that the fee increase at the Boathouse will remain in place as of April 1. She continued by stating that the Business and Advisory Council has been asked to review past actions and conduct a study for the next rate adjustment in October. President Smith also commented that, if necessary, prices may be lowered at that time. The increase was prompted by a State Auditor finding, ensuring compliance and avoiding financial reporting exceptions.

MINUTES OF THE MARCH 7, 2025 SPECIAL BOARD MEETING

MINUTES OF THE MARCH 10, 2025 REGULAR BOARD MEETING

Commissioner Mauer moved to adopt the minutes as presented; seconded by Commissioner Lee and passed on a vote of 5-0.

CONSENT AGENDA

RESOLUTION NO. C14-25: APPROVAL OF WARRANTS CLAIM FUND FOR FEBRUARY 2025

PROCLAMATION IN CELEBRATION OF WOMEN’S HISTORY MONTH

Commissioner Mauer moved to adopt the consent agenda as presented; seconded by Commissioner Lee and passed on a vote of 5-0.

PURCHASING RESOLUTIONS

RESOLUTION NO. P15-25: AUTHORIZING PURCHASE OF GOODS AND SERVICES FOR PARKS TACOMA

1. MERLINO MEDIA GROUP FOR MEDIA BUYING SERVICES IN THE AMOUNT OF \$930,000

Commissioner Mauer moved to adopt the resolution, seconded by Commissioner Lee.

Rick Dietz emphasized the importance of maintaining visibility with the regional audience, as an enterprise department depends heavily on admissions and events for revenue. He highlighted the role of strategic media planning in achieving this goal, noting that Merlino advises district staff on paid media strategies, negotiates advertising rates and placements, and secures value-added promotions to support revenue growth. Dietz further explained that Merlino also manages advertising purchases for Zoo Trek, Zoo Lights, and Parks Tacoma, utilizing a mix of digital, search, TV, and Spanish media to reach diverse audiences. He pointed out that Merlino's commission rate remains significantly lower than industry standards, ensuring cost-effective media investments. As a result of these efficiencies, Mr. Dietz noted that the 2025 media budget request is slightly lower than in 2024, reflecting continued strong value and a reduced allocation for Zoo Lights.

Being no additional comments, the question was called and the resolution passed on a vote of 5-0.

PUBLIC WORKS PURCHASING RESOLUTIONS

RESOLUTION NO. PW16-25: INTERLOCAL COOPERATION AGREEMENT FOR THE ROOSEVELT PARK SIDEWALK PROJECT WITH THE CITY OF TACOMA STREETS INITIATIVE PACKAGE #27

Commissioner Mauer moved to adopt the resolution, seconded by Commissioner Lee.

Paul Simmons commented that this resolution authorizes the appropriation of up to \$100,000.00 from the 2014 UTGO Bond Funds Neighborhood Parks Small Caps for construction of sidewalk and ADA access improvements along the E. Roosevelt Street that frontages to Roosevelt Park. He noted that this resolution would also authorize the Executive Director to enter into the necessary agreements with the City of Tacoma.

Being no additional comments, the question was called and the resolution passed on a vote of 5-0.

SINGLE READING RESOLUTIONS

RESOLUTION NO. R17-25: AUTHORIZING THE PLACEMENT OF A RESTRICTIVE COVENANT ON PARKS TACOMA OWNED PROPERTY AT SOUTH PARK

Commissioner Mauer moved adoption of the resolution; seconded by Commissioner Lee.

Paul Simmons commented that approval is requested to authorize the placement of a Restrictive Covenant on District owned property at South Park. The Board was informed that in accordance with Asia Pacific Cultural Center's acceptance of financial assistance for activities related to the construction of the new Cultural Center building at South Park provided by the Washington State Department of Commerce, the Restrictive Covenant states that APCC and Parks Tacoma must provide a Community Center on the property for a term of ten years

Being no additional comments the question was called and the resolution passed on a vote of 5-0.

FIRST READING RESOLUTIONS

RESOLUTION NO. RR18-25: AUTHORIZING THE SURPLUS & CONVEYANCE OF CERTAIN REAL PROPERTY AND GRANTING A TEMPORARY CONSTRUCTION EASEMENT TO THE CITY OF TACOMA, ACCEPTING & APPROPRIATING COMPENSATION FROM CITY OF TACOMA AND AMENDING UTILITY EASEMENT NO. 12921 AT WAPATO PARK FOR SHERIDAN ARTERIAL IMPROVEMENTS

Commissioner Mauer moved adoption of the resolution; seconded by Commissioner Lee.

Paul Simmons commented that this resolution authorizes the surplus and conveyance of 128 square feet of park property and granting a temporary construction easement of 44,071 square feet to the City of Tacoma for arterial improvements along Sheridan Avenue in exchange for \$32,776. Mr. Simmons further commented that this resolution also amends an existing utility easement with Tacoma Public Utilities to accommodate the relocation of a pole and guy anchor. Additionally, it grants the Executive Director authority to execute the necessary documents for the property transfer, temporary construction easement, and utility easement amendment

Being no additional comments resolution was moved to second reading at the April 14th Regular Board Meeting.

SECOND READINGS RESOLUTIONS None

NEW BUSINESS None

UNFINISHED BUSINESS None

BOARD COMMENTS

Commissioner Reyes invited community to join him at the Ferry Park celebration on Saturday.

ADJOURN

Being no further business, the meeting was adjourned at 7:40 p.m.

President

Clerk

Submitted by: Jennifer Bowman, Board Secretary



A PROCLAMATION IN CELEBRATION OF NATIONAL VOLUNTEER MONTH

WHEREAS, April is designated as National Volunteer Month; and

WHEREAS, volunteers are essential partners in every aspect of Parks Tacoma’s ability to serve our community in support of our mission; and

WHEREAS, volunteers represent a critical contingent of the inclusive workforce, an emerging concept in workforce development that presents key opportunities for increasing diversity, talent, retention and cost-effectiveness for our agency; and

WHEREAS, these contributions meet a broad range of needs across our District; volunteers serve as educators in our zoos and conservatory, historical interpreters at Fort Nisqually, coaches for youth sports, environmental stewards caring for our natural areas, advisory council and steering committee members, foundation board members providing advocacy and fund development, and as individuals and groups who provide support to our parks, community centers, zoos, special projects, and programs throughout our community; and

WHEREAS, hundreds of volunteers will join together to take part in Parks Appreciation Day celebrations at four sites across our District on April 19; and

WHEREAS, the time, talents, and passion of our volunteers provide indispensable support to Parks Tacoma and play a vital role in our nationally recognized parks and recreation system.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Park Commissioners do hereby recognize and celebrate April as National Volunteer Month and extend our deepest appreciation to the dedicated individuals who give freely of their time to support our spaces, programs and fellow community members.

The foregoing proclamation was adopted by the Board of Park Commissioners of the Metropolitan Park District of Tacoma at a regularly scheduled meeting held on April 14, 2025.

