Spokane Park Board
Special Meeting Agenda

11 a.m. Thursday, July 21, 2016
City Hall Conference Room Tribal #2
Spokane, Washington

Park Board Members:

__ Wright, Chris– President
__ Traver, Susan – Vice President
__ Eadie, Leroy
__ Kelley, Ross
__ Van Voorhis, Ken
__ Selinger, Sam
__ Pendergraft, Lauren
__ Sumner, Nick
__ McGregor, Ted
__ Mumm, Candace – Council Liaison

Agenda

Roll Call: *Pamela Clarke*

1. **Action items:**
   A. Howard Street Bridge South Construction bid ($4,736,211.50)
   B. Wheels Park 30% schematic design ($25,230.00)
   C. Park-wide Geotechnical Engineering contract – GeoEngineers ($393,300.00)
   D. Howard Street South Bridge Parks/Utilities MOU ($200,000.00)
   E. Park Maintenance/Operations building pre-design/study – Berger Partnership ($33,442.00)

2. **Discussion Items:**
   A. None

3. **Adjournment**

Agenda is subject to change.

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Spokane City Council Chamber in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) at the City Cable 5 Production Booth located on the First Floor of the Municipal Building, directly above the Chase Gallery or through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Lisa Richards at (509) 625-6909, 808 W. Spokane Falls Blvd., Spokane, WA, 99201; or lrichards@spokanecity.org. Persons who are deaf or hard of hearing may contact Ms. Richards at (509) 625-6909 through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

Howard Street South Channel Bridge

City of Spokane Project #2016119 for Temporary Construction Access Route, Demolition and Replacement of Howard Street South Channel Bridge, Utilities, Stormwater and Approaches.

Basic Bridge structure 60' X 184' reduced structure size and decreased number of footings.

History:

This project will remove and replace the Howard Street South Channel Bridge due to the degraded condition of the existing bridge. For several years, the existing bridge has been limited to use only over the outside portions of the bridge. The new bridge will be built in basically the same footprint as the old bridge, although it will be an updated, streamlined structure.

The existing bridge also carries a 10-inch Water Transmission Main across the south channel. The new bridge will house an 18-inch Water Transmission Main, upgraded to facilitate greater flows to downtown and northwest Spokane. Estimated Credit from Utilities +/- $103,000.00.

Impact:

Construction will begin late summer of 2016, with demolition and removal of the old bridge and water line starting as early as September. Work is expected to take 14 months, carrying into fall of 2017. The water transmission main will be out of commission over most of that period of time.

Funding:

The bridge replacement is funded through Park Bond revenue. The water transmission main portion of the project will be funded by Utility Rate fees.

There were 6 responder that submitted bids, the lowest bid is T. LaRiviere for $4,737,101.50, and Our budget for this project was $4,500.000.00.

	Budget	BID	Delta
Baseline Includes Access Road	$ 4,188,714.00		
Environment Dirt/Rock	$ 62,606.00		
Utility	$ 75,000.00		
Sub Total	$ 4,326,320.00		
Tax	$ 376,389.84		
Grand Total	**$ 4,702,709.84**	**$ 4,737,101.50**	**$ 34,391.66**
Excludes Construction Contingency			

CITY OF SPOKANE
DEPARTMENT OF ENGINEERING SERVICES
BID OPENING, MONDAY, JULY 11, 2016

Project Number:	2016119
Project Name:	Howard Street South Channel Bridge Replacement
Engineer's Estimate:	$5,068,894.10

2 Addenda

Bid Results:

1.	T. LaRiviere Equipment & Excavation, Inc., Athol, ID	$4,737,101.50
2.	West Company, Inc., Airway Heights, WA	$5,040,388.00
3.	Max J. Kuney Company, Spokane, WA	$5,059,609.00
4.	Garco Construction, Inc., Spokane, WA	$5,101,610.00
5.	Stellar J. Corporation, Woodland, WA	$5,417,850.00
6.	Halme Construction, Inc., Spokane, WA	$5,678,000.65

CITY OF SPOKANE PARKS &RECREATION

Hill International

RFP - HOWARD STREET SOUTH CHANNEL BRIDGE

Budget Estimate

		PROJECT BUDGET ITEMS	Baseline	Adjusted / Current Budget	Budget Over / (Under) runs	NOTES
1.0 PROJECT CONSTRUCTION	1a	Howard St Bridge South	5,046,032	2,915,000	(2,131,032)	
	1b	Approach and Utilities			0	
	1c	Amenity Zones		166,000	166,000	
	1d	Decorative Bridge Paving			0	
	1e	Civil Roadway		490,314	490,314	
	1f	Temporary Construction Access & Staging	69,600		(69,600)	
	1g	Mobilization		363,400	363,400	
	1h	Central Meadow Temporary Electrical	217,500	55,000	(162,500)	
	1i	Theme Stream Bridge Replacement	250,000	250,000	0	
	1j	Temp Access Road/Laydown prep		254,000	254,000	
	1	**Sub-total Construction**	**5,583,132**	**4,493,714**	(1,089,418)	
	2	Design Contingency	279,157		(279,157)	See Line 3
	3	Construction Contingency	279,157	363,400	84,243	
	4	Environmental / Rock Contingency	-	62,606	62,606	
	5	WSST on Construction,CO's,Contingency 8.7%	485,732	428,016	(57,717)	
	6					
		Subtotal ALL Construction	**6,627,178**	**5,347,736**	(1,279,443)	
2.0 PROJECT DESIGN	7					
	8					
	9					
	10	A/E Fee - Basic Services		725,858	725,858	
	11a	A/E Fee - Additional Services (Constr Mgmt)		200,000	200,000	
	11b	A/E Fee - Additional Services (Amenities)		108,552	108,552	
	11c	A/E Fee - Additional Services (Access Road)		50,945	50,945	
	12	A/E Reimbursable Expenses		0	0	Included in basic fee
	13					
		Subtotal Design	**1,395,783**	**1,085,355**	(310,428)	
3.0 PROFESSIONAL SERVICES+FF&E	14	PM/CM Services (Internal/External)		0	0	See Program Level Owner Cost
	15	Site/Field Survey Topo Map			0	See Item 7 above
	16	Geotechnical Services		10,000	10,000	
	17	Environmental/Labwork		22,469	22,469	
	18	Wildlife Biologist			0	See Line 39
	19	Hazmat Consultant			0	See Line 39
	20	Traffic Engineer			0	See Line 39
	21	Permitting Assistance		15,000	15,000	See Item 7 above
	22	Value Engineering/Constructability Review			0	
	23	Commissioning			0	
	24	NREC Owner Inspection Fee			0	
	25	Inspection/Testing		22,469	22,469	
	26	Legal Fees			0	See Program Level Owner Cost
	27	Other Consultants			0	
	28	FF&E + Technology + WSST @8.7%		0	0	
	29					
		Subtotal Project Services, FF&E	**-**	**69,937**	**69,937**	
4.0 OTHER PROJECT DEVELOPMENT COSTS	30	Artwork			0	See Program Level Owner Cost
	31	Advertisements+Printing			0	
	32	L&I Electrical Review			0	
	33	Plan Review+Permits		44,937	44,937	
	34	Health District Review			0	
	35	Certification of Storm Drainage		2,500	2,500	
	36	Moving /Temporary Facilities			0	
	37	Builder's Risk Insurance			0	
	38	Travel Meals Mtg Expenses			0	
	39	RFP Predesign Studies	167,494		(167,494)	See Predesign Cost Tab
	40	OMR Contingency		50,000	50,000	
	41					
		Subtotal Other Development Fees	**167,494**	**97,437**	(70,057)	
5.0 BOND FEES	42	Bond Service Fees				See Program Level Owner Cost
		Subtotal Bond Services	**-**	**0**	**0**	
			8,190,455	**6,600,465**	(1,589,991)	

RIVERFRONT PARK REDEVELOPMENT PROJECT
Design of Public Spaces and Park Grounds – Berger Partnership
July 19, 2016 – Contract Amendment – Wheels/Skate Facility

SCOPE OF WORK OVERVIEW

This scope is an amendment to the existing Riverfront Park Design of Public Spaces and Park Grounds contract for Design Development (30%) design of a Wheels/Skate Facility to be located on the North Bank to support Riverfront Park. This proposal serves as a starting point for the City and is based on an assumed $350,000.00-$550,000.00 construction budget provided by the City. Services are to be completed by Berger Partnership and subconsultant Grindline as detailed in the Scope of Work.

