



## Spokane Park Board Special Meeting Agenda

8:30 a.m. Friday, Sept. 23, 2016

Finch Arboretum - Woodland Center, Ponderosa Room  
3404 W. Woodland Blvd.  
Spokane, Washington 99224

### **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
- \_\_\_ Greta Gilman
- \_\_\_ Mumm, Candace – Council Liaison

### **Agenda**

#### **Roll Call:** *Pamela Clarke*

#### **1. Discussion items:**

##### **A. Pavilion/Central Plaza – *Berry Ellison/Matt Walker***

- 1. Program – *Ted McGregor*
- 2. Budget
- 3. Delivery method

##### **B. Recreational Rink – *Berry Ellison/Matt Walker***

- 1. Budget reconciliation
- 2. Value engineering items
- 3. Schedule

#### **2. Action items:**

##### **A. Loeff Carrousel Facility – Water Transmission Main contract with Berger (\$21,385) – *Berry Ellison***

##### **B. Pavilion progressive design-build resolution – *Berry Ellison***

##### **C. Hill International contract amendment (\$39,000) – *Berry Ellison***

##### **D. Stantec contract amendment – Value engineering (\$35,585) – *Berry Ellison***

#### **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](mailto: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.

## Riverfront Park Pavilion and Central Plaza

### PROGRAM

The United States Pavilion was the centerpiece of Expo '74, the World's Fair that came to Spokane and led to the reclamation of the city's center into what we now enjoy as Riverfront Park. The Pavilion is an instantly recognizable icon of Spokane; think of it as our Space Needle. The dream of this project is to reestablish the Pavilion, stronger than ever, as the center of our city, both geographically and spiritually.

The Pavilion is envisioned to be a place that blends passive uses and activated zones. It will support a variety of events, both small and large, making it a flexible venue — a kind of Swiss Army knife, as we have called it. It must attract and satisfy visitors who want to observe and explore the beauty of the natural setting while supporting visitors who enjoy art festivals and music events. The Pavilion must accommodate a variety of current events while supporting future needs and desires.

The Pavilion is imagined to be a lantern at night, illuminated with state-of-the-art lighting and projection technology, attracting local citizens and tourists alike. In our visioning process, we called this the “Wow! Factor” of Riverfront Park. As it functioned during Expo '74, the Pavilion structure will again be our anchor — this time for one of the great urban parks in 21<sup>st</sup> century America.

The Pavilion is intended to be a year-round visual delight. Planting, topography, views, sound, art, video projection, cultural/historical elements and interactive attractions (i.e. catwalk, slides, swings, climbing wall, zipline, etc.) may support the success of the project. The Pavilion must have enough “wow” and interest to draw visitors both during events and when no events are scheduled.

### PROGRAM AND EVENTS

The Pavilion and Central Plaza will host a variety of events and be the central gathering space of Riverfront Park. Large and small programmed events will be hosted at the venue including:

- Community fairs & festivals
- Sporting exhibitions
- Cultural & art centered events
- Culinary (Food and Drink) Festivals
- Performing Arts
- Mobile / Traveling Attractions or Exhibits
- Portable Amusement Rides
- Video Projection
- Music Concerts

The goal is to have a flexible space(s) with permanent and temporary infrastructure including:

- Central box office and controlled access / egress within the Pavilion
- Some food service / concessions including catering facilities

- Plaza space for standing and/or seated events, no fixed seating.
- Flexible space for stage / performance area with adjacent interior space that can be used along with other uses as a green room/changing rooms, that has appropriate vehicle access (loading area). No fixed stage for events.
- Interior leasable space(s) including meeting rooms, party rooms, etc.
- Exterior leasable space(s) including water, power, and sewer facilities
- Restroom facilities with additional space for temporary restroom (port-a-potty)
- Truck access for deliveries, staging, and waste management
- Park staff support facilities including office space, meeting room, breakroom, etc.
- Storage and mechanical room(s).

Details of the Project:

## INFRASTRUCTURE AND FLOORPLAN

Of the almost 90,000 square feet of space in the Pavilion, it is anticipated that roughly 50,000 square feet of it will be available as an event plaza and 40,000 would have an interesting design that allows for exploration, views, contemplation, art, and interpretation. The adjacent Central Plaza and Central Green will be 120,000 square feet with roughly 1/3 in hardscape and 2/3 in softscape that can accommodate events.

It is assumed that many of the existing site improvements including the Ice Rink & Canopy, Ice Rink Support Building, East Pavilion Building, IMAX Theater, and Administration Offices may be selectively demolished and/or repurposed. The IMAX Theater base structure should be studied as an overlook or part of an interactive attraction while covert spaces be converted to storage. Regarding the IMAX Theater, the City is interested in creative design/use alternatives and suggestions from the Consultant.

A catering kitchen, expanded restrooms, storage and perhaps a food service window facing on the Pavilion floor is desired.

The Consultant will structurally evaluate the existing pavilion cable net structure and appurtenances and offer strategies to upgrade deficiencies and ensure longevity. The Consultant will analyze the feasibility of re-covering the Pavilion with a tensile membrane, evocative of the original design or solve the need for shade or weather protection in the Pavilion that compliments and supports the overall design.

## LIGHTING, PROJECTION AND SOUND

The Consultant will offer design solutions for light emitting diode (LED) to illuminate the cable net structure with interactive/programmable logic. Elements to be lit may include the cable net, the mast, the crown ring and the arch trusses at the entrances. Additional traditional lighting design shall enhance the venue and increase perception of safety and security. Include the ability to project video imagery, whether movies played on a large wall for events or art projects beamed onto a new Pavilion covering. Include enough sound to accommodate daily needs and small events. Concerts or large events are expected to provide their own audio equipment.

Connect the Pavilion and Central Plaza to the Howard St Promenade through clever design, creating an integrated whole rather than the Pavilion as an island. Also connect the Central Plaza and Pavilion to the north overlook outside the north entrance to the Pavilion.

The Consultant's design will incorporate an operations and satellite maintenance facility on-site yet outside the boundary of the Pavilion footprint. This includes space for waste and recycling bins, equipment storage, truck access, etc. This facility is not expected to replace the main northbank maintenance facility.

Design north gallery (mini-golf site) as a vanilla shell for future use as concession, gallery or attraction space.

Determine whether to add more restroom capacity, or if we can expand on the restrooms we have or just solve increased needs associated with big events by bringing in temporary solutions.

Create a fencing system in which the entire Pavilion interior can be enclosed and secured for closing at nights, during the off-season and for ticketed events.

The Consultant will be expected to coordinate with the Major Public Spaces Team and Lead Artist for input on elements of design and art envisioned for the Pavilion and the Central Plaza. The park's separately funded signature art piece may reside just outside the Pavilion in the Central Plaza.

The Consultant is expected to recommend interactive attractions that will support revenue generation and create an attractive destination. Interactive attraction such as a catwalk, zipline, slides, giant swings, playground, or climbing wall may support the successful design.

