

SPOKANE PARK BOARD STUDY SESSION

3:30 p.m. Aug. 10, 2017 City Hall Conference Room 5A

City Council

X Ben Stuckart – President/Meeting Chair

X Amber Waldref

X Mike Fagan

X Breean Beggs

Candace Mumm (absent/excused)

X Karen Stratton

X Lori Kinnear

Park Board Members

X Chris Wright – President

X Nick Sumner - Vice President

X Leroy Eadie – Secretary

X Ross Kelley

X Ted McGregor

X Greta Gilman

X Rick Chase

X Steve Salvatori

X Sally Lodato

Jennifer Ogden (absent/excused)

X Mike Fagan - Council Liaison

NOTES

A. Discussion Items:

- 1. Riverfront Park redevelopment project decision-making process Chris Wright reviewed how decisions are made regarding the Riverfront Park redevelopment project. There are several committees involved in the process. The Executive Team (ET) meets on a weekly basis and has representatives from the Mayor's office, Park Board, Park staff, an outside executive member and the PMO staff. This group reviews contracts which need to be amended or changed and project expenditures. As an advisory committee, ET makes recommendations to the Riverfront Park Committee for consideration. If the Riverfront Park Committee approves the recommendation, the item comes before the Park Board for final approval.
- 2. <u>Invitation to City Council to be more involved in the Riverfront Park redevelopment project</u> *Chris Wright* extended an invitation to have members of City Council join ET. City Council President Ben Stuckart and Lori Kinnear accepted the invitation. In addition to City Council being more involved with the park redevelopment project, this inclusion allows City Council to be part of the very early discussions regarding a proposed enterprise fund.
- 3. Riverfront Park Redevelopment Project budget evolution (2014-2017) Leroy Eadie presented graphics depicting how the redevelopment budget has evolved since the bond was approved in 2014. Mr. Eadie explained this evolution shows collaborative efforts, continued focus on the five key projects and a commitment to capitalize on opportunities. Beginning November 2014, the project kicked off with a budget of \$64.3 million. These funds were allocated as follows: 1) \$20 million to grounds, infrastructure and playgrounds; 2) \$2.8

million to public safety and access; 3) \$4.5 million to contingency; 4) \$4.3 million to debt service; 5) \$2.2 to ice rink and SkyRide; 6) \$2 million to park shelters; 7) \$24 million to Pavilion and event center; and 8) \$4.5 million to Looff Carrousel and visitors center. Since then, new budget categories have been created to allow better geographical representation for individual bid packages. Funds have increased due to interest income, inclusion of a soil Cleanup Fund 1950 and anticipated grant dollars. Today, the budget has grown to \$69.2 million with allocations as follows: 1) \$2.86 million to North Promenade; 2) \$10,268 to snx^w mene, formerly Canada Island; 3) \$6.7 million to contingency; 4) \$4.74 million to West Havermale, Central Promenade and Centennial Trail; 5) \$7.34 to Howard Street Bridge; 6) \$10.2 million to Ice Rink and SkyRide; 7) \$6.3 million to North Bank and regional playground; 8) \$19.56 to Pavilion and event center; 9) \$11.3 million to Looff Carrousel and South Bank East. Council President Stuckart thanked Parks for a great review on the project budget evolution.

- 4. Pavilion budget Garrett Jones reviewed a summary of the current Pavilion budget. Earlier today, the Park Board approved moving \$2 million into the Pavilion budget. This reallocation is designed to restore the Pavilion budget to the \$24-million budget noted in the master plan. The additional dollars would be utilized for project enhancements, including shade and shelter, lighting, elevated experience, and incidental costs, such as design and contingency.
- 5. <u>Pavilion validation time extension</u> *Garrett Jones* reported the Park Board has approved extending the Pavilion validation phase to Oct. 12, 2017.
- 6. Pavilion design update Garrett Jones presented an update on the Pavilion design interim report developed by the Garco Construction design-build team. This plan involves four goals for the multi-purpose event facility, including: 1) connection to the river; 2) elevation (views); 3) illumination; and 4) shade and shelter. Design elements include: 1) event/festival floor; 2) elevation experience; 3) river lookout; 4) activity and seating terraces; 5) public and administration rooms; 6) river view terraces; and 7) illumination utilizing LED lighting captured on reflectors and the netting structure.
- 7. <u>Lead Artist Meejin Yoon</u> *Ted McGregor* reported Lead Artist Meejin Yoon of Boston visited Spokane last month. During her visit, she made presentations to the Riverfront Park Committee and the Joint Arts Committee to share preliminary concepts for an art plan and signature art piece. Preliminary ideas for the new art piece(s), include: 1) wind tunnels; 2) apex/earth rink/step well; and 3) star gazer. Ms. Yoon will return late September/early October for an Open House.
- 8. Naming and sponsorship fundraising opportunities Leroy Eadie invited the City Council to review a handout regarding naming and sponsorship fundraising opportunities.
- 9. Riverfront Park Enterprise Fund Leroy Eadie provided the Parks and Recreation Enterprise Fund white paper. Mr. Eadie explained the enterprise fund has been a topic of discussion since the formation of the master plan. At that time, planners identified the need for Riverfront Park to be self-sufficient. In addition, the enterprise fund offers greater opportunities for collaboration throughout the city. In order to take advantage of the city's leadership and resources, a new governance structure is proposed. A new Park Board committee would be created under the authority of the Park Board which would consist of representatives from City Council, Park Board and the Mayor's Cabinet/staff.

C, <u>Adjournment</u>

 The meeting adjourned at 5 p.m.
 Next Park Board Study Session: 3:30 p.m. Sept. 14, 2017, at City Council Briefing Center

Minutes approved by:

Leroy Eadie, Director of Parks and Recreation



Budget Overview: Timeline August 2017

December 2015

- Overall budget shown is less than Bond amount due to all funds not being allocated to projects
- Dispursed "Grounds" budget of \$20M into each project's geographical area
- Program Level costs were allocated in a new category that included reserve contingencies parkwide, permitting, geoengineering, pre-design studies, and project management
- Shifts allowed for site-specific bidable documents and accounting to track appropriately

Feburary 2016

- Further refined geographies including new categories for "Promenade" and "Havermale Island" that include work on the Pavilion
- New category for "North Bank & Regional Playground", one of the five promised bond projects
- New categories for snx^w mene? (formerly Canada Island) and South Bank East (Red Wagon Meadow), not promised bond projects

May 2016

- Actual and forecasted interest income and inclusion of soil Cleanup Fund 1950 increased budget
- Increased scope of Ice Rink project
- Decreased Howard Street Bridge South project by simplifying designs

December 2016

- Increased overall budget due to negotiation with Utilities Dept. for water line improvements
- Allocations focused on prioritizing 5 promised bond projects
- Decreased snxw mene? and South Bank East projects
- Soil Remediation bond funds were reduced at the North Bank due to anticipated grants
- Increased Ice Rink and Howard Street Bridge South projects to mitigate contaminated soils
- Shifted some Promenade funds to the Carrousel budget to reflect south gateway work
- Shifted funds to Program Level Owner costs at the request of Accounting for contract purposes
- Created new budget categories, "West Havermale" and "North Promenades," and reestablished "Pavilion" category. These funds came from former Promenade and Havermale categories, to allow better geographical representation for individual bid packages.

April 2017

- Incresed overall budget due to addition of Park Funds for Rotary Fountain improvements
- Increased Carrousel project to include portion of Rotary Fountain repairs and street lights

July 2017

- Increased overall budget due to actual interest income
- Increased Carrousel project to include additional Rotary Fountain repairs (non-bond funds)



