

MUNICIPAL FACILITIES COMMITTEE AGENDA

**February 25, 2016 - North Conference Room
21630 11th Avenue South – Des Moines 98198
6:00 – 6:50 PM**

1. Call to order
2. Approve minutes from January 28, 2016 meeting
3. North Marina/Beach Park Project Development- Discussion – Joe Dusenbury – 25 minutes
 - a. Bulkheads, Breakwater & Floats
 - b. New Restroom and Extension of Promenade
 - c. Wave “Vanes”
 - d. Public Fishing Pier Renovations
 - e. North Bulkhead & Beach Park Bulkhead
4. Food Truck Pod – Patrice Thorell/Shannon Kirchberg – 10 minutes
<http://desmoinesfoodtruckpod.com/test.php>
5. Container Village Concept - Joe D., Patrice T., Tony P., Michael M. & Ken Rodgers - 15 minutes

Draft - Minutes Des Moines City Council Municipal Facilities Committee – 1/28/2016

Meeting called to order: 5:30 pm on January 28, 2016 in North Conference Room @ 21630 11th Ave S. Des Moines, WA 98918

Council Members

Melissa Musser – Chair
Luisa Bangs – Council Member
Jeremy Nutting – Council Member

Guests

Jeff Arnot
John Fitzgerald
Bill Linscott
Patti Linscott
Carol DeVries
Ben Stewart
Todd Powell
Charles Conway, Consultant KPG

City Staff

Patrice Thorell, Parks & Rec. Director
Dan Brewer, Public Works Director
Joe Dusenbury, Harbormaster
Brandon Carver, Engineering Services Manager
Andrew Merges, Transportation Engineer
Tony Piasecki, City Manager
Michael Matthias, Asst. City Manager
Dunyele Mason, Finance Director
Scott Romano, CIP Manager
Janet Best, Administrative Assistant

Minutes of the 10/29/2015 meeting were unanimously approved.

AGENDA:

1. 2016 Work Program - Patrice Thorell
2. Discussion of Pay Parking Alternatives - Joe Dusenbury
3. South 239th Stairs Update – Brandon Carver/Andrew Merges
4. Field House Roof Replacement Discussion - Dan Brewer

MEETING:

1. Parks, Recreation & Senior Services Director Patrice Thorell, provided a draft of the Municipal Facilities Committee Work Program Items for 2016. These items were identified by the Planning Building and Public Works, Marina and Parks, Recreation and Senior Services Departments by month and listed for the entire year. Changes to the plan included moving the Park Irrigation and Maintenance and Custodial Services report to March. With minor adjustments to the Work Plan, it was approved by the Committee. (See Attachment 1.)

Patrice also asked the Committee for approval to submit a State Capital Appropriations request for the Marina North Bulkhead Rehabilitation Project in the amount of \$4,450,000 to Senator Keiser and Representatives Orwall and Gregerson for the current legislative session. The proposals are due February 1, 2016.

2. Harbormaster Joe Dusenbury explained the options they have identified for Pay Parking in the North and South Lots at the marina. The next steps were to determine if there would be a through street or not; decide where we should be on cost quality curve; develop a roll out plan to share with the community; submit a RFP. The committee suggested reviewing what was approved in the 2016 budget and the pay off period as well as doing a revenue analysis and bring it back to them next month.
3. Charles Conway a consultant with KPG along with City Engineers Brandon Carver and Andrew Merges reported the following on the 239th Street Stairs:
 - a. The existing beach access stair and platform should remain closed to the public until foundation remedial measures can be undertaken.
 - b. Temporary shoring should be considered for the landing that is subject to subsidence if there will be a significant delay before demolition can be undertaken.
 - c. Repairs to the timber-framed viewing platform can be accomplished at relatively low cost; these repairs can most likely be done by City of Des Moines personnel.
 - d. Replacement of the existing stairs will require three distinct measures: slope stabilization, improved pile-type foundations and construction of a new stair. The costs of these measures will depend on

the technology and materials employed; the more costly technologies will provide a greater level of assurance regarding slope stability, foundation integrity and a longer expected service life.

- e. More definitive estimates for remedial measures will depend on a complete geotechnical and site investigation, a code analysis and preliminary stair layout and design.
- f. The new stair design can and should be ADA-compliant. It should be noted that there is no practical means of providing an ADA-compliant wheelchair path along this access route.

