



Spokane Park Board Special Meeting Minutes

3 p.m. Wednesday, May 25, 2016

Spokane Public Library Downtown Branch Conference Room 1B
906 W. Main Ave., Spokane, Washington

Park Board Members:

- ✓ Wright, Chris– President
- ✓ Traver, Susan – Vice President
- ✓ Eadie, Leroy
- ✓ Kelley, Ross
- Van Voorhis, Ken (Absent/Excused)
- ✓ Selinger, Sam (Left: 4:45 p.m.)
- ✓ Pendergraft, Lauren
- ✓ Sumner, Nick (Call-in. Left: 4:05 p.m.)
- ✓ McGregor, Ted
- ✓ Mumm, Candace – Council Liaison

Parks Staff:

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

Guests:

Guy Michaelson
Matt Walker
Dave Nelson

SUMMARY

- The Park Board approved Ted McGregor as the new Riverfront Park Committee chair.
- The Park Board approved the Memorandum of Agreement with the U.S. Army Corps of Engineers, the Washington State Historic Preservation Officer and the City of Spokane for resolution of adverse effects to the Howard Street South Channel Bridge.
- The Park Board approved six of the nine Riverfront Park Redevelopment project budget estimates.
- The Park Board approved the Berger Partnership Tasks 2.B contract in the amount of \$564,500.

MINUTES

Roll Call: *Pamela Clarke*

1. Action items:

Approval of Riverfront Committee Chair – *Chris Wright* announced Ted McGregor agreed to be the new Riverfront Park Committee chair. Mr. McGregor explained he plans to focus on clear communication and transparency as the committee proceeds with the Riverfront Park Redevelopment project.

Motion #1: Ross Kelley moved to approve Ted McGregor as the new Riverfront Park Committee chair.

Dr. Sam Selinger seconded.

Motion carried with unanimous consent.

Memorandum of Agreement - Army Corps of Engineers/ State Historic Preservation – *Berry Ellison* provided an overview of the draft MOA which is an agreement among the U.S. Army Corps of Engineers, the Washington State Historic Preservation Officer and the City of Spokane for resolution of adverse effects to the Howard Street South Channel Bridge. As a result of recent negotiations with the three agencies, it has been determined the bridge is a contributing resource of a significant event (Expo '74). Even though the Expo '74 location has not been designated on the National Register, it must be treated as a potential historic district. There are 18 Expo '74 contributing resources identified within Riverfront Park, which include 1) Theme Stream; 2) Gondola; 3) Loeff Carrousel; 4) various bridges, shelters and sculptures; 5) Clock Tower; 6) floating platform; 7) U.S. Forestry building; 8) U.S. Pavilion; 9) British Columbia Pavilion; 10) Point of Inspiration; and 11) the amphitheater. The City of Spokane is required to implement historic rehabilitation to the Theme Stream and one of the other 18 potentially eligible elements in Riverfront Park. The board discussed the pros and cons of the various options.

Motion #2: Candace Mumm moved to accept the Memorandum of Agreement with the U.S. Corps of Engineers and the Washington State Historic Preservation Officer, as presented, with the addition of adding the Sun Dial as the second element to be restored to its original state. Ross Kelley made a friendly amendment, and accepted by Dr. Selinger, to add the Clock Tower as a secondary option in the event the Sun Dial is not viewed as a significant feature for restoration. Candace Mumm restated her motion, from the friendly amendment, to note the Pedestrian Triangular Truss Bridge as the second option for historic restoration.

Dr. Sam Selinger seconded.

Motion passed with unanimous consent.

Riverfront Park Redevelopment Budget – *Matthew Walker* provided an overview of the proposed estimate analysis and budget estimate for the Riverfront Park

Redevelopment Project, based on the Master Plan and current designs. The total projected budget is \$66,166,303, which includes the \$64.3 million bond, projected bond interest and soil mitigation funds from the Parks Cumulative Reserve. The estimate analysis consists of nine projects, including: 1) South Bank West (Recreational Rink/Gondola Meadow; 2) South Bank Central (Looft Carrousel); 3) Howard Street South Channel Bridge; 4) Promenades and Centennial Trail; 5) Havermale Island; 6) Canada Island; 7) North Bank; 8) Southeast Bank; and (9) program level owner costs.

Motion #3: Susan Traver moved to accept the presented RFP Budget Estimate and Estimate Analysis Summary for the Riverfront Park Redevelopment project. Dr. Selinger voiced concern regarding the percentage of funds designated for the U.S. Pavilion building and suggested some of the grounds dollars to be moved to the building construction. Lauren Pendergraft made a friendly amendment, which was not accepted by Ms. Traver, to only accept the Estimate Analysis Summary for the Riverfront Park Redevelopment budget.

Ross Kelley seconded.
Motion did not pass with a 4-to-2 vote.

Motion #4: Lauren Pendergraft moved to adopt the Estimate Analysis Summary and the Budget Estimates on six of the nine proposed project budgets, including projects 1, 2, 3, 4, 7 and 9.

Candace Mumm seconded.
Motion passed with unanimous consent.

Berger Partnership Tasks 2.B Contract – *Berry Ellison* reviewed the proposed Tasks 2.B contract, which includes: 1) RFP Electrical Consolidations/Guidelines; 2) Park-wide CUP support; 3) South Bank Looft site 100% design; 4) North Bank design development; 5) Promenade, including South Bank-East, design development; and 6) reimbursable allowances.

Motion #5: Susan Traver moved to approve the Berger Partnership Tasks 2.B contract, as presented, in the amount of \$564,500. Lauren Pendergraft made a friendly amendment, which was accepted by Ross Kelley, to update the site construction budget to match the adopted Budget Estimates.

Ross Kelley seconded.
Motion pass with unanimously consent.

2. **Discussion Items:**

- A. Berger Partnership Deliverables update - *Guy Michaelson* provided an overview on the Tasks 1 and 2 deliverables.

3. **Adjournment:** The meeting was adjourned at 5:35 p.m.

Minutes approved by:



Leroy Eadie, Director of Parks and Recreation

MEMORANDUM OF AGREEMENT
AMONG THE U.S. ARMY CORPS OF ENGINEERS,
THE WASHINGTON STATE HISTORIC PRESERVATION OFFICER,
AND
THE CITY OF SPOKANE

SUBJECT: Memorandum of Agreement (MOA) for Resolution of Adverse Effects to the Howard Street South Channel Bridge, Riverfront Park, Spokane, Spokane County, Washington, U.S. Army Corps of Engineers, Corps Reference Number NWS-2015-0914.

1. WHEREAS, the U.S. Army Corps of Engineers (Corps), Seattle District Regulatory Branch received a Department of Army (DA) permit application from the City of Spokane (City) associated with the Howard Street South Channel Bridge (South Channel Bridge) Replacement Project (the Project) located within Spokane's Riverfront Park along a historical vehicular roadway route that was repurposed as a pedestrian crossing for the 1974 World's Fair (Expo '74) and subsequently incorporated into Riverfront Park (Assessor's Parcel Number: 35185.0076), within Section 18, Township 25 North, Range 43 East on the Spokane Northwest, Washington 7.5' United States Quadrangle map; and
2. WHEREAS, the Corps' issuance of such a permit is defined as an undertaking under Section 106 of the National Historic Preservation Act, 54 U.S.C. (NHPA), and its implementing regulations (36 CFR Part 800 and 33 CFR 325, Appendix C); and
3. WHEREAS, the Project includes demolition and replacement of the South Channel Bridge crossing the south channel of the Spokane River; and
4. WHEREAS, the area of potential effects (APE) includes all areas of permitted in-water activity, including upland areas where work is directly associated, integrally related, and would not occur but for the in-water authorized activity associated with the DA permit; and
5. WHEREAS, documents have been prepared identifying known and potential historic properties associated with the Undertaking, titled: (1) *Historic Resources Technical Report: Howard Street South Channel Bridge Replacement Project*, February 22, 2016; (2) *A Cultural Resources Survey of the Howard Street Bridge Replacement and Associated Project Components, Riverfront Park, Spokane, Washington*, dated February 16, 2016; and (3) *Spokane Riverfront Park Historic Property Inventory of Pre-1975 Historical Resources, Spokane, Washington* dated April 7, 2016, and these documents are incorporated into this MOA by reference; and
6. WHEREAS, the Corps identified one historic district within the APE, the 1974 World's Fair (Expo '74); and

7. WHEREAS, the Washington State Department of Archaeology & Historic Preservation (DAHP), also known as the Washington State Historic Preservation Officer (SHPO), concurs that Expo '74 is a National Register of Historic Places (NRHP)-eligible historic district and that the South Channel Bridge is a contributing element to the Expo '74 district; and

8. WHEREAS, the Project would have an adverse effect on the South Channel Bridge historic property; and

9. WHEREAS, background research did not reveal the presence of any previously discovered precontact archaeological materials, and archaeological monitoring will be conducted during Project construction under a monitoring plan/inadvertent discovery plan (IDP) reviewed by the Consulting Parties and approved by the Corps and DAHP prior to ground-disturbing work in the Project area; and

10. WHEREAS, the Corps reached out to the Spokane Tribe of Indians (STI), the Coeur d'Alene Tribe of Indians (CDTI), the Spokane Preservation Advocates (SPA) and the Washington Trust for Historic Preservation (WTHP) about this Project; and

11. WHEREAS, STI, SPA, and the WTHP expressed a desire to consult on this Section 106 MOA; and

12. WHEREAS, in accordance with 36 CFR Section 800.6(a)(1), the Corps notified the Advisory Council on Historic Preservation (Council) of its adverse effect determination and the Council has chosen **not to** participate in the consultation; and

13. WHEREAS, pursuant to 36 CFR Part 800.6(c)(2), because of its role and responsibilities as the applicant for the DA permit, the Corps has invited the City to sign this MOA as an invited signatory; and

14. WHEREAS, pursuant to 36 CFR Part 800.6(c)(3), based on their stated interest, the Corps has invited STI, WTHP, and SPA to sign this MOA as concurring parties; and

15. WHEREAS, the Corps has consulted with DAHP, the City, the STI, the SPA, and the WTHP in accordance with Section 106 of the NHPA to resolve the adverse effects of the undertaking on historic properties;

NOW, THEREFORE, the Corps, DAHP, and the City (collectively the "Parties" and individually the "Party") agree that should the undertaking move forward to construction, the following Corps-enforced stipulations shall resolve adverse effects to historic properties associated with the undertaking, and that these stipulations shall govern the Project and all of its parts unless this MOA expires or is terminated.

