

MINUTES

MUNICIPAL FACILITIES COMMITTEE MEETING

Friday, June 6, 2008

10:30 AM – 12 Noon

City Hall North Conference Room

Approved at the Meeting on July 11, 2008

Committee Members Present:

Dan Sherman, Council Member, Committee Chair

Carmen Scott, Council Member

Scott Thomasson, Council Member

Staff Present:

Tony Piasecki, City Manager

Joe Dusenbury, Harbormaster

Patrice Thorell, Parks, Recreation and Senior Services Director

Scott Romano, Project Manager

Guest Speakers/Consultants Present:

None

Others Present:

Steve & Lynda Henderson

Norm Anderson

Arlene Knight

Sherry Rosenlund

Minutes from Previous Meetings:

None provided

Minutes of Meeting:

Committee Chair Dan Sherman started the meeting at approximately 10:35 AM.

NEW BUSINESS

1. Dining Hall Foundation Policy Issues

Parks Director provided copies of Des Moines Beach Park Dining Hall Lift Policy Questions, Beach Park Permanent Foundation Project Proposed Schedule and Pile Narrative prepared by Swenson Say Faget, structural Engineers as background for the discussion on the project timeline and structural options. The Committee preferred the Augercast Pile Foundation (100 year expected life) to the Helical Pile Foundation (50 year expected life). The Committee asked staff to check into whether the foundation work would require creating beams that would protrude

outside of the building's footprint. The Committee preferred entering into a sole source contract with the contractor on site over entering into a contract based on the emergency declaration. The Committee was informed that project construction must begin in early August and be completed by the end of September to be completed during the 2008 fish window or wait until summer 2009. The Committee urged moving ahead this year.

2. Salt Water State Park Policy Issues

Parks Director provided copies of three Salt Water State Park Master Plan Draft Alternatives for Committee review and comment:

1) Locally Managed Recreation- The Committee liked this Draft Alternative in concept. However, the Committee does not believe the City is in a position financially to make the suggested improvements and pay for ongoing maintenance and operations. The City could consider future Park management through a contractual agreement with the State, if the State contributes the needed maintenance and operations funds to the degree that there is no net cost to the City.

2) Heritage Recreation- The Committee preferred this Draft Alternative over the Watershed Alternative because it retains the character of the Park. The Committee did not object to adding some of the Watershed elements to this alternative without disturbing existing Park amenities and liked the concept of extending the eastern park boundary to include Mc Sorley Creek east of 16th Ave. South.

3) Watershed- The Committee did not recommend this option.

The Committee's comments will be forwarded to State Parks prior to their final Alternatives public meeting to be held at Highline Community college on Wednesday, June 18th.

3. Marina Dredging Project Update

The Harbormaster briefed the Committee on the progress of the design and permitting effort for the Marina Dredging Project and told the Committee about some cost and permitting issues that have developed.

Background:

The Harbormaster told the Committee that there had been two prior dredging episodes in the Marina. The first one was in 1983, and involved removing material from the entrance channel only. The second project occurred in 1994 and material was taken from the entrance channel and for the area in front of the Des Moines Yacht Club ramp. During that project, about 5,600 cubic yards of material was removed from the Marina at a cost of about \$150,000, or about \$26 per cubic yard.

Current Project:

The initial hydrographic survey done by Anchor Environmental, the City's engineer/consultant for the dredging project, shows that about 8800 cubic yards of sediment have accumulated in the Marina. Most of the sediment, about 6500 yards is in the entrance channel. There is about 470 cubic yards of material near the north storm water outfall, about 1350 cubic yards near the south storm water outfall, and about 460 cubic yards in front of the Des Moines Yacht Club ramp.

During the permitting process, the consultant did a dive survey of the Marina. The object of the survey is to identify the type and quantity of aquatic life in the project area. During that survey the diver's discovered a small bed of eelgrass in the area in front of the yacht club ramp. Eelgrass is protected salmon habitat and the Washington Department of Fish & Wildlife told our consultants that a detailed survey and a mitigation plan would be necessary before any permits would be issued.

The Harbormaster went on to tell the Committee about the cost estimates for the dredging project and problems associated with the eelgrass. First, the engineers estimate for removing the 8800 cubic yards of sediment is \$549,000. That figure contains a 15% contingency, but does not include the design and engineering work, which is about \$179,000. Added together that amounts to about \$83 Per cubic yard, compared to a per cubic yard cost of \$26 in 1994. The Harbormaster explained to the Committee that the eelgrass further complicated the situation because the estimate for a survey and report was about \$13,400 and a very rough preliminary estimate for relocating the eelgrass was about \$60,000. Assuming the worst case, eelgrass mitigation would add over \$8.00 per cubic yard to the cost of the project.

The Harbormaster told the Committee that, in his opinion, the increase in cost for the project made it necessary to ask the Des Moines Yacht Club to pay for the dredging that was necessary in front of their ramp and, because the eelgrass is also located in that area, the Club should be involved in the resolution of that issue also. He also told the Committee that he recommended that the City proceed with the eelgrass survey and report to determine the extent and viability of the eelgrass bed because the presence of a viable eelgrass bed would impact all future in-water projects in the Marina.

The Committee concurred with the staff's recommendation and asked the staff to proceed with plans to have the eelgrass survey done and meet with the Des Moines Yacht Club as soon as possible to discuss the cost of the project. The Harbormaster told the Committee that the eelgrass survey would be done by a company acting as a sub-consultant to Anchor Environmental, and that the estimated cost of the necessary change order would be about \$13,400.

OLD BUSINESS

1. Des Moines Creek Trail Project Update

Parks Director gave the Committee with an overview of the Trail segments and provided copies of the Des Moines Creek Trail Park Improvements. The Committee was informed that additional funds are needed to complete design and engineering by INCA and this item would be on the June 12th Council Agenda. The Committee discussed railing designs and commented that the Promontory railings should withstand salt water conditions and be similar in style to Marina railings. The pedestrian bridge railings (over Des Moines Creek) will be renovated to look like its existing railing. The Committee recommended moving ahead to replace the deteriorated railings due to unsafe conditions.

2. Marina Bulkhead Project Update

J. Dusenbury- Harbormaster

3. Committee Remand List Update- Continued to a future meeting due to lack of time.

Action Items

Next Meeting:

Friday, July 18?, 10:30 a.m.

Adjourn: Approximately 12:15 p.m.

Respectfully Submitted By:

Joe Dusenbury, Harbormaster

Patrice Thorell, Parks, Recreation and Senior Services Director