ATTEST:

Board President

Board Clerk

Commissioner

Commissioner

Commissioner

PARKS
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PROCLAMATION IN CELEBRATION OF EARTH DAY AND PARKS APPRECIATION DAY

WHEREAS, April 19 is recognized by Parks Tacoma as Parks Appreciation Day as a way to celebrate and care for our parks in conjunction with Earth Day, which takes place on April 22; and

WHEREAS, caring for parks, natural spaces and Wild Life is essential to the health of our planet and its inhabitants; and

WHEREAS, Parks Tacoma is committed to sustainability, restoration and conservation on a districtwide level. This is evidenced in our stewardship of natural spaces throughout Tacoma, leadership in zoological care and species survival initiatives, and intentional engagement and planning efforts to be a future-forward, green agency; and

WHEREAS, Parks Staff, supported by passionate volunteers, work tirelessly on behalf of our city’s natural spaces by keeping parks clean of litter and invasive plants, planting and tending to native plants, and educating and inspiring community members to get involved caring for their local parks; and

WHEREAS, our Zoological and Environmental Education Department plays a key role in the future of Wild Life and the environment by educating and engaging community members in the care for our natural world, providing exceptional care for animals and plant life at sister zoos Point Defiance Zoo & Aquarium and Northwest Trek Wildlife Park, advocating for effective and impactful environmental decision making, and serving as a regional conservation leader while also partnering globally toward the care and protection of nature; and

WHEREAS, Parks Tacoma works actively with our community to plan for the future of our planet. This can be seen in our work developing parks equipped to thrive in the face of climate change, transforming formerly polluted sites into green community spaces, and engaging with students across Tacoma to guide the development of our Climate Action Plan; and

WHEREAS, community members are encouraged to take part in caring for our parks and planet by participating in Parks Appreciation Day on Saturday, April 19. Events are being held at four sites across Tacoma where community members and parks staff will show their love for our parks by restoring natural spaces.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Park Commissioners do hereby recognize and celebrate April 19 as Parks Appreciation Day and April 22 as Earth Day.

The foregoing proclamation was adopted by the Board of Park Commissioners of the Metropolitan Park District of Tacoma at a regularly scheduled meeting held on April 14, 2025.

ATTEST:

Board President

Board Clerk

Commissioner

Commissioner

Commissioner

PARKS
T A C O M A



MEMORANDUM

TO: Board of Park Commissioners

THROUGH: Shon Sylvia, Executive Director

FROM: George Schaaf, Director of Parks and Recreation Department

SUBJECT: Purchasing Resolution

DATE: March 24, 2025

EXECUTIVE SUMMARY:

This resolution authorizes the Executive Director to enter into the necessary agreements for the purchase and acquisition of the goods and services detailed in Exhibit A to the Resolution and in the supporting information below.

Proposed goods and services for purchase and/or acquisition:

<u>Item Number</u>	<u>Proposed Vendor</u>	<u>Proposed Purchase</u>	<u>Price</u>
1.	Washington State Department of Enterprise Service CARS Bud Clary Ford (W403)	(2) 2025 Ford Transit Full-size Passenger Van (2) 2025 Ford Transit Full-Size Cargo Van (1) 2025 Chevrolet Silverado 3500 2WD Pickup Truck WT (2) 2025 Chevrolet Silverado 2500 2WD Pickup Truck (2) 2025 Chevrolet Silverado 2500 4WD Pickup Truck WT (2) 2025 Chevrolet Silverado 2500 2WD Pickup Truck WT	Not to exceed \$619,577.20 (WSST included)

		(1) 2025 Ford Lightning 4WD Battery Electric Vehicle	
		(5) Ford Maverick Supercrew XLT Hybrid	

Item No. 1

- **VENDOR** Washington State Department of Enterprise Service
CARS, via Bud Clary Ford (W403)
- **GOODS OR SERVICE** (17) Vehicles for use in the Parks and Recreation Divisions
- **PRICE** Not to exceed \$619,577.20 (WSST included)
- **SOURCE OF FUNDING** Vehicle & Equipment Replacement Funds
- **BUDGET AUTHORITY**
- **CONTACT** George Schaaf (253) 444-7546
george.schaaf@parkstacoma.gov

BACKGROUND: This purchase for new equipment will add, replace, and improve aging equipment as identified on the Vehicle and Equipment list and associated planned replacement schedule. The purchases will be governed by the established criteria from the Fleet Committee and the Fleet Management Plan. Replacement of these vehicles will support maintenance and operational needs across the District. This purchase helps Parks Tacoma move closer to the District’s Climate Action Plan with the addition of six (6) hybrid/electric vehicles. The vehicles will be purchased through Washington State Department of Enterprise Service to ensure the best value. This purchase will be paid through the Vehicle & Equipment Replacement Fund.

The Vehicle & Equipment Replacement Fund has been maintained for many years and allows the District to purchase equipment without incurring debt. The fund is replenished by the program utilizing the vehicle with a formula that increases the purchase price by 10% and schedules payments over 60 months. Each organization utilizing a newly-purchased vehicle must have adequate operating budget to satisfy the payment. The intent is to build up enough funding to replace vehicles by the time they age out with enough growth to account for inflation. The fund is in a strong position at this time due to minimal purchases during and post-Covid, and Meadow Park Golf Course had sufficient cash to repay the \$614,040 purchase of golf carts in 2023 in full in 2024.

The District’s fleet of approximately 160 trucks, cars, and trailers is generally very old. We have 110 vehicles of which 68 are over ten years old and 27 are over twenty years old. The planned purchases in 2025 and 2026 will modernize approximately 30 vehicles and allow us to dispose of end-of-life vehicles that do not meet our needs nor do they help us meet our sustainability goals. We are unable to dispose of the old vehicles until the new equipment arrives as all vehicles are in routine use.

FISCAL IMPACT: Funding for the purchases will come from the Vehicle and Equipment Replacement Fund 510. It is anticipated that up to \$619,577.20 will be used to purchase the vehicles listed above. The 2025 approved budget for Fund 510 anticipated revenue of \$395,000 and purchases of \$430,500, which was our best estimate at the time. We will be including an amendment to the budget for Fund 510 later this year.

In 2025, four (4) vehicles have already been purchased (two (2) under a 2024 Resolution and two (2) covered under a Sole Source purchase) and we anticipate the Equipment Fund paying for a mobile modular office trailer under an approved 2024 Resolution P21-24. Total purchases for 2025 are forecast at \$791,852 with repayments totaling \$347,218. We are unable to forecast the proceeds from the disposal of old vehicles and other equipment, but any proceeds will be added to the Equipment Fund upon receipt.

ADDITIONAL INFORMATION: For additional information, please contact George Schaaf, Director, Department of Parks & Recreation: (253) 444-7546, george.schaaf@parkstacoma.gov

METROPOLITAN PARK DISTRICT OF TACOMA

RESOLUTION NO. P19-25

**AUTHORIZING PURCHASE OF
GOODS AND SERVICES FOR PARKS TACOMA**

WHEREAS, the Board of Park Commissioners has established policies governing the purchase of goods and services for Parks Tacoma through the adoption of Resolution No. RR40-24; and

WHEREAS, the Board of Park Commissioners through the adoption of Resolution No. R51-02, Adopting Board Policies and Procedures, authorized the use of a Purchasing Resolution for consolidation of all purchases seeking approval by the Board of Park Commissioners; and

WHEREAS, Parks staff recommends the Board of Park Commissioners authorize the purchase of goods and services detailed below; now, therefore, be it

RESOLVED by the Board of Park Commissioners of the Metropolitan Park District of Tacoma to authorize the Executive Director to enter into the necessary agreements to purchase or acquire the following goods and services as detailed in Exhibit A to this resolution.

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

ATTEST:

President

Exhibit A
to
Purchasing Resolution No. P19-25

Item No. 1
VENDOR

Washington State Department of Enterprise
Service CARS, via Bud Clary Ford (W403)
(17) Vehicles for use in the Parks and
Recreation Divisions

GOODS OR SERVICES

Not to exceed \$619,577.20 (WSST included)

PRICE

SOURCE OF FUNDING

Vehicle & Equipment Replacement Funds

CONTACT

George Schaaf (253) 444-7546

george.schaaf@parkstacoma.gov

PARKS
T A C O M A



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 BID# J2025-07, 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).