Consultant shall coordinate all Scope of Work outlined in this document through City PMT.

All Consultant costs and expenses shall not exceed the total lump sum hourly allowance amount of TWENTY FIVE THOUSAND TWO HUNDRED THIRTY DOLLARS AND 0/100 ($25,230.00).

It is assumed that the City PMT will define the overall project budgets and implementation/construction timeline for the Redevelopment Program and will be responsible for developing and communicating site phasing to include construction site security and detouring/closures throughout the park.

DETAILED SCOPE OF WORK

Task #1

Project Startup: Work is to include the following:

a) Project Kick-off Meeting: The Design Team and Client will review current site information (Master Plan and Survey) and discuss how skate park improvements will integrate with current and future park elements. The Design Team will determine if any additional survey information is needed to commence design. The Design Team and Client will finalize the project objectives including scope, schedule and budget. A communication plan will be made to identify preferred communication methods. Key meetings and deliverables will be scheduled, and areas requiring coordination such as public meetings, online forums and exchange/review of documents will be identified.

b) Site Visit: The Design Team and Client will do a site visit to review the existing conditions of the proposed site and explore opportunities and constraints of the site. Items such as vehicular, pedestrian and utility integration, required/desired amenities, and permitting requirements will be discussed and solutions proposed for identified items.
c) Community Meeting #1: Design Team will engage community members and stakeholders in a public input meeting on the skate park design. This meeting will introduce Grindline to community, explain the design/public input process, and share how the community shapes the project development. This meeting is an open forum for the public to view the concept presented with the proposal and provide input that will shape the development of the design concepts. Community members will be given an opportunity to provide input via verbal, written or online participation. The project Facebook page will be used to promote the Skatepark project and post concepts.

Deliverables for Task:

a) A summary report for the site summarizing the results of the Project Startup Meetings for the Client to review and approve, including:
    (1) Brief narrative listing the site constraints and opportunities and an inventory/analysis of potential Skatepark area
    (2) Finalized program, schedule, and budget for remainder of design process
    (3) Summary of Public Input Report from first Community Meeting.

Cost/Fee:

Total Task 1: $5,096.00

Task #2

Conceptual Design: Work is to include the following:

a) Preliminary Conceptual Design: The Design Team will develop (1) Preliminary Concept based on information from Project Startup Report and submit to Client for comment. The Concept will be based on an anticipated total construction budget of $350.000.00, with additive elements that can increase the total budget up to $550,000.00. The

Skatepark designs will be coordinated with any other proposed Master Plan improvements. The concept will include the 3D renderings of the Skatepark and include preliminary cost estimates.

b) Design Review meeting: Grindline will meet with the City and Design Team via phone conference/online meeting to discuss the preliminary concepts. City will provide direction to refine concepts prior to Community Meeting #2.
c) Community Meeting #2: In a meeting similar to Community Meeting #1, Grindline will return to Spokane to present the Preliminary Concepts and collect feedback. Concepts will be presented through a combination of photos, PowerPoint slides, large presentation boards, and interactive 3D models. This allows us to "walk or skate around the design" as well as pull dimensions upon request from the audience. We will use the project's Facebook page to distribute the image and get feedback from the committee and community.
d) (1) Civil Engineering basis of design memo (no drawings) that identify civil requirements, including stormwater management, for the project and recommendations for how those elements might be accommodated subsequent to the development of the design.

Deliverables for Task:

a) Preliminary Conceptual Design suitable for display showing the site plan and program elements to scale. Submittal to include plan and 3D perspective views and will be submitted in digital format
b) Preliminary Cost Estimate with quantity of materials estimates for concepts

Cost/Fee:

Total Task 2:	$11,244.00

Task #3

Design Development (30%): Work is to include the following:

a) Design Review Meeting: The Design Team and Client will discuss input from the second Community Meeting and comments posted on the project's Facebook forum via phone conference/online meeting. Client will provide direction so Design Team can begin development of the Preferred Design.

b) Preferred Design: The Design Team will create a Preferred Concept and submit to the Client for review. This will finalize the Skatepark and include collaboration with Berger on any landscaping, amenities, and stormwater management components directly related to the Skatepark. Grindline will coordinate with Berger on the design of any amenities and connections adjacent to the Skatepark. The Preferred Design is a complete build-out of the Skatepark and non-Skatepark components. The Client's review comments will include information and changes relevant to local and state building codes and permits. Design Team will provide detailed line item cost estimates and updated schedule.

Deliverables for Task:

a) Preferred Design suitable for display showing the site plans and program elements to scale. Submittal to include plans and 3D perspective views and will be in digital format.
b) Cost Estimates with quantity of materials estimates for approved designs within the $350,000 base project and additives of up to $550,000 total project budget.

Cost/Fee:

Total Task 3:	$6,290.00

Reimbursables:

Cost/Fee:

Total Reimbursables:	$2,600.00

GeoEngineers

523 East Second Avenue, Spokane, Washington 99202, Telephone: 509.363.3125, Fax: 509.363.3126 www.geoengineers.com

Memorandum

To:	Berry Ellison, PLA
From:	Jedidiah Sugalski, PE, Bruce Williams BDW
Date:	July 19, 2016
File:	0110-148-06
Subject:	Revised Geotechnical Engineering and Environmental Assessment Services (2016-2020)

SUMMARY OF REVISIONS TO INITIAL ENVIRONMENTAL/GEOTECHNICAL COST ESTIMATE

The following is a summary of the general budget and scope item revisions made to the initial cost estimate for geotechnical and environmental services provided on July 6, 2016, for the redevelopment of Riverfront Park. Table 1 provides a summary of the budget estimate for years 2016 through 2020. The following changes were generally applied to all of the projects.

General Revisions

- Reduced geotechnical/environmental drilling costs from $25,000 to $10,000. This assumes work can be completed using GeoEngineers' hollow stem auger drill rig and driller subcontracting will not be required.
- Reduced environmental assessment analytical testing estimate from $15,000 (30 samples) to $5,000 (10 samples)
- Reduced geotechnical testing from $2,000 to $1,000.
- Reduced construction phase environmental analytical testing estimate from $10,000 (20 samples) to $7,500 (15 samples).
- Reduced design coordination from 44 hours to 40 hours
- Reduced geotechnical and environmental assessment from 120 hours to 110 hours for both field and report preparation.
- Reduced project management from 10 hours a month to 4 hours a month

Project Specific Revisions

The following is a summary of reductions in scope specific to each project.

