



**CITY OF SPOKANE PARK BOARD
RIVERFRONT PARK COMMITTEE**

Tuesday, Sept. 6, 2016 – 10 a.m.
City Council Chambers, lower level City Hall
808 W. Spokane Falls Blvd., Spokane, Washington 99201
Riverfront Park Director Jon Moog

Committee Members:

McGregor, Ted – Chairperson
Traver, Susan
Kelley, Ross
Selinger, Sam Dr.
Gilman, Greta

Also Present:

Park Board:
Chris Wright
Parks Staff:
Leroy Eadie
Garrett Jones
Jon Moog
Berry Ellison
Fianna Dickson

Guests:

Matt Walker
Ted Mead
Teri Stripes
Laura Becker
Karen Mobley
Hal McGlathery
Brian Belanger
Aaron Luna

Summary

- New Park Board and Riverfront Park Committee member Great Gilman was introduced and welcomed to the meeting.
- The committee accepted a progressive design-build delivery method for the U.S. Pavilion.
- The committee moved to support a resolution establishing the Riverfront Park Brownfield Redevelopment Opportunity Zone and the Riverfront Park Brownfield Renewal Authority.
- The Howard Street Bridge South supplemental contract #5 with CH₂M Hill was accepted, not to exceed \$70,749.
- The Loeff Carrousel Utility MOU with Utilities was approved as a budget neutral item.
- The committee determined not to take action on a proposed North Bank schematic design change which would reduce the project's footprint. The Executive Team will review the committee's questions and return with a more detailed design proposal.
- The committee accepted the GeoEngineering contract amendment in order to cover supplemental soil sampling and analysis throughout the park.
- The committee accepted the Fort Walla Walla Museum amendment and the Spokane Tribe amendment, as presented, with the total combined agreements not to exceed \$193,028.74.

The next regularly scheduled Riverfront Park Committee meeting will be at 8:05 a.m. Oct. 10, 2016, at City Council Briefing Center, lower level City Hall.

Minutes

The meeting was called to order at 10 a.m. by Chairperson Ted McGregor. Introductions were made.

Introductions:

1. New Park Board and Riverfront Park Committee member *Greta Gilman* was introduced and welcomed to the meeting.
2. *Hal McGlathery* provided an update on SAFER (Save Affordable Family Entertainment at Riverfront Park). Mr. McGlathery reported more than 1,000 park-goers were surveyed on whether they would like to help save the rides and IMAX. He explained about 30 percent of those surveyed were season pass holders. Approximately 1,500 provided email addresses to receive additional information regarding the rides and indicated they would like to help save the rides.

Action Items:

1. Alternate delivery method – *Matt Walker* provided the committee an overview of a proposed Havermale Island/Promenade development strategy which includes a recommendation to consider a GC/CM delivery method. The recommendation is designed to mitigate fluctuating market conditions, and reduce project costs and schedule delays.

Motion #1: Ted McGregor moved to support an alternative delivery method and maintain the U.S. Pavilion project as a separate project in regard to the horizontal and vertical development/construction. A friendly amendment, by Dr. Selinger, was accepted to replace “alternative delivery method” with “a progressive design-build method.” *Leroy Eadie* suggested the Executive Team identify the footprint and boundary details which may be presented to the Park Board Thursday. *Chris Wright* directed staff to develop a resolution which captures the direction outlined by the Riverfront Park Committee. This resolution will be presented to the Park Board Sept. 8.

Ross Kelley seconded.
The motion passed with a 4-to-1 vote.

2. Riverfront Park Brownfield designation – *Berry Ellison* and *Teri Stripes* reviewed a resolution establishing the Riverfront Park Brownfield Redevelopment Opportunity Zone and the Riverfront Park Brownfield Renewal Authority. The resolution requires Park Board and City Council approval.

Motion #2: Ted McGregor moved to approve a resolution establishing the Riverfront Park Brownfield Redevelopment Opportunity Zone and the Riverfront Park Brownfield Renewal Authority.

Dr. Selinger seconded.
The motion passed unanimously.

3. Howard Street Bridge South supplemental contract #5 (\$70,749) – *Berry Ellison* provided an overview of the supplemental contract which includes additional design and permitting services, as requested by the City relating to the Howard Street South Bridge.

Motion #3: Dr. Selinger moved to approve the Howard Street Bridge South supplemental contract #5 with CH₂M Hill, not to exceed \$70,749.

Dr. Selinger seconded.

The motion passed unanimously.

4. Looff Carrousel Utility MOU (budget neutral) – *Berry Ellison* presented the memorandum between Parks and Recreation, and the Utilities Division which notes Utilities agrees to be financially responsible for all costs necessary to upgrade the water main through the site as part of the Looff construction contract. The reimbursement request should not exceed \$275,000, and would be budget neutral for Parks.

Motion #4: Dr. Selinger moved to approve the Looff Carrousel Utility MOU, not to exceed \$275,000.

Ross Kelley seconded.

The motion passed unanimously.

