



Board Members: Cameron, Randy – President X
Quigley, Jim – Vice President —
Eadie, Leroy - Secretary X
Kelley, Ross X
Santorsola, Jim X
Selinger, Samuel —
Traver, Susan X
Van Voorhis, Ken —
Wheatley-Billeter, Martha Lou —
Wright, Chris —
Allen, Mike X

**Special Meeting of the Spokane Park Board
Friday, July 13, 2012, 1:00 p.m. – 2:00 p.m.
City Council Briefing Center, Lower Level City Hall
808 W. Spokane Falls Blvd., Spokane Washington**

Minutes

1. Roll Call: *Jacki Faught*
2. **Action Item:** Fee Proposal – Riverfront Park Concessions/Restroom Facility
The purpose of the meeting is to take a look at the project itself, the contract proposal from NAC Architecture (NAC), and the contract bid presented to the Riverfront Park Committee. Park Board is trying to fit this project into their budget of \$389K. They need to figure out what the actual costs will be and see if they can find the money for it. The hope is to be able to “value engineer” the project without affecting the design. Steve McNutt, NAC, kindly agreed to participate in this meeting. Mr. McNutt has recently attended another Design Review meeting for this project.
Mr. McNutt outlined the process and work NAC did regarding the design and location of the facility. Spring 2012 NAC was charged with developing designs with various characteristics, restrooms, concessions, and storage. NAC brought the Board designs with all characteristics requested. The location to the west of the fountain was determined most favorable with regards to infrastructure. The first phase of Design Review also indicated that the west location was preferred for aesthetics. Although the Board liked the design, the first estimate brought to the Board came in around \$479K for the building, with taxes, food service equipment, and other items, it was nearer to the \$650K range and possibly over \$700K after sales tax. The final fee proposal of \$89K and included all the work done in the pre-design for Phase I. This was over the City’s \$50K limit and the design contract went out to public bid with NAC being the only bidder. The cost of Phase I was not to exceed \$20K, \$15 had already been spent. Although the bid was calculated at hourly rates Mr. McNutt offered to make the design fee for the entire project “not to exceed \$89”. Legal approved however Park Board had some concerns and this meeting was scheduled. Without a contract and taking into consideration the Park Board’s schedule, the night before last plans were taken back through Design Review with the committee loving the project and giving only a few recommendations for consideration. A task based proposal of \$89K was generated. This project is so small it is not on the state fee tables. Small projects with a lot of design elements are fussy and challenging and are often more costly in design than many larger projects. A similar type project at the MAC was estimated at 18.3% and NAC lost \$10K on

that project.

Extensive discussion was had with about the contingency that may be built into the current numbers. The building has been shrunk down to 1,000 – 1,100 square feet. Different options of changes were explored and it was acknowledged that these would not result in considerable cost reduction. The anticipated affect of any proposed substantial changes from the Design Review perspective were not very favorable. Design Review Board recommends to the decision maker of the underlying permits. The pros and cons of other possible cost saving measures such as reusing restaurant equipment we currently have, reducing the size and characteristics of the building and the site, design build, were discussed.

It was generally agreed that Mr. McNutt is very comfortable with the numbers where they are, the Park Board is struggling with the number, ultimately, the question for the Park Board to figure out is truly how they are going to pay for the project. Concerns were expressed over spending this amount on a facility when the Department is cutting over \$1M out of its current budget. Naming rights and sponsorship opportunities were discussed. It is important to fully inform the public that this is a small project that would solve big problems. It would bring us completely compliant with the Health District, resolve a safety issue, is spending one time monies on a one time project pursuant to the adopted budget principals, and provides a revenue opportunity that would help the project pay for itself. A business plan is expected soon for the concessions portion.

Councilman Mike Allen left the meeting at 2:00 p.m.

No motion was made as there was no quorum.

3. Adjournment: 2:25 p.m.