Howard Street Bridge South Replacement and Theme Stream Crossing

- Reduced construction-phase environmental services from 2016 and 2017 to only 2016.
- Reduced water quality monitoring from 20 events (5 months) to 8 events (2 months).

Havermale Island, U.S. Pavilion Event Center, and Howard Street Promenade

- Reduced design coordination and review from 2017- 2020 to 2018 and 2019.

Howard Street Bridge North, Howard Street Bridge Mid-Channel, and Canada Island

- Removed environmental assessment costs (assume CH2M completes with geotechnical work)
- Reduced design coordination and review from 2018 to 2020, to 2018 and 2019.

Pedestrian Bridge Repair

- Removed environmental assessment costs (assume CH2M completes with geotechnical work)
- Reduced design coordination and review from 2017 to 2020, to 2017 to 2019.

Attachments:
Table 1. Budget Estimate, Park-wide Geotechnical and Environmental Services

Table 1

Budget Estimate

Parkwide Geotechnical and Environmental Services

Spokane, Washington

Project	2016	2017	2018	2019	2020	Total
Howard Street Bridge South Replacement and Theme Stream Crossing (2016-2017)						
Geotechnical Evaluation and Environmental Assessment[1]	–	–	–	–	–	
Design Coordination and Review	$ 6,900	–	–	–	–	
Construction-Phase Environmental Services	$ 15,500		–	–	–	
Water Discharge Compliance Services	$ 16,400	–	–	–	–	
Subtotal	$ 38,800	–	–	–	–	$ 38,800
Year Round Recreational Rink and Skyride Facility (2016-2017)						
Geotechnical Evaluation and Environmental Assessment[2]	–	–	–	–	–	
Design Coordination and Review	$ 6,900	–	–	–	–	
Construction-Phase Environmental and Geotechnical Services	$ 16,000	$ 16,000	–	–	–	
Water Discharge Compliance Services	–	–	–	–	–	
Subtotal	$ 22,900	$ 16,000	–	–	–	$ 38,900
Looff Carrousel, Rotary Fountain and Red Wagon Playground (2017)						
Geotechnical Evaluation and Environmental Assessment[2]	–	–	–	–	–	
Design Coordination and Review	–	$ 6,900	–	–	–	
Construction-Phase Environmental and Geotechnical Services	–	$ 31,900	–	–	–	
Water Discharge Compliance Services	–	–	–	–	–	
Subtotal	–	$ 38,800	–	–	–	$ 38,800
Havermale Island, U.S. Pavilion Event Center and Howard Street Promenade (2017-2020)						
Geotechnical Evaluation and Environmental Assessment	–	$ 34,700	–	–	–	
Design Coordination and Review	–	–	$ 3,400	$ 3,400	–	
Construction-Phase Environmental and Geotechnical Services	–	–	$ 10,600	$ 10,600	$ 10,600	
Water Discharge Compliance Services	–	–	–	–	–	
Subtotal	–	$ 34,700	$ 14,000	$ 14,000	$ 10,600	$ 73,300
Howard Street Bridge North, Howard Street Bridge Mid-Channel and Canada Island (2018-2020)						
Environmental Assessment[1]	–	–	–	–	–	
Design Coordination and Review	–	–	$ 3,400	$ 3,400	–	
Construction-Phase Environmental Services	–	–	–	$ 9,200	$ 9,200	
Water Discharge Compliance Services	–	–	–	–	–	
Subtotal	–	–	$ 3,400	$ 12,600	$ 9,200	$ 25,200
North Bank Landscape, Parking, Access and Regional Playground (2017-2018)						
Geotechnical Evaluation and Environmental Assessment	–	$ 34,700	–	–	–	
Design Coordination and Review	–	$ 3,400	$ 3,400	–	–	
Construction-Phase Environmental and Geotechnical Services	–	–	$ 31,900	–	–	
Water Discharge Compliance Services	–	–	–	–	–	
Subtotal	–	$ 38,100	$ 35,300	–	–	$ 73,400
Pedestrian Bridge Repair (2017-2020)						
Environmental Assessment[1]	–	–	–	–	–	
Design Coordination and Review	–	$ 2,300	$ 2,300	$ 2,300	–	
Construction-Phase Environmental and Geotechnical Services	–	–	–	–	–	
Water Discharge Compliance Services	–	–	–	–	–	
Subtotal	–	$ 2,300	$ 2,300	$ 2,300	$ -	$ 6,900
Annual Reporting	$ 10,400	$ 10,400	$ 10,400	$ 10,400	$ 10,400	$ 52,000
Project Management	$ 9,200	$ 9,200	$ 9,200	$ 9,200	$ 9,200	$ 46,000
Annual Total	$ 81,300	$ 149,500	$ 74,600	$ 48,500	$ 39,400	$ 393,300

Notes:

[1]Geotechnical evaluation and environmental assessments will be conducted by CH2M Hill

[2]Geotechnical evaluations and environmental assessment already complete

GeoEngineers
523 East Second Avenue
Spokane, Washington 99202
509.363.3125

July 19, 2016

City of Spokane
Parks and Recreation Department
808 West Spokane Falls Boulevard, 5th Floor
Spokane, Washington 99201

Attention: Berry Ellison
Riverfront Park Program Manager

Subject: Revised Proposal
Geotechnical Engineering and Environmental Assessment Services
Riverfront Park
Spokane, Washington
File No. 0110-148-06

INTRODUCTION AND PROJECT UNDERSTANDING

GeoEngineers, Inc. (GeoEngineers) is pleased to have the opportunity to provide you with geotechnical engineering and environmental services during the redevelopment of Riverfront Park. We understand the projects will occur over an approximate 4-year period extending through the end of 2020, and many of the projects are still in the conceptual stage. Our proposal includes our general scope of services for anticipated subsurface exploration activities, but we understand you want to maintain a degree of flexibility to adapt to changing conditions. As you are aware, the past use and history of the site can present challenges, particularly with respect to environmental conditions. Our goal is to be proactive, to identify potential issues before they arise, and provide you with cost-effective solutions.

GENERAL SCOPE OF SERVICES FOR PLANNED PROJECTS

Our general scope of services will include geotechnical and environmental evaluation and assessment prior to final design and construction, geotechnical observation during construction, environmental observation during construction which includes soil sample collection and subcontracted laboratory analysis, design coordination and review, water discharge compliance monitoring, and project management including annual reporting. The list of anticipated projects, expected timeframe and general scope of services are listed below.

