



CITY OF SPOKANE PARK BOARD RIVERFRONT PARK COMMITTEE

MEETING OF MONDAY, DEC. 5, 2016, 8:05 A.M.
City Council Briefing Center, lower level City Hall
808 W. Spokane Falls Blvd., Spokane WA 99201
Riverfront Park Director Jon Moog

Committee Members:

Ted McGregor – Chair
Susan Traver
Ross Kelley
Greta Gilman
Rick Chase

Also Present:

Park Board:

Chris Wright

Parks Staff:

Leroy Eadie
Jon Moog
Garrett Jones
Fianna Dickson
Justin Worthington
Jo-Lynn Brown

Guests:

Matt Walker
Danielle Arnold
Hal McGlathery
Kip Hill

Summary

- The committee approved a recommendation to the Park Board to accept the proposed 2017 Riverfront Park parking fee structure for monthly and quarterly rates.
- The Riverfront Park redevelopment budget and reallocation of funds was approved, and will be brought before the Park Board this week for acceptance.
- The committee made some edits on the proposed Howard Street promenades bid documents. The revised document will be brought before the Executive Team today. If accepted by the Executive Team, the proposal will be offered to the Park Board Thursday for approval. Cost of services is not to exceed \$435,100.
- The committee approved a recommendation to the Park Board to accept the proposed progressive design-build attorney procurement and contract with Thaxton Parkinson, not to exceed \$25,000.
- The grant support resolution for three Environmental Protection Agency brownfield cleanup grant applications was approved and will be brought before the Park Board for acceptance. Possible funding is estimated at up to \$200,000 per application. If the brownfield grants are awarded, 20% matching funds will come from redevelopment bond dollars.

The next regularly scheduled Riverfront Park Committee meeting will be at 8:05 a.m. Jan. 9, 2017, City Council Briefing Center, lower level City Hall.

Minutes

The meeting was called to order at 8:07 a.m. by Committee Chair Ted McGregor. Introductions were made.

Action Items:

1. Riverfront Park parking fees and charges – *Justin Worthington* presented an overview of a proposed 2017 Riverfront Park parking fee structure. The recommended parking fees for all lots include: \$35/month and \$95/quarter. Current parking fees are: \$20/month and \$50/quarter. All other fees and charges are unaffected. Mr. Worthington reported the rate increase allows Riverfront Park to be more competitive with neighboring lots while still pushing a value-driven model. He added the fee proposal is consistent with the newly adopted 2017 budget. The proposed fee structure is forecasted to increase revenue 17% for quarterly permit sales. If approved by the Park Board Dec. 8, the fees will be effective Jan. 2, 2017.

Motion #1: Ross Kelley moved to recommend the Park Board approve the proposed 2017 Riverfront Park parking fees and charges, as presented.

Rick Chase seconded.
The motion passed unanimously.

2. Riverfront Park redevelopment budget review – *Berry Ellison* provided an overview of the recommended budget and reallocation of funds of the previously approved Riverfront Park redevelopment project budget. Last May, the Park Board accepted a portion of the \$65,475,586 budget estimate and estimate analysis summary. The proposed \$65,925,000 budget reflects a \$449,414 variance, due to interest earned. Mr. Ellison presented a budget breakdown for each of the nine projects within the redevelopment plan. The committee directed staff to make the following changes to the proposed budget: 1) add the committed budget sheet; 2) include the CIT loan for the maintenance and operations building/or the Rotary Fountain; 3) add the excess fund balance; and 4) combine the project within the design for construction schedule coordination. The edited budget proposal will be presented to the Executive Team for approval. With Executive Team approval, the proposed budget will be brought before the Park Board for acceptance.

Motion #2: Ross Kelley moved to recommend the Park Board approve the proposed Riverfront Park as presented, pending edits and the Executive Team's approval.

Susan Traver seconded.
The motion passed unanimously.

3. Howard Street promenades bid documents/Berger Partnership (\$435,100) – *Berry Ellison* presented a proposed contract with Berger Partnership for a full set of design and management services required for execution and completion of the Howard Street promenades. Services 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. The scope of work involves construction documents for the Howard Street promenade, artist and Tribal coordination, public outreach support, and reimbursables. The committee directed staff to make the following changes to the proposed contract: 1) include the number of Berger visits; 2) city provides day-to-day observations; 3) divide hours in budget for RFIs; 4) define document methodologies; and 5) 90% review.

Motion #3: Ted McGregor moved to recommend the Park Board approve the Howard Street promenades bid documents with Berger Partnership, not to exceed \$435,100, pending changes discussed and the Executive Team's approval.

Susan Traver seconded.
The motion passed unanimously.

4. Progressive design-build attorney procurement & contract/Thaxton Parkinson (\$25,000) – *Berry Ellison* provided an overview of the proposed contract with Thaxton Parkinson to develop the procurement and contract for the progressive design-build park project. Chris Wright acknowledged Robynne Parkinson's professional representation at a recent Project Review Committee session which resulted in approval of City plans to pursue a progressive design-build strategy for the Pavilion.

Motion #4: Susan Traver moved to recommend the Park Board approve the proposed contract with Thaxton Parkinson, not to exceed \$25,000.

Ross Kelley seconded.
The motion passed unanimously.

5. Grant support resolution for three EPA brownfield cleanup grant applications – *Ted McGregor* presented the resolution supporting the three Environmental Protection Agency brownfield cleanup grant applications. Possible funding is estimated at up to \$200,000 per application. If the brownfield grants are awarded, 20% matching funds will come from redevelopment bond dollars.

Motion #5: Ted McGregor moved to recommend the Park Board approve the grant support resolution supporting the application of three Environmental Protection Agency brownfield cleanup grants for Riverfront Park.

Susan Traver seconded.
The motion passed unanimously.