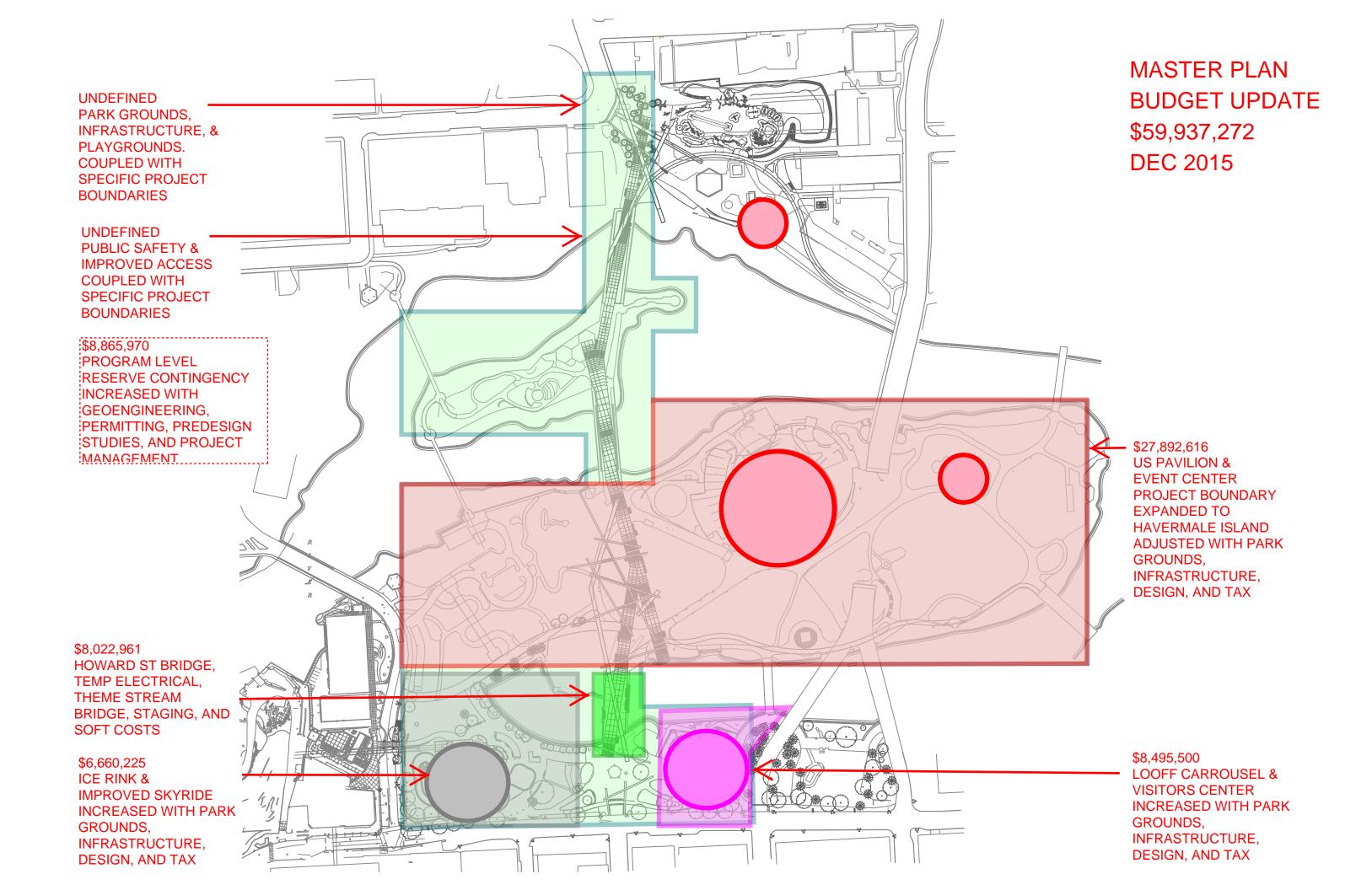
Riverfront Park Redevelopment - Budget Evolution

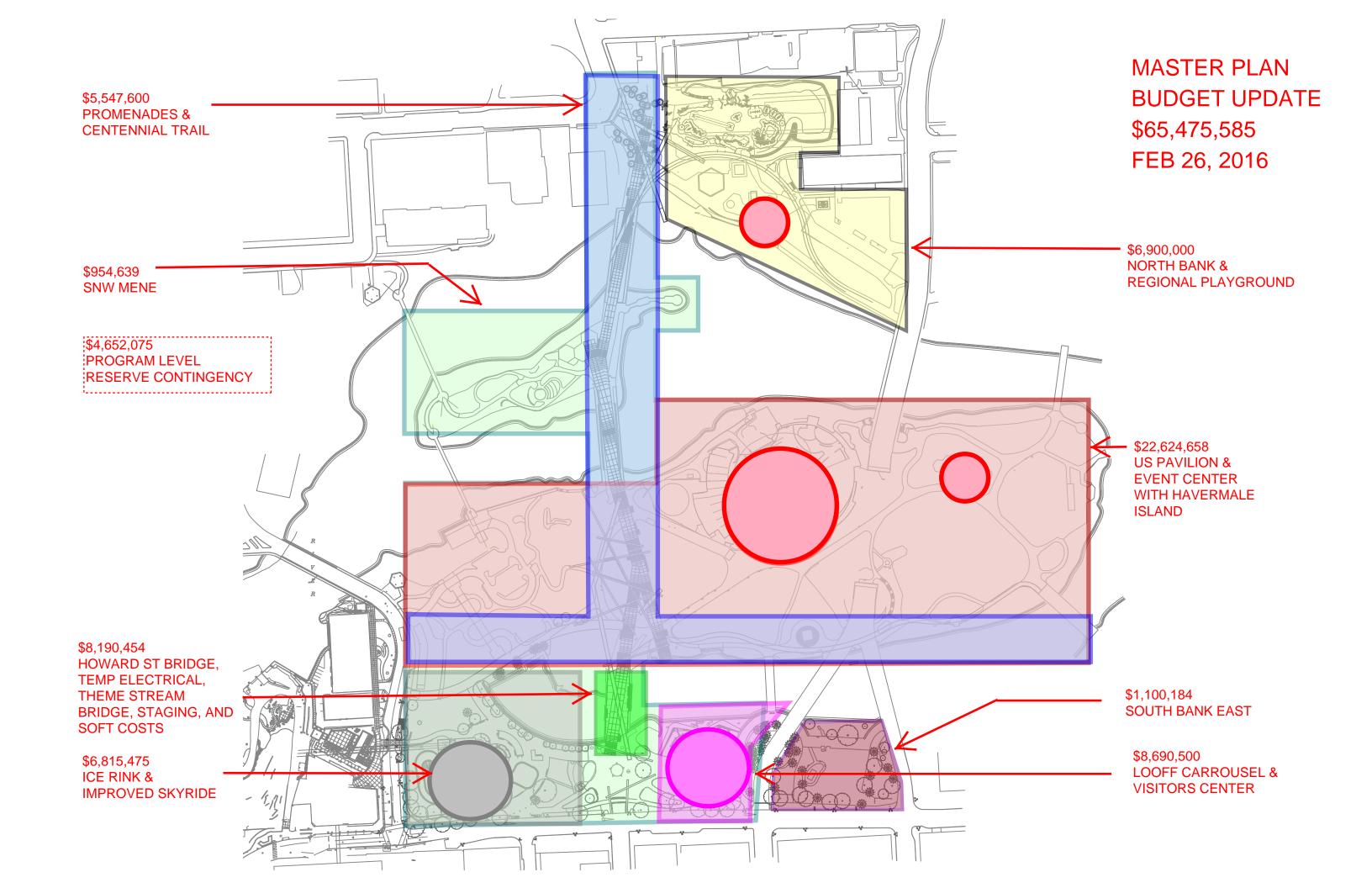
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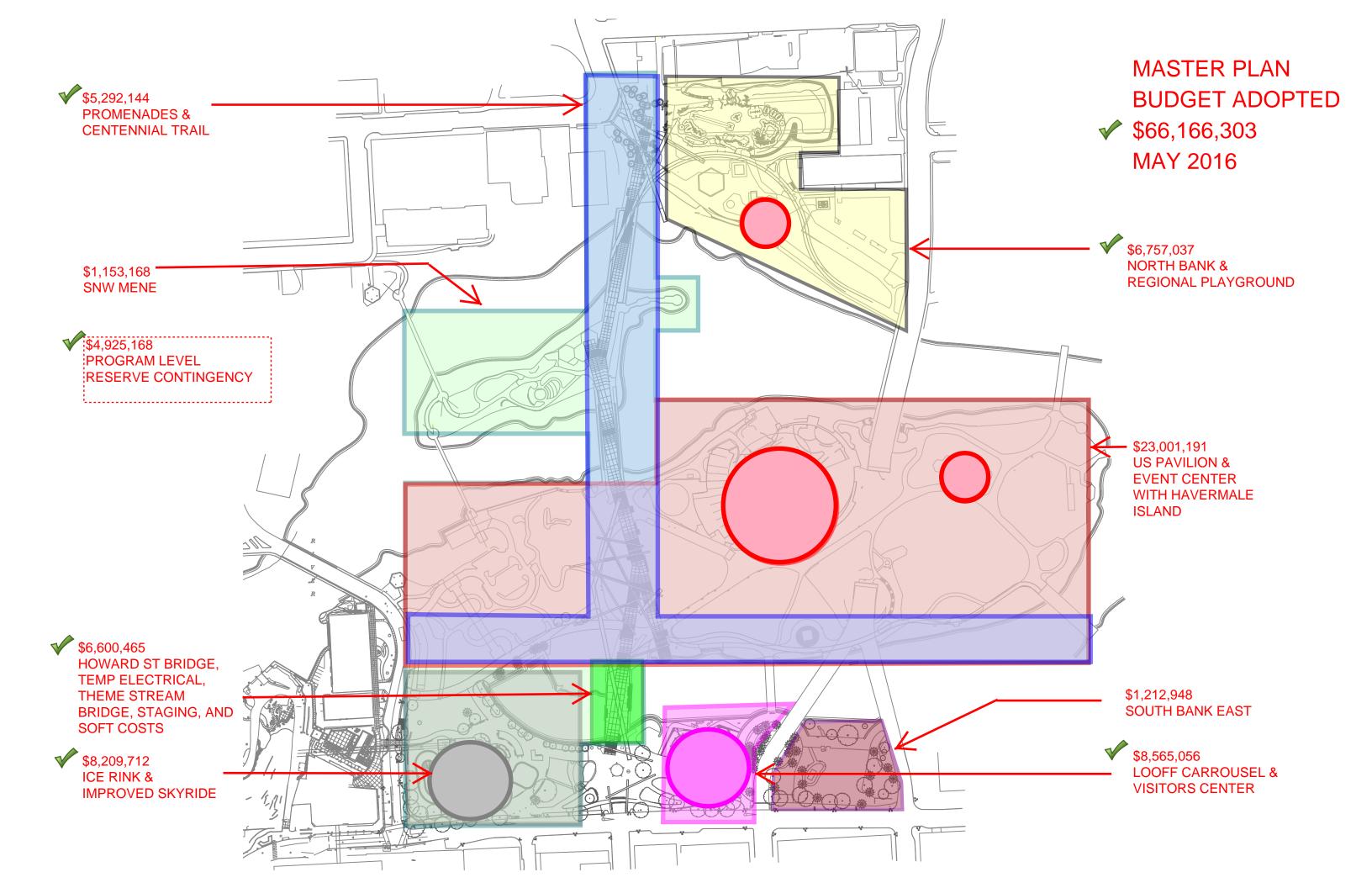
		1	2	2		4a	4b		5					6	7	Q	Q				
			Looff			70	70							- 0		-	,				
			Carrousel					Havermale													
	Grounds,		Bldg &		Promenades			(West,		Public Safety	Improved					SouthEast					
	Infrastructure &				& Centennial	N.	w.		US Pavillion /				Pay Debt			Bank (Final			Variance to Current		TOTAL
PROJECT DESCRIPTION	Playgrounds	Gondola	Center	HSBS	Trail	Promenades	Havermale	East)	Event Center	Access	Shelters	Reserve	Service	mene/	Bank	Phase)	Level Costs	TOTAL	Budget	Bond Interest	W/Interest
Bldgs		2,200,000	4,500,000						24,000,000		2,000,000							32,700,000	(2,408,966)		
Site (Grounds)	20,000,000									2,800,000								22,800,000	(1,614,262)		
Contingency												4,500,000						4,500,000	(822,455)		
Program Level Costs													4,300,000					4,300,000	(2,023,500)		
NOV-2014 MASTER PLAN BUDGET	20,000,000	2,200,000	4,500,000	•					24,000,000	2,800,000	2,000,000	4,500,000	4,300,000				-	64,300,000	(6,869,183)		64,300,000
AUG-2017 CURRENT BUDGET		10,249,741	11,191,097	7,366,139	•	2,865,763	4,740,112	•	22,062,236	•	•	•	•	10,268	6,296,811	158,782	6,773,233	71,714,182	7,414,182	3,037,678	74,751,860