Howard Street Bridge South Replacement and Theme Stream Crossing (2016-2017)

- Design coordination and review (2016)
- Construction-phase environmental services (2016)
- Water discharge compliance monitoring (2016)

Year Round Recreational Rink and Skyride Facility (2016-2017)

- Design coordination and review (2016)
- Construction-phase environmental and geotechnical services (2016-2017)

Looff Carrousel, Rotary Fountain and Red Wagon Playground (2017)

- Design coordination and review (2017)
- Construction-phase environmental and geotechnical services (2017)

Havermale Island, U.S. Pavilion Event Center and Howard Street Promenade (2017-2020)

- Geotechnical evaluation and environmental assessment (2017)
- Design coordination and review (2018-2019)
- Construction-phase environmental and geotechnical services (2018-2020)

Howard Street Bridge North, Howard Street Bridge Mid-Channel and Canada Island (2018-2020)

- Design coordination and review (2018-2019)
- Construction-phase environmental services (2019-2020)

North Bank Landscape, Parking, Access, and Regional Playground (2017-2018)

- Geotechnical evaluation and environmental assessment (2017)
- Design coordination and review (2017-2018)
- Construction-phase environmental and geotechnical services (2018)

Pedestrian Bridge Repair (Five Total) (2017-2020)

- Design coordination and review (2017-2019)

SCOPE OF SERVICES

The level of detail for each of these projects is different and cannot be fully identified until the design phases for some of the future projects are initiated. Furthermore, the subsurface conditions with respect to the presence/absence and concentrations of contaminants of concern is generally unknown, which could affect the detail of the scope of services. We provide you below with a basic scope of services and fee estimates for each of the six primary scope categories: (1) geotechnical evaluation and environmental assessment; (2) design coordination and review; (3) construction-phase geotechnical and/or environmental services; (4) water discharge compliance services; (5) annual reporting; and (6) project management.

Geotechnical Evaluation and Environmental Assessments

We will provide combined geotechnical engineering evaluations and environmental assessments for the following projects:

- Havermale Island, U.S. Pavilion Event Center and Howard Street Promenade;
- North Bank Landscape, Parking, Access and Regional Playground.

We have already completed geotechnical engineering evaluations and environmental assessments for the Year Round Recreational Rink and Skyride Facility and the Looff Carousel.

We understand CH2M has completed geotechnical engineering evaluations for the Howard Street Bridge South Replacement and Theme Stream Crossing project. We also understand that CH2M will complete geotechnical and environmental evaluations for the Howard Street Bridge North, Howard Street Bridge Mid-Channel and Canada Island project and the Pedestrian Bridge Repair project. Therefore, geotechnical/ environmental evaluations and assessments are not included as part of our services for these projects.

Our general scope of services for geotechnical evaluation and environmental assessment will include:

- Notifying the One-Call utility locating service before execution of our subsurface exploration program to confirm the absence or presence of underground utilities at or near our proposed exploration locations. We also will coordinate with Parks personnel and subcontract a private utility locator to check for possible underground utilities. We assume Parks personnel will mark locations of city-owned underground utilities.
- Developing a site specific health and safety plan (HASP) for on-site exploration activities.
- Exploring subsurface soil, rock and groundwater conditions near proposed structures and facilities, and in cut or fill areas. Subsurface exploration methods will vary depending on a number of factors, including, but not limited to: planned structure type, estimated foundation loads, site grading plans and available existing information about subsurface conditions. We anticipate exploration methods will consist of borings (either hollow-stem auger, air-rotary or sonic methods) or test pits. The type, number and depth of explorations will depend, in part, on the factors listed above.
- Field screening soil samples obtained from the explorations for potential petroleum-related contaminants. Field screening will consist of headspace vapor measurements using a photoionization detector, water sheen testing and visual observation. A portion of each soil sample obtained will be placed in laboratory supplied sample containers for potential chemical analysis.
- Containing, labelling and storing investigation-derived waste (IDW), consisting of excess soil cuttings and decontamination water, at an owner approved location on site. IDW will then be returned to the investigation area once construction activities begin. The IDW will be handled as soil from the project and either reused in accordance with the soil management plan or disposed of off-site with other soil from the project area.
- Submitting select soil samples from each exploration to a qualified analytical laboratory for environmental testing. We anticipate analyses could include: petroleum hydrocarbon screening using Northwest Method NWTPH-HCID; polycyclic aromatic hydrocarbon analysis using Environmental Protection Agency (EPA) Method 8270 SIM; and Resource Conservation and Recovery Act (RCRA) metals (arsenic, barium, cadmium, chromium, lead, mercury, selenium and

silver) using EPA 6000/7000 Series methods. Samples will be submitted on a standard turn-around time (approximately 2 weeks). Follow-up analyses could include volatile organic compounds (VOCs) using EPA Method 8260, and toxicity characteristic leaching procedure (TCLP) for metals using EPA 6000 series methods. Other analyses might be warranted depending on conditions encountered during drilling, results of initial laboratory analyses and information provided in the Phase I Environmental Site Assessment (ESA). Samples not initially submitted for chemical analysis will be held by the laboratory for potential follow-up analysis.

- Conducting geotechnical laboratory testing to assess select physical and engineering characteristics of soil encountered in the explorations relative to proposed improvements. The laboratory program may include but not necessarily be limited to: gradation analyses, moisture content and dry density determinations, and Atterberg limits tests. Laboratory testing will be completed in general accordance with applicable ASTM International (ASTM) test methods. Geotechnical laboratory testing of fill material will not be conducted if results of field screening and/or analytical testing described below indicate samples contain contaminants of potential concern (COPC) greater than applicable regulatory cleanup levels. If results of analytical testing indicate soil samples contain COPC at concentrations greater than applicable cleanup levels, those samples will be removed from our geotechnical laboratory and placed with the other IDW, as discussed in the environmental section of this proposal.
- Developing recommendations for site preparation, earthwork and fill placement including: criteria for clearing, stripping and grubbing; an evaluation of the characteristics of the soil and rock that underlies the site and excavation feasibility; an evaluation of the suitability of on-site soil for use as structural fill; gradation criteria for imported fill, if required; guidance for preparation of subgrade soil, which will support slab-on-grade concrete floors, pavements and exterior hardscape; and criteria for structural fill placement and compaction in building, pavement areas and utility trenches.
- Developing recommendations for design and construction of conventional shallow spread foundations, including: allowable soil bearing pressures; minimum width and depth criteria; coefficient of friction and equivalent fluid density for the passive state of stress to estimate resistance to lateral loads; estimates of foundation settlement; and recommendations for treatment of unsuitable soil that might be present at proposed foundation grade. We also will provide recommendations for modulus of vertical subgrade reaction which may be used to design structural slabs and grade beams.
- Developing recommendations for design and construction of on-grade floor slabs including: criteria for base course gradation, thickness and compaction; and the need for and criteria that may be used in the design of a moisture vapor barrier.
- Providing recommendations for design of retaining or below-grade foundation walls, including lateral earth pressures and wall backfill criteria, as applicable.
- Providing seismic design criteria based on the 2012 and 2015 (as applicable) International Building Code (IBC). We will provide a recommended seismic site class for use in seismic design.
- Evaluating the feasibility of managing stormwater via disposal in on-site swales, drywells or other shallow infiltration systems, as appropriate, and recommendations for use by the civil engineer during design of such facilities.

- Providing a final combined environmental and geotechnical written report containing our findings, conclusions and recommendations.