Information Items:

1. Project Review Committee application update – *Garrett Jones* announced the Project Review Committee application was approved Dec. 1 which means Parks may proceed with a progressive design-build strategy for the Pavilion.

2. Looff Carrousel site archaeology excavation minor contract/NCR – *Ted McGregor* announced the Executive Team approved the Looff Carrousel site archaeology excavation minor contract with NCR, not to exceed \$10,000. This allows tree removal and archaeology excavations to begin this week at the Looff Carrousel site.

3. Looff Carrousel and South Bank East habitat management plan/GeoEngineers – *Berry Ellison* reported the Executive Team approved the Looff Carrousel and South Bank East habitat management plan with GeoEngineers, not to exceed \$19,360.

4. Lead Artist contract/Meejin Yoon – *Ted McGregor* announced the Lead Artist contract with Meejin Yoon was received last week.

Standing Report Items:

1. Operations report and November financials – *Jon Moog* presented the operations report and November financials. Mr. Moog reported on the opening of the Ice Palace, performance of the Chinese lantern festival, snow removal plan and summarized last summer's attendance figures. November financials were positive and reflect a net surplus of \$286,357, to budget. Committee members noted finances as a remarkable accomplishment given Park-wide disruptions triggered by the redevelopment project.
2. Riverfront Park Redevelopment Update – *Danielle Arnold* provided the Riverfront Park redevelopment project update and clarified the bond graphs have been corrected to show life-to-date expenditures as last month's update was missing the 2015 expenditures. She provided bond graphs detailing the bond budget utilization and comparison of budget-to-actuals. Breakdown on the bond budget utilized through November 2016 is as follows: The bond has 25 fully executed contracts (\$10.6 million) as of month end. Approximately 20% of the budget has been spent or is committed at this time and is on track with the spending projections. The bond spent \$1.5 million for the month, of which 79% of those expenditures were directly associated with the construction of the South Howard Street Bridge. Overall, the status of the bond and the contracts appear to be in compliance and are on track with the projected schedule.

Adjournment: The meeting was adjourned at 9:56 a.m.

Next meeting will be at 8:05 a.m. Jan. 9, 2017, City Hall Council Briefing Center, lower level City Hall, 808 W. Spokane Falls Boulevard, Spokane, Washington.



Date: 12/5/2016

Agenda Item: RFP Parking Rates

Presenter: Justin Worthington

Background

For years we have used the '*Less than a dollar per day*' sales pitch to sell monthly and quarterly parking permits. This has been a great approach, however analysis of neighboring parking competitors has shown that our rates are now well below the market average.

Current Rates

Riverfront has four parking lots that offer daily, monthly, and quarterly parking options. Customers can pay \$5 daily, \$20 a month, or \$50 per quarter.

Looking at competitors next to and around the park, it was found that our lots are on average \$50 cheaper per month and \$150 cheaper per quarter to park in. Our competitors charge an average of \$70 per month, or \$200 per quarter.

Proposed Rates

We would like to increase our monthly and quarterly rates to be more competitive with neighboring lots while still pushing a value driven model. Monthly parking would increase to \$35 per month, and quarterly rates would increase to \$95 per quarter.

Customers are still saving an average of \$35 per month or \$105 per quarter when they choose to park in our lots. These rates are still low enough to draw customers, and our lots still have room for growth.

Potential Impact

Raising our rates could net us close to \$8,500 in extra revenue if we maintain historical sales numbers. A reduction of 20% in permits sold would still create \$1,000 in additional revenue.

The only associated expense would be \$560 to have our parking kiosk rates updated by our vendor to reflect the rate change.

Current and Proposed Parking Fees and Charges

CURRENT RATES				PROPOSED RATES		
<u>Parking Lot</u>	<u>Daily Rate</u>	<u>Monthly Rate</u>	<u>Quarterly Rate</u>	<u>Daily Rate</u>	<u>Monthly Rate</u>	<u>Quarterly Rate</u>
1	\$5	\$23.00	\$49.99	\$5	\$35	\$95
2	\$5	\$23.00	\$49.99	\$5	\$35	\$95
3	\$5	\$23.00	\$49.99	\$5	\$35	\$95
5	\$5	\$23.00	\$49.99	\$5	\$35	\$95
6	\$5	N/A	N/A	\$5	N/A	N/A
7	\$5	\$23.00	N/A	\$5	\$50	N/A

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	\$ 9,225,768	\$ 1,016,056
2 RFP - SOUTH BANK CENTRAL (LOOFF CAROUSEL)	\$ 8,565,056	\$ 9,978,980	\$ 1,413,924
3 RFP - HOWARD STREET SOUTH CHANNEL BRIDGE (HSBS)	\$ 6,600,465	\$ 7,044,142	\$ 443,677
4A RFP - NORTH PROMENADE	\$ 5,292,144	\$ 2,602,537	\$ (2,689,607)
4B RFP - WEST HAVERMALE	\$ -	\$ 4,731,793	\$ 4,731,793
5 RFP - US PAVILION	\$ 23,001,191	\$ 19,480,832	\$ (3,520,359)
6 RFP - CANADA ISLAND	\$ 1,153,168	\$ 10,268	\$ (1,142,900)
7 RFP - NORTH BANK	\$ 6,515,734	\$ 5,683,861	\$ (831,873)
8 RFP - SOUTH BANK EAST	\$ 1,212,948	\$ 49,982	\$ (1,162,966)
SUB-TOTAL	\$ 60,550,418	\$ 58,808,163	\$ (1,742,255)
9 RFP - PROGRAM LEVEL OWNER COSTS	\$ 4,925,168	\$ 7,116,837	\$ 2,191,669
TOTAL	\$ 65,475,586	\$ 65,925,000	\$ 449,414
Additional Budget Information			
<div>OPEN ITEMS:</div> <div>- HSB - Mid Channel</div>			

