

State of Washington
PROJECT REVIEW COMMITTEE (PRC)
APPLICATION FOR PROJECT APPROVAL
*To Use the Design-Build (DB)
Alternative Contracting Procedure*

The PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to sections 1-7 and 9 should not exceed 20 pages (*font size 11 or larger*). Provide no more than six sketches, diagrams or drawings under Section 8.

Identification of Applicant

- a) Legal name of Public Body (your organization): [Metropolitan Park District of Tacoma dba Parks Tacoma](#)
- b) Mailing Address: [4702 South 19th Street, Tacoma, WA 98405](#)
- c) Contact Person Name: [Joe Brady](#) Title: [Deputy Director/Project Manager](#)
- d) Phone Number: [253.320.0655](#) E-mail: joeb@tacomaparks.com

1. Brief Description of Proposed Project

- a) Name of Project: [Reimagined Meadow Park Golf Course Project](#)
- b) County of Project Location: [Pierce](#)
- c) Please describe the project in no more than two short paragraphs. (*See Attachment A for an example.*)

[Established in 1915, Meadow Park Golf Course \(MPGC\) is located in Tacoma, WA on 143 acres. It is operating well beyond current facility capacities. The Driving Range use and revenue over the past 6 years has gone up 222%. Average golf rounds between 2010-2020 and 2021-2024 are up 63%. Programming attendance over the past 6 years is up 67% while programming revenue over the same period is up 140%. These programs include PGA Jr. League, Beyond the Bell, multiple high schools, First Tee, Club B and a wide variety of fundraising events, all in conjunction with regular play rounds on both the Championship 18 and the Williams 9 courses.](#)

[The Reimagined Meadow Park Golf Course Project \(RMPGCP\) will include: 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. The Reimagined Meadow Park Golf Course Project will remain occupied/operational during four sequential phases of construction.](#)

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.) (20.43% of the MACC)	\$6,289,510
Estimated project construction costs (<i>including 5% DB Contingency</i>)	\$30,789,112
Equipment and furnishing costs	\$768,296
Off-site costs	\$620,383
Contract administration costs (owner, cm etc.) (10% of the MACC)	\$3,057,390
Contingencies (design & owner) (5% of the MACC)	\$1,536,592
Other related project costs (Irrigation System Improvements)	\$839,877
Sales Tax (10.3% of Design & Construction MACC)	\$3,819,100

Total

\$47,720,260

Note that the project budget information above is preliminary. Parks Tacoma reserves the right to increase or decrease the project scope and budget to align with available funding.

B. Funding Status

Please describe the funding status for the whole project. *Note: If funding is not available, please explain how and when funding is anticipated*

Reimagined 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. No taxpayer vote required, \$10.6 million in Parks Tacoma Bonding. District Bonding planned for Q2 2027. No taxpayer vote required, \$8.02 million in Parks Tacoma Meadow Park GC Cash Reserves. Cash Reserves planned for Q1 2028. No taxpayer vote required, \$3.2 million in philanthropic fundraising. Specific for the First Tee 3-hole development course. No taxpayer vote required. The overall project is not dependent on the timing of the 3-hole development course fundraising or design/construction.

3. Anticipated Project Design and Construction Schedule

Please provide (See Attachment B for an example schedule.):

The anticipated project design and construction schedule, including:

- a) Procurement;
- b) Hiring consultants if not already hired; and
- c) Employing staff or hiring consultants to manage the project if not already employed or hired.

DB Procurement Schedule	Date
Submit PRC Application	June 20, 2025
Presentation to PRC	July 24, 2025
PRC Verbal Approval	July 24, 2025
First publication of RFQ for DB Services	July 29, 2025
Second publication of RFQ for DB Services	August 5, 2025
Project Information Meeting	August 7, 2025
RFQ Submittal (SOQ) Deadline	August 21, 2025
Review & Score RFQ Submittals (SOQs) Received	August 29, 2025
Notify Submitters of Shortlisted DB Finalists	September 1, 2025
Statutory Protest Period (4 Business Days)	September 5, 2025
Release Final Draft of RFP to Finalists	September 8, 2025
Proprietary Meetings with Finalists	September 15, 2025
RFP Submittal (SOQ) Deadline	September 29, 2025
Review RFP Submittal (Proposals) Received	October 10, 2025
Interviews with Finalists	October 17, 2025
Score Interviews and RFQ Submittals (Proposals)	October 17, 2025
Open Price Factor Proposals	October 20, 2025
Notify all Proposers of the Most Highly Qualified Design-Builder	October 20, 2025
Statute Required Protest Period	October 24, 2025
Board Approval of Design-Builder Selection	October 29, 2025

Negotiate Terms and Conditions Agreement and Scope/Fee for Phase 1 (Pre-GMP)	November 5, 2025
Final Phase 1 (Pre-GMP) Scope/Fee Due From Design-Builder	November 7, 2025
Board Approval of Phase 1 (Pre-GMP) Fees and Agreement	November 21, 2025
Execute DB Agreement w/Phase 1 (Pre-GMP) Services for Design & Construction Phase 1	November 26, 2025
Design-Build Notice to Proceed	November 28, 2025
Design, Permitting & Constructions Schedule	Date
Design & Permitting: All Phases	Nov. 2025- Aug. 2026
Construction Phase 1	Jun. 2026- May 2027
Construction Phase 2	Jun. 2027- Mar. 2028
Construction Phase 3	Apr. 2028- Sep. 2028
Construction Phase 4	Oct. 2028- Mar. 2029
Project Closeout	Apr. 2029-Jun. 2029

* Schedule information above is preliminary and is subject to change.

4. Explain why the DB Contracting Procedure is Appropriate for this project

Please provide a detailed explanation of why use of the contracting procedure is appropriate for the proposed project. Please address the following, as appropriate:

- If the construction activities are highly specialized and a DB approach is critical in developing the construction methodology (1) What are these highly specialized activities, and (2) Why is DB critical in the development of them?

The construction activities for this project are not highly specialized, but the design build approach is critical in validating/developing the construction methodology specifically regarding logistics and phasing while maintaining operations concurrently.

Parks Tacoma desires to have a Partner (not just a contract) via the DB contracting procedure to help with validating all our logistics and phasing assumptions to date, and if possible, introduce new and different thinking that could reduce the number of phases and/or shorten the overall period of capital development. The logistics of moving from one phase to another is complicated and is better managed by one entity over the entirety of the project.

We will have an active construction site over four years on a site that is in use every day. We need a DB partner to help us “plan the plan” and “execute the plan” to keep everyone safe and complete the project on time and at or under budget.

- If the project provides opportunity for greater innovation and efficiencies between designer and builder, describe these opportunities for innovation and efficiencies.