## CENTRAL GREEN

The Central (Green) Plaza is intended to function as an active and passive programmable space that draws visitors from the Howard Street and Havermale Island Promenades into the Pavilion area. The Plaza will act as a Pavilion support facility that will offer strong pedestrian connections, accommodate events, performances and small attractions that appeal to a variety interests and users. Smaller frequent activities could include weekly farmers markets, arts and craft fairs and lunchtime food truck rallies.

Flexible Space: The plaza space will primarily be flat with hardscape and softscape elements and also include architectural and landscape features that draw visitors into the park's interior such as art pieces or landforms. The space will be designed to easily adapt or change during the course of the day, week and year to respond to the variety events and attractions. The plaza will also have the ability to adjust with the seasonal changes.

Amenities: The Central (Green) Plaza should feature flexible and fixed amenities that provide a safe and comfortable setting. The site should include appropriate furnishings including receptacles, benches, wayfinding elements and other support amenities. Movable furniture and public art elements are examples of amenities for added interest. Lighting will be used to highlight amenities, strengthen connections/entrances and provide a safe and inviting atmosphere.

Infrastructure: Upgrades to power and water utilities will be necessary to accommodate adequate events and programs.

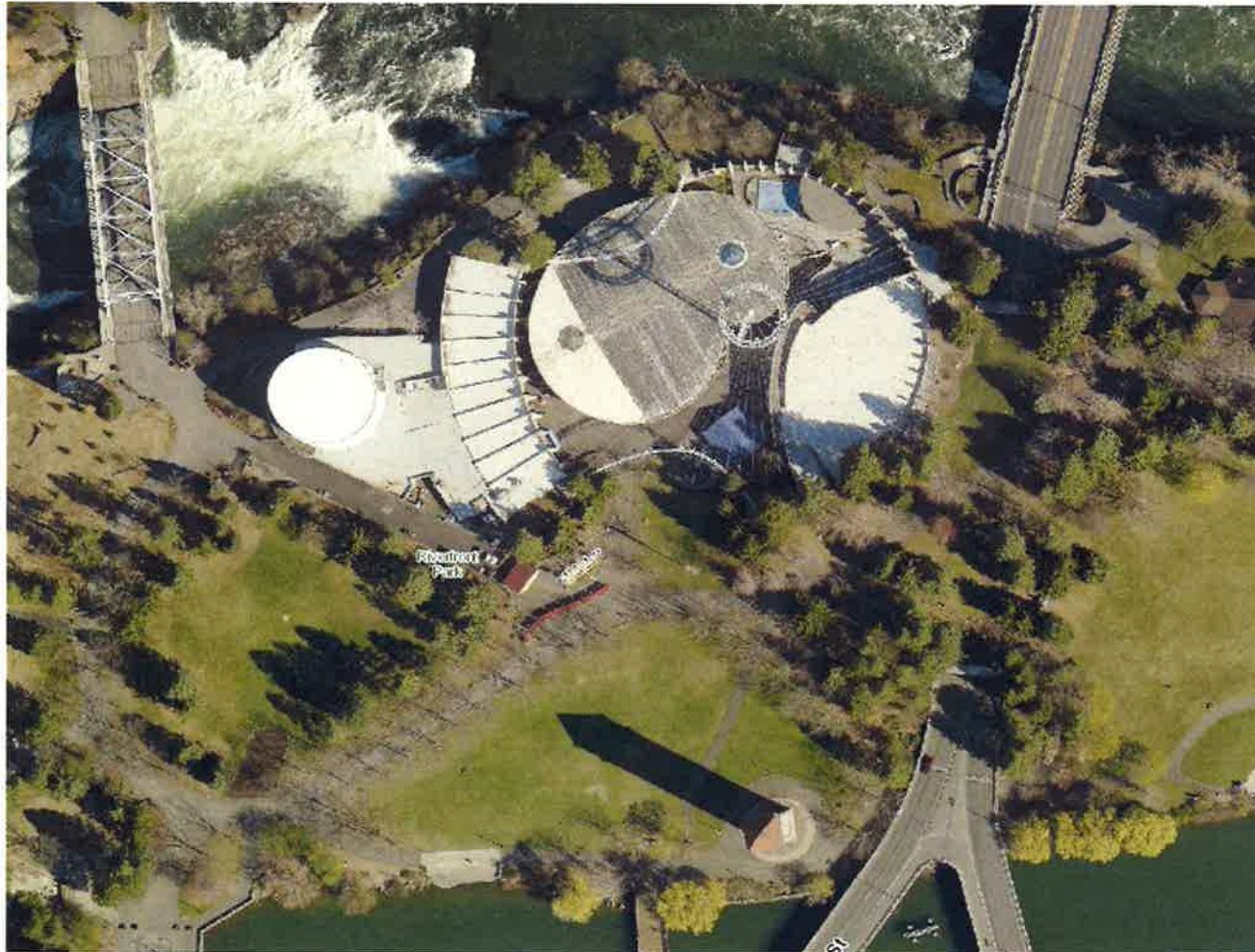
RIVERFRONT PARK REDEVELOPMENT  
 SPOKANE PARKS RECREATION DIVISION  
 PAVILION/CENTRAL PLAZA PROGRAM  
 SEPTEMBER 21, 2016

Function	Description	Requirements
<b>Box Office/Entry/Ticketing</b> 2000 SF	Main Entry Ticket sales (4 service windows) Controlled access point Security	
<b>Kitchen and Concessions</b> 2,000 SF	Renovate existing kitchen Add service windows	Provide adequate service for up to 4,000 patrons Offer alcoholic beverages
<b>Event Plaza</b> 50,000 SF (Capacity 3,300)	Large open Space Shade Structures	
<b>Stage Area and Support Facilities</b> 5,000 SF	Multipurpose Room	
<b>Staff Offices</b> 2,200 SF	Administrative work space Conference room Cash control Break Room Receptionist	Desks, file cabinets, and other storage needs Print/copiers Vault / Safe
<b>Restrooms</b> TBD SF	ADA restrooms for men, women and families	
<b>Temporary Restroom Space</b> 2,000 SF	Accommodates both archival and temporary storage	Open, adjustable shelves

RIVERFRONT PARK REDEVELOPMENT  
 SPOKANE PARKS RECREATION DIVISION  
 PAVILION/CENTRAL PLAZA PROGRAM  
 SEPTEMBER 21, 2016

<b>Patio / Overlook</b>	Exterior area with ability to segregate form remainder of project	File Cabinets
10,000 SF		
<b>Passive &amp; Active Amenity Zone</b>		
20,000 SF		
<b>Central Plaza</b>	Exterior space immediately outside main entry	
25,000 SF		
<b>Central Green</b>	Exterior space for passive and active uses	
90,000 SF		
<b>Service Yard and Access</b>	exterior space for large truck access, deliveries, and waste management	
12,500 SF		

RIVERFRONT PARK REDEVELOPMENT  
SPOKANE PARKS RECREATION DIVISION  
PAVILION/CENTRAL PLAZA EXISTING CONDITIONS







CITY OF  
SPOKANE  
PARKS  
& RECREATION

PAVILION & CENTRAL PLAZA  
RIVERFRONT PARK REDEVELOPMENT

PROGRAMMATIC DIAGRAM

BAR IS ONE INCH ON ORIGINAL  
DRAWING. IF NOT ONE INCH ON  
THIS SHEET, ADJUST SCALES  
ACCORDINGLY

DATE: 09.21.2016

DRAWN BY:

CHECKED BY:

PROJECT NO:

REVISION

△	
△	
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SHEET 1 OF 1

P-1

PROGRAMMATIC DIAGRAM

SPOKANE RIVER

WASHINGTON ST.