Assumptions

- Neither a geotechnical evaluation nor an environmental assessment is needed for the Howard Street Bridge South Replacement and Theme Stream Crossing.
- CH2M will conduct geotechnical evaluations and environmental assessments for the Howard Street Bridge North, Howard Street Bridge Mid-Channel and Canada Island project. Therefore a geotechnical evaluation and environmental assessment for this project is not included as part of our services.
- CH2M will conduct geotechnical evaluations and environmental assessments for the Pedestrian Bridge Repair project. Therefore, geotechnical evaluations and environmental assessments for this project are not included as part of our services.
- For budget estimating purposes, we assume the subsurface exploration program for each project will include 10 borings, each advanced to a depth of 20 feet below site grade. We assume subsurface conditions will accommodate hollow stem auger drilling and up to three days of drilling. We will develop project-specific subsurface exploration programs for each project (including the type, number and depth of explorations) based on designs available to us at the time we complete field work.
- For budget estimating purposes, we assume $1,000 for geotechnical laboratory testing for each project that includes a geotechnical evaluation. The number and types of geotechnical laboratory testing for each project will depend on soil type(s) encountered during exploration.
- For budget estimating purposes, we assume $5,000 for environmental analytical testing for each project that includes environmental assessment services. The number and types of analyses performed will depend on conditions encountered during exploration, review of the project Phase I ESA and turn-around times.
- Project sites will be suitable for shallow spread foundations. Our scope and estimated fees do not include recommendations for alternative deep foundations.
- The required archeological monitoring plans have been developed by others and were accepted by the appropriate agency. We assume that coordination and discovery of cultural resources will not impede geotechnical and environmental exploration programs.
- Rock coring will not be needed at this time, however it is dependent upon the proposed structure design and location.

Design Coordination and Review

We will review project specifications and drawings at greater than 50 percent submittal for compliance with environmental regulations and the project soil management plan (SMP). The drawings and specifications will be reviewed for correct reference and clarity on implementing the requirements in the SMP including, but not limited to:

- Installation of geotextile indicator lay where appropriate;
- Reference to geotextile specifications;

- Identification and allocation of site soil in accordance with the soil categories listed in the SMP; and
- Reviewing specifications and plans for accordance with the water management and soil management plans.

Assumptions

- For budget estimating purposes, we assume 8 hours for a geotechnical/environmental principal, 16 hours for a senior engineer and 16 hours for a project manager.

Construction-Phase Geotechnical and/or Environmental Services

Our construction-phase environmental and geotechnical engineering services will include:

Construction-Phase Geotechnical Services

- Visiting the site to observe soil handling methods, geotextile placement, foundation grade, floor slab and pavement subgrade conditions and preparation.
- Responding to geotechnical-related requests for information from the contractor.
- Assisting the design team with geotechnical-related issues during construction.

Construction-Phase Environmental Services

- Sampling soil designated for off-site disposal in accordance with the soil management plan and submitting to a qualified environmental analytical laboratory for testing of select COPC.
- Observing soil re-use and placement in accordance with the SMP.
- Sampling soil at the end of excavations or before structures are built over the soil to characterize the soil remaining in place in accordance with the SMP, and submitting the samples to a qualified environmental analytical laboratory for testing of select COPC.
- Collecting soil disposal information from the contractor to document fate of soil removed from the site.
- Developing and maintaining a GIS database to identify sample locations and analytical results.

Assumptions

- For budget estimating purposes, we assume 20 site visits per project, each site visit lasting 4 hours, including documentation, sampling, sample delivery to an analytical laboratory and field reports.
- For budget estimating purposes, we assume 40 hours for a project manager and 16 hours for a principal engineer per project, to respond to requests for information, assist with geotechnical issues during construction for each project and coordinate environmental sample collection.
- For budget estimating purposes, we assume $7,500 for environmental analytical testing for each project, with the exception of the Howard Street Bridge South Replacement Project. The number and types of analyses performed will depend on conditions encountered during exploration, review of the project Phase I ESA and turn-around times. Soil samples will be submitted for analyses on a standard 10-day turn-around-time.

- For budget estimating purposes, we assume 15 soil samples will be collected for each project with the exception of the Howard Street Bridge South Replacement Project which is estimated for 10 samples.
- For budget estimating purposes, we assume 16 hours for an environmental data analyst, and 24 hours for a GIS analyst to review, tabulate, summarize and map laboratory analytical results for each project.

Water Discharge Compliance Monitoring

We understand that it is desired to have the contractor sample and report the water quality discharged from the site in accordance with the Industrial Discharge Agreements (IDAs) and Construction Stormwater General Permit (CSWGP) and supplemental Administrative Order (AO). Because the conditions of the IDA and AO were unknown before the bid documents for the Howard Street South Bridge replacement were released, it is desired to have GeoEngineers assist with water discharge permit compliance during the Howard Street South Bridge Replacement project.

In accordance with the AO, we will collect effluent samples weekly during stormwater and dewatering discharge to the Spokane River. In addition, we will collect samples of each batch discharged to the Publicly Owned Treatment Works (POTW), in accordance with the IDA. Sample results will be reported to the appropriate regulatory agency and if the effluent doesn't meet the permit requirements, the contractor will be notified as soon as the results are received.

Assumptions

- For budget estimating purposes, we assume monitoring will only be required for the Howard Street Bridge Project.
- For budget estimating purposes, we assume weekly sampling for 2 months. Each sampling event is anticipated to take approximately 4 hours, including preparation, sample collection, field report and sample delivery to the analytical laboratory.
- We assume approximately 6 hours for a project manager and 1 hour for an environmental principal to interpret the results of the weekly sampling, prepare a discharge monitoring report (DMR) and submit the DMR to the appropriate permitting authority.
- For budget estimate purposes we estimate $3,500 for analytical services.
- For budget estimating purposes, we assume 8 weekly samples and one total toxic organics (TTO) test.

Annual Reporting

We will develop an annual assessment report documenting environmental assessment activities. The annual report will document field sampling activities, sample location, analytical results, fate of soil removed from the site and information on the reuse of soil at the site. The annual report will also document any unexpected conditions encountered and actions taken to address them.

Assumptions

- For budget estimating purposes, we assume 12 hours for a principal, 40 hours for a project manager, 8 hours for GIS and 8 hours of administrative time.

Project Management

Project management includes communications, project invoicing, meetings and strategy development. Under the project management task, we will attend coordination meetings as requested and work with the city, utility owners and design firms during project design and implementation.

Assumptions

- For budget estimating purposes, we assume 1 hour per month for a principal and 3 hours per month for a project manager on an annual basis.

POTENTIAL SCOPE OF SERVICES

The redevelopment projects likely will require other earth science related services, although it is premature to specifically list the requirements of each activity at this time. However, we will provide you with a list of other services GeoEngineers can offer you should they be warranted during the project:

- Groundwater monitoring well installation, development, and monitoring. Groundwater monitoring wells might be needed if groundwater is documented to be contaminated and requires monitoring, if dewatering activities are warranted, and if stormwater discharge infiltration monitoring is deemed necessary.
- Dewatering tests and analyses. If construction activities are likely to encounter shallow groundwater, excavation dewatering might be necessary. To facilitate efficient excavation and water management activities, dewatering tests (using wells) and analyses should be performed.
- Geophysical surveys. We can estimate area wide depth to rock using geophysical techniques if shallow in-place rock could impact design and construction. We can also conduct rock coring to investigate the competency of the bed rock and further refine depth to bedrock estimates.
- Water treatment alternatives. If effluent from the site requires pre-treatment before discharge, we can work with vendors and the contractor to develop cost effective solutions to treat the water before it is discharged from the site.
- Soil management. GeoEngineers has prepared a Soil Management Plan to address how to handle and document contaminated soil. One option for managing contaminated soil is for the City to construct and monitor a contaminated soil repository at the site (or other City-owned property). If necessary, we can assist with permitting, design and monitoring services.
- Water sampling and analysis. During some of the construction activities, especially those conducted above or near the river, water sampling might be necessary to document compliance with permits beyond the services listed for the Howard Street Bridge South Replacement Project.
- Regulatory interaction and restrictive covenant preparation. The redevelopment projects will encounter contaminated soil but the intent is only to remove contaminated soil in conjunction with construction excavation activities. Therefore, contaminated soil will be left in place in some areas. The locations of remnant contaminated soil must be recorded and reported to Ecology; additionally, a restrictive covenant with institutional controls must be placed on the property deed and filed with the county.