Parks Tacoma is requesting approval to utilize the Progressive Design-Build (PDB) project delivery method. PDB delivery will allow Parks Tacoma to collaborate directly with the PDB team to increase the efficiency and constructability of the project. This will lower the overall development cost and reduce the project risks. For this program, the PDB team’s early involvement will provide benefit by allowing the contractor to work closely with the design team and Parks Tacoma to:

- Investigate existing sites and building conditions

- Validate the program requirements and scope of work
- Identify materials and equipment for early procurement
- Optimize the project schedule, construction schedule, phasing plan, and logistics plan
- Optimize efficiency of construction activities and phasing
- Maximize cost efficiencies
- Schedule the work in a manner that will allow a portion of the existing facilities to remain occupied and operational during construction
- Improve efficiencies and efficacy of the Small Business Utilization Plan and program

Early involvement of the contractor and select subcontractors will also provide opportunities for innovation, collaboration, quality control, constructability, value engineering, and risk mitigation. This will reduce Parks Tacoma's exposure to schedule, cost impacts and greatly increase the safety of the staff and golfers, young and old, throughout construction.

- If significant savings in project delivery time would be realized, explain how DB can achieve time savings on this project.

The PDB delivery process will provide Parks Tacoma with a unique opportunity to draw from the expertise of the contractor, subcontractors and the design team in a collaborative, transparent and comprehensive manner. Informed, intentional decision making by Parks Tacoma and the PDB team will help reduce the duration of design and construction. This, in turn, will improve value, reduce the duration of the project and bring value by reducing the impact of inflation and construction escalation costs on the available project budget.

5. Public Benefit

In addition to the above information, please provide information on how use of the DB contracting procedure will serve the public interest. For example, your description must address, but is not limited to:

- How this contracting method provides a substantial fiscal benefit; or

The fiscal benefits of the PDB delivery method for the Reimagined Meadow Park Golf Course Project are significant and include the following:

- PDB allows Parks Tacoma and the PDB team to achieve cost certainty earlier than either GC/CM or Design/Bid/Build project delivery.
- PDB will reduce Parks Tacoma's risk of added costs from errors and omissions of the bidding and construction documents.
- PDB delivery allows Parks Tacoma, contractor and design team to work collaboratively and transparently to make informed decisions on materials, equipment, and systems.
- PDB creates an opportunity to streamline the pre-design and design process, resulting in a reduction of the duration of the design schedule.
- PDB has the potential to utilize phased permitting, early bid packages, and phased construction that can accelerate the construction process and further reduce the total duration of the program.

- PDB is a proven method for increasing small business utilization and local hire percentages which in turn, provide immediate fiscal benefit for the local economy and long-term diversification of bidding and hiring pools. More competitive bidding pools and sufficient workforce keeps costs low and funds localized.
- How the use of the traditional method of awarding contracts in a lump sum (*the “design-bid-build method”*) is not practical for meeting desired quality standards or delivery schedules.

The PDB delivery method provides the following advantages over the Design-Bid-Build (D/B/B) project delivery method:

- The potential to save significant time and money during the design and construction phases of the project.
- The ability for Parks Tacoma to have collaborative discussions with the contractor and design team throughout the entire design process. This, in turn, can improve value of the final product.
- The ability of Owner to establish a budget and collaborate with Design Builder to develop a prioritized program for outcomes the Owner wishes to achieve within the established budget.
- The ability to establish a total project cost (Guaranteed Maximum Price) significantly earlier in the design process than any other delivery method available to a public agency in the state of Washington.
- Utilizing the combined strength of highly qualified construction and design professionals, who have a contractual relationship, will improve communication and allow the opportunity to:
 - More efficiently design the project to the available budget
 - Meet project programming and performance requirements
 - Plan and execute early procurement and early bid packages
 - Develop comprehensive schedules, phasing strategies, and logistics plans
 - Start construction work earlier than other delivery methods
- Provides a significant reduction in Parks Tacoma’s risk of change orders from errors and omissions in the bidding and construction documents.
- Allows the contractor to inform Parks Tacoma and the design team of anticipated market, materials, and labor conditions. This will allow the PDB team to plan and adjust the project design and schedule to maximize value while avoiding potential cost and schedule impacts.

6. Public Body Qualifications

Please provide:

- A description of your organization’s qualifications to use the DB contracting procedure.
Parks Tacoma has a long history of capital project planning and execution of Design-Bid Build (DBB) projects ranging in value from \$1M to \$15M each. Recently, Parks Tacoma completed two large capital projects utilizing the GC/CM method of delivery, the \$48M Pacific Rim Aquarium and the \$40M Destination Point Defiance Waterfront Park projects. The two GC/CM projects were their first GC/CM projects and their first introduction to negotiated contracts and Work. The Reimagined

Meadow Park Golf Course Project will, if approved by the PRC, be Park Tacoma's first project delivered using the PDB project delivery method.

In alignment with RCW 39.10.320 (1) (a), Parks Tacoma qualifies to use the DB contracting method by Augmentation of the Parks Tacoma team with consultants that have the expertise and prior experience in the planning and management of comparable projects. Parks Tacoma has contracted with Parametrix to provide revenue bond funding planning, DB advisory, DB procurement, project management, construction management and alternative Public Works contracting services. All four members of the Parametrix team have extensive DB expertise and prior experience. With Tacoma Public Schools alone from 2017 to present, Parametrix has planned and managed more than 20 DB contracts and projects ranging in size from \$30M to \$50M, with four DB projects currently in construction.

- A project organizational chart, showing all existing or planned staff and consultant roles.
Note: The organizational chart must show the level of involvement and main responsibilities anticipated for each position throughout the project (for example, full-time project manager). If acronyms are used, a key should be provided. (See Attachment C for an example.)

Refer to Exhibit A for the project org chart.

- Staff and consultant short biographies that demonstrate experience with DB contracting and projects (not complete résumés).

Refer to key team member biographies below.

- Provide the **experience and role on previous DB projects** delivered under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project. (See Attachment D for an example. The applicant shall use the abbreviations as identified in the example in the attachment.)

Refer to DB project experience tables provided with key team member biographies below.

- The qualifications of the existing or planned project manager and consultants.
Note: For Design-Build projects, you must have personnel who are independent of the Design-Build team, knowledgeable in the Design-Build process, and able to oversee and administer the contract.

Joe Brady, Deputy Director/Project Manager (Parks Tacoma)

Joe Brady is the Deputy Director of Parks and Recreation at Parks Tacoma and has been since December of 2020. For the Reimagine Meadow Park Golf Course Project (RMPGCP), Joe fills the role of Owners Project Manager concurrent with his on-going role as Parks Tacoma Deputy Director. Joe's experience with capital development is extensive. The majority of projects in his portfolio are small to mid-size and delivered primarily using the Design-Bid-Build method of project delivery. Joe filled the role of Project Sponsor for the GC/CM delivery of the \$74.8 M Dune Peninsula, located within Point Defiance Park and as such has a good understanding of planning and execution of negotiated work. The RMPGCP will be Joe's first experience with Progressive Design Build.

