

# REIMAGINE MEADOW PARK GOLF COURSE PROJECT



APPLICATION FOR APPROVAL TO USE THE DESIGN-BUILD (DB)  
ALTERNATIVE CONTRACTING PROCEDURE

July 24, 2025, PRESENTATION

**PARKS**  
TACOMA

# Agenda

Introductions

Parks Tacoma

The Project

Project Budget

Project Schedule

Diversity, Equity and Inclusion

Why Design Build

Public Body Qualifications

Project Organization Chart

Project Team APD and Project Experience

Summary

# INTRODUCTIONS

# The Project Team: Presenting Today

## Parks Tacoma

- Joe Brady, Deputy Director

## Parametrix

- Jeremy Woolley, Project Executive
- Jim Dugan, PDB Advisor

# The Project Team: Not Presenting Today

## **Parks Tacoma**

- Chris Goodman, General Manager, Meadow Park Golf Course
- Erik Haag, Golf & Business Operations Supervisor, Meadow Park Golf Course
- Terry Jungman, District Wide Capital Improvement Program Manager
- Mary Stump, Chief Planning Officer

## **Parametrix**

- Dan Cody, D/B Procurement Manager
- Doug Wiser, Project Manager

## **External Legal Counsel**

- Zak Tomlinson, Pacifica Law Group

# Parks Tacoma

Metropolitan Park District of Tacoma dba Parks Tacoma incorporated April 6, 1907  
(First special purpose district in the State of Washington).

**Parks Tacoma offers a variety of experiences on its 2,905 acres:**

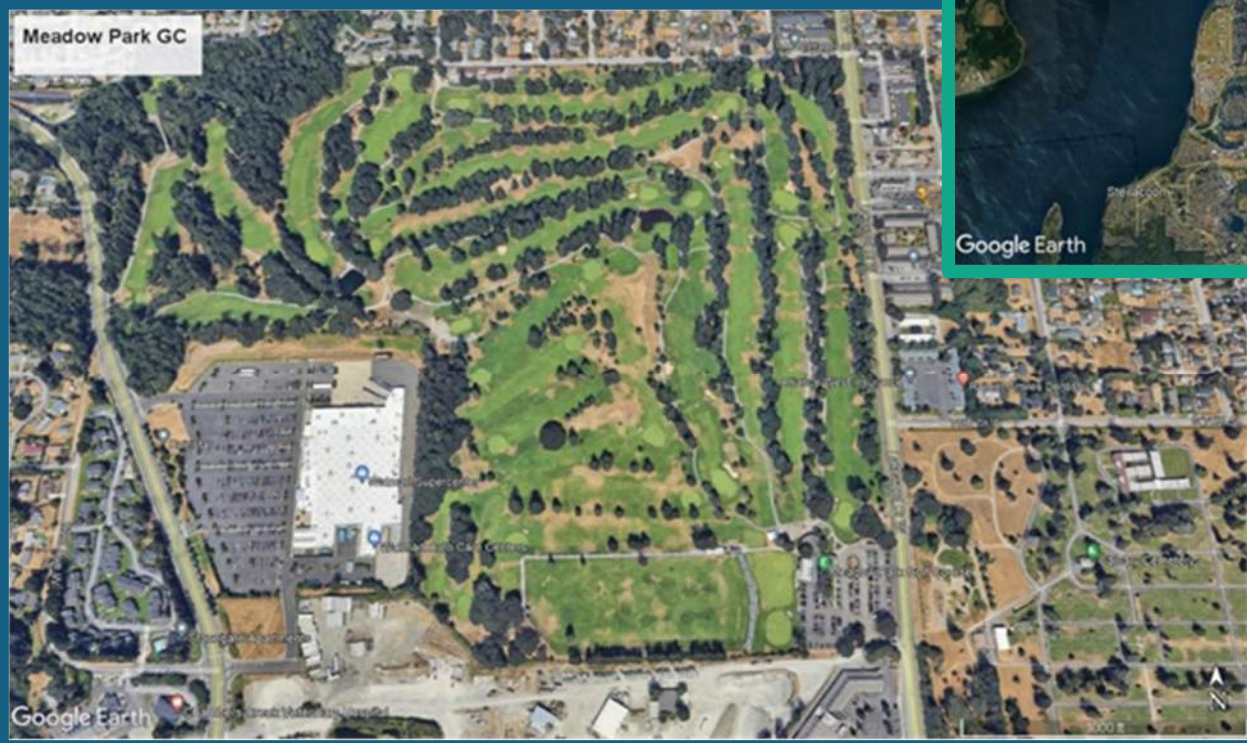
- Two AZA-accredited zoos
- An old-growth forest inside 760-acre Point Defiance Park
- Sports complexes, pools and spray-grounds
- Community centers
- A marina on Puget Sound
- A nature center
- An accredited living history museum
- 87 miles of trails
- Nine community gardens
- **A golf course**
- A Victorian-style conservatory inside an arboretum
- Hundreds of program offerings in sports, arts and more