Stipulations

The Corps shall ensure that the following stipulations are implemented:

1. Documentation. The City will complete a historic context statement and inventory of the Expo '74 fairgrounds. The context statement will encompass looking at the Expo '74 site in its entirety, and its various resources regardless of park ownership. All resources within the park will be fully documented through the Historic Property Inventory Form (HPIF) Washington Information System for Architectural and Archaeology Record Data (WISAARD) system at the Intensive Level of survey. Efforts will be made to identify the location of as many offsite Expo '74 elements (e.g., buildings, structures, objects) as possible through the use of a variety of media outlets, such as the City/County Historic Preservation Office's website and Facebook page as well as the Spokane Preservation Advocate's website and Facebook page, with the understanding that extensive efforts will not be conducted. If discovered, relocated Expo '74 elements that were moved after Expo '74 will be noted as to their current location ~~(and if available, condition)~~ in a table format, but not on inventory forms. The City will attempt, within reason, to photograph or obtain photographs of identified elements. Maps and data provided in the context will note all buildings/features of the fair site, their use, architect, and if known their current status. The historic context will cover the history of the fair; its planners, architects, events, activities, impacts, etc. The context and survey shall be developed by professionals in appropriate areas of expertise including but not limited to: historic preservation planning, architectural history, landscape architecture, history. In order to host all documents and photographs, the City will provide \$500 will be provided to DAHP. -
2. Historic Preservation Plan. In consultation with the Consulting Parties and other interested and appropriate entities, the City shall develop and adopt a Historic Preservation Plan (HPP) for historic properties within the City-owned portions of Riverfront Park. The intent of developing the HPP shall be to shape the City's decision-making process regarding ongoing planning, preservation, and management of cultural and historic properties within the park boundaries. It is also the intent that policies, tasks, and recommendations from the HPP shall augment the City's Master Plan for the Riverfront Park Redevelopment. The HPP shall be developed by professionals who meet the Secretary of the Interior's Professional Qualification Standards in appropriate areas of expertise including but not limited to: historic preservation planning, architectural history, landscape architecture, and history. ~~At least one draft of the HPP shall be provided to the SHPO, the Spokane HPO and other interested consulting parties for review and comment before final adoption.~~
3. ~~Future Mitigation~~. ~~The Consulting Parties recognize that other mitigation is appropriate, but the form it should take is uncertain at this point. For example, the HPP from Stipulation 2 will develop implementable mitigation ideas that will lack funding. The focus of mitigation also depends on consideration of mitigation from nearby projects in development, such as the Howard Street Mid-Channel Bridge project. The City will commit an amount not to exceed \$XX,XXX to implement recommendations resulting from the Historic Preservation Plan and/or other ideas developed by the consulting parties. If the mitigation is not approved by~~

~~the Signatories within 2 years of execution of the MOA, the City will inform the Consulting Parties. The Consulting Parties will consult on appropriate alternative mitigation, with a cost equivalent to original proposed mitigation under this stipulation, and with final approval by the Corps and DAHP. Rehabilitation. The City will implement historic rehabilitation activities at the National Register eligible Theme Stream and ????????? in Riverfront Park. Work shall be designed to meet the U.S. Secretary of the Interior's Standards for Rehabilitation (<https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>). The City shall afford the Consulting Parties an opportunity to review and comment on the rehabilitation plan(s). The rehabilitation plan(s) shall be reviewed and approved by DAHP prior to implementation.~~

4. Reporting.

- a. For report/documentation produced under Stipulations 1 and 2 of this MOA, the City shall email all Consulting Parties a draft version of the digital copy (in Microsoft Word format for written documents) to review. The City will revise the draft digital copy in consideration of the comments. After final approval by the Corps and DAHP, the City will provide Consulting Parties to this MOA one digital PDF copy of any final report the City prepares as a requirement of this MOA.
- b. The City will email a yearly status update to the Consulting Parties detailing the current status of any incomplete Stipulation, which will include any scheduling changes proposed, any problems encountered, and any disputes and objections.

5. Administrative Stipulations

- a. Should any signatory or concurring party to this MOA object at any time to any actions proposed or the manner in which the terms of this MOA are implemented, the Corps shall consult with such party to resolve the objection. If the Corps determines that such objection cannot be resolved, the Corps will:
 - (1) Forward all documentation relevant to the dispute, including the Corps' proposed resolution, to the ACHP. The ACHP shall provide the Corps with its advice on the resolution of the objection within thirty (30) days of receiving adequate documentation. Prior to reaching a final decision on the dispute, the Corps shall prepare a written response that takes into account any timely advice or comments regarding the dispute from the ACHP, signatories and concurring parties, and provide them with a copy of this written response. The Corps will then proceed according to its final decision.
 - (2) If the ACHP does not provide its advice regarding the dispute within the thirty (30) day time period, the Corps may make a final decision on the dispute and proceed accordingly. Prior to reaching such a final decision, the Corps shall prepare a written response that takes into account any timely comments regarding the dispute from the

signatories and concurring parties to the MOA, and provide them and the ACHP with a copy of such written response.

(3) The Corps' responsibility to carry out all other actions subject to the terms of this MOA that are not the subject of the dispute remain unchanged.

- b. At any time during implementation of the measures stipulated in this MOA, should an objection to any such measure or its manner of implementation be raised by a member of the public regarding historic preservation, the Corps shall take the objection into account and consult as needed with the objecting party, the SHPO, or the ACHP to determine how best to address the objection.
- c. The contact information for each signatory to this MOA may be updated, which shall not be considered an amendment to this MOA. An electronic message (email) exchanged among the contacts, indicating the updated information, shall be sufficient provided the signature authority for each Party is included in such communication.
- d. If the terms of this agreement have not been implemented within five years of execution of the MOA, this agreement shall be considered null and void, unless the signatories agree in writing to an extension for carrying out its terms. If this agreement is considered null and void, the Corps shall so notify the parties to this agreement, and if the City chooses to continue with the undertaking, shall re-initiate review of the undertaking in accordance with 36 CFR Part 800.
- e. Any signatory to this agreement may propose to the Corps that the agreement be amended, whereupon the Corps shall consult with the other parties to this agreement to consider such an amendment. This MOA will be amended when such an amendment is agreed to in writing by all signatories. The amendment will be filed with the ACHP and go into effect on the date of the last signature from signatories.
- f. If the Corps determines that it cannot implement the terms of this agreement, or if any signatory determines that the agreement is not being properly implemented, such party may propose to the other parties to this agreement that it be terminated.

The party proposing to terminate this agreement shall so notify all parties to this agreement, explaining the reasons for termination and affording them at least 30 days to consult and seek alternatives to termination. The parties shall then consult.

Should such consultation fail, the Corps or other signatory party may terminate the agreement by so notifying all parties.

Should this agreement be terminated, the Corps shall either:

- (1) Consult in accordance with 36 CFR Part 800.6 to develop a new MOA; or
- (2) Request the comments of the ACHP pursuant to 36 CFR Part 800.7.

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- g. Execution (signature) of this MOA by the Corps, DAHP, and the City and implementation of its terms evidence that the Corps has taken into account the effects of this undertaking on historic properties and afforded the ACHP an opportunity to comment.

Draft 4.0

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SIGNATORY PARTY

U.S. ARMY CORPS OF ENGINEERS, SEATTLE DISTRICT

By: _____ Date: _____

Title: _____

John G. Buck
Colonel, Corps of Engineers
District Commander

Contact Information:

Chris Jenkins, Regulatory Cultural Resources Program Manager
US Army Corps of Engineers, Seattle District
P.O. Box 3755
Seattle WA 98124

Voice: (206) 764-6941
Email: Paul.C.Jenkins@usace.army.mil

Note: Signatures continued on next page.

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SIGNATORY PARTY

WASHINGTON STATE HISTORIC PRESERVATION OFFICER

By: _____ Date: _____

Title: _____

Allyson Brooks, Ph. D.
State Historic Preservation Officer

Contact Information:

Greg Griffith
Department of Archaeology and Historic Preservation
1110 Capitol Way S, Suite 30
Olympia, WA 98501

Voice: (360) 586-3073
E-mail: Greg.Griffith@DAHP.WA.GOV

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INVITED SIGNATORY PARTY

CITY OF SPOKANE, WASHINGTON

By: _____ Date: _____

Title: _____

Contact Information:

Leroy Eadie
Director of Spokane Parks and Recreation
City Hall
808 West Spokane Falls Boulevard
Spokane, WA 99201

Agent Contact Information:

Voice: (509) 625-6204
Email: LEadie@spokanecity.org

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CONCURRING PARTY

SPOKANE TRIBE OF INDIANS

By: _____ Date: _____

Title: _____

The Honorable Rudy Peone, Chair

Contact Information:

Randy Abrahamson, THPO
Spokane Tribe of Indians
Post Office Box 100
Wellpinit, WA 99040-0100

Voice: (509) 258-4315
E-mail: Randya@spokanetribe.com

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CONCURRING PARTY

SPOKANE PRESERVATION ADVOCATES

By: _____ Date: _____

Title: _____

Kathryn Burk-Hise
Executive Coordinator

Contact Information:

Kathryn Burk-Hise
Executive Coordinator
Spokane Preservation Advocates
PO Box 785
Spokane, WA 99210