Jim Dugan, PDB Advisor (Parametrix)

Jim has 47 years of experience managing the planning, design, engineering, and construction of industrial, commercial, and institutional projects in both public and private markets. With formal training in civil engineering and project management. Jim is skilled at alternate project delivery, long-range strategic planning, scheduling, budget forecasting, public speaking/presentations, collaboration with stakeholders, and conflict resolution and claims mitigation.

Since 2016, Jim has served as a member of the State’s Project Review Committee (PRC). In 2019 and 2020, Jim filled the consecutive roles of PRC Vice Chair and Chair and in 2023 he was appointed to an additional three-year term as a PRC member. The following table lists recent and relevant PDB projects for Jim:

Project	Project Value	Delivery Method	Tasks Performed	Time Involved
Olympia Hands on Childrens Museum	\$35M	PDB	PDB Advisor	2024-current
Auburn SD Facility Improvements Program	\$63M	PDB	PDB Advisor	2024- current
Chelan County PUD Rock Island and Rocky Reach Dam Improvements	\$305M	PDB	PDB Advisor	2024-current
Tacoma Public Schools – 2024 Capital Improvements Bond (multiple projects)	\$650M	PDB	Program Mgr., PDB Advisor	2024-current
Tacoma Water Warehouse and Shops Facility	\$24M	PDB	PDB Advisor	2023-current
Chelan County PUD – Substations Bundle Ph. 1	\$61.9M	PDB	PDB Advisor	2023-2024
Chelan County PUD – Transmission Lines Bundle Ph. 1	\$44.6M	PDB	PDB Advisor	2023-2024
Snoqualmie Community Center Expansion	\$29.8M	PDB	PDB Advisor	2022-current
City of Shoreline Parks Bundle	\$29M	PDB	PDB Advisor	2022-current
City of Everett – Water Filtration Plant Ph.2 Upgrades Project	\$19.5M	PDB	PDB Advisor	2021-2024
Tacoma Public Schools – 2020 Capital Improvements Bond (multiple projects)	\$525M	PDB	Program Mgr., PDB Advisor	2020-current
Mt. Vernon School District Multiple School Adds/Mods	\$128M	PDB	Program Mgr., PDB Advisor	2018-current
Chelan County PUD Rock Island Dam – Draft Tube Gates Upgrades	\$7M	PDB	PDB Advisor	2020-current
Chelan County PUD Rock Island Dam – Generator Leads Replacement	\$6.4M	PDB	PDB Advisor	2020-current

Doug Wiser – Sr. Project Manager/Construction Manager (Parametrix)

Doug is an experienced project manager, construction manager, and a safety professional with experience in the construction industry and a strong background in OSHA safety training and site-specific assessment. He has delivered projects utilizing all project delivery methods including DB, DBB, and GC/CM available to public agencies. Doug has served as Adjunct Professor at the Northwest College of Construction in Portland since 2005, teaching and training construction trades apprentice courses and is an OSHA-500 Federal Certified Trainer. Doug successfully completed the DBIA Design Build training seminar in March 2025 and is preparing for the DBIA certification test.

Doug previously built the new Heron Lakes links golf course in Portland Oregon. Doug was also the superintendent for the reimagining of the 18-hole Red Tail Golf Course in southwest Portland. The Red Tail Golf Course remained open to the public for the entire duration of the project.

The following is a table of Doug’s recent project experience for Doug:

Project	Project Value	Delivery Method	Tasks Performed	Time Involved
Tacoma Public School- Pools Bundle	\$18M	PDB	Sr. Project Manager	2023-current
Tacoma Water Warehouse & Shops	\$32M	PDB	Sr. Project Manager	2023-current
Snoqualmie Community Center	\$28M	PDB	Sr. Project Manager	2023-current
New Operations Center City of Vancouver	\$170M	GC/CM	Program Manager	2024-current
McKinley ES New Elevator ADA	\$1M	D/B/B	PM/CM	2022-2023
McLoughlin MS/ Mashall ES Replacement, Vancouver Public Schools	\$91M	GC/CM	Construction Manager	2019-2021

Jeremy Woolley, Project Executive, DBIA Associate (Parametrix)

Jeremy is a senior PM/CM who has managed the design and construction of numerous community centers, park and recreation facilities, and K-12 projects throughout the greater Puget Sound region. Prior to providing PM/CM services to clients in his current capacity, he worked for Parks Tacoma managing capital bond projects throughout the district. Jeremy managed projects ranging from the new Eastside Community Center as well as tenant improvements on several other recreation and park facilities in the region. Beyond his understanding of design and construction of a variety of facilities, he holds certification as a DBIA Associate and has gained a broad understanding of APD and the governing RCW 39.10 statues. He is an advocate of ADP, especially for complex projects. The following table lists recent and relevant APD projects for Jeremy:

Project	Project Value	Delivery Method	Tasks Performed	Time Involved
Laventure Middle School, Mt. Vernon School District	\$16.5M	PDB	PRC Approval, APD Procurement and PM/CM	2020-current
Shoreline Parks Bundle, City of Shoreline	\$35M	PDB	PM/CM	2022-current
Mt. Vernon High School Fine Arts Building Modernization, Mt. Vernon School District	\$27.5M	GC/CM	PM/CM	2019-2021
Mt. Vernon High School New Shop Building Modernization, Mt. Vernon School District	\$3.2M	PDB	PM/CM	2019-2020
Eastside Community Center, Metro Parks Tacoma (While employed by MPT.)	\$59M	GC/CM	PRC Approval, GC/CM Procurement and PM/CM	2015-2018

Project	Project Value	Delivery Method	Tasks Performed	Time Involved
People’s Community Center, Metro Parks Tacoma (While employed by MPT.)	\$12.9M	D/B/B	PM/CM	2015-2016

Dan Cody, Procurement Manager, DBIA Associate (Parametrix)

Dan will manage the PRC approval and PDB Procurement process. Dan is a Senior Construction Manager/Project Manager with Parametrix. A registered architect, he has over 37 years of experience in the design and construction industry. He has extensive experience in public sector and educational sector projects, providing design and construction management services on projects for numerous clients throughout western Washington.

