



Spokane Park Board Agenda

3:30 p.m. Thursday, January 8, 2026

In-person in City Hall Council Chambers and
Webex virtual meeting
Call in: 408-418-9388
Access code: 2493 990 0456

Park Board Members

Jennifer Ogden – President
Gerry Sperling – Vice President
Garrett Jones – Secretary
Greta Gilman
Sally Lodato
Bob Anderson
Barb Richey
Kevin Brownlee
Doug Kelley
Lindsey Shaw
Lee Williams
[Vacant] – City Council liaison

Agenda

1. **Roll call:** Jennifer Ogden
2. **Additions or deletions to the agenda:**
3. **Public comments:**
4. **Consent agenda:**
 - A. Administrative/committee-level items:
 - 1) December 11, 2025, regular Park Board meeting minutes
 - 2) Claims – December 2025
 - 3) Community Housing & Human Services / MOU for CDBG funded park improvements (\$400,000 revenue) – Nick Hamad
 - 4) Urban Forestry Education Services with Pacific Education Institute Funding by IRA USDA USFS Grant. \$95,000 December 1, 2025, to June 30, 2028 - Katie Kosanke
5. **Special guests:**
 - A. None
6. **Financial report and budget update:** Rich Lentz
7. **Special discussion/action items:**
 - A. Special discussion items: None

B. Special action items: None

8. Committee reports – action items:

Urban Forestry Tree Committee: The December 30, 2025, meeting was canceled. – Kevin Brownlee

A. Action items: None

Land Committee: The December 31, 2025, meeting was canceled. – Greta Gilman

A. Action items: None

Recreation Committee: The December 31, 2025, meeting was canceled. – Sally Lodato

A. Action items: None

Riverfront Park Committee: January 5, 2026 – Gerry Sperling

A. Action items:

- 1) [Cameron-Reilly, LLC / contract for Post St Parking Lot Improvements \(\\$762,704.81 plus applicable tax\)](#) - Berry Ellison

Golf Committee: The January 6, 2026, meeting was canceled. – Barb Richey

A. Action items: None

Finance Committee: January 6, 2026 – Bob Anderson

A. Action items: Two of six action items are presented on the consent agenda.

- 1) [American Indian Community Center / High Bridge Park land lease \(\\$896,000 revenue\)](#) – Nick Hamad
- 2) [Michael Terrell - Landscape Architecture, PLLC / Master Contract for 2026-2029 on-call landscape architecture services \(not to exceed \\$750,000\)](#) – Nick Hamed
- 3) [SCJ Alliance / Master Contract for 2026-2029 on-call landscape architecture services \(not to exceed \\$750,000\)](#) – Nick Hamad
- 4) [SPVV Landscape Architects / Master Contract for 2026-2029 on-call landscape architecture services \(not to exceed \\$750,000\)](#) – Nick Hamad

Development & Volunteer Committee: January 7, 2026 – Jennifer Ogden

A. Action items: None

9. Reports:

A. President: Jennifer Ogden

B. Liaisons:

- 1) Conservation Futures – Doug Kelley
- 2) Parks Foundation – Barb Richey
- 3) City Council – [Vacant] – No report

C. Director: Garrett Jones

10. Executive session

A. None

Correspondence

A. Letters/emails: None

12. Adjournment

13. Meeting dates:

A. Committee meetings:

Urban Forestry Tree Committee: 4:15 p.m. February 3, 2026, Finch Arboretum Woodland Center, and virtually via Webex.

Land Committee: 3:30 p.m. February 4, 2026, Finch Arboretum Woodland Center, and virtually via Webex.

Recreation Committee: 2:15 p.m. February 4, 2026, Finch Arboretum Woodland Center, and virtually via Webex.

Riverfront Park Committee: 4:30 p.m. February 9, 2026, Riverfront Park Pavilion conference room, and virtually via Webex

Golf Committee: 8:00 a.m. February 10, 2026, Finch Arboretum Woodland Center, and virtually via Webex.

Finance Committee: 3:00 p.m. February 10, 2026, Finch Arboretum Woodland Center, and virtually via Webex.

Development & Volunteer Committee: 12:00 p.m. March 11, 2026, Finch Arboretum Woodland Center, and virtually via Webex.

B. Park Board: 3:30 p.m. February 12, 2026, Council Chambers, lower-level City Hall, and virtually via Webex

C. Park Board Study Session: No session scheduled at this time.

Agenda is subject to change

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Spokane City Council Chamber in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) at the City Cable 5 Production Booth located on the First Floor of the Municipal Building, directly above the Chase Gallery or through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6373, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or ddecorde@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

**CITY OF SPOKANE PARK AND RECREATION DIVISION
DECEMBER 2025 EXPENDITURE CLAIMS
FOR PARK BOARD APPROVAL - JANUARY 8, 2026**

PARKS & RECREATION:

SALARIES & WAGES	\$	999,875.23
MAINTENANCE & OPERATIONS	\$	525,119.88
CAPITAL OUTLAY	\$	189,226.17
DEBT SERVICE PAYMENTS	\$	-
PARK CUMULATIVE RESERVE FUND	\$	136,703.90

RFP BOND 2015 IMPROVEMENTS:

CAPITAL OUTLAY

GOLF:

SALARIES & WAGES	\$	132,419.21
MAINTENANCE & OPERATIONS	\$	55,476.98
CAPITAL OUTLAY	\$	39,216.41
DEBT SERVICE PAYMENTS	\$	-
TOTAL EXPENDITURES:		\$ 2,078,037.78

Spokane Park Board

Briefing Paper



Committee	Finance Committee	Committee meeting date: January 6, 2026		
Requester	Nick Hamad	Phone number: 509.363.5452		
Type of agenda item	<input type="radio"/> Consent	<input type="radio"/> Discussion	<input type="radio"/> Information	<input checked="" type="radio"/> Action
Type of contract/agreement	<input checked="" type="radio"/> New	<input type="radio"/> Renewal/ext.	<input type="radio"/> Lease	<input type="radio"/> Amendment/change order
City Clerks file (OPR or policy #)				
Master Plan Goal, Objective, Strategy (Click HERE for link to the adopted plan)			Master Plan Priority Tier: (pg. 171-175)	
Item title: (Use exact language noted on the agenda)	Community Housing & Human Services / MOU for CDBG Funded Park Improvements (\$400,000 revenue)			
Begin/end dates	Begins: 01/08/2026	Ends: 12/31/2026	<input type="checkbox"/>	06/01/2525
Background/history: Interdepartmental agreement between City CHHS & City Parks allocating community development block grant (CDBG) funds to (6) park improvement projects in 2026, including: - Chief Garry Park fencing, Friendship Park water fountain, Liberty Park gazebo roof repair, Ruth Park bench installation, Harmon Park restroom replacement, & Whittier Park playground improvements. Parks will implement all improvements and CHHS will reimburse parks up to \$400,000 as the improvements are completed. Parks shall own all improvements upon completion of the work.				
Motion wording: Motion to approve MOU with Community Housing and Human Services for CDBG funded park improvements in the amount of \$400,000.				
Approvals/signatures outside Parks: <input checked="" type="radio"/> Yes <input type="radio"/> No If so, who/what department, agency or company: City of Spokane CHHS Name: Arielle Anderson Email address: arielleanderson@spokanecity.org Phone: 509.625.6055				
Distribution: Parks – Accounting Parks – Sarah Deatrich garrett jones Requester: Nick Hamad Grant Management Department/Name:				
Fiscal impact: <input type="radio"/> Expenditure <input checked="" type="radio"/> Revenue		Budget code: 1950		
Amount: \$400,000 (reimbursable)				
Vendor: <input type="radio"/> Existing vendor <input checked="" type="radio"/> New vendor				
Supporting documents:				
<input type="checkbox"/> Quotes/solicitation (RFP, RFQ, RFB) <input type="checkbox"/> Contractor is on the MRSC Roster - City of Spokane <input type="checkbox"/> UBI: Business license expiration date:		<input type="checkbox"/> W-9 (for new contractors/consultants/vendors) <input type="checkbox"/> ACH Forms (for new contractors/consultants/vendors) <input type="checkbox"/> Insurance Certificate (min. \$1 million in General Liability)		

City Clerk's No.

Cross Ref. City Clerk's No.

CITY OF SPOKANE
COMMUNITY HOUSING
AND HUMAN SERVICES
and
PARKS AND RECREATION

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (MOU) is between the **CITY OF SPOKANE CHHS DIVISION**, as "CHHS", and the **CITY OF SPOKANE PARKS AND RECREATION DIVISION**, as "PARKS", whose addresses are both 808 West Spokane Falls Boulevard, Spokane, Washington, 99201.

WHEREAS, PARKS owns or operates and maintains real estate, developed and natural park grounds, buildings and other recreational and entertainment facilities, and operates a wide variety of programs and services under the auspices of the Spokane Park Board and pursuant to Article V of the Spokane City Charter, and

WHEREAS, the purpose of this MOU is to establish and define the working relationship between City of Spokane Community Housing and Human Services (CHHS) and the City of Spokane Parks and Recreation Division (PARKS), for collaboration on funding and work to be completed for Neighborhood Allocation projects throughout the city park system; and

WHEREAS, PARKS adopted the 2022 Park and Natural Lands Master Plan Goal A Objectives 2 & 3 specifically recommend PARKS 'serve the under-resource' by prioritizing investment within neighborhood and community parks through a neighborhood parks initiative and prioritize investment in improving parks within Social and Environmental Equity zones as outlined in the master plan; and

WHEREAS, PARKS adopted the 2022 Park and Natural Lands Master Plan Goal L Objective 1 which specifically recommends PARKS pursue additional funding sources to ensure park facilities and conditions are consistent with the expectations of the Spokane citizens; and

WHEREAS, CHHS has received Community Development Block Grant funding and desires to allocate \$400,000 to PARKS to complete park renovations within areas where at least 51 percent of the residents are low- and moderate-income persons; and

WHEREAS, CHHS solicited applications for park improvements from qualifying neighborhood councils, receiving 12 well prepared submissions requesting a total funding of \$2,845,000; and

WHEREAS, CHHS and its agents reviewed said applications through its Community Assembly, Community Development Committee, Affordable Housing Committee and adopted and recommended award of funding toward six projects at the May 7th CHHS board meeting; and

WHEREAS, PARKS is responsible for the maintenance, care and improvement of all public park facilities in the City of Spokane, portions of which are developed as restrooms, playgrounds, play fields, sport courts, and other miscellaneous recreational facilities, PARKS is best suited to manage the design and implementation of the park improvement projects recommended by the CHHS board; and

WHEREAS, CHHS and PARKS will collaborate to design and implement the specific park projects in parks designated throughout the City; and

NOW, THEREFORE, in consideration of the mutual promises hereinafter set forth, City of Spokane PARKS and CHHS agree as follows:

1. PREMISES

CHHS' allocation of funds will be designated to complete work at the following City parks:

- Chief Garry Park: Fully fund, the installation of missing fence section along Mission Avenue, estimated to cost \$15,000. Length of fencing is approximately 30 lineal feet.
- Friendship Park: Fully fund the replacement of one damaged water fountain near the playground, estimated to cost \$25,000.
- Liberty Park: Partially fund the replacement of the existing park gazebo roofing, estimated to cost \$22,000.
- Ruth Park : Fully fund the installation of two new park benches near the existing park playground, estimated to cost \$8,000.
- Harmon Shipley Park: Fully fund the replacement of the existing restroom building & adjust associated utilities as required, estimated to cost \$300,000.
- Whittier Park: Fully fund the replacement of damaged playground deck structures, fill and top off playground mulch, and make minor upgrades to worn play surfaces, estimated to cost \$30,000.

NOTE: Projects listed above are listed in no particular order. Additional project scoping details can be found in the neighborhood applications submitted to CHHS.

2. USE OF THE PREMISES

- A. The Premises will be used by PARKS to complete the designated projects.
- B. Public use shall be maintained during the renovation projects.
- C. All allocations from CHHS from Community Development Block Grant (CDBG) funds shall be dedicated to improvement of PARKS for Neighborhood Allocation projects.

3. TERM

This MOU will run from November 1, 2025 through December 31, 2026, at which time its content will be reviewed for a possible extension.

4. FEES

CHHS shall allocate \$400,000 to complete the projects. PARKS, at its sole discretion, may provide additional funding to complete partially funded projects.

5. TAXES

- A. Leasehold Excise Tax. Since it holds no lease on the Park property in question, CHHS does not owe any Leasehold Excise Tax. To the extent it is determined that Leasehold Excise Tax applies to this arrangement, CHHS shall be responsible to pay the taxes.
- B. Other Taxes. In addition, CHHS agrees to pay all other taxes imposed in connection with its holding or exercise of privileges under this MOU.

6. PARKS RESPONSIBILITIES

- A. PARKS will complete the renovation projects on the sites designated under Section 1.
- B. PARKS shall own and care for all of the improvements made to the sites.
- C. PARKS may adjust the detailed scope of recommended projects as required to ensure improvements are consistent with the development standards within neighborhood parks and the adopted policies of PARKS.

D. In the event the allocated funding is not sufficient for the completion of all approved / recommended projects, PARKS shall make a good faith effort to allocate remaining funding necessary to complete listed projects.

7. CHHS RESPONSIBILITIES

A. CHHS shall allocate \$400,000 in CDBG funds to PARKS for Neighborhood Allocation projects to be completed in the City parks designated in Section 1.

B. In the event the allocated funding is not sufficient for the completion of all approved / recommended projects, CHHS shall make a good faith effort to assist parks in securing remaining funding necessary to complete listed projects.

C. CHHS shall provide informational updates regarding project progress to applicable neighborhood councils as project work progresses.

8. FINANCING

A. CHHS shall allocate CDBG funds in the amount of \$400,000 for the necessary construction, maintenance or supply costs associated with the park renovations.

B. CHHS will support and ensure that the fund allocation is consistent with PARKS' vision, mission and goals, and its work will be compatible with these interests and goals, and it will support PARKS' master plan(s).

PARKS agrees to submit invoices and required documentation through Neighborly for approval by CHHS before reimbursements will be transferred to a PARKS designated account.

9. OWNERSHIP OF IMPROVEMENTS

Following completion of any City park improvements, the improvements and any associated appurtenances shall become the property of PARKS.

10. LIABILITY

A. In the performance of this MOU, CHHS is an independent division within the City of Spokane and not an employee or agent of PARKS.

B. CHHS shall defend, indemnify and hold harmless PARKS and its officers and employees from and shall process and defend at its own expense all claims, demands, or suits at law or equity arising directly or indirectly from

CHHS's use of the Premise and/or its exercise of the rights and privileges granted in this MOU or CHHS's breach of any of its obligations under this MOU, provided that nothing herein shall require CHHS to indemnify PARKS against and hold harmless PARKS from claims, demands or suits based solely upon the conduct of PARKS or the conduct of its agents, officers and employees, representatives, or contractors; and provided further that if the claims, demands or suits are caused by or result from the concurrent negligence of (a) CHHS or its officers, employees, agents, representatives, contractors, or volunteers and (b) PARKS or its agents, officers, employees, representatives or contractors, this indemnity provision with respect to (1) claims, demands, or suits based upon such negligence (2) the costs to PARKS of defending such claims, demands, or suits shall be valid and enforceable only to the proportionate extent of CHHS's negligence or the negligence of CHHS's officers, employees, agents, representatives, contractors, or volunteers.