Voice: (509) 344-1065
E-mail: info@spokanepreservation.org

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CONCURRING PARTY

WASHINGTON TRUST FOR HISTORIC PRESERVATION

By: _____ Date: _____

Title: _____

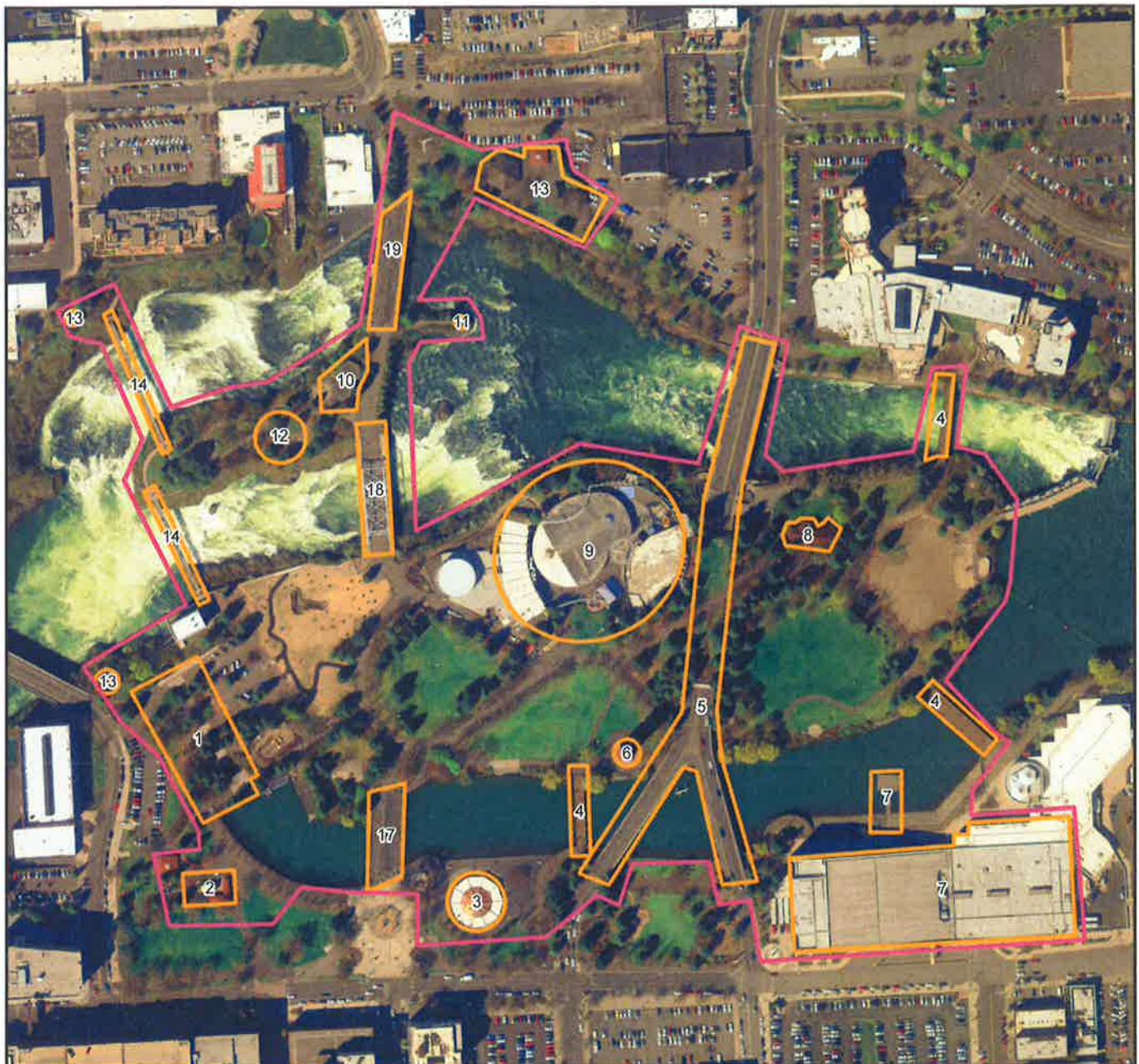
Chris Moore, Executive Director
Washington Trust for Historic Preservation

Contact Information:

Chris Moore, Executive Director
Washington Trust for Historic Preservation
Stimson-Green Mansion
1204 Minor Avenue
Seattle, Washington 98101

Voice: (206) 624-9449
E-mail: cmoore@preservewa.org

Note: End of signature pages



Legend

 Expo '74 Historic District Boundary

 Expo '74 Contributing Resources

Number Resource Name

- 1 Theme Stream
- 2 Gondola
- 3 Natatorium Carousel
- 4 Pedestrian bridges
- 5 Stevens/Washington Bridges and Underpass
- 6 Great Northern Clock Tower
- 7 Opera House and Floating Platform
- 8 US Forestry Building
- 9 U.S. Pavilion
- 10 British Columbia Pavilion

Number Resource Name

- 11 Point of Inspiration
- 12 Alberta Amphitheater
- 13 Lilac Gate and Nearby Shelters
- 14 Suspension Bridges
- 15 Sculptures located throughout park
- 16 Expo 74' infrastructure located throughout park
- 17 South Channel Bridge
- 18 Mid-Channel Bridge
- 19 North Howard Bridge

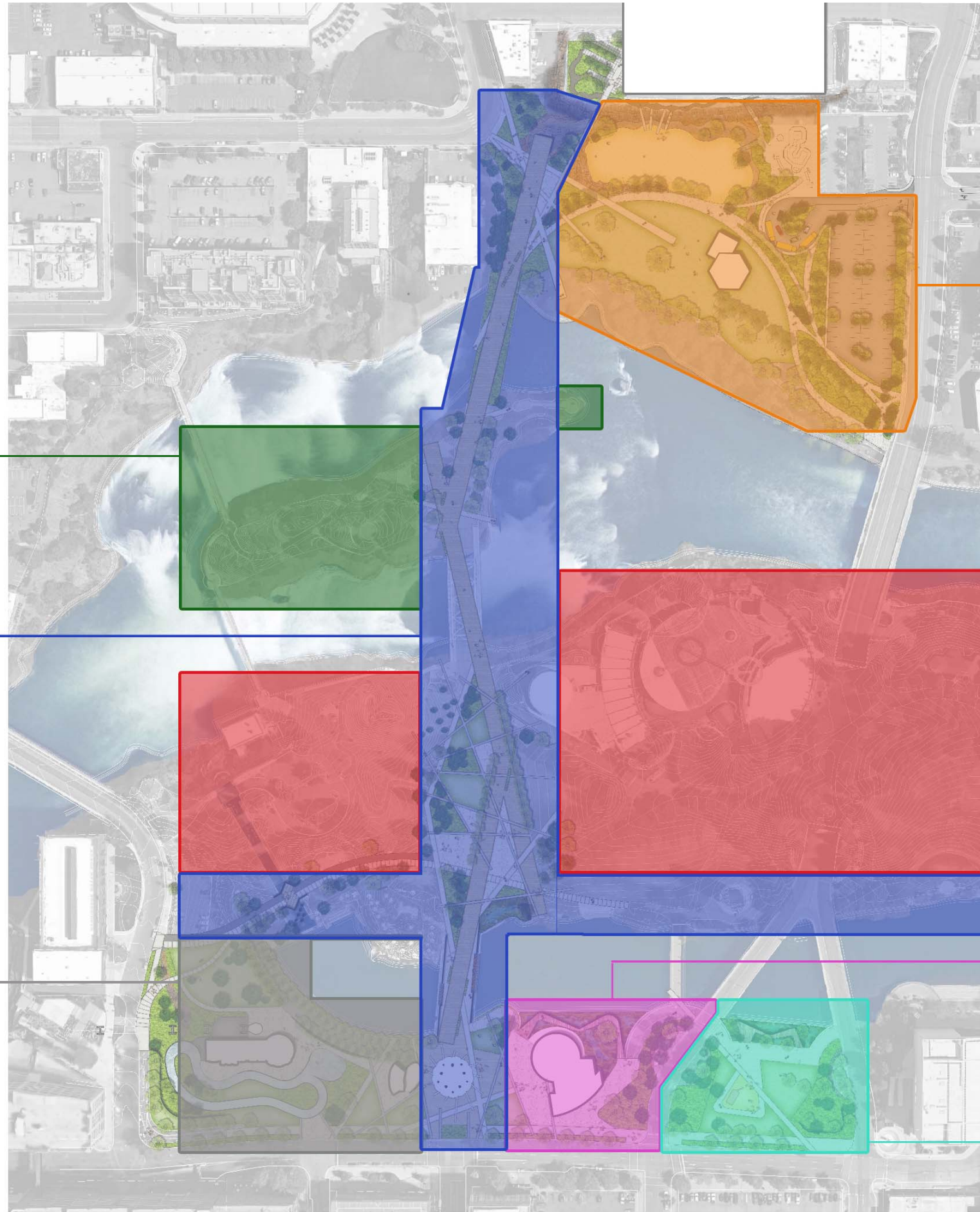
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Figure 8

**Expo '74 NRHP-Eligible Historic District
Howard Street South Channel Bridge Project**

Spokane County, Washington



CANADA ISLAND
CONSTRUCTION BUDGET
\$622,000

PROMENADES
CONSTRUCTION BUDGET
\$3,600,000 (SITE)
\$4,500,000 (BRIDGE)

SOUTH BANK WEST
CONSTRUCTION BUDGET
\$1,275,000 (SITE)
\$1,880,500 (BUILDING)
\$2,200,000 (ICE)

NORTH BANK
CONSTRUCTION BUDGET
\$3,600,000

HAVERMALE ISLAND
CONSTRUCTION BUDGET
\$6,275,000 (SITE)
\$7,450,000 (PAVILION)
\$1,800,000 (OPS BUILDING)

SOUTH BANK CENTRAL
CONSTRUCTION BUDGET
\$1,548,000 (SITE)
\$4,150,000 (BUILDING)