Dan is well versed in the requirements of RCW 39.10 and, since 2015, has successfully spearheaded and managed the Project Review Committee (PRC) process on more than 48 PRC applications and the APD procurement process for more than 67 projects utilizing both GC/CM and PDB delivery methods. In addition to his role in APD procurement, Dan also provides project management and construction management services for Parametrix clients on projects that utilize PDB and GC/CM delivery methods. Dan has successfully completed industry trainings in both GC/CM and DB project delivery and is a certified DBIA Associate. The following table lists recent and relevant PDB projects for Dan:

Project	Project Value	Delivery Method	Tasks Performed	Time Involved
Tacoma Public Schools Synthetic Fields Phase 2 Bundle	\$45M	PDB	PDB Procurement	2025-current
Tacoma Public Schools Clean Buildings Phase 2 Bundle	\$8M	PDB	PDB Procurement	2024-current
Tacoma Public Schools Central Kitchen	\$49.5M	PDB	PDB Procurement	2024-2025
Olympia Hands on Childrens Museum	\$35M	PDB	PDB Procurement	2024-current
Tacoma Public Schools Whittier Elementary School Replacement	\$42.5M	PDB	PDB Procurement	2024-current
Auburn SD Facility Improvements Program	\$63M	PDB	PRC Approval	2024-current
Chelan County PUD Rock Island and Rocky Reach Dam Improvements	\$305M	PDB	PRC Approval & Procurement Support	2024-current
Tacoma Water Warehouse and Shops Facility	\$24M	PDB	PDB Procurement	2023-current
Tacoma Public Schools Jennie Reed Elementary Adds/Mods	\$7.8M	PDB	PDB Procurement	2023-2024
Tacoma Public Schools Roofs	\$5M	PDB	PDB Procurement	2023-2024

Project	Project Value	Delivery Method	Tasks Performed	Time Involved
Bundle				
Tacoma Public Schools Lowell Elementary School Replacement	\$33.74M	PDB	PDB Procurement	2023-current
Tacoma Public Schools & Port of Tacoma - Tacoma Maritime Center	\$73M	PDB	PDB Procurement & PM/CM	2023-current
Snoqualmie Community Center Expansion	\$29.8M	PDB	PDB Procurement & PM Support	2022-2023

Zak Tomlinson – District’s External Legal Counsel (Pacifica Law Group, LLP)

Role: Provide legal guidance for the Project with respect to the requirements of RCW 39.10, as well as other procurement, negotiation, contracting, and contract administration matters.

Relevant Experience: Zak has practiced law in Washington since 2004. His primary practice involves representing public entities in construction and procurement matters, and he has served as outside counsel to numerous Washington state municipalities, including cities, counties, port districts, school districts and other special-purpose districts. Zak advises routinely on projects authorized under RCW 39.10, including GC/CM projects, Design-Build projects and Progressive Design-Build projects, including the following recent experience:

- Counsel for City of Everett for new Stadium facility to house AquaSox, currently under development as a Progressive Design-Build project.
- Counsel for Snohomish Conservation District for new Natural Resources Center in Snohomish, currently under development as a Progressive Design-Build project.
- Counsel for Snohomish Regional Fire & Rescue for Fire Stations 32 and 81, currently under development as a Progressive Design-Build project.
- Counsel for Spokane County for new Camas Meadow Park & Plante's Ferry Sports Complex Improvements, currently under development as a Progressive Design-Build project.
- Counsel for Port of Tacoma on the Maritime Center Project, currently under joint development with Tacoma Public Schools as a Progressive Design-Build project.
- Counsel for Snohomish County 911 SNO911 Emergency Communications Center Facility, currently under development as a Progressive Design-Build project.
- Counsel for Lake Washington School District on new elementary school project on the Redmond Elementary School campus, currently under development as a Progressive Design-Build project.

- If the project manager is interim until your organization has employed staff or hired a consultant as the project manager indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve.

Not applicable.

- A brief summary of the construction experience of your organization’s project management team that is relevant to the project.

Refer to DB project experience tables provided with key team member biographies above.

- A description of the controls your organization will have in place to ensure that the project is adequately managed.

This project will be managed by the Parks Tacoma project manager, Joe Brady. Joe will be augmented and supported by Parametrix who brings extensive experience in PDB project delivery and will provide PDB advisory, procurement, project management and construction management consultant services. In addition, Parks Tacoma has employed Pacifica Law Group, LLP, who is highly experienced in the construction industry law and has expertise related to the statutory requirements related to RCW 39.10, PDB contract documents and PDB best practices, methods and procedures.

The project's procedural format will include project briefings, project reviews and approvals by the Parks Tacoma project manager and Board. For non-cost-related issues, the Parks Tacoma Board will provide approvals, as deemed appropriate by the Parks Tacoma project manager.

The following high-level summaries articulate our organizational controls:

Project Management and Decision Making

- Authority and project related decision-making responsibility will be provided by the Parks Tacoma project manager and Board with implementation and direction to the PDB Team provided by the Parks Tacoma project manager and Parametrix, as directed.
- Parametrix will meet on a regular basis with the Parks Tacoma project manager and Board to discuss project needs, project milestones and to develop strategy recommendations and courses of action for implementation of the project.

Communications

- Parks Tacoma will use a variety of well-established formal and informal tools to provide effective communications with all of those involved in the project.
- At the appropriate time, Parks Tacoma will advertise the RFQ and make the RFQ available to interested Design-Builders.
- Changes or clarifications to the RFQ will be issued by a written addendum that will be issued to all persons holding a copy of the RFQ.
- Firms will be notified in writing of the shortlisted Design-Builders following the review and scoring of the responses to the RFQ.
- Shortlisted Design-Builders will be issued a final version of the RFP and will be invited to submit a Proposal.
- Changes or clarifications to the RFP will be issued by a written addendum that will be issued to all persons holding a copy of the RFP.
- During the RFP phase, the Selection Committee will meet with the shortlisted Design-Builders in a Design-Builder-led Proprietary Meeting. The Selection Committee will provide appropriate input and feedback to the Design-Builders during the Proprietary Meetings.
- Once an "apparent most qualified" Design-Builder is selected, and authorization has been given by the Board, the Parks Tacoma project manager and Parametrix will meet with the Design-Builder to negotiate preconstruction phase scope and fees as well as the terms and conditions of the Design-Build Contract Documents.

Project Progress

- The Design-Builder will be required to report project progress to the Parks Tacoma’s project manager and Parametrix on, at a minimum, a weekly basis.
- Formal project status reports will be developed in collaboration by the Design-Builder, the Parks Tacoma project manager and Parametrix and will be sent to stakeholders as applicable.
- Occasional project status updates may be posted on the Parks Tacoma website to ensure that municipal and/or community partners and the public are informed on the project status.

Budget Monitoring

- The Design-Builder will be required to provide updated cost estimates and design documents at specified milestones throughout the project.
- The Parks Tacoma project manager will be managing and tracking the program finances and collaborating with the Design-Builder to weigh/reconcile the cost estimates against the available budget on a regular basis throughout the project.
- The Parks Tacoma project manager and Parametrix will collaborate with the Design-Builder to conduct ongoing value analysis on the project as it progresses through the design process. The Design-Builder will be required to keep a value analysis log that will be updated on a regular basis and kept as part of the project record.
- Financial reporting will be provided to the Parks Tacoma Board by the Parks Tacoma project manager and Parametrix on a regular basis, not less than monthly.
- Parks Tacoma will maintain its own project contingency and reserves to address any owner-driven scope changes or changes resulting from unforeseen/latent conditions and any appropriate change orders resulting from these issues after the guaranteed maximum price has been established.