Under the stairs is a storm drain pipe that was evaluated by camera and in better condition than originally thought but the outfall pipe needs attention.

It was suggested to meet with the neighbors for a briefing to discuss strategies moving forward.

- 4. Planning, Building, Public Works Director Dan Brewer, stated that due to severe weather events the Field House roof will need to be replaced sooner than shown in the 2018 CIP. The cost of the project is \$120,000 and Dan shared reprioritization strategies to fund the project. As a result of the reprioritized strategies, the estimated 2016 ending Fund 506 balance would be about \$3,830. The committee asked when the current roof was installed and questioned if proper maintenance has been performed. The estimate mentioned was for a 5 tab roof and warranted for 30 years.

The meeting was adjourned at 6:52pm. Minutes submitted by: Janet Best, Administrative Assistant

Municipal Facilities Committee 2016 Work Program Items

January

- Confirm 2016 MFC Work Program
- Redondo, Marina & Beach Park Paid Parking- Implementation Plan Discussion
- S. 239th St. Beach Access Stairs – Continued Discussion
- Field House Roof- Replacement- Discussion

February

- North Marina/Beach Park Project Development- Discussion
 - New Breakwater & Floats
 - Public Fishing Pier Renovations
 - New restroom and extension of Promenade
 - North Bulkhead & Beach Park Bulkhead

March

- 2016 CIP Project Updates
- Marina DNR Lease Update- Discussion
- Park Code-Title 19 Update- Discussion
- Park Irrigation and Maintenance and Custodial Services Reductions- Discussion

April

- North Marina Project Development Funding Plan- Discussion
- Park Impact Fees (Residential and Commercial)- Planning Discussion
- Facility Repair and Replacement Needs – Fund 506

May

- 2017 Budget Review (MCI, Marina, and Fund 506)- Discussion
- Barnes Creek Trail Design- Update
- DDM- Main Street Alley Project Update- Discussion
- Facility Repair and Replacement Needs – Fund 506

June

- 2017 Budget Review (MCI, Marina, and Fund 506)- Continued Discussion
- Capital Buildings Plan- Discussion
- 2016 CIP Project Update
- Facility Repair and Replacement Needs – Fund 506

July

- Draft Park Code-Title 19 Update- Discussion

August

- North Marina Project Development- Continued Discussion

September

- 2016 CIP Project Update
- Lodging Tax Signage Project- Discussion

October

- Follow Up Items

November

- Draft 2017 MFC Work Program

December

- 2016 CIP Project Update

Date Received _____

Senate Democratic Caucus Capital Budget Request

This confidential request must be submitted to Senator Karen Keiser by February 1, 2016.

Note: If this document is included in the records of the Senate Ways and Means Committee it will become part of the committee proposed budget, and thus will be subject to public disclosure as a legislative document.

Submitted by Senator: Karen Keiser Legislative District 33

Amount requested \$4,450,000

Name of project: Emergency Des Moines Marina Bulkhead Rehabilitation

Address or Location: 22307 Dock Ave S

Owner: City of Des Moines

Contact: Harbormaster Joe Dusenbury Phone # 206-824-5700

Has an application been made to a capital budget grant program? NO If yes:

Program: _____ Date of application: _____ Amount received: _____

Has the project previously received other capital budget funds? NO

If yes, what year? _____ Program: _____ Amount received: _____

Has the applicant previously received other capital budget funds? YES

If yes, what year?

2015 Program: RCO Amount received: \$293,000

Project Name Des Moines Beach Park Picnic Shelter/Restroom

Rehabilitation Project

2015 Program: Capital Fund Amount received: \$1,500,000

Project Name: Redondo Boardwalk 2014 Storm

Is this project applying for or planning to apply for other sources of state funding?

If yes, please give the program and details: Recreation and Conservation Office

Washington Wildlife and Recreation Program, Boating Infrastructure Grant

Program tier 2, and Boating Facilities Program.