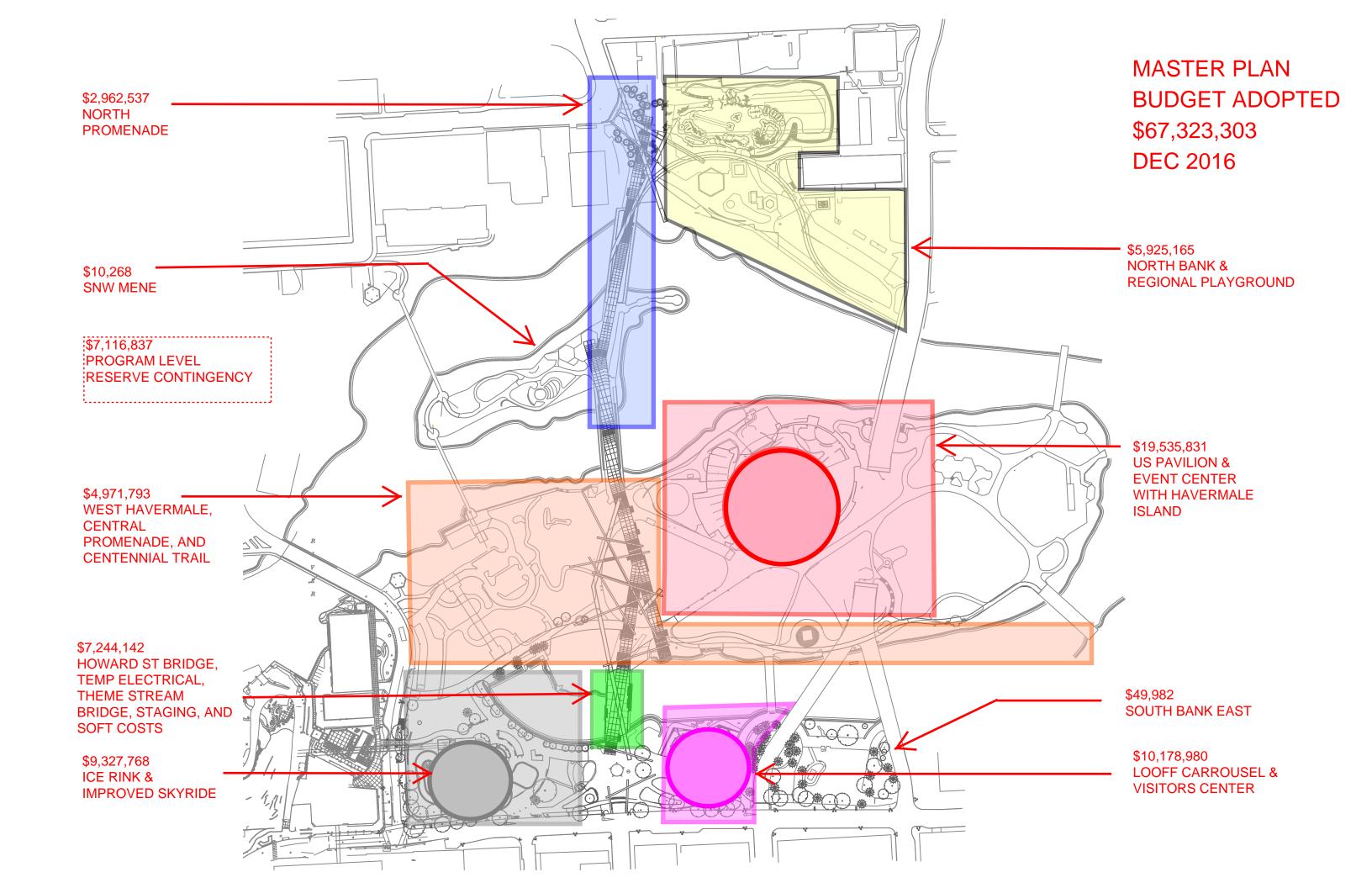
																		Variance to Previous Budget		
Dec 2015: PMO presents budget reallocations to sync																				
with City accounting to track capitalized assets	-	6,660,225	8,495,500	8,022,961		-	-	-	27,892,616						-	8,865,970	59,937,272	4,362,728	-	
Feb 2016: Established Baseline from ET, PMO team input		6,815,475	8,690,500	8,190,454	5,547,600	-	-	22,624,658	-	-			954,639	6,900,000	1,100,184	4,652,075	65,475,585	(5,538,313)	-	65,475,585
Construction		5,175,000	6,500,000	5,583,132	4,020,000			16,386,430					691,768	5,000,000	797,235		44,153,565	67.4%		Ĺ
Soft Costs		1,640,475	2,190,500	2,607,322	1,527,600			6,238,228					262,872	1,900,000	302,949	4,652,075	21,322,021	32.6%		L
May 2016: First budget amendment to reallocate to																				
establish several project budgets	-	8,209,712	8,565,056	6,600,465	5,292,144	-	-	23,001,191	-	-			1,153,168	6,757,037	1,212,948	4,925,168	65,716,889	(241,304)	449,414	66,166,303
Construction (incds Contingency & WSST)		6,947,071	7,046,912	5,347,736	4,346,804			18,998,132					853,131	5,601,071	964,834	1,204,007	51,309,698	78.1%		1
Design		780,687	1,007,496	1,085,355	559,160			2,368,002					190,872	763,018	167,390		6,921,980	21.9%		
Construction Services, FF&E		327,460	245,990	69,937	300,000			870,000					45,000	205,113	20,000	3,021,299	5,104,799			1
Other Capitalized Costs		154,494	264,658	97,437	86,180			765,057					64,165	187,835	60,724	699,862	2,380,412			1
Dec 2016: Second budget amendment to capture actual costs and anticipated expenditures		9.327.768	10.178.980	7,244,142		2.962.537	4.971.793		19.535.831				10.268	5.925.165	49.982	7.116.837	67.323.303	(1,606,414)		67.323.303
Construction (incds Contingency & WSST)		7.853.626	8.432.718	5.524.457		2,387,471	3.976.193		17,796,500					4.951.979		1,503,535	52,426,479	77.9%		
Design		852,653	1,078,000	989,811		243,820	357.621		75,000				10.000	553,320	49,635	873,993	5.083.853	22.1%		
Construction Services, FF&E		490,310	320.840	583,441		228,750	422,500		812,750					227,613	,	4.222.517	7.308.721			
Other Capitalized Costs		131,179	347,422	146,433		102,496	215,478		851,581				268	192,253	347	516,792	2,504,249			
Apr 2017: Third budget amendment to capture actual																				
costs and anticipated expenditures	-	9,639,916	11,130,833	7,366,139		2,965,763	4,840,112	-	19,662,236	-			10,268	5,796,811	158,782	6,311,179	67,882,039	(558,736)	-	67,882,039
Construction (incds Contingency & WSST)		8,198,229	9,358,682	5,634,815		2,339,294	3,864,309		17,387,860					4,719,514	108,800	1,077,610	52,689,113	77.6%		
Design		852,653	1,103,595	1,021,511		327,311	390,044		75,000				10,000	703,920	49,635	873,993	5,407,662	22.4%		1
Construction Services, FF&E		507,484	468,490	595,941		222,500	412,550		1,121,050					215,113		3,820,803	7,363,931			1
Other Capitalized Costs		81,550	200,066	113,872		76,658	173,209		1,078,326				268	158,264	347	538,773	2,421,333			ĺ
July 2017: Fourth budget amendment to capture actual																				
costs and anticipated expenditures	-	10,249,741	11,191,097	7,366,139		2,865,763	4,740,112	-	19,562,236	-	-	-	10,268	6,296,811	158,782	6,773,233	69,214,182	(1,332,143)	633,264	69,214,182
Construction (incds Contingency & WSST)		8,657,860	9,402,410	5,494,815		2,239,294	3,764,309		17,287,860					5,219,514	108,800	1,389,664	53,564,526	77.4%		
Design		859,653	1,035,595	1,021,511	-	327,311	390,044		75,000				10,000	703,920	49,635	873,993	5,346,662	22.6%		
Construction Services, FF&E		630,605	518,490	752,846		222,500	412,550		1,121,050					215,113	-	3,981,385	7,854,539			<u> </u>
Other Capitalized Costs	, and the second	101,623	234,602	96,967	-	76,658	173,209		1,078,326		-		268	158,264	347	528,191	2,448,455			<u> </u>