5. North Bank schematic design change – *Berry Ellison* presented an overview of the Aug. 10 North Bank/Regional Playground Ad Hoc meeting to discuss the design development progress of the North Bank. In addition to noting the design features, Mr. Ellison pointed out the footprint has been reduced and removes the east boundary of the previous design. The reason for reducing the footprint is due to lack of funds in the bond. In order to focus on other features of the project, the maintenance and operations building upgrades are not in the proposed design. Mr. Ellison requested the committee consider the reduced boundary of the North Bank project and to accept the alternate schematic design as presented. Committee members shared concerns, including elimination of the park ops building, location of the sheltered/shaded areas, size of the regional playground, details on the restroom facilities and the space provided for a bus turnaround area. Based on the questions and concerns, the committee agreed it was too soon to make a decision on the proposed schematic design. The committee also agreed to have the Executive Team meet with Berger Partnership representatives to address the questions and to come back to the committee with a more detailed schematic design proposal.

Motion: None

6. GeoEngineering contract amendment – *Berry Ellison* presented the amendment which moves the budget from Geotechnical & Environmental Assessment to a focused soil assessment. Mr. Ellison explained the soil program will expand from 20 geo/environmental explorations to 41 direct-push borings throughout the park. The amendment also accelerates the previously approved schedule and is a budget neutral amendment.

Motion #5: Ted McGregor moved to approve the GeoEngineering contract amendment, as presented.

Dr. Selinger seconded.

The motion passed unanimously.

5. Fort Walla Walla Museum and Spokane Tribe proposal – *Berry Ellison* presented the Spokane Tribe of Indians Preservation Program and the Fort Walla Walla Museum Heritage Research Services proposal to provide cultural resources services as part of the Riverfront Park redevelopment construction. The total estimated cost for this project is \$193,028.74. The cost covers the estimated level of effort needed to cover testing, archaeological monitoring, permitting, inadvertent discoveries, and an inadvertent discovery plan and data recovery. The final data recovery report will be presented to Parks, and the state Department of Archaeology and Historic Preservation.

Motion #6: Dr. Selinger moved to accept the Fort Walla Walla Museum amendment and the Spokane Tribe amendment, as presented, with the total combined agreements not to exceed \$193,028.74.

Ross Kelley seconded.
The motion passed unanimously.

Information Items:

1. Renaming of Canada Island resolution – *Ted McGregor* reported a resolution between Spokane Tribal and the City of Spokane is being developed to outline the re-dedication of Canada Island to the Spokane Tribe. The resolution is expected to come before the committee next month.
2. Riverfront Park Redevelopment budget update – Hill International consultant *Matt Walker* presented the Riverfront Park Redevelopment budget update. The report included variances for the budget which was presented to the Park Board last May. Mr. Walker explained the adjustments made to the May estimated budget of \$65,475,586 in comparison to the current projected budget of \$66,998.303. Mr. Walker reported the redevelopment project is on budget with some reallocations of some funds. At this time, the budget does not include the maintenance/operations building.

Discussion Items:

1. No items

Standing Report Items:

1. No reports

The meeting adjourned at 12:18 p.m.

Next meeting will at 8:05 a.m. Oct. 10, 2016, City Council Briefing Center, lower level City Hall, 808 W. Spokane Falls Blvd., Spokane, Washington.



Riverfront Park Committee Agenda Action Item Fact

Meeting date: September 6, 2016

Presented by: Matt Walker

Action Item (Language shall match the language on the agenda.):

Alternate delivery method

Action Item Description:

Review and approve delivery method for Havermale Island, Pavilion and Promenades. GC/CM-General Contractor -Construction or progressive design build. GC/CM is proposed to reduce risk of budget overrun, maintain schedule, and reduce overall complexity of development of Havermale Island, pavilion and Howard Street Promenade.

RFP Bond Budget Impact (Describe as budgeted or non-budgeted.):

Partially budgeted, increased project management costs are expected between \$40,000.00 -\$50,000.00 beyond current budget for CG/CG procurement effort.

Non RFP Bond Budget Impact (i.e., Park Fund or Cumulative Reserve):

N/A

Executive Team Recommendation:

Approved to be offered to RFP Committee and Park Board.

Urgency for Approval (describe impact if not approved):

Increased risk of budget overrun & schedule delays.

Options for Not Approving:

Maintain design-bid-build-strategy

Signed: _____

PROPOSED PAVILION/HAVERMALE ISLAND SCOPE OF WORK

1. No work envisioned east of Washington Street
2. Very limited work south of Pavilion
3. No work envisioned west of Howard Street
4. Moderate work envisioned southwest of Howard Street
5. Significant work envisioned at Howard Street Promenade
6. Significant work envisioned at Pavilion/Central Plaza

PAVILION DESIGN STRATEGY

1. PAVILION ARCHITECT responsible for vertical construction
 - a. Demolition, Admin Building Renovation, Tensile Structure repairs/refinish, Tensile structure lighting, AV, shade structures, etc.
 - b. Consultants: structural, MPE, specialty
2. LANDSCAPE ARCHITECT responsible for all horizontal construction
 - a. Utility work, flat work, landscape, soil remediation
 - b. Consultants: civil, site electrical, landscape
3. CONTRACT APPROACH
 - a. Park Department contracts with each consultant separately (similar to Looff)
 - b. AEs work collaboratively to create construction documents
4. AE PROCUREMENT
 - a. Issue RFQ for Pavilion architect
 - b. Negotiate Havermale Island/Promenade work with Berger Partnership
5. COMBINING HAVERMALE AND PROMENADE PROJECTS
 - a. Ensures uniformity of program vision/execution and consistency of finished work
 - b. Provides economies of scale with larger scope of work
 - c. Reduces conflicts between multiple projects
 - d. Reduces PMO administrative burden managing numerous AE and construction projects.