# THE PROJECT



Aerial View 2025



Location in the City of Tacoma



# Multi-Year Multi-Phase Concept Design



# Phasing Plan



# Reimagine Meadow Park Golf Course

- The project will be constructed on the current Meadow Park Golf Course 143 acre site.
- It is currently operating well beyond current facility capacities.
- **The existing MPGC currently occupies the site and will continue operations during construction of this project.**
- **This project is a multi-phased, multi-year, master-planned expansion and renovation of the Meadow Park Golf Course.**
- The project includes a new Champion 18-Hole Golf Course, an Executive 9-Hole Golf Course, a full-service, multi-level driving range (level 1 will be oriented to golf practice and level 2 will be oriented to golf entertainment), a new and enhanced multi-function golf clubhouse, new program spaces, golf practices areas, new maintenance facility and expanded parking.

# REIMAGINE MEADOW PARK GOLF COURSE

Category	Budget
Costs for Professional Services (A/E, Legal, etc.)	\$ 6,289,510
Estimated project construction costs (including D/B Contingency @ 5%)	\$30,789,112
Equipment and furnishing costs	\$768,296
Off-site Costs	\$620,383
Contract Administration Costs (owner, cm etc.)	\$3,057,390
Contingencies (Owner Project Contingency @ 5% of MACC)	\$1,536,592
Other related project costs (Permits, fees, etc.)	\$839,877
Sales Tax (@ 10.3% of A/E + Construction costs)	\$3,819,100
<b>Total</b>	<b>\$47,720,260</b>



# Project Funding

Reimagine Meadow Park Golf Course Project will be funded in total from four sources. They are as follows:

- \$25.9 million in Revenue Bonds (Bonds will be sold in Q4 2025)
- \$10.6 million in Parks Tacoma Bonding (No taxpayer vote required)
- \$8.02 million in Parks Tacoma Meadow Park GC Cash Reserves (No taxpayer vote required)
- \$3.2 million in philanthropic fundraising

## REIMAGINE MEADOW PARK GOLF COURSE PROJECT SCHEDULE

D/B Schedule	Finish
RFQ 1 <sup>st</sup> Advertisement & Release RFQ	July 29, 2025
RFQ Submittal Deadline (Design-Builder SOQ)	August 22, 2025
Identify Design-Build Finalists	September 8, 2025
Issue Final RFP	September 15, 2025
Proprietary Meetings with Design-Build Finalists	September 24, 2025
RFP Submittal Deadline (Contractor Proposal and Price Factors)	October 10, 2025
Interviews with Design-Build Teams	October 23, 2025
Opening of Price Factors	October 24, 2025
Notify Submitters of Scoring and Most Qualified Design-Builder	October 24, 2025
Board Approval of Initial Services	November 10, 2025
Design-Build Contract and Pre-GMP Fee Negotiations (on or before)	December 5, 2026
Design-Build Agreement w/Phase 1 Services Executed and NTP Issued (on or before)	January 13, 2026
<u>Final Design, Permitting</u>	Nov. 2025- Aug. 2026
<u>Construction</u>	Jun. 2026- Mar. 2029