HOWARD ST.

OVERLOOK

STAGE AREA

EVENT PLAZA

BUFFER

SERVICE YARD

AMENITY ZONE

STAFF OFFICES & RESTROOM

CENTRAL PLAZA

CENTRAL GREEN

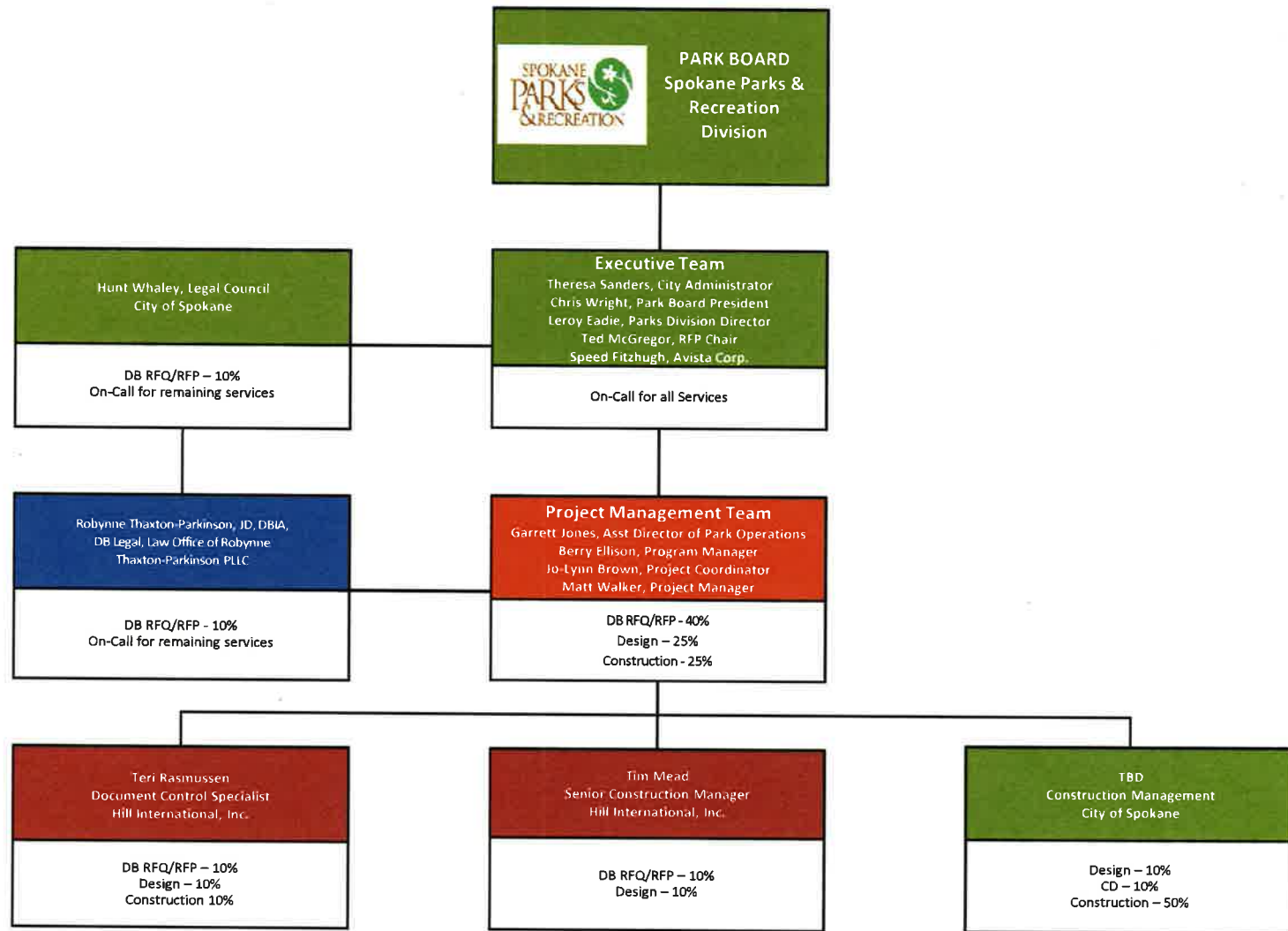
KITCHEN CONCESSIONS CATERING

TEMP RESTROOMS

PROGRAMMATIC DIAGRAM  
NTS



RIVERFRONT PARK MODERNIZATION  
 SPOKANE PARKS & RECREATION DIVISION  
 PAVILION PROGRESSIVE DESIGN-BUILT PROJECT  
 ORGANIZATIONAL CHART  
 SEPTEMBER 20, 2016





RIVERFRONT PARK REDEVELOPMENT  
SPOKANE PARKS RECREATION DIVISION  
PAVILION/CENTRAL PLAZA BUDGET  
SEPTEMBER 21, 2016







NO.	ITEM	Pavilion/ Central Plaza	West Havermale	Combined Budget	NOTES
1	Pavilion Demo/Admin Mod/Maintenance	5,051,978		5,051,978	
2	Pavilion utilities	225,000		225,000	
3	Pavilion LED lights	750,000		750,000	
4	Shading Elements	1,200,000		1,200,000	
5	Pavilion Hardscape	2,200,000		2,200,000	55,000 SF X \$40/SF= \$2.2M
6	Central Plaza Hardscape	1,000,000		1,000,000	25,000 SF X \$40/SF= \$1M
7	Landscaping	1,500,000	500,000	2,000,000	3 acres x \$15/SF for grass = \$1,960,200)
8	Havermale Island Utilities	200,000	275,000	475,000	
9	Theme Stream & Restoration		300,000	300,000	
11	<b>Construction Subtotal</b>	<b>12,126,978</b>	<b>1,075,000</b>	<b>13,201,978</b>	
12	Construction Contingency (15%)	1,819,047	161,250	1,980,297	
13	WSST (8.7%)	1,213,304	107,554	1,320,858	
14	Environmental Contingency	500,000	250,000	750,000	Includes WSST
15	<b>Total Construction Budget</b>	<b>15,659,329</b>	<b>1,593,804</b>	<b>17,253,133</b>	
16					
17	<b>Owner Construction Cost</b>				
18	Tree Removal	50,000	200,000	250,000	
19	Archeology/Monitoring	25,000	25,000	50,000	
20	<b>Owner Constr Total</b>	<b>75,000</b>	<b>225,000</b>	<b>300,000</b>	
21					
22	<b>Total Construction Cost</b>	<b>15,734,329</b>	<b>1,818,804</b>	<b>17,553,133</b>	Constr budget \$17,618,068
23	Soft Cost	3,456,978	1,053,312	4,510,290	
24	<b>Total Projects Cost</b>	<b>19,191,307</b>	<b>2,872,116</b>	<b>22,063,423</b>	Project budget \$22,300,000
25					
26					
27					
28					
29					
30	Construction Budget	12,126,978			
31	Design Fee (12%)	1,455,237			
32	<b>"Pavilion Design-Build Budget"</b>	<b>13,582,215</b>			<b>Say \$13.5M</b>

