



Peninsula Metropolitan Park District

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DISTRICT COMMISSION MEMO

To: District Commission
From: Eric Guenther, Planning & Special Projects Manager
Date: January 15, 2020
Subject: **Sehmel Homestead Park (SHP) Lighting Project Update**

Background

PenMet Planning & Public Meetings

SHP Turf Lights have been on PenMet's capital projects list since 2013. PenMet conducted an extensive comprehensive planning process in 2018 which included references to the lighting of the SHP turf field.

PenMet conducted public meetings in August of 2019 to share and exchange information and issues related to the lighting project. Project information, Q&A, and citizen comment documents have been previously shared and are on the PenMetParks.org website.

RCO Grant

PenMet submitted a Washington State Recreation and Conservation Office (RCO) grant application for funding from the Youth Athletic Facilities (YAF) category for SHP Turf Lights in 2018. The grant amount of \$350,000 was awarded in 2019 and represents the maximum award for the YAF category and almost half of the estimated \$723,000 project cost.

RFQ

At the end of a Request for Qualifications (RFQ) process the Commission approved Resolution R2019-010 authorizing the Executive Director to sign the Architectural/Engineering Agreement with Cross Engineers, Inc. to design lighting at the Sehmel Homestead Park turf field.

KCDA

During the planning and granting phases of the Sehmel Homestead Park Lighting Project, staff consulted with other jurisdictions and industry professionals to identify efficient processes to complete the project. The use of KCDA to purchase the lighting system was highly recommended.

Subsequently, staff has worked with KCDA staff to understand the process and prepare the foundation for using KCDA on the SHP Lighting project. KCDA arranged for contractors to evaluate the project to provide KCDA-contracted pricing. Resultant numbers from Musco Sports Lighting were very competitive with prices quoted during a 2019 lighting systems evaluation process.

Bid

The purchase of the field lighting system through KCDA was only part of the project. The installation of parking lot lighting and the extension of utilities required a public works bidding process. The bid for the Sehmel Homestead Park Lighting Project was published on September 20 & 25, 2019, and opened on October 10, 2019. The Board of Park Commissioners awarded the bid for the Sehmel Homestead Park Lighting Project to the low bidder, MB Electric, in the amount of \$207,168 which includes Washington State Sales Tax.

Project

The primary elements of the project include:

- Four LED, directed light standards for the turf field.
- Approximately eleven parking area light posts, similar to existing SHP lights, but LED, for the turf-area parking.
- Approximately eleven parking area light posts, similar to existing SHP lights, but LED, for the amphitheater-area parking.
- Arranging power from the amphitheater area and new restroom area.

Field Lighting

As designed, the field lighting portion of the project consisted of four LED, directed light standards for the turf field. The location of the poles was designed for placement just outside the eastern fence line for the field, to be placed outside of the field activity safety zone. The fence line is the demarcation between the active and natural areas of the park there. The SHP Conservation Easement (CE), which provides for the management of the natural areas portion of SHP, has language related to the allowance of utilities serving the active areas, and the Great Peninsula Conservancy (GPC) felt that placing the poles outside of the field safety zone, in the natural area, would be an acceptable allowance.

Parking Lighting

There are two areas of parking related to this project which have been designated for safety lighting. The area near the turf field and turf restroom is completely within the active recreation area and permitted.

The area between the amphitheater and the “T” intersection is primarily within the natural area, and is governed by the SHP CE. PenMet and the GPC have discussed the issues related to the goals of the CE and the need for safely lit parking areas, and are currently working to refine language and identify concessions which will amend the CE to recognize the goals and the needs of both organizations.

Scoreboard

A scoreboard for the Boeing Mariners Care Baseball Field (Field #1) has been on the District’s wish list since the park was built in 2010. Due to cost savings in the project bid, the expense of adding the scoreboard could fit within the project budget. The RCO was consulted and agreed that the scoreboard could also be part of the grant reimbursement.

The design and selection of a scoreboard is in process.

Budget

The budget for the project (\$723,000) comes from capital funding (\$605,000), RCO grant (\$350,000 reimbursement), and other contributions including Harbor Soccer Club (HSC, \$30,000 allocation), Narrows FC (\$2,500 allocation), and potentially others. The RCO grant is a reimbursement grant in that after spending the funds, reimbursement documents will be submitted to the RCO.

Recommendation

Staff recommends continuing to share project updates at Commission meetings and on the District’s website, PenMetParks.org.

Should you have any questions or comments please contact me at the earliest opportunity should additional research be required to provide answers at the meeting: 253-858-3400x1222 or via e-mail at EGuenther@PenMetParks.org.