- C. CHHS shall not allow liens of any kind to be placed against the Premises for any unpaid materials or laborer, and shall defend, indemnify and hold harmless PARKS if liens arise as a result of contracts for services or materials entered into by CHHS.

11. ASSIGNMENTS

This MOU is binding on the parties and their heirs, successors, and assigns. Neither party may assign, transfer or subcontract its interest, in whole or in part, without the other party's prior written consent.

12. ENTIRE AGREEMENT

Except as expressly stated herein, this MOU is the Agreement between the Parties with respect to the subject matter hereof. No other understandings, oral or otherwise, regarding the matter of this MOU will bind the signatories to this MOU unless agreed to by both Parties in writing.

13. WAIVER OF PROVISIONS

The failure of a Party to insist upon or enforce performance of any of the provisions or to exercise any rights under this Agreement will not be construed as a waiver or relinquishment to any extent of its right to assert or rely upon any such provisions or rights in that or any other instance; rather, the same will be and remain in full force and effect.

14. DISPUTES

This MOU shall be performed under the laws of the State of Washington. Any litigation to enforce this MOU or any of its provisions shall be brought in Spokane County,

Washington.

15. ANTI-KICKBACK

No officer or employee of the City of Spokane, having the power or duty to perform an official act or action related to this MOU shall have or acquire any interest in it, or have solicited, accepted or granted a present or future gift, favor, service or other thing of value from or to any person involved in the MOU.

16. MODIFICATION

Should either party wish to modify this MOU, either during the current year or any subsequent extensions, the party desiring the modification shall submit the proposed changes for review by the other party. Only written approval of such proposed changes shall alter or modify this MOU. The party reviewing the requested changes shall either approve or reject the changes within ten (10) days. Either party may, at any time, call the other party to discuss alteration and/or review this MOU.

17. TERMINATION

This MOU may be terminated without cause by either party with thirty (30) days' notice of said termination. This MOU may be terminated for cause with ten (10) days' notice. The party being terminated shall have ten (10) days to appeal or request reconsideration of the termination by the terminating party. Should the terminating party's decision remain unchanged, either by affirmative response or no response, the termination shall be final.

18. SEVERABILITY

In the event any portion of this MOU should become invalid, the rest of the MOU shall remain in full force and effect.

CITY OF SPOKANE
COMMUNITY HOUSING AND HUMAN
SERVICE (CHHS)

By _____
Signature _____ Date _____

Type or Print Name

Title

Attest:

City Clerk

Attachments that are part of this Agreement:

Attachment A – Certificate Regarding Debarment

CITY OF SPOKANE
PARKS AND RECREATION

By _____
Signature _____ Date _____

Type or Print Name

Title

Approved as to form:

Assistant City Attorney

ATTACHMENT A

**CERTIFICATION REGARDING DEBARMENT, SUSPENSION,
INELIGIBILITY AND VOLUNTARY EXCLUSION**

1. The undersigned (i.e., signatory for the Subrecipient / Contractor / Consultant) certifies, to the best of its knowledge and belief, that it and its principals:
 - a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;
 - b. Have not within a three-year period preceding this contract been convicted or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion, receiving stolen property, making false claims, or obstruction of justice;
 - c. Are not presently indicted or otherwise criminally or civilly charged by a government entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and,
 - d. Have not within a three-year period preceding this contract had one or more public transactions (federal, state, or local) terminated for cause or default.
2. The undersigned agrees by signing this contract that it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction.
3. The undersigned further agrees by signing this contract that it will include the following clause, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions:

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion – Lower Tier Covered Transactions

1. The lower tier contractor certified, by signing this contract that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency.
2. Where the lower tier contractor is unable to certify to any of the statements in this contract, such contractor shall attach an explanation to this contract.

4. I understand that a false statement of this certification may be grounds for termination of the contract.

City of Spokane Parks and Recreation Division	2025 CDBG Funded Neighborhood Park Improvements
Name of Subrecipient / Contractor / Consultant (Type or Print)	Program Title (Type or Print)
Nicholas A. Hamad	
Name of Certifying Official (Type or Print)	Signature
Park Planning and Development Manager	
Title of Certifying Official (Type or Print)	Date (Type or Print)

Spokane Park Board

Briefing Paper



Committee	Finance Committee	Committee meeting date: January 7, 2026						
Requester	Katie Kosanke	Phone number: 509-363-5496						
Type of agenda item	<input type="radio"/> Consent		<input type="radio"/> Discussion		<input type="radio"/> Information	<input checked="" type="radio"/> Action		
Type of contract/agreement	<input checked="" type="radio"/> New		<input type="radio"/> Renewal/ext.		<input type="radio"/> Lease	<input type="radio"/> Amendment/change order	<input type="radio"/> Other	
City Clerks file (OPR or policy #)								
Master Plan Goal, Objective, Strategy (Click HERE for link to the adopted plan)	Goal K, Obj 3	Master Plan Priority Tier:		First				
Item title: (Use exact language noted on the agenda)		Urban Forestry Education Services with Pacific Education Institute (PEI) Funding by IRA USDA USFS Grant						
Begin/end dates	Begins: 12/01/2025	Ends: 06/30/2028	<input type="checkbox"/> 06/01/2525					
Background/history: On September 2023, the U.S. Department of Agriculture announced a \$6 million grant award to Spokane Urban Forestry. These funds will be used to plant and care for trees in areas of Spokane that have the most need, to replace dead trees that have been removed, to create more equitable canopy coverage, and provide community forestry education. \$95,000 over over five years was approved by the USDA Forest Service to be sub awarded to the Pacific Education Institute for education and outreach with the Spokane School District. Tree Equity Spokane tasks to be performed by PEI focus is on urban forestry and community benefits of trees. This partnership will educate teachers and students in the community about the many benefits of trees. It will result in the integration of tree related projects into classrooms and school yards. Community outreach will build enthusiasm and support for ongoing tree planting efforts, especially in the neighborhoods with the fewest trees.								
Motion wording: Motion to approve subaward contract request for The Pacific Education Institute for education services.								
Approvals/signatures outside Parks: <input checked="" type="radio"/> Yes <input type="radio"/> No If so, who/what department, agency or company: Pacific Education Institute Name: Kathryn Kurtz Email address: kkurtz@pacificeducationinstitute.or Phone: (360) 489-6769								
Distribution: Parks – Accounting Parks – Sarah Deatrich Requester: Katie Kosanke Grant Management Department/Name:								
Fiscal impact: <input checked="" type="radio"/> Expenditure		<input type="radio"/> Revenue		Budget code:				
Amount:				Expense: 1390-95855-76903-54201				
95,000				Revenue: 1390-95855-76903-33310				
Vendor: <input type="radio"/> Existing vendor <input checked="" type="radio"/> New vendor								
Supporting documents:								
<input type="checkbox"/> Quotes/solicitation (RFP, RFQ, RFB) <input type="checkbox"/> Contractor is on the City's A&E Roster - City of Spokane <input type="checkbox"/> UBI: Business license expiration date:		<input type="checkbox"/> W-9 (for new contractors/consultants/vendors) <input type="checkbox"/> ACH Forms (for new contractors/consultants/vendors) <input type="checkbox"/> Insurance Certificate (min. \$1 million in General Liability)						



CITY OF SPOKANE
PARKS AND RECREATION

PERSONAL SERVICE CONTRACT

**Title: EDUCATIONAL SERVICES
WITH USDA USFS GRANT**

This Agreement is made and entered into by and between the **CITY OF SPOKANE PARKS AND RECREATION** as ("City"), a Washington municipal corporation, and **PACIFIC EDUCATION INSTITUTE**, whose address is 724 Columbia St. NW., Olympia, Washington 98501, as ("Company"), individually hereafter referenced as a "Party", and together as the "Parties".

The parties agree as follows:

1. PERFORMANCE.

The Company shall provide a Partnership to educate Teachers and Students in the Community about the benefits of Trees, in accordance with Federal Award Identification Number (FAIN): 24-DG-11062765-157, CFDA/Assistance Listing: 10.727 IRA Urban & Community Forestry attached as Exhibit B and made part of this Agreement. In the event of a conflict between the Company and this City Contract, the terms of this contract will control.

2. TERM OF AGREEMENT.

The term of this Agreement begins on December 1, 2025, and shall run through June 30, 2028, unless amended by written agreement or terminated earlier under the provisions.

3. COMPENSATION / PAYMENT.

Total compensation for Company's services under this Agreement shall be a maximum amount not to exceed **NINETY-FIVE THOUSAND AND NO/100 DOLLARS (\$95,000.00)**, plus tax if applicable, unless modified by a written amendment to this Agreement. This is the maximum amount to be paid under this Agreement for the work described in Section 1 above, and shall not be exceeded without the prior written authorization of the City in the form of an executed amendment to this Agreement.

The Company shall submit its applications for payment to City of Spokane Parks and Recreation Department, 808 West Spokane Falls Boulevard, 5th Floor, Spokane, Washington 99201. **Payment will be made via direct deposit/ACH** within thirty (30) days after receipt of the Company's application except as provided by state law. If the City objects to all or any portion of the invoice, it shall notify the Company and reserves the right to only pay that portion of the invoice not in dispute. In that event, the parties shall immediately make every effort to settle the disputed amount.

4. TAXES, FEES AND LICENSES.

- A. Company shall pay and maintain in current status, all necessary licenses, fees, assessments, permit charges, etc. necessary to conduct the work included under this Agreement. It is the Company's sole responsibility to monitor and determine changes or the enactment of any subsequent requirements for said fees, assessments, or changes and to immediately comply.
- B. The cost of any permits, licenses, fees, etc. arising as a result of the projects included in this Agreement shall be included in the project budgets.

5. CITY OF SPOKANE BUSINESS LICENSE.

Section 8.01.070 of the Spokane Municipal Code states that no person may engage in business with the City without first having obtained a valid annual business registration. The Company shall be responsible for contacting the State of Washington Business License Services at www.dor.wa.gov or 360-705-6741 to obtain a business registration. If the Company does not believe it is required to obtain a business registration, it may contact the City's Taxes and Licenses Division at (509) 625-6070 to request an exemption status determination.

6. SOCIAL EQUITY REQUIREMENTS / NON-DISCRIMINATION.

No individual shall be excluded from participation in, denied the benefit of, subjected to discrimination under, or denied employment in the administration of or in connection with this Agreement because of age, sex, race, color, religion, creed, marital status, familial status, sexual orientation including gender expression or gender identity, national origin, honorably discharged veteran or military status, the presence of any sensory, mental or physical disability, or use of a service animal by a person with disabilities. The Company agrees to comply with, and to require that all subcontractors comply with, federal, state and local nondiscrimination laws, including but not limited to: the Civil Rights Act of 1964, the Rehabilitation Act of 1973, the Age Discrimination in Employment Act, and the American's With Disabilities Act, to the extent those laws are applicable.

7. INDEMNIFICATION.

The Company shall defend, indemnify, and hold the City and its officers and employees harmless from all claims, demands, or suits at law or equity asserted by third parties for bodily injury (including death) and/or property damage which arise from the Company's negligence or willful misconduct under this Agreement, including attorneys' fees and litigation costs; provided that nothing herein shall require a Company to indemnify the City against and hold harmless the City from claims, demands or suits based solely upon the negligence of the City, its agents, officers, and employees. If a claim or suit is caused by or results from the concurrent negligence of the Company's agents or employees and the City, its agents, officers and employees, this indemnity provision shall be valid and enforceable to the extent of the negligence of the Company, its agents or employees. The Company specifically assumes liability and agrees to defend, indemnify, and hold the City harmless for actions brought by the Company's own employees against the City and, solely for the purpose of this indemnification and defense, the Company specifically waives any immunity under the Washington State industrial insurance law, or Title 51 RCW. The Company recognizes that this waiver was specifically entered into pursuant to the provisions of RCW 4.24.115 and was the subject of mutual negotiation. The indemnity and agreement to defend and hold the City harmless provided for in this section shall survive any termination or expiration of this agreement.

8. INSURANCE. During the period of the Agreement, the Company shall maintain in force at its own expense, each insurance noted below with companies or through sources approved by the State Insurance Commissioner pursuant to Title 48 RCW:

- A. **Worker's Compensation Insurance** in compliance with RCW 51, which requires subject employers to provide workers' compensation coverage for all their subject workers and Employer's Liability Insurance in the amount of \$1,000,000.
- B. **General Liability Insurance** on an occurrence basis, with a combined single limit of not less than \$1,000,000 each occurrence for bodily injury and property damage. It shall include contractual liability coverage for the indemnity provided under this Agreement. It shall provide that the City, its officers and employees are additional insureds but only with respect to the Company's services to be provided under this Agreement.
 - i. Acceptable **supplementary Umbrella insurance** coverage combined with Company's General Liability insurance policy must be a minimum of \$2,000,000, in order to meet the insurance coverage limits required in this Agreement; and
- C. **Automobile Liability Insurance** with a combined single limit, or the equivalent of not less than \$1,000,000 each accident for bodily injury and property damage, including coverage for owned, hired and non-owned vehicles.
- D. **Professional Liability Insurance** with a combined single limit of not less than \$1,000,000 each claim, incident or occurrence. This is to cover damages caused by the error, omission, or negligent acts related to the professional services to be provided under this Agreement. The coverage must remain in effect for at least three (3) years after the Agreement is completed.

There shall be no cancellation, material change, reduction of limits or intent not to renew the insurance coverage(s) without thirty (30) days written notice from the Company or its insurer(s) to the City. As evidence of the insurance coverage(s) required by this Agreement, the Company shall furnish acceptable Certificates of Insurance (COI) upon request by the City. The certificate shall specify the City of Spokane as "Additional Insured" specifically for Company's services under this Agreement, as well as all of the parties who are additional insureds, and include applicable policy endorsements, the thirty (30) day cancellation clause, and the deduction or retention level. The Company shall be financially responsible for all pertinent deductibles, self-insured retentions, and/or self-insurance.

9. DEBARMENT AND SUSPENSION.

The Company has provided its certification that it is in compliance with and shall not contract with individuals or organizations which are debarred, suspended, or otherwise excluded from or ineligible from participation in Federal Assistance Programs under Executive Order 12549 and "Debarment and Suspension", codified at 29 CFR part 98.

10. AUDIT.

The Company and its sub-contractor shall maintain for a minimum of three (3) years following final payment all records related to its performance of the Agreement. The Company and its sub-contractors shall provide access to authorized City representatives, at reasonable times and in a reasonable manner to inspect and copy any such record. In the event of conflict between this

provision and related auditing provisions required under federal law applicable to the Agreement, the federal law shall prevail.

11. ASSIGNMENT AND SUBCONTRACTING.

The Company shall not assign or subcontract its obligations under this Agreement without the City's written consent, which may be granted or withheld in the City's sole discretion. Any subcontract made by the Company shall incorporate by reference this Agreement, except as otherwise provided. The Company shall ensure that all subcontractors comply with the obligations and requirements of the subcontract. The City's consent to any assignment or subcontract does not release the Company from liability or any obligation within this Agreement, whether before or after City consent, assignment or subcontract.

12. TERMINATION.

Either party may terminate this Agreement, with or without cause, by ten (10) days written notice to the other party. In the event of such termination, the City shall pay the Company for all work previously authorized and performed prior to the termination date.

13. STANDARD OF PERFORMANCE.

The standard of performance applicable to Company's services will be the degree of skill and diligence normally employed by professional Company performing the same or similar services at the time the services under this Agreement are performed.