Please note that fees for these potential supplemental services are not included in the budget estimate.

SCHEDULE, TERMS AND BUDGET

We are able to begin work on this project immediately. Budget Estimate, Table 1 provides costs, per project and service for years 2016 through 2020. Our estimated fee for the services listed above is $393,300.

Our services will be completed in accordance with the City of Spokane Parks and Recreation Consultant Agreement. The fee for our services will be determined on a time-and-expense basis using the rates contained in our Schedule of Charges, which is attached as part of this proposal. We reserve the right to update our schedule of charges on an annual basis and fees and services will be adjusted accordingly over the project duration.

There are no intended third party beneficiaries arising from the services described in this proposal and no party other than the party executing this proposal shall have the right to legally rely on the product of our services without prior written permission of GeoEngineers. This proposal is valid for a period of 60 days commencing from the first date listed above and subject to renegotiation by GeoEngineers, Inc., after the expiration date.

We appreciate the opportunity to submit this proposal and look forward to working with you on this project. If you have any questions regarding our proposed scope of services or estimated fee, please call.

Sincerely,
GeoEngineers, Inc.

Jedidiah R. Sugalski, PE
Environmental Engineer

Bruce D. Williams
Principal

JRS:BDW:mce:tjh

Attachments:
Table 1. Budget Estimate
Schedule of Charges—Spokane 2016

Table 1

Budget Estimate

Parkwide Geotechnical and Environmental Services

Spokane, Washington

Project	2016	2017	2018	2019	2020	Total
Howard Street Bridge South Replacement and Theme Stream Crossing (2016-2017)						
Geotechnical Evaluation and Environmental Assessment[1]	–	–	–	–	–	
Design Coordination and Review	$ 6,900	–	–	–	–	
Construction-Phase Environmental Services	$ 15,500		–	–	–	
Water Discharge Compliance Services	$ 16,400	–	–	–	–	
Subtotal	$ 38,800	–	–	–	–	$ 38,800
Year Round Recreational Rink and Skyride Facility (2016-2017)						
Geotechnical Evaluation and Environmental Assessment[2]	–	–	–	–	–	
Design Coordination and Review	$ 6,900	–	–	–	–	
Construction-Phase Environmental and Geotechnical Services	$ 16,000	$ 16,000	–	–	–	
Water Discharge Compliance Services	–	–	–	–	–	
Subtotal	$ 22,900	$ 16,000	–	–	–	$ 38,900
Looff Carrousel, Rotary Fountain and Red Wagon Playground (2017)						
Geotechnical Evaluation and Environmental Assessment[2]	–	–	–	–	–	
Design Coordination and Review	–	$ 6,900	–	–	–	
Construction-Phase Environmental and Geotechnical Services	–	$ 31,900	–	–	–	
Water Discharge Compliance Services	–	–	–	–	–	
Subtotal	–	$ 38,800	–	–	–	$ 38,800
Havermale Island, U.S. Pavilion Event Center and Howard Street Promenade (2017-2020)						
Geotechnical Evaluation and Environmental Assessment	–	$ 34,700	–	–	–	
Design Coordination and Review	–	–	$ 3,400	$ 3,400	–	
Construction-Phase Environmental and Geotechnical Services	–	–	$ 10,600	$ 10,600	$ 10,600	
Water Discharge Compliance Services	–	–	–	–	–	
Subtotal	–	$ 34,700	$ 14,000	$ 14,000	$ 10,600	$ 73,300
Howard Street Bridge North, Howard Street Bridge Mid-Channel and Canada Island (2018-2020)						
Environmental Assessment[1]	–	–	–	–	–	
Design Coordination and Review	–	–	$ 3,400	$ 3,400	–	
Construction-Phase Environmental Services	–	–	–	$ 9,200	$ 9,200	
Water Discharge Compliance Services	–	–	–	–	–	
Subtotal	–	–	$ 3,400	$ 12,600	$ 9,200	$ 25,200
North Bank Landscape, Parking, Access and Regional Playground (2017-2018)						
Geotechnical Evaluation and Environmental Assessment	–	$ 34,700	–	–	–	
Design Coordination and Review	–	$ 3,400	$ 3,400	–	–	
Construction-Phase Environmental and Geotechnical Services	–	–	$ 31,900	–	–	
Water Discharge Compliance Services	–	–	–	–	–	
Subtotal	–	$ 38,100	$ 35,300	–	–	$ 73,400
Pedestrian Bridge Repair (2017-2020)						
Environmental Assessment[1]	–	–	–	–	–	
Design Coordination and Review	–	$ 2,300	$ 2,300	$ 2,300	–	
Construction-Phase Environmental and Geotechnical Services	–	–	–	–	–	
Water Discharge Compliance Services	–	–	–	–	–	
Subtotal	–	$ 2,300	$ 2,300	$ 2,300	$ -	$ 6,900
Annual Reporting	$ 10,400	$ 10,400	$ 10,400	$ 10,400	$ 10,400	$ 52,000
Project Management	$ 9,200	$ 9,200	$ 9,200	$ 9,200	$ 9,200	$ 46,000
Annual Total	$ 81,300	$ 149,500	$ 74,600	$ 48,500	$ 39,400	$ 393,300

Notes:

[1]Geotechnical evaluation and environmental assessments will be conducted by CH2M Hill

[2]Geotechnical evaluations and environmental assessment already complete

Schedule of Charges – 2016

COMPENSATION

Our compensation will be determined on the basis of time and expenses in accordance with the following schedule unless a lump sum amount is so indicated in the proposal or services agreement. Current rates are:

Professional Staff		
Staff 1 Engineer/Scientist/Analyst	$	95/hour
Staff 2 Engineer/Scientist/Analyst	$	105/hour
Staff 3 Engineer/Scientist/Analyst	$	115/hour
Engineer/Scientist/Analyst 1	$	124/hour
Engineer/Scientist/Analyst 2	$	128/hour
Senior Engineer/Scientist/Analyst 1	$	144/hour
Senior Engineer/Scientist/Analyst 2	$	155/hour
Associate	$	175/hour
Principal	$	200/hour
Technical Support Staff		
Administrator 1	$	65/hour
Administrator 2	$	70/hour
Administrator 3	$	75/hour
CAD Technician	$	80/hour
CAD Designer	$	88/hour
CAD Design Coordinator	$	97/hour
Technician	$	49/hour
Senior Technician	$	62/hour
Lead Technician	$	70/hour
Environmental Technician	$	80/hour

Contracted professional and technical services will be charged at the applicable hourly rates listed above. Staff time spent in depositions, trial preparation and court or hearing testimony will be billed at one and one-half times the above rates. Time spent in either local or inter-city travel, when travel is in the interest of this contract, will be charged in accordance with the foregoing schedule. Rates for data storage and web-based access will be provided on a project-specific basis.