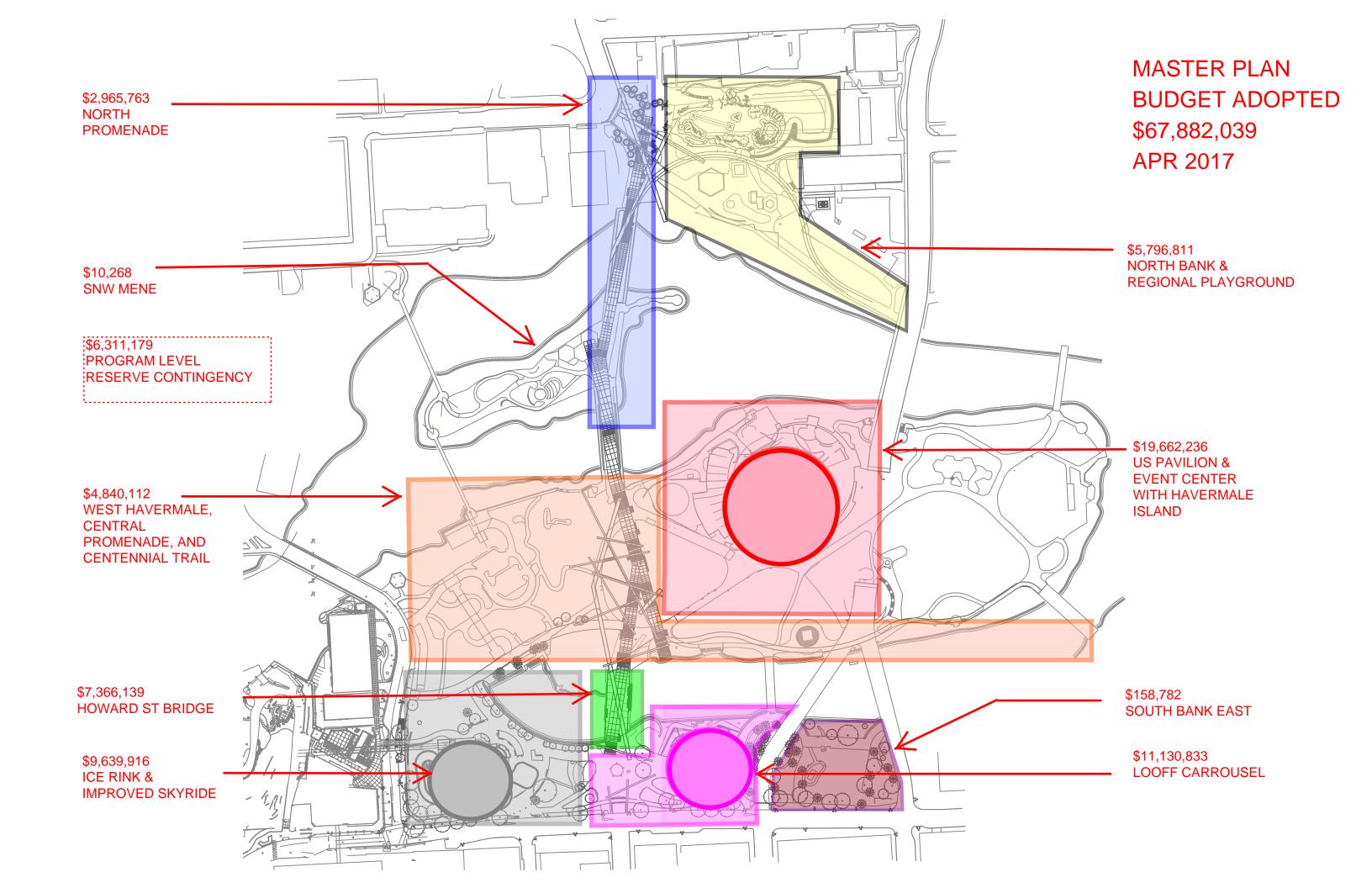
























E I M A G I N G T H E

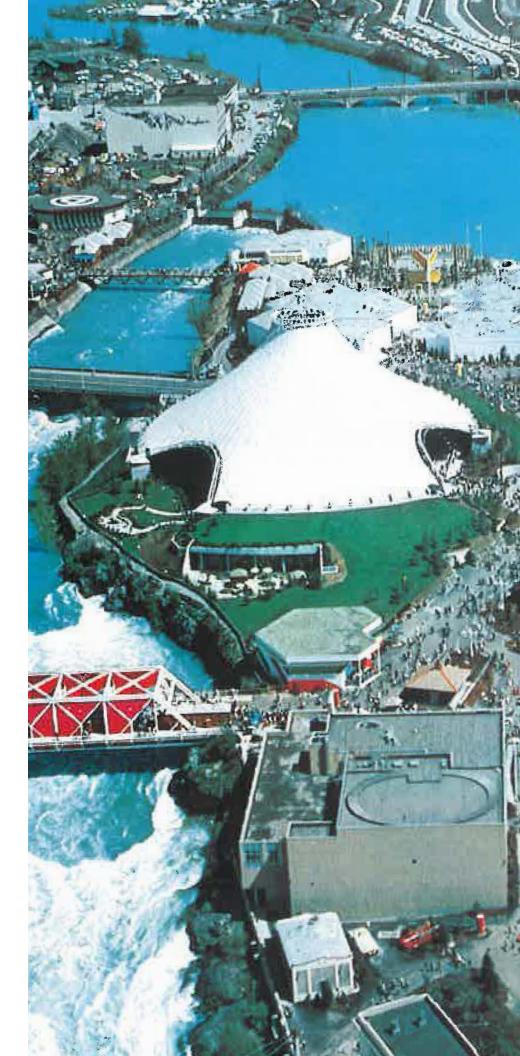


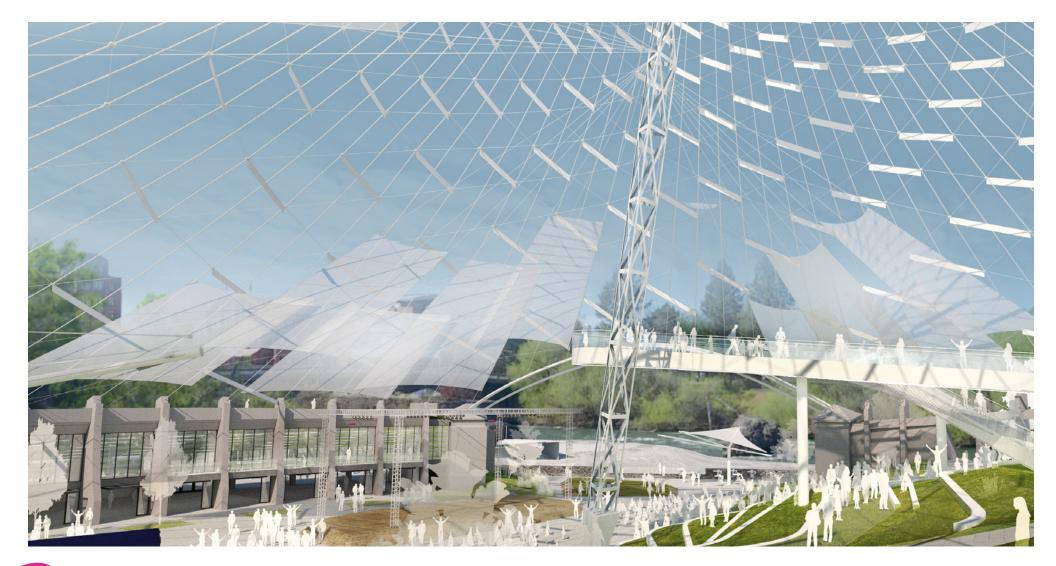
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RIVER CONNECTION