Approval

- The Owner Project Manager has full signature authority to manage all things within the Board approved Design Build contract. For changes to the Board approved Design Build contract, such as an increase in the Scope of Work, costs for unforeseen conditions, change orders caused by new tariffs, etc., the Owner Project Manager is required to receive Parks Tacoma Executive Director signature approval. The Parks Tacoma Executive Director has signature authority up to \$200,000. For contract changes beyond \$200,000, Board of Commissioners approval is required.
- The Parks Tacoma Board meets at regularly scheduled meetings on the first and third Wednesday of each month. Special meetings of the Parks Tacoma Board can be convened at times other than regular meetings, if required.

Schedule

- The proposed project milestone schedule will be provided in the RFQ documents.
- The successful Design-Builder will work with the Parks Tacoma project manager and Parametrix to produce a more detailed project schedule that will show subcategories for design, permitting, phasing, bidding and construction.
- The Parks Tacoma project manager and Parametrix will monitor the actual progress of design and construction against the Design-Builder’s detailed project schedule. If the schedule

begins to slip, the Design-Builder, Parks Tacoma project manager and Parametrix will work collaboratively to establish a plan to bring the project back on schedule.

- Weekly construction progress meetings will include review of the Design-Builder's 3-week look-ahead schedule that forecasts upcoming construction activities, in conjunction with an overall total project milestone schedule.
- Daily, written construction reports by the Design-Builder's construction superintendent will be a contract requirement.
- Monthly, written Design-Builder construction progress reports will be a contract requirement.
- The Parks Tacoma project manager and Parametrix will review/comment on the baseline construction schedule, the monthly construction schedule updates and the 3 week look-ahead schedules.

- A brief description of your planned DB procurement process.

Parks Tacoma intends to utilize Parametrix, and external legal counsel, as external consultants to facilitate the Design-Build procurement process. These consultants are highly knowledgeable in Progressive Design-Build (PDB) project delivery and will mentor and advise Parks Tacoma during the PDB selection and contracting process. Parks Tacoma's PDB procurement and selection process will be based primarily on PDB firm and team member qualifications, experience, past performance, and project-specific approach factors plus a minor pricing factor as well as other factors required by RCW 39.10. The contents, evaluation criteria and process of PDB procurement, will align with the requirements outlined in RCW 39.10.330 – Design-build Contract Award Process.

The procurement process will include the following:

- Outreach to potential Design-Build contractors and design teams to make them aware that the project is being planned and the anticipated timing of the RFQ release.
- Publicly advertise the project in the regional newspaper and trade journal and issue the RFQ to solicit Statements of Qualifications (SOQs) from potential PDB teams. The RFQ will identify scoring criteria and weighting that will be used in evaluating the SOQs that are received.
- The Selection Committee will review and score SOQs received from submitters to arrive at a shortlist up to 3 or 4 of the highest-ranked submitters who will be identified as Finalists.
- After the statutorily required protest period has passed, issue final RFP to Finalists that will solicit their written Proposal that will include project specific approach information and pricing factors. The RFP will identify scoring criteria and weighing that will be used in evaluating the Proposals that are received.
- The Selection Committee will host PDB-led Proprietary Meetings with each Finalist to answer questions that will help the Finalists complete their Proposals.
- The Selection Committee will receive and review Finalist's Proposals. (With the exception of Price Factors which will be held confidential and will be only opened after scoring of the other proposal information.)
- The Selection Committee will conduct Parks Tacoma-led Interviews of the Finalists to help the Selection Committee to better understand the qualifications, experience and intended approach of each Finalist.

- The Selection Committee will score Interviews and Final Proposals, based on the identified scoring criteria and points.
- Parks Tacoma will open and score Price Factors, based on the identified scoring criteria and points.
- A scoring tabulation will be developed that tallies scores from each of the phases of procurement. The Finalist will be ranked, based on their cumulative scores. The Finalist with the highest cumulative score will be identified as the most qualified Design-Builder.
- Parks Tacoma will issue written notification to all proposers that includes the summary of scoring and identifies the most highly qualified Design-Builder, who will be invited to negotiate scope/fees for Preconstruction Services and the terms and conditions of the Design-Build Contract Documents.
- After the statutorily required protest period has passed, and authorization has been given by the Parks Tacoma Board, the Parks Tacoma project manager, Parametrix and external legal counsel will negotiate the Preconstruction Services scope/fees and the terms and conditions of the DB Agreement with highest ranked PDB Finalist.
- The Parks Tacoma project manager will make a recommendation to the Parks Tacoma Board for the approval of the selected Design-Build team, the Preconstruction scope/fees and the terms of the DB Contract Documents.
- With the Parks Tacoma Board of Commissioners' approval, the Parks Tacoma project manager will obtain the signatures of the Design-Builder and Parks Tacoma Board on the Contract Documents and issue a Notice to Proceed.
- Once the Contract Documents have been executed, Parks Tacoma will make the appropriate honorarium payment to the Finalists who were not awarded a contract.

The SOQs and Proposals received will be reviewed, evaluated, scored and ranked by a Selection Committee that will include members with applicable knowledge of the Meadow Park Golf Course operations and needs and/or design, maintenance, construction knowledge and experience.

The scoring utilized to determine the total score, ranking and most highly qualified Design-Builder will be cumulative and inclusive of the scores from the SOQs, the Interviews and the Proposals, including the price factors. The apparent most highly qualified Design-Builder will be identified and invited to negotiate Preconstruction scope/fees and the terms and conditions of the Design-Build Contract Documents. Parametrix, will facilitate the procurement process and they, along with external legal counsel, will advise Parks Tacoma during the entire procurement process.

Evaluation factors for the SOQs will include, but may not be limited to:

- Technical qualifications, competency and experience of the firms
- Technical qualifications, competency and experience of the key design and construction personnel
- The proposer's capacity to perform the work
- The proposer's past performance in utilization of disadvantaged business and small business entities

- The proposer’s ability to provide a performance and payment bond for the project

Evaluation factors for the Proposals will include, but may not be limited to:

- Project-specific technical approach information
- The management plan to meet time and budget requirements
- Summary of the proposer’s accident prevention plan
- The project-specific outreach and inclusion plan for small business entities and disadvantaged business entities
- One or more price-related factors. (The weighing of the price-related factors will be minor in comparison to the weighing of the other evaluation factors.)

Pending approval by the PRC, Parks Tacoma anticipates the procurement process will begin with the advertising of the Request for Qualifications in early-July 2025 and will culminate with the identification of the “Most Qualified” PDB contractor in November 2025. It is anticipated that the Design-Build Contract Documents will be executed and a Notice to Proceed will be issued on, or around, December 2025 (Refer to RFQ Section 3 for additional schedule information.)