14. OWNERSHIP AND USE OF RECORDS AND DOCUMENTS.

Original documents, drawings, designs, reports, or any other records developed or created under this Agreement shall belong to and become the property of the City. All records submitted by the City to the Company shall be safeguarded by the Company. The Company shall make such data, documents and files available to the City upon the City's request. If the City's use of the Company's records or data is not related to this project, it shall be without liability or legal exposure to the Company.

Under Washington State Law (reference RCW Chapter 42.56, the *Public Records Act* [PRA]) all materials received or created by the City of Spokane are **public records** and are available to the public for viewing via the City Clerk's Records (online) or a valid Public Records Request (PRR).

15. ANTI KICK-BACK.

No officer or employee of the City of Spokane, having the power or duty to perform an official act or action related to this Agreement shall have or acquire any interest in the Agreement, or have solicited, accepted or granted a present or future gift, favor, service or other thing of value from or to any person involved in this Agreement.

16. MISCELLANEOUS PROVISIONS.

- A. **Amendments/Modifications:** This Agreement may be modified by the City in writing when necessary, and no modification or Amendment of this Agreement shall be effective unless signed by an authorized representative of each of the parties hereto.
- B. The Company, at no expense to the City, shall comply with all laws of the United States and Washington, the Charter and ordinances of the City of Spokane; and rules, regulations, orders and directives of their administrative agencies and officers. Without limiting the generality of this paragraph, the Company shall comply with the requirements of this Section.

- C. This Agreement shall be construed and interpreted under the laws of Washington. The venue of any action brought shall be in a court of competent jurisdiction, located in Spokane County, Washington.
- D. **Captions:** The titles of sections or subsections are for convenience only and do not define or limit the contents.
- E. **Severability:** If any term or provision is determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall not be affected, and each term and provision shall be valid and enforceable to the fullest extent permitted by law.
- F. **Waiver:** No covenant, term or condition or the breach shall be deemed waived, except by written consent of the party against whom the waiver is claimed, and any waiver of the breach of any covenant, term or condition shall not be deemed a waiver of any preceding or succeeding breach of the same or any other covenant, term of condition. Neither the acceptance by the City of any performance by the Company after the time the same shall have become due nor payment to the Company for any portion of the Work shall constitute a waiver by the City of the breach or default of any covenant, term or condition unless otherwise expressly agreed to by the City in writing.
- G. **Entire Agreement:** This document along with any exhibits and all attachments, and subsequently issued addenda, comprises the entire agreement between the City and the Company. If conflict occurs between Agreement documents and applicable laws, codes, ordinances or regulations, the most stringent or legally binding requirement shall govern and be considered a part of this Agreement to afford the City the maximum benefits.
- H. **No personal liability:** No officer, agent or authorized employee of the City shall be personally responsible for any liability arising under this Agreement, whether expressed or implied, nor for any statement or representation made or in any connection with this Agreement.

IN WITNESS WHEREOF, in consideration of the terms, conditions and covenants contained, or attached and incorporated and made a part, the parties have executed this Agreement by having legally-binding representatives affix their signatures below.

PACIFIC EDUCATION INSTITUTE

By _____
Signature _____ Date _____

Type or Print Name

Title

**CITY OF SPOKANE PARKS AND
RECREATION**

By _____
Signature _____ Date _____

Type or Print Name

Title

Attest:

City Clerk

Approved as to form:

Assistant City Attorney

Attachments that are part of this Agreement:

Exhibit A – Certification Regarding Debarment

Exhibit B – Company's Response to IRFP

25-254b

Exhibit A

CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION

1. The undersigned (i.e., signatory for the Subrecipient / Contractor / Consultant) certifies, to the best of its knowledge and belief, that it and its principals:
 - a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;
 - b. Have not within a three-year period preceding this contract been convicted or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion, receiving stolen property, making false claims, or obstruction of justice;
 - c. Are not presently indicted or otherwise criminally or civilly charged by a government entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and,
 - d. Have not within a three-year period preceding this contract had one or more public transactions (federal, state, or local) terminated for cause or default.
2. The undersigned agrees by signing this contract that it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction.
3. The undersigned further agrees by signing this contract that it will include the following clause, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions:

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion – Lower Tier Covered Transactions

1. The lower tier contractor certified, by signing this contract that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency.
2. Where the lower tier contractor is unable to certify to any of the statements in this contract, such contractor shall attach an explanation to this contract.

4. I understand that a false statement of this certification may be grounds for termination of the contract.

Name of Subrecipient / Contractor / Consultant (Type or Print)	Program Title (Type or Print)
Name of Certifying Official (Type or Print)	Signature
Title of Certifying Official (Type or Print)	Date (Type or Print)

Exhibit B

Tree Equity Spokane- Grant Subaward to Pacific Education Institute

Federal Award Identification Number (FAIN): 24-DG-11062765-157
CFDA/Assistance Listing: 10.727 IRA Urban & Community Forestry

Period of Performance: July 1, 2025 – June 30, 2028

Contract Amount: \$95,000

Indirect Cost Rate: \$0

Requirements Imposed by the City of Spokane: Tree Equity Spokane tasks to be performed by Pacific Education Institute

Objective: This partnership will educate teachers and students in the community about the many benefits of trees. It will result in the integration of tree related projects into classrooms and school yards. Community outreach will build enthusiasm and support for ongoing tree planting efforts, especially in the neighborhoods with the fewest trees.

Scope of Work for Education Outreach Partner:

Deliverables by End of Year 1:

- Finalized curriculum alignment map (standards + content replacement)
- First draft of curriculum unit (lessons, assessments, field activity framework)
- Initial MOUs or agreements with SPS and City of Spokane for long-term partnership

Tasks for Year 1:

- Convene a core advisory group with representatives from SPS (curriculum specialists, science/social studies/civics teachers, administrators), City of Spokane Urban Forestry, tribal consultants, community-based organizations, and local environmental educators.
- Host initial visioning and listening sessions to understand SPS priorities, existing curriculum gaps, and community assets.
- Identify where urban forestry naturally fits into science/social studies/civics scope and sequence. Likely touchpoints:
 - Ecosystems interactions
 - Human impact/environmental stewardship
 - Data collection & analysis
 - Civic responsibility/informed action
 - Standards of mathematical practice such as: Reason abstractly and quantitatively, Make sense of problems and persevered in solving them, or Construct viable arguments and critique the reasoning of others
- Identify what existing content will be adapted or replaced.
- Align curriculum with SPS frameworks.
- Begin co-developing a modular, place-based unit on Urban Trees, including:
 - The science of trees in urban ecosystems
 - Mapping tree equity in Spokane

- Climate resilience and human health impacts
- Historical land use and community engagement
- Service-learning tie-ins with the City of Spokane tree planting efforts.

Deliverables by End of Year 2:

- Revised and final-ready version of the curriculum
- Documented PD materials and teacher resource kits
- Evaluation of pilot year (qualitative + preliminary student engagement data)

Tasks for Year 2:

- Enter into a Memorandum of Understanding (MOU) with Spokane Public Schools for the scope of the project (including data sharing agreements).
- Offer summer and fall PD sessions for a cohort of ~15–20 science/social studies/civics teachers across the district. Topics include:
 - Urban forestry science
 - Environmental justice pedagogy
 - Community-based learning
 - Field trip facilitation and safety
 - Using local data and GIS tools (tree canopy, equity maps, etc.)
 - Use of [CEJST tool](#).
- Soft launch of the urban forestry unit in a select group of schools (~5–7) with diverse student demographics. During launch, students participate in:
 - Tree canopy mapping
 - Field visits to urban forest sites
 - Co-design or participation in City planting projects
 - Interviews or oral history with local leaders or tree stewards.
- Iterative improvement of the urban forestry unit through feedback from teachers and students.
- Work with City of Spokane to gain proper permissions for partner branding on urban forestry unit (including, but not limited to, USDA Forestry, PEI, and City of Spokane).
- Convene debrief and revision workshops in winter/spring.
- Adjust lesson pacing, language, scaffolding, and assessment tools per feedback and input from City of Spokane.

Deliverables by End of Year 3:

- Finalized and embedded curriculum in SPS scope and sequence
- Full impact report
- Support for public “storytelling” campaign (press releases, social media, student showcase events, etc.)
- Plan for ongoing professional development and curriculum support

Tasks for Year 3:

- Curriculum taught in all SPS middle schools' identified science/social studies/civics classrooms.
- City of Spokane coordinates field opportunities (e.g., local planting days, data collection, monitoring projects).
- Student Involvement:
 - All students in curriculum launch engage in hands-on urban forestry experience
 - Some schools may adopt additional capstone projects or exhibitions (e.g., Tree Equity Fair, student GIS story maps, etc.)
- Measure impact on student learning (science content, environmental literacy, civic engagement).
- Collect teacher feedback and perform classroom observations.
- Support collection of participation and partnership metrics (e.g., number of trees planted, community members engaged).
- Support publication of community impact report with photos, student reflections, partner testimonials.
- Highlight the curriculum on SPS and City of Spokane platforms (including presentation at school board).
- Secure long-term commitment to keep unit in SPS science curriculum.
- Explore opportunities to replicate in other grade levels or subjects (e.g., elementary integrated subjects or high school CTE programs).

Ongoing Tasks:

- Semi-annual progress reports for periods ending June 31st and December 31st will be submitted to the City of Spokane no later than July 15th and January 15th each year. Project updates outside of these timeframes and any additional future reporting requirements will be provided upon request. Produce and provide multimedia materials to include content such as stories, videos, photographs and testimonials that document project accomplishments (metrics and activities) of the project work supported under this agreement.

City of Spokane Responsibilities. General:

- Provide Assistance and guidance as needed to educational partner.
- Complete coordination of all tasks associated with school yard and street tree planting projects, including School Maintenance Director approval. PEI to connect teachers and students directly to City Urban Forestry staff.
- Submit reports to Department of Agriculture, United States Forest Service on all activities, high level goals, and metrics associated with this Agreement.
- Help facilitate partnership development and stakeholder outreach.
- Develop and coordinate training with the Subawardee and other project partners.
- Provide fiscal oversight for all payments to the Subawardee.
- Provide budget guidelines and required financial reporting forms.

- Conduct a timely review of Subawardee reimbursement requests and execute payments according to the agreed upon schedule.
- Conduct monitoring activities designed to prevent, detect, and enforce applicable regulations.
- Provide the Subawardee timely notification of and reasonable opportunity to address any areas of non-compliance.
- Help coordinate media and press events. All press releases and any other public documents must be approved by The City of Spokane
- Manage the use of names and logos for project publications and media releases.

Reporting and Acknowledgment:

Semi-annual progress reports for periods ending June 31st and December 31st will be submitted to the City of Spokane no later than **July 15th and January 15th** each year. Project updates outside of these timeframes and any additional future reporting requirements will be provided upon request.

The U.S. Forest Service and Inflation Reduction Act will be acknowledged as a funding source for work performed under this grant, including any future signage requirements. The USDA non-discrimination statement will be present on products resulting from this grant (including online content). Use of the USFS logo will be pre-approved through the USFS grant monitor.

The Forest Service grant monitor will be included when sharing communication products, making announcements, and conducting other significant outreach efforts regarding this grant.

Additional Terms and Conditions. Subawardee will comply with the applicable regulations and cost principles, including any subsequent amendments, contained in:

- 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards

Non-Federal Funds Match Waiver:

A match waiver has been authorized for this grant, requiring that 100% of work takes place in or benefits disadvantaged communities. Match waiver will be passed on to any sub-awardees.

Grant Closeout:

Grant closeout is the process by which FS determines that all applicable administrative actions and all required work of the grant have been completed. The close out amount will be based on the costs recorded at that time. In the event a final audit has not been performed prior to the

closeout of the grant, FS reserves the right to recover appropriate amounts after fully considering the recommendations on disallowed costs resulting from the final audit.

Grantee shall, no later than 90 calendar days after the end date of the period of performance (Grant Expiration), all financial, performance, and other reports as required by the terms and conditions of the Federal award. A subrecipient must submit to the pass-through entity, no later than 90 calendar days (or an earlier date as agreed upon by the pass-through entity and subrecipient) after the end date of the period of performance, all financial, performance, and other reports as required by the terms and conditions of the Federal award. The Federal awarding agency or pass-through entity may approve extensions when requested and justified by the non-Federal entity, as applicable.

Financial Procedures:

Pacific Education Institute will submit an invoice for payment at a frequency of no greater than 2 months on the 10th of the month beginning on January 1, 2026. Invoices should contain a date and number with services rendered and a thorough description of those services.

Any amendments to the budget must be requested in writing by the GRANTEE and shall be submitted to the CITY's Contract Representative. If approved, the CITY will notify the GRANTEE in writing. **Budgeted amounts shall not be shifted between categories or programs without written approval by the CITY** and any costs for completing the project over and above the amount awarded by the CITY shall be the responsibility of the GRANTEE. Requests for amendments to the budget must be submitted in writing.

All amendments to this agreement must be requested in writing by the GRANTEE and shall be submitted to the CITY's Contract Representative at least ten (10) days prior to the end date of this Agreement. The CITY may, in its discretion, amend this Agreement to conform with Federal, state or local governmental guidelines, policies and available funding amounts, or for other reasons. If such amendments result in a change in the overall funding, the scope of services, period of performance or schedule of the activities to be undertaken as part of this Agreement, such modifications will be incorporated only by written amendment signed by both PARTIES. In the event that project funding is withdrawn permanently at the Federal Level, this contract will be cancelled.

Requests for amendments to the budget must be submitted in writing. GRANTEE understands that when submitting a budget amendment, ALL pending invoice reimbursements will be paused. Additionally, no more than two budget amendments will be allowed during a fiscal year except due to extenuating circumstances. The GRANTEE must outline, in writing, the reasoning for needing an additional budget shift beyond the two allowed. The CITY may, at its discretion, deny the request due to administrative burden. Additionally, GRANTEE understands that requesting more than two budget amendments may lead to an increased Risk Level.

Budget:

Instructions: Outline the federal grant amount based on the scope of work and methodology. A suggested table format is provided below for inserting budget information by each Object Class Category that is summarized in the SF 424A. Delete or add lines as needed to reflect work in this narrative. If any of these grant funds will be passed to a third party to complete the work, via sub-grants, provide that amount in the "Other" category.

Budget Items by	Federal
SF 424A Object Class Categories	\$
a. Personnel and Fringe Benefits	
Executive Staff, \$70/hr x 100 hrs/yr x 3 yrs	\$ 21,000
Program Staff, \$52/hr x 300 hrs/yr x 3 yrs	\$ 46,800
Operation Staff, \$35/hr x 10 hrs/yr x 3 yrs	\$ 1050
Contract Professionals	\$ 9,000
<i>Subtotal of personnel and benefits cost</i>	\$ 77,850
b. Travel	
Travel to sites, outreach meetings, professional development and implementation of curriculum	\$ 5,350
c. Equipment* (should not apply per USDA)	
d. Supplies	
Meeting/event supplies, curriculum materials, guides	\$ 7,000
e. Construction (Not allowable expense)	
f. Other	
Stipends	\$ 4,800
g. Total Direct Charges (sum of a-f)	\$ 95,000
h. Indirect Charges	\$ 0
i. Totals (g+ h)	\$ 95,000
j. Program Income** (should not apply per USDA)	

* Equipment is defined as an article of nonexpendable, tangible personal property having a useful life of more than one year and an acquisition cost of \$5,000 or more per unit. Equipment purchase is not approved for this grant funding. Equipment rental or lease may be included in the Contractual category, if approved by the USFS program monitor. Items that are less than \$5000 per unit may be included in the Supplies category.