PROJECT PHASING

1. Pavilion work can be completed independent of HSBM timeframe.
2. Majority of work south and southwest of Pavilion could be completed prior to HSBM completion.
3. Remainder of work completed after HSBM completed.

PROJECT DELIVERY

1. Progressive Design-Build (PDB):

Staff and Hill believe that it is important for the overall success of the RFP Redevelopment program to have Berger Partnership involved with the design and construction of the Promenades and Havermale Island/Pavilion projects. The PDB procurement model does not lend itself well to ensuring that Berger would serve in their current capacity. Therefore the General Contractor/Construction Manager (GC/CM) delivery method is preferred. GC/CM allows the Park Department to contract directly with Berger Partnership and maintain current relationship.

2. GENERAL CONTRACTOR/CONSTRUCTION MANAGER (GC/CM):

a. Pros

i. Transfers Construction Cost & Schedule Risks to GC/CM.

1. Cost Risk Management

- a. Early/on-going constr budget validation
- b. Max Constr Cost at 90% CDs vs. bid day
- c. Real time construction market knowledge

2. Schedule Risk Management

- a. Able to phased construction
- b. Early phasing plan development
- c. Coordinate concurrent HSBM construction

3. Constructability input

- a. Construction Documents review
- b. Field verification of existing conditions
- c. Complicated pavilion demolition work

4. Other

- a. Select most qualified General Contractor (GC)
- b. Reduces overall PMO effort
- c. Fewer change orders

b. Cons

i. Additional cost

- 1. Staff GC/CM procurement
- 2. GC/CM Preconstruction services
- 3. Higher AE fees, reimb. Expenses

3. RECOMMENDATION

The biggest Riverfront Park Redevelopment risks are related to construction costs and schedule. The Park Department needs to reduce cost and schedule risks. Early pre-qualified contractor involvement helps alleviate cost and schedule risk and provides assurance that project can be delivered on time and on budget.

Market conditions are volatile; the Spokane market is heating up and there will likely be additional labor shortages impacting number construction cost and schedules. Having a GC/CM on board early is the best way to mitigate fluctuating market conditions and reduce the Park Department Risk.

4. SCHEDULE

- a. RFP/Board Approval
- b. PRC presentation
- c. AE & GC/CM procurement



FILE
Hill International

RIVERFRONT PARK REDEVELOPMENT - SUMMARY ESTIMATE ANALYSIS

PROJECT DESCRIPTION	MAY 2016 BUDGET	CURRENT / PROPOSED BUDGET	VARIANCE to MAY-16 BUDGET
1 RFP - SOUTH BANK WEST (REC RINK, GONDOLA MEADOW)	\$ 8,209,712	\$ 9,259,984	\$ 1,050,272
2 RFP - SOUTH BANK CENTRAL (LOOFF CARROUSEL)	\$ 8,565,056	\$ 9,579,709	\$ 1,014,653
3 RFP - HOWARD STREET SOUTH CHANNEL BRIDGE (HSBS)	\$ 6,600,465	\$ 6,621,244	\$ 20,779
4 RFP - PROMENADES & CENTENNIAL TRAIL	\$ 5,292,144	\$ 5,541,310	\$ 249,166
5 RFP - HAVERMALE ISLAND	\$ 23,001,191	\$ 22,312,334	\$ (688,857)
6 RFP - CANADA ISLAND	\$ 1,153,168	\$ 699,061	\$ (454,107)
7 RFP - NORTH BANK	\$ 6,515,734	\$ 6,352,876	\$ (162,858)
8 RFP - SOUTH BANK EAST	\$ 1,212,948	\$ 627,190	\$ (585,758)
SUB-TOTAL	\$ 60,550,418	\$ 60,993,708	\$ 443,290
9 RFP - PROGRAM LEVEL OWNER COSTS	\$ 4,925,168	\$ 6,004,595	\$ 1,079,427
TOTAL	\$ 65,475,586	\$ 66,998,303	\$ 1,522,717

Additional Budget Information

OPEN ITEMS:

Park wide Utility Corridors work
FFE
Wi-Fi Hot Spots
HSB - Mid Channel

2015 Bond Amount	\$ 64,300,000
Initial Anticipated Bond Interest	\$ 1,500,000
Total	\$ 65,800,000
Start with Baseline Budget	\$ 65,475,586
Difference from Baseline Project to the Bond+Interest Total (65,800,000-65,475,586 = \$324,414)	\$ 324,414
5/12/16 - Additional Projected Bond Interest	\$ 125,000
New Total Bond Budget (May 24, 2016)	\$ 65,925,000
Fund 1950 - Park Cumulative Reserve Fund	\$ 241,303
Deadman Install (12k from Capital Budget to RR)	\$ 12,000
Interior Design (Grant from Prudential, 20k to RR)	\$ 20,000
Water Main Upgrade (10" to 18") MOU w_Utilities to HSBS	\$ 200,000
Water Main Upgrade (10" to 18") MOU w_Utilities Promenades	\$ 600,000
Budget with Non-Bond Funds	\$ 66,998,303