- Verification that your organization has already developed (or provide your plan to develop) specific DB contract terms.

Parks Tacoma will utilize Contract Documents (Design-Build Agreement, General Conditions and Guaranteed Maximum Price Amendment) that are prepared by external legal counsel and will be based on modified versions of either the AIA-A103 and AIA-A201 or the DBIA 530 and DBIA 535 documents. In addition to the PDB Contract documents developed by external legal counsel, Parks Tacoma will use standardized Progressive Design-Build RFQ, RFP and selection documents developed and used successfully by Parametrix.

A complete draft of the RFP, including draft Contract Documents, will be issued with the RFQ document. Design-Build Finalists will be provided the opportunity to review and comment on the Contract documents as part of their Proposal. Parks Tacoma and external legal counsel will consider comments received and any that are deemed acceptable will be incorporated into a revised draft of the Contract Documents that will be included in the final draft of the RFP.

7. Owner Readiness *(to be answered by the Owner)*

- a) What have you done as an Owner to prepare yourself and your staff for this DB project?
 - i. How have you communicated with other public owners to understand the organizational alignment and administrative time needed to manage an alternative delivery project?

Parks Tacoma Project Manager has consulted with several other public agencies who have executed PDB project delivery. Parks Tacoma has evaluated the organizational structure and has elected to retain Parametrix as an Owner’s Advisor and Design-Build Project/Construction Manager, with extensive experience in Progressive Design Build project delivery. Parks Tacoma has retained a Project Manager that will provide oversight to Parametrix and the Design Build team and manage the work and facilitate direction, policy, and decisions needed for Parks Tacoma as owner of the project.
 - ii. What training have you as an Owner and your staff taken?

The Reimagine Meadow Park Golf Course Project (RMPGCP) team has received and reviewed the DBIA Design Build Best Practices guide. The RMPGCP team intends to attend the next regularly scheduled AGC Education Foundation Design Build Workshop as soon as it is announced. As of this submittal, the AGC Education Foundation does not yet have a Design Build Workshop scheduled in 2025. Because Parks Tacoma and Tacoma Public Schools partner with joint and shared capital development facilities and athletic fields across the City of Tacoma, Parks Tacoma routinely discusses Design Build Best Practices and Design Build Lessons Learned with Tacoma Public Schools Leadership and the TPS Planning & Construction Department led by Executive Director Morris Aldridge.

- iii. How have you considered the differences in alternative delivery vs Design Bid Build with regards to contract requirements around risk allocation, attitudes towards contract changes, disputes, etc.?

Parks Tacoma has determined that the Progressive Design Build alternative delivery method is the best path forward for executing the Reimagined Meadow Park Golf Course Project. This will be an occupied campus, multi-year, multi-buildings creating a critical need for complicated logistical focus. Parks Tacoma believes that the PDB approach establishes clear budget and schedule parameters within the available resources of Parks Tacoma and that the schedule can be more effectively controlled through a collaborative approach between Parks Tacoma and the PDB team.

- b) How does your organization ensure that knowledge is passed down to your staff and project team?

Information and knowledge is passed up and down between Governance/Leadership and Staff and Projects through a very structured sequence of meetings and reports and presentations in the following categories:

Park Board Meetings: Held on the second and fourth Mondays of each month and are attended by Parks Tacoma Executive team leadership, Project Managers and Parks Tacoma staff. The Project Managers have the responsibility to manage project progress and report at each Board Meeting. Special Park Board meetings may be called for as needed and are done so when emergent project-related decisions come up during the progression of the projects.

Capital Improvement Committee: The Capital Improvement Committee (CIC) meets on the first and third Wednesdays of the month to review, influence, facilitate and monitor the CIC program including all bonds projects for the district. CIC meetings are attended by all Parks Tacoma staff that have active projects to report on at the next regularly scheduled Parks Board Meeting.

Committee of the Whole: The Committee of the Whole (COW) are typically held at 5:30 pm on the third and fifth Mondays of the month. All Board Members are in attendance. The format of this meeting is that of a Workshop. Project updates that need specific Board support or direction or decision are presented at the COW meeting. Staff and Project Managers associated with those projects present to the Board.

Capital Project Group: The Capital Project Group (CPG) meets on the second and fourth Fridays to review the progress of all projects district wide. CPG is attended by ALL project managers and staff and ALL projects, large and small, planned or in progress, are reviewed, discussed, and coordinated. It is in the CPG meeting that the process of sharing knowledge is passed down to all staff members of all project teams.

Parks Tacoma operates on the philosophy of sharing all information with all staff all the time in a detailed and inclusive manner, thus empowering system wide growth and improvement.

c) How have you familiarized yourself and your staff with DB Best Practices?

The Parks Tacoma Project Manager and new Board members have reviewed DB Best Practices.

8. Public Body (your organization) Construction History:

Provide a matrix summary of your organization's construction activity for the past six years outlining project data in content and format per the attached sample provided: *(See Attachment E. The applicant shall use the abbreviations as identified in the example in the attachment.)*

- Project Number, Name, and Description
- Contracting method used
- Planned start and finish dates
- Actual start and finish dates
- Planned and actual budget amounts
- Reasons for budget or schedule overruns
- Small-, minority-, women-, and veteran-owned business participation planned and actual utilization

[Refer to Exhibit B](#)

9. Preliminary Concepts, sketches or plans depicting the project

To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. Some examples are included in attachments E1 thru E6. At a minimum, please try to include the following:

- An overview site plan (*indicating existing structure and new structures*)
- Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.

Note: applicant may utilize photos to further depict project issues during their presentation to the PRC

[Refer to Exhibits C-D](#)

10. Resolution of Audit Findings on Previous Public Works Projects

If your organization had audit findings on any project identified in your response to Question 8, please specify the project, briefly state those findings, and describe how your organization resolved them.

[No Audit Findings](#)

11. Subcontractor Outreach

Please describe your subcontractor outreach and how the public body will encourage small-, minority-, women-, and veteran-owned business participation. Please include past performance inclusion goals (%) and actual utilization (\$).

Parks Tacoma is committed to community wealth building and values-based procurement strategies in order to reach our policy diverse hire goal: 8% of the total cost of every public works project over \$20,000 is to be paid to a small business certified by WA Office of Minority and Women Business Enterprises. Current policy dictates that socially and economically disadvantaged

business enterprises receive targeted solicitations and technical support for all public works projects with a cost estimate over \$20,000. Businesses that are not certified as small businesses receive instruction and guidance from the Equity Program Administrator for Procurement and Contracts on best practices for including and supporting small businesses. Local hire goals are met by small business utilization goals because small businesses mobilize within smaller service areas. This means tax-payer dollars are routinely invested back into the local community where it is most needed: to invest in historically underutilized local workforce.