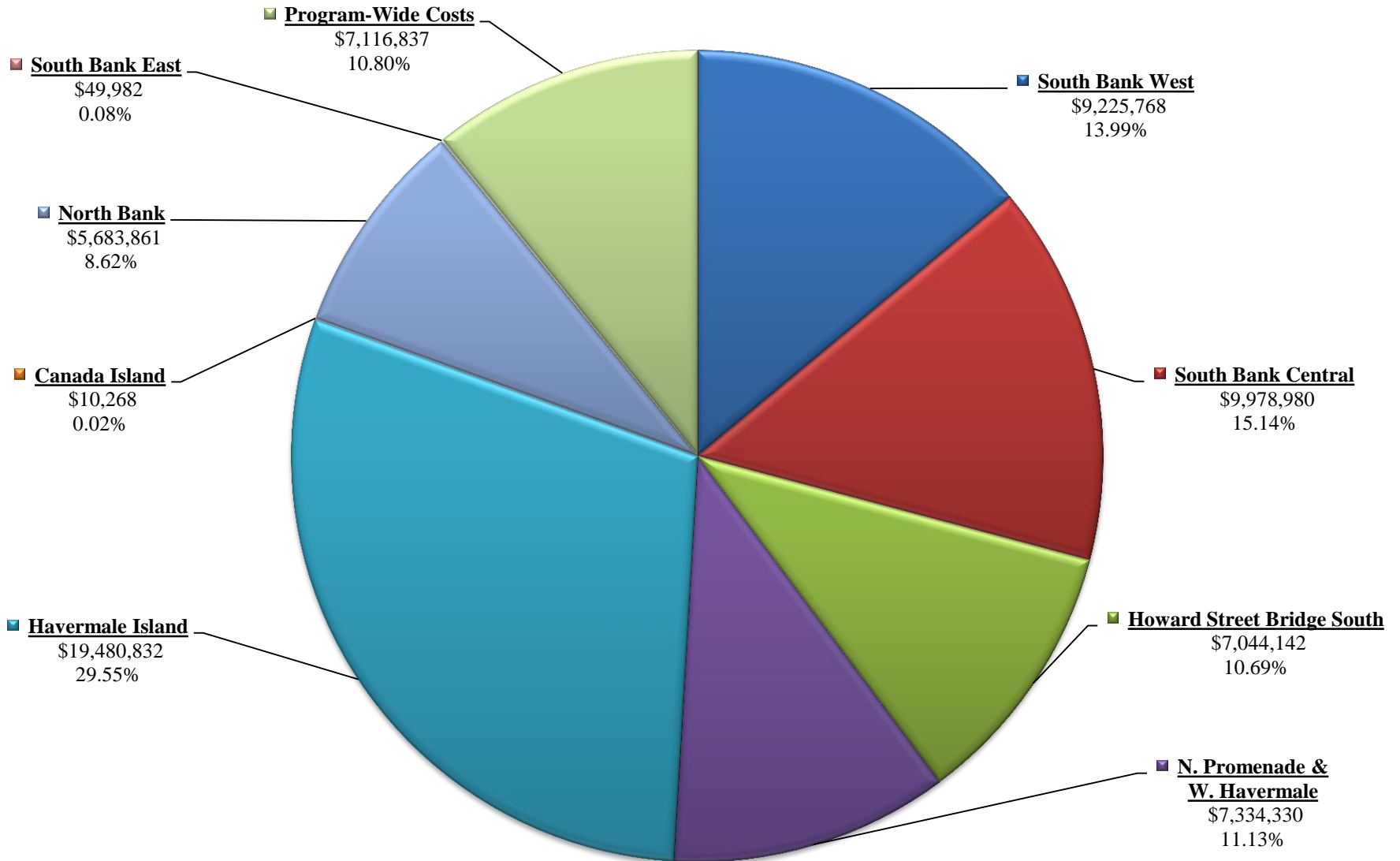
2015 Bond Amount	\$ 64,300,000
Initial Anticipated Bond Interest	\$ 1,500,000
Total	\$ 65,800,000
Start with Baseline Budget	\$ 65,475,586
Difference from Baseline Project to the Bond+Interest Total (65,800,000-65,475,586 = \$324,414)	\$ 324,414
5/12/16 - Additional Projected Bond Interest	\$ 125,000
New Total Bond Budget (May 24, 2016)	\$ 65,925,000
Fund 1950 - Park Cumulative Reserve Fund	\$ 241,303
Central Meadow Temp Electric	\$ 55,000
Deadman Install (12k from Capital Budget to RR)	\$ 12,000
Owner Scope - Skyride Relocation of Equipment	\$ 50,000
FF&E (Grant from Prudential, 40k to RR)	\$ 40,000
Water Main Upgrade (10" to 18") MOU w_Uilities to HSBS	\$ 200,000
Water Main Upgrade (10" to 18") MOU w_Uilities Promenades	\$ 600,000
Water Main Upgrades MOU w_Uilities to Looff	\$ 200,000
Budget with Non-Bond Funds	\$ 67,323,303