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

49571 - Budget Estimate

PROJECT BUDGET ITEMS		Baseline	Budget Transfer	Current Budget	Non-Bond Funding	NOTES	
1.0 PROJECT CONSTRUCTION	1a	Grounds surrounding Gondola Meadow	1,275,000	500,000	1,775,000		
	1b	Rec Ribbon/Dasher boards/Sub-Soil Heating/Chiller	2,200,000	0	2,200,000		
	1c	Rec Rink Building	1,500,000	380,500	1,880,500		
	1d	Rec Rink Bldg - Kitchen Equip/Site Add		0	0		
	1e	Summer Program - unfunded		0	0		
	1f	Perimeter Seating	70,000	(70,000)	0		
	1g	Demolition (Restroom and Skyride Building)	50,000	(50,000)	0		
	1h	Additional Construction Budget		0	0		
	1i	Stantec Estimate 8/2/16		735,561	735,561		
	1	Construction	5,085,000	1,496,061	6,591,061		
	2	Design (Scope) Contingency	155,250	(155,250)	0		
	3	Construction Contingency	258,750	276,800	535,550		
	4	Environmental / Rock Contingency	0	0	0		
5	WSST on Construction, CO's, Contingency 8.7%	443,265	176,750	620,015			
	Sub-Total Construction	5,952,265	1,794,361	7,746,626			
6	Other Owner Construction Expenses	0	85,000	85,000	62,000	Tree Removal, Archeological Excavation & Monitor, Deadmen Install, Skyride Controls & Equip Relo	
	Tree Removal		50,000	50,000		Estimate - 50k	
	Archeological Excavation & Monitoring		35,000	35,000		Estimate - 25k	
	Deadmen Install		0	0	12,000	12k from Capital Funds (RR Add Alternate, 12k inclds tax)	
	Owner Scope - Skyride Relocation of Equipment		0	0	50,000	Estimate Electrical Controls - 35k, Equipment Relo, 15k, (Est. inclds tax)	
Subtotal ALL Construction		5,952,265	1,879,361	7,831,626	62,000		
2.0 PROJECT DESIGN	7	BERGER Thru 2A		53,576	53,576		Per Berger fee distribution sheet
	8				0		
	9	Interior Design		15,000	15,000		Added Category - 15k Est
	10	STANTEC Fee - Basic Services	621,000	(70,003)	550,997		(Includes Reimbursables estimate of \$34,500 & Pre-Design Study \$41,727)
	11a	STANTEC Fee - Additional Services		186,941	186,941		March 2016 Amendment One
	11b	STANTEC Fee - Additional Services		55,000	55,000		May 2016 Amendment No. 2 - 45.9k, Amendment No. 3 - 9.1k
	12	STANTEC Fee - Reimbursables			0		
13				0			
Subtotal Design		621,000	240,514	861,514			
3.0 PROFESSIONAL SERVICES-FF&E	14	PM/CM Services (Internal/External)			0		See Program Level Owner Cost
	15	Site/Field Survey Topo Map		12,500	12,500		Additional work done Post Berger (See item 7 above), Define Boundaries
	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		20,414	20,414		USACE / Habitat Mgt Plan	
28	FF&E + Technology + WSST @8.7%	86,960	70,000	156,960	20,000	4/6/16 - moved \$70K from 1f, 20k Grant from Prudential	
29	Way Finding and Interpretative Signage		60,000	60,000		Design & Installation - Estimate 60k	
Subtotal Project Services, FF&E		86,960	333,414	420,374	20,000		
4.0 OTHER PROJECT DEVELOPMENT COSTS	30	Artwork		0	0		
	31	Advertisements+Printing		5,000	5,000		Temp Signage - See Program Level; Public Outreach Costs
	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 Pre-design Studies	155,250	(133,335)	21,915		See Pre-design Cost Tab
	40	OMR Contingency		60,000	60,000		
41				0			
Subtotal Other Development Fees		155,250	(8,780)	146,470			
3.0 BOND	42	Bond Service Fees			0		See Program Level Owner Cost
	Subtotal Bond Services				0		
		6,815,475	2,444,509	9,259,984	82,000		

RFP - SOUTH BANK CENTRAL (LOOFF CARROUSEL)