** Program Income means gross income earned by the grantee that is directly generated by a supported activity or earned as a result of the grant during the period of performance. Program income includes, but is not limited to,

income from fees for services performed, the use of rental or real or personal property acquired under the grant, the sale of commodities or items fabricated under the grant, license fees and royalties on patents and copyrights, and principal and interest on loans made with grant funds. Interest earned on advances of Federal funds is not program income. Except as otherwise provided in Federal statutes, regulations, or the terms and conditions of the grant, program income does not include rebates, credits, discounts, and interest earned on any of them. Consult with USFS grant specialist regarding how program income needs to be handled, if applicable.

ATTACHMENT A: FOREST SERVICE AWARD AND PROVISIONS.

USE OF FOREST SERVICE INSIGNIA. In order for The City to use the Forest Service insignia on any published media, such as a Web page, printed publication, or audiovisual production, permission must be granted by the Forest Service's Office of Communications (Washington Office). A written request will be submitted by Forest Service, Program Manager, to the Office of Communications Assistant Director, Visual Information and Publishing Services prior to use of the insignia. The Forest Service Program Manager will notify The City when permission is granted.

NONDISCRIMINATION STATEMENT – PRINTED, ELECTRONIC, OR AUDIOVISUAL MATERIAL.

The City shall include the following statement, in full, in any printed, audiovisual material, or electronic media for public distribution developed or printed with any Federal funding. In accordance with Federal law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, age, disability, and reprisal or retaliation for prior civil rights activity. (Not all prohibited bases apply to all programs.) Program information may be made available in languages other than English. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, and American Sign Language) should contact the responsible State or local Agency that administers the program or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. To file a program discrimination complaint, a complainant should complete a Form AD-3027, USDA Program Discrimination Complaint Form, which can be obtained online at <https://www.ocio.usda.gov/document/ad-3027>, from any USDA office, by calling (866) 632-9992, or by writing a letter addressed to USDA. The letter must contain the complainant's name, address, telephone number, and a written description of the alleged discriminatory action in sufficient detail to inform the Assistant Secretary for Civil Rights (ASCR) about the nature and date of an alleged civil rights violation. The completed AD-3027 form or letter must be submitted to USDA by:

- (1) Mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue SW, Washington, D.C. 20250-9410; or
- (2) Fax: (833) 256-1665 or (202) 690-7442; or
- (3) Email: program.intake@usda.gov.

If the material is too small to permit the full Non-Discrimination Statement to be included, the material will, at a minimum, include the alternative statement: "This institution is an equal opportunity provider."

TRAFFICKING IN PERSONS. 1. Provisions applicable to a Recipient that is a private entity. a. You as the Recipient, your employees, Subrecipients under this award, and Subrecipients' employees may not: (1) Engage in severe forms of trafficking in persons during the period of time that the award is in effect; (2) Procure a commercial sex act during the period of time that the award is in effect; or Award Number: 24-DG-11062765-157 Page 16 of 24 (3) Use forced labor in the performance of the award or subawards under the award. b. We as the Federal awarding agency may unilaterally terminate this award, without penalty, if you or a Subrecipient that is a private entity: (1) Is determined to have violated a prohibition in paragraph a.1 of this award term; or (2) Has an employee who is determined by the agency official authorized to terminate the award to have violated a prohibition in paragraph a.1 of this award term through conduct that is either: i. Associated with performance under this award; or ii. Imputed to you or the subrecipient using the standards and due process for imputing the conduct of an individual to an organization that are provided in 2 CFR part 180, "OMB Guidelines to Agencies on Government wide Debarment and Suspension (Nonprocurement),"

ELIGIBLE WORKERS. The City shall ensure that all employees complete the I-9 form to certify that they are eligible for lawful employment under the Immigration and Award Number: 24-DG-11062765-157 Page 19 of 24 Nationality Act (8 U.S.C. 1324(a)). The City shall comply with regulations regarding certification and retention of the completed forms. These requirements also apply to any contract or supplemental instruments awarded under this award.

PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT. The cooperator (including subrecipients) is responsible for compliance with the prohibition on certain telecommunications and video surveillance services or equipment identified in 2 CFR 200.216. See Public Law 115-232, Section 889 for additional information. In accordance with 2 CFR 200.216, the grantee (including subrecipients) is prohibited from obligating or expending loan or grant funds for covered telecommunications equipment or services to: (1) procure or obtain, extend or renew a contract to procure or obtain; (2) enter into a contract (or extend or renew a contract) to procure; or (3) obtain the equipment, services or systems.

ATTACHMENT C: WHISTLEBLOWER NOTICE

Whistleblowers perform an important service to USDA and the public when they come forward with what they reasonably believe to be evidence of wrongdoing. They should never be subject to reprisal for doing so. Federal law protects federal employees as well as personal services contractors and employees of Federal contractors, subcontractors, grantees, and subgrantees against reprisal for whistleblowing. USDA bears the responsibility to ensure that nothing in a non-disclosure agreement which a contractor, subcontractor, grantee, or subgrantee requires their employees to sign should be interpreted as limiting their ability to provide information to the Office of Inspector General (OIG). 41 U.S.C. § 4712 requires the head of each executive agency to ensure that its contractors inform their

workers in writing of the rights and remedies under the statute. Accordingly, it is illegal for a personal services contractor or an employee of a Federal contractor, subcontractor, grantee, or subgrantee to be discharged, demoted, or otherwise discriminated against for making a protected whistleblower disclosure. In this context, these categories of individuals are whistleblowers who disclose information that the individual reasonably believes is evidence of one of the following: • Gross mismanagement of a Federal contract or grant; • A gross waste of Federal funds; • An abuse of authority relating to a Federal contract or grant; • A substantial and specific danger to public health or safety; or • A violation of law, rule, or regulation related to a Federal contract (including the competition for or negotiation of a contract) or grant. To be protected under 41 U.S.C. § 4712, the disclosure must be made to one of the following: • A Member of Congress, or a representative of a committee of Congress; • The OIG; • The Government Accountability Office (GAO); • A Federal employee responsible for contract or grant oversight or management at USDA; • An otherwise authorized official at USDA or other law enforcement agency; • A court or grand jury; or • A management official or other employee of the contractor, subcontractor, or grantee who has the responsibility to investigate, discover, or address misconduct. Under 41 U.S.C. § 4712, personal services contractors as well as employees of contractors, subcontractors, grantees, or subgrantees may file a complaint with OIG, who will investigate the matter unless they determine that the complaint is frivolous, fails to allege a violation of the prohibition against whistleblower reprisal, or has been addressed in another proceeding. OIG's investigation is then presented to the head of the executive agency who evaluates the facts of the investigation and can order the contractor, subcontractor, grantee, or subgrantee Award Number: 24-DG-11062765-157 Page 24 of 24 to take remedial action, such as reinstatement or back pay. Federal Acquisition Regulation (FAR) Subpart 3.903, Whistleblower Protections for Contractor Employees, Policy, prohibits government contractors from retaliating against a contract worker for making a protected disclosure related to the contract. FAR Subpart 3.909-1 prohibits the Government from using funds for a contract with an entity that requires its employees or subcontractors to sign internal confidentiality statements prohibiting or restricting disclosures of fraud, waste, or abuse to designated persons. This prohibition does not contravene agreements pertaining to classified information. The regulation also requires contracting officers to insert FAR clause 52.203-17, Contractor Employee Whistleblower Rights and Requirement to Inform Employees of Whistleblower Rights, in all solicitations and contracts that exceed the Simplified Acquisition Threshold as defined in FAR Subpart 3.908. This clause requires notification to contractor employees that they are subject to the whistleblower rights and remedies referenced in 41 U.S.C. § 4712. In order to make a complaint alleging any of the violations mentioned above, one should complete the OIG Hotline form located at: <https://www.usda.gov/oig/hotline>. For additional information, they may also visit the WPC's webpage at: <https://www.usda.gov/oig/wpc> or they may directly contact the WPC at OIGWPC@oig.usda.gov.

[Business Lookup](#)[New search](#) [Back to results](#)**License Information:**

Entity name: PACIFIC EDUCATION INSTITUTE

Business name: PACIFIC EDUCATION INSTITUTE

Entity type: Nonprofit Corporation

UBI #: 602-279-150

Business ID: 001

Location ID: 0001

Location: Active

Location address: 724 COLUMBIA ST NW
STE 255
OLYMPIA WA 98501-1201

Mailing address: 724 COLUMBIA ST NW STE 255
OLYMPIA WA 98501-1201

Excise tax and reseller permit status: [Click here](#)

Secretary of State information: [Click here](#)

Endorsements

Endorsements held at this location	License #	Count	Details	Status	Expiration date	First issuance date
Olympia Nonprofit Business	16363			Active	Mar-31-2026	Mar-22-2006
Spokane Nonprofit Business				Active	Nov-30-2026	Nov-10-2025

Owners and officers on file with the Department of Revenue

Owners and officers	Title
DRUFFEL, LESLIE	
EWALD, ERIN	
GARCHOW, TIM	
MONAHAN, BILL	

The Business Lookup information is updated nightly. Search date and time: 1/6/2026 7:55:56 AM

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NON PROFIT INSURANCE PROGRAM

CERTIFICATE OF COVERAGE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE NPIP COVERAGE AGREEMENT BELOW. THIS CERTIFICATE OF COVERAGE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: IF THE CERTIFICATE HOLDER IS AN ADDITIONAL COVERED PARTY, THE COVERAGE AGREEMENT MUST BE ENDORSED. IF SUBROGATION IS WAIVED, SUBJECT TO THE TERMS AND CONDITIONS OF THE COVERAGE AGREEMENT, CERTAIN COVERAGE MAY REQUIRE AN ENDORSEMENT. A STATEMENT ON THIS CERTIFICATE DOES NOT CONFER RIGHTS TO THE CERTIFICATE HOLDER IN LIEU OF SUCH ENDORSEMENT(S).

PROGRAM ADMINISTRATOR	COMPANIES AFFORDING COVERAGE	
Clear Risk Solutions 159 Basin Street SW PMB #206 Ephrata, WA 98823	GENERAL LIABILITY: AUTOMOBILE LIABILITY PROPERTY CRIME WRONGFUL ACT LIABILITY MISCELLANEOUS PROFESSIONAL LIABILITY	NPIP / Munich Re. et al. NPIP / Munich Re. et al.
COVERED PARTY		
Pacific Education Institute 724 Columbia Street NW #255 Olympia, WA 98501		

COVERAGE

THIS IS TO CERTIFY THAT THE COVERAGES LISTED BELOW HAVE BEEN ISSUED TO THE COVERED MEMBER NAMED ABOVE FOR THE COVERAGE PERIOD INDICATED, NOT WITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE COVERAGE AFFORDED BY THE NPIP COVERAGE AGREEMENT DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS, AND CONDITIONS OF SUCH COVERAGE AGREEMENT. LIMITS SHOWN BELOW MAY HAVE BEEN REDUCED BY PAID CLAIMS.

LINE OF COVERAGE	COVERAGE NUMBER	EFF DATE	EXP DATE	DESCRIPTION	LIMITS
GENERAL LIABILITY					
COMMERCIAL GENERAL LIABILITY (OCCURRENCE FORM)	NPIP252657951	6/1/2025	6/1/2026	PER OCCURRENCE	\$5,000,000
INCLUDES STOP GAP – EMPLOYERS LIABILITY				PER MEMBER AGGREGATE	\$10,000,000
MEMBER DEDUCTIBLE: \$0				PRODUCT-COMP/OP	\$5,000,000
(LIABILITY IS SUBJECT TO A \$500,000 SIR PAYABLE FROM PROGRAM FUNDS)				PERSONAL & ADV. INJURY	\$5,000,000
				ANNUAL POOL AGGREGATE	\$50,000,000
AUTOMOBILE LIABILITY					
COMMERCIAL AUTOMOBILE LIAB. (ANY AUTO)	NPIP252657951	6/1/2025	6/1/2026	COMBINED SINGLE LIMIT	\$5,000,000
(LIABILITY IS SUBJECT TO A \$500,000 SIR PAYABLE FROM PROGRAM FUNDS)				ANNUAL POOL AGGREGATE	NONE
PROPERTY					
COMMERCIAL PROPERTY	NPIP252657951	6/1/2025	6/1/2026	ALL RISK PER OCC EXCL EQ & FL	\$100,000,000
EQ AND FLOOD COVERAGE MAY BE EXCLUDED FOR INDIVIDUAL LOCATIONS (PROPERTY IS SUBJECT TO A \$500,000 SIR PAYABLE FROM PROGRAM FUNDS)				EARTHQUAKE PER OCC	Excluded
				FLOOD PER OCC	Excluded
				ANNUAL POOL AGGREGATE	NONE
CRIME					
COMMERCIAL CRIME	NPIP252657951	6/1/2025	6/1/2026	PER OCCURRENCE	\$1,000,000
INCLUDES EMPLOYEE THEFT/DISHONESTY & ERISA COVERAGE				PER MEMBER AGGREGATE	\$1,000,000
MEMBER DEDUCTIBLE: \$1,000				ANNUAL POOL AGGREGATE	\$5,000,000
(CRIME IS SUBJECT TO A \$500,000 SIR PAYABLE FROM PROGRAM FUNDS)					
WRONGFUL ACT LIABILITY (INCLUDES E&O / D&O)					
WRONGFUL ACT LIABILITY (CLAIMS MADE)	NPIP252657951	6/1/2025	6/1/2026	PER CLAIM	\$5,000,000
MEMBER DEDUCTIBLE: \$1,000				PER MEMBER AGGREGATE	\$5,000,000
(LIABILITY IS SUBJECT TO A \$500,000 SIR PAYABLE FROM PROGRAM FUNDS)				ANNUAL POOL AGGREGATE	\$40,000,000
MISCELLANEOUS PROFESSIONAL LIABILITY					
MISC. PROFESSIONAL LIABILITY (CLAIMS MADE)	NPIP252657951	6/1/2025	6/1/2026	PER CLAIM	\$5,000,000
MEMBER DEDUCTIBLE: \$1,000				PER MEMBER AGGREGATE	\$5,000,000
(LIABILITY IS SUBJECT TO A \$500,000 SIR PAYABLE FROM PROGRAM FUNDS)				ANNUAL POOL AGGREGATE	\$40,000,000

CANCELLATION NOTICE: SHOULD ANY OF THE ABOVE-DESCRIBED COVERAGES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE NPIP COVERAGE AGREEMENT PROVISIONS.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / SPECIAL ITEMS

Regarding grant for increase youth awareness of benefits trees provide. Grant award: \$95,000. City of Spokane is named as Additional Covered Party as respects General Liability regarding this grant only and are subject to coverage terms, conditions, and exclusions. Additional Covered Party endorsement is attached.

CERTIFICATE HOLDER	AUTHORIZED REPRESENTATIVE
City of Spokane 808 W Spokane Falls Blvd Spokane, WA 99201	

ADDITIONAL COVERED PARTY AMENDMENT – DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies coverage provided under the following:

GENERAL LIABILITY COVERAGE PART

This endorsement changes the Coverage Agreement effective on the inception date of the Coverage Agreement unless another date is indicated above. Providing the certificate of coverage that this endorsement is attached to has been issued by and is on file with the Company, the following applies.