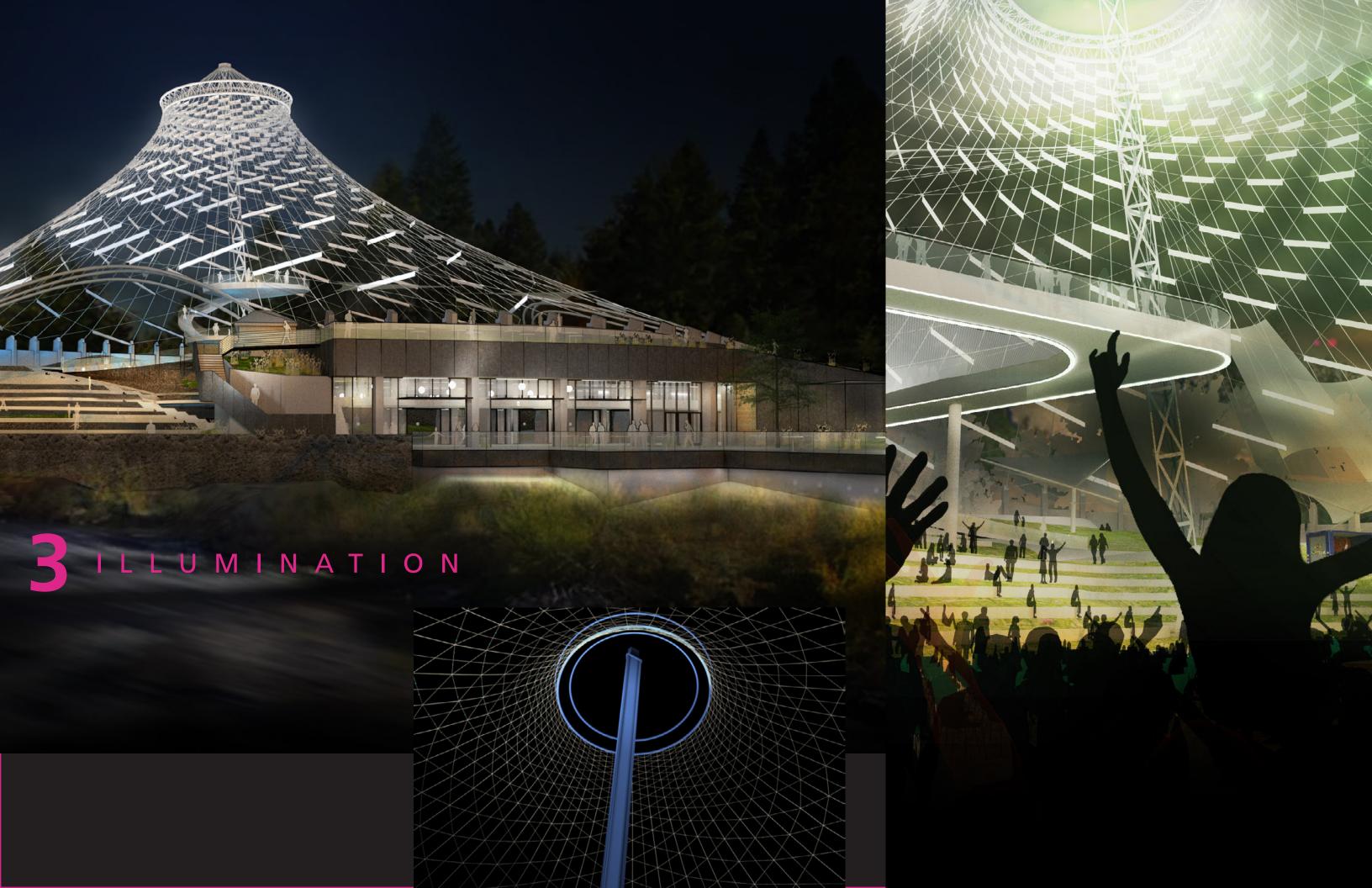


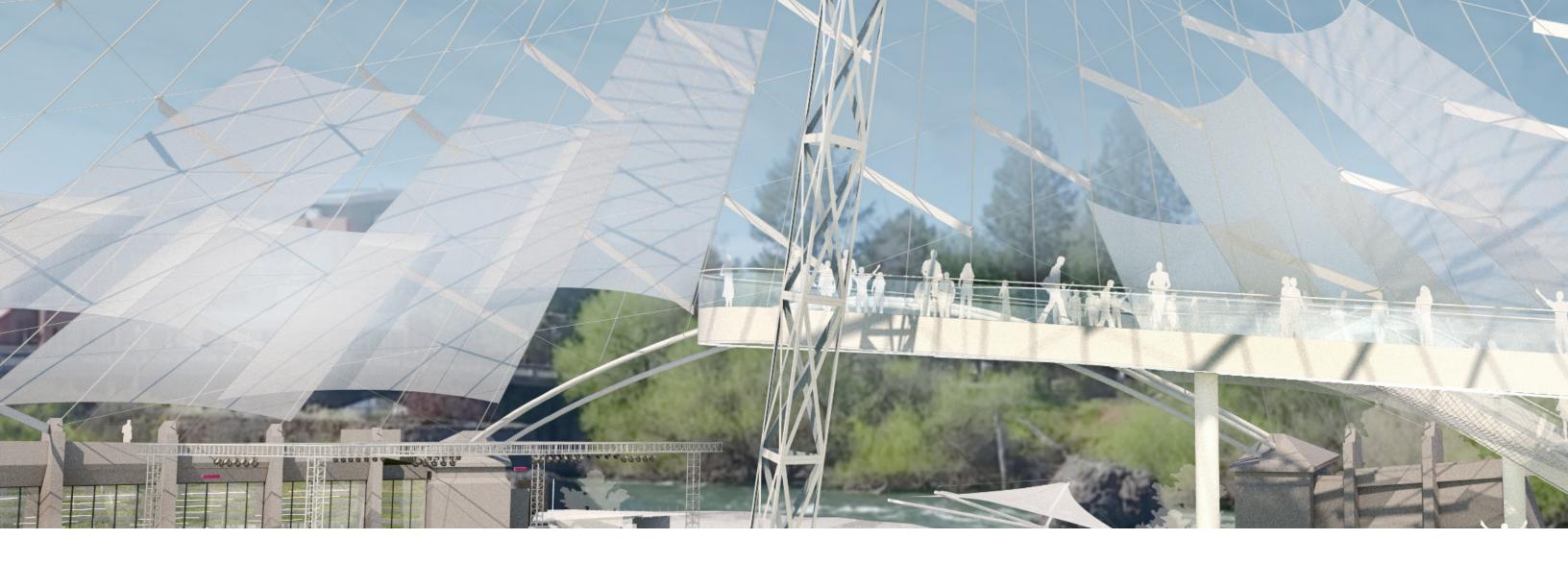


2 ELEVATION - VIEWS

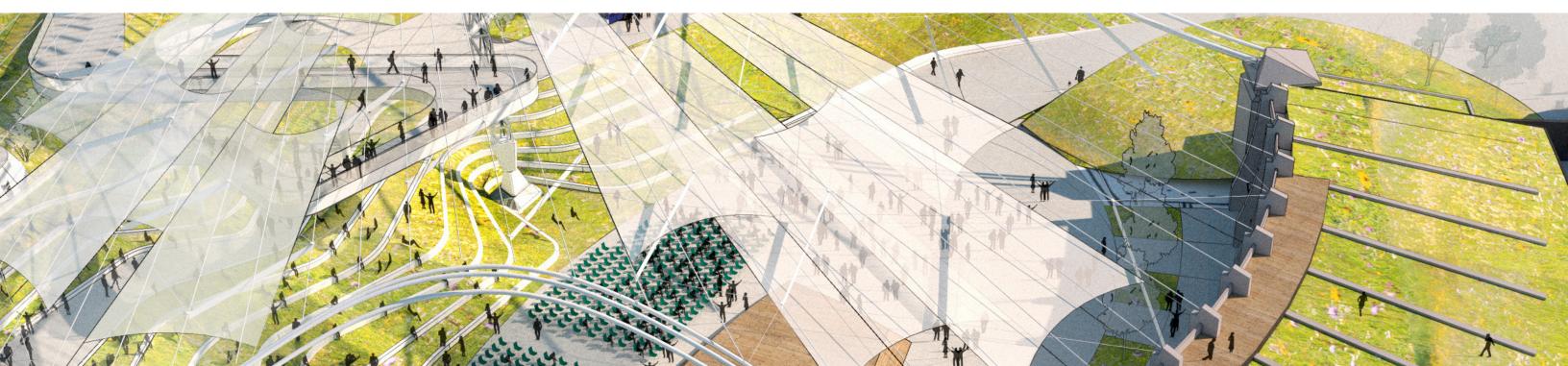






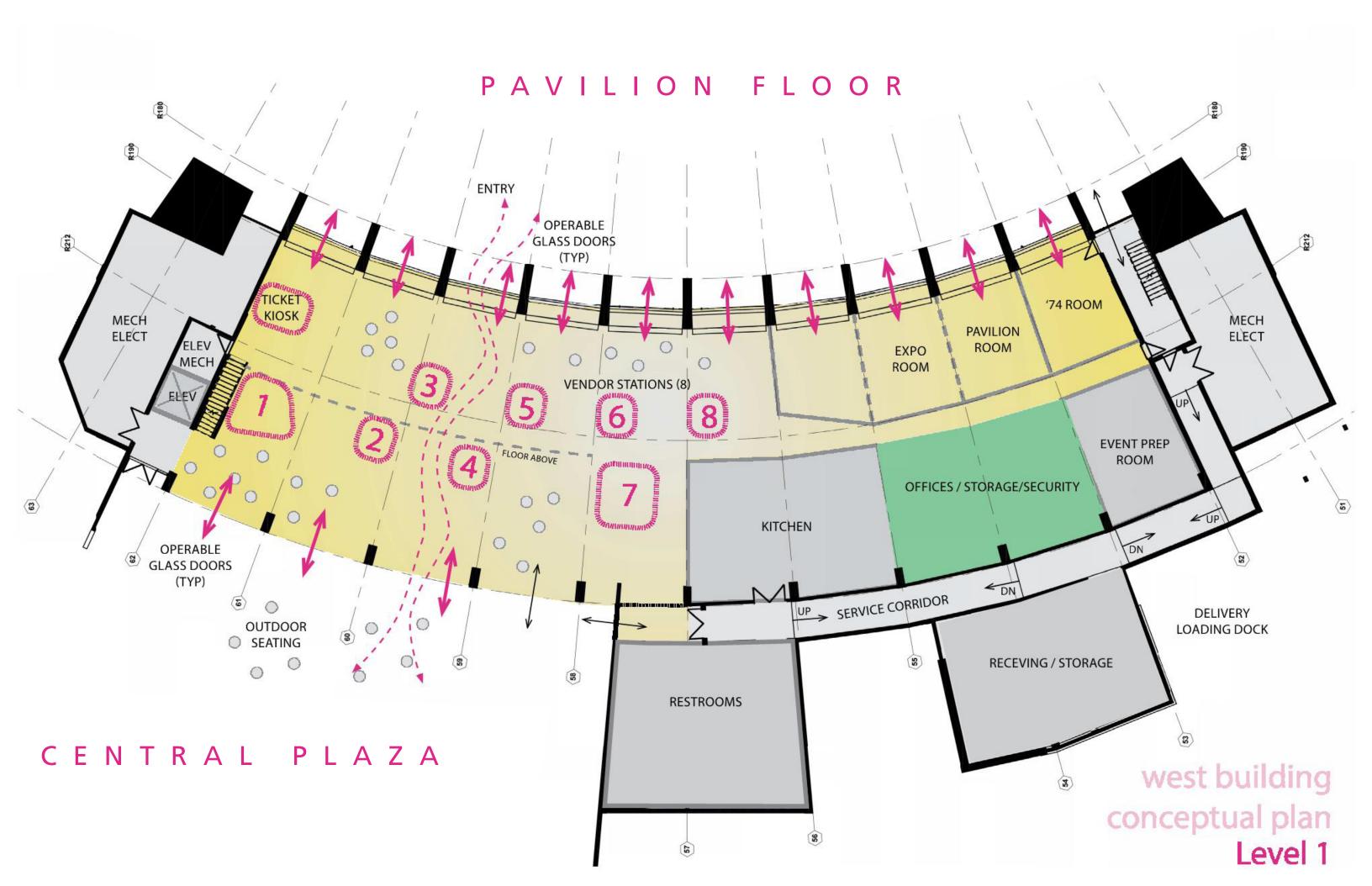


SHADE - SHELTER





PAVILION FLOOR





C E N T R A L P L A Z A

TO PAVILION

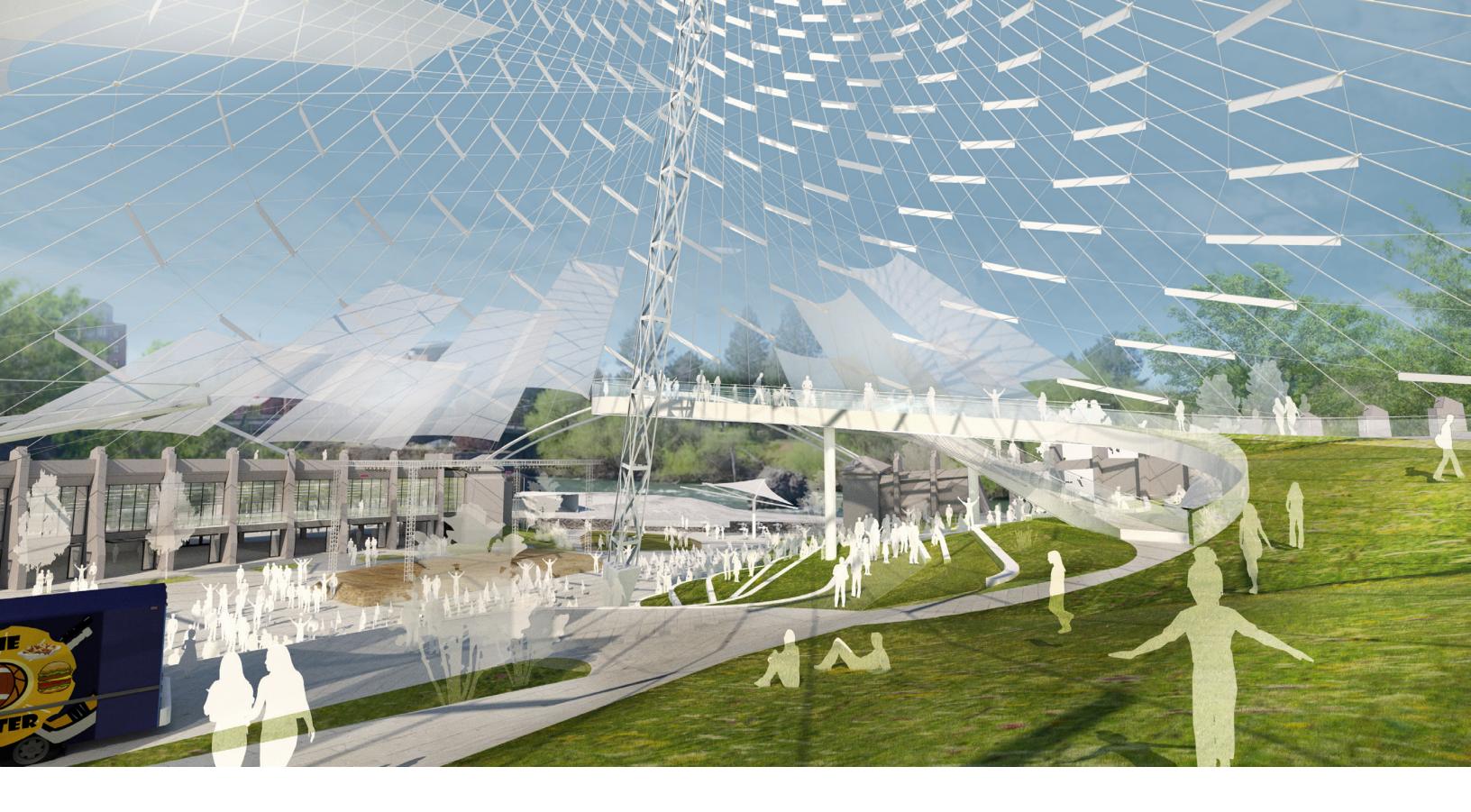


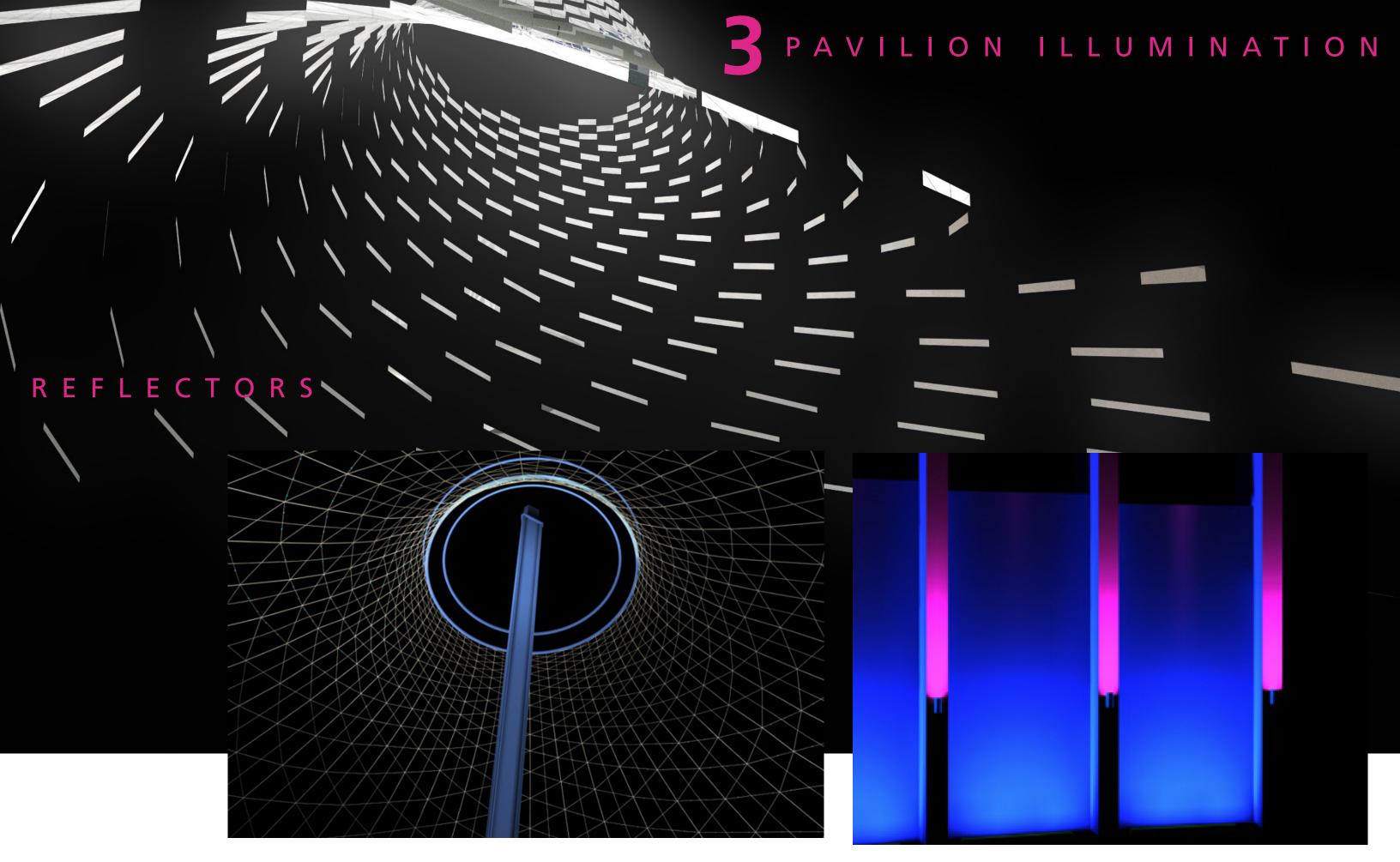












CONCRETE WALLS, REFLECTORS, CROWN RING, MAST AND COLUMNS

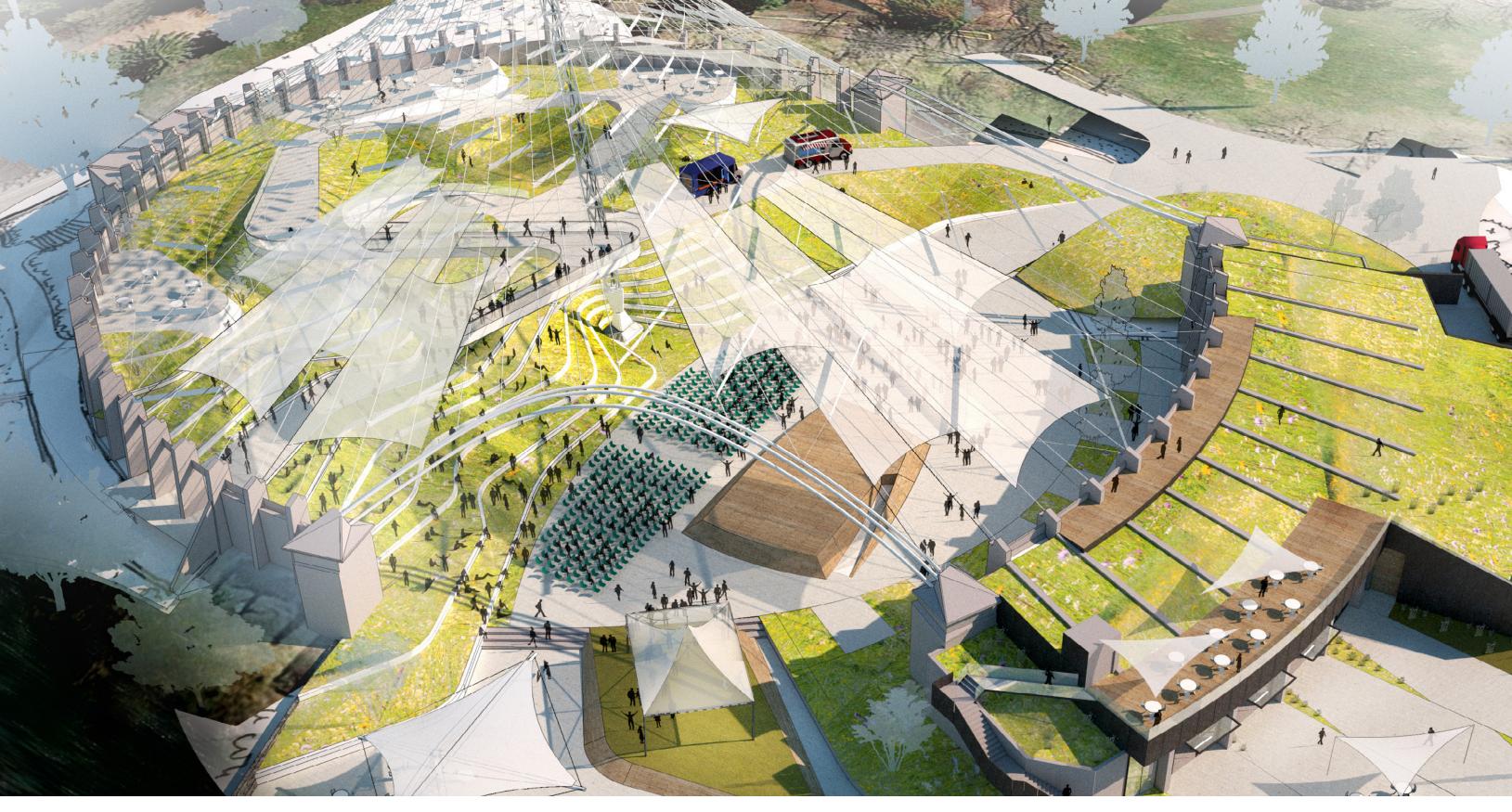




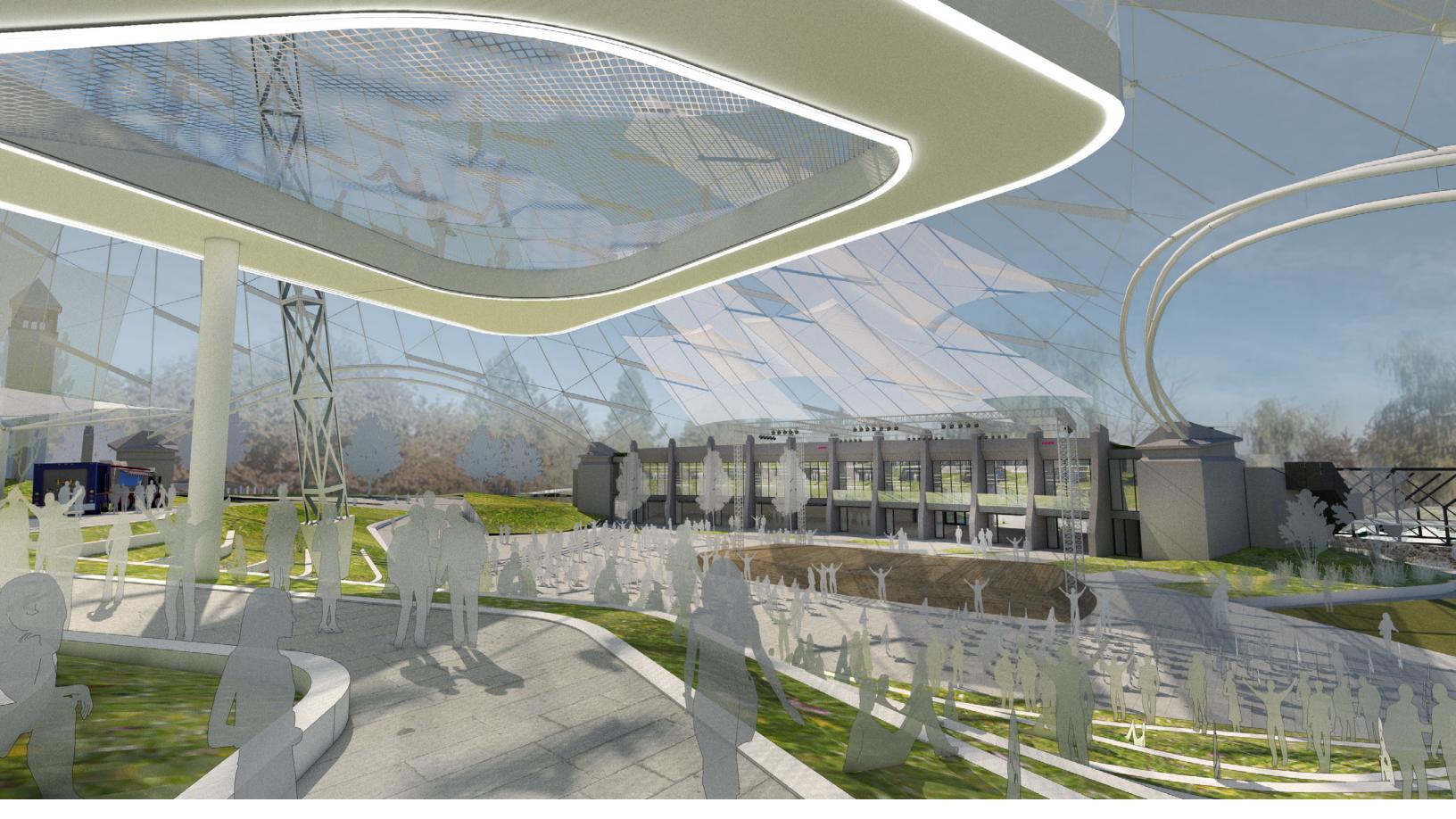








AUDIENCE PROTECTION



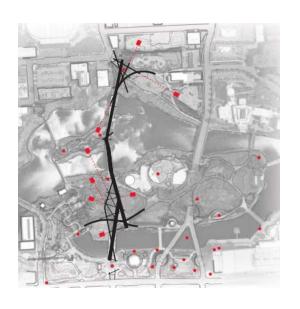
EVENT PROTECTION

SHADE & SHELTER EXPLORATION



Lead Artist Meejin Yoon





Meejin Yoon visited RFP Committee and Joint Arts Committee to share preliminary concepts for an art plan and signature art piece.

She will return late September/early October for an Open House.

Full art plan presented to Park Board before the end of the year.



RIVERFRONTPARKNOW.COM

Preliminary Signature Art Concepts









Opprotunity	Category	Est. Attendance	Visibility of name recognition	Est. Actual cost	goal	Note
SkyRide	CR, HV	122000	high	signage?	\$200,000	
Individual SkyRide cars		10000	Very Low		\$130.000	Recommend naming cars on the inside only as not to distract from the athestics of the ride or competition fom parent sponsor. Goal set based on \$10K per car
SkyRide Queuing canopy		122000		\$40,000	,,	
Tourist Train	CR	19000		\$150,000 repair / \$350000 new	\$100,000	Target BNSF
Radio Flyer	CR		med	\$30,000 repair	\$75,000	Work with Artist. Target Radio Flyer Corp
Electronic sign (Washington and Spokane Falls)	CR		med		\$100,000	Previous sign was provided (purchased & installed) by sponsor for 10 years recognition. No valve listed in contract
Butterfly	CR		very low	\$90,000	\$20,000	
The Forestry Shelter	CR		very low			Target timber firms or consider renaming structure