49572 - Budget Estimate

PROJECT BUDGET ITEMS		Baseline	Budget Transfer	Current Budget	Non-Bond Funding	NOTES
1.0 PROJECT CONSTRUCTION	1a - Carousel Grounds (\$20/sq ft @ 86,000 sq ft)	1,720,000	28,000	1,748,000		Moved 200k from Environmental / Rock Contingency
	1b - Loeff Carousel (\$366/sq ft)	4,500,000		4,500,000		
	1c - Building Demo	100,000	0	100,000		
	1 Construction	6,320,000	28,000	6,348,000		
	2 Design Contingency	325,000	(325,000)	0		
	3 Construction Contingency	325,000	(20,100)	304,900		5% of Construction
	4 Environmental / Rock Contingency	-	300,000	300,000		Moved 200k to Carousel Grounds
	5 WSST on Construction, CO's, Contingency 8.7%	558,540	46,362	604,902		Additional Tax, since adding the 450k back into the Loeff Bldg
	Sub-total Construction	7,528,540	29,262	7,557,802		
	6 Other Owner Construction Expenses	-	100,000	100,000		Tree Removal, Archeological Excavation & Monitor
	Tree Removal		75,000	75,000		Estimate - 75k
	Archeological Excavation & Monitoring		25,000	25,000		Estimate - 25k
	Subtotal ALL Construction		7,528,540	129,262	7,657,802	
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 Interior Design		50,000	50,000		Added Category
	10 A/E Fee - Basic Services	780,000	(197,000)	583,000		
	11 A/E Fee - Additional Services		33,140	33,140		
	12 A/E Reimbursable Expenses		0	0		
	13 Exhibit Design		250,000	250,000		6/8/16 - Lehrman Cameron Studio Estimate \$330,000
Subtotal Design		780,000	527,496	1,307,496		
3.0 PROFESSIONAL SERVICES/FF&E	14 PM/CM Services (Internal/External)			0		See Program Level Owner Cost
	15 Site/Field Survey Topo Map		12,500	12,500		Additional work done Post Berger (See item 7 above), Define Boundaries
	16 Geotechnical Services		25,000	25,000		
	17 Environmental/Labwork		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		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		30,740	30,740		Additional \$ based on % of Construction, \$2250
26 Legal Fees			0		See Program Level Owner Cost	
27 Other Consultants		21,666	21,666		USACE / Habitat Mgt Plan	
28 FF&E + Technology + WSST @8.7%	86,960	33,040	120,000		5/4/16 - increase to \$120K per AD	
29 Way Finding and Interpretative Signage		60,000	60,000		Design & Installation - Estimate 60k	
Subtotal Project Services, FF&E		86,960	255,446	342,406		
4.0 OTHER PROJECT DEVELOPMENT COSTS	30 Artwork		0	0		
	31 Advertisements+Printing		5,000	5,000		Temp Signage - See Program Level; Public Outreach Costs
	32 L&I Electrical Review		2,500	2,500		
	33 Plan Review+Permits		61,480	61,480		Increased from \$56,980 to \$61,480, or \$4,500.00
	34 Health District Review		1,000	1,000		
	35 Certification of Storm Drainage		2,500	2,500		
	36 Moving /Temporary Facilities	100,000	0	100,000		
	37 Builder's Risk Insurance			0		
	38 Travel Meals Mlg Expenses			0		
	39 RFP Predesign Studies	195,000	(170,475)	24,525		See Predesign Cost Tab
	40 OMR Contingency		75,000	75,000		
41			0			
Subtotal Other Development Fees		295,000	(22,995)	272,005		
3.0 BOND FEES	42 Bond Service Fees			0		See Program Level Owner Cost
	Subtotal Bond Services		-	-	0	
		8,690,500	889,209	9,579,709		

RFP - HOWARD STREET SOUTH CHANNEL BRIDGE (HSBS)

49573 - Budget Estimate

PROJECT BUDGET ITEMS		Baseline	Budget Transfer	Current Budget	Non-Bond Funding	NOTES
1.0 PROJECT CONSTRUCTION	1a Howard St Bridge South	5,046,032	(1,303,545)	3,742,487		
	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	(59,600)	0		
	1g Mobilization		363,400	363,400		
	1h Central Meadow Temporary Electrical	217,500	(217,500)	0		Moved remaining 55k to Hav Is Bud MW 7/13/16
	1i Theme Stream Bridge Replacement	250,000	(250,000)	0		Moved to Havermale Is Budget. MW 7/13/16
	1j Temp Access Road/Laydown prep		254,000	254,000		
	1 Construction	5,593,132	(566,931)	5,016,201		
	2 Design Contingency	279,157	(279,157)	0		
	3 Construction Contingency	279,157	(279,157)	0		
	4 Environmental / Rock Contingency		0	0		Included in GC Bid
	5 WSST on Construction, CO's, Contingency 8.7%	485,732	(481,333)	4,399		Sales Tax Incl In GC Bid
	Sub-total Construction	6,627,178	(1,605,578)	5,020,600	0	
6 Other Owner Construction Expenses		100,000	100,000	200,000	Tree Removal, Archeological Excavation & Monitor, MOU Watermain Upgrade from 10" to 18" Estimate - 75k Estimate Only - 25k	
Tree Removal		75,000	75,000			
Archeological Excavation & Monitoring		25,000	25,000			
Subtotal ALL Construction		6,627,178	(1,506,578)	5,120,600	200,000	
2.0 PROJECT DESIGN	7			0		
	8			0		
	9			0		
	10 A/E Fee - Basic Services	1,395,783	(669,925)	725,858		
	11a A/E Fee - Additional Services (Constr Mgmt)		350,000	350,000		Revised Scope of Work 6/16/16 - (Was 200k)
	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			0			
Subtotal Design		1,395,783	(160,428)	1,235,355		
3.0 PROFESSIONAL SERVICES+FF&E	14 PM/CM Services (Internal/External)			0		See Program Level Owner Cost
	15 Site/Field Survey Topo Map		12,500	12,500		Additional work done Post Bergø, Define Boundaries
	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		20,414	20,414		USACE / Habitat Mgt Plan	
28 FF&E + Technology + WSST @8.7%			0			
29 Way Finding and Interpretative Signage		60,000	60,000		Design & Installation - Estimate 60k	
Subtotal Project Services, FF&E			162,852	162,852		
4.0 OTHER PROJECT DEVELOPMENT COSTS	30 Artwork		0	0		
	31 Advertisements+Printing		5,000	5,000		Temp Signage - See Program Level; Public Outreach Costs
	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 Pre-design Studies	167,494	(157,494)	0		See Pre-design Cost Tab
	40 OMR Contingency		50,000	50,000		
41			0			
Subtotal Other Development Fees		167,494	(65,057)	102,437		
5.0 BOND FEES	42 Bond Service Fees			0		See Program Level Owner Cost
	Subtotal Bond Services			0	0	
		8,190,455	(1,569,212)	6,621,244	200,000	