Description of the project (*include amount of request and total budget amount*): Major repairs and renovations are needed for approximately 840 linear ft. of bulkhead that protects the north end of the Des Moines Marina and Des Moines Beach Park public beach and tideland access. The bulkhead is a forty-six year old wood structure that is at the end of its useful life. The bulkhead planks have deteriorated significantly, especially below the mud line and the entire structure has become increasingly vulnerable to the unprecedented storms and high tides of recent years. The bulkhead has suffered significant damage from storm events, requiring expensive repairs. Also, the bulkhead is no longer high enough to protect the north parking lot from flooding during storm events. Recently, FEMA revised the flood plain maps for the Puget Sound Shoreline and major portions of the north parking lot area were included within the new flood plain boundary. The compromised bulkhead protects the north parking lot with 178 parking stalls and provides vehicle and pedestrian access to boat moorage, fishing pier, farmers market, promenade and the Des Moines Beach Park Event Center and Historic District. The \$6,006,000 cost to make emergency repairs include, existing bulkhead demolition, a new steel sheet pile wall with structural reinforcement and tie backs; concrete and asphalt deck re-construction, local administration, design and permitting.

Phase One (2016-2018) - Total Budget: \$6,006,000, Capital Request: \$4,450,000
The Marina Bulkhead Rehabilitation Project includes: Replacement of the North Marina Bulkheads from the temporary moorage ramp (along the south side of the project to the Marina entrance on the north side of the project adjacent to Beach Park.

List the measurable objectives of this benefit and describe the measurement process: Measureable benefits of this project are: 1) Retains the only working marina between Seattle and Tacoma on the Puget Sound and provides waterborne and upland access to Puget Sound serving the 700,000 South King County population, 2) Retains a \$5.5M marina operations- full service public marina with 840 slips, visitor moorage, CSR boat repair business, yacht sales business, and \$1.5M tourism operations- tour boats, public fishing pier, community events, public beach and tidelands, 2.5 mile Lake to Sound Trail waterfront connection, waterfront recreation including scuba diving, wind surfing, kayaking and paddle boarding, access to Des Moines Beach Park National Historic District and Event Center conference spaces. 3) Retains critical staging area for emergency services- City of Des Moines, South King Fire and Rescue and King County Sheriff's Department, King County Office of Emergency Management and US Coast Guard Port Security.

Project Start date Summer 2016 Completion date Summer 2018

Purposes of the funding. Check all that apply and list the percentage.

<input type="checkbox"/> Land Acquisition	_____ %
<input type="checkbox"/> Demolition and site preparation	_____ %
<input checked="" type="checkbox"/> Design	<u>10</u> %
<input type="checkbox"/> New Construction	_____ %
<input checked="" type="checkbox"/> Renovation	<u>90</u> %
<input type="checkbox"/> Other (<i>describe</i>) _____	_____ %

Is this a joint project? YES If yes, list the partners: The City of Des Moines will secure additional partnerships with King County Sheriff's Department, South King Fire and Rescue, Coast Guard Port Security, King County Office of Emergency Management and Department of Natural Resources.

Is the site owned? YES Optioned for purchase? _____ Under a lease of 5 years or more with renewal options that total at least 10 years? YES (a portion is leased from DNR through 2042)

Has the applicant initiated a fundraising campaign? YES

If yes, what percentage of matching funds have been secured? 5%

What other sources of matching funds are available? Parking Fees

What source(s) of non-state funds exist for completion of the project and its ongoing maintenance and operation? City of Des Moines

Projects may be subject to the state's prevailing wage law (RCW 39.12). High-performance building requirements (RCW 39.35D) may also apply.

Revised 12-9-15



WELCOME
to the
DES MOINES
MARINA 

DUCK AVE 3







PLEASE
SLOW DOWN









MUNICIPAL FACILITIES COMMITTEE

Thursday, February 25, 2016

Presentation Outline

Capital Improvement Projects – North Marina Projects

1. South Bulkhead – West Bulkhead – New Breakwater & Floats Wave Expender.
2. New Restroom – Extension of Promenade
3. Wave “Vanes”
4. Additions to Public Fishing Pier
5. North Bulkhead with Beach Access – New Bulkheads in Beach Park

