

**Capital Improvement Committee Meeting (CIC)
Agenda & Meeting Materials
April 23, 2025 - 12:30 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)

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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 23, 2025
12:30 PM**

MINUTES FROM April 2, 2025

PROJECT STATUS REPORT

DISCUSSION ITEMS

- N/A

ACTION ITEMS

- Accepting and Appropriating Funds from Tacoma Parks Foundation for the Wright Park Playground Repair Project

FUTURE AGENDA TOPICS

ADJOURNMENT



BOARD OF PARK COMMISSIONERS CAPITAL IMPROVEMENT COMMITTEE

**April 2, 2024
5:00 PM
MINUTES**

Attendees: Commissioner Mauer, 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 19th, 2025, meeting were approved as written.

Discussion Item

N/A

Action Items

Fort Nisqually Clerk's House Replacement, Construction Contract Award to Pease Construction, Inc.

- Authorizes contract award to Pease Construction, Inc. in the amount of \$1,911,675.48 including Washington State Sales Tax.
- Fort Nisqually was established in 1833 in Dupont and reconstructed in Point Defiance.
- The building being reconstructed was not one of the original buildings but is being modeled after the Montgomery House. This building will not be historically significant.
- This will support staff, volunteers, and back of the house operations.
- We received 6 total bids with 5 being considered responsive. Pease Construction LLC was the apparent low bid.
- Commissioner Mauer asked about the process and timing of documents being sent to the CIC members to which Terry informed the group that we were trying to maintain a construction window and the information being received tonight is the final draft. The prior version of the resolution was incomplete due to lack of bid results at the time the agenda packet was released.
- Marty stated that if any of the Commissioners have any questions between this meeting the end of the following business day to reach out so that any requested changes or updates could be included in revised resolution packet.
- This was recommended to move forward to the full board.

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

- This bid was opened on the 26th and is being awarded to Global Contractors LLC.
- This project will cover a 3.1 mile interloop and a .3 mile spur trail to connect Owen Beach.
- This project duration is estimated to last for about 1 year.
- We had 8 total bids with 7 being considered responsive, as the lowest Global Contractors LLC submitted an amount of \$5,330,523.25 including Washington State Sales Tax.
- This is the first time Parks Tacoma will be working with Global Contractors.
- There was a bid protest to which our legal team reviewed and decided there was no merit to the protest.
- Overall this project is estimated to be around 5.3 million with a total project cost (including phase 1) at 9.4 million.
- Commissioner Mauer asked about what the original expected cost for the project was to which Terry explained that the Engineers Estimate for this project was around 5 million. For this project as well as the Fort Nisqually project bids came in within the range of the Engineers Estimate.
- Marty confirmed that in the future we will include the Engineers Estimate in the cover memo with a note that the Engineers Estimate is a pre-tax estimated range.
- Commissioner Mauer asked how projects, specifically this one, was represented in the original 2014 bond program from a budget perspective. Marty explained that we do establish a project budget in our internal Scope document. Project budgets derive from funding that is approved through the 2-year CIP (approved by Board through formal budget process), and are fine-tuned the closer we get to final construction phase bidding .
- Commissioner Mauer asked what budget was originally provided in the adopted CIP to which Marty referred to the 25/26 Budget Book (p. 78) wherein \$8.5M authorized for Point Defiance Park, the construction funding for this contract would draw from that appropriation. Terry did confirm that we are in the budget range of the CIP.
- The dollar amount of the 2-year CIP goes to the board for approval as part of the budget in the biennium.
- Commissioner Santorno asked how the department considers the change in cost of materials and Terry explained that an escalation factor should be anticipated and added to the budget in the beginning of the project so that it does not come as a surprise.
- This resolution was approved to move forward to the full board.

Additional Items

- Commissioner Mauer discussed with staff their opinion on merging the CIC meetings with the COWs to eliminate the need of CIC. The idea would reduce the amount of presentations staff provides and to provide all the necessary information to the full board in one meeting.
- Marty outlined that the COWs are called for specific topics where staff feels its important to provide additional information on various topic and that given its extended project schedule and complexity the Loop Trail Ph 2 project merited extra briefings.
- Commissioner Mauer asked about the possibility of a new way to send out the teams meeting link.

