



BOARD OF PARK COMMISSIONERS CAPITAL IMPROVEMENT COMMITTEE

**April 11, 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; **Fred Ramey**, Project Administrator; **Sarah Hamel**, Project Administrator; **Tom Dargan**, Project Administrator; **Mary Kay Henley** – Administrative Support (Planning)

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

Project Status Report

N/A

Discussion Items

PDZA Turner Contingency Fund Usage

- Sarah led a discussion on the PDZA Aquarium project and provided a contingency usage update. She reported the project is now 98% complete. The last two tanks on the exhibit level were installed last night through the roof. The dry side of the exhibit will be completed in May, with art installation occurring in mid-June.
- Commissioner Baines asked when the tanks will be filled. Sarah reported after final checks they will start filling the tanks with fresh water. Pending no leaks, they will transition to saltwater early next week. This will take approximately 10 days and once they have 4 feet of water, the life support system will be started.
- Marty explained our GCCM representative, OAC, scrutinizes each contingency expense. Owner contingency funds come from PDZA savings and contractor contingency funds were built into the contract. Sarah added that \$197,000 remains in the owner contingency fund and \$191,000 in the contractor contingency funds.
- Commissioner Baines asked about one of the items listed, Geofoam Backfill Scope Gap. Sarah explained original documents didn't clearly reference that Geofoam was needed on the build out portion of the exhibit. .
- Commissioner Point asked if there will be future items. Sarah answered yes, we are still reconciling the project.

Seymour Conservatory 100 % Design Development

- Kristi reported we are now at 100% design development for the Seymour Conservatory Restoration and addition project. She presented an overview of Phase 1 changes and new additions (\$11.7M) noting it doesn't include the proposed dome. An Open House will take place before the Board Meeting on April 23rd.

- She added that plantings and interior/exterior palettes are now being discussed, along with incorporating old facades. She explained elements won't take away from the existing conservatory.
- With design development complete, we are now moving into fundraising and looking at different options, including a \$1M State Heritage Grant.

Action Items

Eastside Community Center (ECC) Artist Award to Billy Ray Memorial and ECC Accept and Appropriate – GMPF Funds

- Jeremy presented the first of two resolutions tied to ECC, accept and appropriate \$30,000 from the Greater Metro Parks Foundation (GMPF) for art construction and installation. He continued with the second resolution that authorizes the \$70,000 contract award to Jasmine Brown for commissioning of the artwork for the Billy Ray Memorial noting this falls outside of the art brief and New Market Tax Credit funding. He explained Brown is an emerging local artist who has a strong connection to the area, noting her loss of two foster children to gun violence.
- Jeremy will make adjustments to the resolution to reflect the fiscal impact of \$82,000.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

Meadow Park Golf Course – Puget Sound Energy Easement

- This resolution would grant a no-cost easement to Puget Sound Energy (PSE) that allows for a gas connection for the Meadow Park Golf Course driving range.
- Jeremy explained PSE is investigating an alternative to this easement, but he wanted to present this just in case they weren't successful. The easement would run through the parking lot and involve a new meter installation. It was noted no money would be involved.
- Commissioner Pointer asked when PSE will make a decision on if an easement is needed. Jeremy reported by the end of this week.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

Browns Point Lighthouse Park – Contract Award to Puget Paving

- This resolution authorizes the contract award for the Browns Point Lighthouse Park Project to Puget Paving and Construction, Inc. in the amount of \$406,654.35. Tom explained we received 5 bids and Puget Paving was the lowest, noting they worked on the trolley stop at Point Defiance Park and performed well.
- This project involves site work and improvements to provide a paved parking lot and ADA-accessible sidewalks down to the north beach area. Tom explained the notice to proceed will happen in May and completion is expected in August.
- Commissioner Pointer asked if this project has 1% earmarked for art. Tom reported it was not in the original project scope as that pre-dated the public art program, but yes we are taking out 1%, or \$215,000. Debbie reported these funds will most likely going into the district art fund.
- Commissioner Baines asked about the project's seemingly high A/E costs. Tom explained this project includes a lot of shoreline permitting leading to increased costs.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

Rocky Shores Elevator – Contract Award to Zeigler Inc

- This resolution authorizes the contract award for the Point Defiance Zoo & Aquarium (PDZA) Rocky Shores (RS) Elevator Improvements Project to R.C. Zeigler, Inc. in the amount of \$382,865.04.
- Fred explained this project involves the installation of a new elevator and all components that bring the elevator system and associated infrastructure up to code. He explained that Zeigler was the lowest bidder, noting they have done a lot of elevator work around Seattle.
- Installation and construction is slated for next winter, with completion in time for the 2019 visitor season.
- Commissioner Pointer asked who will maintain the new elevator. Fred explained once the existing maintenance contract runs out, we will most likely add it to the zoo's elevator maintenance contract.
- Commissioner Baines asked about the high contingency fund. Fred explained it is because it is a unique, older building and we need to protect the surrounding marine animals.
- A date in the memorandum's background (typo) will be updated from 2017 to 2018.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

Asia Forest Solar Panels – TPU Grant Accept & appropriate

- Fred explained that the Point Defiance Zoo & Aquarium (PDZA) was awarded a grant from the Evergreen Options Renewable Energy Grant Committee at Tacoma Public Utilities for a Solar Project on top of the Asia Forest Sanctuary. He added that this resolution accepts and appropriates \$50,000 in grant money from Tacoma Public Utilities to fund the project.
- He added that 86 high-tech solar panels will be instated and the project will pay for itself in 14 years. Installation will be easy and the public won't be impacted. Matching funds will come from the zoo's operating budget.
- Commissioner Baines asked about energy savings. Fred said the zoo's energy bills will drop a bit, noting they have experienced solar staff and already use solar hot water.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

Future items

Meeting Adjourned