SOUTH BANK EAST
CONSTRUCTION BUDGET
\$715,000



RIVERFRONT PARK REDEVELOPMENT - SUMMARY

ESTIMATE ANALYSIS

PROJECT DESCRIPTION		BASELINE	ADJUSTED	VARIANCE
1	RFP - SOUTH BANK WEST (REC RINK, GONDOLA MEADOW)	\$ 6,815,475	\$ 8,209,712	\$ 1,394,237
2	RFP - SOUTH BANK CENTRAL (LOOFF CAROUSEL)	\$ 8,690,500	\$ 8,565,056	\$ (125,444)
3	RFP - HOWARD STREET SOUTH CHANNEL BRIDGE	\$ 8,190,455	\$ 6,600,465	\$ (1,589,991)
4	RFP - PROMENADES & CENTENNIAL TRAIL	\$ 5,547,600	\$ 5,292,144	\$ (255,456)
5	RFP - HAVERMALE ISLAND	\$ 22,624,657	\$ 23,001,191	\$ 376,534
6	RFP - CANADA ISLAND	\$ 954,639	\$ 1,153,168	\$ 198,529
7	RFP - NORTH BANK	\$ 6,900,000	\$ 6,515,734	\$ (384,266)
8	RFP - FINAL PHASE (SOUTHEAST BANK)	\$ 1,100,184	\$ 1,212,948	\$ 112,764
SUB-TOTAL		\$ 60,823,510	\$ 60,550,418	\$ (273,092)
9	RFP - PROGRAM LEVEL OWNER COSTS	\$ 4,652,076	\$ 4,925,168	\$ 273,092
TOTAL		\$ 65,475,586	\$ 65,475,586	\$ 0
Additional Budget Information				
<div> OPEN ITEMS: Way Finding and Interpretative Signage Additional Project Management Support Park wide Utility Corridors work FFE </div>		2015 Bond Amount	\$ 64,300,000	
		Initial Anticipated Bond Interest	\$ 1,500,000	
		Total	\$ 65,800,000	
		Difference from Baseline Project to Bond+Interest	\$ 324,414	\$ 324,414
		N. Bank Soil Mitigation (Fund 1950 - Park Cumulative Reserve Fund)		\$ 241,303
		5/12/16 - Additional Projected Bond Interest		\$ 125,000
Total Projected Budget			\$ 66,166,303	

RFP - SOUTH BANK WEST (REC RINK, GONDOLA MEADOW)

Budget Estimate

PROJECT BUDGET ITEMS			Baseline	Adjusted / Current Budget	Budget Over / (Under) runs	NOTES
1.0 PROJECT CONSTRUCTION	1a	Grounds surrounding Gondola Meadow	1,275,000	1,275,000	0	(\$15/sf @ 85,000 sq ft)
	1b	Rec Ribbon/Dasher boards/Sub-Soil Heating/Chiller	2,200,000	2,200,000	0	3/16/16 - per AD/BE use \$2.2M
	1c	Rec Rink Building	1,500,000	1,500,000	0	3/16/16 - per AD/BE use \$1.5M
	1d	Rec Rink Bldg - Kitchen Equip/Site Add		100,000	100,000	3/14/16 Executive Team Direction
	1e	Summer Program - unfunded			0	(\$500K) Utilities Infrastructure/Fire Places/etc. Tensile Membrane - Add Alt
	1f	Perimeter Seating	70,000	0	(70,000)	Moved to FF&E
	1g	Demolition (Restroom and Skyride Building)	50,000	100,000	50,000	Increase by 50k to include hardscapes
	1h	Additional Construction Budget		180,500	180,500	Approved Park Bd 5/12/16
	1	Sub-total Construction	5,095,000	5,355,500	260,500	
	2	Design (Scope) Contingency	155,250	0	(155,250)	
	3	Construction Contingency	258,750	535,550	276,800	5/4/16 - increase to 10%
	4	Environmental / Rock Contingency	0	500,000	500,000	See Program Level Owner Cost
	5	WSST on Construction, CO's, Contingency 8.7%	443,265	556,021	59,769	
	6					
Subtotal ALL Construction			5,952,265	6,947,071	994,806	
2.0 PROJECT DESIGN	7	BERGER Thru 2A		53,576	53,576	Per Berger fee distribution sheet
	8					
	9					
	10	STANTEC Fee - Basic Services		509,270	509,270	(Includes Reimbursables estimate of \$34,500)
	11a	STANTEC Fee - Additional Services		186,941	186,941	March 2016 Amendment One
	11b	STANTEC Fee - Additional Services		30,900	30,900	May 2016 Amendment Two
	12	STANTEC Fee - Reimbursables		0	0	
	13					
Subtotal Design			621,000	780,687	159,687	
3.0 PROFESSIONAL SERVICES+FF&E	14	PM/CM Services (Internal/External)			0	See Program Level Owner Cost
	15	Site/Field Survey Topo Map			0	See item 7 above
	16	Geotechnical/Environmental Services		68,000	68,000	
	17	Environmental/Lab work - Construction Phase		25,000	25,000	
	18	Wildlife Biologist			0	See Line 39
	19	Hazmat Consultant			0	See Line 39
	20	Traffic Engineer			0	See Line 39
	21	Permitting Assistance		15,000	15,000	See item 7 above.
	22	Value Engineering/Constructability Review			0	
	23	Commissioning		20,000	20,000	
	24	NREC Owner Inspection Fee		2,500	2,500	
	25	Inspection/Testing		40,000	40,000	
	26	Legal Fees			0	See Program Level Owner Cost
	27	Other Consultants			0	
	28	FF&E + Technology + WSST @8.7%	86,960	156,960	70,000	4/6/16 - moved \$70K from 1f
	29					
Subtotal Project Services, FF&E			86,960	327,460	240,500	
4.0 OTHER PROJECT DEVELOPMENT COSTS	30	Artwork			0	See Program Level Owner Cost
	31	Advertisements+Printing			0	
	32	L&I Electrical Review		2,500	2,500	
	33	Plan Review+Permits		53,555	53,555	
	34	Health District Review		1,000	1,000	
	35	Certification of Storm Drainage		2,500	2,500	
	36	Moving /Temporary Facilities			0	
	37	Builder's Risk Insurance			0	
	38	Travel, Meals, Mtg Expenses			0	
	39	RFP Predesign Studies	155,250	34,939	(120,311)	See Predesign Cost Tab
	40	OMR Contingency		60,000	60,000	
	41					
Subtotal Other Development Fees			155,250	154,494	(756)	
5.0 BOND FEES	42	Bond Service Fees			0	See Program Level Owner Cost
Subtotal Bond Services			-	0	0	
			6,815,475	8,209,712	1,394,237	

RFP - SOUTH BANK CENTRAL (LOOFF CAROUSEL)

Budget Estimate

PROJECT BUDGET ITEMS		Baseline	Adjusted / Current Budget	Budget Over / (Under) runs	NOTES
1.0 PROJECT CONSTRUCTION	1a - Carousel Grounds (\$20/sq ft @ 86,000 sq ft)	1,720,000	1,548,000	(172,000)	
	1b - Looft Carousel (\$366/sq ft)	4,500,000	4,050,000	(450,000)	
	1c - Building Demo	100,000	100,000	0	
	1 Sub-total Construction	6,320,000	5,698,000	(622,000)	
	2 Design Contingency	325,000	0	(325,000)	
	3 Construction Contingency	325,000	284,900	(40,100)	
	4 Environmental / Rock Contingency	-	500,000	500,000	
	5 WSST on Construction, CO's, Contingency 8.7%	558,540	564,012	5,472	
Subtotal ALL Construction		7,528,540	7,046,912	(481,628)	
2.0 PROJECT DESIGN	7 BERGER Thru 2A		59,956	59,956	Per Berger fee distribution sheet
	8 BERGER 2B		331,400	331,400	
	9				
	10 A/E Fee - Basic Services		583,000	583,000	
	11 A/E Fee - Additional Services		33,140	33,140	
	12 A/E Reimbursable Expenses		0	0	
	13				
Subtotal Design		780,000	1,007,496	227,496	
3.0 PROFESSIONAL SERVICES+FF&E	14 PM/CM Services (Internal/External)		0	0	See Program Level Owner Cost
	15 Site/Field Survey Topo Map			0	See item 7 above
	16 Geotechnical Services		25,000	25,000	
	17 Environmental/Labwork		25,000	25,000	
	18 Wildlife Biologist				See Line 39
	19 Hazmat Consultant				See Line 39
	20 Traffic Engineer				See Line 39
	21 Permitting Assistance		25,000	25,000	See item 7 above.
	22 Value Engineering/Constructability Review			0	
	23 Commissioning		20,000	20,000	
	24 NREC Owner Inspection Fee		2,500	2,500	
	25 Inspection/Testing		28,490	28,490	
4.0 OTHER PROJECT DEVELOPMENT COSTS	26 Legal Fees			0	See Program Level Owner Cost
	27 Other Consultants			0	
	28 FF&E + Technology + WSST @8.7%	86,960	120,000	33,040	5/4/16 - increase to \$120K per AD
	29				
Subtotal Project Services, FF&E		86,960	245,990	159,030	
5.0 BOND FEES	30 Artwork			0	See Program Level Owner Cost
	31 Advertisements+Printing			0	
	32 L&I Electrical Review		2,500	2,500	
	33 Plan Review+Permits		56,980	56,980	
	34 Health District Review		1,000	1,000	
	35 Certification of Storm Drainage		2,500	2,500	
	36 Moving /Temporary Facilities	100,000	100,000	0	
	37 Builder's Risk Insurance			0	
	38 Travel Meals Mtg Expenses			0	
	39 RFP Predesign Studies	195,000	26,678	(168,322)	See Predesign Cost Tab
	40 OMR Contingency		75,000	75,000	
	41				
Subtotal Other Development Fees		295,000	264,658	(30,342)	
5.0 BOND FEES	42 Bond Service Fees				See Program Level Owner Cost
	Subtotal Bond Services	-	0	0	
		8,690,500	8,565,056	(125,444)	

