



## BOARD OF PARK COMMISSIONERS CAPITAL IMPROVEMENT COMMITTEE

January 16, 2019  
5:00 PM  
MINUTES

**Attendees:** Commissioner Pointer, Commissioner Baines

**Staff Support:** Debbie Terwilleger, Director of Planning & Development; **Erwin Vidallon**, CFO; **Marty Stump**, Design and Construction Manager; **Kristi Evans**, Project Administrator; **Tom Dargan**, Project Administrator; **Fred Ramey**, PDZA Project Administrator; **Mary Kay Henley** – Administrative Support (Planning)

**Acceptance of Minutes:** Minutes from the November 28, 2018 meeting were approved as written.

### Project Status Report

- It was reported that future monthly capital project update will have a new format.
- Commissioner Pointer asked about the order of neighborhood park improvements. It was explained the 8 - 10 projects listed in the approved CIP will be strategically reviewed to determine order. It was noted there will be flexibility. Improvements mentioned included tennis courts, Browns Point, and bridge addition at Ryan's Park Bridge.

### Discussion Items

None

### Action Items:

#### **Meeker Middle School Multipurpose Field Development: Approving an Inter-local Agreement with Tacoma School District and Capital Funding Allocation for New Electrical Lighting Conduit**

- Metro Parks desires to support the Tacoma School District (TSD) multipurpose field project at Meeker Middle School. This resolution authorizes \$34,463.50 for the purposes of installing the field lighting electrical conduit. It also authorizes MPT to enter into the necessary inter-local agreement with TSD.
- Tom reported we have verified that two 2" conduits were installed per plan.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

#### **Dickman Mill Artist – Mary Coss Contract Amendment #1**

- This resolution authorizes a Contract Amendment No. 1 with artist Mary Coss for the Dickman Mill Park Expansion & Head Saw project's art piece in an amount of \$ 100,000.00. The initial contract was for the design proposal and this amendment is for the actual commissioning of the project's artwork.

- The overall project will re-install the Dickman Mill head saw, and include a redesign of the area immediately surrounding it, which includes restoration to display condition of the head saw for onsite display and new decking for viewing and gathering.
- Commission Pointer and Commissioner Baines liked the art piece design, noting it will draw people's attention. Pointer asked if Cambia Health Solutions contribution is helping to fund this art piece. It was reported yes, noting Cambia Health Solutions has been part of the review process and Steering Committee.
- Erwin noted that risk management has reviewed the piece and adjustments have been made. Another round of approvals takes place between now and end of February with a final presentation to the Board schedule for January 28, 2019.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

#### **Pt Defiance Marina Facility Major Renovation Contract to BergerABAM**

- This resolution authorizes an A&E contract award for the Point Defiance Marina boathouse renovations to BergerABAM in the amount of \$182,422. It was noted we have a strong working relationship and they did the facility assessment that provided a list of needed capital repairs.
- Debbie pointed out this is one of the high priority projects listed on the 2019-20 CIP. Repairs mentioned included replacing failed pilings, utilities under the deck and dry rot areas. Debbie noted sea level rise is also being addressed and areas with failed pilings are not publically accessible.
- Commissioner Pointer asked about the life expectancy of these improvements? Marty reported they will be a typical 30 – 35 year life cycle and will need regular maintenance.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

#### **Pacific Seas Aquarium Change Order No. 10**

- This resolution authorizes Change Order No. 10 to the Turner Construction Company contract for building close out costs at the Pacific Seas Aquarium in an amount of \$264,900.60. A representative from OAC, who facilitates communication between Metro Parks and Turner, was in attendance to answer any questions.
- It was explained that work will focus on tank leak repair necessary for water tightness due to the fourth and final saltwater fill of the Baja Bay and NW Waters tank, the balance tanks and the deaeration tower.
- Commissioner Pointer asked if these repairs will be permanent. It was explained that additional minor repairs are likely through the life of this facility. Minor leaking is expected with projects like this and an additive was added to the concrete as an industry best-practice for self-sealing of shrinkage cracks. Repair costs are being shared by Metro Parks and Turner, with Metro Park's share less than half the total costs.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

#### **PDZA Seawater Supply Change Order No. 6**

- This Change Order No. 6: to McClure and Sons contract in the amount of \$103,421.90 is to cover the expense of finding excessive ground water when drilling, additional pipe support needed, unanticipated backfill materials, and additional monorail wall brackets.
- Commissioner Pointer asked if everything is working now. Fred reported the new pump house is up and running smoothly, with additional capacity. He explained since we have 3 pumps and only require 2 running, every month one can be shut down for maintenance.

- Fred explained that PDZA staff installed all the inside pump equipment. He added this was a huge undertaking by staff, resulted in large cost savings and future maintenance advantages.
- The local tribe art installation on the building was commended.
- The old round house now only holds water pipes leading to the bay.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

#### **PDZA Asia Forest Sanctuary Improvements – Contract Award**

- This resolution authorizes the contract award to Pacific Earth Works for renovations to the PDZA Asia Forest Sanctuary in the amount of \$240,788.70. This is part of the 2019-20 CIP and will address drainage and erosion problems and improved exhibits appearance.
- Fred mentioned innovative solutions are being researched to increase drainage i.e. grass seed, astro turf, etc. He added that since different animals will be hosted, additional constraints need to be included.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

#### **PDZA Picnic Shelter Final Acceptance**

- This project involved constructing a modern steel-frame prefabricated structure next to the Zoo entrance. The completed picnic shelter was inspected by staff and was completed as specified. This resolution authorizes the final acceptance of WS Contractors contract in the amount of \$464,841.58.
- Originally a wood frame was considered. Ultimately a steel structure with stone columns was selected for its life span and to architecturally compliment the new Aquarium. The shelter includes 2,000 square feet of usable space and Metro Parks is already taking rental requests.
- Commission Pointer asked about the site's old tent. Fred reported it stayed in inventory and was reassigned to Meadow Park Golf Course.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

#### **Miscellaneous Topics**

- Commissioner Pointer asked about future field renovations at Lincoln High School. Debbie reported there are plans for this in the future. It will start with a planning process and then reviewed construction to determine actual needs.

#### **Future items**

#### **Meeting Adjourned**