Equipment

Air Quality Equipment, per day	$	155.00
Environmental Exploration Equipment, per day	$	180.00
Geotechnical Exploration Equipment, per day	$	130.00
Groundwater Monitoring Equipment, per day	$	248.00
Operations and Maintenance Equipment, per day	$	255.00
Special Inspection and Testing Equipment, per day	$	18.00
Water Quality Equipment, per day	$	155.00
	$	

Specialized Equipment

Crack Gauges, per gauge	$	30.00
Data Logger with Transducers, per day	$	105.00
Disposable Bailers, each	$	16.00
Field Data Acquisition Equipment, per day	$	50.00
Flowmeter, per day	$	105.00
GPS Unit, per day	$	105.00
Level C PPE, per day	$	26.00
Nuclear Density Gauge, per day	$	40.00
Padlocks, each	$	15.00
pH Meter, per day	$	15.00
Scuba Diving Equipment, per day, per diver	$	260.00
Soil Samples (in Rings), per sample	$	5.00
Soil Samples (in Sleeves), per sample	$	8.00
Underwater Camera – Still, per day	$	50.00
Underwater Camera – Video, per day	$	155.00
Vehicle usage, per mile, or $60/day, whichever is greater	$	0.77
Vehicle - 4-Wheel Drive Truck, per day (1 day min.)	$	85.00
Water Filters, each	$	32.00
Miscellaneous Field Equipment, at current rates, list available upon request, per day	$	20.00

Specialized equipment will be quoted on a per-job basis.

OTHER SERVICES, SUPPLIES AND SPECIAL TAXES

Charges for services, equipment, supplies and facilities not furnished in accordance with the above schedule, and any unusual items of expense not customarily incurred in our normal operations, are charged at cost plus 15 percent. This includes shipping charges, subsistence, transportation, printing and reproduction, miscellaneous supplies and rentals, surveying services, drilling equipment, construction equipment, watercraft, aircraft, and special insurance which may be required. Taxes required by local jurisdictions for projects in specific geographic areas will be charged to projects at direct cost.

In-House Disposable Field Supplies

Routinely used field supplies stocked in-house by GeoEngineers, at current rates, list available upon request.

Associated Project Costs (APC)

Computer hardware and software, telephone and fax communications, printing and photocopying and routine postage via USPS will be charged at a flat rate of 6 percent of labor charges.

Laboratory Schedule of Charges

Type of Test		Unit Price*
Moisture Content / Oven (ASTM D2216)	$	18.00
Sample Preparation		
Extrusion - Extrude and log (visual classification) Shelby tube sample, per hour	$	48.00
Trimming - Trim a soil sample to 2.41-inch dia. for consolidation testing, per hour	$	48.00
Remolding - Remold a soil sample to desired moisture and density, per hour	$	48.00
Moisture/Density		
Rings	$	25.00
Shelby Tubes, waxed chunk	$	40.00
Tubes (liners), chunk	$	40.00
Organic Content (ASTM D2974)**	$	62.00
Particle Size Analysis		
Sieve (ASTM C136) max size < 3/4-inch (includes -200 Wash, Dry Sieve)	$	88.00
Sieve (ASTM C136) max size > 3/4-inch (includes -200 Wash, Dry Sieve)	$	90.00
Percent Passing No. 200 (ASTM C117-87/D1140)	$	48.00
Combined Sieve and Hydrometer (ASTM D422)	$	150.00
Hydrometer only (ASTM D422)	$	98.00
Atterberg Limits (ASTM D4318)	$	110.00
Nonplastic	$	68.00
Specific Gravity, Fine Material (ASTM D854)	$	68.00
Specific Gravity, Coarse Material (ASTM C-127)	$	55.00
Percent of Fracture (ASTM D5821)	$	38.00
Sand Equivalent (AASHTO T 176, ASTM D-2419)	$	63.00
Compaction (ASTM D1557/D698, Methods A, B and C, AASHTO T-180)		
4 point	$	150.00
Direct Shear (ASTM D3080)		
Per point	$	110.00
Vane Shear (ASTM D4648)		
3 points**	$	57.00
Consolidation (ASTM D2435)		
With 2 timed load increments	$	360.00
Permeability		
Constant or falling head in rigid wall permeameter (ASTM D 2434, D 5856)**	$	190.00
In triaxial cell with back pressure saturation (ASTM D 5084)**	$	520.00
One-Dimensional Swell (ASTM D4546)		
Method A**	$	360.00
Method B**	$	360.00
Method C**	$	620.00
Triaxial Compression		
Unconfined Comp. - UC (ASTM D2166)	$	93.00
Unconsolidated Undrained - UU (ASTM D2850)**	$	180.00
Triaxial Unconsolidated Undrained (back pressure saturation)**	$	360.00
Consolidated Undrained (ASTM D4767) with pore press. meas. - CU/S/P**	$	520.00
Consolidated Drained - CD**	$	520.00
Consolidated Undrained or Consolidated Drained (3 points)**	$	1,250.00
CBR with 4 point Proctor (ASTM D1883)	$	470.00
Rock Point Load Index Test (ASTM D5731)	$	26.00
Unconfined compressive strength of rock cores (ASTM D7012)	$	36.00
Concrete Cylinders (ASTM C39) compressive strength (includes C31 molding/curing)	$	20.00
Mortar Cylinders (ASTM C780)	$	20.00
Masonry Unit Prisms (ASTM C1314)	$	105.00
Grout Prisms (ASTM C1019)	$	26.00
High Strength Grout Cubes (ASTM C109)	$	20.00
Soil Cement/CLSM Unconfined Compression (ASTM D 4832)	$	36.00
Concrete Beam Flexural Strength by Third-Point Loading (ASTM C 78)	$	80.00
Compressive Strength of Drilled Concrete Core (ASTM C 42)	$	38.00
SFRM Density (ASTM E605)	$	34.00

Other tests charged at negotiated rates

*Increase unit prices by 20 percent – 50 percent for contaminated samples.
** Conducted in our Redmond Laboratory, additional shipping charges may apply.

All rates are subject to change upon notification.

City Clerks No._____

CITY OF SPOKANE
INTERDEPARTMENTAL REIMBURSEMENT
MEMORANDUM OF UNDERSTANDING

RE: New Riverfront Park HSBS Construction and the Utilities Water Main

THIS MEMORANDUM OF UNDERSTANDING ("MOU") is between the City of Spokane Parks and Recreation Department ("Parks"), and the Utilities Division ("Utilities"), both parties being Departments of the City of Spokane, a Washington State municipal corporation, whose address is 808 West Spokane Falls Boulevard, Spokane, Washington 99201. Hereafter referenced individually as a "party", and together as the "parties".

1. PURPOSE: The City of Spokane Parks and Recreation Department owns and operates Riverfront Park located in the heart of downtown Spokane. Within Riverfront Park numerous bridges cross portions of the Spokane River as it courses through the City. One particular bridge, the Howard Street Bridge South ("HSBS") currently houses a vital Utilities Division 10-inch Water Transmission Main ("Water Main"). The HSBS is being reconstructed during the 4 year Riverfront Park Rehabilitation Project, funded via a voter approved $64 Million Parks Bond ("Bond"). Utilities requires the HSBS continue carrying the vital Water Main, which will be updated to an 18-inch Water Transmission Main, to facilitate greater flows to downtown and northwest Spokane, thus Utilities is financially contributing to the construction costs necessary to ensure its upgrade from a 10 inch to 18 inch Water Main and corresponding installation during the HSBS construction process.