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

RFP - PROMENADES & CENTENNIAL TRAIL

Budget Estimate

PROJECT BUDGET ITEMS			Baseline	Adjusted / Current Budget	Budget Over / (Under) runs	NOTES
1.0 PROJECT CONSTRUCTION	1a	Howard St Promenade (Sp Falls Blvd - North Gate)	3,000,000	2,700,000	(300,000)	
	1b	Havermale Promenade	800,000	720,000	(80,000)	
	1c	Havermale Centennial Trail	220,000	198,000	(22,000)	
	1d	Theme Stream		0	0	
	1	Sub-total Construction	4,020,000	3,618,000	(402,000)	
	2	Design Contingency (Escalation)		0	0	
	3	Construction Contingency		180,900	180,900	
	4	Environmental / Rock Contingency	-	200,000	200,000	
	5	WSST on Construction, CO's, Contingency 8.7%		347,904	347,904	
	6					
Subtotal ALL Construction			4,020,000	4,346,804	326,804	
2.0 PROJECT DESIGN	7	BERGER Thru 2A		0	0	
	8	BERGER 2B		125,000	125,000	
	9					
	10	A/E Fee - Basic Services		434,160	434,160	
	11	A/E Fee - Additional Services		0	0	
	12	A/E Reimbursable Expenses		0	0	
	13			0	0	
Subtotal Design			1,407,000	559,160	(847,840)	
3.0 PROFESSIONAL SERVICES+FF&E	14	PM/CM Services (Internal/External)			0	See Program Level Owner Cost
	15	Site/Field Survey Topo Map			0	See item 7 above
	16	Geotechnical Services		10,000	10,000	
	17	Environmental/Labwork		10,000	10,000	
	18	Wildlife Biologist			0	See Line 39
	19	Hazmat Consultant (Building)			0	See Line 39
	20	Traffic Engineer			0	See Line 39
	21	Permitting		25,000	25,000	See item 8 above.
	22	Value Engineering/Constructability Review			0	
	23	Commissioning		0	0	
	24	NREC Owner Inspection Fee		0	0	
	25	Inspection/Testing		5,000	5,000	
	26	Legal Fees			0	See Program Level Owner Cost
	27	Other Consultants			0	
	28	FF&E + Technology + WSST @8.7%		250,000	250,000	
	29					
Subtotal Project Services, FF&E			-	300,000	300,000	
4.0 OTHER PROJECT DEVELOPMENT COSTS	30	Artwork			0	See Program Level Owner Cost
	31	Advertisements+Printing			0	
	32	L&I Electrical Review			0	
	33	Plan Review+Permits		36,180	36,180	
	34	Health District Review			0	
	35	Certification of Storm Drainage			0	
	36	Moving /Temporary Facilities			0	
	37	Builder's Risk Insurance			0	
	38	Travel Meals Mtg Expenses			0	
	39	RFP Predesign Studies	120,600		(120,600)	See Predesign Cost Tab
	40	OMR Contingency		50,000	50,000	
	41					
Subtotal Other Development Fees			120,600	86,180	(34,420)	
5.0 BOND FEES	42	Bond Service Fees			0	See Program Level Owner Cost
		Subtotal Bond Services	-	0	0	
			5,547,600	5,292,144	(255,456)	

RFP - HAVERMALE ISLAND

Budget Estimate

PROJECT BUDGET ITEMS			Baseline	Adjusted / Current Budget	Budget Over / (Under) runs	NOTES
1.0 PROJECT CONSTRUCTION	1a	Grounds	8,386,430	6,275,075	(2,111,355)	
	1b	Pavilion Building	8,000,000	7,200,000	(800,000)	
	1c	IMAX/Rink/Roof Structure demo		250,000	250,000	
	1d	Maintenance Facility		1,800,000	1,800,000	
	1	Sub-total Construction	16,386,430	15,525,075	(861,355)	
	2	Design Contingency + Escalation		400,000	400,000	
	3	Construction Contingency		776,254	776,254	
	4	Environmental / Rock Contingency	-	776,254	776,254	
	5	WSST on Construction, CO's, Contingency 8.7%		1,520,550	1,520,550	
	6					
Subtotal ALL Construction			16,386,430	18,998,132	2,611,702	
2.0 PROJECT DESIGN	7	BERGER Thru 2A		504,993	504,993	Per Berger fee distribution sheet
	8	A/E Grounds - Basic Services		753,009	753,009	
	9	A/E Grounds - Additional Services		0	0	
	10	A/E Grounds - Reimbursable Expenses		0	0	
	11	A/E Pavillion & Maint Facility - Basic Services		1,110,000	1,110,000	
	12	A/E Pavillion & Maint Facility - Additional Services		0	0	
	13	A/E Pavillion & Maint Facility - Reimbursable Expenses				
Subtotal Design			5,735,250	2,368,002	(3,367,248)	
3.0 PROFESSIONAL SERVICES+FF&E	14	PM/CM Services (Internal/External)		0	0	See Program Level Owner Cost
	15	Site/Field Survey Topo Map			0	
	16	Geotechnical Services		55,000	55,000	
	17	Environmental/Labwork		95,000	95,000	
	18	Wildlife Biologist			0	
	19	Hazmat Consultant			0	
	20	Traffic Engineer			0	
	21	Permitting		115,000	115,000	
	22	Value Engineering/Constructability Review			0	
	23	Commissioning		50,000	50,000	
	24	NREC Owner Inspection Fee		5,000	5,000	
	25	Inspection/Testing		50,000	50,000	
	26	Legal Fees			0	See Program Level Owner Cost
	27	Other Consultants			0	
	28	FF&E + Technology + WSST @8.7%		500,000	500,000	
	29					
Subtotal Project Services, FF&E			-	870,000	870,000	
4.0 OTHER PROJECT DEVELOPMENT COSTS	30	Artwork			0	See Program Level Owner Cost
	31	Advertisements+Printing			0	
	32	L&I Electrical Review		2,500	2,500	
	33	Plan Review+Permits		155,251	155,251	
	34	Health District Review		3,000	3,000	
	35	Certification of Storm Drainage		7,500	7,500	
	36	Moving/Temporary Facilities		62,228	62,228	
	37	Builder's Risk Insurance			0	
	38	Travel Meals Mtg Expenses			0	
	39	RFP Predesign Studies	502,977	234,578	(268,399)	See Predesign Cost Tab
	40	OMR Contingency		300,000	300,000	
	41					
Subtotal Other Development Fees			502,977	765,057	262,080	
5.0 BOND FEES	42	Bond Service Fees			0	See Program Level Owner Cost
Subtotal Bond Services			-	0	0	
			22,624,657	23,001,191	376,534	

RFP - CANADA ISLAND							
Budget Estimate							
PROJECT BUDGET ITEMS				Baseline	Adjusted / Current Budget	Budget Over / (Under) runs	NOTES
1.0 PROJECT CONSTRUCTION	1a	- Canada Island		691,768	622,591	(69,177)	
	1b	- Finish Howard St Mid/North Channel Bridge				0	
	1c	- Grounds: Landscape, Overlook, Trails					
	1d						
	1	Sub-total Construction		691,768	622,591	(69,177)	
	2	Design Contingency / Escalation		-	31,130	31,130	
	3	Construction Contingency		-	31,130	31,130	
	4	Environmental / Rock Contingency		-	100,000	100,000	
	5	WSST on Construction,CO's,Contingency 8.7%		-	68,282	68,282	
6							
Subtotal ALL Construction				691,768	853,131	161,364	
2.0 PROJECT DESIGN	7	BERGER Thru 2A			66,161	66,161	Per Berger fee distribution sheet
	8	BERGER 2B			50,000	50,000	
	9						
	10	A/E Fee - Basic Services			74,711	74,711	
	11	A/E Fee - Additional Services			0	0	
	12	A/E Reimbursable Expenses			0	0	
	13						
Subtotal Design				-	190,872	190,872	
3.0 PROFESSIONAL SERVICES+FF&E	14	PM/CM Services (Internal/External)		242,119	0	(242,119)	See Program Level Owner Cost
	15	Site/Field Survey Topo Map				0	See item 8 above
	16	Geotechnical Services			10,000	10,000	
	17	Environmental/Labwork			10,000	10,000	
	18	Wildlife Biologist				0	See Line 39
	19	Hazmat Consultant				0	See Line 39
	20	Traffic Engineer				0	See Line 39
	21	Permitting			15,000	15,000	See item 8 above.
	22	Value Engineering/Constructability Review				0	
	23	Commissioning				0	
	24	NREC Owner Inspection Fee				0	
	25	Inspection/Testing			10,000	10,000	
	26	Legal Fees				0	See Program Level Owner Cost
	27	Other Consultants				0	
	28	FF&E + Technology + WSST @8.7%			0	0	
	29						
Subtotal Project Services, FF&E				242,119	45,000	(197,119)	
4.0 OTHER PROJECT DEVELOPMENT COSTS	30	Artwork				0	See Program Level Owner Cost
	31	Advertisements+Printing				0	
	32	L&I Electrical Review				0	
	33	Plan Review+Permits			6,226	6,226	
	34	Health District Review			1,000	1,000	
	35	Certification of Storm Drainage			2,500	2,500	
	36	Moving /Temporary Facilities				0	
	37	Builder's Risk Insurance				0	
	38	Travel Meals Mtg Expenses				0	
	39	RFP Predesign Studies		20,752	29,439	8,687	See Predesign Cost Tab
	40	OMR Contingency			25,000	25,000	
	41						
	Subtotal Other Development Fees				20,752	64,165	43,413
5.0 BOND FEES	42	Bond Service Fees					See Program Level Owner Cost
Subtotal Bond Services				-	0	0	
				954,639	1,153,168	198,529	