CAPITAL IMPROVEMENT COMMITTEE RECOMMENDATION: This resolution was reviewed by the Capital Improvement Committee at their meeting on April 2, 2025, and accepted for forwarding on to the full Board with a recommendation for approval.

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. The engineer's estimate for the project is \$4,800,000 - \$5,000,000 (pre-tax) and the responsive low bid came in at \$4,832,750 (pre-tax).

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	\$6,239,186
RCO WWRP Grant	\$3,250,000
1% for Art	\$ (64,921)
TOTAL	\$9,424,265

PROJECT EXPENSES

Planning & Design	\$1,634,529
Phase 1 Construction (including tax)	\$1,592,074
Phase 2 Construction (including tax)	\$5,330,523
Construction Contingency	\$ 652,753
<u>Other Project costs (art, communications, advertising, permitting)</u>	<u>\$ 214,386</u>
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.gov

METROPOLITAN PARK DISTRICT OF TACOMA

RESOLUTION NO. PW20-25

POINT DEFIANCE PARK LOOP TRAIL PHASE 2 BID# J2025-07, 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



Planning & Development Dept.
4702 So. 19th St.
Tacoma, WA 98405

Estimate Range: \$4,800,000 - \$5,000,000
FORMAL BIDS DUE: MARCH 26, 2025 AT 1:00 PM
PUBLIC BID OPENING HELD: MARCH 26, 2025 AT 1:00 PM, PARKS TACOMA Headquarters Office, Board Rm, 4702 So. 19th Street, Tacoma, WA 98405

FINAL BID TABULATION FOR
Point Defiance Park Loop Trail Phase 2 - Bid #J2025-07

BIDS RECEIVED:

BIDDER NAME:	GLOBAL CONTRACTORS, LLC	A-1 LANDSCAPING AND CONSTRUCTION, INC.	OLSON BROTHERS EXCAVATING, INC.	TERRA DYNAMICS, INC	MIKE MCCLUNG CONSTRUCTION CO.	ACI -ACTIVE CONSTRUCTION, INC	SOUND PACIFIC CONSTRUCTION, INC.	STRICKLAND & SONS EXCAVATION
Address	127 Mashell Ave N, PMB 53	20607 SR 9 SE	6622 112 St. E	PO Box 2479	PO Box 1189	5110 River Road E	6708 144th St. NW, Suite A	28013 Hinkleman Road
City, State Zip	Eatonville, WA 98328	Snohomish, WA 98296	Puyallup, WA 98373	Auburn, WA 98071	Buckley, WA 98321	Tacoma, WA 98443	Gig Harbor, WA 98332	Buckley, WA 98321
Contact	Charles Fain, III	Naeem Iqbal	Steve Olson	Matt Seehawer	Kelson McClung	David Ceccanti	Tom Abplanalp	Anna Johns
Telephone	253-255-8154	425-402-9900	253-770-3844	253-880-3100	360-761-7695	253-248-1091	253-514-6226	360-829-6577
Fax	253-375-6658	425-489-0222	253-770-3845		360-761-7529	253-248-1092	253-444-0049	
Email	staff@globalqci.com	naeem@a1land.com	bryces@olsonbrothers.net	estimating@terrydynamics.com	kelson@mcclungconstruction.com	davidc@activeconstruction.com	tom@soundpacificconst.com	anna@stricklandandsons.com

BID COMPLIANCE:

Contractor Name:	Global Contractors, LLC	A-1 Landscaping and Construction, Inc.	Olson Brothers Excavating, Inc.	Terra Dynamics, Inc.	Mike McClung Construction Co.	ACI -Active Construction, Inc.	Sound Pacific Construction, Inc.	Strickland & Sons Excavation
Bidder's Proposal:	X	X	X	X	X	X	X	X
Cert of Compliance w/wage Pymt:	X	X	X	X	X	X	X	X
Non-Collusion Affidavit:	X	X	X	X	X	X	X	X
Subcontractors Listing Form - (HVAC, Plumbing & Electrical (Due 2:00pm 3/26/2025):	X	X	X	X	X	X	X	X
Subcontractors Listing Form - (Structural Steel & Rebar (Due 1:00pm 3/28/2025):	X	X		X	X	X	X	X
Bid Bond/Money Order:	X	X	X	X-Check	X	X	X	X
MWBE Utilization Form:	X	X	X	X	X	X	X	X
Receipt of Addendum #4:	X	X	X	X	X	X	X	X

BID AMOUNTS:	\$ 4,832,750.00	\$ 5,849,000.00	\$ 5,153,472.00	\$ 5,096,096.00	\$ 6,949,000.00	\$ 5,540,540.00	\$ 4,950,000.00	\$ 5,468,160.00
WSST 10.3% (All Alternate bid amounts listed below do not include Tax)	\$ 497,773.25	\$ 602,447.00	\$ 530,807.62	\$ 524,897.89	\$ 715,747.00	\$ 570,675.62	\$ 509,850.00	\$ 563,220.48
Base Bid Amount with Tax:	\$ 5,330,523.25	\$ 6,451,447.00	\$ 5,684,279.62	\$ 5,620,993.89	\$ 7,664,747.00	\$ 6,111,215.62	\$ 5,459,850.00	\$ 6,031,380.48

Temporary Fencing: Additive Unit Price per LF of fence	\$10.00	\$21.00	\$8.00	\$4.75	\$10.00	\$5.00	\$12.00	\$14.40
Temporary Fencing: -Deductive Unit Price per LF of fence	\$10.00	\$18.00	\$2.00	\$3.80	\$10.00	\$5.00	\$12.00	\$9.60
Contaminated Soils: Additive Unit Price per Ton of Removal/Haul off	\$140.00	\$175.00	\$180.50	\$164.00	\$125.00	\$75.00	\$98.00	\$175.80
Contaminated Soils: Deductive Unit Price per Ton of Removal/Haul off	\$140.00	\$150.00	\$50.00	\$101.00	\$75.00	\$75.00	\$98.00	\$113.00
Trench Excavation Safety Provision	\$1.00	\$3,500.00	\$1,000.00	\$500.00	\$500.00	\$5,000.00	\$1,000.00	\$500.00

BIDS OPENED & READ BY: Sheila Jorstad

BIDS VERIFIED BY: Nikki Candelario

SIGNED BY:

SIGNED BY:



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 BID#J2025-01, Construction Contract Award to Pease Construction, Inc.

DATE: April 3, 2025

EXECUTIVE SUMMARY: This resolution authorizes contract award to Pease Construction, Inc. to provide Construction services for the Fort Nisqually Clerk's House Replacement in the amount of \$1,911,675.48 (including Washington State Sale Tax).

CAPITAL IMPROVEMENT COMMITTEE RECOMMENDATION: This resolution was reviewed by the Capital Improvement Committee at their meeting on April 2, 2025, and accepted for forwarding on to the full Board with a recommendation for approval.

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. six (6) bids were received and five (5) were considered responsive. The engineer's estimate for the project is \$2,010,000 - \$2,015,000 (pre-tax) and the responsive low bid including the add alternate came in at \$1,733,160 (pre-tax).

Please refer to the attached bid tabulation for the list of contractors and bid amounts. Pease Construction, Inc. submitted low Base Bid plus add alternate in the amount of \$1,911,675.48 (including Washington State Sales Tax). Reference checks by staff have confirmed that Pease Construction, Inc. is a responsible contractor and performs quality work. They have completed prior projects for Parks Tacoma, including SPA Exhibit Improvements Phase 2, Baja Bay Exhibit Repairs, Melanie Dressel Park Improvements, SPA Exhibit Improvements, Point Defiance Sea Water Repair, W.W. Seymour Conservatory.

