



Spokane Park Board Special Meeting Minutes

May 6, 2016 – 3 p.m.

City Hall Conference Room 5A
808 W. Spokane Falls Blvd, Spokane, WA

Park Board Members:

X Wright, Chris– President
X Traver, Susan – Vice President
X Eadie, Leroy
X Kelley, Ross
X Van Voorhis, Ken (Left: 5:30 p.m.)
X Dunau, Andy
X Selinger, Sam
Potratz, Preston (Absent/Excused)
X Pendergraft, Lauren
X Sumner, Nick
X McGregor, Ted
X Mumm, Candace – Council Liaison
(Arrived: 3:10 p.m.)

Parks Staff:

Berry Ellison
Garrett Jones
Al Vorderbrueggen
Fianna Dickson
Jon Moog
Jason Conley

Guest(s):

Guy Michaelson
Keith Comes
Scott Somers
Matt Walker

SUMMARY

- The Park Board approved the NAC Architecture Looff Carrousel Facility schematic design.
- The Park Board deferred action on the NAC Architecture Looff Carrousel Amendment.
- The Park Board deferred action on the Stantec Recreational Rink/Skyride Facility Alterations.
- The Park Board approved changes to the Berger Contract Task 2.A Amendment to clarify the wheels park design fees will be paid from Cumulative Reserves, non-bond dollars.
- The Park Board directed staff to craft the Berger Contract Task 2.B for the North Bank and Looff Carrousel design and construction administration.
- The Park Board authorized staff to draft a contract amendment with Berger Partnership for 30 percent design for the wheels park facility.
- The Park Board approved to add the Looff Carrousel footprint to the Berger Task 2.B Contract.

MINUTES

Roll Call: *Leroy Eadie*

1. Action items:

Looff Carrousel Facility - Schematic Design Approval – *Keith Comes* of NAC Architecture presented the Looff Carrousel Facility schematic design proposal. Mr. Comes summarized the planning efforts and illustrated the proposed conceptual design. The next deadline is June 17 for the completion for design development culminating to actual construction Feb. 1, 2017, through October 2017. The construction cost budget for the project is \$4.5 million. At this time, the project is approximately \$185,000, or 4 percent, over budget target. In light of the contingencies built into the plan, Mr. Comes stated these overages are manageable and the project can remain within budget. There was considerable discussion regarding the aesthetics of the protective wall design around the carrousel. Suggestions were made on ways to break up the visual aspect of the rock wall design.

Motion #1: Andy Dunau moved to accept the Looff Carrousel Facility schematic design, as presented.

Ken Van Voorhis seconded.

Motion carried with a nine-to-one vote.

Looff Carrousel - NAC Contract Amendment – *Chris Wright* explained the purpose of the contract amendment is to designate NAC Architecture as the prime consultant, in charge of the site. The Park Board agreed not to take action since the contract amendment was not available for the Park Board to review. There was discussion to defer it to the May 10 Finance Committee meeting as an action item, if possible.

Motion #2: Ken Van Voorhis moved to defer action on the NAC Contract Amendment to a later date.

Lauren Pendergraft seconded.

Motion carried with unanimous consent.

Stantec: Recreational Rink/Skyride Facility Alterations – *Scott Somers* provided three options for the mechanical HVAC system, ranging from an estimated \$125,550 to \$196,679 for the construction costs. He also reviewed the value engineering options for the Recreational Rink & Skyride Facility, which included: 1) remove the canopy at the rotunda; 2) decrease overall height of the rotunda; 3) reduce quantity of windows/glazing; 4) abandon expanded kitchen plan; 5) reduce depth of excavation and concrete; 6) apply cost effective exterior veneers; and 7) construct a minimally durable and minimally efficient HVAC system. The board agreed to have the Recreational Rink/Skyride Facility Ad Hoc Committee meet at 9 a.m. Wednesday in order to provide a recommendation at the May 12 Park Board meeting.

Motion #3: Ross Kelley moved to defer action to the May 12 Park Board meeting.

Andy Dunau seconded.

Motion carried with unanimous consent.

Berger Contract – Task 2.A Amendment #3 - Wheels Park – *Chris Wright* reviewed Park Board action taken during the March 10 board meeting to amend Berger Contract Task 2.A. The approved action involved removing Task 2.4, Assumption #2, and to have the skate park design costs, in the amount of \$10,000, come from Cumulative Reserves.

Motion #4: Ken Van Voorhis moved to remove the following wording from Berger Contract 2.A Amendment #3: "Funds to come from Cumulative Reserves."

Lauren Pendergraft seconded.

Motion carried with unanimous consent.

Berger Summary of Deliverables – *Andy Dunau* recommended moving this topic to the end of the meeting and address the item, time permitting. Mr. Dunau added, the Berger Summary of Deliverables is on the May 9 Riverfront Park Committee meeting agenda.

Action: None

Berger Task 2.B Contract – *Berry Ellison* reviewed the Berger Task 2.B Contract which consists of 100 percent design and construction administration for the North Bank and the Loeff Carrousel Facility. The proposed cost is based on 12 percent of construction budget. The board directed staff to work with Berger to craft the Task 2.B scope of work and fee schedule which will be presented at the May 12 Park Board regular meeting.

Motion #5: Andy Dunau moved to recommend staff to craft a contract for the May 12 Park Board meeting based on 12 percent of the \$4 million construction budget which will take the project from design through construction, and to include a timeline for the North Bank deliverables.

Candace Mumm seconded.

Motion carried with a nine-to-one vote.

Berger Wheels/Skate Facility Proposal – *Berry Ellison* presented the North Bank Wheels Facility proposal based on a \$900,000 construction budget. The general scope of work includes 30 percent design for the approximately 8,500-square-foot facility with an estimated fee of \$30,000. *Dr. Sam Selinger* presented letters of support from the Downtown Spokane Partnership and Visit Spokane. *Chris Wright* added this expenditure will come from Cumulative Reserves and not from 2014 bond dollars.

Motion #6: Dr. Sam Selinger made a motion to authorize staff to draft a contract amendment with Berger Partnership for 30 percent design for a Wheels/Skate Facility, not to exceed \$30,000 from non-bond dollars.

Ross Kelley seconded.

Motion carried with a six-to-three vote.

Berger Contract – Loeff Carrousel – *Berry Ellison* reviewed the proposed amendment to the Berger Task 2.B Contract.

Motion #7: Andy Dunau moved to add the Looff Carrousel footprint, as defined by staff, to the Berger 2.B Contract in the sum of 12 percent of the construction budget of \$1.72 million, and Berger Partnership to work in concert with the schedule provided and managed by NAC.

Ross Kelley seconded.

Motion carried with unanimous consent.

2. Discussion Items:

- A. Riverfront Park Utility Easement for Avista update – *Chris Wright* provided a brief update on the Utility Easement for Avista.

3. Adjournment: The meeting was adjourned at 5:52 p.m.

Minutes approved by:



Leroy Eadie, Director of Parks and Recreation



Value Engineering Options - Recreational Rink & Skyride

- Remove Canopy at the Rotunda.
- Decrease overall height of the rotunda.
- Reduce quantity of windows/glazing.
- Abandon expanded kitchen plan.
- Reduce depth of excavation and concrete.
- Apply cost effective exterior Veneers.
- Minimally durable & minimally efficient H-VAC system.

Stantec Architecture 5/6/2016											
			Already Budgeted?	Stantec Recommend to Keep, Add, or Remove	PB Recommend to Keep, Add, or Remove	Estimated Added Cost	Estimated VE Savings Estimated VE Savings	Summer Program	FFE	Art	Owner
1	Building Canopies										
1a	80' South Wall		Y	K			(\$27,500)	?			
1b	Entry Canopy		Y	K			(\$5,000)	?			
1c	Zamboni Canopy		Y	K			(\$6,000)	?			
1d	North Canopy		N	A		\$4,000					
1e	Rotunda Canopy		N	-		\$60,000					
2	Aluminum Storefront										
2a	Increase Glass at Rotunda South Wall		N	K		\$40,000					
3	Observation Deck		N								
3a	Stairs		N	-		\$65,000		Partially			
3b	Elevator?		N	-		\$90,000		Partially			
3c	Railings		N	-		\$35,000		Partially			
3d	Finished Deck Flooring		N	-		\$65,000		Partially			
3e	Savings in Roofing		N	-		\$0		Partially			
3f	Lighting, Misc. Other		N	-		\$35,000		Partially			
4	Rink Light Show		N	A		\$58,000		Partially			
5	Exterior Fog Feature		N	A		\$40,000		Partially			
6	Garage Doors										
6a	Rental Rooms Interior		N	A		\$7,000		?			
6b	Rental Rooms Exterior		Y	K			(\$7,000)	?			
6c	Zamboni Room		Y	K			(\$7,000)	?			
7	Kitchen										
7a	Original (heated concessions)		N	-							
7b	Added Kitchen		Y	K			(\$90,000)	Partially			
7c	Equipment (FFE)		N	-				Partially	\$50,000		
7d	Enhanced Kitch w/ Grab-n-Go		Y	K			(\$100,000)	Partially			
7e	Equipment (FFE)		N	-				Partially	\$50,000		
7f	Design Features/Cabinetry		Y	K			(\$35,000)	Partially			
8	Signage										
8a	Building Exterior		N	A		\$25,000		Partially			
8b	Exterior Directional		N	A		\$15,000		Partially			
8c	SkyRide		N	A		\$15,000		Partially			
8d	Food & Beverage		Y					Partially			
9	Skating Floor Mats (FFE)										
9a	Exterior (FFE)		N	A					\$36,000		
9b	Interior (FFE)		N	No					\$32,000		
10	Interior Flooring										
10a	Polished Concrete		Y								
10b	Rubber Sport Flooring (Omit 9b, if added)		N	Y		\$24,000	(\$8,000)				
11	HVAC										
11a	Basic 2 Zone Rooftop Units		Y	R							
11b	Basic 4 Zone Rooftop w/ Radiant Floors		N	Y		\$55,000					
11c	Enhanced System		N	-		\$80,000					
12	Sound System w/ mic										
12a	Rink		N	MUST HAVE		\$35,000		Partially			
12b	Indoors (Need to integrate both)		N	Y		\$15,000		Partially			
13	Concert Sound Control		N	Y		\$45,000		Y			
14	Feature Interior Lighting										
14a	Rotunda		N	YES		\$18,000					
15	Air Curtains		N	Y		\$6,500					
16	Outdoor Canopy Heaters		N	-		\$12,000					
17	Added General Conditions										
17a	Winterization (due to schedule)		N	-		\$50-\$150K					
17b	Mobilization / Phasing (other projects)		N	-		\$50K					
18	Key Cards										
18a	(by owner - wiring only?)		N	-		\$5,000					
19	Video Cameras										
19a	(by owner - wiring only?)		N	-		\$8,000					
20	Panic Button @ Registers		N	Y		\$1,500					
21	IT Wiring / Cable Trays		N	Y		\$9,000					
22	Wi-Fi		N	Y		\$1,500					
23	Fire Sprinklers										
23a	System in Building		Y	MUST HAVE			(\$28,000)				
23b	Main from Street to Building		N	-		\$32,000					
24	Lockers (FFE)		N	Y		\$2,500					
25	Interior Furniture										
25a	Tables/Chairs		N	-		\$15,000					
25b	Seats/lockers for skate area		N	-		\$10,000					
25c	Rental Room Furniture		N	-		\$4,000					
26	Skate Racks (FFE)		N	-		\$9,000					
27	Window Sun Screening Devices										
	Rotunda 4X4		N	Y		\$9,500					
28	Site Lighting		N			\$150,000					
29	Power @ Site / Poles		N	Y		\$35,000					
30	Art/Monumnet at SkyRide										
30a	(Old Expo Car & Reader)		N	Y		\$6,500				Y	
31	Video										
31a	Indoor Monitors		N	Y		\$13,000		Partially			
31b	Exterior Monitors		N	Y		\$6,000		Partially			
31c	Reader Boards		N	Y		\$4,500		Partially			
32	SkyRide Mechanics										
32a	Design/Wiring/Hook-Up		N	MUST HAVE		\$30,000					
32b	Provide Elec. Boxes/PVC Sleeves		Y	-							
32c	Upgrades		N	-		?					
33	Rink Canopy		N	Y		\$60-\$90K		Partially			
34	Window Coverings		N	Y		\$6,500					

EXHIBIT A

The nomenclature and numbering of scope elements herein has been generated based on the eventual full Task 2 scope.

2.0 DESIGN SERVICES

2.1.A North Bank Design for Grant Support

c) (Refer to Exhibit B for geographical area and detailed scope of work.) Continued development of the North Bank area of Riverfront Park based on the approved concept and schematic design from Task 1. Consultant shall provide and further refine design for RCO grant assistance for the regional playground facility and skate facility, and coordinate with future Field House program north of site.

All meetings and coordination with adjacent facilities and landowners to be completed and led by City PMT team. Consultant team to provide support in documentation and meeting attendance.