# RIVERFRONT PARK

## PAVILION PROJECT

09/19/16 12:45

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Activity Name	Start	Finish	2017												2018												2019											
			S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A
PARK BOARD SPECIAL MEETING	09/23/16*		◆ PARK BOARD SPECIAL MEETING																																			
PARK BOARD MEETING	10/13/16*		◆ PARK BOARD MEETING																																			
SUBMIT PRC APPLICATION	11/01/16		◆ SUBMIT PRC APPLICATION																																			
PRESENT TO PRC	12/01/16		◆ PRESENT TO PRC																																			
ADVERTISE	12/05/16		◆ ADVERTISE																																			
RFQ PERIOD	12/05/16*	01/09/17	 RFQ PERIOD																																			
INFORMATIONAL MTG	12/14/16		◆ INFORMATIONAL MTG																																			
DB SOQs DUE		01/09/17	◆ DB SOQs DUE																																			
EVALUATE SOQs		01/18/17	◆ EVALUATE SOQs																																			
SHORT LIST FIRMS		01/19/17	◆ SHORT LIST FIRMS																																			
ISSUE RFP	01/26/17		◆ ISSUE RFP																																			
RFP PERIOD	01/26/17	03/06/17	 RFP PERIOD																																			
PROPRIETARY MEETINGS	02/14/17		◆ PROPRIETARY MEETINGS																																			
PROPOSALS DUE		03/06/17	◆ PROPOSALS DUE																																			
PROPOSAL EVALUATION		03/15/17	◆ PROPOSAL EVALUATION																																			
NOTIFY FINALIST		03/16/17	◆ NOTIFY FINALIST																																			
NEGOTIATE CONTRACT	03/17/17	03/27/17	 NEGOTIATE CONTRACT																																			
BOARD APPROVAL		03/30/17*	◆ BOARD APPROVAL																																			
ISSUE NTP	03/31/17		◆ ISSUE NTP																																			
DESIGN PHASE	04/03/17	02/28/18	 DESIGN PHASE																																			
CONSTRUCTION PHASE	10/02/17	12/31/18	 CONSTRUCTION PHASE																																			
CLOSEOUT PHASE	01/01/19	03/29/19	 CLOSEOUT PHASE																																			



**Progressive  
Design Build**

**HILL  
International**

**RIVERFRONT PARK REDEVELOPMENT**  
**SPOKANE PARKS AND RECREATION DIVISION**  
**REC RINK BUDGET/ESTIMATE RECONCILIATION**  
**September 21, 2016**

<u>Item</u>		<u>Building</u>	<u>Ice Rink</u>	<u>Demo</u>	<u>Summer</u>	<u>Civil/ Landscape</u>	<u>Totals</u>	<u>Notes</u>
Enhanced Kitchen		90,000						Park Board approved
Additional Toilet (Ad Hoc Add)		15,000						Park Board approved
Glass overhead/nanawall doors for rental rooms		10,000						Constructability Revision
Rooftop Mechanical Screening		35,000						Permit Requirement
Fire Sprinkler System		28,000						Fire Department Requirement
Fire Sprinkler 4" water line to bldg.						35,000		Fire Department Requirement
Dyson hand dryers & drywall		4,500						
Planter @ north rotunda wall						20,000		Permit Requirement
Enhanced Drainage at Ice Ribbon Railing			30,400					City of Spokane aquifer protection requirement
Enhancing light switching to allow lights for rink area to be independent from ribbon			10,000					Ad Hoc request; summer program item
Area lighting for patio			17,200					Ad Hoc request; summer program item
Company Switch			30,000					Ad Hoc request; summer program item
Power at light poles			77,600					Ad Hoc request; summer program item
Speakers & Sound System			20,000					Ad Hoc request; summer program item
Upgraded site power (xmas tree)						20,000		Scope Gap
SkyRide Canopy (added back from summer program), Including Foundation, electrical, roofing, etc.		35,000						Ad Hoc request; summer program item
New decking around skyride						10,000		
Landscaping in Center of Ice and Patio. Fire Pits						95,000		Ad Hoc request; summer program item
Contaminated Soils. City only budgeted \$500K						100,000		
<b>TOTALS</b>		217,500	185,200	0	0	280,000	682,700	
Cost		196,838	167,606	0	0	253,400	617,844	
OH&P	8%	17,400	14,816	0	0	22,400	54,616	
Bonds	1.50%	3,263	2,778	0	0	4,200	10,241	
<b>TOTAL</b>		217,500	185,200	0	0	280,000	682,700	
Contingency	10%	21,750	18,520	0	0	28,000	68,270	
<b>GRAND TOTAL</b>		<b>239,250</b>	<b>203,720</b>	<b>0</b>	<b>0</b>	<b>308,000</b>		<b>750,970</b>
Tax	8.70%	18,923	16,112	0	0	24,360		59,395
<b>GRAND TOTAL W/TAX</b>								<b>810,365</b>
<u>Alternates</u>								
Site Furniture	205,210							
Ice Pond Canopy	375,000							

**RIVERFRONT PARK REDEVELOPMENT  
SPOKANE PARKS AND RECREATION DIVISION  
REC RINK BUDGET SUMMARY  
September 21, 2016**

<b>PARK BOARD APPROVED MAY 2016 CONSTRUCTION BUDGET (includes environmental contingency)</b>	<b>5,855,000</b>
<b>STANTEC 8/15/2016 REC RINK CONSTRUCTION ESTIMATE</b>	<b>6,989,748</b>
<b>ESTIMATE TO BUDGET DIFFERENCE</b>	<b>1,134,748</b>
<b>EXECUTIVE TEAM ESTIMATED VE GOAL</b>	<b><u>400,000</u></b>
<b>ESTIMATE TO BUDGET DIFFERENCE WITH VE GOAL</b>	<b>734,748</b>
<b>CURRENT REC RINK CONSTRUCTION BUDGET</b>	<b>6,591,061</b>
<b>NOTE</b>	
<b>CURRENT REC RINK CONSTRUCTION BUDGET</b>	<b>6,591,061</b>
<b>MAY 2016 APPROVED REC RINK BUDGET</b>	<b><u>5,855,000</u></b>
<b>DELTA</b>	<b>736,061</b>