FISCAL IMPACT: A construction contract is being recommended for award to Pease Construction, Inc. in the amount of \$1,911,675.48 (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	\$2,291,386
WA State Historical Society Grant	\$ 367,630
Park Operations	\$ 318,800
1% for Art	\$ (20,130)
TOTAL	\$2,957,686

PROJECT EXPENSES

Planning & Design	\$ 398,819
Construction (including tax)	\$1,911,675
Construction Contingency	\$ 556,931
Other Project costs (art, communications, advertising, permitting)	\$ 90,261
TOTAL	\$2,957,686

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

METROPOLITAN PARK DISTRICT OF TACOMA

RESOLUTION NO. PW21-25

**FORT NISQUALLY CLERK’S HOUSE REPLACEMENT BIDJ2025-01, CONSTRUCTION
CONTRACT AWARD TO PEASE CONSTRUCTION, INC**

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, six (6) bids (Bid No. J2025-01) were received with five (5) being considered responsive; and

WHEREAS, the low Base Bid with Bid Alternative No. 1 was submitted by Pease Construction, Inc. in the amount of \$1,911,675.48 (including WSST), reviewed by contract compliance and is considered a responsive bid: and

WHEREAS, Parks Tacoma staff has checked the references of Pease Construction, Inc. 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 Pease Construction, Inc. in the amount of not to exceed \$1,911,675.48 (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



Planning & Development Dept.
4702 So. 19th St.
Tacoma, WA 98405

Estimate Range: \$2,010,000 - \$2,015,000 FORMAL BIDS DUE: MARCH 31, 2025 AT 12:00 PM PUBLIC BID OPENING HELD: MARCH 31, 2025 AT 12:05 PM, PARKS TACOMA Headquarters Office, Board Rm., 4702 So. 19th Street, Tacoma Wa 98405

FINAL BID TABULATION FOR
Ft. Nisqually Clerk's House Replacement - Bid #J2025-01

BIDS RECEIVED

BIDDER NAME:	Kassel & Associates, Inc.	Pease Construction, Inc.	Construct, Inc.	Lincoln Construction Inc. (LCI)	Mountain Inc., dba Mountain Construction	Braithre Eireannacha LLC.
Address	7126 180th Avenue NE #C103	385 100th St. Sw #3A	855 Trosper Rd.#108-345	11803 101st Ave. E., Suite 201	3411 90th Street South	6513 Bethel Rd. SE
City, State Zip	Redmond, WA 98052	Lakewood, WA 98499	Tumwater, WA 98512	Puyallup, WA 98373	Lakewood, WA 98499	Port Orchard, WA 98367
Contact	Matt Vernon	Brian Pease	Mike Haupert	Jeffrey Tiegs	Jim Mayer	Michael Neidendam
Telephone	(425) 828-0236	(253) 584-6606	(360) 236-8200	(253) 847-6414	(253) 474-5281	(360) 443-6795
Fax		(253) 581-7855	(360) 236-0265	(253) 847-6806	(253) 474-7699	
Email	mvernon@kasselandassociates.com	brian@pease.com	mike@construction.biz	jeff.tiegs@lincolnw.com	jim@mountainconst.com	michael@braithreireannacha.com

BID COMPLIANCE:

Contractor Name:	Kassel & Associates, Inc.	Pease Construction, Inc.	Construct, Inc.	Lincoln Construction Inc. (LCI)	Mountain Inc., dba Mountain Construction	Braithre Eireannacha LLC.
Bidder's Proposal:	\$2,227,000.00	\$1,699,370.00	\$1,967,000.00	\$2,762,641.00	\$1,993,825.00	\$2,550,000.00
Cert of Compliance w/wage Pymt:	X	X	X	X	X	X
Non-Collusion Affidavit:	X	X	X	X	X	X
Subcontractors Listing Form - (HVAC, Plumbing & Electrical (Due 1pm 03/31/25):	X	X	X		X	X
Subcontractors Listing Form - (Structural Steel & Rebar (Due 12:00pm 04/02/25):	X	x	X		X	X
Bid Bond/Money Order:	X	X	X	X	X	X
MWBE Utilization Form:	X	X	X	X	X	X
Receipt of Addendum #01:	X	X	X	X	X	X
Receipt of Addendum #02:	X	X	X	X	X	X
Receipt of Addendum #03:	X	X	X	X	X	X

BID AMOUNTS:	\$ 2,227,000.00	\$ 1,699,370.00	\$ 1,967,000.00	\$ 2,762,641.00	\$ 1,993,825.00	\$ 2,550,000.00
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Additive Alternate #01: FSC Wood	\$ 10,000.00	\$ 33,790.00	\$ 50,500.00	\$ 45,000.00	\$ 13,100.00	\$ 384,880.00
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BIDS OPENED & READ BY: Nikki Candelario

BIDS VERIFIED BY: Kimberley Shelton

SIGNED BY: *Nikki Candelario*

SIGNED BY: *Kimberley Shelton*



MEMORANDUM

TO: Board of Park Commissioners

THROUGH: Shon Sylvia, Executive Director

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

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

DATE: April 6, 2025

EXECUTIVE SUMMARY: This resolution authorizes contract award to Mithun to provide Architectural and Engineering services for Portland Avenue Park Improvements in the amount of \$526,318.00.

CAPITAL IMPROVEMENT COMMITTEE RECOMMENDATION: This resolution was reviewed by the Capital Improvement Committee at their meeting on March 19, 2025, and accepted for forwarding on to the full Board with a recommendation for approval.

BACKGROUND: Portland Avenue Park is a 13.4 acre community park on the Eastside and serves a diverse community. Metro Parks conducted a park master planning and community outreach process to identify opportunities for future investment to further diversify and enhance the parks recreational, open space, public health, and cultural value to the community. In May of 2023 a master plan for Portland Avenue Park was adopted by the Park Board of Commissioners.

The scope of work under this contract consists of Phase I design of a sprayground, restroom building with storage and playground. The sprayground component of this project is a Washington State Recreation and Conservation Office (RCO) commitment to replace the water-play recreation value lost due to the prior demolition of the Gault swimming pool. If funding allows, a new playground will also be constructed.

Mithun has completed planning and design contracts for Parks Tacoma in the past, including the Ruston Way Imagine Our Waterfront plan and the design work associated with Swan Creek Park Phase II. Mithun’s northwest regional office is located in Seattle.

FISCAL IMPACT: A scope of services has been negotiated with Mithun in the amount of \$526,318.00 The project is to be funded by a combination of 2014 UTGO Community Parks Funds, Planning Operations and State Commerce Grant funding.

FUNDING

2014 UTGO Bond – Community Parks	\$2,153,527
Planning Operations	\$1,323,085
<u>State Commerce Grant (state appropriation)</u>	<u>\$ 485,000</u>
TOTAL	\$3,961,612

PROJECT EXPENSES

Planning & Design	\$ 710,000
Construction	\$3,121,250
<u>Other Project costs (art, communications, advertising, permitting)</u>	<u>\$ 130,362</u>
TOTAL	\$3,961,612

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. PW22-25

PORTLAND AVENUE PARK IMPROVEMENTS PHASE 1, CONTRACT AWARD TO MITHUN

WHEREAS, the Board of Park Commissioners of the Metropolitan Park District of Tacoma desires to provide upgrades to Portland Avenue Park, and

WHEREAS, Mithun was selected to provide engineering and design services, outreach, permitting and construction overview. Eleven (11) Statements of Qualifications (SOQs) were submitted and reviewed from qualified architect / engineer / landscape architect teams in response to Parks Tacoma public solicitation, with three (3) firms being interviewed, and

WHEREAS, a scope of services was developed with Mithun to provide engineering and design services, outreach, permitting and construction overview for the Portland Avenue Park Improvements Phase 1, and

WHEREAS, funds for the project are provided from the Parks Tacoma 2014 UTGO Capital Community Parks Fund, State Commerce Funds, Planning Operations Fund;
Now, therefore, be it

RESOLVED by the Board of Park Commissioners of the Metropolitan Park District of Tacoma to award the contract for Architectural and Engineering Services to Mithun in the amount of not to exceed \$526,318.00.