Theme Stream	FN		low	\$50,000	\$30,000	
Fountain Café	CR		low	\$130,000	\$30,000	Likely Visit Spokane Information Station
Rotary Fountain	FN, HV		med	\$1,000,000	\$80,000	If rights are released
Ice Ribbon	CR, HV	37000	med	\$1,500,000	\$100,000	Recommend not using "Ice" in description.
Ice Pond	CR	37000	low	\$500,000	\$30,000	Recommend not using "Ice" in description. Might be combined with Ribbon
Ice Age Floods Playground	CR		high	\$1,800,000	\$200,000	
Big slides at IAF Playground	CR		very low	\$180,000	\$20,000	Goal based on \$10K per slide.
Power Playground	CR		very high	\$750,000	\$650,000	AND AND
Meejin Yoon's art piece	FN		very low	\$500,000	\$20,000	Work with Artist.
Central Green	FN		high	\$850,000	\$150,000	
RFP Promenade	FN		high	\$7,000,000	\$200,000	
Lighting	CR		very low		\$10,000	
Sculpture Walk	FN		very low	\$150,000	\$20,000	work with artist
Recycling/Garbage	CR		very low		\$10,000)*
Howard Street South Bridge	FN		med	\$7,200,000	\$150,000	
Blue Bridge	FN		Med		\$150,000	
Howard Street North Bridge	FN	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Med		\$150,000	
Suspension Bridges	FN		med		\$200,000	
North Bank Amphitheater	FN		Med		\$100,000	
Conservation Area	FN	5 1	Very low		\$30,000	

Opprotunity	Category	Est. Attendance	Visibility of name recognition	Est. Actual cost	goal	Note
Pavillion: Elevated Experience Terrace	FN	181	low		\$75,000	
Pavillion: Elevated Experience Terrace X2	FN		low		\$75,000	
Pavillion: Elevated experience Terrace bridge	FN		very low		\$20,000	
Pavillion: Riverview Terrace	FN		low		\$50,000	
Pavillion: Riverview Overlook	FN		low		\$50,000	
Pavillion: Performance floor	FN		med	- N Y	\$150,000	
Carrousel Animals	FN		very low		\$100,000	\$2000 -\$5000 a piece
Ride placed on Pond	New		low		\$30,000	1