MAY 2016 BUDGET	% of Overall Budget	CURRENT / PROPOSED BUDGET	% of Overall Budget	Delta to May-16 \$	Delta to May-16 %
\$ 6,947,071	10.61%	\$ 7,853,626	11.67%	\$ 906,555	1.06%
\$ 780,687	1.19%	\$ 852,653	1.27%	\$ 71,966	0.07%
\$ 481,954	0.74%	\$ 621,489	0.92%	\$ 139,535	0.19%
\$ 7,046,912	10.76%	\$ 8,432,718	12.53%	\$ 1,385,806	1.76%
\$ 1,007,496	1.54%	\$ 1,078,000	1.60%	\$ 70,504	0.06%
\$ 510,648	0.78%	\$ 668,262	0.99%	\$ 157,614	0.21%
\$ 5,347,736	8.17%	\$ 5,524,457	8.21%	\$ 176,721	0.04%
\$ 1,085,355	1.66%	\$ 989,811	1.47%	\$ (95,544)	-0.19%
\$ 167,374	0.26%	\$ 729,874	1.08%	\$ 562,500	0.83%
\$ 4,346,804	6.64%	\$ 2,387,471	3.55%	\$ (1,959,333)	-3.09%
\$ 559,160	0.85%	\$ 243,820	0.36%	\$ (315,340)	-0.49%
\$ 386,180	0.59%	\$ 331,246	0.49%	\$ (54,934)	-0.10%
\$ -	0.00%	\$ 3,976,193	5.91%	\$ 3,976,193	5.91%
\$ -	0.00%	\$ 357,621	0.53%	\$ 357,621	0.53%
\$ -	0.00%	\$ 637,978	0.95%	\$ 637,978	0.95%
\$ 18,998,132	29.02%	\$ 16,196,292	24.06%	\$ (2,801,840)	-4.96%
\$ 2,368,002	3.62%	\$ 1,675,208	2.49%	\$ (692,794)	-1.13%
\$ 1,635,057	2.50%	\$ 1,664,331	2.47%	\$ 29,274	-0.03%
\$ 853,131	1.30%	\$ -	0.00%	\$ (853,131)	-1.30%
\$ 190,872	0.29%	\$ 10,000	0.01%	\$ (180,872)	-0.28%
\$ 109,165	0.17%	\$ 268	0.00%	\$ (108,897)	-0.17%
\$ 5,359,768	8.19%	\$ 4,951,979	7.36%	\$ (407,789)	-0.83%
\$ 763,018	1.17%	\$ 553,320	0.82%	\$ (209,698)	-0.34%
\$ 392,948	0.60%	\$ 419,866	0.62%	\$ 26,918	0.02%
\$ 964,834	1.47%	\$ -	0.00%	\$ (964,834)	-1.47%
\$ 167,390	0.26%	\$ 49,635	0.07%	\$ (117,755)	-0.18%
\$ 80,724	0.12%	\$ 347	0.00%	\$ (80,377)	-0.12%
\$ 1,204,007	1.84%	\$ 1,503,535	2.23%	\$ 299,528	0.39%
\$ -	0.00%	\$ 873,993	1.30%	\$ 873,993	1.30%
\$ 3,721,161	5.68%	\$ 4,739,309	7.04%	\$ 1,018,148	1.36%
\$ 51,068,395	78.00%	\$ 50,826,271	75.50%	\$ (242,124)	-2.50%
\$ 6,921,980	10.57%	\$ 6,684,061	9.93%	\$ (237,919)	-0.64%
\$ 7,485,211	11.43%	\$ 9,812,970	14.58%	\$ 2,327,759	3.14%
\$ 65,475,586	100.00%	\$ 67,323,302	100.00%	\$ 1,847,716	0.00%