RFP - PROMENADES & CENTENNIAL TRAIL

49574 - Budget Estimate

PROJECT BUDGET ITEMS		Baseline	Budget Transfer	Current Budget	Non-Bond Funding	NOTES
1.0 PROJECT CONSTRUCTION	1a Howard St Promenade (Sp Falls Blvd - North Gale)	3,000,000	(300,000)	2,700,000		
	1b Havermale Promenade	800,000	(80,000)	720,000		
	1c Havermale Centennial Trail	220,000	(22,000)	198,000		
	1d Theme Stream			0		
	1 Construction	4,020,000	(402,000)	3,618,000		
	2 Design Contingency (Escalation)			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		
	5 Sub-total Construction	4,020,000	326,804	4,346,804		
	6 Other Owner Construction Expenses	0	150,000	150,000	600,000	Tree Removal, Archeological Excavation & Monitor, MOU Watermain Upgrade from 10" to 18"
	6 Tree Removal		125,000	125,000		Estimate - 125k
	6 Archeological Excavation & Monitoring		25,000	25,000		Estimate - 25k
6 Water Main Upgrade (10" to 18")				600,000	MOU	
6 Mid-Channel Bridge Amenities			0		Costs in excess of 5 million	
Subtotal ALL Construction		4,020,000	476,804	4,496,804	600,000	
2.0 PROJECT DESIGN	7 BERGER Thru 2A			0		
	8 BERGER 2B		125,000	125,000		
	9			0		
	10 A/E Fee - Basic Services	1,407,000	(972,840)	434,160		
	11 A/E Fee - Additional Services			0		
	12 A/E Reimbursable Expenses			0		
	13			0		
Subtotal Design		1,407,000	(847,840)	559,160		
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		12,500	12,500		Additional work done Post Berger (See item 7 above), Define Boundaries
	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		21,666	21,666		USACE / Habitat Mgt Plan	
28 FF&E + Technology + WSST @8.7%		250,000	250,000			
29 Way Finding and Interpretative Signage		60,000	60,000		Design & Installation - Estimate 60k	
Subtotal Project Services, FF&E			394,166	394,166		
4.0 OTHER PROJECT DEVELOPMENT COSTS	30 Artwork		0	0		
	31 Advertisements+Printing+Temp Signage		5,000	5,000		Temp Signage - See Program Level; Public Outreach Costs
	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 Mgt Expenses			0		
	39 RFP Predesign Studies	120,600	(120,600)	0		See Predesign Cost Tab
	40 OMR Contingency		50,000	50,000		
41			0			
Subtotal Other Development Fees		120,600	(29,420)	91,180		
5.0 BOND FEES	42 Bond Service Fees			0		See Program Level Owner Cost
Subtotal Bond Services			0	0		
		5,547,600	(6,290)	5,541,310	600,000	

RIVERFRONT PARK REDEVELOPMENT
 SPOKANE PARKS RECREATION DIVISION
 PAVILION/HAVERMALE ISLAND CONCEPT ESTIMATE
 SEPTEMBER 2, 2016



ITEM	AMOUNT	NOTES
CONCEPT ESTIMATE ITEMS		
Pavilion Demo	1,635,062	160,000 SF (includes lmax, east bldg., etc.)
Pavilion Admin Modern./Tensile Maintenance	2,796,498	
Subtotal	4,431,560	
Estimating Contingency (15%)	5,096,294	
General Conditions (8%)	5,402,072	
Overhead & Profit (6%)	5,834,237	
Concept Estimate Subtotal	5,834,237	
WSST (8.7%)	507,579	
Concept Estimate Total	6,341,816	
ROUGH ORDER OF MAGNITUDE (ROM) ITEMS		
Pavilion utilities	225,000	
Pavilion LED lights	750,000	
Shading Elements	1,200,000	New line item
Pavilion Hardscape	1,600,000	40,000 SF X \$40/SF= \$1.6M (was 50K SF)
Central Plaza Hardscape	1,600,000	40,000 SF X \$40/SF= \$1.6M (was 60K SF)
		for reference: 3 acres x \$15/SF for grass = (\$1,960,200)
Landscaping	2,000,000	
Havermale Island Utilities	350,000	
Environmental	750,000	
Theme Stream & Restoration	300,000	
ROM Subtotal	8,775,000	
Construction Contingency (15%)	1,316,250	
WSST (8.7%)	877,939	
ROM Total	10,969,189	
Owner Construction Cost		
Tree Removal	250,000	
Archeology/Monitoring	50,000	
Owner Constr Total	300,000	
TOTAL CONSTRUCTION COST	17,611,005	Includes Owner's constr contingency, WSST 8/22/16 constr budget \$17,618,068
"Advertised construction budget"	13,871,294	
Project Cost	22,300,000	