RFP - NORTH BANK

Budget Estimate

PROJECT BUDGET ITEMS			Baseline	Adjusted / Current Budget	Budget Over / (Under) runs	NOTES
1.0 PROJECT CONSTRUCTION	1a	Estimated Construction Cost	5,000,000	3,600,000	(1,400,000)	
		Grounds				
	1b	- North Gateway		0	0	
	1c	- Regional Play		0	0	
	1d	- Parking		0	0	
	1e	- Drop off		0	0	
	1f	- Landscape		0	0	
	1g	Building demo		90,000	90,000	
	1h	Site demo		67,500	67,500	
	1i	Existing Shelter & RR - Renovate		45,000	45,000	
	1	Sub-total Construction	5,000,000	3,802,500	(1,197,500)	
	2	Design Contingency	-	200,000	200,000	
	3	Construction Contingency	-	456,300	456,300	
	4a	Environmental / Rock Contingency	-	250,000	250,000	
2.0 PROJECT DESIGN	4b	NB Soil Remediation - Additional Funds	-	241,303	241,303	
	5	WSST on Construction, CO's, Contingency 8.7%	-	409,666	409,666	
	6					
		Subtotal ALL Construction	5,000,000	5,359,768	359,768	
	7	BERGER THRU 2A	-	158,018	158,018	Per Berger fee distribution sheet
	8	BERGER 2B		125,000	125,000	
	9					
	10	A/E Fee - Basic Services	-	480,000	480,000	
	11	A/E Fee - Additional Services		0	0	
	12	A/E Reimbursable Expenses		0	0	
	13			0	0	
		Subtotal Design	1,750,000	763,018	(986,982)	
3.0 PROFESSIONAL SERVICES+FF&E	14	PM/CM Services (Internal/External)		0	0	See Program Level Owner Cost
	15	Site/Field Survey Topo Map			0	
	16	Geotechnical Services		75,000	75,000	
	17	Environmental/Labwork		50,000	50,000	
	18	Wildlife Biologist		2,500	2,500	
	19	Hazmat Consultant		2,500	2,500	
	20	Traffic Engineer		4,100	4,100	
	21	Permitting Assistance		50,000	50,000	
	22	Value Engineering/Constructability Review			0	
	23	Commissioning			0	
	24	NREC Owner Inspection Fee			0	
	25	Inspection/Testing		19,013	19,013	
	26	Legal Fees			0	See Program Level Owner Cost
	27	Other Consultants		2,000	2,000	
	28	FF&E + Technology + WSST @8.7%		0	0	
	29					
4.0 OTHER PROJECT DEVELOPMENT COSTS		Subtotal Project Services, FF&E	-	205,113	205,113	
	30	Artwork			0	See Program Level Owner Cost
	31	Advertisements+Printing			0	
	32	L&I Electrical Review			0	
	33	Plan Review+Permits		38,025	38,025	
	34	Health District Review		2,000	2,000	
	35	Certification of Storm Drainage		2,500	2,500	
	36	Moving /Temporary Facilities			0	
	37	Builder's Risk Insurance			0	
	38	Travel Meals Mtg Expenses			0	
	39	RFP Predesign Studies	150,000	70,310	(79,690)	See Predesign Cost Tab
	40	OMR Contingency	0	75,000	75,000	
	41					
5.0 BOND FEES		Subtotal Other Development Fees	150,000	187,835	37,835	
	42	Bond Service Fees			0	See Program Level Owner Cost
		Subtotal Bond Services	-	0	0	
			6,900,000	6,515,734	(384,266)	

RFP - FINAL PHASE (SOUTHEAST BANK)						
Budget Estimate						
PROJECT BUDGET ITEMS			Baseline	Adjusted / Current Budget	Budget Over / (Under) runs	NOTES
1.0 PROJECT CONSTRUCTION	1a	- Southwest Bank	797,235	717,512	(79,724)	5/4/16 - scope revision
	1b	Rotary Fountain		0	0	
	1c			0	0	
	1	Sub-total Construction	797,235	717,512	(79,724)	
	2	Design Contingency	0	34,226	34,226	
	3	Construction Contingency (5% of Constr)	0	35,876	35,876	
	4	Environmental / Rock Contingency (5% of Constr)	0	100,000	100,000	
	5	WSST on Construction,CO's,Contingency 8.7%	0	77,222	77,222	
	6					
Subtotal ALL Construction			797,235	964,834	167,599	
2.0 PROJECT DESIGN	7	BERGER THROUGH 2A	0	31,289	31,289	Per Berger fee distribution sheet
	8	BERGER 2B		50,000	50,000	
	9					
	10	A/E Fee - Basic Services	0	86,101	86,101	
	11	A/E Fee - Additional Services		0	0	
	12	A/E Reimbursable Expenses		0	0	
	13					
Subtotal Design			279,032	167,390	(111,642)	
3.0 PROFESSIONAL SERVICES+FF&E	14	PM/CM Services (Internal/External)		0	0	See Program Level Owner Cost
	15	Site/Field Survey Topo Map			0	See item 7 above
	16	Geotechnical Services		5,000	5,000	
	17	Environmental/Labwork			0	
	18	Wildlife Biologist			0	See Line 39
	19	Hazmat Consultant			0	See Line 39
	20	Traffic Engineer			0	See Line 39
	21	Permitting		10,000	10,000	See item 7 above.
	22	Value Engineering/Constructability Review			0	
	23	Commissioning			0	
	24	NREC Owner Inspection Fee			0	
	25	Inspection/Testing		5,000	5,000	
	26	Legal Fees			0	See Program Level Owner Cost
	27	Other Consultants			0	
	28	FF&E + Technology + WSST @8.7%		0	0	
	29					
Subtotal Project Services, FF&E			-	20,000	20,000	
4.0 OTHER PROJECT DEVELOPMENT COSTS	30	Artwork			0	See Program Level Owner Cost
	31	Advertisements+Printing			0	
	32	L&I Electrical Review			0	
	33	Plan Review+Permits		7,175	7,175	
	34	Health District Review		1,000	1,000	
	35	Certification of Storm Drainage		2,500	2,500	
	36	Moving /Temporary Facilities			0	
	37	Builder's Risk Insurance			0	
	38	Travel Meals Mtg Expenses			0	
	39	RFP Predesign Studies	23,917	14,173	(9,744)	See Predesign Cost Tab
	40	OMR Contingency	0	35,876	35,876	
	41					
Subtotal Other Development Fees			23,917	60,724	36,807	
5.0 BOND FEES	42	Bond Service Fees				See Program Level Owner Cost
	Subtotal Bond Services			-	0	0
			1,100,184	1,212,948	112,764	

RFP - PROGRAM LEVEL OWNER COSTS

Budget Estimate

PROJECT BUDGET ITEMS		Baseline	REMAINING PROGRAM LEVEL	Balance	NOTES
4	Environmental / Rock Contingency	1,204,007			
Subtotal Environmental/Rock		1,204,007	1,204,007	1,204,007	
3.0 PROFESSIONAL SERVICES/FF&E	14a Project Management - Internal	1,443,990	1,443,990		
	Management: Parks and Rec Support				
	Parks Director (20% in 2016, 10% in 17,18 and 19)				
	RFP Park Director (25% duration of project)				
	Comm. & Marketing Mgr (25% duration of project)				
	Accountant 2 (40% duration of project)				
	Program Management Office				
	Program Manager				
	Program Coordinator				
	Program Administration				
	Project Management Services External				
	2% of Design and Const Budget for 2016-17				
	PM support				
	Additional Support Services				
	Public Outreach and Marketing				
	Grant Writing				
	Business Planning				
	Public Art				
14b	Project Management - External	802,308	802,308		
	Morrison				
	Anderson				
	Hill International				
14c	Public Art Oversight (Spokane Arts)	25,000	25,000		
27	Legal Fees	100,000	100,000		
Subtotal Project Services, FF&E		2,371,299	2,371,299	2,371,299	
4.0 OTHER PROJECT DEVELOPMENT COSTS	28 Artwork	650,000	650,000		
	29				
	30				
	31				
	32				
	33				
	34				
	35				
	36				
	37				
	38				
	39				
Subtotal Other Development Fees		650,000	650,000	650,000	
5.0 BOND FEES	42 Bond Service Fees	426,770	426,770	426,770	
Subtotal Bond Services		426,770	426,770	426,770	
6.0 CONTINGENCY	43 Additional Contingency		273,092	273,092	
Subtotal Contingencies		-	273,092	273,092	
		4,652,076	4,925,168	4,925,168	

Budget Estimate

5/24/2016

**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	PROPOSED TASK 2B				
5	RFP Electrical Consolidations/Guidelines			\$70,100	
6	Park-wide CUP support			\$10,000	
7	South Bank LOOFF Site - 100% - CD-CA	\$1,720,000	\$206,400		
8	North Bank - DD	\$4,000,000	\$108,000		
9	Promenade (Including South Bank-East)- DD	\$5,070,000	\$150,000		
10	Reimbursable Allowances		\$20,000		
11	Subtotal 2B		\$484,400	\$80,100	\$564,500
12	PROPOSED TOTAL FEE THROUGH 2B		\$832,559	\$605,935	\$1,438,494
13	Alternate TASK 2B (Not Included)				
14	RFP Site Design Guidelines			\$20,000	
15	Riverfront Park Navigation Wayfinding			\$83,050	
16	Project Management: Artist/Tribal/Public(6 months @ \$6,666/Month) with staff oversight			\$40,000	
17	Skate Park design to 30%			\$30,000	
18	FUTURE TASK 2C	<u>NOT UPDATED BELOW THIS POINT</u>			
19	Howard Street Promenade - SD thru CA (12%)	\$4,270,000	\$512,400		
20	Havermale Island - SD thru CA (12%)	\$8,385,000	\$1,006,200		
21	Canada Island - SD thru CA (12%)	\$700,000	\$84,000		
22	Project Management: Artist/Tribal Coord/Public Outreach (10 months @ \$6,000/Month) with staff oversight			\$60,000	
23	Reimbursable allowances		\$30,000		
24	Subtotal 2C		\$1,632,600	\$60,000	\$1,692,600
25	Contingency - 20% of 2C		\$326,520		\$326,520
27	Subtotal Berger Contract	\$24,145,000	\$2,791,679	\$665,935	\$3,457,614

RIVERFRONT PARK REDEVELOPMENT PROJECT
Design of Public Spaces and Park Grounds – Berger Partnership
May 24, 2016 – Contract Amendment – Task 2-B

SCOPE OF WORK OVERVIEW

The scope of this contract includes a full set of design and management services required for successful execution and completion of the defined project below. Services to include the design of exterior spaces outlined in the Scope of Work up to the building footprints of all existing and proposed buildings within the park.