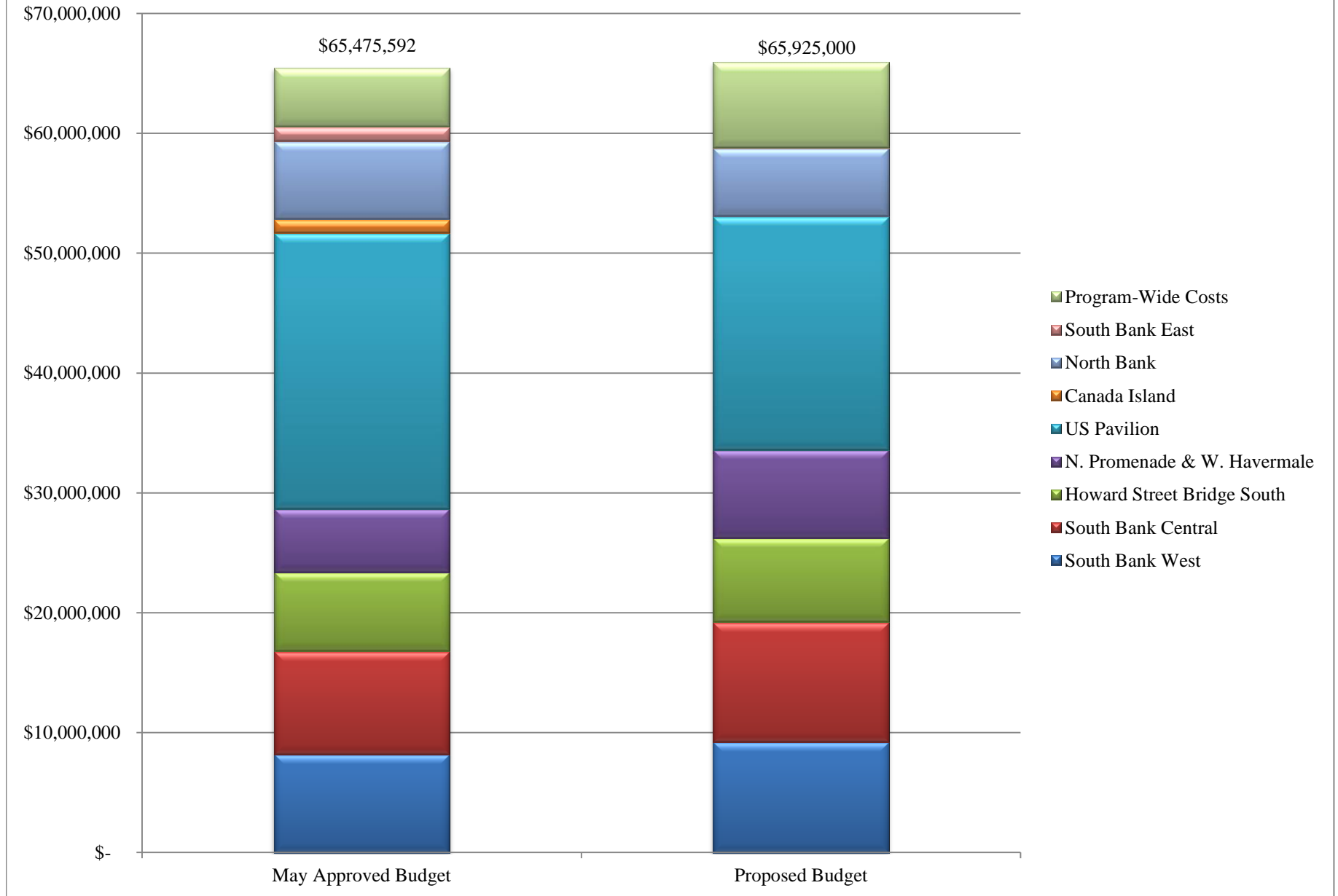
*Construction Includes Sales Tax

**Other includes Professional Svcs, FF&E & Other Project Development Costs

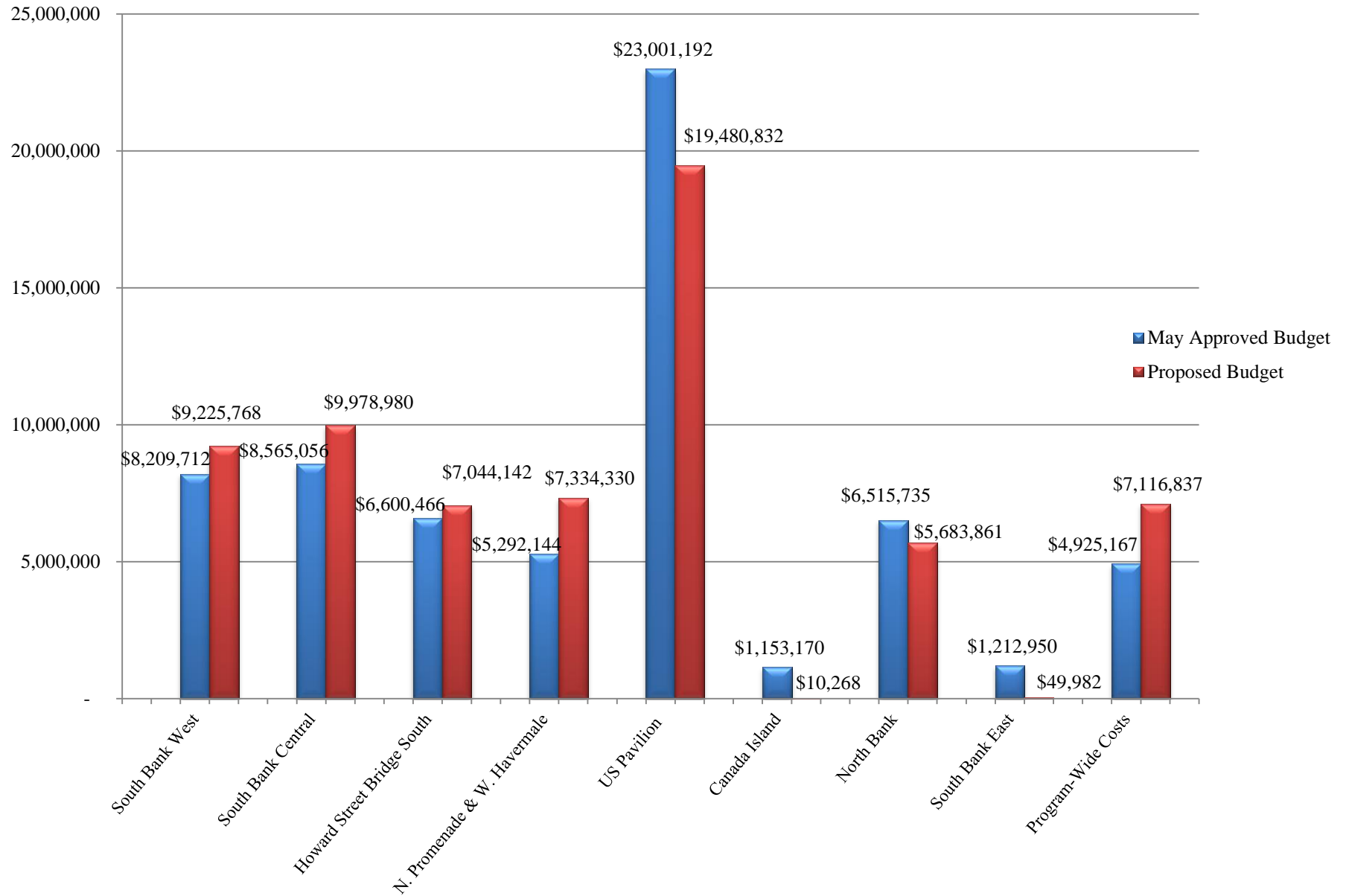
Proposed Bond Budget by Project



Total Bond May Approved Budget vs. Total Bond Proposed Budget



May Approved Bond Budget and Proposed Budget Comparison by Project





Riverfront Park Committee Agenda Action Item Fact

Meeting date: December 8, 2016

Presented by: Berry Ellison

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

Riverfront Park Howard Street Promenade bid documents/Berger Partnership

Action Item Description:

Recommend for Approval Berger Partnership \$435,100.00

This is a new contract, the previous contract is closing. The scope of work is construction documents for Howard Street Promenade; artist & Tribal coordination; public outreach support; and reimbursable.