# Diversity, Equity and Inclusion



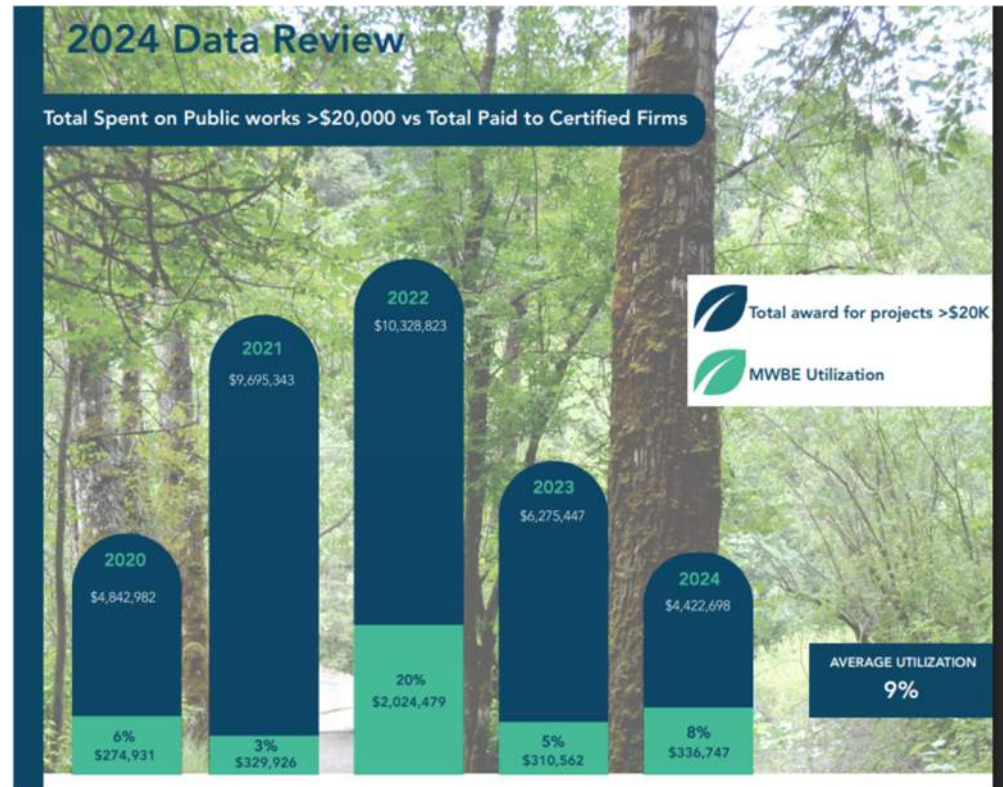
Gladys Flasket 1916

- The MWBE Policy makes provisions for historically underutilized business enterprises to have **improved access to contracting opportunity** with Parks Tacoma
- **Parks Tacoma will** work with the selected DB contractor to **set project specific participation goals for this project**
- **Parks Tacoma will require DB contractor past performance** in utilization of underutilized business enterprises **as part of the SOQ evaluation criteria**
- **Parks Tacoma will require the Proposal evaluation criteria include proposers' inclusion plan** for small business entities and disadvantaged business enterprises
- The RFQ and RFP documents will require the DB contractor to include utilization performance on past projects and a project specific outreach and inclusion plan as part of their Proposal for this project
- Parks Tacoma has established MWBE goals and reporting requirements to monitor performance on projects



## Parks Tacoma Historical DEI Data

- Parks Tacoma Board Approved the Minority and Women Owned Business Enterprise (MWBE) Policy in 2016
- 12% Minority, Women, and Small Business Enterprises utilized since policy approval
- Current goal: 8% of public works contracts over \$20,000 being awarded to MWBEs in a calendar year



# Why D/B Delivery Method for the Reimagine Meadow Park Golf Course Project

## RCW 39.10.300 D/B Statutory Compliance

- Construction activities are highly specialized, and a D/B **approach is critical in developing the construction methodology**
- Project provides opportunity for greater innovation and efficiencies between the designer and builder
- Significant savings in project delivery time would be realized

# Advantages to PDB Delivery

- **Single contract** for the Parks Tacoma to manage
- Contractor hires the design team **reducing the owner's risk of claims from errors/omissions**
- Allows the Contractor to inform the owner and the design team of forecasted market materials and labor conditions and **allow for the team to plan and design to avoid potential cost/schedule impacts**
- Encourages **collaboration and innovation** between Parks Tacoma and Design/Builder during programming, design, bidding and construction
- Allows Parks Tacoma and Design/Builder to **explore and confirm existing conditions**
- Potential for **shorter design period, quicker construction start and earlier completion**
- PDB offers the **opportunity for early procurement/bid/construction packages**
- Ability to **get to cost certainty (GMP) quicker** than other delivery methods

# Public Benefit

- **Maintain use & operation of the golf course during construction.**
- PDB allows Parks Tacoma to set a construction budget and program requirements for the project and then require the **DB team to provide a design solution that aligns with the available budget.**
- PDB allows Parks Tacoma and the DB to come to an **early certainty on cost of construction** much earlier than either GC/CM or traditional D/B/B delivery methods.
- PDB **reduces** Parks Tacoma's **risk of added cost from change orders.**
- PDB allows Parks Tacoma and the design team **to work collaboratively and transparently** with the Contractor to make educated/informed decisions on materials and systems based on cost effectiveness, durability and availability.
- **Streamlining of programming and design time** could result in a reduction of as much as three months in the design schedule.
- In utilizing PDB delivery, there may be opportunity for **greater efficiencies of project management and administrative costs** over the life of the project.

