



BOARD OF PARK COMMISSIONERS CAPITAL IMPROVEMENT COMMITTEE

February 14, 2018
5:00 PM
MINUTES

Attendees: Commissioner Pointer, Commissioner Baines

Staff Support: **Debbie Terwilleger**, Planning & Development Director; **Marty Stump**, Design and Construction Manager; **Kristi Evans**, Project Administrator; **Jeremy Woolley**, Project Administrator; **Roger Stanton**, Project Administrator; **Mary Kay Henley** – Administrative Support (Planning)

Acceptance of Minutes: Minutes from the January 24, 2018 meeting were approved as written.

Project Status Report

- Commissioner Pointer asked about minority representation on the small work roster. Marty will touch base with the responsible staff and report back finding.
- Commissioner Point asked if the Waterfront Phase 1 project is on schedule, mentioning washed away plantings and opening delay. Roger reported yes we are behind, noting the originally targeted completion date of Dec. 5th of 2017. Park of this delay can be attributed to missing the planting season due to having a record wet season. This led to a landscaping and establishment (plants/grass fully rooted in to prevent erosion) schedule delays.

Discussion Items

Waterfront Phase 1 Contingency Usage Update – Metro Parks CU #9 and Atkinson CU #5

- Contractor Contingency Use #5 is a \$35,000 credit for an unneeded drain line on top of the liner on the peninsula, with \$84,000 remaining.
- Owner Contingency Use #9 is for three items totaling \$60,000: special cover for road sewer, flat grade for drainage, power trenching, with \$643,362 remaining in the owner contingency fund.
- Commissioner Pointer asked if sufficient funds remain. He echoed Commissioner Smith's concern that future replenishing might be at the expense of other projects. Roger concluded there might be a few unknown charges, but there are no owner-elected, non-essential upgraded. Marty added we are in constant conversation with Atkinson, with a project audit currently going on.

Waterfront Phase 1 – Update on Funding

- The Waterfront Phase 1 project includes \$4.5M in reimbursable EPA charges. It was noted the funds have already been accepted and appropriated by the Board. This presentation is to notify commissioners that the EPA funds have been received.

Eastside Community Center (ECC) Contingency Use Update

- Jeremy provided an update to ECC's owner contingency fund usage of \$192,000 including alternative items to furnish the aquatic area, zip line, log roll, and pull toys.
- Jeremy mentioned there will be eight more contingency items in the future including waterproofing of retainage wall, air conditioning in gym credit of drinking fountain, unsuitable soil, site lighting, sewer tie, and speed bumps removal. He will provide a high-level overview at an upcoming CIC.
- The project is 55-60% complete, with 60% of contingency fund usage. The commissioners were shown a time-lapse video of the project.
- Commissioner Pointer asked the location of the zip line. Jeremy explained it is not a traditional zip line, rather a glorified rope swing from the pool deck to the water.

Dickman Mill Art Scope

- Kristi reported submittals for the Call to Artist are due March 5th and are being managed by the City of Tacoma. She explained we are looking for artists to work with the consultant team for integrated artwork, noting the art pieces shouldn't compete with, but rather compliment the head saw. \$40,000 is being budgeted and suggested art opportunities included: log replication, wood benches, planking and handrails.
- Marty added that the project is in concept phase, a public meeting is being scheduled for March and the Steering Committee met the previous night (February 13th).

Action Items

Foss Parks – A&E Contract with Site Workshop

- This resolution authorizes approval of Contract Amendment #1 with Site Workshop for architectural and engineering design services at Central Park and Waterway Park in the amount of \$736,691. Metro Parks and the Foss Waterway Development Authority (FWDA) are working in partnership to develop both parks, which are located along the Foss Waterway. Site Workshop will provide design development through construction plans and construction administration for Central Park; as well as design development plans and a Management and Operations Plan for Waterway Park.
- Interviews were held with potential donors over the past couple months and it was decided to first focus on Central Park development
- Site maintenance and overhead costs were discussed. It was pointed out that a MOU between Metro Parks and FWDA hasn't been finalized and once it place it will define responsibilities in more detail. It was added that both properties have a maintenance endowment and FWDA is interested in turning both properties over to MPT with the endowment. It was suggested that vendors/clubs using the facility share in the responsibility of overhead and maintenance.
- It was agreed to add additional verbiage to the resolution addressing FWDA fundraising commitment and strategy, along with intended maintenance and operations obligations.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

Waterfront Phase 1 – Trail, Bridge & Peninsula – Atkinson Construction Change Order #16-#17

- This resolution wraps EPA and Tacoma Yacht Club fully reimbursable additions together, totaling \$228,518. 58. It was noted zero bond dollars are being used this information is being presented even though it is below the required threshold.

- Large items included: changes to storm water drainage on the peninsula and dock check valves, freeze protection, peninsula eco block wall, extension to builder's risk insurance, and new TYC plantings (EPA will deliver plants and TYC will plant).
- This item was accepted for moving forward to the full Board with a recommendation of approval.

Eastside Community Center – Accept and Appropriate \$2.5M Commerce Grant

- This resolution accepts and appropriates \$2,500,000 from the Washington State Department of Commerce, 2017-2019 Capital Budget, Local and Community Projects for Eastside Tacoma Community Center Construction.
- Commissioner Pointer questioned the included construction funding table. Jeremy will update the funding table to align total project cost (\$31M) with the funding sources.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

General Discussion

- Commissioner Pointer asked about any impacts regarding Point Ruston charging a fee for garage parking. Marty reported we are discussing this, noting our presented multi-model solutions. At a recent open house attendees were surveyed on paid parking, i.e. centralized parking garage. It was suggested a parking fee could be adjusted based on the season. Marty concluded that there will be ongoing conversations on this topic.
- Commissioner Baine asked about installing interaction parent child swings that provide face-to-face interaction. Marty will research and report back findings.

Future items

Meeting Adjourned