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

TBD

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

Not Applicable

Executive Team Recommendation:

Urgency for Approval (describe impact if not approved):

Delay in design, design schedule

Options for Not Approving:

Staff to renegotiate W/consultant and offer to Park Board January 2017

Signed: _____

RIVERFRONT PARK REDEVELOPMENT PROJECT
Design and Construction Documentation for Major Public Spaces
Berger Partnership
November 30, 2016

This is a new contract for design and documentation, with prior contracts having addressed Task 1 and Task 2 scopes of work on the contract for Design of the Public Spaces and Parks Grounds. For the purposes of this continued contract work, tasks in this new contract will start at Task 3.

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.

Berger PMT 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 FOUR HUNDRED THIRTY FIVE THOUSAND ONE HUNDRED AND 0/100 DOLLARS (\$435,100.00).

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

DEFINITIONS AND GENERAL ASSUMPTIONS:

Berger PMT - Berger Partnership's internal project management team that oversees the Scope of Work defined in this contract; includes Consultant entities.

City PMT - City's project management team consisting of members and organizations as designated by the City.

Program Manager – Internal City staff hired to manage City PMT and all communication between Park Board, City Staff, City PMT and citizen oversight process.

Scope of Work - An accurate, detailed concise description of the work defined in DETAILED SCOPE OF WORK of this contract to be performed by the Berger PMT.

Drawings - The annotated illustrative component of construction documents.

Specifications - Written requirements pertaining to building materials, equipment, and construction systems that outline the standards to be met in the construction of a project.

Definitions of Phases of Design Documentation:

1. **60% Plans and Specs:** The 60% Plans phase will be initiated once all comments and approvals of the 30% Plan Package are provided in a consolidated, single documentation format through the City PMT. The 60% includes all sheets/plans from 30% Plan with the addition of increased detail and written, separately bound specifications (developed per CSI standards) for all scoped areas.

The 60% Plan review is the final opportunity for overall design feedback into major systems developed in each project phase identified below. Review of the 60% Plans includes Electrical, Utility, Irrigation, and Maintenance by the City of Spokane to allow for the engineering of these systems to continue forward at 90%. All coordination of these comments will be provided by the City to the Berger PMT team prior to the start of 90% PS&E documents.

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 and approved at 30% Plans.

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.

b. Architectural Design

- i. Design will be provided in the form of an advisory role on vertical elements and the buildings for the park sites determined at the 30% plan level.

c. 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, sanitary sewer, stormwater drainage, and potential service tie-ins. Preliminary plans and design narrative to include potable water, sanitary sewer, and natural gas infrastructure. Utility sheets will show key elevations in plan view (profiles will not be produced). Pressure systems for sanitary or storm sewers are not anticipated, so their design is not included as part of this scope.
- iii. Grading Plans: Preliminary grading including approximate contours, critical slopes, drainage basins, and cut/fill calculations as required

for permit needs will be developed into 60% grading and elevation documentation for construction. Grading plans will display ADA compliance for pavements, trails, and access routes to facilities within the park. Approximate excavation quantities will be estimated using Civil 3D software.

d. **60% Cost Estimation:**

- i. Berger PMT team to provide per-square-foot costs and allowances for design elements in 60% Design.

e. **Structural Design:**

Structural design is limited to site elements only, unless otherwise noted in detailed tasks below. Landform and major grading efforts will have structural input provided based on City of Spokane Geotechnical reports on existing soils in the park. Structural review of landscape elements in plan, specifications, and estimates are included in the base project scope.

Major structural elements are included under separate design tasks for approvals in this proposal.

f. **Electrical:**

- i. Develop full Electrical Construction Documents for Site Features and incorporation of Overall Park Electrical Guideline infrastructure per project site.

- 2. **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. 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.

- 3. **Bid Plans (100% PSE), 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.

4. **Bid Assistance and Construction Observation:**

- a. **Bid Assistance:** Attendance of Berger PMT (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. Berger PMT shall respond to Requests for Information, and provide addenda and conform documentation electronically to clarify or respond appropriately to any formal RFIs during the bid process. Addenda that include additional design elements will be considered an additional service.

Construction Observation: Berger PMT 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. Owner-directed changes that result in additional documentation or any revisions to bid documents will be considered an additional service.

Berger PMT shall be responsible for special observations, response to RFIs, and review of submittals, field reports and site-only punch lists during construction as noted per task. Berger PMT team will utilize documentation methodologies of their choosing.

5. **Environmental Permitting:** Environmental Permitting is to be led by a separate subconsultant and is not part of this scope of work.

DETAILED SCOPE OF WORK

Task 3.0: Howard Street Promenade & Centennial Trail Construction Documentation

Design is based on the 10/08/2016 design milestone to be further developed based on comments provided by the City from the Design Steering Committee (DSC) and Spokane Design Review Board (DRB) presentations. Design will be developed to target the stated site work budget of approximately \$4.15 million Construction Contract Amount (CCA). All submittals are to be completed in conjunction with the North Bank Construction Documentation.

Advanced Design Elements in Base Bid: These items are beyond standard Park Features and are included in the CCA amount below and based on the 30% Plan and Estimate.

North Channel Bridge:

The North Channel Bridge has been assessed by others and deemed to be structurally sound. The current promenade design is limited to a minimal new paving surface and new hand railing separate from the existing balustrade. The design "inside" of cantilevered areas, over the earth-filled arch is proposed to receive new paving treatments as well as limited areas of new planters and associated soil weights. New light poles, foundations, and fixtures will be included. Our structural team will review existing bridge assessments, as well as review structural impacts of proposed improvements to identify potential concerns that may require further structural analysis.

Any other structural needs of site-specific elements identified as an outcome of this high-level structural review are not included in this scope, and would be identified to the City PMT.

Separate Documentation of Promenade: The City has requested the documentation for this Task be developed in two separate drawing packages developed concurrently through 100% Design, bid separately, and implemented on separate timeframes.