SCHEDULE

Person or Organization (Additional **Covered Party**):

City of Spokane
808 W Spokane Falls Blvd
Spokane, WA 99201

Description of Activities / Operations / Designated Premises:

Regarding grant for increase youth awareness of benefits trees provide. Grant award: \$95,000. City of Spokane is named as Additional Covered Party as respects General Liability regarding this grant only and are subject to coverage terms, conditions, and exclusions. Additional Covered Party endorsement is attached.

With respect to coverage under the General Liability Coverage Part:

A. The Definition of **Covered Party** in the LIABILITY COVERAGES – COMMON CONDITIONS, DEFINITIONS AND EXCLUSIONS section of this Coverage Agreement is amended to add as a **Covered Party** the person or organization shown in the above Declarations with whom you have agreed in a written contract, written agreement, or permit that such person or organization be added as an additional **Covered Party** in your Coverage Agreement. Such person or organization is a **Covered Party** only with respect to their liability assumed by you that would be otherwise imposed by law in the absence of any contract, agreement, or permit relating to or arising out of the specified activity(ies) or operations described in the above Declarations.

However, this coverage only applies with respect to liability for **Bodily Injury, Property Damage, or Personal and Advertising Injury** caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

1. In performance of your ongoing operations; or
2. In connection with your premises owned or rented to you.

The following provisions also apply:

- (1) The written contract, written agreement, or permit must be in effect at the inception of the **Coverage Period** or become effective during the **Coverage Period**; and
- (2) The written contract, written agreement, or permit must be executed prior to the **Bodily Injury** or

Property Damage.

Subject to the paragraphs above, any such person's or organization's status as an additional **Covered Party** ends when any of the following first occurs:

- (1) This Coverage Agreement terminates;
- (2) The written contract, written agreement, or permit terminates; or
- (3) The specified activity(ies) or operations described in the above Declarations terminate.

B. The following is added to Condition D. Other Insurance in the LIABILITY COVERAGES – COMMON CONDITIONS, DEFINITIONS AND EXCLUSIONS section of the Coverage Agreement, and supersedes any provision to the contrary:

For the additional **Covered Party** under your Coverage Agreement shown in the above schedule, and subject to Paragraph A. above, this coverage is primary to and will not seek contribution from any other insurance available to such additional **Covered Party** provided that:

- (1) The additional **Covered Party** is a Named Insured under such other insurance; and
- (2) You have agreed in writing in a contract, agreement, or permit that this Coverage would be primary and would not seek contribution from any other insurance available to the additional **Covered Party** for amounts payable under the coverage provided by this endorsement.

C. The Limits of Coverage applicable to the additional **Covered Party** is the lesser of those limits specified in either the:

- Written contract, written agreement, or permit; or
- Declarations for this Coverage Agreement,

In no case will the limits of coverage provided under this General Liability endorsement exceed the limits as required in the contract or agreement, or the limit of liability available under this Coverage Agreement. These Limits of Coverage are part of and not in addition to the Limits of Coverage shown in the Declarations.

Except with respect to the Limits of Coverage, and any rights or duties specifically assigned in this Coverage Part to the **Covered Member**, this coverage applies:

- a. As if each **Covered Member** were the only **Covered Member**; and
- b. Separately to each **Covered Party** against whom claim is made or **Suit** is brought.

All other terms and conditions remain unchanged



STATE OF WASHINGTON

Department of Labor & Industries

Certificate of Workers' Compensation Coverage

December 31, 2025

WA UBI No.	602 279 150
L&I Account ID	325,096-00
Legal Business Name	PACIFIC EDUCATION INSTITUTE
Doing Business As	PACIFIC EDUCATION INSTITUTE
Workers' Comp Premium Status:	Account is current.
Estimated Workers Reported (See Description Below)	Quarter 3 of Year 2025 "11 to 20 Workers"
Account Representative	Employer Services Help Line, (360) 902-4817
Licensed Contractor?	No

What does "Estimated Workers Reported" mean?

Estimated workers reported represents the number of full time position requiring at least 480 hours of work per calendar quarter. A single 480 hour position may be filled by one person, or several part time workers.

Industrial Insurance Information

Employers report and pay premiums each quarter based on hours of employee work already performed, and are liable for premiums found later to be due.

Industrial insurance accounts have no policy periods, cancellation dates, limitations of coverage or waiver of subrogation (See [RCW 51.12.050](#) and [51.16.190](#)).

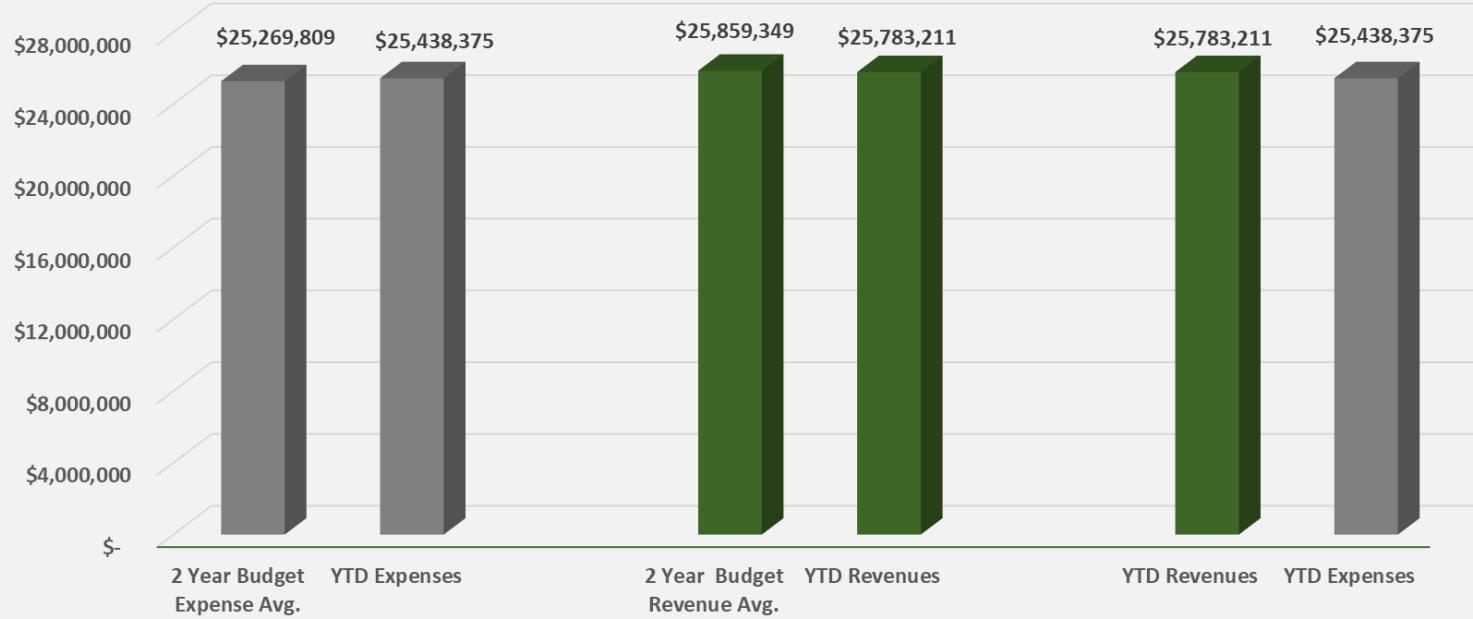


City of Spokane
PARKS
& RECREATION



*December '25
Financials*

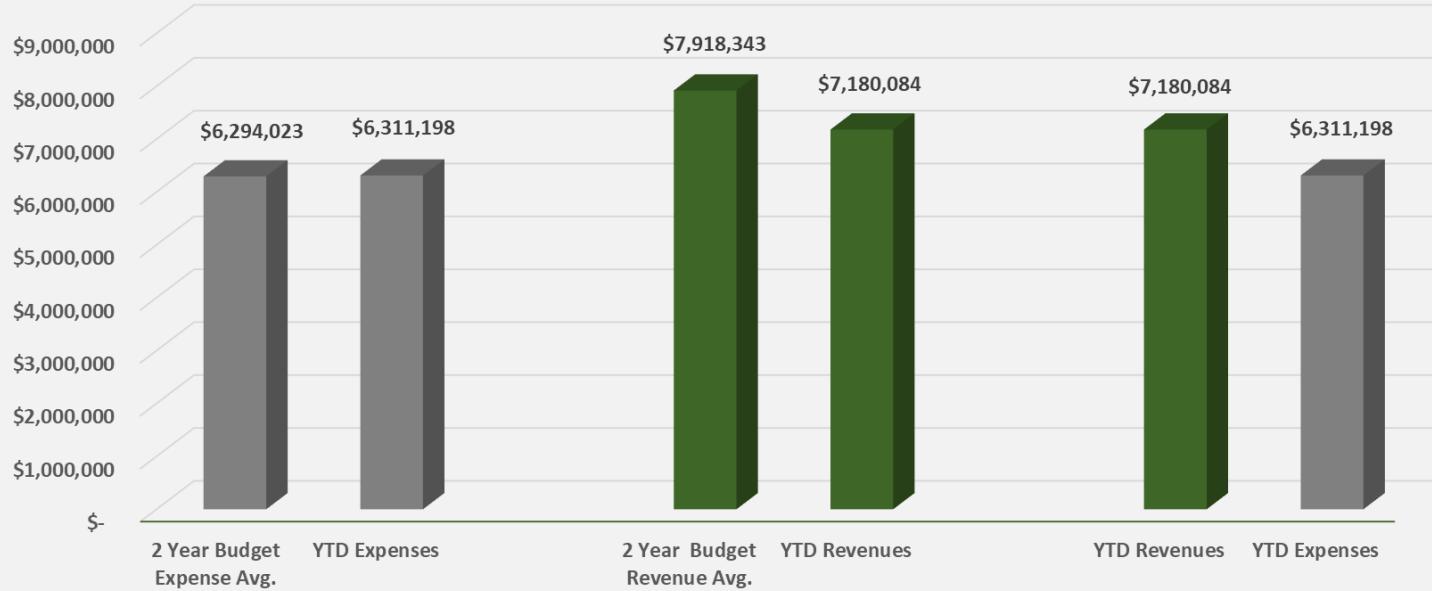
Parks Financials



Key Concepts:

- Year-to-date, 96% of budgeted revenues have been earned and 95% of budgeted expenses have been spent.
- With just 13th month expenses remaining, YTD revenues exceed expenses by \$345K.

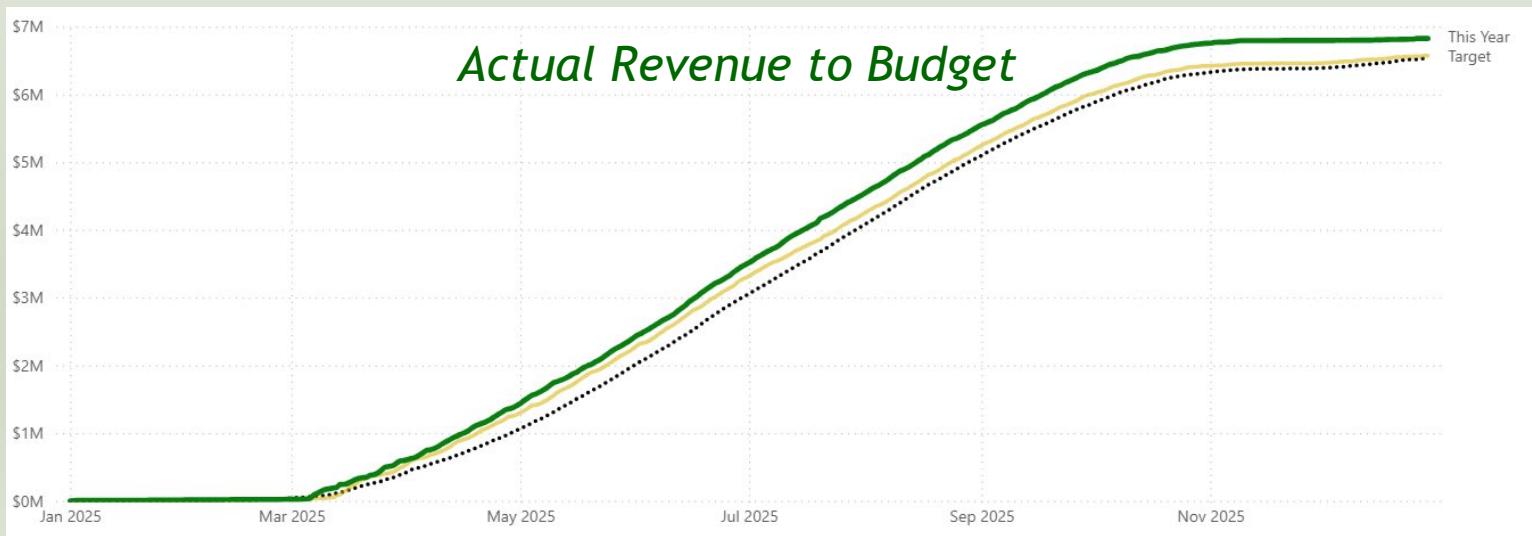
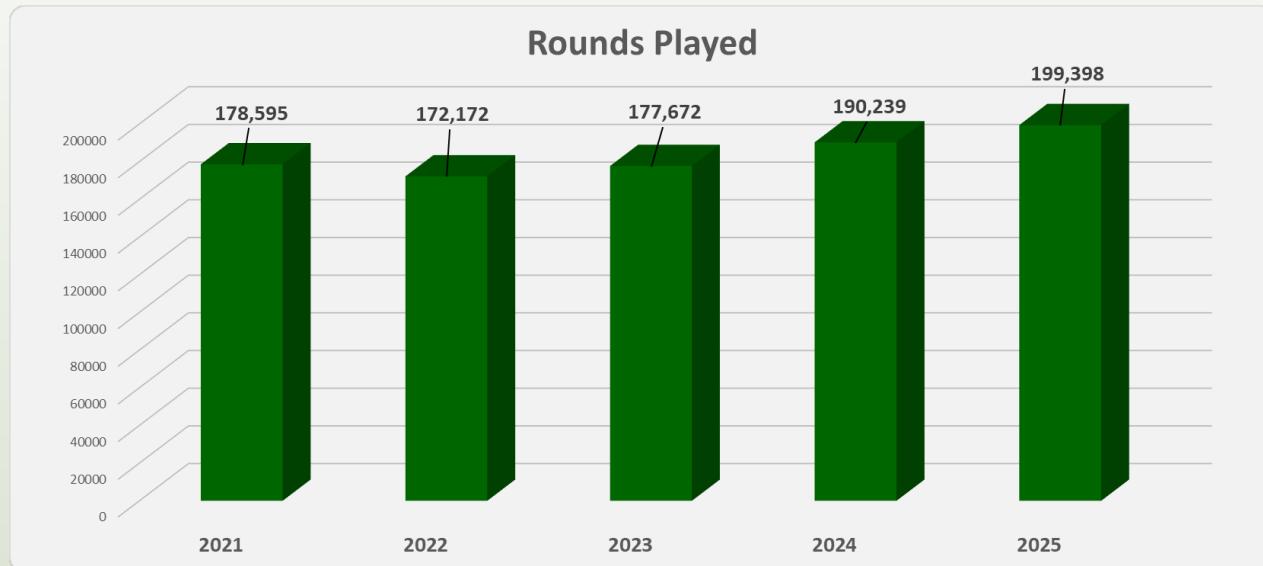
Golf Financials



Key Concepts:

- With minimal revenue in December, golf had a net loss of (\$192,000).
- On December 31st, the Indian Canyon SIP loan was paid in full.
- Year-to-date, golf revenues exceed expenses by \$359K (excluding FIF), which is lower than the 2024 end of December net income of \$689K (higher expenses in 2025).