# PUBLIC BODY QUALIFICATIONS

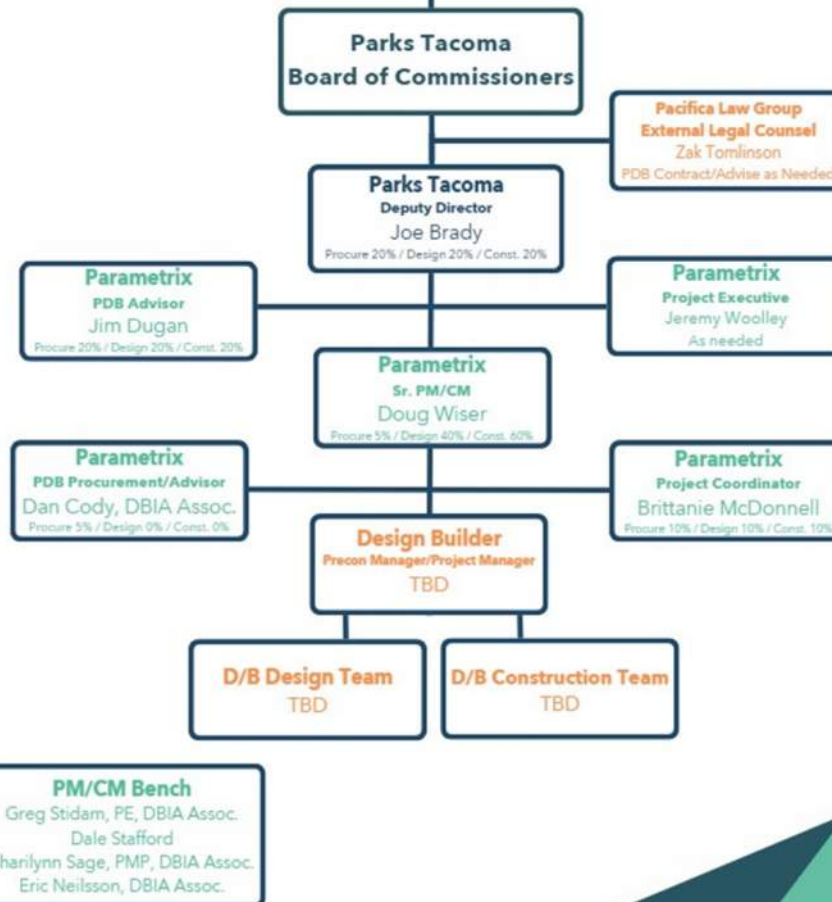
# Parks Tacoma

- Parks Tacoma has a long and successful history of planning and executing large and small and essential capital projects.
- Parks Tacoma is new to the Design Build method of project delivery and has augmented their staff with Parametrix as their APD and PM/CM Consultant.
- The Parametrix team will provide advisory services related to Design Build and RCW 39.10, Design Build Procurement, and Design Build PM/CM services **for the duration of the project.**
- **Parks Tacoma satisfies the public body qualifications by staff augmentation with consultants experienced in Design Build delivery and RCW 39.10**