Food Truck Pod

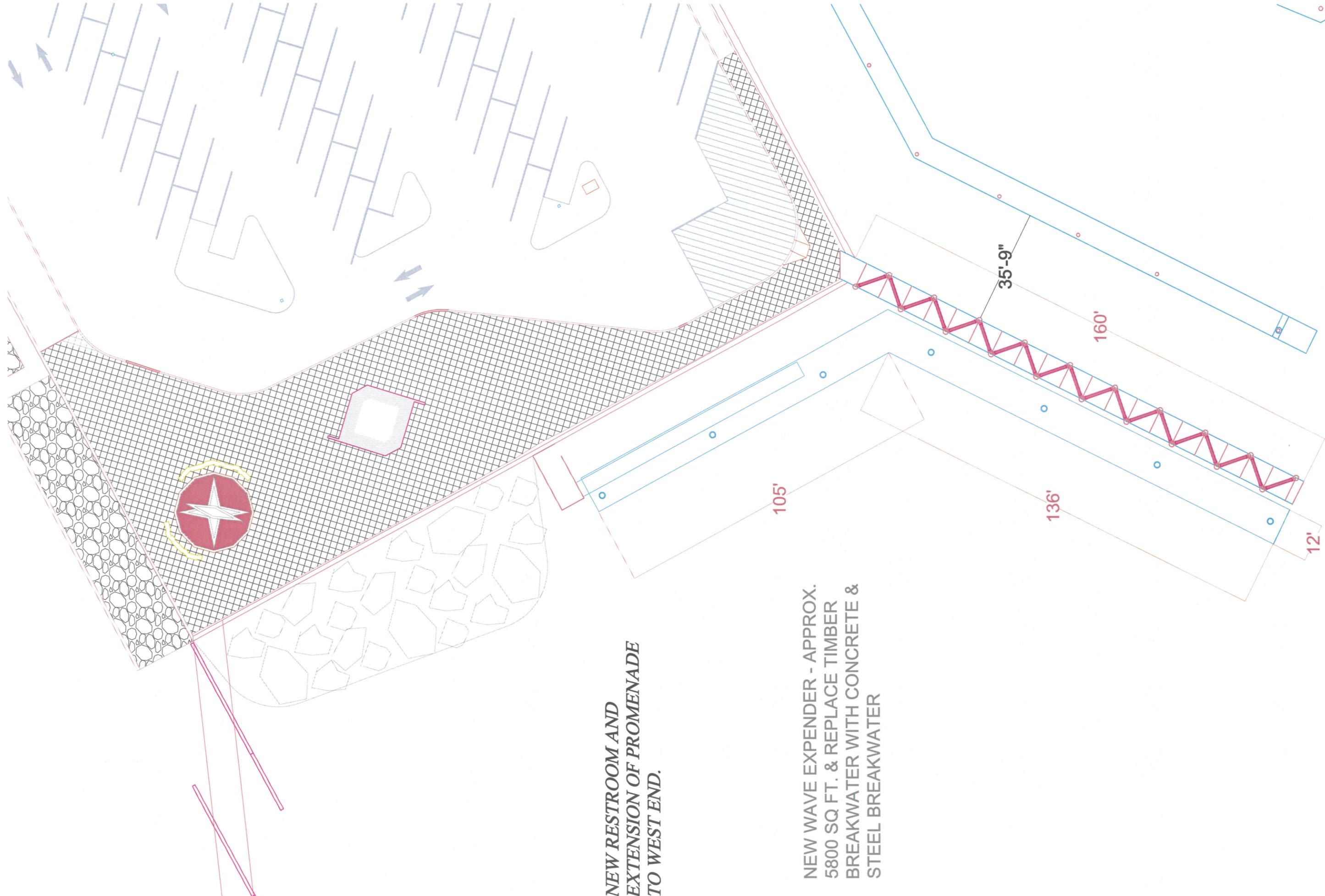
1. Locations
2. Operation
3. Farmers Market

“Container Village”