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

PARKS
T A C O M A



MEMORANDUM

TO: Board of Park Commissioners

THROUGH: Shon Sylvia, Executive Director

FROM: Marty Stump, Chief Planning Officer

SUBJECT: AUTHORIZING THE SURPLUS & CONVEYANCE OF CERTAIN REAL PROPERTY AND GRANTING A TEMPORARY CONSTRUCTION EASEMENT TO THE CITY OF TACOMA, ACCEPTING & APPROPRIATING COMPENSATION FROM CITY OF TACOMA, AND AMENDING UTILITY EASEMENT NO. 12921 AT WAPATO PARK FOR SHERIDAN ARTERIAL IMPROVEMENTS

DATE: March 12, 2025

EXECUTIVE SUMMARY: This resolution authorizes the surplus and conveyance of 128 square feet of park property and grants a temporary construction easement of 44,071 square feet of park property to the City of Tacoma to facilitate arterial improvements along Sheridan Avenue in exchange for \$32,776. This resolution would also amend an existing utility easement with Tacoma Public Utilities to reflect the relocation of a pole and guy anchor necessary to the proposed arterial improvements. Finally, this resolution would authorize the Executive Director to execute the documents necessary to facilitate the property transfer, temporary construction easement, and utility easement amendment.

CAPITAL IMPROVEMENT COMMITTEE RECOMMENDATION: This resolution was reviewed by the Capital Improvement Committee at their meeting on March 5, 2025, and accepted for forwarding on to the full Board with a recommendation for approval.

BACKGROUND: The Metropolitan Park District of Tacoma (“Parks Tacoma”) is the owner of Wapato Park, consisting of approximately 88 acres of real property and improvements. The park runs south from South 64th Street to South 72nd Street and is bordered by South Sheridan Avenue on the east and South Alaska Street on the west.

The City of Tacoma plans to proceed with the City Council approved Sheridan Arterial Improvements Project. The project design includes reconstructing the roadway surface to arterial traffic standards, upgrading traffic and pedestrian signals, new street lighting, sidewalks, upgrading non-compliant curb ramps, upgrading utilities (stormwater and water), striping, and a shared use path.

The City of Tacoma must acquire from Parks Tacoma a portion of Wapato Park, consisting of a total of 128 square feet at the corner of South 72nd Street and South Sheridan Avenue to facilitate the installation of crossing signals and electrical (“Signal Improvements Property”). The City of Tacoma is also requesting a temporary construction easement in two areas along the park boundary with South Sheridan Avenue between South 64th Street and South 72nd Street, consisting of a combined 44,071 square feet, to allow for the construction of curb and gutter, sidewalks, a shared use path for bikes and pedestrians, parallel parking defined by bulb-outs and ADA compliant curb ramps. In addition, there will be upgrades to the stormwater system, improved utility poles and streetlights, traffic signals, accessible pedestrian signal (APS) system with countdown pedestrian crossing signals and landscaping (“Temporary Construction Easement Properties”.) This easement would terminate on December 31, 2026, or when construction is completed, whichever is sooner. Due to the Sheridan Arterial Improvements Project, Tacoma Public Utilities must relocate a pole and guy anchor and wishes to amend Easement No. 12921 to reflect the relocation.

FISCAL IMPACT: An appraisal was performed by a Washington State certified appraiser. Parks Tacoma shall receive from the City of Tacoma \$32,776.00, the value of the Signal Improvements Property and Temporary Construction Easement Properties, as determined by an appraisal report dated May 17, 2024.

ADDITIONAL INFORMATION: For additional information, please contact Marty Stump, Chief Planning Officer at (253) 307-6179 or martys@tacomaparks.com

METROPOLITAN PARK DISTRICT OF TACOMA

RESOLUTION NO. RR18-25

AUTHORIZING THE SURPLUS & CONVEYANCE OF CERTAIN REAL PROPERTY AND GRANTING A TEMPORARY CONSTRUCTION EASEMENT TO THE CITY OF TACOMA, ACCEPTING & APPROPRIATING COMPENSATION FROM CITY OF TACOMA AND AMENDING UTILITY EASEMENT NO. 12921 AT WAPATO PARK FOR SHERIDAN ARTERIAL IMPROVEMENTS

WHEREAS, the Metropolitan Park District of Tacoma (“Parks Tacoma”) is the owner of Wapato Park, consisting of approximately 88 acres of real property and improvements. The park runs south from South 64th Street to South 72nd Street and is bordered by South Sheridan Avenue on the east and South Alaska Street on the west, and

WHEREAS, the City of Tacoma plans to proceed with the City Council approved Sheridan Arterial Improvements Project. The project design includes reconstructing the roadway surface to arterial traffic standards, upgrading traffic and pedestrian signals, new street lighting, sidewalks, upgrading non-compliant curb ramps, upgrading utilities (stormwater and water), striping, and a shared use path, and

WHEREAS, in order to facilitate the installation of crossing signals and electrical, the City of Tacoma must acquire from Parks Tacoma a portion of Wapato Park located at the corner of South Sheridan Avenue and South 72nd Street, consisting of 128 square feet legally described on Exhibit “A” and depicted on Exhibit “B” (the “Signal Improvement Property”), and

WHEREAS, in order to facilitate the construction of curb and gutter, sidewalks, a shared use path for bikes and pedestrians, parallel parking defined by bulb-outs, ADA compliant curb ramps, upgrades to the stormwater system, improved utility poles and streetlights, traffic signals, accessible pedestrian signal (APS) system with countdown pedestrian crossing signals and landscaping; the City of Tacoma is requesting a temporary construction easement consisting of a combined 44,071 square feet in two areas of Wapato Park along South Sheridan Avenue as legally described on Exhibit “C” & Exhibit “E” and depicted on Exhibit “D” and Exhibit “F” (the “Temporary Construction Easement Properties”). This easement would terminate on December 31, 2026, or when construction is completed, whichever is sooner, and

WHEREAS, the value of the Signal Improvement Property and Temporary Easement Properties were determined by an appraisal report dated May 17, 2024, and performed by a Washington State certified appraiser, who determined the value to be \$32,776, and

WHEREAS, due to the Sheridan Arterial Improvements Project, Tacoma Public Utilities has relocated a pole and guy anchor and wishes to amend Easement No. 12921, legally described on Exhibit “G” and depicted on Exhibit “H” (“Utility Easement Property”), to reflect the relocation.