Golf Scorecard





City of Spokane
PARKS
& RECREATION



*Questions Or
Comments?*

Spokane Park Board

Briefing Paper



Committee	Riverfront Committee	Committee meeting date: Jan 5, 2026		
Requester	Berry Ellison	Phone number: 509.625.6276		
Type of agenda item	<input type="radio"/> Consent	<input type="radio"/> Discussion	<input type="radio"/> Information	<input checked="" type="radio"/> Action
Type of contract/agreement	<input checked="" type="radio"/> New	<input type="radio"/> Renewal/ext.	<input type="radio"/> Lease	<input type="radio"/> Amendment/change order
City Clerks file (OPR or policy #)				
Master Plan Goal, Objective, Strategy (Click HERE for link to the adopted plan)	Goal K. Objective 1	Master Plan Priority Tier:	Second Tier	(pg. 171-175)
Item title: (Use exact language noted on the agenda)	Cameron-Reilly, LLC / contract for Post St Parking Lot Improvements (\$762,704.81 plus applicable tax) - Berry Ellison			
Begin/end dates	Begins: 02/01/2026	Ends: 12/31/2027	<input type="checkbox"/> 06/01/2525	
Background/history: This contract awards the base bid + 1 deductive alternate to the apparent low responsive bidder for the replacement the Riverfront Park's "Post Street Parking Lot".				
This parking lot is the last remaining portion of Riverfront Park's W Havermale Island improvements. The initial design for this renovation was approved as a part of the W Havermale Island improvements, however the project was delayed due to the Post St Bridge renovations. This project will upgrade the parking lot to a code-compliant facility with asphalt, concrete flatwork, signage, lighting, landscaping, and will separate the parking lot driveway from the Centennial Trail.				
\$300,000 of this project is funded by city Public Works, and remaining funding is provided from park capital funds				
Motion wording: Motion to approve Cameron-Reilly, LLC contract for Post St Parking Lot Improvements in the amount of \$762,704.81 plus applicable tax from Park and Public Works Funds				
Approvals/signatures outside Parks: <input checked="" type="radio"/> Yes <input type="radio"/> No If so, who/what department, agency or company: Cameron-Reilly, LLC Name: Jayson Grainger, Partner Email address: Jayson@Cameron-Reilly.com Phone: 509.466-5555				
Distribution: Parks – Accounting jmoog@spokanecity.org Parks – Sarah Deatrich nhamad@spokanecity.org Requester: bellison@spokanecity.org nthomas@cameron-reilly.com Grant Management Department/Name:				
Fiscal impact: <input checked="" type="radio"/> Expenditure <input type="radio"/> Revenue Amount: Budget code: \$762,704.81 (Base Bid) 1950-54920-94760-56301-48096 \$69,406.14 (WSST at 9.1%) 1950-54920-94760-56301-48096				
Vendor: <input checked="" type="radio"/> Existing vendor <input type="radio"/> New vendor				
Supporting documents:				
<input checked="" type="checkbox"/> Quotes/solicitation (RFP, RFQ, RFB) <input type="checkbox"/> Contractor is on the MRSC Roster - City of Spokane <input type="checkbox"/> UBI: Business license expiration date:		<input type="checkbox"/> W-9 (for new contractors/consultants/vendors) <input type="checkbox"/> ACH Forms (for new contractors/consultants/vendors) <input type="checkbox"/> Insurance Certificate (min. \$1 million in General Liability)		



City of Spokane

PUBLIC WORKS AGREEMENT

**Title: POST STREET PARKING LOT
IMPROVEMENT**

This Agreement is made and entered into by and between the **CITY OF SPOKANE PARKS AND RECREATION DEPARTMENT** as ("City"), a Washington municipal corporation, and **CAMERON REILLY, LLC**, whose address is 309 North Park Road, Spokane Valley, Washington 99212, as ("Contractor"), individually hereafter referenced as a "Party", and together as the "Parties".

The parties agree as follows:

1. **PERFORMANCE/SCOPE OF WORK.** The Contractor will do all work, furnish all labor, materials, tools, construction equipment, transportation, supplies, supervision, organization and other items of work and costs necessary for the proper execution and completion of the work described in the specifications entitled **POST STREET PARKING LOT IMPROVEMENT**, selected via PW ITB #6466-25.
2. **CONTRACT DOCUMENTS.** The Contract Documents are this Contract, the Contractor's completed bid proposal form, the contract provisions, contract plans, standard specifications, standard plans, addenda, various certifications and affidavits, supplemental agreements, change orders and subsurface boring logs (if any), including Contractor's Response to PW ITB #6466-25 (Exhibit B). In the event of a conflict, or to resolve an ambiguity or dispute, federal and state requirements supersede this Contract, and this Contract supersedes the other contract documents.
3. **TERM.** The term of this Contract begins on February 1, 2026, and ends on December 31, 2027, unless amended by written agreement or terminated earlier under the provisions.
4. **TERMINATION.** Either party may terminate this Contract by ten (10) days written notice to the other party. In the event of such termination, the City shall pay the Contractor for all work previously authorized and performed prior to the termination date.
5. **COMPENSATION/PAYMENT.**
 - A. **COMPENSATION.** Total compensation for Contractor's services under this Contract shall be a maximum amount not to exceed **SEVEN HUNDRED SIXTY-TWO THOUSAND SEVEN HUNDRED FOUR AND 81/100 DOLLARS (\$762,704.81)**, plus sales tax if applicable, unless modified by a written amendment to this Contract. This is the maximum amount to be paid under this Contract for the work described in Section 1 above, and shall not be exceeded

without the prior written authorization of the City in the form of an executed amendment to this Contract.

B. **PAYMENT**. The Contractor will send its applications for payment to the Parks and Recreation Department, 808 West Spokane Falls Blvd., Fifth Floor, Spokane, Washington 99201. All invoices should include the Department Contract No. "OPR XXXX-XXXX" and an approved L & I Intent to Pay Prevailing Wage number. The final invoice should include an approved Affidavit of Wages Paid number. Payment will not be made without this documentation included on the invoice. **Payment will be made via direct deposit/ACH** within thirty (30) days after receipt of the Company's application except as provided by state law. Five percent (5%) of the Contract price may be retained by the City, in accord with RCW 60.28 for a minimum of forty five (45) days after final acceptance, as a trust fund for the protection and payment of: the claims of any person arising under the Contract; and the State with respect to taxes imposed pursuant to Titles 50, 51 and 82 RCW which may be due from the Contractor.

6. **WAGES**. The Contractor and all subcontractors will submit a "Statement of Intent to Pay Prevailing Wages" certified by the industrial statistician of the Department of Labor and Industries, prior to any payments. The "Statement of Intent to Pay Prevailing Wages" shall include: (1) the Contractor's registration number; and (2) the prevailing wages under RCW 39.12.020 and the number of workers in each classification. Each voucher claim submitted by the Contractor for payment on a project estimate shall state that the prevailing wages have been paid in accordance with the "Statement(s) of Intent to Pay Prevailing Wages" on file with the City. Prior to the payment of funds held under RCW 60.28, the Contractor and subcontractors must submit an "Affidavit of Wages Paid" certified by the industrial statistician.

7. **STATEMENT OF INTENT TO PAY PREVAILING WAGES TO BE POSTED**. The Contractor and each subcontractor required to pay the prevailing rate of wages shall post in a location readily visible at the job site: (1) a copy of a "Statement of Intent to Pay Prevailing Wages" approved by the industrial statistician of the State Department of Labor and Industries; and (2) the address and telephone number of the industrial statistician of the Department of Labor and Industries where a complaint or inquiry concerning prevailing wages may be made.

8. **BONDS**. The Contractor may not commence work until it obtains all insurance, permits and bonds required by the contract documents and applicable law. This includes the execution of a performance bond and a payment bond on the forms attached, each equal to one hundred percent (100%) of the contract price, and written by a corporate surety company licensed to do business in Washington State.

9. **PUBLIC WORKS REQUIREMENTS**. The Contractor and each subcontractor are required to fulfill the Department of Labor and Industries Public Works and Prevailing Wage Training Requirement under RCW 39.04.350. The contractor must verify responsibility criteria for each first tier subcontractor, and a subcontractor of any tier that hires other subcontractors must verify the responsibility criteria listed in RCW 39.04.350(1) for each of its subcontractors. Verification shall include that each subcontractor, at the time of subcontract execution, meets the responsibility criteria. This verification requirement, as well as responsibility criteria, must be included in every public works contract and subcontract of every tier.

10. **INSURANCE**. During the period of the Agreement, the Contractor shall maintain in force at its own expense, each insurance noted below with companies or through sources approved by the State Insurance Commissioner pursuant to Title 48 RCW::

- A. **Worker's Compensation Insurance** in compliance with RCW 51, which requires subject employers to provide workers' compensation coverage for all their subject workers and Employer's Liability Insurance in the amount of \$1,000,000.
- B. **General Liability Insurance** on an occurrence basis, with a combined single limit of not less than \$1,000,000 each occurrence for bodily injury and property damage. It shall include contractual liability coverage for the indemnity provided under this Agreement. It shall provide that the City, its officers and employees are additional insureds but only with respect to the Company's services to be provided under this Agreement;
 - i. Acceptable supplementary Umbrella coverage combined with Company's General Liability insurance policy must be a minimum of \$2,000,000, in order to meet the insurance coverage limits required in this Agreement; and;
- C. **Automobile Liability Insurance** with a combined single limit, or the equivalent of not less than \$1,000,000 each accident for bodily injury and property damage, including coverage for owned, hired and non-owned vehicles; and
- D. **Pollution insurance** is required during the period of construction, for a minimum duration of 12 months. **Pollution Legal Liability Insurance** with a minimum coverage for Bodily Injury and Property Damage of not less than \$5,000,000.00 per occurrence and \$5,000,000.00 aggregate.

There shall be no cancellation, material change, reduction of limits or intent not to renew the insurance coverage(s) without thirty (30) days written notice from the Consultant or its insurer(s) to the City. As evidence of the insurance coverage(s) required by this Agreement, the Consultant shall furnish acceptable Certificates of Insurance (COI) upon request of the City. **The certificate shall specify the City of Spokane as "Additional Insured"** specifically for Contractor's services under this Agreement, as well as all of the parties who are additional insureds, and include applicable policy endorsements, the thirty (30) day cancellation clause, and the deduction or retention level. The Consultant shall be financially responsible for all pertinent deductibles, self-insured retentions, and/or self-insurance.

11. **INDEMNIFICATION**. The Contractor shall defend, indemnify, and hold the City and its officers and employees harmless from all claims, demands, or suits at law or equity asserted by third parties for bodily injury (including death) and/or property damage which arise from the Contractor's negligence or willful misconduct under this Agreement, including attorneys' fees and litigation costs; provided that nothing herein shall require a Contractor to indemnify the City against and hold harmless the City from claims, demands or suits based solely upon the negligence of the City, its agents, officers, and employees. If a claim or suit is caused by or results from the concurrent negligence of the Contractor's agents or employees and the City, its agents, officers and employees, this indemnity provision shall be valid and enforceable to the extent of the negligence of the Contractor, its agents or employees. The Contractor specifically assumes liability and agrees to defend, indemnify, and hold the City harmless for actions brought by the Contractor's own employees against the City and, solely for the purpose of this indemnification

and defense, the Contractor specifically waives any immunity under the Washington State industrial insurance law, or Title 51 RCW. The Contractor recognizes that this waiver was specifically entered into pursuant to the provisions of RCW 4.24.115 and was the subject of mutual negotiation. The indemnity and agreement to defend and hold the City harmless provided for in this section shall survive any termination or expiration of this agreement.

12. **CONTRACTOR'S WARRANTY.** The Contractor's warranty for all work, labor and materials shall be in accordance with the contract documents.

13. **SUBCONTRACTOR RESPONSIBILITY.**

A. The Contractor shall include the language of this section in each of its first tier subcontracts, and shall require each of its subcontractors to include the same language of this section in each of their subcontracts, adjusting only as necessary the terms used for the contracting parties. Upon request of the City, the Contractor shall promptly provide documentation to the City demonstrating that the subcontractor meets the subcontractor responsibility criteria below. The requirements of this section apply to all subcontractors regardless of tier.

B. At the time of subcontract execution, the Contractor shall verify that each of its first-tier subcontractors meets the following bidder responsibility criteria:

1. Have a current certificate of registration in compliance with chapter 18.27 RCW, which must have been in effect at the time of subcontract bid submittal;
2. Have a current Washington Unified Business Identifier (UBI) number;
3. If applicable, have:
 - a. Have Industrial Insurance (workers' compensation) coverage for the subcontractor's employees working in Washington, as required in Title 51 RCW;
 - b. A Washington Employment Security Department number, as required in Title 50 RCW;
 - c. A Washington Department of Revenue state excise tax registration number, as required in Title 82 RCW;
 - d. Have HAZWOPER Certification for Soil Handling.
4. Not be disqualified from bidding on any public works contract under RCW 39.06.010 or 39.12.065 (3).

C. On Public Works construction projects, as defined in RCW 39.04.010, with an estimated cost of six hundred thousand dollars (\$600,000) or more, at least fifteen (15) percent of the labor hours on each project shall be performed by apprentices enrolled in a State-approved apprenticeship program; and for each contract in the project fifteen (15) percent of the labor hours for each craft that has an available state-approved apprenticeship program for Spokane County and utilizes more than one hundred sixty (160) hours in each contract shall be performed by apprentices enrolled in a state-approved apprenticeship program.

1. Subcontracting Requirements. The utilization percentages for apprenticeship labor for Public Works construction contracts shall also apply to all subcontracts of one hundred thousand dollars (\$100,000) or more within those contracts, and at least fifteen percent (15%) of the labor hours for each such subcontract shall be performed by apprentices in a state-approved apprenticeship program. For each craft that has an available apprenticeship program for Spokane county and performs more than one hundred sixty (160) hours on each project, fifteen (15) percent of the labor hours shall be performed by apprentices enrolled in a State-approved apprenticeship program
2. Each subcontractor which this chapter applies is required to execute a form, provided by the city, acknowledging that the requirements of Article X 07.06 SMC are applicable to the labor hours for the project.

14. **NONDISCRIMINATION**. No individual shall be excluded from participation in, denied the benefit of, subjected to discrimination under, or denied employment in the administration of or in connection with this Contract because of age, sex, race, color, religion, creed, marital status, familial status, sexual orientation including gender expression or gender identity, national origin, honorably discharged veteran or military status, the presence of any sensory, mental or physical disability, or use of a service animal by a person with disabilities. The Contractor agrees to comply with, and to require that all subcontractors comply with, Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act, as applicable to the Contractor.

15. **DEBARMENT AND SUSPENSION**. The Contractor has provided its certification that it is in compliance with and shall not contract with individuals or organizations which are debarred, suspended, or otherwise excluded from or ineligible from participation in Federal Assistance Programs under Executive Order 12549 and "Debarment and Suspension", codified at 29 CFR part 98.

16. **LIQUIDATED DAMAGES**. Liquidated damages shall be in accordance with the contract documents.

17. **ASSIGNMENTS**. The Contractor may not assign, transfer or sublet any part of the work under this Contract, or assign any monies due, without the written approval of the City, except as may be required by law. In the event of assignment of accounts or monies due under this Contract, the Contractor specifically agrees to give immediate written notice to the City Administrator, no later than five (5) business days after the assignment.