**RIVERFRONT PARK REDEVELOPMENT**  
**SPOKANE PARKS AND RECREATION DIVISION**  
**REC RINK VE OPTIONS**  
**September 21, 2016**

	Items from Stantec's 9/16/2016 Rec Rink VE Proposal letter	Fee	Est. Savings	Notes
1a	Eliminate Redundant Waste Heat used for snowmelt pit	2,520	15,000	
2a	Simplify Removable Aluminum Skate Ribbon Dasher Board Curb	5,820	50,000	
3a	Remove redundancy from Site Grubbing and Clearing estimate		15,000	
3bi	Replace Basalt columns with basalt boulders	825	25,000	
3bii	Civil Stormwater Design-Peer review	10,000	35,000	Fee allowance; peer review in progress
4	Landscape Revisions			
4ai	Replace West shrubs with turf			
4aii	Replace River Rock-West of SkyRide with turf			
4aiii	Reduce number of trees at Locust Lane			
4aiv	Remove shrubs/add A/C paving at Locust Lane			
	Add tree grates at Locust Lane			
4av	Reuse planter wall south of Café			
4avi	Change decomposed granite to bark			
	Landscape subtotal	3,340	27,000	
5	Change majority of concrete walkways to asphalt & concrete curb	9,280	125,000	
9b	Make Queuing Canopy an add alternate	1,900	35,000	
9ci	Make Kitchen Equipment and add alternate	1,900	100,000	
	<b>Total:</b>	<b>35,585</b>	<b>427,000</b>	
	<b>Schedule for completion 10/24/16</b>			

**RECREATION RINK SKYRIDE FACILITY  
DESIGN/BID TENTATIVE SCHEDULE**

Special Park board Meeting		September 23, 2016
Issue final check set drwgs and specs		October 24, 2016
Documents to Thea		November 2, 2016
Bid Opening		December 5, 2016
Review with Park Board		December 8, 2016
Issue Notice to Proceed		December 12, 2016
Tentative Mobilization January		Weather permitting
Open to the public		November 17, 2017

Approved  
ET 9/19/16



# AGENDA SHEET FOR PARKBOARD MEETING OF: September 23, 2016



Submitting Division  
Parks & Recreation

Contact Person  
Berry Ellison

Phone No.  
625-6276

## DEPARTMENT

- ☐ Finance  
☐ Operations  
☐ Recreation/Golf  
☒ Riverfront Park  
☐ Parks & Recreation

## COMMITTEE

- ☒ Riverfront  
☐ Golf  
☐ Recreation  
☐ Land  
☐ Urban Forestry  
☐ Finance

CLERK'S FILE \_\_\_\_\_

RENEWS \_\_\_\_\_

CROSS REF \_\_\_\_\_

ENG \_\_\_\_\_

BID \_\_\_\_\_

REQUISITION \_\_\_\_\_

## AGENDA WORDING:

Berger Partnership in conjunction with CH2M Hill to design the water transmission main line to replace the existing 12" main with a new 18" main from the South side of Howard Street South Channel Bridge to Spokane Falls Blvd. Cost to be reimbursed by City of Spokane Utilities Department.

## BACKGROUND:

(Attach additional sheet if necessary)

Recommended for approval by Executive Team. MOU with Utilities Dept. authorities reimbursement of the cost for design and construct of new water transmission main line.

## RECOMMENDATION:

Review & approve

## Fiscal Impact:

Expenditure: \$21,385.00 334649543940005620248

Revenue:

## Budget Account:

ATTACHMENTS: Include in Packets:  
On file for Review in Office of City Clerk

## SIGNATURES:

Requestor - Berry Ellison

Dept. Mgr. - Garrett Jones

Director of Parks and Recreation

Parks Accounting - Nicole Edwards

Legal Dept. - Hunt Whaley

## DISTRIBUTION:

Parks: Accounting  
Parks: Pamela Clarke  
Budget Manager: Tim Dunivant  
Requester: Berry Ellison

Parks: Jo-Lynn Brown  
Parks: Berry Ellison

PARK BOARD ACTION:

APPROVED BY  
SPOKANE PARK BOARD:

Sept 23, 2016

RIVERFRONT PARK REDEVELOPMENT PROJECT  
Design of Public Spaces and Park Grounds – Berger Partnership  
August 19, 2016 – Contract Amendment – Loeff Water Transmission Main Replacement

**SCOPE OF WORK OVERVIEW**

This scope is an amendment to the existing Riverfront Park Design of Public Spaces and Park Grounds contract for the addition to the Loeff Site Design of the Water Transmission Main Replacement. Services are to be completed by primarily by subconsultant CH2M as detailed in the Scope of Work, with limited administrative and coordination support by Prime Consultant Berger Partnership.

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 ONE THOUSAND, THREE HUNDRED EIGHTY FIVE DOLLARS AND 0/100 (\$21,385.00).

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 and prime-contractor coordination, to include construction site security and detouring/closures throughout the park.

**DETAILED SCOPE OF WORK**

**Task #1**

Work included in this scope is as defiend in attached "EXHIBIT B-3: CH2M SCOPE OF WORK"

# **RIVERFRONT PARK DESIGN OF MAJOR PUBLIC SPACES:**

## **TASK 2.1.B – DESIGN SERVICES**

### **EXHIBIT B-3: CH2M SCOPE OF WORK**

#### **INTRODUCTION**

The City of Spokane Project Management Team (OWNER) has initiated the Riverfront Park Design of Major Public Spaces project to implement the Riverfront Park Master Plan. On June 3, 2016, CH2M HILL Engineers, Inc. (SUBCONSULTANT) was provided Notice to Proceed to provide professional services to the Berger Partnership (PRIME) for the PROJECT. Under this project, SUBCONSULTANT will provide to the PRIME the scope of services as specified herein.

The TASK 2.1.B scope of work includes the following subtasks:

Task 2.1.B.m(1):      Looff Site Design – Water Transmission Main Replacement

This scope of work and fee estimate (Exhibit B-3) are based on a 4-month delivery schedule, beginning in August 2016. SUBCONSULTANT's ability to meet this schedule is contingent upon timely receipt of input and reviews by the OWNER/PRIME and provided the scope progresses as outlined.