WHEREAS, in order for the City to acquire the Signal Improvement Property, it must either condemn the property or seek Parks Tacoma’s consent to transfer the property, and

WHEREAS, it would be in the best interests of Parks Tacoma that the Sheridan Arterial Improvements be constructed and would be a benefit to Wapato Park users, and

WHEREAS, Chapter 39.33 RCW (Intergovernmental Disposition of Property) permits local government units to transfer or exchange title to real property on such terms and conditions as may be mutually agreed upon; NOW, THEREFORE, BE IT

RESOLVED, by unanimous vote of the Board of Parks Commissioners of the Metropolitan Park District of Tacoma that the Signal Improvement Property is declared surplus and shall be transferred to the City of Tacoma in accordance with Chapter 39.33 RCW; IT IS FURTHER

RESOLVED, that the Temporary Construction Easement shall be granted to the City of Tacoma; IT IS FURTHER

RESOLVED, to accept & appropriate \$32,776 from the City of Tacoma as compensation for the transfer of the Signal Improvement Property and Temporary Construction Easement: IT IS FURTHER

RESOLVED, that the amendment to Easement No. 12921 to Tacoma Public Utilities shall be approved; IT IS FURTHER

RESOLVED, that the Executive Director is hereby authorized to execute such documents as necessary to affect the transfer of the Signal Improvement Property, grant the Temporary Construction Easement to the City of Tacoma and amend the Easement No:12921 to Tacoma Public Utilities.

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

EXHIBIT A

Legal Description of Signal Improvement Property

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 03 EAST, W.M., LYING EAST OF THE EAST LINE OF MAP OF WAPATO LAKE VIEWS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 129, RECORDS OF PIERCE COUNTY AUDITOR;

EXCEPT THE EAST 300 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER THEREOF; AND EXCEPT ROADS;

TOGETHER WITH THAT PORTION OF THE SOUTH 128.22 FEET OF LOT 3, AND ALL OF LOTS 4 THROUGH LOT 16, INCLUSIVE, IN SAID WAPATO LAKE VIEWS, LYING EAST OF THE EAST LINE OF SOUTH ALASKA STREET; EXCEPT SOUTH 72ND STREET; ALSO,

BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 03 EAST, W.M., 150 FEET EAST OF THE INTERSECTION OF SAID LINE AND THE EAST LINE OF THE MAP OF WAPATO LAKE VIEWS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 129, RECORDS OF PIERCE COUNTY AUDITOR;

THENCE WEST ALONG SAID SECTION LINE 150 FEET; THENCE NORTHERLY ALONG THE EAST LINE OF LOTS 2 AND 3 OF SAID PLAT 100 FEET; THENCE EAST 150 FEET;

THENCE SOUTHERLY TO THE POINT OF BEGINNING; AND ALSO, THAT PORTION OF TRACT 'A', WAPATO LAKE VILLA SITES, TACOMA, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGE 61, RECORDS OF PIERCE COUNTY AUDITOR, LYING SOUTHERLY OF THE SOUTH LINE OF THE NORTH 25 FEET OF LOT 33 OF SAID PLAT, EXTENDED WESTERLY TO THE WEST LINE OF SAID TRACT 'A'.

MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT A 3-INCH DIAMETER SURFACE BRASS DISK MARKING THE INTERSECTION OF SOUTH 72ND STREET AND SHERIDAN AVENUE FROM WHICH A CASED 3-INCH DIAMETER BRASS DISK MARKING THE INTERSECTION OF SOUTH 68TH STREET AND SHERIDAN AVENUE BEARS NORTH 01°44'51" EAST A DISTANCE OF 1329.97 FEET; THENCE ALONG SAID MONUMENT LINE NORTH 01°44'51" EAST A DISTANCE OF 30.00 FEET; THENCE NORTH 88°24'15" WEST A DISTANCE OF 30.00 FEET TO THE INTERSECTION OF THE NORTH MARGIN OF SOUTH 72ND STREET WITH THE WEST MARGIN OF SHERIDAN AVENUE AND THE TRUE POINT OF BEGINNING; THENCE NORTH 88°24'15" WEST ALONG SAID NORTH MARGIN A DISTANCE OF 24.04 FEET; THENCE DEPARTING SAID NORTH MARGIN NORTH 01°56'37" EAST A DISTANCE OF 1.15 FEET; THENCE NORTH 75°37'46" EAST A DISTANCE OF 7.01 FEET; THENCE SOUTH 88°24'15" EAST A DISTANCE OF 12.31 FEET; THENCE NORTH 01°44'51" EAST A DISTANCE OF 11.92 FEET; THENCE SOUTH 88°24'15" EAST A DISTANCE OF 5.00 FEET TO SAID WEST MARGIN; THENCE ALONG SAID WEST MARGIN SOUTH 01°44'51" WEST A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

ALL WITHIN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 03 EAST, W.M., SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON. (CONTAINING +/- 128 SF. OR APPROXIMATELY 0.003 AC.)

EXHIBIT B

Depiction of Signal Improvement Property

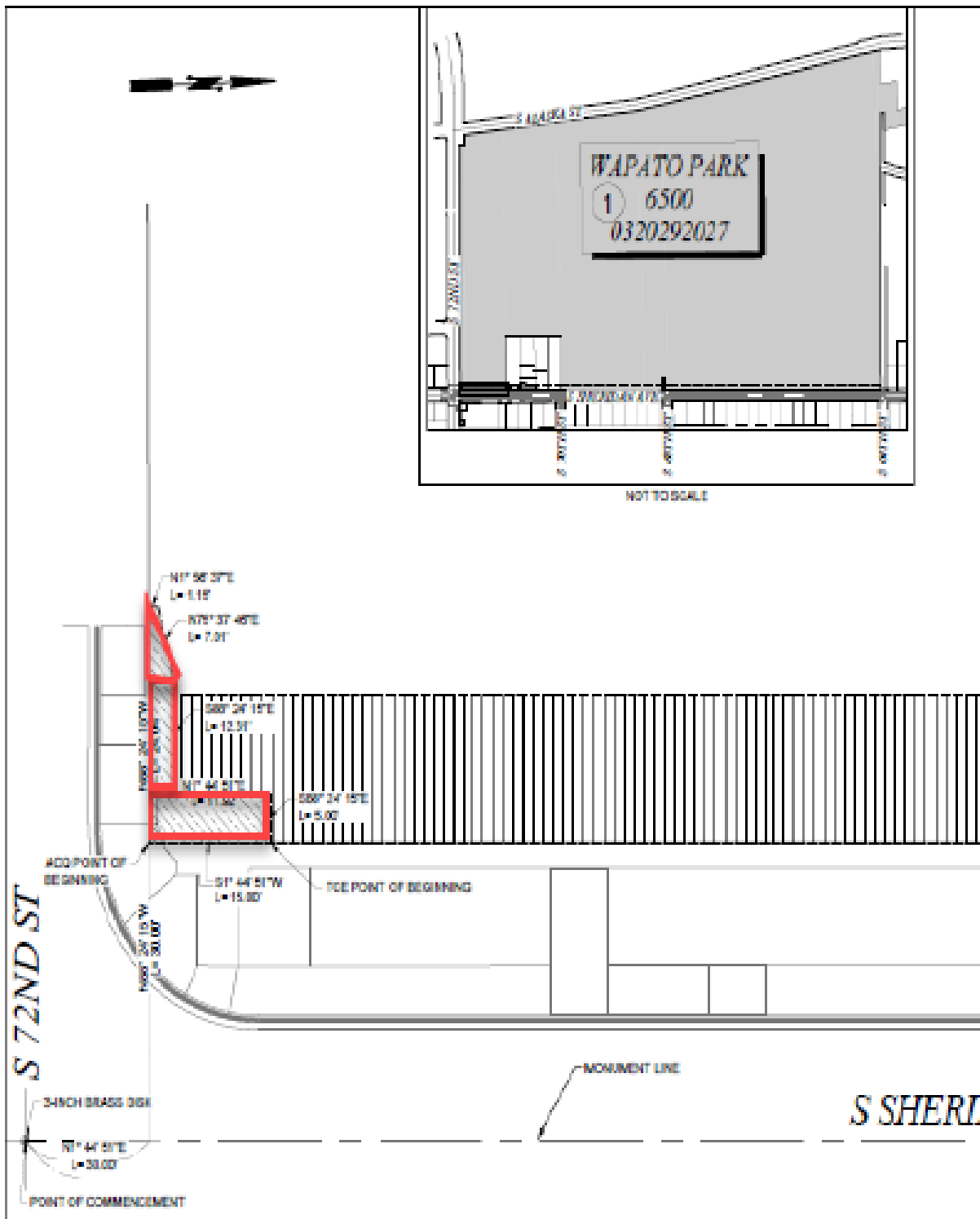


EXHIBIT C

Legal Description of Temporary Construction Easement Area #1

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 03 EAST, W.M., LYING EAST OF THE EAST LINE OF MAP OF WAPATO LAKE VIEWS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 129, RECORDS OF PIERCE COUNTY AUDITOR;
EXCEPT THE EAST 300 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER THEREOF;
AND EXCEPT ROADS;
TOGETHER WITH THAT PORTION OF THE SOUTH 128.22 FEET OF LOT 3, AND ALL OF LOTS 4 THROUGH LOT 16, INCLUSIVE, IN SAID WAPATO LAKE VIEWS, LYING EAST OF THE EAST LINE OF SOUTH ALASKA STREET; EXCEPT SOUTH 72ND STREET;
ALSO,
BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 03 EAST, W.M., 150 FEET EAST OF THE INTERSECTION OF SAID LINE AND THE EAST LINE OF THE MAP OF WAPATO LAKE VIEWS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 129, RECORDS OF PIERCE COUNTY AUDITOR;
THENCE WEST ALONG SAID SECTION LINE 150 FEET;
THENCE NORTHERLY ALONG THE EAST LINE OF LOTS 2 AND 3 OF SAID PLAT 100 FEET;
THENCE EAST 150 FEET;
THENCE SOUTHERLY TO THE POINT OF BEGINNING; AND ALSO,
THAT PORTION OF TRACT 'A', WAPATO LAKE VILLA SITES, TACOMA, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGE 61, RECORDS OF PIERCE COUNTY AUDITOR, LYING SOUTHERLY OF THE SOUTH LINE OF THE NORTH 25 FEET OF LOT 33 OF SAID PLAT, EXTENDED WESTERLY TO THE WEST LINE OF SAID TRACT 'A'.
MORE PARTICULARLY DESCRIBED AS FOLLOWS;
COMMENCING AT A 3-INCH DIAMETER SURFACE BRASS DISK MARKING THE INTERSECTION OF SOUTH 72ND STREET AND SHERIDAN AVENUE FROM WHICH ANOTHER 3-INCH DIAMETER SURFACE BRASS DISK MARKING THE INTERSECTION OF SOUTH 68TH STREET AND SHERIDAN AVENUE BEARS NORTH 01°44'51" EAST A DISTANCE OF 1329.97 FEET;
THENCE ALONG SAID MONUMENT LINE NORTH 01°44'51" EAST A DISTANCE OF 30.00 FEET;
THENCE NORTH 88°24'15" WEST A DISTANCE OF 30.00 FEET TO THE INTERSECTION OF THE NORTH MARGIN OF SOUTH 72ND STREET WITH THE WEST MARGIN OF SHERIDAN AVENUE;
THENCE NORTH 01°44'51" EAST ALONG SAID WEST MARGIN A DISTANCE OF 15.00 FEET AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID WEST MARGIN NORTH 01°44'51" EAST A DISTANCE OF 286.64 FEET; THENCE DEPARTING SAID WEST MARGIN NORTH 88°23'28" WEST A DISTANCE OF 15.00 FEET;
THENCE SOUTH 01°44'51" WEST A DISTANCE OF 298.57 FEET; THENCE SOUTH 88°24'15" EAST A DISTANCE OF 10.00 FEET; THENCE NORTH 01°44'51" EAST A DISTANCE 11.92 FEET;
THENCE SOUTH 88°24'15" EAST A DISTANCE OF 5.00 FEET TO THE WEST MARGIN OF SAID SHERIDAN AVENUE AND THE POINT OF BEGINNING;
ALL WITHIN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF

SECTION 29, TOWNSHIP 20 NORTH, RANGE 03 EAST, W.M., SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON. (CONTAINING +/- 4,419 SF. OR APPROXIMATELY 0.102 AC.)

EXHIBIT D

Depiction of Temporary Construction Easement Area #1

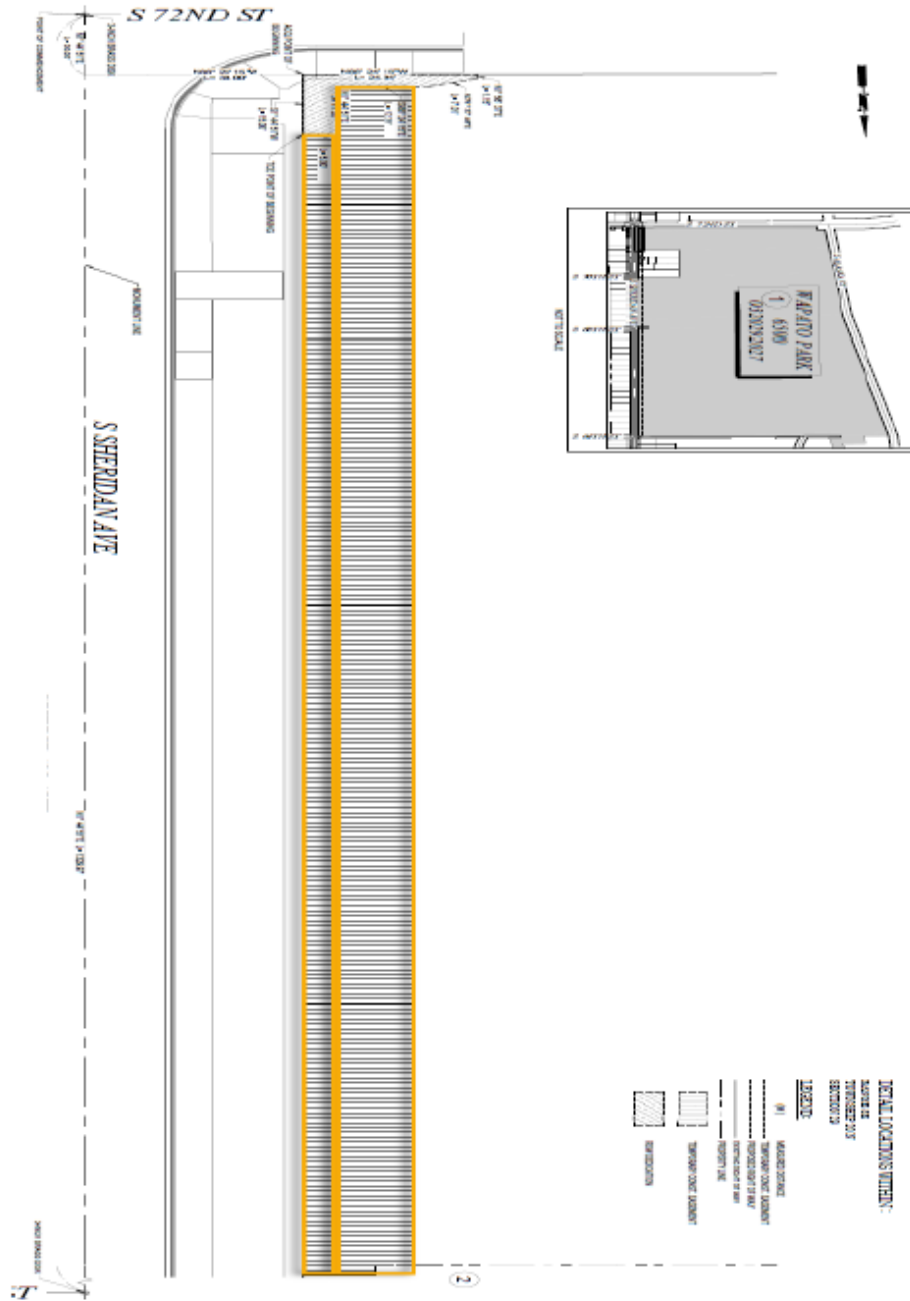


EXHIBIT E

Legal Description of Temporary Construction Easement Area #2

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 03 EAST, W.M., LYING EAST OF THE EAST LINE OF MAP OF WAPATO LAKE VIEWS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 129, RECORDS OF PIERCE COUNTY AUDITOR; EXCEPT THE EAST 300 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER THEREOF; AND EXCEPT ROADS; TOGETHER WITH THAT PORTION OF THE SOUTH 128.22 FEET OF LOT 3, AND ALL OF LOTS 4 THROUGH LOT 16, INCLUSIVE, IN SAID WAPATO LAKE VIEWS, LYING EAST OF THE EAST LINE OF SOUTH ALASKA STREET; EXCEPT SOUTH 72ND STREET; ALSO, BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 03 EAST, W.M., 150 FEET EAST OF THE INTERSECTION OF SAID LINE AND THE EAST LINE OF THE MAP OF WAPATO LAKE VIEWS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 129, RECORDS OF PIERCE COUNTY AUDITOR; THENCE WEST ALONG SAID SECTION LINE 150 FEET; THENCE NORTHERLY ALONG THE EAST LINE OF LOTS 2 AND 3 OF SAID PLAT 100 FEET; THENCE EAST 150 FEET; THENCE SOUTHERLY TO THE POINT OF BEGINNING; AND ALSO, THAT PORTION OF TRACT 'A', WAPATO LAKE VILLA SITES, TACOMA, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGE 61, RECORDS OF PIERCE COUNTY AUDITOR, LYING SOUTHERLY OF THE SOUTH LINE OF THE NORTH 25 FEET OF LOT 33 OF SAID PLAT, EXTENDED WESTERLY TO THE WEST LINE OF SAID TRACT 'A'; MORE PARTICULARLY DESCRIBED AS FOLLOWS; THE WEST 20 FEET OF THE EAST 50 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29; AND TOGETHER WITH THE WEST 20 FEET OF THE EAST 50 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29, SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON. EXCEPT THAT PORTION MORE PARTICULARLY DESCRIBED AS COMMENCING AT A CASED 3-INCH DIAMETER BRASS DISK MARKING THE INTERSECTION OF SOUTH 68TH STREET AND SHERIDAN AVENUE FROM WHICH ANOTHER 3-INCH DIAMETER SURFACE BRASS DISK MARKING THE INTERSECTION OF SOUTH 72ND STREET AND SHERIDAN AVENUE BEARS SOUTH 01°44'51" WEST A DISTANCE OF 1329.97 FEET; THENCE ALONG SAID MONUMENT LINE SOUTH 01°44'51" WEST A DISTANCE OF 30.61 FEET;

THENCE NORTH 88°15'09" WEST A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST MARGIN OF SHERIDAN AVENUE AND TRUE POINT OF BEGINNING; THENCE DEPARTING SAID MARGIN NORTH 88°15'09" WEST A DISTANCE OF 55.00 FEET;
THENCE NORTH 01°44'51" EAST A DISTANCE OF 10.00 FEET;
THENCE SOUTH 88°15'09" EAST A DISTANCE OF 55.00 FEET TO SAID WEST MARGIN;
THENCE SOUTH 01°44'51" WEST ALONG SAID MARGIN A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.
(CONTAINING +/- 39,652 SF F. OR APPROXIMATELY 0.910 AC.)

EXHIBIT F

Depiction of Temporary Construction Easement Area #2

EXHIBIT G

Legal Description of Utility Easement

TPU EASEMENT LEGAL OVER APN 0320292027

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 03 EAST, W.M., LYING EAST OF THE EAST LINE OF MAP OF WAPATO LAKE VIEWS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 129, RECORDS OF PIERCE COUNTY AUDITOR;

EXCEPT THE EAST 300 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER THEREOF;

AND EXCEPT ROADS;

TOGETHER WITH THAT PORTION OF THE SOUTH 128.22 FEET OF LOT 3, AND ALL OF LOTS 4 THROUGH LOT 16, INCLUSIVE, IN SAID WAPATO LAKE VIEWS, LYING EAST OF THE EAST LINE OF SOUTH ALASKA STREET;

EXCEPT SOUTH 72ND STREET;

ALSO,

BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 03 EAST, W.M., 150 FEET EAST OF THE INTERSECTION OF SAID LINE AND THE EAST LINE OF THE MAP OF WAPATO LAKE VIEWS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 129, RECORDS OF PIERCE COUNTY AUDITOR;

THENCE WEST ALONG SAID SECTION LINE 150 FEET;

THENCE NORTHERLY ALONG THE EAST LINE OF LOTS 2 AND 3 OF SAID PLAT 100 FEET;

THENCE EAST 150 FEET;

THENCE SOUTHERLY TO THE POINT OF BEGINNING;

AND ALSO,

THAT PORTION OF TRACT 'A', WAPATO LAKE VILLA SITES, TACOMA, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGE 61, RECORDS OF PIERCE COUNTY AUDITOR, LYING SOUTHERLY OF THE SOUTH LINE OF THE NORTH 25 FEET OF LOT 33 OF SAID PLAT, EXTENDED WESTERLY TO THE WEST LINE OF SAID TRACT 'A';

MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A CASED 3-INCH DIAMETER BRASS DISK MARKING THE INTERSECTION OF SOUTH 68TH STREET AND SHERIDAN AVENUE FROM WHICH A 3-INCH DIAMETER SURFACE BRASS DISK AT THE INTERSECTION OF SOUTH 72ND STREET AND SHERIDAN AVENUE BEARS SOUTH 01°44'51" WEST A DISTANCE OF 1329.97 FEET;

THENCE ALONG SAID MONUMENT LINE SOUTH 01°44'51" WEST A DISTANCE OF 33.35 FEET;

THENCE NORTH 88°15'09" WEST A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST MARGIN OF SHERIDAN AVENUE AND TRUE POINT OF BEGINNING;

THENCE DEPARTING SAID MARGIN NORTH 88°30'03" WEST A DISTANCE OF 50.00 FEET;

THENCE NORTH 01°44'51" EAST A DISTANCE OF 13.35 FEET TO A POINT 20 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 3 EAST, W.M.;

THENCE PARALLEL WITH SAID NORTH LINE SOUTH 88°30'03" EAST A DISTANCE OF 50.00 FEET TO SAID WEST MARGIN;

THENCE ALONG SAID WEST MARGIN SOUTH 01°44'51" WEST A DISTANCE OF 13.35 FEET TO THE POINT OF BEGINNING.

ALL WITHIN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 03 EAST, W.M., SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

(CONTAINING +/- 668 SF. OR APPROXIMATELY 0.015 AC.)



PREPARED BY: G. ALLEN

DATE: 9/23/2024

FILENAME: APN 0320292027_REV_ESM_ANCHOR_092324.docx

PROJECT: S61-S72 SHERIDAN