The Design-Builder will be expected to demonstrate past performance in supporting small and underutilized businesses to provide bids and participate on the project. Our RFQ will require the proposers to provide their prior success and performance on previous projects related to inclusion. The RFP will require the proposers to articulate the efficacy of their approach to outreach and to encourage participation of socially and economically disadvantaged business enterprises for this project, consistent with the requirements of the RCW 39.10.

	Capital Expenditure (of every contract over \$20k)	Contract Dollars paid to a certified small business enterprise (of every contract over \$20k)	
2020	\$4,842,982	\$274,931	6%
2021	\$9,695,343	\$329,926	3%
2022	\$10,328,823	\$2,024,479	20%
2023	\$6,275,447	\$310,562	5%
2024	\$4,422,698	\$336,747	8%
TOTAL	\$35,565,292	\$3,276,645	9%
Average	\$7,113,058	\$655,329	9%

CAUTION TO APPLICANTS

The definition of the project is at the applicant’s discretion. The entire project, including all components, must meet the criteria of RCW 39.10.300 to be approved.

SIGNATURE OF AUTHORIZED REPRESENTATIVE

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so may delay action on your application.

The PRC strongly encourages all project team members to read the [Design-Build Best Practices Guidelines](#) as developed by CPARB and attend any relevant applicable training. If the PRC approves your request to use the DB contracting procedure, you also agree to provide additional information if requested.

The 2021 Legislature updated [RCW 39.10.330\(8\)](#) stating that Design-Build contracts must require the awarded firm to track and report to the public body and to the office of minority and women's business enterprises (OMWBE) its utilization of the OMWBE certified businesses and veteran certified businesses. By submitting this application, you agree to include these reporting requirements in project contracts.

I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature:  _____

Name: (please print) JOE BRADY _____ (public body personnel)