#### **Definitions and General Assumptions**

**No DD submittal is required for the water transmission main replacement.**

**60% Plans, Opinion of Probable Cost and Specifications.** SUBCONSULTANT will produce the following Civil work products as part of the 60% package to be reviewed over-the-shoulder with the City:

Utility Plans. Utility plans will be supplemented with additional plan and details associated with replacement of the existing 12-inch water transmission main with an 18-inch main from the south end of the Howard St. South Channel Bridge to the water main in W. Spokane Falls Boulevard. No water system calculations are required as part of this replacement. Trench details and W. Spokane Falls pavement sections will be provided by the City, and no pavement design is included in this scope.

60% Engineer's Opinion of Probable Cost (EOPC). EOPS will be supplemented with payment

items and costs associated with replacement of the existing water transmission main.

**60% Technical Specifications.** Technical specifications for will be supplemented with specifications required for replacement of the existing water transmission main (either CSI or WSDOT format, as required)

**90% Plans, EOPC and Specifications.** The 90% Plans are developed based on final approval of the 60% Plans from the City of Spokane. Plans will be developed to meet City of Spokane standard 90% Plans, permitting needs, and approval requirements, with the noted exclusion and assumptions at DD level. Full specifications will be provided in CSI (or WSDOT) format as required to supplement the plans. Review comments at the 90% milestone are to be limited to QA/QC issues of life safety, local code compliances, and constructability. Changes to the plans/designs at 90% as a result of additional design review process will be considered an additional service. The Engineer's OPC will be updated to reflect the 90% level of design detail. In accordance with industry standards, a contingency of 10% will be applied to the 90% OPC.

**Bid Plans, Specifications, and Final OPC.** Any updates based on comments from the city review of the 90% submittal will be incorporated into an electronic deliverable of the signed-and-sealed, bid-ready plans, contract documents, and cost estimate. In accordance with industry standards, a contingency of 5% will be applied to the Final OPC.

The SUBCONSULTANT will deliver these packages in electronic format to the PRIME, who will merge the documents with design packages from other consultants in order to create the final package for that particular phase of design.

#### **Task 2.1.B.m(1) Assumptions and Exclusions:**

- ✦ City to provide pavement design details for trench section in W. Spokane Falls Boulevard.
- ✦ Assumed route of 18-inch water main to follow existing 12-inch route to main on W. Spokane Falls Boulevard, no alternate routes are included.
- ✦ Include design for up to two service connections to existing facilities in Riverfront Park, but does not include addressing the service connection for Rotary Fountain (by others)

#### **Task 2.1.B.m(1) Deliverables:**

- ✦ 60% design Plans, EOPC and Specifications for over-the-shoulder review
- ✦ 90% and Bid Set Plans, EOPC and Specifications for replacement of the 10-inch water transmission main (electronic .pdf format)

# AGENDA SHEET FOR PARKBOARD MEETING OF: September 23, 2016



Submitting Division  
Parks & Recreation

Contact Person  
Matt Walker

Phone No.  
747-8031

## DEPARTMENT

- ☐ Finance
- ☐ Operations
- ☐ Recreation/Golf
- ☒ Riverfront Park
- ☐ Parks & Recreation

## COMMITTEE

- ☒ Riverfront
- ☐ Golf
- ☐ Recreation
- ☐ Land
- ☐ Urban Forestry
- ☐ Finance

CLERK'S FILE \_\_\_\_\_  
RENEWS \_\_\_\_\_  
CROSS REF \_\_\_\_\_  
ENG \_\_\_\_\_  
BID \_\_\_\_\_  
REQUISITION \_\_\_\_\_

## AGENDA WORDING:

Review and approve delivery method for Pavilion and Central Plaza as Progressive Design Build. PDB delivery is proposed to reduce risk of budget overrun, maintain schedule, and reduce overall complexity of the project.

## BACKGROUND:

(Attach additional sheet if necessary)

RFP committee recommends progressive design build for the Pavilion and Central Plaza

## RECOMMENDATION:

Review & approve

## Fiscal Impact:

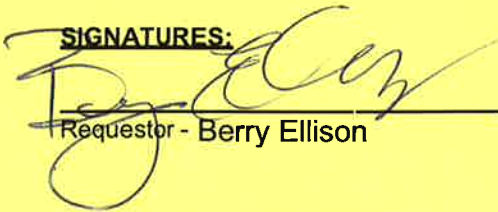
Expenditure: None


Revenue:

## Budget Account:

**ATTACHMENTS:** Include in Packets:  
On file for Review in Office of City Clerk

## SIGNATURES:

  
Requestor - Berry Ellison

  
Dept. Mgr. - Garrett Jones

\_\_\_\_\_  
Director of Parks and Recreation

\_\_\_\_\_  
Parks Accounting – Nicole Edwards

\_\_\_\_\_  
Legal Dept. - Hunt Whaley

**DISTRIBUTION:** Parks: Accounting  
Parks: Pamela Clarke  
Budget Manager: Tim Dunivant  
Requester: Berry Ellison

Parks: Jo-Lynn Brown  
Parks: Berry Ellison

PARK BOARD ACTION:

APPROVED BY  
SPOKANE PARK BOARD:

\_\_\_\_\_  
\_\_\_\_\_

## **CITY OF SPOKANE PARK BOARD**

### **RESOLUTION**

A Resolution accepting the Riverfront Park Pavilion delivery method as Progressive Design Build.

WHEREAS the Citizens of Spokane approved a \$64.3 million dollar bond for certain improvements to Riverfront Park which is referred to as the Riverfront Park Redevelopment Project; and

WHEREAS the Park Board is always working towards the most cost effective way to use approved bond dollars to complete the Redevelopment Project before 2020; and

WHEREAS the Park Board has investigated all forms of traditional and alternative delivery methods for design and construction of the RFP Redevelopment Project; and

WHEREAS the Park Board has decided traditional design bid build method works for all areas of the RFP Redevelopment Project except for the design and construction of the Pavilion; and

WHEREAS the Park Board agrees to an alternate delivery method for the Pavilion and adjacent site (Exhibit "A"); and

WHEREAS the delivery method most advantageous for the project is Progressive Design Build; and

WHEREAS the Park Board has determined the Design Build Construction budget is THIRTEEN MILLION SIX HUNDRED THOUSAND AND NO/100 DOLLARS (\$13,600,000.00); and

WHEREAS the Progressive Design Build approach requires approval from the Washington State Capital Projects Advisory Review Board (CPARB) Project Review Committee (PRC), and

WHEREAS, the Spokane Parks Division will procure a Design Builder in accordance with RCW 39.10 and make a recommendation to Park Board for a Design Builder, and

WHEREAS, the Design Builder will design and construct the project to not exceed the project budget and report back to the Parks Division on a regular basis, and

WHEREAS, the Parks Division, including design build subject matter experts, with Park Board oversight will guide and manage the Design Builder in regularly scheduled meetings and through pay request approvals; and

WHEREAS a Riverfront Park Design Builder will not exceed the budget approved by the Parks Board without prior written approval; and