18. **ANTI-KICKBACK**. No officer or employee of the City of Spokane, having the power or duty to perform an official act or action related to this Contract shall have or acquire any interest in the Contract, or have solicited, accepted or granted a present or future gift, favor, service or other thing of value from or to any person involved in the Contract.

19. **COMPLIANCE WITH LAWS**. Each party shall comply with all applicable federal, state, and local laws and regulations that are incorporated herein by reference.

20. **DISPUTES**. This Contract shall be performed under the laws of the State of Washington. Any litigation to enforce this Contract or any of its provisions shall be brought in Spokane County, Washington.

21. **SEVERABILITY**. In the event any provision of this Contract should become invalid, the

rest of the Contract shall remain in full force and effect.

22. AUDIT / RECORDS. The Contractor and its subcontractors shall maintain for a minimum of three (3) years following final payment all records related to its performance of the Contract. The Contractor and its subcontractors shall provide access to authorized City representatives, at reasonable times and in a reasonable manner to inspect and copy any such record. In the event of conflict between this provision and related auditing provisions required under federal law applicable to the Contract, the federal law shall prevail.

23. BUSINESS REGISTRATION REQUIREMENT. Section 8.01.070 of the Spokane Municipal Code states that no person may engage in business with the City without first having obtained a valid annual business registration. The Contractor shall be responsible for contacting the State of Washington Business License Services at www.dor.wa.gov or 360-705-6741 to obtain a business registration. If the Contractor does not believe it is required to obtain a business registration, it may contact the City's Taxes and Licenses Division at (509) 625-6070 to request an exemption status determination.

24. CONSTRUAL. The Contractor acknowledges receipt of a copy of the contract documents and agrees to comply with them. The silence or omission in the contract documents concerning any detail required for the proper execution and completion of the work means that only the best general practice is to prevail and that only material and workmanship of the best quality are to be used. This Contract shall be construed neither in favor of nor against either party.

25. MODIFICATIONS. The City may modify this Contract and order changes in the work whenever necessary or advisable. The Contractor will accept modifications when ordered in writing by the Director of Engineering Services, and the Contract time and compensation will be adjusted accordingly.

26. INTEGRATION. This Contract, including any and all exhibits and schedules referred to herein or therein set forth the entire Agreement and understanding between the parties pertaining to the subject matter and merges all prior agreements, negotiations and discussions between them on the same subject matter.

27. OFF SITE PREFABRICATED ITEMS. In accordance with RCW 39.04.370, the Contractor shall submit certain information about off-site, prefabricated, nonstandard, project specific items produced under the terms of the Contract and produced outside Washington as a part of the "Affidavit of Wages Paid" form filed with the State Department of Labor and Industries.

28. FORCE MAJEURE. Neither party shall be liable to the other for any failure or delay in performing its obligations hereunder, or for any loss or damage resulting therefrom, due to: (1) acts of God or public enemy, acts of government, riots, terrorism, fires, floods, strikes, lock outs, epidemics, act or failure to act by the other party, or unusually severe weather affecting City, Contractor or its subcontractors, or (2) causes beyond their reasonable control and which are not foreseeable (each a "Force Majeure Event"). In the event of any such Force Majeure Event, the date of delivery or performance shall be extended for a period equal to the time lost by reason of the delay.

29. KEY PERSONS. The Contractor shall not transfer or reassign any individual designated in this Contract as essential to the Work, nor shall those key persons, or employees of Contractor identified as to be involved in the Project Work be replaced, removed or withdrawn from the Work without the express written consent of the City, which shall not be unreasonably withheld. If any

such individual leaves the Contractor's employment, the Contractor shall present to the City one or more individuals with greater or equal qualifications as a replacement, subject to the City's approval, which shall not be unreasonably withheld. The City's approval does not release the Contractor from its obligations under this Contract.

CAMERON REILLY, LLC

By _____
Signature _____ Date _____

Type or Print Name

Title

Attest:

City Clerk

**CITY OF SPOKANE PARKS AND
RECREATION DEPARTMENT**

By _____
Signature _____ Date _____

Type or Print Name

Title

Approved as to form:

Assistant City Attorney

Attachments that are part of this Contract:

Exhibit A - Certification Regarding Debarment
Exhibit B – Bid Response Summary to PW ITB #6466-25
Payment Bond
Performance Bond

25-272

EXHIBIT A

**CERTIFICATION REGARDING DEBARMENT, SUSPENSION,
INELIGIBILITY AND VOLUNTARY EXCLUSION**

1. The undersigned (i.e., signatory for the Subrecipient / Contractor / Consultant) certifies, to the best of its knowledge and belief, that it and its principals:
 - a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;
 - b. Have not within a three-year period preceding this contract been convicted or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion, receiving stolen property, making false claims, or obstruction of justice;
 - c. Are not presently indicted or otherwise criminally or civilly charged by a government entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and,
 - d. Have not within a three-year period preceding this contract had one or more public transactions (federal, state, or local) terminated for cause or default.
2. The undersigned agrees by signing this contract that it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction.
3. The undersigned further agrees by signing this contract that it will include the following clause, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions:

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion – Lower Tier Covered Transactions

1. The lower tier contractor certified, by signing this contract that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency.
2. Where the lower tier contractor is unable to certify to any of the statements in this contract, such contractor shall attach an explanation to this contract.

4. I understand that a false statement of this certification may be grounds for termination of the contract.

Name of Subrecipient / Contractor / Consultant (Type or Print)	Program Title (Type or Print)
Name of Certifying Official (Type or Print)	Signature
Title of Certifying Official (Type or Print)	Date (Type or Print)

EXHIBIT B

PAYMENT BOND

We, **CAMERON REILLY, LLC**, as principal, and _____, as surety, are held and firmly bound to the City of Spokane, Washington, in the sum of **SEVEN HUNDRED SIXTY-TWO THOUSAND SEVEN HUNDRED FOUR AND 81/100 DOLLARS (\$762,704.81)**, plus sales tax if applicable for the payment of which, we bind ourselves and our legal representatives and successors, jointly and severally by this document.

The principal has entered into a contract with the City of Spokane, Washington, to do all work and furnish all materials for the **POST STREET PARKING LOT IMPROVEMENT**. If the principal shall:

- A. pay all laborers, mechanics, subcontractors, material suppliers and all person(s) who shall supply such person or subcontractors; and pay all taxes and contributions, increases and penalties as authorized by law; and
- B. comply with all applicable federal, state and local laws and regulations;

then this obligation shall be null and void; otherwise it shall remain in full force and effect.

The Surety for value received agrees that no change, extension of time, alteration or addition to the terms of the Contract, the specifications accompanying the Contract, or to the work to be performed under the Contract shall in any way affect its obligation on this bond, except as provided herein, and waives notice of any change, extension of time, alteration or addition to the terms of the Contract or the work performed. The Surety agrees that modifications and changes to the terms and conditions of the Contract that increase the total amount to be paid the Principal shall automatically increase the obligation of the Surety on this bond and notice to Surety is not required for such increased obligation. Any judgment obtained against the City, which relates to or is covered by the contract or this bond, shall be conclusive against the principal and the surety, as to the amount of damages, and their liability, if reasonable notice of the suit has been given.

SIGNED AND SEALED on _____.

CAMERON REILLY, LLC,

AS PRINCIPAL

By: _____
Title: _____

_____, AS SURETY

By: _____
Its Attorney in Fact

A valid POWER OF ATTORNEY
for the Surety's agent must
accompany this bond.

STATE OF WASHINGTON)
) ss.
County of _____)

I certify that I know or have satisfactory evidence that _____ signed this document; on oath stated that he/she was authorized to sign the document and acknowledged it as the agent or representative of the named surety company which is authorized to do business in the State of Washington, for the uses and purposes therein mentioned.

DATED: _____

Signature of Notary Public

My appointment expires _____

Approved as to form:

Assistant City Attorney

PERFORMANCE BOND

We, **CAMERON REILLY, LLC**, as principal, and _____, as Surety, are held and firmly bound to the City of Spokane, Washington, in the sum of **SEVEN HUNDRED SIXTY-TWO THOUSAND SEVEN HUNDRED FOUR AND 81/100 DOLLARS (\$762,704.81)**, plus sales tax if applicable, for the payment of which, we bind ourselves and our legal representatives and successors, jointly and severally by this document.

The principal has entered into a Contract with the City of Spokane, Washington, to do all the work and furnish all materials for the **POST STREET PARKING LOT IMPROVEMENT**. If the principal shall:

- A. promptly and faithfully perform the Contract, and any contractual guaranty and indemnify and hold harmless the City from all loss, damage or claim which may result from any act or omission of the principal, its agents, employees, or subcontractors; and
- B. comply with all applicable federal, state and local laws and regulations;

then this obligation shall be null and void; otherwise it shall remain in full force and effect.

The Surety for value received agrees that no change, extension of time, alteration or addition to the terms of the Contract, the specifications accompanying the Contract, or to the work to be performed under the Contract shall in any way affect its obligation on this bond, except as provided herein, and waives notice of any change, extension of time, alteration or addition to the terms of the Contract or the work performed. The Surety agrees that modifications and changes to the terms and conditions of the Contract that increase the total amount to be paid the Principal shall automatically increase the obligation of the Surety on this bond and notice to Surety is not required for such increased obligation. Any judgment obtained against the City, which relates to or is covered by the Contract or this bond, shall be conclusive against the principal and the Surety, not only as to the amount of damages, but also as to their liability, if reasonable notice of the suit has been given.

SIGNED AND SEALED on _____

**CAMERON REILLY, LLC,
AS PRINCIPAL**

By: _____
Title: _____

_____,
AS SURETY

A valid **POWER OF ATTORNEY**
for the Surety's agent must
accompany this bond.

By: _____
Its Attorney in Fact

I certify that I know or have satisfactory evidence that _____ signed this document; on oath stated that he/she was authorized to sign the document and acknowledged it as the agent or representative of the named Surety Company which is authorized to do business in the State of Washington, for the uses and purposes mentioned in this document.

DATED on

Signature of Notary

My appointment expires _____

Approved as to form:

Assistant City Attorney

Bid Response Summary

Bid Number	PW ITB 6466-25
Bid Title	Post Street Parking Lot Improvement - Rebid
Due Date	Monday, November 24, 2025 1:00:00 PM [(UTC-08:00) Pacific Time (US & Canada)]
Bid Status	Closed to Bidding
Company	Cameron-Reilly, LLC
Submitted By	Mike Reilly - Monday, November 24, 2025 12:37:51 PM [(UTC-08:00) Pacific Time (US & Canada)] bids@cameron-reilly.com
Comments	

Question Responses

Group	Reference Number	Question	Response
GENERAL INFORMATION			
	CONTRACTOR'S REPRESENTATIONS	The Contractor by making its Bid represents that it has read and understands the specifications; and has visited the site and familiarized itself with the local conditions under which the Work is to be performed.	I acknowledge and agree
	AWARD OF CONTRACT	Award of contract, when made by the City, will be to the low responsive-responsible bidder based on cost. Unsuccessful Contractors will not automatically be notified of results.	I acknowledge and agree
	CONTRACT RENEWALS	Contract renewals or extensions may be initiated by the City of Spokane, subject to mutual agreement	I acknowledge and I agree
	EXECUTION OF CONTRACT	Within ten (10) days of contract award the Contractor shall sign and return to the City an executed copy of the contract unless otherwise mutually agreed by the City and Contractor.	I acknowledge and I agree
	GUARANTEE	The Contractor guarantees all work, labor and materials for one (1) year following final acceptance. If any unsatisfactory condition or defect develops within that time, the Contractor shall immediately place the work in a satisfactory condition, and further repair all damage caused by the condition or defect at its sole expense. This guarantee shall not apply to work which has been abused or neglected by the City.	I acknowledge and I agree
	PAYMENT	Payment will be made via direct deposit/ACH after receipt of the Contractor's application except as provided by state law. If the City objects to all or any portion of the invoice, it shall notify the Contractor and reserves the right to only pay that portion of the invoice not in dispute. In that event, the parties shall immediately make every effort to settle the disputed amount.	I acknowledge and agree
	REJECTION OF BIDS	The City reserves the right to reject any or all Bids, to waive minor deviations from the specifications, to waive minor informalities in the Bid process whenever it is in the City's best interest, and to accept or reject all or part of this Invitation to Bids, at the prices shown.	I acknowledge and agree
	CONTRACTOR REGISTRATION	The Contractor shall be a Washington State registered or licensed Contractor at time of Bid submittal.	I acknowledge and agree
	COMPLETION TIME	The bidder agrees to start the work under this contract within ten (10) days of the Notice to Proceed and to substantially complete the specified work within 180 calendar days or no later than August 28, 2026.	I acknowledge and I agree

LIQUIDATED DAMAGES	<p>In the event the bidder is awarded the contract and fails to complete the work within the time limit or any agreed upon time extensions, liquidated damages shall be paid to the City of Spokane in the amount of SIX HUNDRED SEVENTY-FIVE DOLLARS (\$675.00) per calendar day until the work is substantially completed and accepted by owner for public use.</p>	I acknowledge and agree
MISCELLANEOUS DOCUMENTATION UPLOAD	<p>Upload any additional documentation here. You can only upload one document so if you have more than one page - combine them into one page before uploading.</p>	
PUBLIC WORKS REQUIREMENTS		
1.	<p>The work under this contract constitutes a public work under state law.</p>	I acknowledge and agree
2.	<p>Payment/performance bonds will be required.</p>	I acknowledge and agree
PERFORMANCE BONDS	<p>The Contractor shall furnish, at its sole expense, a performance and payment bond equal to one hundred percent (100%) of the contract price. The bond shall insure faithful and complete performance of the contract and payment of all obligations to laborers and material men arising from the Project. The bond shall be executed by a Surety company authorized to do business in Washington State, and shall remain in effect for one (1) year following final acceptance of the work. Unless approved by the City, the Surety's name shall appear on the United States Treasury Department's list of authorized Sureties - Circular 570. On contracts of \$150,000.00 or less, in lieu of a surety bond, at the request of the Contractor, the City may retain ten percent (10%) of the contract price for a minimum of forty five (45) days following final acceptance, or until receipt of all releases and settlement of liens, whichever is later, in accord with RCW 39.08010.</p>	I acknowledge and agree
3.	<p>Statutory retainage will be required</p>	I acknowledge and I understand
RETAINAGE	<p>Pursuant to chapter 60.28 RCW, the City will retain five percent (5%) (or ten percent (10%) at Contractor's request) from the monies earned by the Contractor. This Retainage shall be held as a trust fund for the protection and payment: (1) to the State of taxes and fees owed by the Contractor; and (2) of any person, mechanic, subcontractor or material man who performs labor or furnishes any supplies toward the Work. Release of Retainage will be made at a minimum of forty five (45) days following final acceptance of Work; provided the following conditions are met:</p>	I acknowledge and I agree