1. Concept
2. Locations
3. Start-up and Integration with Food Pod

Pay Parking

1. BST Associates – Revenue Forecasts
2. Operations and elasticity of rates



**NEW RESTROOM AND
EXTENSION OF PROMENADE
TO WEST END.**

**NEW WAVE EXPENDER - APPROX.
5800 SQ FT. & REPLACE TIMBER
BREAKWATER WITH CONCRETE &
STEEL BREAKWATER**

PROJECTS NO.'S 1 & 2

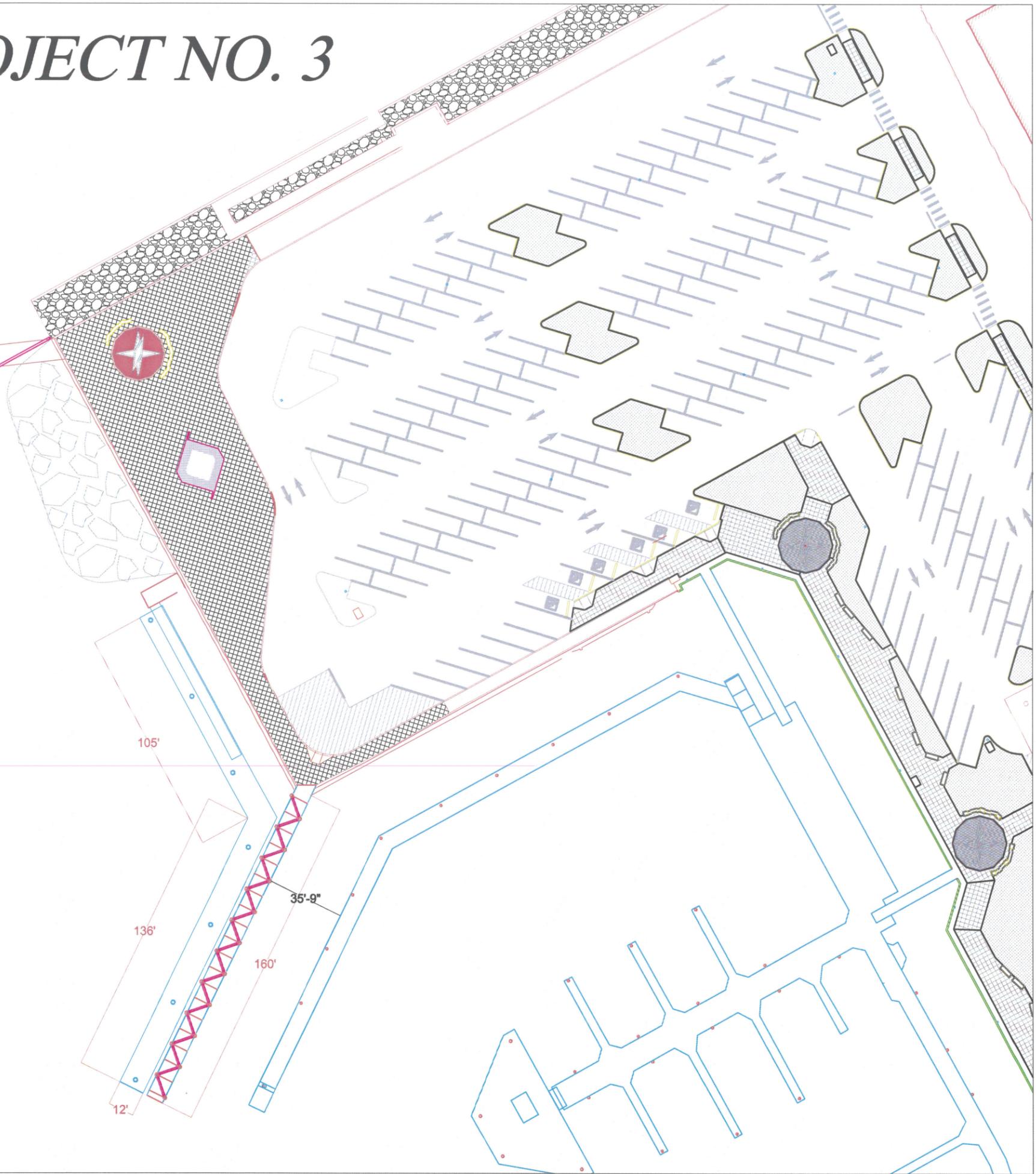
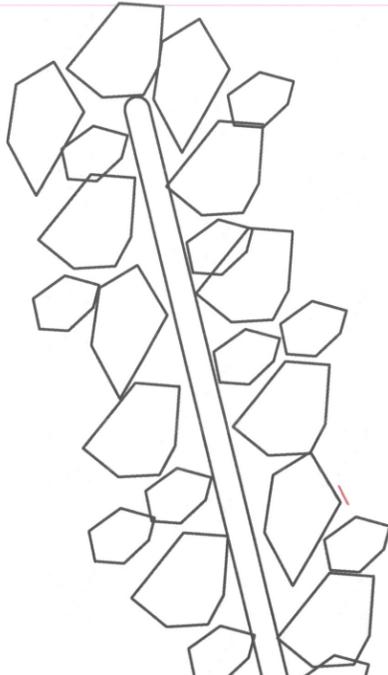
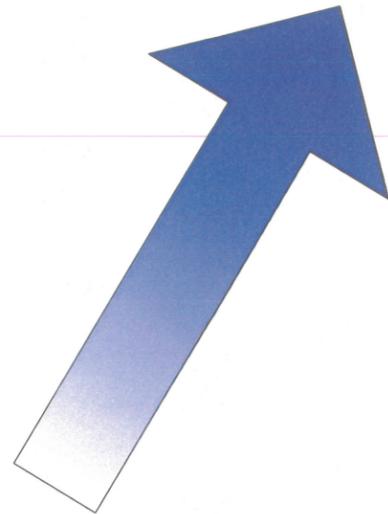
PROJECT NO. 3