The purpose of this MOU is to memorialize this inter-departmental arrangement wherein Utilities agrees to be financially responsible for all costs necessary for the new replacement HSBS to continue carrying the Water Main across the south channel of the Spokane River. Current bid cost estimates for the installation of the 18 inch Water Main onto the replacement HSBS is expected to be approximately ONE HUNDRED FOURTY THOUSAND, SIX HUNDRED AND

TWENTY FIVE DOLLARS ($140,625). The parties agree that Utilities is solely financially responsible for any and all costs associated with the Water Main installation onto the replacement HSBS. Estimation of construction contingency (10% admin reserve), construction management (15% of construction plus contingency), and design (10% of bid price) costs multiply the construction cost by 1.365. For a bid cost of $140,625, this brings the reimbursement cost to $191,953. The reimbursement request should not exceed $200,000.

Utilities will reimburse Parks directly after costs have been incurred.

2. PARKS HSBS REPLACEMENT PROJECT BACKGROUND:

HSBS Construction ("Work") will begin late summer of 2016, with demolition and removal of the current HSBS and Water Main installation slated to commence as early as September, 2016. Work is expected to take fourteen (14) months, carrying into fall of 2017. The Water Main will be out of commission for most of that period of time.

a. The Howard Street South Channel Bridge (HSBS) is located in Riverfront Park immediately north of the Rotary Fountain, and crosses the South channel of the Spokane River.

b. This HSBS Replacement Project will remove and replace the existing HSBS due to the degraded condition of the current bridge. For several years, HSBS has been limited to use only over the outside portions of the bridge. The new HSBS will be built in nearly the identical footprint as the old bridge, although will be an updated, streamlined structure.

c. The existing HSBS also carries a Utilities 10-inch Water Transmission Main across the south channel of the Spokane River. The new HSBS will house an upgraded 18-inch Water Transmission Main, updated to facilitate greater flows to downtown and northwest Spokane.

3. UTILITIES OBLIGATIONS:

Utilities shall be responsible for all design and construction costs associated and necessary to the Water Main installation to the replacement HSBS. This Utilities responsibility includes all related Water Main and HSBS Engineering, Design, and Public Works competitive bidding (as identified in RCW 39.04), followed by construction necessary to complete the Water Main installation as part of the replacement HSBS Project.

4. PARKS OBLIGATIONS:

Parks shall be responsible for all design and construction costs associated and necessary to the replacement of HSBS. This Parks responsibility includes all related HSBS Engineering, Design, and Public Works competitive bidding (as identified in RCW 39.04), followed by the associated construction Work necessary to complete the replacement HSBS Project.

5. PARTIES MUTUAL OBLIGATIONS:

Each party to this MOU are independently responsible for compliance with all federal, state, local laws and ordinances related to the subject matter of this MOU. Each party to this MOU are independent Departments within the City of Spokane, with employees and agents acting solely within the confines of their own related Department, and not under the influence or control of the other party.

Dated this _____ day of _____, 2016.

UTILITIES DEPARTMENT

_____
Director

CITY OF SPOKANE
PARKS AND RECREATION

_____
Director

CITY OF SPOKANE

_____
CITY ADMINISTRATOR

Attest:

_____
Clerk

Approved as to form:

_____
City Attorney

Attachments that are part of this MOU:

Park Board Resolution for Letter of Intent (LOI) Parks & Utilities HSBS MOU
SP #15424 CSO Ground Lease

16-549

RIVERFRONT PARK REDEVELOPMENT PROJECT
Design of Public Spaces and Park Grounds – Berger Partnership
July 19, 2016 – Contract Amendment – Task (number to be verified with City PMT)

SCOPE OF WORK OVERVIEW

This scope is an amendment to the existing Riverfront Park Design of Public Spaces and Park Grounds contract for an Architectural assessment of existing North Bank M&O structures and pre-design for a new Maintenance and Operations (M&O) facility to be located on the North Bank to support Riverfront Park. Services to include high-level design of building and site needs as detailed in the Scope of Work.

Consultant shall coordinate all Scope of Work outlined in this document through City PMT.

All Consultant costs and expenses shall not exceed the total lump sum hourly allowance amount of THIRTY THREE THOUSAND FOUR HUNDRED FORTY TWO DOLLARS AND 0/100 ($33,442.00).

It is assumed that the City PMT will define the overall project budgets and implementation/construction timeline for the Redevelopment Program and will be responsible for developing and communicating site phasing to include construction site security and detouring/closures throughout the park.

DETAILED SCOPE OF WORK

Task #1

Assessment of existing North Bank M&O Building: Provide Architectural evaluation of existing building (three separate, co-joined buildings) for feasibility for re-use.

Deliverables for Task:

a) A written report evaluating the existing (3) structures for re-use and renovation as an M&O facility program. The report will include:
    (1) An architectural assessment on general condition and potential for re-use for the emerging M&O program

Meetings for Task;

- (1) walk-through of the existing buildings/facility with parks staff

Assumptions:

- The Architectural assessment will identify portions of the (3) building complex most likely suitable for renovation/reuse, to guide a scope for a future structural assessment (structural assessment is NOT part of this scope of work).
- No drawings of the existing facility are to be produced or included this assessment of the existing structures.

Cost/Fee:

Total Task 1:	$6,900.00

Task #2

Architectural Pre-Design and Site Alternative Study: Establish facility requirements and program, generate a high-level building plan and sketch-up model for the North Bank site and consider (1) M&O annex that might be located on Havermale Island.

Deliverables for Task:

a) Preliminary M&O facility program: Working with City PMT and Parks staff, develop a defined set of M&O program needs to be translated into a preliminary menu of program needs and related space and site/yard requirements.
b) Finalize North Bank M&O program: Based on established needs, identify what needs are to be accommodated on the redeveloped North Bank site.
c) Finalize M&O annex program and site alternative and analysis: Based on established needs, identify what needs are to be accommodated in the annex site.
d) Develop (1) prototypical building floor plan and sketch-up massing model (not architectural rendering) for the North Bank M&O facility.
e) Site alternative and analysis: Study of (3) sites (directed by city PMT) for M&O annex for analysis for near-term development and long-term operation benefits/impacts.
f) Prepare (1) final written report identifying a recommended site and cost estimate. Cost estimate will be broad-brush, based on allowances and high-level unit pricing, sufficient for project budgeting purposes, and will include renovation of North Bank buildings as proposed for re-use.

Meetings for Task (in anticipated chronology):

- (1) Kick-off meeting with City PMT and other Parks Staff to discuss parameters, process, goals assumptions and work to date. (NAC)

- (1) Review (tour) of existing operations and inventory activities and related space/equipment/site needs. (NAC & Subconsultant)
- (1) Program validation meeting with City PMT and other Parks Staff (NAC)
- (1) Review of preliminary architectural plans and site analysis with City PMT and other Parks Staff (Berger & NAC)
- (1) Presentation of final report to City PMT and appropriate Parks Board review entity.

Assumptions:

- NAC Architects will perform all architectural studies.
- Berger Partnership will provide site design for North Bank facility and M&O Annex alternative site analysis.
- Parks will provide preliminary in-house design studies already completed.
- The primary M&O facility will be located in or approximate to the existing maintenance facility.
- The M&O annex, if pursued, will not include a standalone building.
- Schedule: The total anticipated time for this phase of work, once contract is approved, is 4-8 weeks (as determined by consultant).
- Upon presentation of the final deliverable, the M&O study scope is complete. Any further edits will be made during the development of the future M&O facility.
- Reimbursable expenses are included in this fee.

Cost/Fee:

Architectural Program:	$16,000.00
Site Development and Analysis:	$10,542.00
Total Task 2:	$26,542.00