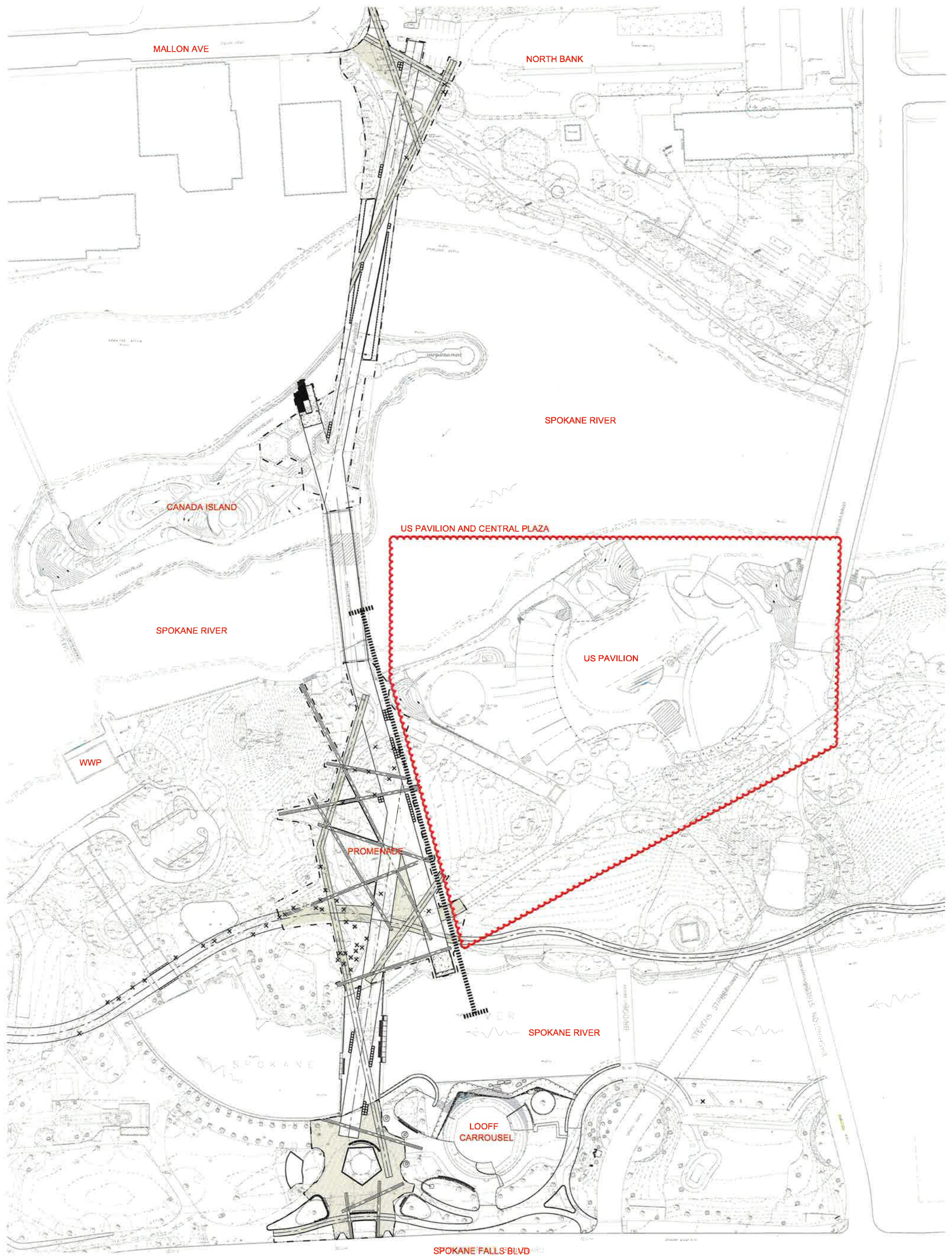
NOW THEREFORE, IT IS HEREBY RESOLVED by the Park Board that the Riverfront Park Pavilion and adjacent site be designed and constructed using Progressive Design Build alternate delivery method to be completed by, 2020, and to be managed by Parks and Recreation Division with oversight by the Park Board.

Dated this 8<sup>th</sup> day of September, 2016.

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Park Board President







## AGENDA SHEET FOR PARKBOARD MEETING OF:

Submitting Division  
Parks & Recreation

Contact Person  
Berry Ellison

Phone No.  
625-6276

### DEPARTMENT

- ☐ Finance  
☐ Operations  
☐ Recreation/Golf  
☒ Riverfront Park  
☐ Parks & Recreation

### COMMITTEE

- ☒ Riverfront  
☐ Golf  
☐ Recreation  
☐ Land  
☐ Urban Forestry  
☐ Finance

CLERK'S FILE \_\_\_\_\_  
RENEWS \_\_\_\_\_  
CROSS REF \_\_\_\_\_  
ENG \_\_\_\_\_  
BID \_\_\_\_\_  
REQUISITION \_\_\_\_\_

### AGENDA WORDING:

Hill International Professional services to support the Parks Department with Construction management for the Progressive Design Build delivery method to develop the Pavilion, and Central Plaza.

### BACKGROUND:

(Attach additional sheet if necessary)

Hill International is currently under contract for Project management, these additional services are for PDB delivery including planning, PRC approval, implementation, and management of the project.

### RECOMMENDATION:

Review and approve

#### Fiscal Impact:

Expenditure: \$ 39,000.00

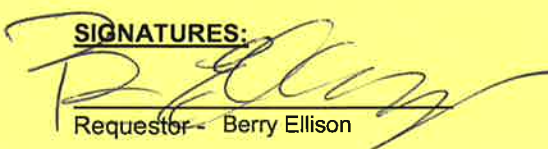
#### Budget Account:

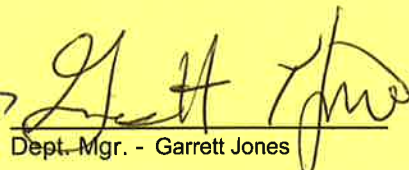
3346 49575 94000 56501 48

Revenue:

**ATTACHMENTS:** Include in Packets:  
On file for Review in Office of City Clerk

### SIGNATURES:

  
Requestor - Berry Ellison

  
Dept. Mgr. - Garrett Jones

\_\_\_\_\_  
Leroy Eadie

\_\_\_\_\_  
Parks Accounting – Nicole Edwards

\_\_\_\_\_  
Legal Dept. - Hunt Whaley

\_\_\_\_\_  
Director of Parks and Recreation

### DISTRIBUTION:

Parks: Nicole Edwards  
Parks: Pamela Clarke  
Parks: Sari Luciano  
Parks: Lori Harvey

Budget Manager: Tim Dunivant  
Requester:

PARK BOARD ACTION:

APPROVED BY  
SPOKANE PARK BOARD:

\_\_\_\_\_  
\_\_\_\_\_



## Hill International

**Hill International, Inc.**

Lincoln Plaza  
818 West Riverside Ave, Suite 350  
Spokane, WA 99201  
Tel: 509-747-8031  
Fax: 509-747-8037  
www.hillintl.com

September 21, 2016

Mr. Berry Ellison PLA  
Riverfront Park Redevelopment  
Program Manager  
City of Spokane Parks & Recreation  
808 W Spokane Falls Blvd.  
Spokane, WA 99201

**Subject: Riverfront Park – Project Management Proposal**

**Ref: Pavilion Progressive Design-Build Procurement**

Dear Mr. Ellison:

Hill International Inc., (Hill) is pleased to present the following proposal to provide progressive design-build (PDB) procurement services to the Parks and Recreation Division for the City of Spokane – Pavilion/Central Plaza Project. The components of our proposal include the following:

- Matt Walker will be the Project Manager for this scope of work. In the event of additional technical support, Matt will have the full complement of the Spokane office to support his effort.
- The approximately timeframe for the Pavilion PDB procurement project will be October 2016 through March 2017.
- Hill's Not to Exceed fee amount for this effort is \$39,000.
- Scope of Services to be provided – See Attachment A

If you have any questions or need any additional information, please contact me at (425) 999-0953 or contact Matt Walker at (509) 747-8031. We look forward to continuing our work with you and the rest of the outstanding team of Spokane Parks and Recreation.

Very truly yours,  
Hill International, Inc.

A handwritten signature in dark ink, appearing to read "Gregory C. Heinz". The signature is fluid and cursive, with the first name "Gregory" being more prominent than the last name "Heinz".

Gregory C. Heinz  
Vice President

Cc        M Walker, Hill  
            L Mead, Hill  
            T Rasmussen, Hill  
            R Mills, Hill



# Hill International

**CITY OF SPOKANE  
Pavilion Project  
Professional Consulting Services Agreement  
Attachment A**

**Scope of Services and Proposed Fee**

The purpose of this document is to define the services to be provided for the Pavilion progressive design build procurement phase.

**Principal-in-Charge:**

1. Provide management oversight of the Hill team to assure that the needs of the City for the project are being met.

**Project Manager:**

1. Develop City generated contractual correspondence to the DB Team and serve as Point of Contact during DB procurement phase.
2. Provide oversight of the DB Team procurement process.
  - Prepare the Washington State Project Advisory Review Board Project Review Committee (PRC) alternative contract delivery design build (DB) application with assistance from City.
  - Respond to PRC questions prior to PRC presentation; prepare/present PowerPoint presentation at PRC meeting with assistance from City.
  - Prepare DB Request for Qualification (RFQ) documents and manage RFQ process with assistance from City.
    - Prepare Information Meeting agenda/participate in meeting/issue notes
    - Issue RFQ addenda as required
    - Advise Selection Committee regarding SOQ evaluation process
    - Review SOQs and assist with shortlist recommendation
    - Prepare SOQ review comments/issue at appropriate time frames
  - Prepare DB Request for Proposal (RFP) documents and manage DB selection process with assistance from City.
    - Attend Proprietary Meetings with shortlisted finalist
    - Issue RFP addenda as required
    - Advise Selection Committee regarding Management Plans/Proposal evaluation process

- Review Management Plans/Proposals and assist with highest finalist recommendation
  - Attend Proprietary Meetings with shortlisted finalists
  - Prepare Management Plan review comments/issue at appropriate time frames
- Negotiate DB Agreement terms with selected design-builder with assistance from the City.

# AGENDA SHEET FOR PARKBOARD MEETING OF: September 23, 2016



Submitting Division  
Parks & Recreation

Contact Person  
Berry Ellison

Phone No.  
625-6276

## DEPARTMENT

- ☐ Finance
- ☐ Operations
- ☐ Recreation/Golf
- ☒ Riverfront Park
- ☐ Parks & Recreation

## COMMITTEE

- ☒ Riverfront
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- ☐ Finance

CLERK'S FILE \_\_\_\_\_  
RENEWS \_\_\_\_\_  
CROSS REF \_\_\_\_\_  
ENG \_\_\_\_\_  
BID \_\_\_\_\_  
REQUISITION \_\_\_\_\_

## AGENDA WORDING:

Stantec- Year Round Recreational Rink and Sky Ride Facility Fee Estimate for bid document revisions plans and implementing of Value Engineering options.

## BACKGROUND:

(Attach additional sheet if necessary)

Cost savings estimate for V. E. \$427,000.00. Largest value items are Simplify Curb and railing, 50K, Reduce concrete, add asphalt 125K, reduce landscaping and change basalt columns 67K.

## RECOMMENDATION:

Review and approve

## Fiscal Impact:

Expenditure: \$35,585.00 3346-49541-94000-56522-48131

Revenue: Park Bond

## Budget Account:

ATTACHMENTS: Include in Packets:  
On file for Review in Office of City Clerk

## SIGNATURES:

Requestor - Berry Ellison

Dept. Mgr. - Garrett Jones

Director of Parks and Recreation

Parks Accounting – Nicole Edwards

Legal Dept. - Hunt Whaley

## DISTRIBUTION:

Parks: Accounting  
Parks: Pamela Clarke  
Budget Manager: Tim Dunivant  
Requester: Berry Ellison

Parks: Jo-Lynn Brown  
Parks:

PARK BOARD ACTION:

APPROVED BY  
SPOKANE PARK BOARD:

**RIVERFRONT PARK REDEVELOPMENT**  
**SPOKANE PARKS AND RECREATION DIVISION**  
**REC RINK VE OPTIONS**  
**September 21, 2016**

	Item	Fee	Est. Savings	Notes
1a	Eliminate Redundant Waste Heat used for snowmelt pit	2,520	15,000	
2a	Simplify Removable Aluminum Skate Ribbon Dasher Board Curb	5,820	50,000	
3a	Remove redundancy from Site Grubbing and Clearing estimate		15,000	
3bi	Replace Basalt columns with basalt boulders	825	25,000	
3bii	Civil Stormwater Design-Peer review	10,000	35,000	Fee allowance; peer review in progress
4	Landscape Revisions			
4ai	Replace West shrubs with turf			
4aii	Replace River Rock-West of SkyRide with turf			
4aiii	Reduce number of trees at Locust Lane			
4aiv	Remove shrubs/add A/C paving at Locust Lane			
	Add tree grates at Locust Lane			
4av	Reuse planter wall south of Café			
4avi	Change decomposed granite to bark			
	Landscape subtotal	3,340	27,000	
5	Change majority of concrete walkways to asphalt with concrete curb	9,280	125,000	
9b	Make Queuing Canopy an add alternate	1,900	35,000	
9ci	Make Kitchen Equipment and add alternate	1,900	100,000	
	<b>Total:</b>	<b>35,585</b>	<b>427,000</b>	
	<b>Schedule for completion 10/24/16</b>			