Title: DEPUTY DIRECTOR, PARKS TACOMA

Date: 6/20/25 _____

Organizational Chart

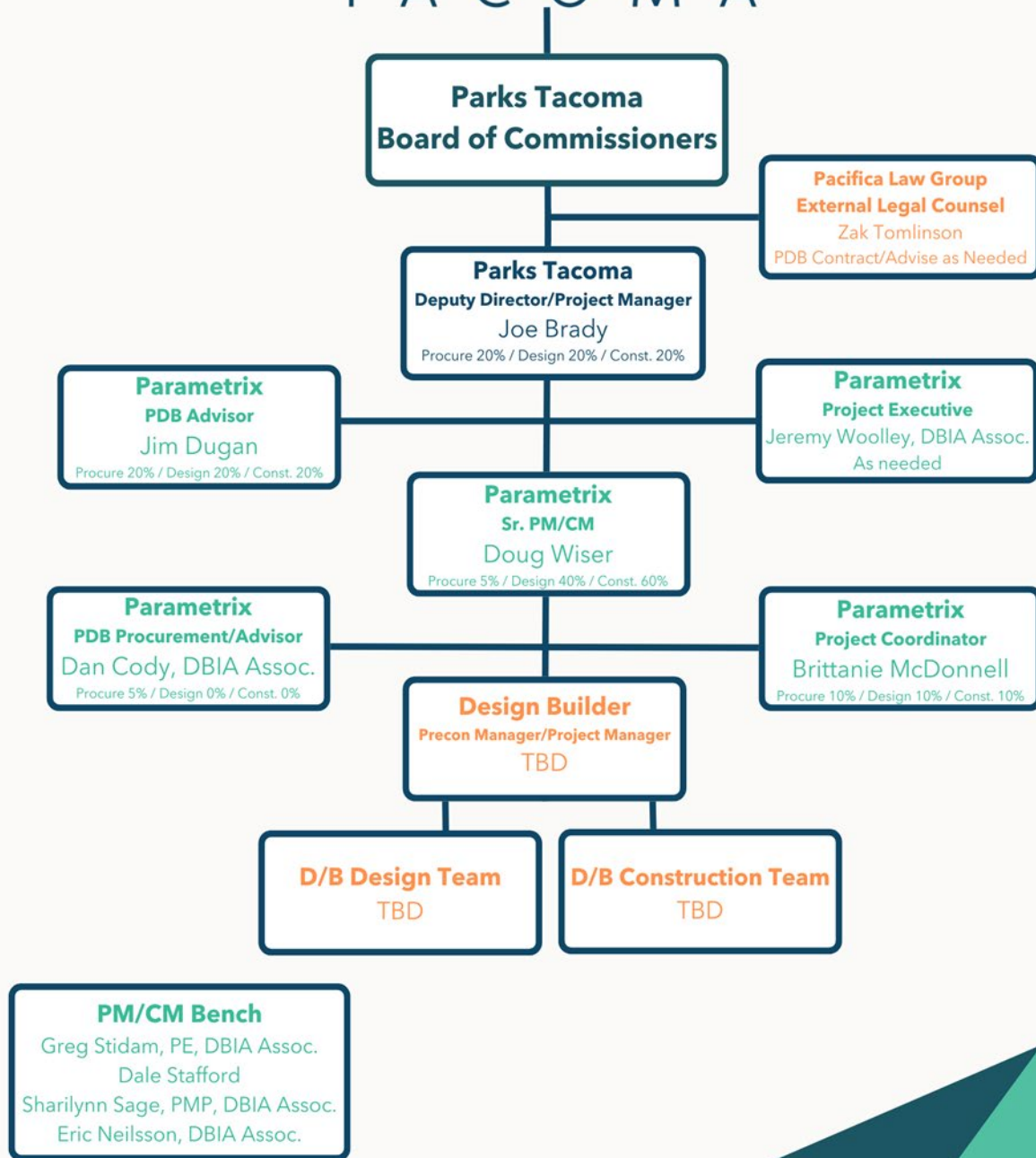


Exhibit B – Parks Tacoma Construction History 2019-2025

Project #	Project Name	Project Description	Contracting Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget	Actual Budget	Reason for Budget or schedule overrun	Small Business Planned Utilization	Small Business Actual Utilization
1-102	102 Completed Capital Projects	2019-2025	D-B-B	2019	2025	2019	2025	\$17.5M	\$17.5M	Generally on time and on budget	8%	9%
103	Point Defiance Zoo & Aquarium Seawater System Improvements #61044	Life support seawater filtration and treatment for the Aquariums, Polar Bear, and Rocky Shores exhibits were designed and installed.	D-B-B	Mar-16	Nov-18	Jun-16	Oct-18	\$2.0M	\$2.0M	N/A	8%	0%
104	Greenhouse Relocation #63602	Relocation and construction of Metro Parks greenhouse production operations to the Tacoma Landfill located off of Center Street.	D-B-B	Mar-15	Oct-17	Mar-15	May-17	\$2.5M	\$2.5M	N/A	0%	0%
105	Point Defiance Zoo & Aquarium Filtration Improvements #61045	Control upgrades and modifications were performed for the Rocky Shores and Arctic Tundra Filtration Plant.	D-B-B	Feb-17	Apr-20	Jan-18	Dec-20	\$1.0M	\$1.0M	Construction industry impacts of COVID-19 Pandemic	8%	7%
106	Meadow Park Golf Course Facility Improvements #63352	Driving range, and clubhouse-kitchen, lobby, patio, façade & foundation improvements.	D-B-B	Mar-16	Mar-17	Jul-16	Jun-20	\$1.1M	\$1.0M	Construction industry impacts of COVID-19 Pandemic	8%	0%
107	Point Defiance Park Waterfront Phase Peninsula, Trail, Bridge & Parking #62021-24 & #62026-27	EPA remediation and the creation of the Dune Peninsula 11 acre park, a 20' wide pedestrian trail/bridge connecting Point Defiance Park with Ruston Way and the Waterwalk Esplanade, additional boat parking, improvements to Tacoma Yacht Club parking area, new gangways and fire suppression system on the docks and a new boat lift in the harbor.	GC/CM	Oct-14	Jan-21	Sep-15	Jun-19	\$75.1M	\$74.9M	N/A	10%	28%
108	Point Defiance Park Waterfront Phase - Roundabout #62025	A roundabout at the entrance to Point Defiance Park.	D-B-B	Nov-17	Jun-18	Nov-17	Jun-18	\$4.2M	\$4.2M	N/A	8%	2%
109	W.W. Seymour Botanical Conservatory Rehabilitation #62252	Rehabilitation of existing Conservatory including upgrades to the existing structure, envelope, interior partitions, casework, HVAC systems, plumbing fixtures, controls and lighting, custom metal fabrications, and rock walls.	D-B-B	Sep-19	Dec-21	Sep-19	Mar-22	\$2.7M	\$2.6M	Schedule overrun due to original bids came in too high and had to redesign and rebid.	8%	7%
110	Point Defiance Park Owen Beach Improvements #62014	Demolition, beach restoration, new 4-bay restroom building, pavilion with concession, renovation of existing picnic shelter and kayak rental space, furnishings, landscape, and play structure.	D-B-B	Oct-16	Mar-22	Oct-16	Mar-22	\$6.3M	\$6.2M	N/A	8%	2%
111	Swan Creek Phase II #62044-46	Demolition and clearing, new and renovated trails and multi-use paths, two picnic shelters, a restroom, four-acre dog-park, interpretive and wayfinding signage, 70 standard parking stalls and 5 ADA parking stalls, road improvements associated with parking access, landscaping, site furnishings, and new utilities.	D-B-B	Mar-18	Feb-21	Apr-18	Dec-21	\$4.9M	\$4.0M	Construction industry impacts of COVID-19 Pandemic	8%	3%
112	Point Defiance Marina Complex Major Renovations #62114	Point Defiance Marina Complex Major Renovations	D-B-B	Mar-19	Dec-22	Apr-19	Feb-23	\$3.7M	\$3.5M	N/A	8%	35%
113	Dickman Mill Park Expansion & Head Saw #62122	Upland wood decking plaza on steel piles; graded ramps to the upland plaza; additional guard railings; restoration of the historic mill pulley, head saw and log carriage, and artist-designed "Ghost Log" placed on the restored log carriage; a graded overwater walkway and overwater viewpoint with wood decking; custom timber benches and installation of new and existing interpretive signage; site lighting for the head saw, log carriage, and Ghost Log, and relocation of one existing pedestrian light pole; habitat mitigation; landscape planting; landscape restoration of disturbed areas; and modification and repair of the existing irrigation system.	D-B-B	Oct-17	Apr-21	Oct-17	Jul-21	\$2.9M	\$2.6M	N/A	8%	3%
114	Northwest Trek New Tram Station #62094	A new tram station designed to accommodate the operations of the new electric trams including demo of existing tram station, three-phase electricity upgrades at tram storage, revised traffic access, updated animal security fencing, pedestrian access for ADA compliance and enhanced visitor experience.	D-B-B	Jul-19	Apr-22	Feb-20	Apr-22	\$1.9M	\$1.9M	N/A	8%	0%
115	Point Defiance Zoo & Aquarium Pacific Seas Aquarium #61013	Design, permitting, bidding, and construction of a new Pacific Rim Aquarium at the Point Defiance Zoo and Aquarium.	GC/CM	Mar-15	Sep-18	Jun-15	Jul-18	\$51.6M	\$50.7M	N/A	15%	11%
116	Eastside Community Center #63221	A new 55,400 sqft, 2-story, Eastside Community Center & Pool.	GC/CM	Aug-15	May-23	Jun-15	May-23	\$33.6M	\$33.6M	N/A	29%	19%
117	Melanie Jan LaPlant Dressel Park #62172	A new park on the Foss Waterway including extension of the esplanade across the frontage of the site, a restroom building with rental space, three (3) play structures, water overlook, art and interpretation, benches and picnic tables and associated landscaping and site utilities, and park signage.	D-B-B	Aug-15	Jan-24	Dec-15	Mar-24	\$4.7M	\$4.7M	N/A	8%	1%
118	Northwest Trek Animal Operations Area Improvements #21218	A new commissary, hay barn, well and upgraded fencing.	D-B-B	Nov-21	Dec-25	Dec-22	In Progress	\$2.8M	In Progress	N/A	8%	6%
119	Point Defiance View Points Infrastructure Upgrades/Loop Trail #62012	Inner loop pedestrian and bike trails/paths that include new routes, paving over existing, and parking that will provide safe routes to pedestrians and bicyclists at Point Defiance Park.	D-B-B	Mar-19	Apr-26	Apr-19	In Progress	\$9.4M	In Progress	N/A	8%	0%
120	Point Defiance Zoo & Aquarium South Pacific Aquarium Exhibit Improvements #61066	Improvements to the 35 year old PDZA South Pacific Aquarium including concrete, seal, rockwork, life support systems, and visitor enhancements.	D-B-B	Aug-19	Jun-24	Jun-21	May-24	\$7.1M	\$7.1M	N/A	8%	4%
121	Swan Creek Probst Property Acquisition #63504	Acquisition of 8.623 acres next to Swan Creek Park including demolition of residential structures and return to natural conditions.	D-B-B	Feb-24	May-25	Feb-24	In Progress	\$2.8M	In Progress	Pace of project slowed to allow for additional grant funding. Required supplemental cultural resource survey and sensitive area analysis/permitting.	8%	In Progress
122-152	30 In-Progress Capital Projects	2019-2025	D-B-B	2019	2025	2019	In Progress	\$19.3M	In Progress	N/A	8%	In Progress