## Organizational Chart

# PARKS TACOMA



### Procure

.6 FTE

### Design

.9 FTE

### Construction

1.1 FTE

# PROJECT TEAM APD AND PROJECT EXPERIENCE

Name	Experience
<b>Joe Brady</b> Deputy Director Parks Tacoma	<b>14 yrs. Experience working with Parks Tacoma</b> <ul style="list-style-type: none"> <li>Served as the agency's Chief Strategy Officer from 2014 to 2019, focusing on strategic planning, policy development, government relations, accreditation, etc.</li> <li>In 2019, became the Deputy Director of Parks and Recreation. Joe currently oversees all operations and facilities that focus on regional audiences, with a keen focus on revenue generation and expanding reach of the agency's programs and offerings to Tacoma and the south sound community.</li> </ul>
<b>Jim Dugan</b> PDB Advisor Parametrix	<b>47 yrs. Program/Project Management</b> <ul style="list-style-type: none"> <li><b>20 years DB experience @ The Austin Company (1978-1998)</b></li> <li><b>29 PDB projects since 2017</b></li> <li><b>36+ GC/CM projects</b></li> </ul> <p><b>Previous Project Experience:</b> CCPUD – Substations Bundle Ph. 1; CCPUD– Transmission Lines Bundle Ph. 1; TPS &amp; Port of Tacoma – Maritime Center, Snoqualmie Comm. Ctr. Expansion, Shoreline Parks Bundle, Everett – Water Filtration Plant Ph. 2; Tacoma Public Schools – 2020 Capital Improvements Bond (17 PDB projects); Mt. Vernon School District - Laventure Middle School Adds/Mods, CCPUD Rock Island Dam Draft Tube Gates and Generator Leads</p> <p><b>Project Review Committee Member: 2016 to Present. Term Expires June 2026</b></p>
<b>Doug Wiser</b> Sr. Project Manager/Construction Manager Parametrix	<b>40 yrs. Design and Construction Industry Experience</b> <ul style="list-style-type: none"> <li><b>2 PDB projects</b></li> <li><b>1 GC/CM project</b></li> </ul> <p><b>Previous Project Experience:</b> Snoqualmie Community Center Expansion, City of Snoqualmie; Swimming Pools Upgrade Bundle, Tacoma Public Schools; McKinley ES Elevator Addition, Tacoma Public Schools; McLoughlin MS/Marshall ES Replacement, Vancouver Public Schools; Albany School District – Program Manager.</p>

Name	Experience
<b>Jeremy Woolley</b> Project Executive Parametrix	<b>17 yrs. Design and Construction Experience</b> <ul style="list-style-type: none"> <li>• 4 PDB projects since 2013</li> <li>• 5 GC/CM project since 2017</li> </ul> <p><b>Previous Project Experience:</b> Seattle Parks &amp; Recreation Decarbonization Package 1; Shoreline Parks Bundle, Mt. Vernon School District: Laventure Middle School, Mt. Vernon High School Old Main, Fine Arts Building Modernization &amp; New Shop Modernization, Madison Elementary School, Parks Tacoma: Eastside Community Center, Sound Transit: Maintenance of Way</p>
<b>Dan Cody, DBIA Associate</b> PDB Procurement Manager Parametrix	<b>35 yrs. Design and Construction Experience</b> <ul style="list-style-type: none"> <li>• 33 PDB projects since 2017</li> <li>• 34 GC/CM project since 2017</li> </ul> <p><b>Previous Project Experience:</b> Tacoma Public Schools – 21 PDB projects, Chelan County PUD – 5 PDB projects, Mt. Vernon SD – New Shop Facility, City of Shoreline - Parks Improvements Bundle, City of Snoqualmie – Community Center Expansion, Tacoma Water – New Warehouse &amp; Shop Facility, Auburn SD – Multi Facilities Improvements Program, City of Olympia – Hands on Children’s Museum Expansion, Cowlitz County PFD – Event Center Expansion</p>
<b>Zak Tomlinson</b> External Legal Counsel Pacifica Law Group, LLP	<b>21 Yrs. Construction Law and Alternative Procurement Experience</b> <p><b>Previous Project Experience:</b> City of Redmond (\$240M Maintenance and Operations Center); City of Olympia (Hands On Children’s Museum Expansion); Snohomish County (Arlington Operations Center and Food and Farming Center); Snohomish Conservation District (Natural Resources Center); Spokane County (Crisis Case Center and Camas Meadow Park / Plante's Ferry Sports Complex); Snohomish Regional Fire &amp; Rescue (Fire Stations 32 / 81); Lake Washington School District (Redmond Elementary School); and Port of Tacoma (Maritime Center)</p>

# Summary

- Requesting PRC approval to utilize D/B project delivery.
- Project meets qualifying RCW 39.10 criteria for D/B delivery.
- With augmentation of D/B consultants, the Parks Tacoma team has:
  - D/B delivery knowledge and experience
  - Adequate PM/CM personnel with construction experience
  - Project Management Plan is developed and has clear and logical lines of authority
  - Appropriate funding and time to execute the project
  - PM/CM team with experience in project type/scope
  - Necessary and appropriate construction budget
- Project team is knowledgeable and experienced in administration and management of DB projects/contracts.
- Parks Tacoma has no audit findings.
- Project team is prepared and ready to proceed.

# THANK YOU