US Pavilion	New		Very High	\$24,000,000	\$1,500,000	INB performing arts center naming is \$1.8 for 10years
Inspiration Point	New		very low		\$10,000	
Small North and South Shelters	New		very low		\$20,000	Goal set based on \$10k per shelter
Centennial trail route	New		med	\$600,000	\$100,000	
Parking Garage or lot names	New		high	\$5,200,000	\$200,000	
Red wagon Meadow	New		med	\$1,500,000	\$100,000	
Lilac Bowl	FN		high		\$150,000	
Clock tower meadow	FN		high		\$150,000	
Boeing ampitheater	New		med		\$80,000	
Carrousel Boardwalk	New		very low	\$250,000	\$20,000	
Carrousel Patio	New		very low		\$20,000	
Carrousel / Rotary Fountain plaza	New		med	\$550,000	\$80,000	May be combined with fountain
North gateway	New		med		\$80,000	
Central Plaza	New		high	\$1,400,000	\$150,000	
Pathway between pavilion and forestry shelter	New		low		\$50,000	
Promenade Overlooks	New		low	\$1,600,000		Goal set based on \$50K for each overlook
Looff Bldg	New		High	\$6,000,000	\$750,000	A
Rec Rink Bldg	New		High	\$2,500,000	\$750,000	
Total Sponsorship Goal					\$7,885,000	

HV = High Value/Visibility Property

FN = Family Naming Opportunity (generally permanent)

Riverfront Park Naming and Sponsorship Opportunities

			Visibility of			
		Est.	name	Est. Actual		
Opprotunity	Category	Attendance	recognition	cost	goal	Note

CR = Corporate Recognition Opportunity (10-year rights)
New = Opprotunities added to initial list. Unvetted for FN or CR

Sponsorship Visibility Giving Levels

Dollar Range

Very Low

\$10,000 - \$30,000

Low

\$30,000 - \$75,000

Med

\$75,000 - \$200,000

High

\$200,000 - \$500,000

Very High

\$500,000 - \$1.5M

Visibility of Name Recognition defines as:

promotions, volume of anticipated attendance (use), name on wayfinding signage, name of map.

White Paper

New Parks and Recreation Enterprise Fund

