BOARD OF PARK COMMISSIONERS
CAPITAL IMPROVEMENT COMMITTEE

October 16, 2019
5:00 PM
MINUTES

Attendees: Commissioner Smith (Commissioner Hanberg’s sub), Commissioner Baines
Staff Support: Marty Stump, Deputy Director - Planning & Development Department; Kristi Evans, Project Administrator; Rebecca Solverson, City of Tacoma Public Art Specialist; Mary Kay Henley, Planning Administration

Acceptance of Minutes: Minutes from the August 28, 2019 meeting were approved as written.

Project Status Report
• Commissioner Smith asked if the Dickman Mill project is still on schedule. Marty reported yes, it is currently in the permitting phase. He added we had to work through a suspension of the Department of Ecology’s waterfront permit reviews. He noted this project makes only minor impact to the marine buffer. Construction is scheduled to begin summer of 2020.
• Marty mentioned we have numerous active projects, but a limited number under construction right now. Next year this will change, with many projects entering construction phase including Swan Creek, Owen Beach, Dickman Mill, PD Loop Trail and others.

Discussion Item
Eastside Community Center (ECC) - Youth Mural Artist Selection
• Rebecca from the City of Tacoma who is commissioned to assist Metro Park’s with art projects at ECC reported the artist team of Rick Bisol and Nathaniel Wagoner were selected for the Youth Involved mural. The budget is $16,000 all-inclusive and doesn’t require contract approval by the board because it is under the threshold.
• The selected artist team will work collaboratively with local youth and create a mural that will be approximately 8’ tall x 32’ wide. It will be located inside ECC’s entry in a prominent location.
• She explained the selection process was a bit unique. There were 12 submittals with three being selected by an all-youth panel made up of seven First Creek Middle School 8th graders. She noted the selection process ran smoothly with the students taking their responsibilities seriously and voicing strong opinions.
• Art samples from the artist team of Rick and Nathaniel were presented. They have 35+ years of combined public art experience and have worked in different communities from Seattle to San Francisco helping beautify walls and leading teams to create beautiful large scale murals.
• We are now moving into the contracting phase. Once finalized the mural work will start.
• It was noted that students themselves will not be working on scaffolding. The artist team will be responsible for mounting the mural. An art teacher at the middle school has offered her room to work in.
• The commissioners asked if a final design will be presented before construction starts. Rebecca said yes, noting they make a presentation that needs final approval.
• The mural is scheduled to be completed by early next year.
• Commissioner Smith asked if the final two Dune Peninsula Sand Trout (Little Makers) have been installed. It was reported one is being installed this week and the other next week.
• Commissioner Baines asked if both the gas leak and whirlpool closure at ECC were caused by the same problem. Marty said they are separate issues. The gas leak was a faulty threaded fitting that was corrected quickly. He said he hadn’t heard about the whirlpool issue, but will check into it and report back.

PDZA – Construction Contract for Mechanical Upgrades
• This project will focus on installing new boilers in the Elephant Barn and the South Pacific Aquarium, and make upgrades to the HVAC system located in the Wild Wonders Outdoor Theatre. It was added that an assessment of existing HVAC systems will be completed in order to determine the most effective means of upgrading those systems.
• Fred reported we received 6 bids, 5 of which were deemed responsive. This resolution authorizes the contract to the lowest bidder, TMEC, LLC, in the amount of $429,669.80. Reference checks by staff confirmed the contractor is responsible and performs quality work.
• Improvements are being funded under the Small Caps classification.
• Fred pointed out the original equipment in all locations is in serious need of an upgrades. He presented pictures that highlighted these areas:
  o Elephant Barn (radiant heat in floors) – picture shows boiler leaking.
  o South Pacific – Picture of two boilers. New units will be smaller, providing additional room.
  o Wild Wonders – Boiler unit is currently over the aardvark exhibit. New unit will be moved to the center hallway. It won’t disturb animals and make maintenance easier. The new duct work will also evenly distribute heat. A heat pump system will be installed in the office area to alleviate poor circulation due to windows not opening.
• Construction is set to start mid-to-late November and finish February or March of 2020.
• Commissioner Smith asked if we will be shutting down the boilers all at once or one at a time. Fred explained we are giving the contractor options, noting they can be down for short periods, but not overnight.
• Commissioner Smith asked if Metro Parks has used this vendor before. Fred said no, however compliance and reference checks were good. He added the owner also has a lot of HVAC experience, even owning a HVAC company. Fred noted this is a local vendor.
• This item was accepted for moving forward to the full Board with a recommendation of approval.
• There was a general discussion on ongoing problems with the two recently installed elevators at PDZA. Marty reported the Rocky Shores elevator is working. It was noted the contractors have been very responsive (within 24 hours) and said it was part of a normal “shake down period.”

Meeting Adjourned