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

All Consultant costs and expenses shall not exceed the total lump sum hourly allowance amount of FIVE HUNDRED SIXTY FOUR THOUSAND FIVE HUNDRED AND 0/100 DOLLARS (\$564,500.00).

The scope for Early Design and Management (Task 1) has been authorized and completed, and work in Task 2-A is underway. This Contract Amendment is for Task 2-B design work as defined below as directed by the City of Spokane PMT. Future work in this contract will be scoped and authorized in future amendments.

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

DEFINITIONS AND GENERAL ASSUMPTIONS:

Definitions remain as defined in the Task 1 contract, with the following additions.

1. **Public Outreach and Presentations:** Communication and events intended to reach into the broader community beyond Park Staff and decision makers to communicate about the project.
2. **Design Development Documents:** Design Development (DD) Plan documents build on design to date (per 2/16/2016 design presentation). And are considered a combined Schematic Design (SD) and DD submittal. Design Development is equivalent to DD of total design and is developed for the purpose of CUP permitting requirements, establishing cost estimates, and developing geometric alignments for hardscape, soft cape, preliminary grading, lighting, major infrastructure, and architectural and design features that require additional coordination for engineering needs. Plans are prepared to a level of detail as required to generate DD Cost Estimates and identify elements defined in the design guidelines. No specifications will be provided in this set of

documentation. Parks/Stakeholder review of the DD design is to focus on reconciling project cost estimates with budget and a honing of the design.

a. Landscape Architecture and Urban Design:

- i. Site Paving and Materials Plans: Identify preliminary layouts, limits and materials as required to generate preliminary quantities.
- ii. Site Furnishing Plans: Identify tentative locations and quantities of site furnishings (stock and custom furnishings). Preliminary details of select custom furnishings may be included.
- iii. Planting Plans: Hatched identification of limits of planting typologies (including restoration areas), specific trees, and representative plant lists of typologies.
- iv. Irrigation Plans: Identify all areas to be irrigated, hatched identification of irrigation types (no head or pipe layout), potential mainline locations, controller locations, and point of connection recommendations/options.
- v. Written narrative as required to support and provide background to the DD Design Package.

b. Civil:

- i. Demolition Plans: High-level plans and annotations that identify limits and types, and key concerns relative to demolition. Preliminary plans and design narrative to include major removals, construction access, and temporary erosion/sedimentation control.
- ii. Utility Plans: Plans with annotations identifying site-specific needs for electrical, sewer, water drainage, stormwater strategies, and potential service tie-ins (supporting Utility Guidelines package). Preliminary plans and design narrative to include water, sewer, and power and gas infrastructure. Geotechnical site characterization studies must be in hand prior to commencing DD design. No 3D modeling of existing or proposed ground surfaces; approximate excavation quantities will be estimated by hand calculation. Pressure systems for sanitary or storm sewers are not anticipated, so their design is not included at this time.
- iii. Grading Plans: Preliminary grading including approximate contours, critical slopes, drainage basins, cut/fill, calculations as required for permit needs. Grading plans will display ADA compliance for pavements, trails, and access to facilities in the park.
- iv. Written narrative as required to support and provide background to the DD Design Package.
- v. Right-of-Way Plans: No work in the right of way is anticipated that requires separate documentation or permitting.

c. Architectural Design:

- i. Architectural services are only as expressly noted in project-specific scopes.

- d. **Electrical Design:**
 - i. DD electrical schematic concept, and lighting layout.
 - e. **DD Cost Estimation:**
 - i. Consultant team to provide per-square-foot costs, unit pricing, and allowances for design elements in DD Package.
3. **60% Plans and Specs:** The 60% Plans phase will be initiated once all comments and approvals of the DD Package are provided in a consolidated format through the City PMT. The 60% includes all sheets/plans from DD with the addition of increased detail and written, separately bound specifications (developed per CSI standards) for all scoped areas. Parks/Stakeholder review of the 60% package is to focus on reconciling project cost estimates with budget and a honing of constructability and material issues; major redesign (revised geometries and addition of new design elements) is not part of the 60% review, having been provided at DD.
- a. **Landscape Architecture and Urban Design:**
 - i. Finalizing all design and coordination issues prior to 90% construction documentation. Materials, lighting, planting design development will be confirmed via City review process and details for flatwork, walls, furnishings, lighting, and custom items will be developed to a coordination level for City and other consulting firms as needed.
 - b. **Civil:**
 - i. Demolition Plans: Documentation of confirmed major removals, construction access, and temporary erosion/sedimentation control.
 - ii. Utility Plans: Plans with annotations identifying site-specific needs for electrical, sewer, water drainage, stormwater strategies, and potential service tie-ins (supporting Utility Guidelines package). Utility sheets will show key elevations in plan view – profiles will not be produced. Exclusions and assumptions noted in DD above apply to this level of documentation.
 - iii. Grading Plans: Preliminary grading including approximate contours, critical slopes, drainage basins, cut/fill, calculations as required for permit needs. Grading plans will display ADA compliance for pavements, trails, and access to facilities in the park. Approximate excavation quantities will be estimated by hand calculation. Exclusions and assumptions noted in DD above apply to this level of documentation.
 - c. **60% Cost Estimation:**
 - i. Consultant team to provide per-square-foot costs and allowances for design elements in 60% Design.

- d. **Structural Design:**
 - i. Structural design is limited to site elements only. Footing design, play structure design review (standard elements only), pavement sections based on City-provided geotechnical analysis, stairs and railings, and retaining walls below 5 feet in height. Major structures or custom elements that require significant engineering (beyond 8 total hours at each phase) will be considered an additional service.
 - e. **Electrical:**
 - i. Develop full Electrical Construction Documents for Site Features (excluding Skate/Wheels Facility and Architectural elements)
4. **90% Plans and Specs:** The 90% Plans are developed based on final approval from City of Spokane on 60% Plans. Plans will be developed to meet City of Spokane standard 90% Plans, permitting needs, and approval requirements with the noted exclusions and assumptions at DD level documentation applying from above. Full specifications will be provided in CSI format as required to supplement the plans. Review comments at the 90% milestone are to be limited to QA/QC issues of life safety, local code compliances, and constructability. Changes to the plans/designs at 90% as a result of additional design review process will be considered an additional service. Cost estimation will be provided updating previous costs to reflect the 90% level of design detail.
5. **Bid Plans, Specifications, and Cost Estimate:** Any updates based on comments from the City review of the 90% submittal will be incorporated into an electronic deliverable of the signed-and-sealed, bid-ready plans, contract documents, and cost estimate.
6. **Bid Assistance and Construction Administration:**
- a. **Bid Assistance:** Attendance of consultant management team (landscape and civil) at Pre-bid meeting. City PMT to facilitate and lead meeting, prepare all printed materials for contractor, and document results of meeting. Consultant shall respond to Request for Information and provide addendum and conform documentation electronically to clarify or respond appropriately to any formal RFIs during the bid process. Addendums that include additional design elements will be considered an additional service.
 - b. **Construction Administration:** Consultant team shall provide support for site elements of bid documentation during the construction process. City PMT or selected consultant shall lead the construction administration process and facilitate all meetings, coordination of change orders, submittals, and RFI documentation. Consultant shall be responsible for special observations, response to RFIs, and review of submittals, field reports and site-only punch list during construction as noted per task.

Consultant team will utilize documentation methodologies of their choosing.

7. **Environmental Permitting:** Environmental Permitting is to be led by a separate subconsultant.

DETAILED SCOPE OF WORK

2.3.E.b Riverfront Park Electrical Consolidation Guidelines: Review the McKinstry pre-design study to confirm assumptions, understand program needs for electrical and telecommunications. Work with the master utility guidelines effort to determine, integrate, and document anticipated electrical needs and upgrades for the park. Work to include identification of select (limited) locations and electrical needs for festivals and events (to be incorporated into future site-specific projects).

Deliverables for Task:

- Master Electrical Plan describing existing and proposed systems and a needs-and-demand analysis per confirmed programming.
- Master Telecommunication/City IT Plan describing existing and proposed system and a needs-and-demand analysis per confirmed programming.
- Phasing Plan for implementing the electrical and telecommunications systems identified in the utility plan

Meetings for Task:

- (3) Design Workshops with Berger Partnership
- (8) Utility Infrastructure Coordination Meetings with CH2M (with Park and Avista staff)

Cost/Fee: \$70,100.00

2.1.B.I Park-Wide CUP Support: An hourly allowance to provide support documentation for the All-Park CUP effort. The Park-wide CUP permit is to be strategized, authored and submitted by another consultant (not included in this scope of work).

This scope of work is limited to providing graphic representations of proposed improvements, including areas specifically identified for design in this scope of work, as well as graphic representations for areas of future development (including the whole of Havermale Island and US Pavilion area) that are not included in Task 2-B.

Graphic representations and calculations will be based on best available information of future improvements provided by the City PMT three (3) weeks prior to the permit submittal. This is not a design exercise and not subject to design review. This exercise is to document conservative (worst-case) project impacts including drawing high-level graphic representations of areas of impacts, and high-level quantifications of impacts based on documentation of assumptions. This work does not include site-specific design of infrastructure and grading, but placeholder assumptions representative of future design of these elements.

Deliverables for Task:

- (1) CUP submittal Plan Set – Consisting of multiple sheets as required to document impacts for the CUP permit.

Meetings for Task:

- (2) Meetings with City PMT to review assumptions in preparing CUP permit drawings.