Task 3.0a: Package 1: North Howard Street Promenade

Task 3.0b: Package 2: Mid-Howard Street Promenade and Centennial Trail

Sub-Task: (included for each package, delivered and developed together through Bid Administration)

- 60% Design Submittal (Package 1 & 2)
- 90% Design Submittal (Package 1 & 2)
 - Submittal of a design package consistent with the Definitions and General Assumptions
- 100% Design Submittal (Package 1 & 2)
 - Submittal of a design package consistent with the Definitions and General Assumptions
- Bid Administration (**Package 2 only**)
 - Consistent with the Definitions and General Assumptions
- Construction Observation (**Package 2 only**)
 - Consistent with the Definitions and General Assumptions

Deliverables for Task:

- 60%, 90% and 100% PS&E

Meetings for Task:

- (2-3) Progress Review meetings to be scheduled in parallel with North Bank Construction Document submittals
- (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:

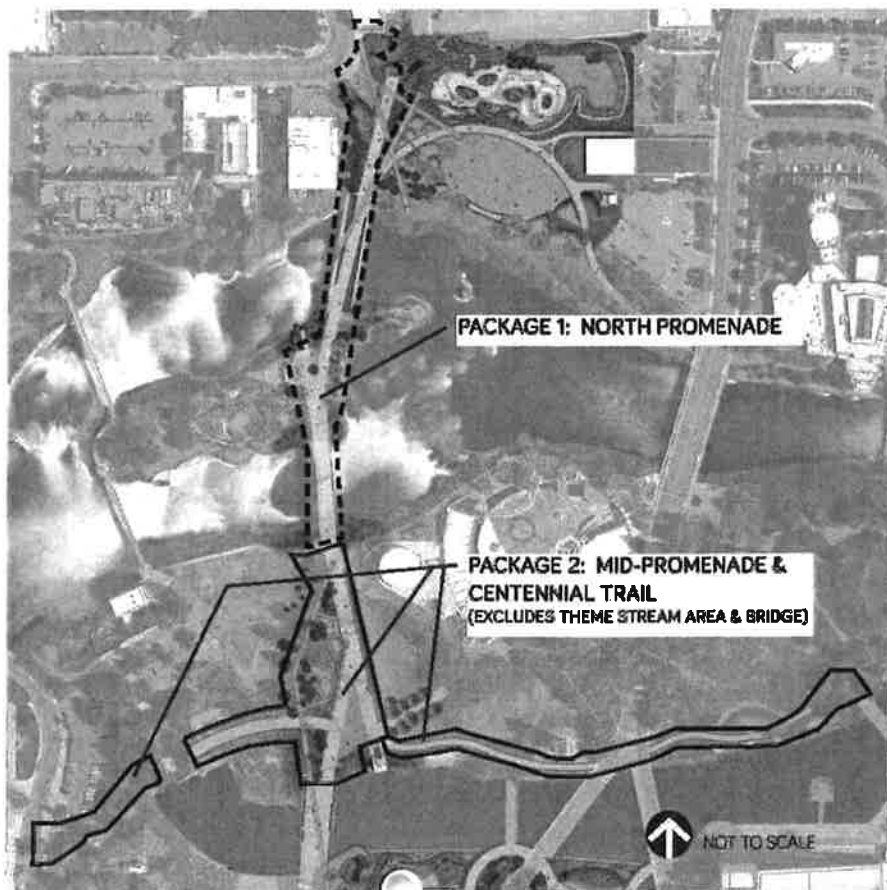
- Design work in this scope is limited to work directly related to the Promenade project limits and project budget. Park-wide utility and infrastructure upgrades are not included in the scope.
- No right-of-way improvements, engineering design, documentation, or coordination with City Engineering departments for any right-of-way improvements is included in the scope of work.
- Major structural elements beyond the scope of work provided in the definitions above are not included in this base task and have been included under Task 3 for approvals in this proposal.
- 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.
- North Channel Bridge Structural analysis and engineering beyond site element footings and attachments is not included in this contract.
- Work on the Mid-Channel Bridge (all areas over structure) is not included in this scope of work and will be developed by others via the City Public Works Department.

- The development of these two packages is scoped as a continuous parallel effort with the same review and meeting periods indicated in this scope. Uncoupling of Tasks 3.0a and 3.0b during any part of the documentation will be considered an additional service request beyond this scope of work.

Cost/Fee: \$365,100.00

Breakdown of Fee for Task:

Documentation (Packages 1 & 2)	\$304,000.00
Bid Admin & Construction Observation Package 1	N.I.C
Bid Admin & Construction Observation Package 2	\$61,100.00



HOWARD STREET PROMENADE - LIMIT OF WORK

Task 3.1: Project Management: An allowance has been established for Project Management tasks during the Task 3 Scope of Work that are not directly associated with project-specific construction scopes. These tasks will include support and coordination with City PMT, and communication with other stakeholders and scopes of work beyond the Major Public Spaces contract. Scope items include (but are not limited to):

- Artist coordination with the selected Riverfront Park Artist.
- Tribal coordination with the Spokane Tribe.
- Stakeholder meetings beyond any specifically noted elsewhere in Berger scopes of work. These may include (but are not limited to) adjacent property owners, other city departments, other public agencies (PFD, STA, etc.), and the Downtown Spokane Partnership.
- Additional review presentations to entities beyond those specifically noted in other scopes of work.
- Public outreach events (including meetings targeted for late January 2017).
- Presentations and community updates for philanthropic engagement.
- Assistance to consultants for the Historic Preservation Plan (HPP) and the Habitat Management Plan (HMP).

Assumptions:

- The allowance below is utilized on an hourly basis for tasks requested by the City PMT.
- All tasks are to be tracked, submitted and reviewed as part of the Out-Of-Scope Log prepared monthly by Berger PMT.
- This allowance has been based on an assumed monthly allowance of \$7,000 for six months (assumed to carry through June 2017). However, as an allowance, actual duration will depend upon tasks completed and hourly rates of staff, as required to complete tasks requested by City PMT.
- In addition to the assumed monthly allowance, a fee of \$8,000 is included in the proposed fee to address outstanding elements on the Out-of-Scope Work Log.

