

SPOKANE PARK BOARD

Park Board Study Session – November 13, 2014, 3:30 P.M.
City Hall Conference Room 3B

NOTES

1. **Roll Call:** *Leroy Eadie*
Randy Cameron, President; Chris Wright, Vice President; Leroy Eadie, Secretary; Jim Santorsola (absent excused), Ross Kelley, Susan Traver, Ken Van Voorhis, Andy Dunau (absent excused), Sam Selinger, Preston Potratz (absent excused), Mike Allen (absent excused), Jason Conley, Al Vorderbrueggen, Tony Madunich, Garrett Jones, Steve Conner and Sam Song

2. **Discussion Items:**
 - A. Park Bond, Next Steps – *Leroy Eadie and Juliet Sinisterra* lead the discussion on the next steps for Riverfront Park. The discussion overviewed the following priority items: Master Plan Completion; Citizen Oversight; Pre-Design Study; Project Management; Issue RFP/Ps for Design and Construction; and Project Delivery Methods. *See attached documents.*

3. **Adjournment**
 - A. The meeting adjourned at 5:00 p.m.

 - B. **Next Joint City Council and Park Board Study Session: December 11, 2014, 3:30 p.m. City Hall Briefing Center**

Riverfront Park Bond Implementation

Priorities and Next Steps Summary

November 12, 2014

Overview: While the Park Board along with Staff will be moving forward at a brisk pace, no construction will be begin within the Park until after Labor Day weekend of 2015.

Overall construction for complete implementation is expected to run between the Fall 2015 and the Spring 2019.

Once the design process begins there will be a number of opportunities for public input including design presentations and project specific public forums. Please check the website periodically for these events, starting Summer 2015.

Following are priority items in moving toward a Fall 2015 construction start:

1. Master Plan Completion

- Complete Business Plan

2. Citizen Oversight

- Establish three citizen oversight committees to guide development of Riverfront Park, specifically a general project Steering Committee, a Public Art Committee and a Family Use & Accessibility Committee , and Spokane Tribal Heritage Committee.

3. Pre-Design Study (6-month study)

- Begin technically oriented Pre-Design Study including Power Study, Stormwater Management Plan, Habitat Management Plan, Soils Testing and Traffic, Parking & Pedestrian Study, Lighting Concept Study, Ice Rink Operational Use Study and Market Analysis for Business Plan.

4. Project Management

- Hire Park Development Manager to work directly with City staff, Park Board and citizen oversight committees and consultants to implement the Bond
- Hire Project Management Consultants to coordinate construction oversight and design build or GCCM development

5. Issue RFQ/Ps for Design and Construction (Late Spring 2015)

RFP BOND IMPLEMENTATION

SPOKANE PARK BOARD

RIVERFRONT PARK BOND CITIZEN OVERSIGHT COMMITTEES

- RFP Bond Steering Committee
- Public Art Selection Committee
- Family Use & Accessibility Committee
- Spokane Tribal Heritage Committee

SPOKANE PARKS AND RECREATION STAFF

- Parks Director, Steering Committee & Spokane Tribal Heritage Committee
- Executive Officer, Steering Committee
- Parks Landscape Architect, Family Use & Accessibility Committee
- Riverfront Park Director, Public Art Selection Committee

PARK DEVELOPMENT MANAGER

- Represents City as Point Person between Project Management Team, A+E and Design Consultants & City
- Manage and coordinate all Riverfront Park Bond Oversight Committees
- Assists PM Team in RFQ/RFP document development
- Assists PM Team in Agency Permit Coordination
- Assists PM Team in State Project Review Committee Presentation
- Coordinates all predesign and design services
- Manage all design competitions and related outreach
- Manage all public outreach & presentations
- Coordinates all potential private/partnership development opportunities

RFP BOND SUPPORT STAFF

Assist PD Manager and Parks Staff in Coordination of Oversight Committees.

PROJECT MANAGEMENT TEAM

- All Contract & Bid Negotiation
- Agency Permit Coordination
- Prepare Project Master Schedule/Budget
- State Project Review Committee for Design-Build or GCCM Presentation Coordination
- Coordinates RFQ/RFP Document Development
- Coordinates and manages all construction teams
- Administers all construction contracts, quality control and project closeout.

ARCHITECTS LANDSCAPE ARCHITECTS DESIGNERS CONSTRUCTION CONTRACTORS ENGINEERS

DESIGN – BUILD

Integrative Approach
Requires State Approval
Design Competition Based Selection OR
Qualifications Based Selection
(no Design Competition)

OWNER

GENERAL CONTRACTOR
(OVERSEES & CONTRACTS WITH ALL CONSULTANTS)

A + E CONSULTANTS
(CONTRACTS WITH GENERAL CONTRACTOR)

GCCM

Integrative Approach Requires State Approval Qualifications Based Selection

OWNER

A + E CONSULTANTS
(CONTRACTS WITH OWNER)

GENERAL CONTRACTOR
(CONTRACTS WITH OWNER)

DESIGN – BID – BUILD

No State Approval Contractor Hired Upon Bid of Construction Documents

OWNER

A + E CONSULTANTS
(CONTRACTS WITH OWNER)

GENERAL CONTRACTOR
(CONTRACTS WITH OWNER)