RFP - CANADA ISLAND
49576 - Budget Estimate

PROJECT BUDGET ITEMS		Baseline	Budget Transfer	Current Budget	Non-Bond Funding	NOTES
1.0 PROJECT CONSTRUCTION	1a - Canada Island	691,768	(180,419)	511,349		
	1b - Finish Howard St Mid/North Channel Bridge		0	0		
	1c - Grounds: Landscape, Overlook, Trails		0	0		
	1 Construction	691,768	(180,419)	511,349		
	2 Design Contingency / Escalation	-	0	0		
	3 Construction Contingency	-	0	0		
	4 Environmental / Rock Contingency	-	0	0		
5 WSST on Construction, CO's, Contingency 8.7%	-	0	44,487			
6 Sub-total Construction	691,768	(180,419)	555,836			
6 Other Owner Construction Expenses	0	0	0		Added Category	
Subtotal ALL Construction		691,768	(180,419)	555,836		
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 Interior Design			0		Added Category
	10 A/E Fee - Basic Services		0	0		
	11 A/E Fee - Additional Services		0	0		
	12 A/E Reimbursable Expenses		0	0		
	13			0		
Subtotal Design		-	116,161	116,161		
3.0 PROFESSIONAL SERVICES+FF&E	14 PM/CM Services (Internal/External)	242,119	(242,119)	0		See Program Level Owner Cost
	15 Site/Field Survey Topo Map			0		Additional work done Post Berger (See item 7 & 8 above), Define Boundaries
	16 Geotechnical Services		0	0		
	17 Environmental/Labwork		0	0		
	18 Wildlife Biologist			0		See Line 39
	19 Hazmat Consultant			0		See Line 39
	20 Traffic Engineer			0		See Line 39
	21 Permitting		0	0		See item 8 above.
	22 Value Engineering/Constructability Review			0		
	23 Commissioning			0		
	24 NREC Owner Inspection Fee			0		
	25 Inspection/Testing		0	0		
	26 Legal Fees			0		See Program Level Owner Cost
27 Other Consultants			0			
28 FF&E + Technology + WSST @8.7%		0	0			
29 Way Finding and Interpretative Signage			0		Design & Installation - Estimate 10k	
Subtotal Project Services, FF&E		242,119	(242,119)	0		
4.0 OTHER PROJECT DEVELOPMENT COSTS	30 Artwork			0		See Program Level Owner Cost
	31 Advertisements+Printing+Temp Signage			0		Temp Signage - See Program Level; Public Outreach Costs
	32 L&I Electrical Review			0		
	33 Plan Review+Permits		0	0		
	34 Health District Review		0	0		
	35 Certification of Storm Drainage		0	0		
	36 Moving /Temporary Facilities			0		
	37 Builder's Risk Insurance			0		
	38 Travel Meals Mtg Expenses			0		
	39 RFP Predisign Studies	20,752	6,312	27,064		See Predisign Cost Tab
	40 OMR Contingency		0	0		
41			0			
Subtotal Other Development Fees		20,752	6,312	27,064		
5.0 BOND FEES	42 Bond Service Fees			0		See Program Level Owner Cost
Subtotal Bond Services		-	0	0		
		954,639	(300,065)	699,061		

RFP - NORTH BANK						
49577 - Budget Estimate						
PROJECT BUDGET ITEMS		Baseline	Budget Transfer	Current Budget	Non-Bond Funding	NOTES
1.0 PROJECT CONSTRUCTION	1a	Estimated Construction Cost	5,000,000	(1,400,000)	3,600,000	
		Grounds			0	
	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	Construction	5,000,000	(1,197,500)	3,802,500	
	2	Design Contingency	-	50,000	50,000	Reduced by 150k
	3	Construction Contingency	-	456,300	456,300	
	4a	Environmental / Rock Contingency	-	250,000	250,000	
4b	NB Soil Remediation - Additional Funds	-	0	0	241,303	
5	WSST on Construction, CO's, Contingency 8.7%	-	396,616	396,616	Fund 1950 - Park Cumulative Reserve Fund, Moved to Non-Bond Fund Decrease in Sales Tax due to Construction	
	Sub-total Construction	5,000,000	(44,584)	4,955,416		
6	Other Owner Construction Expenses	-	100,000	100,000	Added Category Estimate - 75k	
	Tree Removal	-	75,000	75,000	Estimate - 25k	
	Archeological Excavation & Monitoring	-	25,000	25,000		
Subtotal ALL Construction		5,000,000	55,416	5,055,416	241,303	
2.0 PROJECT DESIGN	7	BERGER THRU 2A	-	158,018	158,018	Per Berger fee distribution sheet
	8	BERGER 2B	-	125,000	125,000	
	9	Interior Design	-		0	Added Category
	10	A/E Fee - Basic Services	1,750,000		480,000	
	11	A/E Fee - Additional Services	-	50,000	50,000	M&O Study / Skate Park Amend
	12	A/E Reimbursable Expenses	-		0	
	13		-		0	
Subtotal Design		1,750,000	(936,982)	813,018		
3.0 PROFESSIONAL SERVICES+FF&E	14	PM/CM Services (Internal/External)	-		0	See Program Level Owner Cost
	15	Site/Field Survey Topo Map	-	12,500	12,500	Additional work done Post Berger (See item 7 & 8 above), Define Boundaries
	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	-	21,666	21,666	USACE / Habitat Mgt Plan	
28	FF&E + Technology + WSST @8.7%	-		0		
29	Way Finding and Interpretative Signage	-	60,000	60,000	Design & Installation - Estimate 60k	
Subtotal Project Services, FF&E		-	297,279	297,279		
4.0 OTHER PROJECT DEVELOPMENT COSTS	30	Artwork	-	0	0	
	31	Advertisements+Printing+Temp Signage	-	5,000	5,000	Temp Signage - See Program Level; Public Outreach Costs
	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 Mgt Expenses	-		0	
	39	RFP Pre-design Studies	150,000	(85,362)	64,638	See Pre-design Cost Tab
	40	OMR Contingency	0	75,000	75,000	
41		-		0		
Subtotal Other Development Fees		150,000	37,163	187,163		
5.0 BOND FEES	42	Bond Service Fees	-		0	See Program Level Owner Cost
	Subtotal Bond Services		-	0	0	
		6,900,000	(547,124)	6,352,876	241,303	

