



## BOARD OF PARK COMMISSIONERS CAPITAL IMPROVEMENT COMMITTEE

July 10, 2019  
5:00 PM  
MINUTES

**Attendees:** Commissioner Smith (Commissioner Hanberg's substitute), Commissioner Baines

**Staff Support:** **Debbie Terwilleger**, Director of Planning & Development; **Marty Stump**, Deputy Director - Planning Department; **Mary Kay Henley**, Planning Administration

**Acceptance of Minutes:** Minutes from the June 26, 2019 meeting were approved as written.

### Project Status

- **Lincoln Park** – Commissioner Baines reported community concerns around Lincoln Park improvements by both Metro Parks and Tacoma School District. Debbie reported Metro Parks met with the school district to discuss their upcoming 2020 bond that includes proposed funding for field augmentation at Lincoln Park. It was shared that Metro Parks has bond funds available for a next phase of park improvements. Conversations focused on project timing to make sure joint efforts are coordinated. She noted there was a recent stewardship committee meeting that discussed future desires, noting safety a major concern. Metro Park's staff have met internally and will have recommendations to present in the future. Marty reported there is a desire to move forward in a timely manner with park improvements, however we need to make sure we coordinate with the school district. Commissioner Smith asked why Lincoln Park High School doesn't have their own tennis courts, noting they use Stewart Height's courts. Marty explained that court improvements are likely to be included in the school district's campus planning.
- **Eastside Outreach** was discussed. Marty reported we need to sequence project implementation. Parks targeted for improvements on the Eastside include: Gas Station Park, Cloverdale Park and Portland Avenue. It was noted the Eastside is a complex area. It is difficult to communicate all updates, noting the 45 Facebook groups in the area as an example.
- **Wapato Hills Park** - Commissioner Smith asked about the recent incident at Wapato Hills Park where a child tripped and rolled down a hill. This question led to a discussion on playground fencing. Marty reported we agreed to look into the possibility of installing fencing between the playground to the street for safety and to continue to evaluate and monitor playgrounds city-wide for safety.

### Discussion Items

#### **Wildfin Restrooms Construction and Lease Agreement**

- Debbie led a discussion on the Wildfin Restrooms along Ruston Way. She explained we are exploring partnership options mentioning MPT contracting for the improvements and an agreement with Point Ruston regarding maintenance. She wanted to update the commissioners on this project's status.

- The two restrooms are being redesigned to meet MPT's unisex model. We went out to bid two weeks ago. The lowest bid was non-responsive, so the contract was awarded to the second lowest vendor: Point Ruston (MC) Construction.
- It was reported this project has an aggressive timeline. We are in the final stages of finalizing the lease, noting it is quite complicated involving two parties, Point Ruston and a HOA. The lease specifies Metro Parks can make improvements and access common areas. Point Ruston will handle the utilities. A provision is being included to include the City of Tacoma in the future.
- Construction will take place in the next 6 weeks once a notice to proceed has been formally issued.
- Commissioner Smith asked if Metro Parks will be responsible for daily cleaning or will it be assigned to a third party. Marty reported we will maintain it like our other restrooms along the Ruston Way waterway, including trash and garbage removal.
- Commissioner Baines noted it is hard to see public funds going towards a for-profit organization.

### **Action Item**

#### **Waterfront Phase 1 – Atkinson Change Order #28**

- This resolution authorizes Change Order # 28 to Guy F. Atkinson's contract for the Point Defiance Park Waterfront Phase 1 Project-Trail and Bridge & Peninsula project in the amount of \$5,167,814.26.
- Work under this Change Order addresses additional project costs including the repair of native ground water seeps, peninsula drainage revisions, fencing revisions and additional funding associated with the contractor's time delay claim.
- Debbie reported this will be presented at the July 22<sup>nd</sup> Board meeting. She explained the settlement agreement between MPT and Atkinson will be ratified first, followed by the approval of this resolution.
- Marty explained this resolution finalizes many of the outstanding issues regarding the trail & bridge and Peninsula project.
- It was explained changes to the gangway ramp are outside of this contract and will require a new bid.
- Commissioner Baines commented he is happy that this project is coming to a close. Commissioner Smith was pleased with the soft launch held Saturday, stating it was enjoyable and busy.
- There was a discussion on the slides. Commissioner Smith reported the only comment she heard was that the slides weren't wide enough. It was pointed out this slows down participants, leading to improved safety.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

**Meeting Adjourned**