The goal is to create a new enterprise fund in Parks and Recreation that will cover Riverfront Park, Golf and potentially trails. The idea is that these regional economic assets are positioned to take advantage of outside revenue opportunities and share risks across city and regional stakeholders. Revenue bonds will be a valuable way to fund additional improvements like a parking structure on the north bank of Riverfront Park.

It is expected that the new Parks Enterprise Fund as defined would at least meet 100% cost recovery by the end of 2020 for all areas except for potentially grounds maintenance in Riverfront Park.

In order to take advantage of the leadership and resources of the entire City of Spokane, a new governance structure is proposed. A new Park Board committee would be created under the authority of the Park Board that would consist of representatives of the City Council (2), Park Board (3), and Mayor's Cabinet/Staff (2). This new Parks and Recreation Enterprise Committee would replace the existing Golf and RFP Committees and would be advisory to the Park Board just like all the existing committees.

It is anticipated that Parks and Recreation Enterprise Fund would be created in the fall of 2017 through a three party agreement between the Park Board, City Council, and Mayor. It is not anticipated that any Charter Changes will be needed although there may need to be some Spokane Municipal Code changes approved by City Council and some bylaw changes by the Park Board.

Parks and Recreation may consider different organization and staffing structures to support the Parks and Recreation Enterprise Fund, but regardless of that structure all staff will report up the current chain of command to the Parks and Recreation Director, the City Administrator and Mayor.

The Park Board Committee Structure would look like:

