



# Meeting Minutes

**DATE:** June 24, 2008

**PROJECT NAME:** Discovery Park, Nike and Building 653

**PROJECT MANAGER:** Garrett Farrell

**SUBJECT:** Discovery Park Projects 2008- Open House

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Projects underway include the removal of buildings and design for future projects. Specifically, Parks is removing the Nike Building, Building 653 and 750, and the former Navy Exchange Building. Design work includes planning for both the West Point Lighthouse restoration and the removal of the North Forest Road.

Introduction and update on Discovery Park project since the last public meeting in 2007.

- Building 653 and the Nike building will be taken down
- There are some cold war era historical aspects of Discovery Park, Nike and 653 have been evaluated early in this process and will not be preserved due to historic status.
- Permits
  - The design team has submitted for a Mater Use Permit and once that permit was obtained, Parks submitted for a Demolition Permit thus it has taken almost a year to get the required permits to take the structures down.
  - Actual construction bids will give Parks the cost of Nike / 653 removal.
  - Nike Building holds up California Avenue – it will be a 2 step process for demolition
    - Equipment and efficiency are key factors
    - Parks anticipates cost at half of million (\$500,000K) to take down Nike Building
    - Parks has gone through Nike and 653 thoroughly
      - \$300,000K in abatement work and removal has been performed to date
      - Parks team has worked to identify unknowns and quantify them. This initial work has reduced abatement costs by over 20% .
  - CITIZEN QUESTION
    - What is the actual cost?
  - ANSWER
    - Parks has over 1 million dollars allocated for removal of the buildings. Projects are combined under the same permit, two of the have over lapping budgets and to allow us to be efficient – for example: Building 653 concrete debris will be used as fill at the Nike site. This reduces the cost of 653 demo and saves on the cost of fill material at the Nike site.

- WILL THERE BE MONEY LEFT OVER AND IF SO WHAT WILL HAPPEN TO THE FUNDS?
- ANSWER
  - When we advertise for bids we will find out where are real price tag
  - Parks does not anticipate any surplus. Any left over funding will be spent in Discovery Park
- Parks will pre qualify specialty demolition contractors for this work. The contract will be awarded to qualified firms able to fulfill this contract
  - These buildings were built to withstand bomb attacks.
  - The lack of original drawings was a challenge in the early stages of this project. Parks team has done a great job of putting together the documents.
  - Parks will hold a mandatory Pre- Bid Walk through
    - We will cut holes and let bidders really see what they are getting into
- WHY DEMOLITION?
- ANSWER
  - This is a huge building built for a specific military task. The mechanical systems and layout do not lend themselves to a practical day to day operation.
  - If Parks opted to keep it, there would be an extremely high cost to convert the use and obtain an occupancy permit.
  - The building has not been maintained and will not age well
  - Settlement Agreement dictates removal
  - The roof is vaulted from the exterior it is 26 Feet high. These are large cavernous spaces to heat/cool.
- Phase One
  - The Foundation Removal
    - Remove Building 653 concrete, transport to Nike
    - Put Rubble against the Wall next to California Avenue
    - Remove Nike in phases, crush concrete on site and pile
    - Take away the foundation to a depth of 3 feet – reuse rubble
    - Cover Nike rubble pile with 5 feet of soil
    - The area between California Avenue to the top of west wall will be left as is and not be filled.
    - The Removal of demo debris will require truck traffic
      - Parks is aware that the West Point Settlement Agreement had many issues related to Truck Traffic within the park.
      - Rubble will be used in a practical manner on the Nike site and significantly reduce the number of truck trips.
      - Trucking will be required to remove metal and other debris and to import soil and fill material for site restoration.
    - Vegetation Plan

- The design team developed a planting plan in 2007
- The 2007 plan is still Parks intent
- Funding/ construction costs will drive scope of restoration
- Site must be filled and graded first, this will be a significant cost.
- Parks will take incremental steps to prepare the site and plant within our budget
- Design team is focused on demolition and has incorporated grading design work for restoration in the documents.
- Bid is just for Demolition, once demolition cost is established Parks will move on to fill and then planting.
- Parks will seek cost savings by setting up an efficient fill operation once demolition is complete.
- OTHER BUILDINGS
- Capehart – 750 Utah Street and PX , Parks needs a building survey, an abatement price and obtain a separate permit to take these buildings down.
- QUESTION
  - What about Bio Solids in the meadows?
  - Can they be used to fill the rubble?
- ANSWER
  - No, but we have all ready taken sand from a slide at Golden Gardens
  - Want to make sure any material will work and meet our long term needs
- There may be a time Gap from the Demolition to Restoration
- There will be a fence around the site
- Heavy Hydro Seed may supersede plantings if adequate funding is not in place.
- LIGHT STATION
  - BOLA ARCHITECTS- experienced preservation architects will lead the design with the cooperation of Gene Grulich, AIA
  - Gene has experience with 13 Washington State Light Houses and is a great asset to the team
  - Will have more updated information soon
  - Have applied for grants to help with funding
- 2009 – Phase I
  - 600,000K is currently allocated to the project
  - Goal is to stabilize and maintain the existing structures
  - The team was built to create a long term plan with a set of priority tasks
  - Exterior envelope of the light is an immediate concern
    - Exterior coatings from the Coast Guard era, needs to be removed / replaced

- Restoration of the exterior, windows, doors roof and glazing will be part of the initial scope.
  - Funding will drive prioritization of work items
- QUESTION
  - Will there be any restoration of the Shoreline?
- ANSWER
  - No, Water table is always high
  - Draws water in the building
  - Existing shoreline protects the Light House
  - Shoreline armor is in pretty good shape right now
- QUESTION
  - Will there be an opportunity for use of the keepers housing?
- ANSWER
  - Not in this phase. The cost to obtain occupancy would be high. Parks intent is to spend the budget on items that will protect and preserve the asset. Occupancy is a low priority.
- CAPEHART HOUSING
  - Type of housing is manufactured, had a short life cycle.
  - It is a part of an ongoing acquisition of Capehart
  - The United States Navy still occupies some of the remaining housing
  - TERRY DUNNING-
    - Acquiring property, there will be Demolition of existing Capehart housing
    - Naval and private corporation is working on getting new housing in Marysville for their current residents
    - There is 24 acres
    - We currently own 6 of the 24 acres
    - 18 acres are currently contracting for a purchase
    - 2010 will probably be when this acquisition
    - Navy will demo to slab
    - 66 slabs and streets and little utility left
    - Restore to natural state- or somewhat close
    - Possible Meadow or Green Space
    - Would like to Demo on the 6 acres might not have enough funding but will be able to deduct the cost more accurately when the bids come in from Bids of Nike and Building 653
  - NORTH FOREST ROAD
    - Idaho has been identified as a candidate for removal – the top section of the road off Utah Street . Road extends from Utah behind military housing to the north parking lot .
      - Existing Idaho is in good Condition
      - Drainage structures are part of this roadway.
      - Sub-base supporting roadway has been sampled Poorly graded material may affect how we go about removal.
        - Parks needs to quantify how much of what we need to move where

- Waterlines, infrastructure and accessibility are issues that must be reviewed.
  - Soil Samples – have been sent out and we are currently waiting upon test results oil/gas etc
  - This road is used infrequently but does serve a purpose.
- QUESTION
  - What about the tent City Folks?
- ANSWER
  - Parks has no knowledge of tent city activities.
- The Demolition of Nike and Building 653 should be started by the End of July 2008 or at the latest August 2008.

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