RFP - SOUTH BANK EAST

49578 - Budget Estimate

PROJECT BUDGET ITEMS		Baseline	Budget Transfer	Current Budget	Non-Bond Funding	NOTES
1.0 PROJECT CONSTRUCTION	1a - Southwest Bank	797,235	(547,235)	250,000		5/4/16 - scope revision
	1b Rotary Fountain		0	0		
	1c Other Owner Construction Expenses			0		Added Category
	1e Tree Removal			0		Estimate Only - Ok
	1f Archeological Excavation & Monitoring			0		N/A
	1 Construction	797,235	(547,235)	250,000		
	2 Design Contingency	0	25,000	25,000		
	3 Construction Contingency (5% of Constr)	0	25,000	25,000		
	4 Environmental / Rock Contingency (5% of Constr)	0	50,000	50,000		
	5 WSST on Construction, CO's, Contingency 8.7%	0	30,450	30,450		
6 Sub-total Construction	797,235	(416,785)	380,450			
6 Other Owner Construction Expenses	0	0	0		Added Category	
6 Tree Removal			0		Estimate Only - Ok	
6 Archeological Excavation & Monitoring			0		N/A	
Subtotal ALL Construction		797,235	(416,785)	380,450		
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 Interior Design			0		Added Category
	10 A/E Fee - Basic Services	279,032	(192,931)	86,101		
	11 A/E Fee - Additional Services			0		
	12 A/E Reimbursable Expenses			0		
	13			0		
Subtotal Design		279,032	(111,642)	167,390		
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		Additional work done Post Berger (See item 7 & 8 above), Define Boundaries
	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			
29 Way Finding and Interpretative Signage			0		Design & Installation - Estimate Ok	
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+Temp Signage			0		Temp Signage - See Program Level; Public Outreach Costs
	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 Mlg Expenses			0		
	39 RFP Predesign Studies	23,917	(11,118)	12,799		See Predesign Cost Tab
	40 OMR Contingency	0	35,876	35,876		
41			0			
Subtotal Other Development Fees		23,917	35,433	59,350		
5.0 BOND FEES	42 Bond Service Fees			0		See Program Level Owner Cost
	Subtotal Bond Services		-	0	0	
		1,100,184	(472,994)	627,190		

RFP - PROGRAM LEVEL OWNER COSTS											
49579 - Budget Estimate											
Allocated in project budgets											
PROJECT BUDGET ITEMS		Baseline	Budget Transfer	Current Budget	Non-Bond Funding	MOVED TO PROJECT BUDGETS	REMAINING PROGRAM LEVEL	NOTES			
1.0	Contingencies	4	Environmental / Rock Contingency	1,204,007	0	1,204,007	0	1,204,007			
Subtotal Environmental/Rock				1,204,007			-	1,204,007			
3.0	PROFESSIONAL SERVICES-FF&E	14a	Project Management - Internal	1,443,990	769,023	2,213,013		2,213,013	From PMO Forecast		
			Parks Support								
			Parks Planning & Development Mgr			185,738				2016 thru 2020 Salaries	
			Program Management Office			186,600				2015 Salaries	
			Program Manager			573,845				2016 thru 2020 Salaries	
			Program Coordinator			324,162				2016 thru 2020 Salaries	
			Construction Manager			350,000				2016 thru 2020 Salaries	
			Construction Admin Support			160,000				2016 thru 2020 Salaries	
			Compliance Auditor			432,668				2016 thru 2020 Salaries	
		14b	Project Management - External	802,308	810,405	1,612,713			1,612,713		
			PM/CM support - Heery			22,478				2015 Salaries	
			PM/CM support - Hill Intl			1,254,059				2016 thru 2020 Salaries	
			PM/CM support - Harvey Morrison			151,988				2016 thru 2020 Salaries	
			Misc Support - M. Purdy, etc.			11,689				2016 thru 2020 Salaries	
			Cultural/Tribal Support Resources - Anderson Consulting			112,500				2016 thru 2020 Salaries	
	Permitting Coordinator (budget distributed out to the projects) - CH2M			0				2016 thru 2020 Salaries			
	Designer/Engineer (on-call) - Paul Harrington			60,000				2016 thru 2020 Salaries			
14c	Public Art Oversight (Spokane Arts)	25,000	0	25,000			25,000	Hiring Artist and oversight of Installation			
	Additional Support Services										
	Public Outreach and Marketing		0	0			0				
	Grant Writing		0	0			0				
27	Legal Fees	100,000	0	100,000			100,000				
Subtotal Project Services, FF&E		2,371,299	1,579,428	3,950,728			-	3,950,728			
4.0	OTHER PROJECT DEVELOPMENT COSTS	28	Artwork	650,000	(500,000)	150,000		500,000	150,000	50k Artist Design & 450k for Constr & Install - Hav. Is.	
		29									
		30									
		31									
		32									
		33									
		34									
		35									
		36									
		37									
Subtotal Other Development Fees		650,000	(500,000)	150,000			500,000	150,000			
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	CONTINGENC	43	Additional Contingency	-	273,092	273,092		273,092			
		Subtotal Contingencies		-	273,092	273,092		-	273,092		
				4,652,076	1,352,520	6,004,595		-	500,000	6,004,595	