



Staff Report

File #: 19-484
Version: 1

Date: 2/10/2020
Item #: 6.a.

TO: Mayor and City Council
THROUGH: Steve Powers, City Manager
FROM: Peter Fernandez, PE, Public Works Director

SUBJECT:

Update on construction projects in Riverfront Park in 2020: The Gerry Frank | Salem Rotary Amphitheater and a new restroom in the North Meadow

Ward(s): Ward 1
Councilor(s): Councilor Kaser
Neighborhood(s): CANDO
Result Area(s): Welcoming and Livable Community.

ISSUE:

Riverfront Park construction projects scheduled for 2020.

RECOMMENDATION:

Information only.

SUMMARY:

Construction is coming to Riverfront Park in 2020. Two projects will be constructed this year: (1) a new performance stage and amphitheater-The Gerry Frank | Salem Rotary Amphitheater-located in the southern undeveloped portion of the park; and (2) a new restroom located in the North Meadow near the existing Rotary Pavilion (Attachment 1). This report provides an update to Council on the status of these projects as they move toward construction, and summarizes the timelines, cost estimates, designs, and other related factors. Attachment 6 provides a map of Riverfront Park.

FACTS AND FINDINGS:

New Performance Area

In celebration of its centennial in 2020, the Rotary Club of Salem ("Rotary") is constructing and donating to the City a new performance facility, the Gerry Frank | Salem Rotary Amphitheater. This project is a partnership between Rotary and the City of Salem. The City is providing the space in the southeast corner of Riverfront Park per the Council-adopted 2018 *Riverfront Park Master Plan*.

Based on the June 2019 Council-approved agreement between Rotary and the City, the responsibilities for construction of the amphitheater have been divided. Rotary is responsible for raising the funds to construct the performance facility, including the stage, cover, and related trusses, supports, and ancillary elements to support lighting, rigging, sound systems, and other features such as the green room/balcony and the landscaped berm. Rotary is working with CB2 Architects for design and construction documents.

The City will be constructing walkways, park lighting, entrance plaza, additional parking, utilities, amphitheater seating area, stormwater treatment, and landscaping. The City is working with Westech Engineering and Greenworks Landscape Architects for design and construction documents. Both Rotary and the City are utilizing Klosh Group as project managers to ensure seamless coordination during construction, which is anticipated to begin in summer 2020.

The current estimate for Rotary's cost for their share of the amphitheater is \$4 million. Funding for Rotary's share will come from private donations and state funding. The most recent cost estimate to develop the City's share of the amphitheater is \$3.7 million. Funding for the City's share will come from Parks System Development Charges. The City's estimate includes design, engineering, project management, site investigations, fill, removal of contaminated soils, grading, irrigation, utilities, lighting, parking lot expansion, plaza, maintenance yard relocation, walkways, seating area, overlook, and landscaping.

Work to date includes a topographic survey, project design including layout and grading plans, cultural and geotechnical studies, Contaminated Media Management Plan, and updates to project illustrative graphics and cross sections. The ramp shown in earlier conceptual drawings has been relocated to the south side of the stage so as not to block views to Minto Brown Island Park and will now be a landscaped berm. Construction documents are at 60-percent completion. Attachments 2 and 3 show the site grading plan and conceptual view from the seating area.

Final construction documents are scheduled for completion in early April 2020. Construction will begin as soon as possible after a contractor is hired and weather conditions permit. The City's portion of the project is anticipated to be completed in late fall 2020, after which Rotary will begin their portion of the work with an anticipated completion in late spring 2021.

North Restroom

In addition to the amphitheater project there will also be a new north restroom constructed near the existing Rotary Pavilion. The City received a Local Government Grant from Oregon Parks and Recreation Department. Work is anticipated to begin in April 2020.

The new restroom will provide much needed facilities near the existing splash pad and Rotary

Pavilion (Attachment 4). The new restroom will consist of eight unisex individual stalls built using materials and colors compatible with other Riverfront Park facilities (Attachment 5).

On September 18, 2019, the full grant request of \$331,585 was approved for funding from Oregon Parks and Recreation Department. In addition, \$400,000 from Parks System Development Charges will provide the needed match funding for the project.

BACKGROUND:

New Performance Area

The four-acre parcel where the Gerry Frank | Salem Rotary Amphitheater will be constructed was purchased in 2015 from Mountain West Investments, LLC, for the expansion of Riverfront Park.

2017 - 2018

In 2017, the preliminary location for the new performance area was approved by Council at the location of the existing amphitheater. Public outreach was conducted by Salem Rotary and a preferred design was selected. In 2018, owing to the Willamette Greenway requirements, a new location in the southeast corner of the park was selected. This new location is included in the *Riverfront Park Master Plan* that was adopted by Council in November 2018. Within the 2017-2018 timeframe, the Salem Parks and Recreation Advisory Board (SPRAB) was kept apprised of the proposal process, received the proposed design selections, and voted to approve the preferred design at its October 12, 2017, meeting. SPRAB also endorsed the 2018 *Riverfront Park Master Plan* showing the location of the amphitheater in the southeast corner of Riverfront Park.

2019

On June 10, 2019, Council approved a ground lease agreement with Salem Rotary. The agreement was necessary to define the roles, responsibilities, obligations, and rights for both the City and Salem Rotary.

Once the necessary funding from Rotary has been obtained and other preconditions are met per the agreement, construction of the amphitheater will commence. Rotary's construction and the City's construction will be implemented under separate contracts.

North Restroom

The new restroom is shown in the adopted 2018 *Riverfront Park Master Plan* in a slightly different location than where it will now be constructed. The facility was moved to the new location owing to an existing high pressure natural gas line.

Council approved the application for a Local Government Grant on March 11, 2019, and on September 18, 2019, the full grant request of \$331,585 was approved for funding from Oregon Parks

and Recreation Department. In addition, \$400,000 from Parks System Development Charges will provide the match funding for the project.

Construction for the Gerry Frank | Salem Rotary Amphitheater and the north restroom will impact events and access to Riverfront Park during certain phases of construction. Efforts will be made to minimize impacts to events and public access to the park during construction. Both projects are anticipated to begin in spring 2020. The restroom is anticipated to be completed in the fall 2020 and the amphitheater is anticipated for completion by late spring 2021.

Robert Chandler, PE, PhD
Assistant Public Works Director

Attachments:

1. Locations of Gerry Frank | Salem Rotary Amphitheater and N. Restroom
2. Amphitheater Grading Plan
3. Conceptual View from seating area of Amphitheater
4. North Restroom Site Plan
5. North Restroom Elevations
6. Map of Riverfront Park