Cost/Fee: \$10,000.00

2.1.B.m South Bank – Loeff Site Design



100% Design and Construction Administration Services for the Loeff area (see limits above). Design is based on the 2/16/2016 design milestone to be further developed based on subsequent presentations with NAC Architecture to both the Design Steering Committee (DSC), and Spokane Design Review

Board (DRB). Design will be developed to target the stated site work budget of a \$1.7 million Construction Contract Amount (CCA) including taxes and contingencies. Design, bidding and construction schedule will match that of the Loeff project (upon adoption of this scope of work).

- Design Development Submittal (July 1, 2016)
 - Submittal of a design package consistent with the Definitions and General Assumptions
- 60% Design Progress
 - In order to match the schedule and review milestones of the accelerated Loeff project, informal reviews (up to 2) with Parks staff in meetings will be conducted.
- 90% Design Submittal (October 10, 2016)
 - Submittal of a design package consistent with the Definitions and General Assumptions
- 100% Design Submittal (November 14, 2016)
 - Submittal of a design package consistent with the Definitions and General Assumptions
- Bid Administration
 - Consistent with the Definitions and General Assumptions
- Construction Administration
 - Consistent with the Definitions and General Assumptions

Deliverables for Task:

- DD, 90% and 100% design packages

Meetings for Task:

- (1) Design Development presentation to “ad-hoc” design review group and Riverfront Park committee
- (2-3) Internal meetings with Parks PMT during already scheduled consultant team visits
- (1) Pre-bid meeting
- (3) “Special Observations” trips by Berger
- Up to (10) “Special Observation” trips by Spokane-based team members

Project-Specific Assumptions and Exclusions:

- Design work in this contract is to be combined into a single bid package to be managed by NAC Architecture as part of the Loeff Carousel project.
- Design work in this scope is limited to work directly related to the Loeff project and within the Loeff project budget. Park-wide utility upgrades identified in the utility plan, including a new water line through this site, are not included in the scope. (These items can be added to this scope of work upon the request of the City PMT.)

- Contract procurement (bidding) is to be managed by the City.
- City PMT to lead construction administration, observation and special inspections with work herein limited to “special observations.”
- Reviews or stakeholder meetings not specifically identified above are not included in this scope.

Cost/Fee: \$206,400.00

2.1.B.n North Bank



NORTH BANK - LIMIT OF WORK

Design Development Services for the North Bank (see limits above). Design is based on the 2/16/2016 design milestone to be further developed based on subsequent presentations to both the Design Steering Committee (DSC) and Spokane Design Review Board (DRB). Design will be developed to target the stated site work budget of a \$4 million Construction Contract Amount (CCA). Design Development is to be completed in conjunction with the Promenade for a targeted mid-September completion date.

- Design Development Submittal
 - Submittal of a design package consistent with the Definitions and General Assumptions above
 - Included in this submittal is the development of the 2/16/2016 schematic design as required to move the project from the current \$6.5 million - \$7.5 million schematic cost estimate to the \$4 million CCA budget. Design elements beyond the CCA budget will be

developed only as required to guide the current \$4 million North Bank project.

Deliverables for Task:

- Design Development Package

Meetings for Task:

- (1) Schematic Design review with “ad-hoc” design review group to confirm Design Development programs/budget
- (1) Design Development presentation to “ad-hoc” design review group and Riverfront Park committee

Project-Specific Assumptions and Exclusions:

- Design work in this scope is limited to work directly related to the North Bank project limits and project budget. Park-wide utility and infrastructure upgrades, including a new lighted intersection on Washington Street, are not included in the scope. (These items can be added to this scope of work upon the request of the City PMT.)
- No right-of-way improvements, engineering design, or documentation, or coordination with City Engineering departments for any right-of-way improvements is included in the scope of work.
- No skate park/wheels facility design is to be included in this scope of work.
- Reviews or stakeholder meetings not specifically identified above are not included in this scope.
- An allowance of \$4,000 is included to engage NAC Architecture for high-level design considerations such as rough order of magnitude (ROM) and broad square-foot cost options for renovation of any existing structures or development of new structures for the master-plan-identified pavilion.
- No Architectural Scope for the documentation of any structures is included in this scope of work and a pavilion (as shown in the Scope of Work graphic) is not assumed to be within the \$4 million CCA.

Cost/Fee: \$108,000.00

2.1.B.a Promenade and South Bank East



HOWARD STREET PROMENADE - LIMIT OF WORK

Design Development Services for the Promenade and South Bank East (see limits above). Design is based on the 2/16/2016 design milestone to be further developed based on subsequent presentations to both the Design Steering Committee (DSC) and Spokane Design Review Board (DRB). Design will be developed to target the stated site work budget of approximately \$5 million Construction Contract Amount (CCA). Design Development is to be completed in conjunction with the North Bank for a targeted mid-September completion date.

- DD Design Submittal
 - Submittal of a design package consistent with the Definitions and General Assumptions above
 - Development of the 2/16/2016 schematic design
 - Preliminary development of the Havermale Promenade (from Post to Howard Street Promenade) and the Centennial Trail (from Post Street limits to King Cole Bridge).

Deliverables for Task:

- Design Development Packages

Meetings for Task:

- (1) Schematic Design review with “ad-hoc” design review group
- (1) DD design presentation to “ad-hoc” design review group and Riverfront Park committee

Project-Specific Assumptions and Exclusions:

- Design work in this scope is limited to work directly related to the Promenade project limits and project budget. Park-wide utility and infrastructure upgrades are not included in the scope. (These items can be added to this scope of work upon the request of the City PMT.)
- No right-of-way improvements, engineering design, or documentation, or coordination with City Engineering departments for any right-of-way improvements is included in the scope of work.
- Reviews or stakeholder meetings not specifically identified above are not included in this scope.

Cost/Fee: \$150,000.00

Reimbursable Allowances

1. **Typical reimbursable:** May include, but not limited to, printing, reprographic expenses, CAD plots, supplies, and materials.
2. **Travel reimbursable:** Travel is typically same-day travel and occasional multi-day visits. Reimbursable may include airfare, vehicle mileage, rental car, meals, and lodging in conformance with city travel reimbursable policy.

Allowance: \$20,000.00

Work omitted from this scope includes:

- Geographic scope of work not expressly defined or illustrated in this proposal
- Park-wide Design Guidelines (as defined in 5/11/2016 proposal)
- Park-wide irrigation master plan and implementation plan (as defined in 5/11/2016 proposal)
- Wayfinding and identity design (as defined in 5/11/2016 proposal)
- Park-wide project management allowance (as defined in 5/11/2016 proposal)
- North Bank Wheels Facility (as defined in 5/11/2016 proposal)



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

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

Memo



To: Spokane Parks Board
From: Berger/Major Public Spaces Team
Subject: Summary of ongoing deliverables to date

Date: 5.24.16
Page: 1 of 3

With the evolving scope and fast-moving nature of Riverfront Park Redevelopment, now is a good milestone to review the deliverables associated with the Berger Partnership Major Public Spaces Team:

Task 1 Deliverables:

- (7) Design Packages: Park-wide and site specific, hand drawings, detailed CAD studies of alternatives, culminating with a series of design recommendations and next steps.
- Site-wide Conceptual Grading Plan & Schematic Promenade Design
- Topographic Survey: South Bank and West Havermale Island
- Preliminary all-Park phasing and drawing package proposal and schedule

All deliverables were reviewed, alternatives selected, and approved on the January 19, 2016, Executive Session.

Post-Task 1 Design Development:

- Hand & CAD Drawings
- Fully Rendered Plans
- Character Boards

HSBS Construction Documents:

- Full Bid Package complete (BIM (Revit) model)
- (2) DRB Submittal Packages, and reviews (MLU Illustrative Package)

Park-Wide Permit Strategy and SW Corner Permitting: All project-wide permitting activities through March, including:

- All permit strategy planning, meetings, and coordination with the city
- SW Corner CUP Submittal including all CAD setup and calculations/take-offs
- DRB Packages and review as part of Park-wide CUP
- Park-wide Geotech Shoreline exemption

SW Corner Design Guidance and Review: As requested by city PMT (while respecting the Stantec Design Team scope) we have provided:

- (2) Additional Designs
- (3) Written Reviews

Memo



To: Spokane Parks Board
From: Berger/Major Public Spaces Team
Subject: Summary of ongoing deliverables to date

Date: 5.24.16
Page: 2 of 3

- Advanced lighting design guidelines to unify the SW corner with the park
- Wall Street design work session to unify the SW corner with the park

North Bank Design Development:

- (1) Preferred alternative design development
- (1) Schematic cost estimate.
- RCO Grant Package support package
- Skate Park ROM report

Technical Guidance Memos: Berger regularly responds to city requests for information or recommendations on a wide variety of scope and non-scope issues including maintenance and operations, electrical and utility infrastructure for special events, and lighting of adjacent streetscapes, to name a few.

Park-wide Survey

Ongoing Utility Master Planning (including Electrical Guidelines, NIC) for all City Utilities and private utilities (facilitated 9 weekly meetings)

Park-wide Stormwater Treatment Approach in Contaminated Soils (with Dept. of Ecology coordination)

Construction Stormwater Permitting for Howard St Bridge South and Temp Construction Access Looft Coordination

Park Wide Program Management Graphics: Multiple iterations for park-wide phasing graphic (from December 2015 through May 4, 2016).

The “Hidden” Deliverables: In order to accomplish the above list, there is much behind the scenes including:

- CAD and Master Base management: Managing electronic drawing resources (CAD bases, sheets, and surveys) and establishing/determining project base point/datum for all drawings and coordination. Also includes establishing 3D-modeling base point, datum and standards.
- Management and distribution of deliverables: Includes setting up a ShareFile site, coordination/notification of postings, and directing print shop coordination for city deliverables.

Memo



To: Spokane Parks Board
From: Berger/Major Public Spaces Team
Subject: Summary of ongoing deliverables to date

Date: 5.24.16
Page: 3 of 3

- Facilitation of survey needs and areas coordination/integration of survey with COS tree inventory.
- Park-wide mapping of subproject areas and associated graphics.
- Reviewed existing reports and publications and conducted design accordingly.

End of Memo