Deliverables for Task:

1. Preliminary Grant Support: Site inventory and analysis, spatial relationships, plan graphics, and project narrative. (Additional detail to be incorporated/added into Task 1 North Bank deliverable.)
2. Park Board Resolution Package: Assembly and presentation of a design package as submitted for grants. In addition to design deliverables immediately above, the package shall include (for grant elements only) details and perspectives, preliminary cost estimates, materials, and phasing. A narrative of opportunities for education, sustainable design elements, and inclusive play will be included.

Assumptions:

1. Narrative expanding on public need analysis, project need, level of service, regional draw are to be provided by client and integrated into the Parks Board Resolution package.
2. A T&M Allowance of \$10,000.00 for Skate Park Design consultant has been included. ~~NOTE: Funds to come from cumulative reserve.~~
3. An allowance of \$2,000.00 has been included for high-level civil engineering support. No civil engineering drawings are included in this scope element.
4. Preliminary grant support is anticipated for completion in March.
5. Park Board Resolution Package to be completed early April.

**RIVERFRONT PARK MODERNIZATION
BERGER FEE MATRIX
SPOKANE PARKS AND RECREATION DIVISION**

NO.	BERGER	SITE CONSTR BUDGET	STANDARD FEE	ADD'L SERVICE/ OTHER	TOTAL
1	TASK 1 - PROGRAM VALIDATION		\$297,909	\$249,100	\$547,009
2	TASK 2A - PARKWIDE SURVEY/UTILITY GUIDELINES		\$50,250	\$276,735	\$326,985
3	Subtotal 1 & 2A		\$348,159	\$525,835	\$873,994
4					
5	PROPOSED TASK 2B				
6	RFP Site Design Guidelines			\$36,173	
7	RFP Electrical Consolidations/Guidelines			\$70,100	
8	Riverfront Park Navigation Wayfinding			\$83,050	
9	South Bank LOOF Site - SD thru CA (12%)	\$1,720,000	\$206,400		
10	North Bank - SD thru CA (12%)	\$4,000,000	\$480,000		
11	Project Management: Artist/Tribal Coord/Public Outreach (6 months @ \$6,666/Month) with staff oversight			\$40,000	
12	Reimbursable Allowances		\$20,000		
13	Subtotal 2B		\$706,400	\$229,323	\$935,723
14					
15	PROPOSED TOTAL FEE THROUGH 2B		\$1,054,559	\$755,158	\$1,809,717
16					
17	FUTURE TASK 2C				
18	Howard Street Promenade - SD thru CA (12%)	\$4,270,000	\$512,400		
19	Havermale Island - SD thru CA (12%)	\$8,385,000	\$1,006,200		
20	Canada Island - SD thru CA (12%)	\$700,000	\$84,000		
21	Project Management: Artist/Tribal Coord/Public Outreach (10 months @ \$6,000/Month) with staff oversight			\$60,000	
22	Reimbursable allowances		\$30,000		
23	Subtotal 2C		\$1,632,600	\$60,000	\$1,692,600
24					
25	Contingency - 20% of 2C		\$326,520		\$326,520
26					
27	Subtotal Berger Contract	\$19,075,000	\$3,013,679	\$815,158	\$3,828,837



Berger Partnership Major Public Spaces- Summary of Deliverables to Date

Aug 15, 2015 - Task 1 Contract (\$450,249.48)

- | | |
|--|--|
| 1.1a-Two meeting in Spokane | 1.3a-SD and Type Size. Location Report |
| 1.1b-Review Survey/Electric Base Info | 1.3b-SD & DD Spokane Falls Blvd Edge |
| 1.1c-Preliminary Soils Testing | 1.4a-PM Team/Team meetings |
| 1.2a-Early Howard Street Promenade Design | 1.4b-Public Outreach/Stakeholder meetings |
| 1.2b West Havermale Parking | 1.4c-Project management |
| 1.2c-North Bank Improved Surface Parking/Plaza Study | Reimbursable Expenses/ Consultant mark ups |

Oct 13, 2015 - Amendment #1 (\$55,499.60)

- 1.6Add: Survey of South Bank
Add: Recreational Rink Permitting-Geotechnical

Jan 19, 2016 - Amendment #2 (Task 1 scope and fee reallocation, Lateral move within Task 1) (39,000.00)

- Omit: Geo Exploration and portion of Theme Stream TS&L
Add: HSBS Design and Management
Add: Project management

March 7, 2016 - Amendment #3 (Task 1.7) (\$28,300 lateral move and \$41,261 Amendment)

- 1.7.1 Add: Public Outreach
1.7.2 Add: South Bank West
1.7.3 Add: Park Wide Permitting support
1.7.4 Add: Project Management
Omit: Geotechnical Fieldwork

April 14, 2016 - Amendment #4 (Task 2.A) (\$326,985.60)

- 2.1.A.c North Bank Design for Grant Support
2.1.Ab1 Central Havermale Island
2.2.A.a lighting Design Guidelines
2.3.B Topo Ground Survey
2.3.E.a Parkwide Utilities Guidelines
2.5 Project Management
2.7 Design Presentation/Deliverables
2.8 Reimbursable Expenses

	Contract Amount	Paid to Date	Remaining
Task 1	\$ 547,009.60	\$479,870.77	\$67,138.83
Task 2.A	\$ 326,985.60	\$23,518.50	\$303,467.10
Total:	\$ 873,995.20	\$503,389.27	\$370,605.93

Guidelines for Determining Architect/Engineer Fees for Public Works Building Projects (effective July 1, 2015)

When budgeting for state capital projects, the estimated value of the Architectural/Engineering (A/E) Basic Services fee (Exhibit A) can be determined by using these fee guidelines. The guidelines are divided into three levels determined by the type and complexity of the building. They are used in the preparation of capital budget requests for Washington State public works building projects under the jurisdiction of the Department of Enterprise Services, universities, natural resource agencies, and the Department of Transportation. A/E Basic Services are defined in this document.

The payment of A/E fees represents some of the most important dollars spent on a project. These funds are an investment affecting both the quality and successful completion of a project. Recognizing this, calculation of a fee structure to obtain quality design at a reasonable cost presents a challenge. There are pros and cons associated with any system used to set fees, and there is great variation in the types and complexity of state construction projects.

These fee guidelines originally were the outcome of a study coordinated by the Office of Financial Management (OFM) to review other fee guidelines and identify approaches used by other states. The study included state agencies, the Washington Council of the American Institute of Architects, American Council of Engineering Companies of Washington, and state universities. State agencies documented examples within state government where the existing fee system posed problems, and they proposed changes that would improve the state system. Higher education agencies provided evaluations of the scope, magnitude, and methods used to establish fees for design services at peer institutions. Updates to the fee guidelines also have considered issues raised by the design community.

Use of the Guidelines

These fee guidelines should be used in preparing capital budget requests to determine the maximum amount that may be payable for A/E basic service fees in fixed price agreements and percent of construction cost agreements. The guidelines define the standard basic services (based on the definition of basic services) that should be included in each design phase of state public works projects for the typical design/bid/build process. They also provide further definition of what are considered reimbursable expenses, extra and other services.

Agencies may choose to pay design consultant fees or allow extra and other charges in a manner other than described in these guidelines, and any additional cost (above the level provided by the guidelines) may be paid from other agency resources.

Percent Fee Compensation

The standard fee schedule has been prepared to establish a basis for determining the scope and cost of design services and to focus the attention of agencies on the quality, capability, and prior performance of the firms being selected for public works projects.

The fee schedule is used to prepare capital budget requests. The actual contracts for basic services payable to the A/E shall be a negotiated fixed amount or percentage of the maximum allowable construction cost of the project not including fees; licenses; permits; sales taxes; contingencies; and change orders caused by A/E errors or omissions, or change orders which do not require design consultant services. Based on the specific circumstances of each project, the final negotiated fee may be above or below the guidelines shown on the schedule. In addition to the basic services fee, allowances will be negotiated for services not covered in the basic services contract.

Maximum Allowable Construction Cost

The Maximum Allowable Construction Cost (MACC) is defined as the total sum available to the general contractor for construction purposes, including all alternates. The MACC excludes Washington state sales tax, professional fees, project contingency funds, or other charges that may not be under the scope of the general contractor. The budget for A/E basic services is based on the MACC plus construction contingency as reflected in the Capital Budgeting System (CBS) and the updated cost estimating form (C-100). The negotiated fee for A/E basic services should be based on the MACC only as shown in Exhibit A – A/E Fee Schedule.

Remodel Design

A/E costs and effort may vary greatly between individual remodeling projects of the same dollar amount. Consequently, each project will be analyzed on an individual basis. As a general rule, the fee will be based upon the building type classification. When program changes are significant or if warranted by other conditions, fees noted under those schedules **may** be increased by *up to three percent* for basic services. Factors to be considered include:

- Age and character of the building
- Availability and accuracy of existing plans and specifications
- Extent and type of program revisions
- Requirement to maintain the building's existing character
- Extent of mechanical and electrical involvement

Phased construction in occupied buildings may substantially affect the construction schedule. More field observation and coordination may require consideration of additional fees beyond the basic services contract amount.

Fee Modifications

It is recognized that there may be considerable variance between projects of a similar size and type that may necessitate modification of the A/E fee schedule. Examples of special circumstances that may necessitate such modifications include:

- Unusual site conditions
- Unique problems requiring specialized or extensive consulting services
- Renovations required by additions to an existing structure
- Unusually slow or fast development schedule (fast track, design build, GC/CM)
- Contractor design (fire protection systems)
- Large portions of work outside the control of the prime architect (wetlands mitigation)

Other circumstances where a fee modification may be appropriate include the following:

Repetitive Design

Where all or part of a project is a site adaptation of a previous design, the basic services fee shall be negotiated, recognizing the reduced level of services. This usually reduces the program analysis, design, and bidding document preparation costs to an amount necessary to update the documents for site work, code revisions, etc. Reductions must be considered on a case-by-case basis.

Equipment and Substantially Reduced Work Requirements

Where a project involves a substantial amount of expensive equipment that may be relatively easy to accommodate, fees should be reduced accordingly. Likewise, any contract or modification to a contract where work requirements are substantially less than indicated by the application of a percentage fee need to be addressed separately. Projects with disproportionate elements of high cost, such as earth moving, may be relatively easy to design and fees should be reduced accordingly.

Prototype Design

The initial design of a prototype facility, such as a housing unit at an institution, may warrant a full design fee based on the previous development of the prototype. However, the fee for A/E basic services for all additional replications of the prototype constructed at the same time or at other locations in the future shall be calculated at 40 percent of full fees.

Policy Regarding Geographic Location of Consultant

It is the state's policy to obtain the highest quality design services for a fair and equitable payment to the design firm. The state recognizes that the investment for quality design services is directly related to a well-organized construction process and maximum functionality of the completed project. With this in mind, proposals for design services will be accepted from all firms wishing to work for the state, and evaluated based on the firm's capability, competency, and experience in successfully completing similar projects.

The fee structure should be appropriate for each project, regardless of the location of the consultant. The basic services fee includes all travel costs associated with the performance of basic services within a 50-mile radius of the project. General expenses for the cost of travel and per diem between 50 and 350 miles shall be based on state rates and may be reimbursable to the extent they are reasonable and negotiated within the A/E agreement. Travel expenses beyond 350 miles for both the agency and consultants must be justified in writing when submitting a budget request to OFM.

Basic Services Fee Breakdown

The following is a guide for splitting the A/E fee into approximate percentages for each phase of work. Although it is not intended to be absolute, significant deviations should be closely reviewed. The intent of the guidelines is to ensure that design requirements progress in an orderly manner and that essential planning and system development occur when most beneficial to the project. Essential elements of the work should be completed and approved prior to initiating succeeding design phases. For a more detailed explanation of activities normally included in each phase, see the A/E Basic Services section.

The basic fee categories are described below:

Percent of Basic Services Fee	
Schematic Design	18
Design Development	20
Construction Document	31
Bidding	2
Construction	27
Project	2

A/E Basic Services

A/E Basic Design Services consist of the services described in the following pages and are included on the Capital Project Cost Estimate within CBS. These design services include normal architectural, structural, civil, mechanical, and electrical engineering services.

Schematic Design Services (18 Percent)

In the Schematic Design phase, the A/E provides those services necessary to prepare Schematic design documents consisting of drawings and other documents illustrating the general scope, scale, and relationship of project components for approval by the agency. Design should be conceptual in character, based on the requirements developed during the predesign phase, approved by the agency, or program requirements provided by the agency and reviewed and agreed upon by the A/E.

Schematic design includes the following:

Project Administration	Services related to schematic design administrative functions including consultation, meetings and correspondence, and progress design review conferences.
Disciplines Coordination	Coordination between the architectural work and engineering work and other involved consultants for the project. When specialty consultants are used, additional coordination beyond basic services may be required and negotiated for appropriate phases of the work.
Document Checking	Review and coordination of project documents.
Consulting Permitting Authority	Consultations, research of critical applicable regulations, preparation of written and graphic explanatory materials. The services apply to applicable laws, statutes, regulations, and codes.
Data Coordination User Agency	Review and coordination of data furnished for the project by the agency.
Architectural Design	Services responding to scope of work (program/predesign) requirements and consisting of preparation of conceptual site and building plans, schematic sections and elevations, preliminary selection of building systems and materials, development of approximate dimensions, areas and volumes.
Structural Design	Services consisting of recommendations regarding basic structural material and systems, analysis, and development of conceptual design solutions.
Mechanical Design	Services consisting of consideration of alternate materials, systems and equipment, and development of conceptual design solutions for energy sources/conservation, heating, ventilating and air conditioning (HVAC), plumbing, fire protection, and general space requirements.
Electrical Design	Services consisting of consideration of alternate systems, recommendations regarding basic electrical materials, systems and equipment, analysis, and development of conceptual design solutions for power service and distribution, lighting, communication raceways, fire detection and alarms, and general space requirements.
Civil/Site Design	Services consisting of site planning including layout of site features, building position, preliminary grading, location of paving for walkways, driveways and parking, and fencing locations. Also included are the normal connections required to service the building such as water, drainage, and sanitary systems, if applicable.

Guidelines for Determining Architect/Engineering Fees for Public Works Building Projects

Specifications	Services consisting of preparation for agency's approval of proposed development of architectural outline specifications, and coordination of outline specifications of other disciplines.
Materials Research	Services consisting of identification of potential of architectural materials, systems, and equipment.
Scheduling	Services consisting of reviewing and updating previously established project schedules or initial development of schedules for decision-making, design, and documentation.
Cost Estimating	Services consisting of development of a probable construction cost from quantity surveys and unit costs of building elements for the project. Parametric costs shall reflect the level of design elements presented in the schematic design documents, plus appropriate design contingencies to encompass unidentified scope ultimately included in the program. Assist user agency with analyzing scope, schedule, and budget options to stay within the MACC.
Presentations	Services consisting of appropriate presentation(s) of schematic design documents by the A/E to agency representatives.

Design Development Services (20 Percent)

In the Design Development Phase, the A/E shall provide those services necessary to prepare from the approved schematic design documents, the design development documents consisting of drawings and other documents to fix and describe the size and character of the entire project for approval by the agency. Consideration shall be given to availability of materials, equipment and labor, construction sequencing and scheduling, economic analysis of construction and operations, user safety and maintenance requirements, and energy conservation.

Design development includes the following:

Project Administration	Services consisting of design development administrative functions including consultation, meetings and correspondence, and progress design review conferences with user agency.
Disciplines Coordination	Coordination of the architectural work and the work of engineering with other involved consultants for the project.
Document Checking	Review and coordination of documents prepared for the project.
Permitting Authority Consulting	Consultations, research of critical applicable regulations, preparation of written and graphic explanatory materials. The services apply to applicable laws, statutes, regulations, and codes. Assist in obtaining approval from approving agencies as required.
User Agency Data Coordination	Review and coordination of data furnished for the project by the agency.
Architectural Design	Services consisting of continued development and expansion of architectural schematic design documents to establish the final scope, relationships, forms, size, and appearance of the project through plans, sections and elevations, typical construction details, three-dimensional sketches, materials selections, and equipment layouts.

Guidelines for Determining Architect/Engineering Fees for Public Works Building Projects

Structural Design	Services consisting of continued development of the specific structural system(s) and schematic design documents in sufficient detail to establish basic structural system and dimensions, structural design criteria, foundation design criteria, preliminary sizing of major structural components, critical coordination clearances, and outline specifications or materials lists.
Mechanical Design	Services consisting of continued development and expansion of mechanical schematic design documents and development of outline specifications or materials lists to establish approximate equipment sizes and capacities, preliminary equipment layouts, required space for equipment, chases and clearances, acoustical and vibration control, visual impacts, and energy conservation measures.
Electrical Design	Services consisting of continued development and expansion of electrical schematic design documents and development of outline specifications or materials lists to establish criteria for lighting, electrical and communication raceways, approximate sizes and capacities of major components, preliminary equipment layouts, required space for equipment, chases, and clearances.
Civil/Site Design	Services consisting of continued development of civil/site schematic design documents and development of outline specifications required for the project that are normally prepared by the architect. See the Extra Services section for detailed civil design services beyond basic services.
Specifications	Services consisting of preparation for the agency's approval of proposed General and Supplementary Conditions of the Contract for construction, development of architectural outline specifications, coordination of outline specifications of other disciplines, and production of design manual including design criteria, and outline specifications of materials lists.
Scheduling	Services consisting of reviewing and updating previously established schedules for the project.
Cost Estimating	Services consisting of development of a probable construction cost from quantity surveys and unit costs of building elements for the project. Parametric costs reflect the level of design elements presented in the design development documents, plus appropriate design contingencies to encompass unidentified scope ultimately included in the program. Assist user agency with analyzing scope, schedule and budget options to stay within the MACC.
Presentations	Services consisting of appropriate presentation(s) of design development documents by the A/E to agency representatives.

Construction Document Services (31 Percent)

In the construction documents phase, the A/E shall provide the services necessary to prepare for approval by the agency – from the approved design development documents; construction documents consisting of drawings, specifications, and other documents describing the requirements for construction of the project; and bidding and contracting for the construction of the project.

Project Administration	Services consisting of construction documents, administrative functions (including consultation, meetings and correspondence), and progress design review conferences.
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Guidelines for Determining Architect/Engineering Fees for Public Works Building Projects

Disciplines Coordination	Coordination of the architectural work, with the work of engineering, and with other involved consultants for the project.
Document Checking	Review and coordination of documents prepared for the project.
Permitting Authority Consulting	Consultations, research of critical applicable regulations, preparation of written and graphic explanatory materials. The services apply to applicable laws, statutes, regulations, and codes. Assist in obtaining approval from approving agencies as required.
User Agency Data Coordination	Review and coordination of data furnished for the project by the agency.
Architectural Design	Services consisting of preparation of drawings based on approved design development documents setting forth in detail the architectural construction requirements for the project.
Structural Design	Services consisting of preparation of final structural engineering calculations, drawings, and specifications based on approved design development documentation, which details structural construction requirements for project.
Mechanical Design	Services consisting of preparation of final mechanical engineering calculation, drawings and specifications based on approved design development documentation, setting forth in detail the mechanical construction requirements for the project.
Electrical Design	Services consisting of preparation of final electrical engineering calculation, drawing and specifications based on approved design development documentation, setting forth in detail the electrical construction requirements for the project.
Civil/Site Design	Services consisting of preparation of final civil/site design drawings and specifications based on approved design development documentation required for the project, which are normally prepared by the architect. See the Extra Services section for detailed civil design services beyond basic services.
Specifications	Services consisting of activities of development and preparation of bidding documents, Conditions of the Contract, architectural specifications, coordination of specifications prepared by other disciplines, and compilation of the project manual.
Cost Estimating	Services consisting of development of a probable construction cost from quantity surveys and unit costs of building elements for the project. Parametric costs shall reflect the level of design elements presented in the Construction documents plus appropriate design contingencies to encompass unidentified scope ultimately included in the program. Assist user agency with analyzing scope, schedule, and budget options to stay within the MACC.
Scheduling	Services consisting of reviewing and updating previously established schedules for the project.
User Agency Assistance	Provide necessary information to user agency for the preparation of OFM requirements for release of allotments including preparation of cost statistics.

Bidding Phase (2 Percent)

In the Bidding Phase, the A/E, following the agency's approval of the Construction Documents and the most recent statement of probable construction cost, shall provide those services necessary for the A/E to assist the agency in obtaining bids and in awarding and preparing contracts for construction. In the case of phased construction, the agency may authorize bidding of portions of the work.

Project Administration	Services consisting of bidding administrative functions.
Disciplines Coordination	Coordination between the architectural work and the work of engineering and other involved consultants for the project.
Bidding Materials	Services consisting of organizing, coordinating, and handling Bidding documents for reproduction, distribution and retrieval, receipt, and return of document deposits.
Addenda	Services consisting of preparation and distribution of Addenda as may be required during bidding and including supplementary drawings, specifications, instructions, and notice(s) of changes in the bidding schedule and procedure.
Bidding	Services consisting of participation in pre-bid conferences, responses to questions from bidders, and clarification or interpretations of the bidding documents, attendance at bid opening, and documentation and distribution of bidding results.
Analysis of Substitutions	Services consisting of consideration, analysis, comparisons, and recommendations relative to substitutions proposed by bidders prior to receipt of bids.
Bid Evaluation	Services consisting of validation of bids, participation in review of bids and alternates, evaluation of bids, and recommendation on award of contract.
Contract Agreements	Assist using agency in notification of contract award, assistance in preparation of construction contract agreements when required, preparation and distribution of sets of contract documents for execution of the contract, receipt, distribution and processing, for agency approval, of required certificates of insurance, bonds and similar documents, and preparation and distribution to contractor(s) on behalf of the agency, of notice(s) to proceed with the work.

Construction Contract Administration Phase (27 Percent)

In the Construction Contract Administration phase, the A/E shall provide services necessary for the administration of the construction contract as set forth in the General Conditions of the Contract for Construction.

Project Administration	Services consisting of construction contract administrative functions including consultation, conferences, communications, and progress reports.
Disciplines Coordination Document Checking	Coordination between the architectural work and the work of engineering and other involved consultants for the project. Reviewing and checking of documents (required submittals) prepared for the project.
Permitting Authority Consulting	Services relating to applicable laws, statutes, regulations and codes of regulating entities relating to the agency's interests during construction of the project.

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Construction Administration	Services consisting of processing of submittals, including receipt, review of and appropriate action on shop drawings, product data, samples, and other submittals required by the contract documents. Distribution of submittals to agency, contractor, and field representatives as required. Maintenance of master file of submittals and related communications.
Construction Field Observation	Services consisting of visits to the site at intervals appropriate to the stage of construction or as otherwise agreed to become generally familiar with the progress and quality of the work and to determine in general if the work is proceeding in accordance with the contract documents, and preparing related reports and communications. A/E to chair project meetings.
Project Representation	Services consisting of assisting the agency in selection of full- or part-time project representative(s).
Documents	Services consisting of preparation, reproduction, and distribution of clarification documents and interpretations in response to requests for clarification by contractors or the user agency. Maintenance of records and coordination of communications relative to requests for clarification or information (RFI). Preparation, reproduction and distribution of drawings and specifications to describe work to be added, deleted or modified, review of proposals, review and recommend changes in time for substantial completion, assisting in the preparation of modifications of the contracts and coordination of communications, approvals, notifications, and record-keeping relative to changes in the work. Additional fees for changes to the scope of a project shall be negotiated.
Scheduling	Services consisting of monitoring the progress of the contractors relative to established schedules and making status reports to the user agency.
Cost Accounting	Services consisting of maintenance of records of payments on account of the contract and all changes thereto, evaluation of applications for payment and certification thereof, and review and evaluation of cost data submitted by the contractors for work performed.

Project Closeout (2 Percent)

Project Closeout	Services initiated upon notice from the contractor that the work is sufficiently complete, in accordance with the contract documents, to permit occupancy or utilization for the use for which it is intended, and consisting of a detailed inspection for conformity of the work to the contract documents, issuance of certificate of substantial completion, issuance of a list of remaining work required (punch list), final inspections, receipt and transmittal of warranties, affidavits, receipts, releases and waivers of lien or bonds, permits, and issuance of final certificate for payment.
Record Documents (As-Builts)	Receive and review the contractors marked up field records. Supply the record documents to user agency. (Transferring the contractor's record of field changes to the original record drawings may be authorized by the owner as an additional service.)
Operations and Maintenance Manuals	Services consisting of processing, reviewing, commenting on, taking appropriate action, and transmitting Operations and Maintenance Manuals provided by the contractor to user agency.
Warranty Period	Continued assistance to investigate contract problems that arise during the warranty period.

A/E Extra Services/Reimbursables and Other Services

The majority of projects should be completed within the structure of the basic fee schedule.

However, some projects will be more complex and require a range of Extra Services/Reimbursables and Other Services, which will be negotiated for specific tasks. These services typically require specialist expertise and may not neatly fall within one phase of service or another. As projects become more complex, they demand a variety of special studies and services. Extra Services/Reimbursables are services generally provided by the same A/E providing the basic services, and Other Services are those services generally provided by additional specialty consultants, either as subs to the prime A/E or as independent consultants directly contracted with the agency.

Extra services are not intended as an adjustment to basic services and should reflect actual anticipated cost. The following provides a guideline for evaluating the pricing of Extra and Other services, and establishing the eligibility of reimbursable expenses.

A. Pricing Consultants and Subconsultant Personnel

Multiplier	Negotiated rate within a range of 2 to 3.2 times employee direct base salary (not including fringe benefits, taxes, retirement contributions, or profit sharing).
Employees of Firm	Negotiated rate not to exceed a maximum of \$150 per hour.
Principal of Firm	A Principal is defined as a partner of a partnership, a stockholder of a corporation, or a duly authorized officer. The negotiated rate is not to exceed \$200 per hour.
Special Consulting Services	When special consulting services not normally associated with traditional project design are necessary, the fee may be outside of the above guidelines (such as expert witness or special investigations).
Service Charge on Sub-Consultant	Ten percent service charge may be added to work incorporated by addenda to the original agreement.

B. A/E Extra Services/Reimbursable Expenses

When drafting the A/E agreement, the Project Manager should review the following list in determining eligible reimbursable items. It is not all inclusive or exclusive and should only be used as a guide.

Alternative Cost Studies	Additional costing beyond the parametric estimates required in basic services as requested by the agency.
Energy Life Cycle Cost Analysis (ELCCA)	All projects over 25,000 square feet are required by Chapter 39.35 RCW to be analyzed for the cost of energy consumption and operation during its entire economic life.
Life Cycle Cost Analysis (LCCA)	All projects valued over \$5,000,000 or projects constructing new building space over 5,000 square feet are required to perform a life cycle cost analysis to evaluate the total cost of ownership for the building or building system. Agencies will utilize the Life Cycle Cost Tool (LCCT) which standardizes rates and methodology to perform the analysis.
Commissioning and Training	Cost to the A/E of assembly, tabulation, and indexing of all shop drawings and submittals on all equipment, controls, systems, and participating in an independent commissioning of the project and providing initial operator training on the maintenance of systems.

Guidelines for Determining Architect/Engineering Fees for Public Works Building Projects

Enhanced Commissioning	A longer post occupancy phase, commonly referred to as enhanced commissioning, may be necessary to achieve the long-term desired performance of a new building or system. This work generally includes monitoring energy performance after construction, additional training to facility staff, and system adjustments to ensure the building continues to operate as originally designed.
On-Site Representative	On-site observation beyond the periodic site visits required under basic services for construction field observation.
Thermal Scans	Cost of an examination of a structure for thermal loss on existing facilities to be remodeled.
Value Engineering Participation and Implementation	Cost to the A/E for participation in the value engineering study and implementation of the accepted ideas that generate during the study.
Travel and Per Diem	Customary and approved costs to A/E during the course of basic and additional services (based on state rates and limited to between 50 and 350 miles).
Renderings, Presentations, and Models	Cost for special presentations, renderings, and models required for the project.
Document Reproduction	Additional cost of printing and mailing bidding and construction documents.
Advertising	Cost of required advertisements and placing bidding documents in plan centers announcing the bidding of the project.
Constructability Review Participation and Implementation	Cost to the A/E for participation in the constructability review and implementation of the accepted changes.
Leadership in Energy and Environmental Design	Cost of providing services for negotiation, documentation, and associated services required for sustainable design project certificates with the U.S. Green Building Council.
Separate Bid Packages	Cost to the A/E for preparation of separate bid packages typically used in GC/CM type projects.
Professional Liability Insurance	Where coverage is required in excess of \$1 million, reimbursement of excess premium costs will be considered as a reimbursable cost.

C. A/E Other Services

Consultant Selection Cost	Additional costs for private sector members of a selection committee if required (Chapter 39.80 RCW).
Specialty Consultants	<p>Cost of only those additional consultant services beyond A/E services provided under basic services. Specialty consultants include, but are not limited to:</p> <ul style="list-style-type: none"> • Acoustical Consultant • Civil Engineering additional services may include: <ul style="list-style-type: none"> ◆ Studies, reports, and calculations required to determine adequacy of existing systems or those required for permit review such as drainage, fire protection, or sewer ◆ Storm drainage design and connections ◆ Design or study of issues for "sensitive areas" such as wetlands, steep slopes, or flood plains ◆ Water supply connections to wells, treatment systems, storage, and off-site main extensions ◆ Sanitary sewer design and infrastructure ◆ Road and pavement improvements ◆ Storm water quality and quantity computations, reports, design and details ◆ Temporary erosion and sediment control reports and drawings ◆ Special studies and reports for other agencies • Communications Consultant • Cost Estimating Consultant • Electronic/Audio Visual Consultant • Elevator Consultant • Hazardous Material Consultant • Hospital/Laboratory Consultant Interior • Design Consultant Indoor Air Quality • Consultant Kitchen Consultant • Landscape Consultant • Quality Control Consultant Security Consultant
Geotechnical Investigation	Cost of subsurface testing and evaluation.
Commissioning	Cost of an independent commissioning of the project.
HVAC Balancing	Cost to balance systems.
Site Survey	Cost of conducting a survey independent from design A/E.
Testing	Cost of a technician's services in acquiring and testing samples of materials used in the project as required in the state building code.
Energy LCCA Review	Fee to be paid for review of the energy life cycle cost analysis.
Value Engineering	Cost for performing the required value engineering study on a project by an independent multi-disciplined team.

Guidelines for Determining Architect/Engineering Fees for Public Works Building Projects

Constructability Review/Plan Check	Cost for an independent consultant or contractor to review bid documents and determine if a project can be built as designed.
Graphics	Cost of special graphic and signage design.
Design/Code Plan Check	Cost of an independent plan check if not available within the local jurisdiction.
Other	Costs for requested documents, fax expenses, and special mail service when requested by owner.

D. Non-Eligible Expenses

- Consultants hired at A/E's option to perform basic services required by contract.
- Postage and handling of submittals, bid documents, correspondence, etc.
- Telephone expenses (local calls and line service).
- Copies of documents used by the A/E to perform normal services and not provided to owner.

A/E Fee Schedule - Building Types

<u>Schedule A</u>	<u>Schedule B</u>	<u>Schedule C</u>
Facilities with more than average design difficulty:	Facilities with average difficulty:	Projects with less than average design difficulty:
Art galleries Auditoriums (with stage) Communications buildings Courthouses Detention/correctional facilities, maximum Exposition buildings Extended care facilities Fish hatcheries Heating and power plants Hospitals Laboratories (research) Medical office facilities and clinics Mental institutions Museums Observatories Research facilities Sewer treatment plants Special schools Theaters and similar facilities Veterinary hospitals Water treatment plants	Apartment buildings Archive building Armories Auditoriums (without stage) College classroom facilities Computer rooms Convention facilities Day care families Detention/correctional facilities, minimum and medium Dining halls/institutes Dormitories Fire and police stations Gymnasiums Laundry and cleaning facilities Libraries Neighborhood centers and similar recreation facilities Nursing homes Office buildings Recreational building Residences Schools (primary and secondary) Science labs (teaching) Stadiums, multi-purpose Storage facilities, cold Transportation terminals Vocational schools	Civil and utility projects Emergency generator facilities Farm structures Greenhouses Guard towers Industrial buildings without special facilities Parking structures and garages Printing plants Prototype facilities (for any replication of previously designed facility) Service garages Shop and maintenance facilities Simple loft-type structures (without special equipment) Stadiums, grandstand type Warehouses

EXHIBIT A
A/E FEE SCHEDULE

MACC	Sch A	Sch B	Sch C	MACC	Sch A	Sch B	Sch C
\$100,000				\$4,100,000	10.40%	8.99%	7.59%
\$200,000				\$4,200,000	10.37%	8.97%	7.57%
\$300,000				\$4,300,000	10.34%	8.94%	7.54%
\$400,000	Basic Services fee amount to be negotiated for projects with a MACC less than \$1,000,000			\$4,400,000	10.32%	8.92%	7.52%
\$500,000				\$4,500,000	10.29%	8.90%	7.50%
\$600,000				\$4,600,000	10.27%	8.87%	7.48%
\$700,000				\$4,700,000	10.24%	8.85%	7.46%
\$800,000				\$4,800,000	10.22%	8.83%	7.44%
\$900,000				\$4,900,000	10.20%	8.81%	7.42%
\$1,000,000	11.75%	10.30%	8.85%	\$5,000,000	10.17%	8.79%	7.40%
\$1,100,000	11.67%	10.22%	8.77%	\$5,100,000	10.15%	8.77%	7.38%
\$1,200,000	11.60%	10.15%	8.70%	\$5,200,000	10.13%	8.75%	7.36%
\$1,300,000	11.53%	10.08%	8.63%	\$5,300,000	10.11%	8.73%	7.35%
\$1,400,000	11.46%	10.01%	8.56%	\$5,400,000	10.09%	8.71%	7.33%
\$1,500,000	11.40%	9.95%	8.50%	\$5,500,000	10.06%	8.69%	7.31%
\$1,600,000	11.34%	9.89%	8.45%	\$5,600,000	10.04%	8.67%	7.29%
\$1,700,000	11.29%	9.84%	8.39%	\$5,700,000	10.02%	8.65%	7.28%
\$1,800,000	11.23%	9.79%	8.34%	\$5,800,000	10.00%	8.63%	7.26%
\$1,900,000	11.18%	9.74%	8.29%	\$5,900,000	9.98%	8.61%	7.24%
\$2,000,000	11.13%	9.69%	8.25%	\$6,000,000	9.96%	8.60%	7.23%
\$2,100,000	11.09%	9.65%	8.20%	\$6,100,000	9.94%	8.58%	7.21%
\$2,200,000	11.04%	9.60%	8.16%	\$6,200,000	9.93%	8.56%	7.20%
\$2,300,000	11.00%	9.56%	8.12%	\$6,300,000	9.91%	8.54%	7.18%
\$2,400,000	10.96%	9.52%	8.08%	\$6,400,000	9.89%	8.53%	7.17%
\$2,500,000	10.92%	9.48%	8.05%	\$6,500,000	9.87%	8.51%	7.15%
\$2,600,000	10.88%	9.44%	8.01%	\$6,600,000	9.85%	8.49%	7.14%
\$2,700,000	10.84%	9.41%	7.98%	\$6,700,000	9.83%	8.48%	7.12%
\$2,800,000	10.80%	9.37%	7.94%	\$6,800,000	9.82%	8.46%	7.11%
\$2,900,000	10.76%	9.34%	7.91%	\$6,900,000	9.80%	8.45%	7.09%
\$3,000,000	10.73%	9.30%	7.88%	\$7,000,000	9.78%	8.43%	7.08%
\$3,100,000	10.70%	9.27%	7.85%	\$7,100,000	9.77%	8.42%	7.07%
\$3,200,000	10.66%	9.24%	7.82%	\$7,200,000	9.75%	8.40%	7.05%
\$3,300,000	10.63%	9.21%	7.79%	\$7,300,000	9.73%	8.39%	7.04%
\$3,400,000	10.60%	9.18%	7.76%	\$7,400,000	9.72%	8.37%	7.03%
\$3,500,000	10.57%	9.15%	7.74%	\$7,500,000	9.70%	8.36%	7.01%
\$3,600,000	10.54%	9.12%	7.71%	\$7,600,000	9.68%	8.34%	7.00%
\$3,700,000	10.51%	9.10%	7.68%	\$7,700,000	9.67%	8.33%	6.99%
\$3,800,000	10.48%	9.07%	7.66%	\$7,800,000	9.65%	8.31%	6.97%
\$3,900,000	10.45%	9.04%	7.63%	\$7,900,000	9.64%	8.30%	6.96%
\$4,000,000	10.42%	9.02%	7.61%	\$8,000,000	9.62%	8.29%	6.95%

MACC	Sch A	Sch B	Sch C	MACC	Sch A	Sch B	Sch C
\$8,100,000	9.61%	8.27%	6.94%	\$12,100,000	9.11%	7.83%	6.55%
\$8,200,000	9.59%	8.26%	6.93%	\$12,200,000	9.10%	7.82%	6.54%
\$8,300,000	9.58%	8.25%	6.91%	\$12,300,000	9.09%	7.81%	6.53%
\$8,400,000	9.56%	8.23%	6.90%	\$12,400,000	9.08%	7.80%	6.52%
\$8,500,000	9.55%	8.22%	6.89%	\$12,500,000	9.07%	7.79%	6.52%
\$8,600,000	9.53%	8.21%	6.88%	\$12,600,000	9.06%	7.78%	6.51%
\$8,700,000	9.52%	8.19%	6.87%	\$12,700,000	9.05%	7.77%	6.50%
\$8,800,000	9.51%	8.18%	6.86%	\$12,800,000	9.04%	7.76%	6.49%
\$8,900,000	9.49%	8.17%	6.85%	\$12,900,000	9.03%	7.76%	6.49%
\$9,000,000	9.48%	8.16%	6.84%	\$13,000,000	9.02%	7.75%	6.48%
\$9,100,000	9.46%	8.14%	6.83%	\$13,100,000	9.01%	7.74%	6.47%
\$9,200,000	9.45%	8.13%	6.81%	\$13,200,000	9.00%	7.73%	6.46%
\$9,300,000	9.44%	8.12%	6.80%	\$13,300,000	8.99%	7.72%	6.46%
\$9,400,000	9.42%	8.11%	6.79%	\$13,400,000	8.98%	7.71%	6.45%
\$9,500,000	9.41%	8.10%	6.78%	\$13,500,000	8.97%	7.70%	6.44%
\$9,600,000	9.40%	8.09%	6.77%	\$13,600,000	8.96%	7.70%	6.43%
\$9,700,000	9.39%	8.07%	6.76%	\$13,700,000	8.95%	7.69%	6.43%
\$9,800,000	9.37%	8.06%	6.75%	\$13,800,000	8.94%	7.68%	6.42%
\$9,900,000	9.36%	8.05%	6.74%	\$13,900,000	8.93%	7.67%	6.41%
\$10,000,000	9.35%	8.04%	6.73%	\$14,000,000	8.92%	7.66%	6.40%
\$10,100,000	9.33%	8.03%	6.72%	\$14,100,000	8.91%	7.65%	6.40%
\$10,200,000	9.32%	8.02%	6.71%	\$14,200,000	8.90%	7.65%	6.39%
\$10,300,000	9.31%	8.01%	6.70%	\$14,300,000	8.89%	7.64%	6.38%
\$10,400,000	9.30%	8.00%	6.70%	\$14,400,000	8.88%	7.63%	6.38%
\$10,500,000	9.29%	7.99%	6.69%	\$14,500,000	8.88%	7.62%	6.37%
\$10,600,000	9.27%	7.98%	6.68%	\$14,600,000	8.87%	7.61%	6.36%
\$10,700,000	9.26%	7.97%	6.67%	\$14,700,000	8.86%	7.61%	6.36%
\$10,800,000	9.25%	7.95%	6.66%	\$14,800,000	8.85%	7.60%	6.35%
\$10,900,000	9.24%	7.94%	6.65%	\$14,900,000	8.84%	7.59%	6.34%
\$11,000,000	9.23%	7.93%	6.64%	\$15,000,000	8.83%	7.58%	6.34%
\$11,100,000	9.22%	7.92%	6.63%	\$15,100,000	8.82%	7.58%	6.33%
\$11,200,000	9.21%	7.91%	6.62%	\$15,200,000	8.81%	7.57%	6.32%
\$11,300,000	9.19%	7.90%	6.61%	\$15,300,000	8.81%	7.56%	6.32%
\$11,400,000	9.18%	7.89%	6.61%	\$15,400,000	8.80%	7.55%	6.31%
\$11,500,000	9.17%	7.88%	6.60%	\$15,500,000	8.79%	7.55%	6.30%
\$11,600,000	9.16%	7.87%	6.59%	\$15,600,000	8.78%	7.54%	6.30%
\$11,700,000	9.15%	7.87%	6.58%	\$15,700,000	8.77%	7.53%	6.29%
\$11,800,000	9.14%	7.86%	6.57%	\$15,800,000	8.76%	7.52%	6.29%
\$11,900,000	9.13%	7.85%	6.56%	\$15,900,000	8.76%	7.52%	6.28%
\$12,000,000	9.12%	7.84%	6.56%	\$16,000,000	8.75%	7.51%	6.27%

MACC	Sch A	Sch B	Sch C	MACC	Sch A	Sch B	Sch C
\$16,100,000	8.74%	7.50%	6.27%	\$20,100,000	8.45%	7.25%	6.05%
\$16,200,000	8.73%	7.50%	6.26%	\$20,200,000	8.44%	7.24%	6.04%
\$16,300,000	8.72%	7.49%	6.26%	\$20,300,000	8.43%	7.24%	6.04%
\$16,400,000	8.71%	7.48%	6.25%	\$20,400,000	8.43%	7.23%	6.03%
\$16,500,000	8.71%	7.48%	6.24%	\$20,500,000	8.42%	7.23%	6.03%
\$16,600,000	8.70%	7.47%	6.24%	\$20,600,000	8.41%	7.22%	6.03%
\$16,700,000	8.69%	7.46%	6.23%	\$20,700,000	8.41%	7.21%	6.02%
\$16,800,000	8.68%	7.45%	6.23%	\$20,800,000	8.40%	7.21%	6.02%
\$16,900,000	8.68%	7.45%	6.22%	\$20,900,000	8.39%	7.20%	6.01%
\$17,000,000	8.67%	7.44%	6.21%	\$21,000,000	8.39%	7.20%	6.01%
\$17,100,000	8.66%	7.43%	6.21%	\$21,100,000	8.38%	7.19%	6.00%
\$17,200,000	8.65%	7.43%	6.20%	\$21,200,000	8.38%	7.19%	6.00%
\$17,300,000	8.64%	7.42%	6.20%	\$21,300,000	8.37%	7.18%	5.99%
\$17,400,000	8.64%	7.41%	6.19%	\$21,400,000	8.36%	7.18%	5.99%
\$17,500,000	8.63%	7.41%	6.19%	\$21,500,000	8.36%	7.17%	5.98%
\$17,600,000	8.62%	7.40%	6.18%	\$21,600,000	8.35%	7.16%	5.98%
\$17,700,000	8.61%	7.39%	6.17%	\$21,700,000	8.34%	7.16%	5.97%
\$17,800,000	8.61%	7.39%	6.17%	\$21,800,000	8.34%	7.15%	5.97%
\$17,900,000	8.60%	7.38%	6.16%	\$21,900,000	8.33%	7.15%	5.96%
\$18,000,000	8.59%	7.38%	6.16%	\$22,000,000	8.33%	7.14%	5.96%
\$18,100,000	8.59%	7.37%	6.15%	\$22,100,000	8.32%	7.14%	5.96%
\$18,200,000	8.58%	7.36%	6.15%	\$22,200,000	8.31%	7.13%	5.95%
\$18,300,000	8.57%	7.36%	6.14%	\$22,300,000	8.31%	7.13%	5.95%
\$18,400,000	8.56%	7.35%	6.14%	\$22,400,000	8.30%	7.12%	5.94%
\$18,500,000	8.56%	7.34%	6.13%	\$22,500,000	8.30%	7.12%	5.94%
\$18,600,000	8.55%	7.34%	6.13%	\$22,600,000	8.29%	7.11%	5.93%
\$18,700,000	8.54%	7.33%	6.12%	\$22,700,000	8.28%	7.11%	5.93%
\$18,800,000	8.54%	7.33%	6.12%	\$22,800,000	8.28%	7.10%	5.93%
\$18,900,000	8.53%	7.32%	6.11%	\$22,900,000	8.27%	7.10%	5.92%
\$19,000,000	8.52%	7.31%	6.10%	\$23,000,000	8.27%	7.09%	5.92%
\$19,100,000	8.51%	7.31%	6.10%	\$23,100,000	8.26%	7.09%	5.91%
\$19,200,000	8.51%	7.30%	6.09%	\$23,200,000	8.26%	7.08%	5.91%
\$19,300,000	8.50%	7.30%	6.09%	\$23,300,000	8.25%	7.08%	5.90%
\$19,400,000	8.49%	7.29%	6.08%	\$23,400,000	8.24%	7.07%	5.90%
\$19,500,000	8.49%	7.28%	6.08%	\$23,500,000	8.24%	7.07%	5.90%
\$19,600,000	8.48%	7.28%	6.07%	\$23,600,000	8.23%	7.06%	5.89%
\$19,700,000	8.47%	7.27%	6.07%	\$23,700,000	8.23%	7.06%	5.89%
\$19,800,000	8.47%	7.27%	6.06%	\$23,800,000	8.22%	7.05%	5.88%
\$19,900,000	8.46%	7.26%	6.06%	\$23,900,000	8.22%	7.05%	5.88%
\$20,000,000	8.45%	7.25%	6.05%	\$24,000,000	8.21%	7.04%	5.87%

MACC	Sch A	Sch B	Sch C	MACC	Sch A	Sch B	Sch C
\$24,100,000	8.20%	7.04%	5.87%	\$28,000,000	8.00%	6.86%	5.72%
\$24,200,000	8.20%	7.03%	5.87%	\$29,000,000	7.96%	6.82%	5.69%
\$24,300,000	8.19%	7.03%	5.86%	\$30,000,000	7.91%	6.78%	5.66%
\$24,400,000	8.19%	7.02%	5.86%	\$31,000,000	7.86%	6.74%	5.62%
\$24,500,000	8.18%	7.02%	5.85%	\$32,000,000	7.82%	6.71%	5.59%
\$24,600,000	8.18%	7.01%	5.85%	\$33,000,000	7.78%	6.67%	5.56%
\$24,700,000	8.17%	7.01%	5.85%	\$34,000,000	7.74%	6.64%	5.53%
\$24,800,000	8.17%	7.00%	5.84%	\$35,000,000	7.70%	6.60%	5.50%
\$24,900,000	8.16%	7.00%	5.84%	\$36,000,000	7.66%	6.57%	5.48%
\$25,000,000	8.16%	6.99%	5.83%	\$37,000,000	7.62%	6.54%	5.45%
\$25,100,000	8.15%	6.99%	5.83%	\$38,000,000	7.59%	6.51%	5.42%
\$25,200,000	8.14%	6.99%	5.83%	\$39,000,000	7.55%	6.47%	5.40%
\$25,300,000	8.14%	6.98%	5.82%	\$40,000,000	7.52%	6.45%	5.37%
\$25,400,000	8.13%	6.98%	5.82%	\$41,000,000	7.48%	6.42%	5.35%
\$25,500,000	8.13%	6.97%	5.82%	\$42,000,000	7.45%	6.39%	5.32%
\$25,600,000	8.12%	6.97%	5.81%	\$43,000,000	7.42%	6.36%	5.30%
\$25,700,000	8.12%	6.96%	5.81%	\$44,000,000	7.39%	6.33%	5.28%
\$25,800,000	8.11%	6.96%	5.80%	\$45,000,000	7.36%	6.31%	5.26%
\$25,900,000	8.11%	6.95%	5.80%	\$46,000,000	7.33%	6.28%	5.24%
\$26,000,000	8.10%	6.95%	5.80%	\$47,000,000	7.30%	6.26%	5.21%
\$26,100,000	8.10%	6.94%	5.79%	\$48,000,000	7.27%	6.23%	5.19%
\$26,200,000	8.09%	6.94%	5.79%	\$49,000,000	7.24%	6.21%	5.17%
\$26,300,000	8.09%	6.94%	5.78%	\$50,000,000	7.21%	6.18%	5.15%
\$26,400,000	8.08%	6.93%	5.78%	\$51,000,000	7.19%	6.16%	5.13%
\$26,500,000	8.08%	6.93%	5.78%	\$52,000,000	7.16%	6.14%	5.12%
\$26,600,000	8.07%	6.92%	5.77%	\$53,000,000	7.13%	6.12%	5.10%
\$26,700,000	8.07%	6.92%	5.77%	\$54,000,000	7.11%	6.09%	5.08%
\$26,800,000	8.06%	6.91%	5.77%	\$55,000,000	7.08%	6.07%	5.06%
\$26,900,000	8.06%	6.91%	5.76%	\$56,000,000	7.06%	6.05%	5.04%
\$27,000,000	8.05%	6.91%	5.76%	\$57,000,000	7.03%	6.03%	5.03%
				\$58,000,000	7.01%	6.01%	5.01%
				\$59,000,000	6.99%	5.99%	4.99%
				\$60,000,000	6.96%	5.97%	4.98%

$$\text{SCHEDULE A} = 90 / (625 + (\text{MACC} / (5357/2418)) ^ 0.38)$$

$$\text{SCHEDULE B} = (\text{SCHEDULE A} + \text{SCHEDULE C}) / 2$$

$$\text{SCHEDULE C} = (9.03 / (57.3 + (\text{MACC} / (5357/2418))^0.25)) - 0.02$$

Memo

Date: 5-5-16
To: City of Spokane Park Board
From: The Downtown Spokane Partnership
Regarding: Proposed Wheel Park

Dear Chairman Wright and fellow Park Board members:

I write to you today to express support and interest in seeing a dynamic wheel park being constructed on the North Bank as a part of the RFP renovation project. Since early on in the steering committee process it was identified by all stakeholders that there is presently a great void in amenities serving the older child and young adult population in Riverfront Park. From what we know and understand, this continues to be the case with the present plans absent this wheel park, which up to this point has been considered a phase two concept.

The importance of having this amenity is multi-faceted and cannot be overstated. First, with the intentional decision to demo the skate park under the freeway, while we believe was a wise decision, has left skaters in the urban core with no place to skate without significant travel. This decision was necessary due to its condition and location, however, by relocating and expanding this to a wheel park you will once again be serving the legitimate users and attracting new ones using multiple forms of wheeled devices.

Serving this population is paramount to their mental and physical health and sense of being cared about and respected by our community. On the contrary, not doing so sends a very strong message and will only lead to frustration and the prospect of negative responses from our young people.

Second, having a cutting edge wheel park will provide a platform for events and tourism for this demographic not presently served. Giving a reason for skate and bike enthusiasts to travel to Spokane means you are giving their parents a reason to visit, shop, dine and recreate here as well. By offering something for this age group along with toddlers and adults in Riverfront Park, the Board will be delivering a complete package that offers something for the whole family. As a parent myself, this is paramount to decision making process when setting our vacation plans.

In conclusion, we have taken a skate park away; we as a community have an obligation to replace it. To do so with a complete wheel park offers more to our kids, and creates a legitimate tourism attraction to complete the family needs right here in downtown Spokane. The number of bicycle enthusiasts and roller bladers in our community and region are big, and by placing this amenity in the open, in the park, the Board will have provide a safer, less expensive facility to maintain and supervise that will serve generations to come.



May 5, 2016

Christopher Wright
Board Chair
Spokane Park Board
Via email: chris@cjwrightlaw.com

Dear Chris,

This letter is in reference to the Spokane Park Board discussion regarding whether or not to include a "wheels park" in the Riverfront Park plans. When the design steering committee reviewed the option of including the park outside the bond funding I felt it could be a good idea. Adding the intentional use of space to accommodate and encourage skateboards and other wheel uses in the park will create a gathering place where the wheels activity is welcome.

The market study conducted for Visit Spokane did not specifically ask about the need for or desire for a wheels park. The research did find that parks were a significant attraction for our leisure visitors. It seems that adding the wheels park, at a time when infrastructure decisions are being made, could provide an additional use and attract another type of park user. Family visitors are an important audience to our Spokane economy and providing activities for their children and youth would be appreciated.

All the best,

Cheryl

A handwritten signature in black ink that reads "Cheryl Y. Kilday". The signature is written in a cursive, flowing style.

Cheryl Y. Kilday
President & CEO

LOOFF CARROUSEL FACILITY

May 6, 2016



Area Summary

Looff Carrousel

NAC Project No. 111-16004-2J

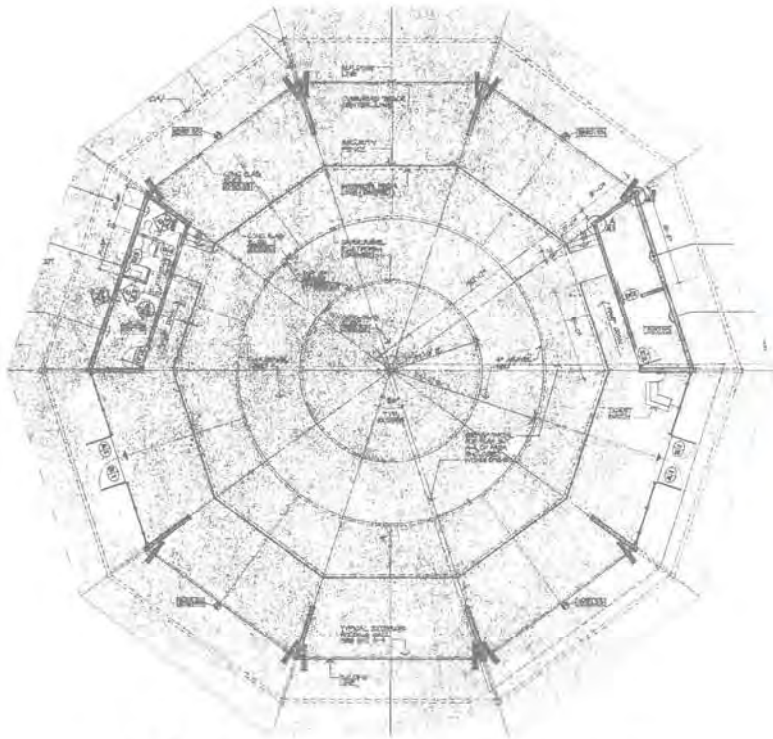
Target Building Area: 12,295 SF

Building Construction Cost Budget: \$4,500,000

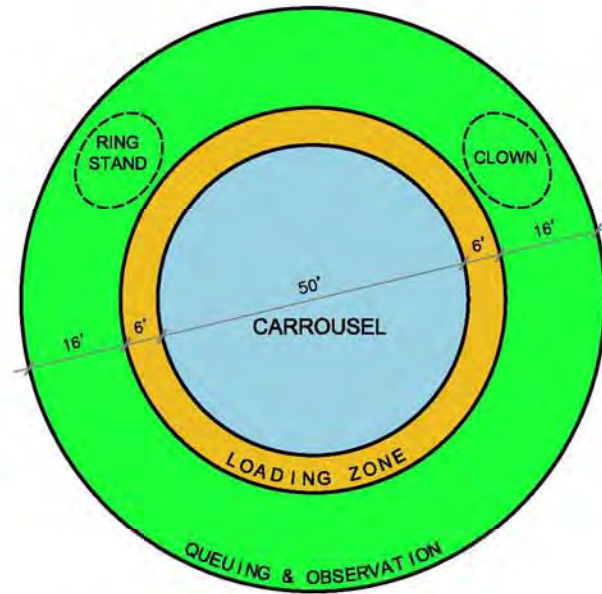
Building Cost per Square Foot (SF): \$366.00

Date: March 23, 2016

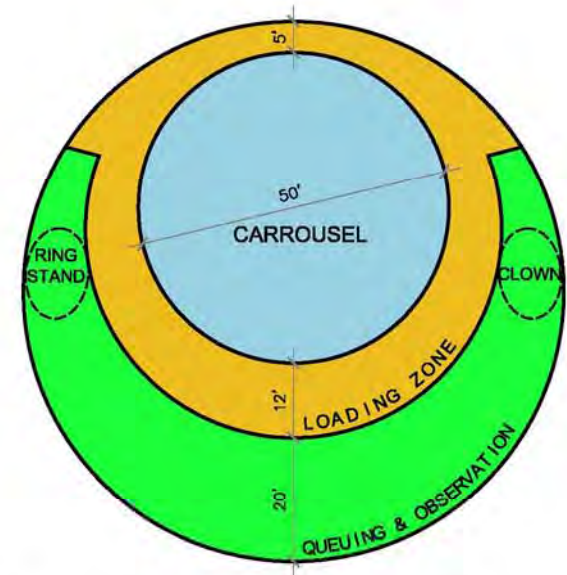
Space	Qty.	Area	3/23 Status	3/17 Status	2/25 Mtg	Per RFQ	Notes
Menu of Spaces Required							
Programmed Spaces (per RFQ)							
Vestibule/Entry/Ticketing	1	150	150	150	100	100	
Carrousel Room	1	6,000	6000	6,000	7,400	8,000	
Party Event Room	1	1,500	1500	1,500	1,400	1,600	
Concessions/Catering Kitchen	1	600	600	600	400	520	
Staff Work Station/Lockers	1	0	0	200	200	300	Formerly "Office"
Break Room	1	0	0	75	75	75	
Restrooms & Janitor Closet	1	750	750	750	600	600	Desire Family Restroom
Storage	1	250	250	250	250	400	
Technician's Workshop	1	80	80	80	incl. above	0	
Looff Queuing Gallery	1	0	0	0	0	0	Included in Carrousel Room
Gift Shop Office/Storage	1	265	265	0	0	0	
Guest Services, Gift Shop	1	600	600	600	600	700	
Total			10,195	10,205	11,025	12,295	
Shortfall Spaces?							
Mechanical Room (Allowance)	1	900	900	900	750	750	
Electrical Room (Allowance)	1	200	200	200	200	200	
Circulation/Walls Allowance (Allowance)	1	1,000	1,000	1,000	500	500	
Total			12,295	12,305	12,475	13,745	
Target Area:			12,295	12,294	12,295	12,295	
Area Over/Under Target Area:			0	11	180	1,450	
Percentage Over/Under Target Area:			0.00%	0.09%	1.46%	11.79%	
Cost Impact of Over/Under Area:			\$0	\$5,033	\$82,351	\$663,379	



A EXISTING BLDG FOOTPRINT
≈ 7,500 SQ FT



B CONCENTRIC CIRCLES
≈ 7,000 SQ FT



C OFFSET CONCENTRIC CIRCLES
≈ 6,000 SQ FT

PROGRAM VALIDATION: CARROUSEL ROOM GEOMETRY OPTIONS 3/2/16

CITY OF SPOKANE PARKS & RECREATION DEPARTMENT
RIVERFRONT PARK REDEVELOPMENT
LOOFF CAROUSEL FACILITY
808 W. SPOKANE FALLS BLVD, SPOKANE, WA 99201

NAC
ARCHITECTURE
nacarchitecture.com

1203 WEST RIVERSIDE AVENUE
SPOKANE WA 99201
P:509.838.8240

NAC NO 111-16004

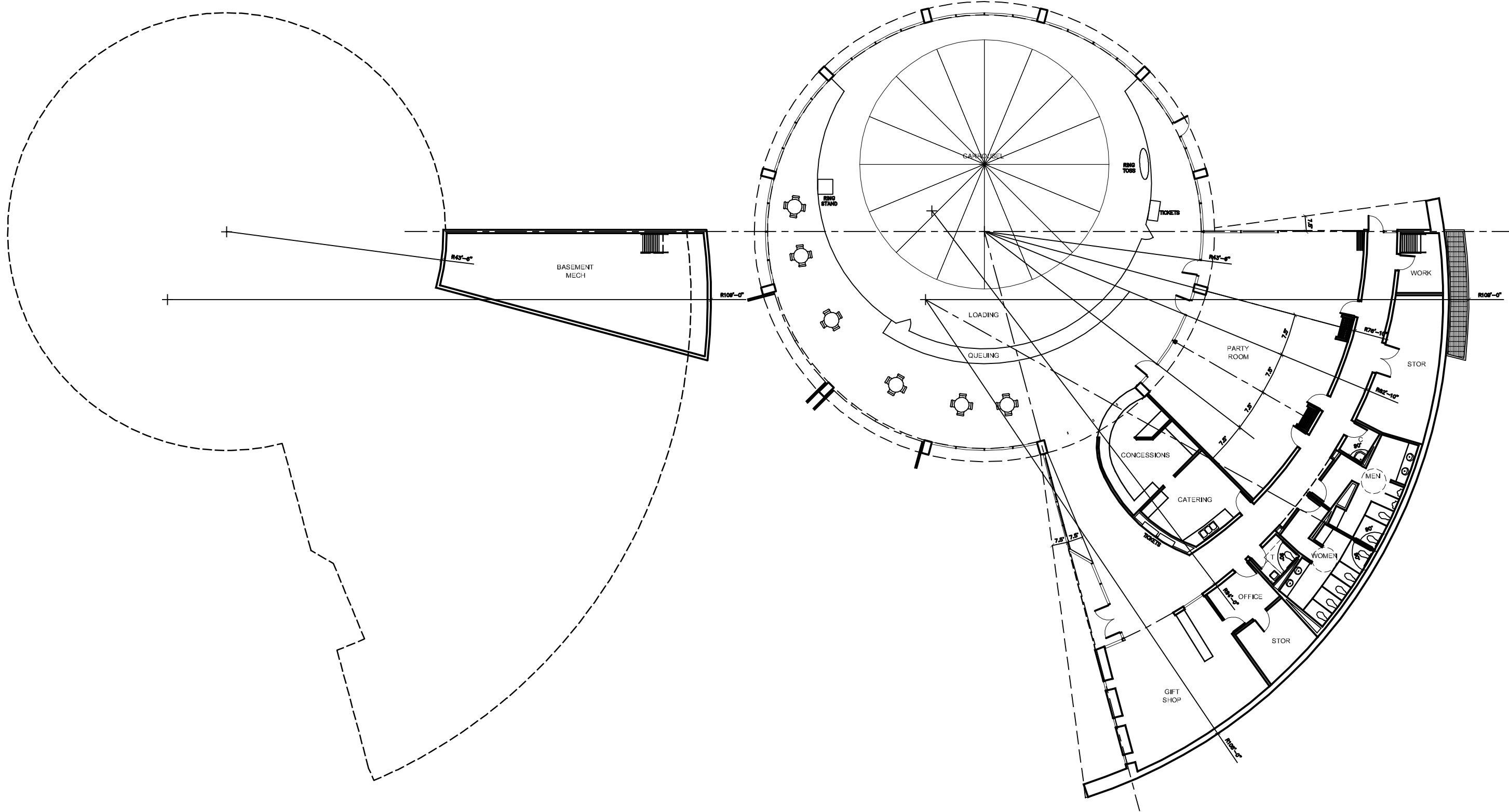
DRAWN DMP

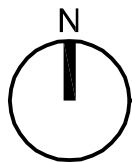
CHECKED KMC

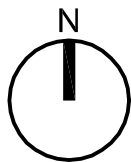
DATE 4-29-2016

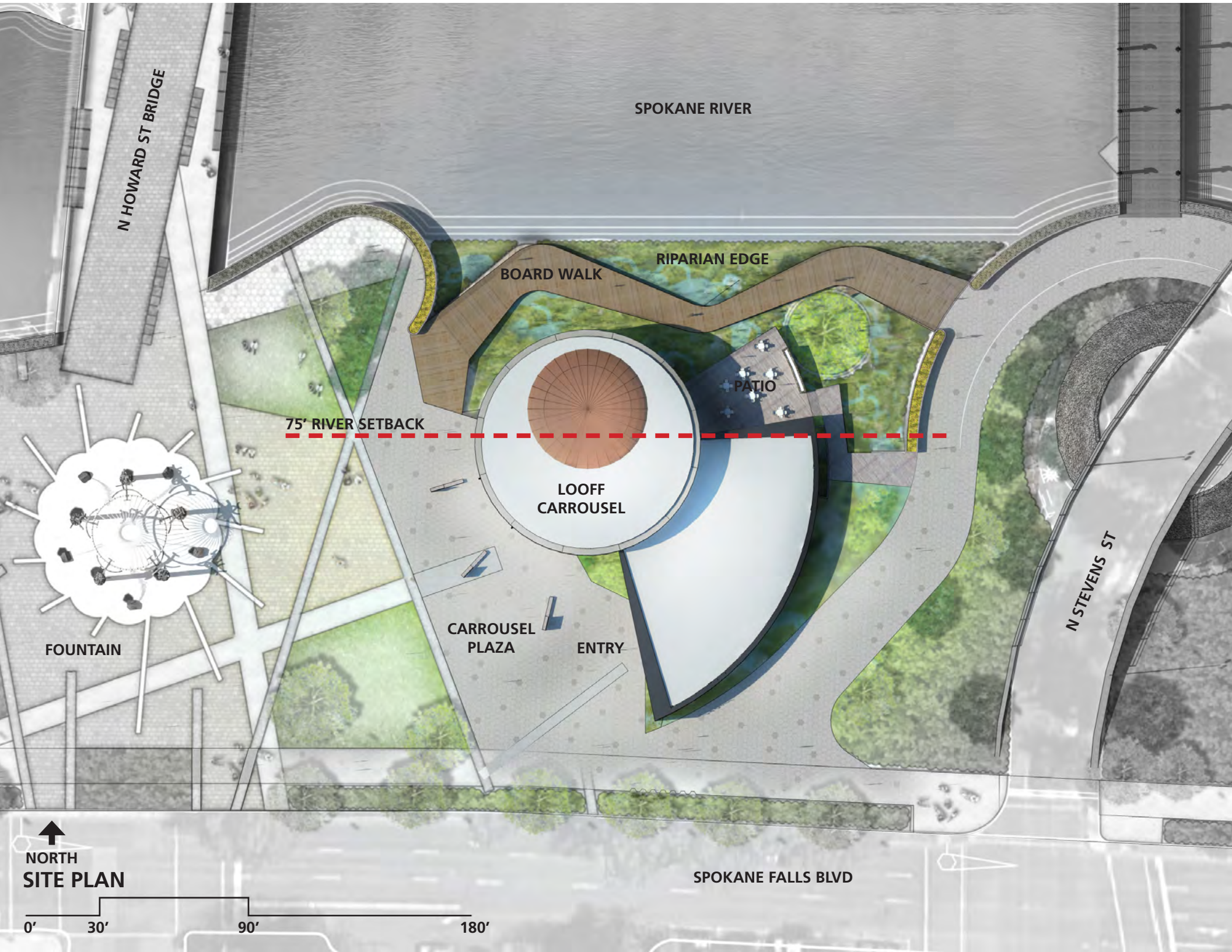
FLOOR PLANS

SD
A3.1



 **MECH BASEMENT**
Scale: 1" = 20'-0" SD-XFPB

 **MAIN FLOOR PLAN**
Scale: 1" = 20'-0" SD-XFP01



SPOKANE RIVER

N HOWARD ST BRIDGE

BOARD WALK

RIPARIAN EDGE

PATIO

75' RIVER SETBACK

LOOFF
CARROUSEL

CARROUSEL
PLAZA

ENTRY

FOUNTAIN

N STEVENS ST

SPOKANE FALLS BLVD

NORTH
SITE PLAN

0' 30' 90' 180'



Estimate of Probable Project Costs

Looff Carousel Facility

Spokane Parks & Recreation
Phase

12,406 gsf

Proj. No: 1-00000-4Fb

04/29/16

Budget = \$4,500,000

KEY	DESCRIPTION	SF COST	COMPONENT	PERCENT	REMARKS
A	GENERAL CONDITIONS	19.20	238,203	5.86%	
B	SITE WORK	0.30	3,750	0.09%	
C	BUILDING DEMOLITION	0.00	0	0.00%	
D	FOUNDATIONS & SOG	28.35	351,708	8.65%	
E	STRUCTURE	47.55	589,926	14.51%	
F	ROOFING	23.62	292,990	7.21%	
G	EXTERIOR WALLS	19.97	247,720	6.09%	
H	EXTERIOR DOORS & OPENINGS	43.62	541,200	13.32%	
I	INTERIOR DOORS & OPENINGS	2.10	26,000	0.64%	
J	INTERIOR PARTITIONS	6.17	76,500	1.88%	
K	WALL FINISHES	3.28	40,750	1.00%	
L	FLOORING & BASE	5.52	68,480	1.68%	
M	CEILING & SOFFITS	9.40	116,578	2.87%	
N	INTERIOR STAIRS & RAILINGS	2.02	25,000	0.62%	
O	ACCESSORIES & SPECIALTIES	2.59	32,075	0.79%	
P	FIXED EQUIPMENT	0.00	0	0.00%	
Q	CASE & MILLWORK	1.97	24,500	0.60%	
R	FURNISHINGS	0.00	0	0.00%	
S	SPECIAL CONSTRUCTION	1.25	15,540	0.38%	
T	CONVEYING SYSTEMS	0.00	0	0.00%	
U	SITE UTILITIES, MECHANICAL	0.00	0	0.00%	
V	PLUMBING	11.89	147,540	3.63%	
W	FIRE PROTECTION	0.00	0	0.00%	
X	HVAC & CONTROLS	47.57	590,160	14.52%	
Y	SITE UTILITIES, ELECTRICAL	0.00	0	0.00%	
Z	ELECTRIC POWER	13.00	161,278	3.97%	
AA	LIGHTING	30.22	374,872	9.22%	
BB	SPECIAL SYSTEMS	8.03	99,680	2.45%	
	GENERAL SUBTOTAL	216.90	2,690,920	66.21%	
	MECHANICAL SUBTOTAL	59.46	737,700	18.15%	
	ELECTRICAL SUBTOTAL	51.25	635,830	15.64%	
	SUBTOTAL	327.62	4,064,450	100.00%	
	CONTR. O & P - GENERAL	10.85	134,546	5.00%	
	CONTR. O & P - MECH / ELECT	5.54	68,677	5.00%	
	BOND & INSURANCE	6.88	85,353	2.00%	
	B & O TAX	1.75	21,765	0.50%	
	SUBTOTAL	352.64	4,374,791	107.64%	
	CONTINGENCY	17.63	218,740	5.00%	
	SUBTOTAL	370.27	4,593,530	113.02%	
	ESCALATION ()	7.41	91,871	2.00%	
	ESTIMATED BID AMOUNT	377.67	4,685,401	115.28%	



———— SPOKANE FALLS BLVD ————

BUILDING AS A PARK SCULPTURE





BASALT WALL BECOMES PART OF THE LANDSCAPE

LIGHT SLITS IN WALL CREATE DRAMATIC EVENING EFFECTS





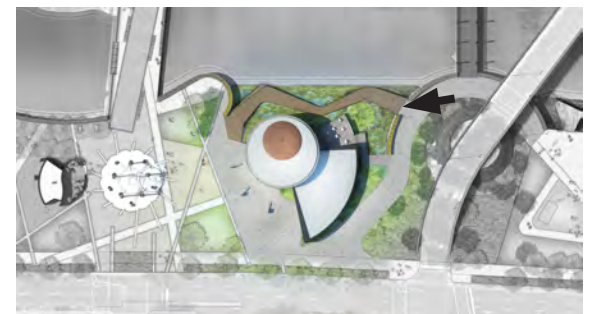
BASALT SITE WALLS DIRECT YOU THROUGHOUT PARK

CARROUSEL IS A FOCAL POINT FROM ALL DIRECTIONS





RIPARIAN BOARDWALK ENGAGES THE RIVER AND CARROUSEL





GLASS CARROUSEL CYLINDER CREATES DRAMATIC REFLECTIONS





SIMPLE BOLD FORMS DEFINE RIVERFRONT PARK SKYLINE





VISUAL AND AUDITORY DELIGHT



AREA LEGEND

A Relocated Event Pavilion

B Event / Restroom

C Event Lawn

D Shoreline and Steep Slope Planting

OMIT 80%

E Bioswale Planting

F General Planting & Trees

G North Gateway Plaza

H Howard Street Promenade:

H-1 – Plaza Paving

move gateway improvements to howard st. budget

H-2 – Steps / Seats @ Coulee Pothole Play

OMIT STEPS

I Pathways

I-1 – Main/Primary Pathway Paving - Concrete Pavers

I-2 – Secondary Pathway Paving

REDUCE 50%

I-3 – Tertiary Pathway

OMIT PATHS

I-4 – River Overlook (inc. structure, paving)

OMIT OVERLOOK

X Parking Lot

X-1 – Drop Off (inc. sidewalk, curb)

OMIT DROPOFF

X-2 – Parking Lot (inc. planting, sidewalk, asphalt)

OMIT ACCESS UPGRADE

X-3 – Intersection & ROW Access @ Intersection

P Play Features

P-1 – Play Area

P-2 – Bluff Climb / Basalt Structure

P-3 – Bluff Stairs West/East

OMIT (1) STAIR

P-4 – Bluff Slides

P-5 – Coulee Play Feature (water play)

P-6 – Rhythmite Seating / Climbing Feature

P-7 – Sensory / Native Garden

P-8 – Pothole Play / Planting Area

OMIT POT HOLE PLAY

P-9 – Bluff Walk (inc. crushed gravel, path, planting)

Riverfront Park

4.13.16 TBP



(\$140,000)

(\$345,000)

(\$150,000)

(\$168,000)

(\$180,000)

(\$80,000)

(\$66,000)

(\$465,000)

(\$42,000)

**NET NORTH BANK COST REDUCTION
OF \$1,500,000**

AREA LEGEND

- A Relocated Event Pavilion**
- B Event / Restroom**
- C Event Lawn**
- D Shoreline and Steep Slope Planting**
- E Bioswale Planting**
- F General Planting & Trees**
- G North Gateway Plaza**
- H Howard Street Promenade:**
 - H-1 – Plaza Paving
 - H-2 – Steps / Seats @ Coulee Pothole Play
- I Pathways**
 - I-1 – Main/Primary Pathway Paving - Concrete Pavers
 - I-2 – Secondary Pathway Paving
 - I-3 – Tertiary Pathway
 - I-4 – River Overlook (inc. structure, paving)
- X Parking Lot**
 - X-1 – Drop Off (inc. sidewalk, curb)
 - X-2 – Parking Lot (inc. planting, sidewalk, asphalt)
 - X-3 – Intersection & ROW Access @ Intersection
- P Play Features**
 - P-1 – Play Area
 - P-2 – Bluff Climb / Basalt Structure
 - P-3 – Bluff Stairs West/East
 - P-4 – Bluff Slides
 - P-5 – Coulee Play Feature (water play)
 - P-6 – Rhythmite Seating / Climbing Feature
 - P-7 – Sensory / Native Garden
 - P-8 – Pothole Play / Planting Area
 - P-9 – Bluff Walk (inc. crushed gravel, path, planting)

**TEMPORARY
ACCESS**

**REGIONAL
PLAYGROUND**

**LAWN AND
LANDSCAPE**

**PARKING
LOT**

NORTH BANK BUDGET
\$4,000,000 + TAX (CONSTRUCTION)
\$480,000 (DESIGN & CA)

Riverfront Park
4.13.16 TBP



RIVERFRONT PARK SKATEPARK SIZES - MAY 6TH, 2016

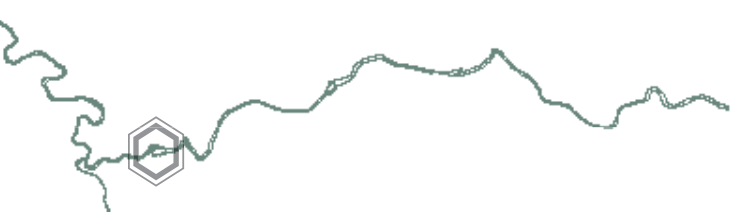
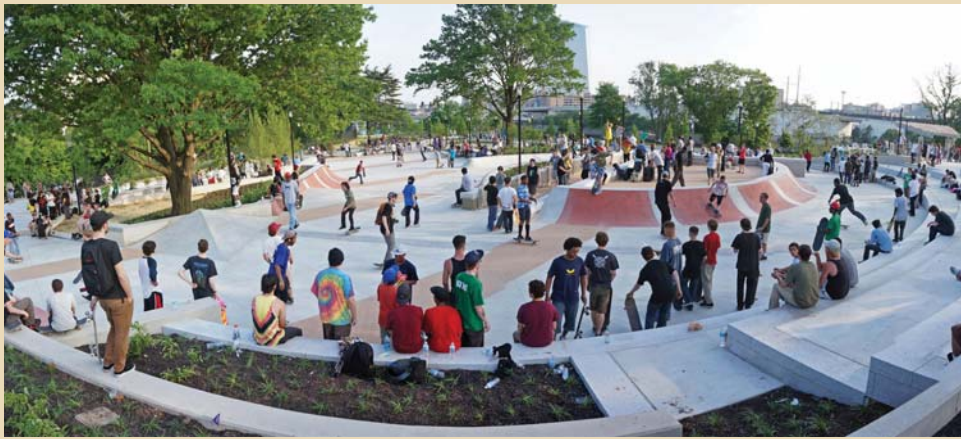
Neighborhood Skatepark (skatespot) - up to 8,000 sq ft
Cost \$75,000 - \$320,000
A neighborhood skatepark is usually designed to meet the needs of the immediately adjacent community. They tend to consist of smaller staple skate features that allow users to focus on building their skills. They can also contain unique features if they are designed to compliment nearby larger facilities.



District Skatepark - 8,000 sq ft - 20,000 sq ft
Cost - \$320,000 - \$900,000
The larger size of a District Skatepark allows it to include a greater variety of features that might not fit into in a neighborhood park. District Skateparks usually have multiple skating areas to allow for numerous users to use the facility simultaneously.



Regional Skatepark - 20,000 sq ft and up.
Cost - \$900,000 - \$5,000,000
Facilities of this scale provide a regional /national draw for skateboard tourism as well as a venue that will attract large events. A Regional Skatepark usually has some type of signature feature or multiple signature features that make it stand out and provide a unique experience for the end user.



RIVERFRONT PARK

PARTNERSHIP
berger

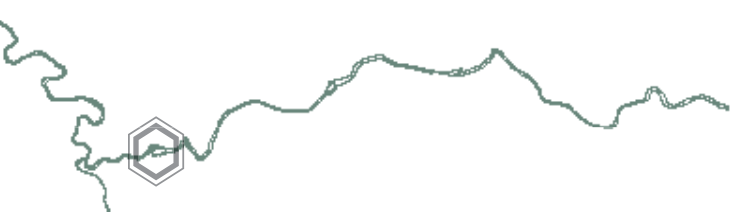
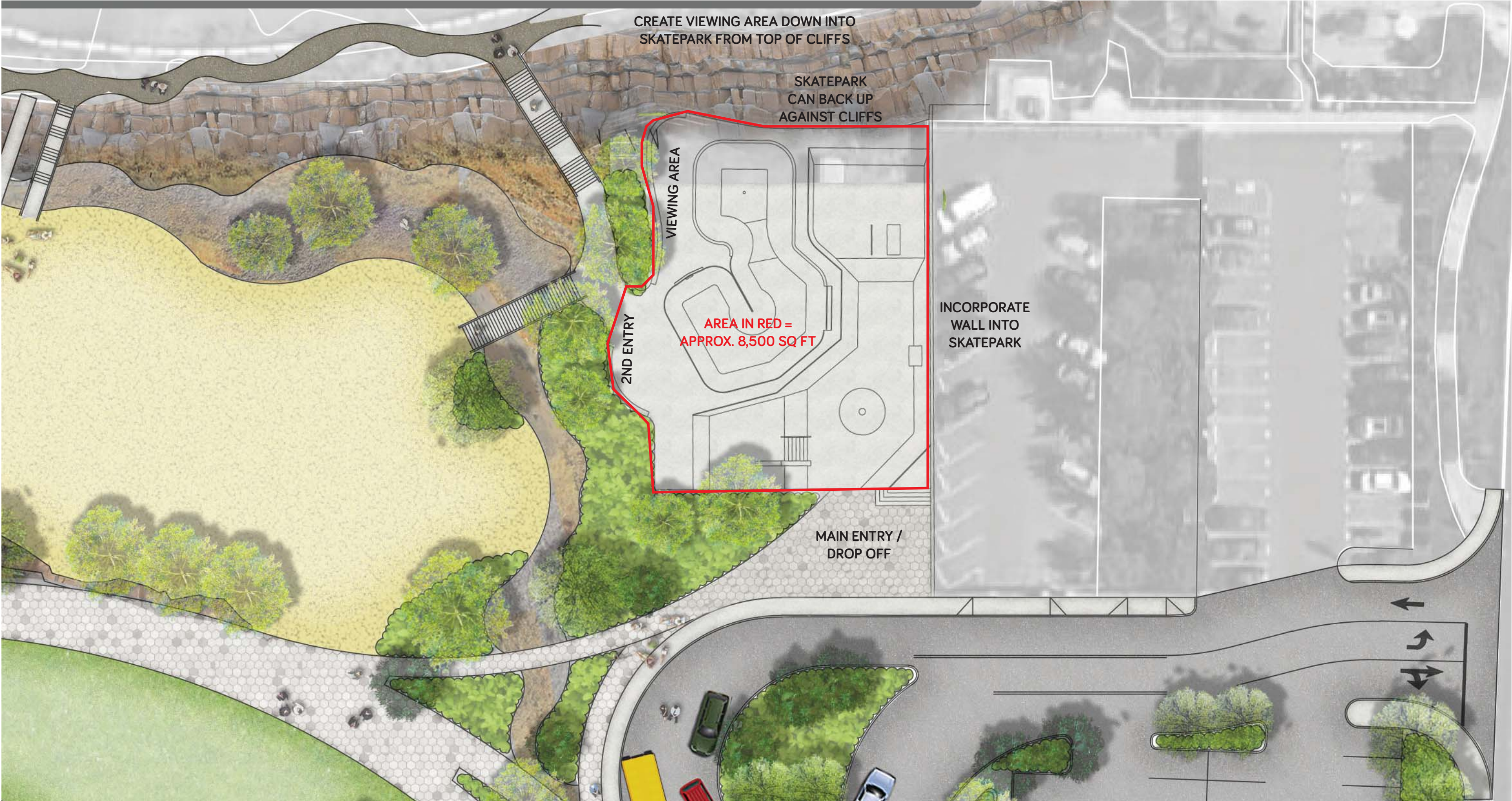
GRINDLINE
CONCRETE SKATEPARK DESIGN & CONSTRUCTION

ch2m

LAND
EXPRESSIONS



RIVERFRONT PARK SKATEPARK LAYOUT - MAY 6TH, 2016



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Memo



To: Berry Ellison, City of Spokane
From: Todd Bronk
Subject: Wheels / Skate Facility Proposal

Date: 05.06.16
Page: 1 of 1

Please find below a base fee estimate below for the Riverfront Park, North Bank Wheels Facility as shown in the attached exhibits to this memorandum. This proposal serves as a starting point for the City and is based on an assumed \$900,000 construction budget provided by the City the week of 05-02. A formal proposal will be provided as a follow up when requested based on City input to the attached exhibits, the proposed design process in the attached proposal exhibit from Grindline, and any further information on the facility and adjacent use and needs that are developed during further design refinement on Riverfront Park.

North Bank Wheels Facility:

Berger Partnership \$5,850.00

- General Scope to 30% Design: Prime consultant providing design integration, community workshop attendance as needed, support graphics for contextual studies of Wheels Facility. Includes 4% mark-up for sub-consultants.

Gridline \$21,150.00

- General Scope to 30% Design: Refer to attached proposal exhibit for details. Summary: Concept design, outreach, and development of 30% Design (geometry, grading, layout) for Wheels Facility of approximately 8500 square feet.

Reimbursable / Expenses / Travel \$3,000.00

Total Fee Estimate: \$30,000.00

PROPOSAL FOR DESIGN SERVICES – RIVERSIDE PARK SKATEPARK, SPOKANE

Proposal Submitted To:
Todd Bronk
The Berger Partnership
1721 8th Avenue N
Seattle, WA 98109-3015

PROJECT DESCRIPTION: Professional design services for a skatepark of approximately 8,500 square feet (estimated project budget \$900,000) at City of Spokane's planned Riverside Park.

TASK 1. PROJECT STARTUP

a) Project Kick Off Meeting: The Design Team and Client will review current site information (Master Plan and Survey) and discuss how skatepark 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 skatepark design. This meeting will introduce Grindline to community, explain the design/public input process, and share how the community drives the project development. This meeting is open forum for public to view the concept presented with the proposal and provide input that will drive 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 so community members can access project information online and make comments for consideration.

d) Design Review Meeting: Via phone conference/online meeting, Design Team and Client will discuss input from kick off meeting, site visit and Community Meeting. Client will provide direction so Design Team can begin development of the Conceptual Designs.

(Sample) Task 1 Deliverables & Final Products:

A summary report for the site summarizing the results of the Project Startup Meetings for the Client to review and approve, including:



- Brief narrative listing the site constraints and opportunities and an inventory/analysis of potential skatepark area
- Finalized Program, Schedule, and Budget for remainder of Design process
- Summary of Public Input Report from 1st Community Meeting.

TASK 2. CONCEPTUAL DESIGN

a) Preliminary Conceptual Design: The Design Team will develop 2 Preliminary Concepts based on information from Project Startup Report and submit to Client for comment. The skatepark designs will be coordinated with any other proposed Master Plan improvements. The concepts will include the 3D renderings of the skatepark and include preliminary cost estimates.

b) Design Review meeting: The Grindline will meet with City and Design Team in Spokane 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, Power Point 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.

(Sample) Task 2 Deliverables & Final Products:

- Preliminary Conceptual Designs 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
- Preliminary Cost Estimates with quantity of materials estimates for concepts

TASK 3. FINAL DESIGN – 30% Drawings

a) Design Review Meeting: The Design Team and Client will discuss input from the 2nd community meeting and comments posted on the projects’ facebook forum via phone conference/online meeting. Client will provide direction so Design Team can begin development of the Final Design.

b) Final 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 storm water 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 Final Designs are a complete build out of the skateparks 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.

c) Design Review Meeting: The Grindline will meet with City and Design Team in Spokane to discuss the preferred concept. City will provide direction to refine concept prior to Community

Meeting #3.

d) Community Meeting #3: Grindline will return to Spokane to host the 3rd community meeting for community members and stakeholders to present the Preferred Concept. The Designs will be presented similar to task 2b and the public will be updated on the project schedule though completion dates.

(Sample) Task 3 Deliverables & Final Products:

- Preferred Concept 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
- Final Cost Estimates with quantity of materials estimates for approved designs.

**Grindline Skateparks
Design Services - Riverside Park Skatepark**

<i>Item</i>	<i>Labor</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Cost</i>	<i>Totals</i>
TASKS 1-4: DESIGN						
Project Startup, Kick Off & Site Meeting, Community Meeting #1						\$4,150.00
	Principal	8	hrs	\$125.00	\$1,000.00	
	Lead Design	24	hrs	\$125.00	\$3,000.00	
	Design Associate	2	hrs	\$75.00	\$150.00	
Conceptual Design, Review Meeting, Community Meeting #2						\$8,500.00
	Principal	16	hrs	\$125.00	\$2,000.00	
	Lead Design	40	hrs	\$125.00	\$5,000.00	
	Design Associate	20	hrs	\$75.00	\$1,500.00	
Final Design (30% Set), Review Meeting, Community Meeting #3						\$8,500.00
	Principal	8	hrs	\$125.00	\$1,000.00	
	Lead Design	30	hrs	\$125.00	\$3,750.00	
	Design Associate	50	hrs	\$75.00	\$3,750.00	
Construction Documents (50/90/100%, Specifications & Permitting)						\$0.00
	Principal		hrs	\$125.00	\$0.00	
	Lead Design		hrs	\$125.00	\$0.00	
	Design Associate		hrs	\$75.00	\$0.00	
Grindline subtotal						\$21,150.00
EXPENSES						\$3,000.00
	Travel/Printing	1	ls	\$3,000.00	\$3,000.00	

All work, including additional services requested, will be billed at the hourly rates below

Grindline Skateparks, Inc.

Project Director, Principal	\$125.00 per hour
Project Manager, Associate	\$75.00 per hour
Lead Designer, Principal	\$125.00 per hour
Design Associate	\$85.00 per hour
Landscape Architect	\$125.00 per hour
CAD Technician	\$55.00 per hour
Clerical/Administration	\$55.00 per hour

Grindline Skateparks appreciates the opportunity to work with The Berger Partnership and the City of Spokane on this next skatepark project. It is our understanding with this proposal that the skatepark's related budget is \$900,000 and estimated to allow for 8,500 sq ft of skate surface. Thank you for the opportunity to provide you with a proposal. We look forward to working with you and adjusting the above scope and deliverables based on the final services desired. If we can be of any further assistance, please call me on 206-932-6414.

Sincerely,

Micah Shapiro
Grindline Skateparks
(206) 932-6414



OPTION 1: NORTH SITE

- Good street access from Washington St
- Outside shoreline jurisdiction.
- Low proximity to park event areas, farther travel for crews.
- Generates most park maintenance traffic on park pedestrian paths.
- Visually out of site from most of park.

OPTION 3: IMAX SITE

- Site selected per master plan.
- Structure needs retrofitting and updating to meet code.
- High proximity to park event areas.
- Poor access to any adjacent streets.
- Re-inforces river as back of park, dividing instead of unifying park.

OPTION 2: EAST HAVERMALE

- 2 story structure within shoreline jurisdiction.
- Adequate street access from adjacent streets.
- Adequate proximity to park event areas.
- "Hidden" location for utilitarian building.

OPTION 4: PAVILION SITE

- Re-use existing CMU building (Spokane Story)
- Located at heart of park.
- May create conflict between the primary park icon and park operations.
- Poor street access from adjacent streets.
- Utilitarian building and activity may be aesthetically unattractive.

OPTION 5: POST STREET

- New structure within shoreline jurisdiction.
- High proximity to park event areas.
- Excellent street access from Post St.
- Highly functional location for operations.
- Utilitarian building and activity may be aesthetically unattractive.