Allowance: **\$50,000.00**

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
- Work on the Mid-Channel Bridge (all areas over structure) are not included in this scope of work and will be developed by others via the City Public Works Department.
- Work related to the Theme Stream Bridge crossing is not currently included in this contract and will be address with a future contract addressing Havermale Island West.
- 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)

Riverfront Park Capital Redevelopment Bond

Geographical Projects Summary

January 1, 2015 through November 30, 2016

		Adopted Budget	Spent to Date	Committed	Available Budget
1	South Bank West (Rec. Rink, Rink/Skyride Facility)	\$ 8,209,712	\$ 928,973	\$ 470,666	\$ 6,810,074
2	South Bank Central (Looff Carrousel)	8,565,056	426,418	545,674	7,592,964
3	Howard St. South Channel Bridge	6,600,466	2,047,479	3,997,961	555,026
4	Promenades & Centennial Trail	5,292,144	4,750	23,905	5,263,489
5	Havermale Island	23,001,192	29,813	240,925	22,730,453
6	Canada Island	1,153,170	-	10,268	1,142,902
7	North Bank	6,515,735	66,573	57,255	6,391,907
8	South Bank East	1,212,950	49,982	-	1,162,968
9	Program-Level Owner Costs	4,925,167	2,632,916	1,882,069	410,182
Total Ending Balances:		\$ 65,475,592	\$ 6,186,904	\$ 7,228,724	\$ 52,059,964

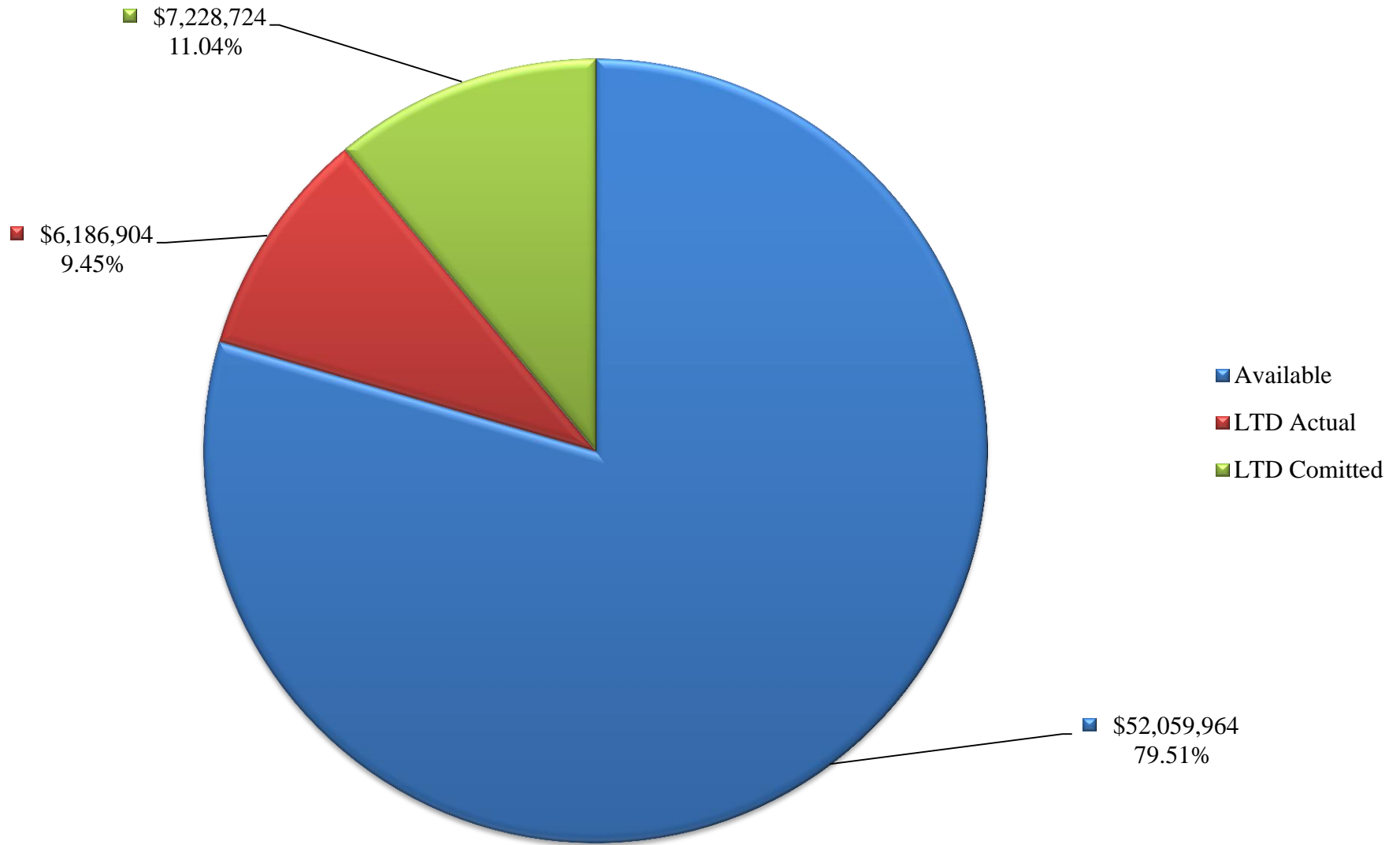


RIVERFRONT REDEVELOPMENT PROJECT UPDATE

November 2016

Bond Budget Utilization Through November 2016

(May 2016 Budget)



Comparison of May Approved Bond Budget to Actual & Committed Expenditures November 2016

