



August 1, 2011

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**CONTRACT AWARDED FOR RESTORATION
OF FORMER YMCA SITE IN
RIVERFRONT PARK**

Two bids were received for the restoration work, with the contract awarded today to the low bidder, A.M. Landshaper, Inc., in the amount of \$524,383. It is anticipated that a formal Notice to Proceed will be issued by the end of the week.

The original budget for the restoration of the site was \$1.3 million. That figure was set several years ago based on estimates provided at that time by a previous Park Board Member.

Including the contract approved today the project will exceed that original estimate by \$259,544.97 or approximately 20%. Parks staff hopes to find savings during the restoration to bring the overage down to \$98,778.47, or 7.5% over budget.

The major differences involve the unanticipated costs associated with the demolition that amounted to \$212,981.35 including tax. Those costs included fiber and Qwest relocation, fire dispatch demolition, additional asbestos removal, hydro carbon clean up, and water containment.

Staff will work with the contractor to identify areas where savings can occur.

So far, staff has identified "potential" savings in excess of \$100,000.

Without the unanticipated costs the project would be close to the original budget.

Restoration of the site will be accomplished over the summer and fall per a plan that will include grass, trees, plants and other natural items.

About the Property

The former YMCA building, which was built in 1965, was located on a nearly 40,000-square-foot site with 227 feet of frontage along the south bank of the Spokane River. The building was purchased by the City of Spokane Parks and Recreation Department to preserve the site as park land for the enjoyment and benefit of those who use Riverfront Park. The building has been demolished and restoration of the site will soon be underway. It's hoped the project can be completed by late October.

YMCA Demolition and Restoration Budget and Costs:

Budget	\$1,300,000
Demolition Costs	\$898,968.13 (including tax)
Restoration	\$660,576.84 (including tax)
Total	\$1,559,544.97
Over Budget	\$259,544.97 (before savings)
Adjusted Over Budget	\$98,778.47 (after savings and no change orders)

Unanticipated Demolition Costs:

Fiber & Quest Relocation	\$38,930
Fire Dispatch Demo	\$20,150 (to be paid back by City General Fund)
Additional Asbestos	\$101,146
Hydro Carbon Clean Up	\$8,509 (per Ecology)
Water Containment	\$27,200
Total	\$195,935
Tax	\$17,046.35
Total with tax	\$212,981.35

Detailed Restoration Costs:

Bob Droll Design	\$33,208
Spokane Design Review	\$1,275
Shoreline Permit	\$5,800
Morrison Const. Mgmt.	\$17,310
Grading Permit	\$1,500
Bridge Rental	\$15,000
Fence Rental	\$2,000
Common Borrow	\$10,000
Top Soil	\$1,960
Low Bid	\$524,383

Total	\$553,343
Tax	\$48,140.84
Total with tax	\$660,576.84

Potential Savings by reducing or deleted bid quantities and items

Reduce basalt columns	\$25,000
Reduce common borrow	\$15,000
Delete topsoil	\$18,500 (use onsite material instead)
Delete crushed rock paths	\$5,000
Delete benches & bike rack	\$10,000
Delete scree slope	\$10,000
Delete woody debris	\$5,000
Delete grub & compost at offsite park land	\$7,500
Delete erosion control	\$10,000
Delete new asphalt paving	\$3,500
Delete owner directed changes	\$20,000
Total Savings	\$129,500