Meeting Adjourned



MEMORANDUM

TO: Board of Park Commissioners

THROUGH: Shon Sylvia, Executive Director

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

SUBJECT: Accepting and Appropriating Funds from Tacoma Parks Foundation for the Wright Park Playground Repair Project

DATE: April 23, 2025

EXECUTIVE SUMMARY: A resolution is requested to accept funds from the Tacoma Parks Foundation. This fund distribution is to support repair of the playground at Wright Park with \$100,000.

BACKGROUND: The Tacoma Parks Foundation (formerly known as The Greater Metro Parks Foundation) is a private, nonprofit organization that has been serving the Tacoma area since 1991. The mission of the Tacoma Parks Foundation is "We cultivate a community invested in providing parks and recreation access for all." The Tacoma Parks Foundation is governed by a board of community volunteers and work with an Executive Director as well as Parks Tacoma resource development, planning and program staff. All are committed to improving parks and recreation in our community through private philanthropy.

Wright Park play and sprayground were originally built in 2011 as part of a community initiative to honor the memory of Zina Linnik, a 12-year-old girl who was kidnapped and killed in 2007. The Zina Linnik Project partially funded construction of the play and sprayground at Wright Park and a play area at Edna Travis Park (formerly McCarver) which was the first capital campaign supported by the Tacoma Parks Foundation. Thanks to the community's dedication and future vision, an endowment fund was established to support the long-term care of the playgrounds at both sites.

In 2022, Parks Tacoma utilized the Zina Linnik endowment fund to resurface the playground at both Edna Travis and Wright Park. This project was part of an effort to extend the life of both playgrounds by replacing the ADA compliant surfacing with artificial turf.

In February 2025, Parks Maintenance staff identified significant rot in the support columns of the playground at Wright Park during a routine playground safety inspection. Because the severity of deterioration has compromised the structural integrity of the play structure, the entire play area at Wright Park has been fenced off to prevent public access. Since then, staff have been working in coordination with the original playground manufacturer to assess options for repair and replacement without loss of play components that remain in good condition.

In keeping with the natural setting found in Wright Park, much of the playground is built from wood timber products. All timber that is not in contact with the ground surface is in fair condition while all vertical columns that make contact with the ground surface have significant rot and deterioration. All other play components including transfer platforms, slides, and climbers are in good condition and have significant life expectancy if structural issues can be remedied. Working with the original manufacturer, Columbia Cascade, all vertical timbers will be replaced with a recycled plastic post, which should extend the useful life of this playground another 10+ years.

Through the partnership with Tacoma Parks Foundation, the Zina Linnik endowment fund will provide \$100,000 funding to support the repair of Wright Park playground with an additional \$50,000 coming from the Park Operations budget.

FISCAL IMPACT: Parks Tacoma will accept \$100,000. These funds shall then be added to the Parks Tacoma 2025/2026 Capital Budget.

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

METROPOLITAN PARK DISTRICT OF TACOMA

RESOLUTION NO. R-25

ACCEPTING \$100,000 IN CONTRIBUTIONS FROM THE TACOMA PARKS FOUNDATION (FORMERLY KNOWN AS THE GREATER METRO PARKS FOUNDATION) FOR WRIGHT PARK PLAYGROUND REPAIR

WHEREAS, the Tacoma Parks Foundation was established to promote financial support for Metro Park's programs, services and projects conducted by Metro Parks; and

WHEREAS, the Tacoma Parks Foundation desires to provide Metro Parks Tacoma with a disbursement of \$100,000 in contributed funds towards the repair of the playground at Wright Park through the Zina Linnik endowment fund; Now, therefore, be it

RESOLVED by the Board of Park Commissioners that the Metropolitan Park District of Tacoma accepts and appropriates the cash contributions of \$100,000 from the Tacoma Parks Foundation towards the repair of the playground at Wright Park.

The forgoing 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