N - NW WINDS

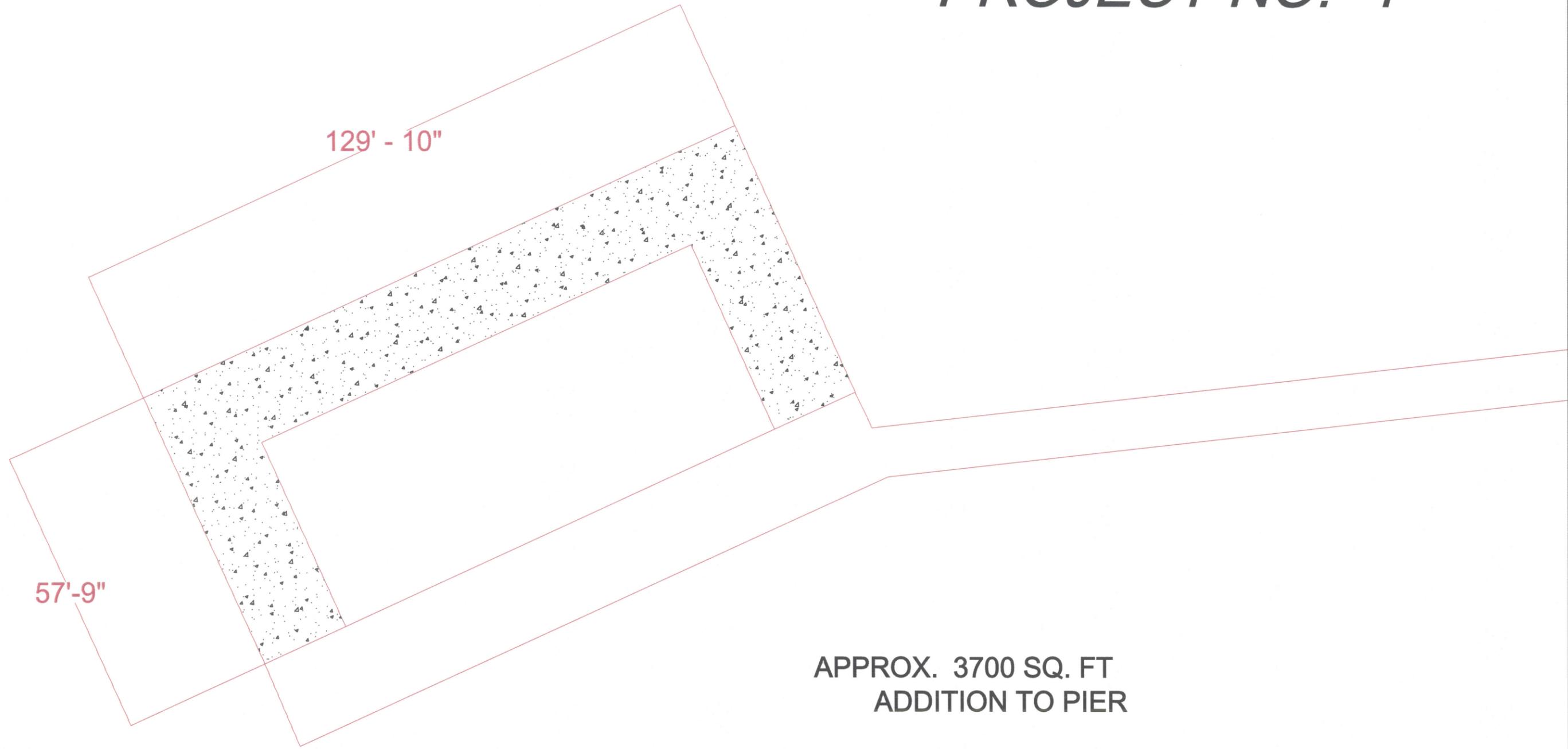


FOUR 60 FT WAVE "VANES"

S - SW WINDS

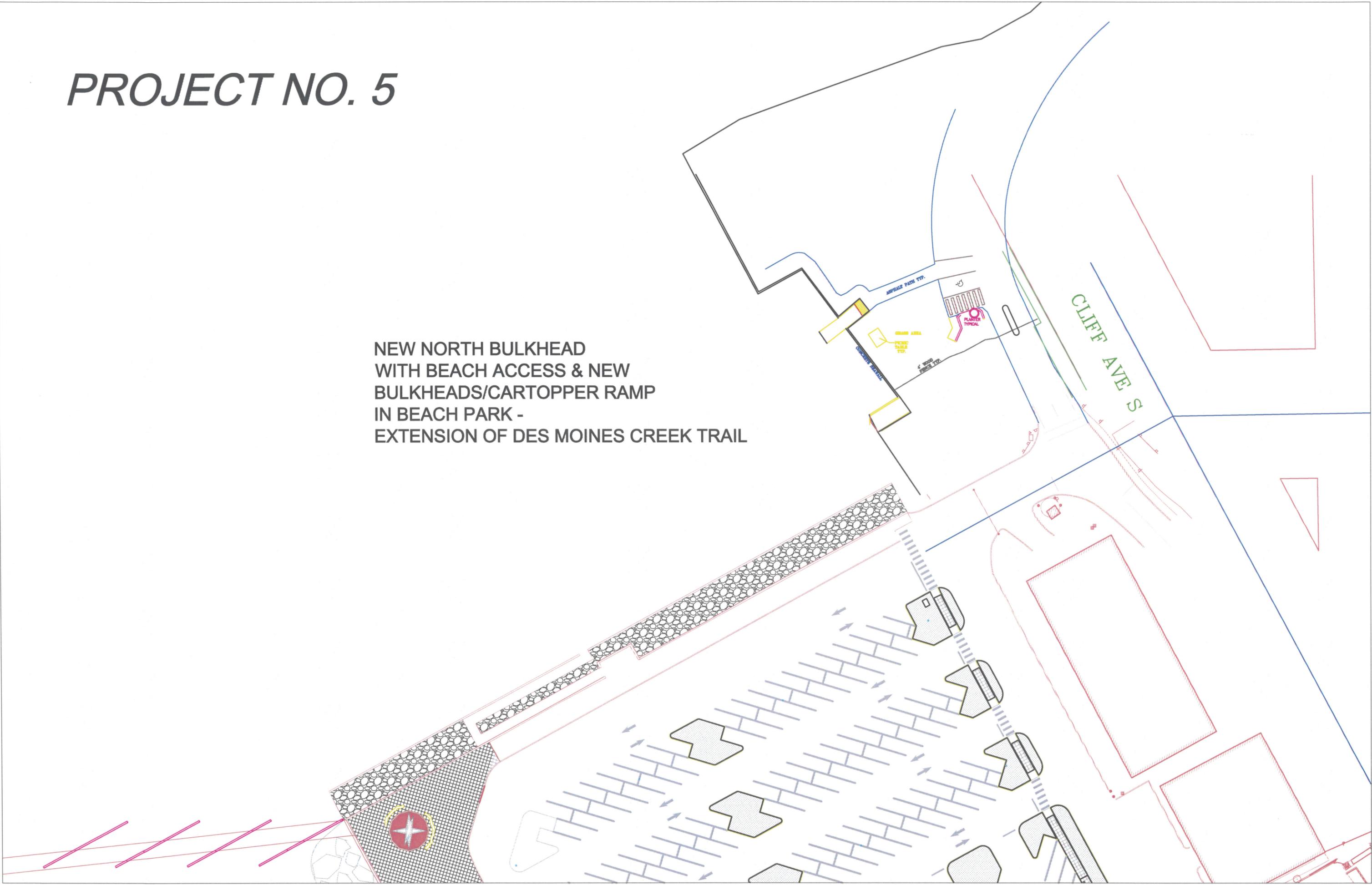


PROJECT NO. 4



PROJECT NO. 5

NEW NORTH BULKHEAD
WITH BEACH ACCESS & NEW
BULKHEADS/CARTOPPER RAMP
IN BEACH PARK -
EXTENSION OF DES MOINES CREEK TRAIL







CAFE' Racer

Pubs & Restaurants

th1082135913.fm.alibaba.com





RESTO MUVBOX HOMARD DES ÎLES