RETAINAGE	<p>a. The City has received from the Contractor and each subcontractor a copy of the "Statement of Intent to Pay Prevailing Wages" and an "Affidavit of Wages Paid", approved by the State Department of Labor and Industries (L&I). b. On Contracts greater than \$35,000, the City has received releases from the State Departments of Revenue (DOR), Labor & Industries and Employment Security. c. No claims, as provided by law, have been filed against the retainage. In the event a claim is filed, the Contractor shall be paid a portion of the Retainage, which is less than the amount sufficient to pay the claim and potential legal costs.</p>	I acknowledge and I agree
4.	<p>The State prevailing rate of wages to be paid to all workmen, laborers or mechanics employed in the performance of any part of this Contract shall be in accordance with the provisions of Chapter 39.12 of the Revised Code of Washington (RCW) and the rules and regulations of the Washington State Department of Labor and Industries (L & I).</p>	I acknowledge and I understand
5.	<p>The State of Washington prevailing wage rates applicable for this public works project, which is located in Spokane County, may be found at the following website address of the Department of Labor and Industries: https://fortress.wa.gov/lni/wagelookup/prvWagelookup.aspx. Based on the bid submittal deadline for this project, the applicable effective date for prevailing wages for this project is November 24, 2025.</p>	I acknowledge and I understand
6.	<p>If apprentices are to be used, they must be registered with the State Apprenticeship Council; otherwise, they are to be paid State prevailing journeyman wages.</p>	I acknowledge and I understand
7.	<p>The Contractor and any subcontractors will submit a <input type="checkbox"/> Statement of Intent to Pay Prevailing Wages <input type="checkbox"/> certified by the industrial statistician of the Department of Labor and Industries, prior to any work or payments. The <input type="checkbox"/> Statement of Intent to Pay Prevailing Wages <input type="checkbox"/> shall include: (1) the Contractor's registration number; and (2) the prevailing wages under RCW 39.12.020 and the number of workers in each classification. Prior to payment of funds held under RCW 39.12.040, the Contractor and subcontractors must submit an <input type="checkbox"/> Affidavit of Wages Paid <input type="checkbox"/> certified by the industrial statistician annually for all work completed within the previous twelve-month period of the unit priced contract (RCW 35.22.620).</p>	I acknowledge and I understand
8.	<p>The Contractor is responsible for payment of fees for the approval of "Statements of Intent to Pay Prevailing Wages" and "Affidavits of Wages Paid" and shall make all applications directly to L&I.</p>	I acknowledge and I understand
9.	<p>As of July 1, 2019 contractors must have fulfilled the Department of Labor and Industries' Public Works and Prevailing Wage Training Requirement before bidding and/or performing work on public works projects under RCW 39.04.350 and RCW 39.06.020</p>	I acknowledge and I understand
TECHNICAL REQUIREMENTS		

SCOPE OF WORK	<ul style="list-style-type: none"> • Base Bid: Work includes, but is not limited to: <ul style="list-style-type: none"> ○ Successful Bidder is responsible for purchase and payment of all required trade permits and right-of-way obstruction permits where applicable. Plan Check fees have been paid by the City and are not a part of this scope of work. ○ Establishing a construction boundary, tree protection, and erosion and sedimentary control. ○ Preserve and protect existing improvements that are to remain. Repair or replace all hardscape and softscape damaged as a result of construction activity. Preservation of existing site utilities; ○ Tree removal, pruning and root treatments shall be performed by a licensed certified arborist. The licensed certified arborist must be on site and supervise tree planting operations. Contractor is responsible for retaining a licensed arborist and having the licensed arborist submit a public tree permit for any tree related work to include removal, pruning, root treatment and planting prior to demolition and construction or the equivalent; ○ Remove existing parking lot surfacing and adjacent vegetation as shown on plan; ○ Procure and install new asphalt parking lot, concrete walkways, concrete curbing, asphalt centennial trail connection, signage, striping, concrete site wall, concrete seat wall, catch basins, storm piping, lined drainage swale, overflow structure and outflow to theme stream, landscaping, irrigation, site lighting; ○ Installation of Owner and Contractor furnished fixtures, furnishings, and equipment. ○ Cooperate with Owner and accommodate Owner's operation during entire course of this project. <p>NOTICE: DEPT. OF ECOLOGY SOIL HANDLING</p> <p>REQUIREMENTS:</p> <ul style="list-style-type: none"> ○ Existing on-site soils contain arsenic, lead, PAH's and/or TPH-Ds. Contractor to consider the soils harmful to people, animals, and waterways. ○ All excavated native soil shall be placed in containment (i.e. wheelbarrow or truck bed) or on an impermeable surface (i.e. plastic sheet or tarp). ○ Excavated native soil shall be placed back in the excavation. ○ If excavated soil cannot all be placed back in the excavation. Safely stockpile and reuse as fill deeper than 6" depth, ensuring that the final surface is either landscape or an impermeable surface such as concrete or asphalt ○ HAZWOPER certification for soil handling is required. <p>• Bid Alternates:</p> <ul style="list-style-type: none"> ○ Bid Alternate 1: Add Seatwall, Landscape, and Irrigation <ul style="list-style-type: none"> <input type="checkbox"/> Work includes but is not limited to installing a concrete seatwall adjacent to the parking lot sidewalk, additional earthworks including import and shaping the adjacent hillside, landscaping and irrigation. ○ Bid Alternate 2: Add Water and Sewer Lines <ul style="list-style-type: none"> <input type="checkbox"/> Work includes but is not limited to tapping the existing water line near the ice ribbon and extending a 1" potable water service to the landscape island near the gazebo and north of the parking lot and providing a sanitary sewer service from the existing manhole near the Avista driveway to the landscape island near the gazebo. ○ Deductive Alternate 1: Omit Stone Veneered Seatwall at back of Post St Sidewalk. <input type="checkbox"/> Add 18" tall concrete curb wall per City Std plan D-101B 	I acknowledge and I agree
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		'Case B' w/ sack finish on exposed faces and 2.1/2" X 1" deep voids on top face per plan. Shop Drawings required for review and approval by Owner's Representative.	
a.		What is the delivery timeline for the materials/equipment needed for this project	3-6 weeks
GENERAL REQUIREMENTS			
INTENT OF SPECIFICATIONS		The apparent silence or omission in the specifications as to any detail of the Work to be done or materials to be furnished means that the region's best general practice shall prevail, and that material and workmanship of the best quality shall be used. The specifications shall be interpreted on this basis.	I acknowledge and agree
WASHINGTON STATE RETAIL SALES TAX		A. GENERAL CONSTRUCTION. Retail sales tax, when applicable, will be paid as a separate item, and shall not be included in the Bid price. Sales tax shall be added on the amount due the Contractor and the Contractor shall be responsible for making payment to the State. The City reserves the right to claim an exemption authorized by law.	I acknowledge and agree
WASHINGTON STATE RETAIL SALES TAX		B. PUBLIC STREET IMPROVEMENTS. If the technical requirements in the specifications indicate that all or a portion of the Work is a "public street improvement" as defined by state law, the Contractor shall include all contractor-paid taxes, including use taxes on materials in its Bid price. The City will NOT pay retail sales tax as a separate item.	I acknowledge and agree
PERMITS		Contractor shall be responsible for all permits, signage, equipment, materials and labor, demolition, dust control, reinstallation of all fixtures as needed, and clean up to complete this work in accordance with industry standards governing this type of work.	I acknowledge and agree
GUARANTY		The Contractor guarantees all work, labor and materials for one (1) year following final acceptance of the Work. If any unsatisfactory condition or defect develops within that time, the Contractor shall immediately place the Work in a satisfactory condition, and further repair all damage caused by the condition or defect at its sole expense. This guarantee shall not apply all Work, which has been abused or neglected by the City.	I acknowledge and agree
SUBCONTRACTORS		The Contractor shall not award any portion of the Work to any subcontractor without the City's prior approval. The Contractor shall be fully responsible to the City for the acts, errors and omissions of its subcontractors. No contractual relationship shall be created between any subcontractor and the City.	I acknowledge and agree
INSURANCE		During the term of the Contract, the Contractor shall maintain in force at its own expense, the below insurance coverage(s):	I acknowledge and agree
INSURANCE		a. Worker's Compensation Insurance in compliance with RCW 51.12.020 which requires subject employers to provide worker's compensation coverage for all their subject workers and Employer's Liability Insurance in the amount of \$1,000,000.00.	I acknowledge and agree

INSURANCE	b. General Liability Insurance on an occurrence basis, with a combined single limit of not less than \$1,000,000.00 for bodily injury and property damage. It shall include premises and operations, independent contractors, products and completed operations, personal injury liability, and contractual liability coverage for the indemnity provided under the contract. It shall provide that the City, its officers and employees are additional insureds but only with respect to the Contractor's services to be provided under the contract; i. Acceptable supplementary Umbrella insurance coverage, combined with the Contractor's General Liability Insurance policy must be a minimum of \$2,000,000.00 in order to meet the insurance coverages required under this Contract;	I acknowledge and agree
INSURANCE	Acceptable supplementary Umbrella insurance coverage combined with Company's General Liability insurance policy must be a minimum of \$2,000,000, in order to meet the insurance coverage limits required in this Agreement; and	I acknowledge and agree
INSURANCE	c. Automobile Liability Insurance with a combined single limit, or the equivalent of not less than \$1,000,000.0 each accident for bodily injury and property damage, including coverage for owned, hired and non-owned vehicles.	I acknowledge and agree
INSURANCE	d. Pollution Legal Liability Insurance with a minimum coverage for Bodily Injury and Property Damage of not less than \$5,000,000 per occurrence and \$5,000,000 aggregate. Pollution Liability covers sums the Operator is legally obligated to pay as a result of emission, discharge, release, or escape of any contaminants, irritants, or pollutants in or on land, the atmosphere, or any water course or body of water, resulting in environmental damage.	I understand and I agree
INSURANCE	There shall be no cancellation, material change, reduction of limits or intent not to renew the insurance coverage(s) without thirty (30) days written notice from the Company or its insurer(s) to the City. As evidence of the insurance coverage(s) required by this Agreement, the Company shall furnish acceptable Certificates of Insurance (COI) upon request by the City. The certificate shall specify the City of Spokane as "Additional Insured" specifically for Company's services under this Agreement, as well as all of the parties who are additional insureds, and include applicable policy endorsements, the thirty (30) day cancellation clause, and the deduction or retention level. The Company shall be financially responsible for all pertinent deductibles, self-insured retentions, and/or self-insurance.	I acknowledge and agree
BID		
BIDDER'S DECLARATION	The Bidder submitting this bid certifies that it has examined the site, read and understands the specifications for the above project, and agrees to comply with all applicable federal, state and local laws and regulations. The bidder is advised that by submitting this bid proposal it has acknowledged all bid requirements and certifications contained herein.	I acknowledge and I agree

BID PRICE IS COMPLETE	Bidder acknowledges that the bid price indicated on the Pricing Page includes ALL expenses with regard to this project. No other costs will be allowed over and above the bid price.	I acknowledge and I agree
CONTRACTOR RESPONSIBILITY	Washington State Contractor's Registration Number	CAMERRL942NU
CONTRACTOR RESPONSIBILITY	U.B.I. Number	602633401
CONTRACTOR RESPONSIBILITY	Washington Employment Security Department Number	343657.006
CONTRACTOR RESPONSIBILITY	Washington Excise Tax Registration Number	602633401
CONTRACTOR RESPONSIBILITY	City of Spokane Business Registration Number	T11049806BUS
ADDENDA	Bidder acknowledges receipt of _____ addenda and agrees that their requirements have been included in this bid proposal.	1,2
MISCELLANEOUS	The firm agrees that its Bid will NOT be withdrawn for a minimum of sixty (60) calendar days after the stated submittal date.	I acknowledge and I agree
MISCELLANEOUS	For contracts up to \$150,000.00 including tax, the Contractor may request a 10 percent (10%) retainage in lieu of bond.	No
MISCELLANEOUS	If this project is less than \$150,000 - does contract request 10% retainage in lieu of bond?	No
MISCELLANEOUS	The bidder submitting this response hereby certifies that, within the three-year period immediately preceding the bid solicitation date for this Project, the bidder is not a "willful" violator, as defined in RCW 49.48.082, of any provision of chapters 49.46, 49.48 or 49.52 RCW, as determined by a final and binding citation and notice of assessment issued by the Department of Labor and Industries or through a civil judgement entered by a court of limited or general jurisdiction. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.	I acknowledge and I agree
MISCELLANEOUS	Individual's Name, Company Name, Address, Email Address & Phone Number for individual/company submitting this bid response.	Nate Thomas, Cameron Reilly, 309 N Park Rd, Spokane Valley WA, 99223, nthomas@cameron-reilly.com, 509-466-5555
MISCELLANEOUS	Name and Email Address for individual authorized to sign a contract.	Mike Reilly mike@cameron-reilly
1	Please complete the Bid Proposal document in the 'Documents' tab and upload here.	Final Bid Proposal.pdf

2	<p>The bid shall be accompanied by a bid bond bound to the City of Spokane, in an amount of not less than five percent (5%) of the total bid amount. Bid bonds must be by a surety company authorized to do business as a surety in Washington State. If the bidder is awarded the contract and fails to enter into a construction contract and/or furnish payment/performance bond(s) and proof of insurance within the required time period, the bid security shall be forfeited to the City of Spokane. Please upload your bid bond here (blank form available under the 'Documents' tab).</p>	Bid Bond.pdf
3	<p>If subcontractors will be used, please download the 'Subcontractor List' document from the 'Documents' tab, complete, and upload the completed document here. If subcontractors will be used, failure to upload the completed list may result in a non-responsive determination to this request.</p>	Subconctractor List REBID.pdf
4	<p>PROPRIETARY LANGUAGE: Materials submitted in response to this competitive procurement shall become the property of the City. All received Proposals shall remain confidential until the award of contract recommendation has been filed with the applicable Council Committee or the City Clerk for City Council action. Thereafter, the Proposals shall be deemed public records as defined in RCW 42.56, "Public Records." Any information in the Proposal that the Proposer desires to claim as proprietary and thus exempt from disclosure under the provisions of existing state law, shall be clearly designated. Each page claimed to be exempt from disclosure must be clearly identified by the word "Confidential" printed on it. Marking the entire Proposal exempt from disclosure will not be honored. The City will consider a Proposer's request for exemption from disclosure; however, the City will make a decision predicated upon state law and regulations. If any information is marked as proprietary in the Proposal, it will not be made available until the affected Proposer has been given an opportunity to seek a court injunction against the requested disclosure.</p>	I understand and I agree
TERMS & CONDITIONS		
#1	<p>Bidder accepts has read and acknowledges compliance with Terms and Conditions located in the Documents area of this project. If answer is "I do not acknowledge and I do not agree", include requested exception in proposal submittal on separate page and title as "Exception to Terms and Conditions". The City will consider and determine if exception will be accepted.</p>	I acknowledge and I agree
#2	<p>Describe exceptions to Terms & Conditions if you marked "I do not acknowledge and I do not agree" above.</p>	

Pricing Responses

Group	Reference Number	Description	Type	Unit Of Measure	Quantity	Unit Price	Ext Base Price	Comment
BID								
	#1	Base Bid	Base	jb	1.00	\$895,110.95	\$895,110.95	

Alternate #1	Add Seatwall, Landscape & Irrigation (Includes Wa State Sales Tax)	Option jb	1.00	\$100,917.50
Alternate #2	Add Water and Sewer Lines (Includes Wa State Sales Tax)	Option jb	1.00	\$27,275.00
Alternate #3	Omit Stone Veneered Seatwall, Add Concrete Curb Wall (Includes Wa State Sales Tax)	Option jb	1.00	-\$63,000.00
Total Base Bid		\$895,110.95		

THESE NEXT THREE PAGES MUST BE COMPLETED AND UPLOADED INTO THE CITY OF SPOKANE'S ELECTRONIC BIDDING SYSTEM AND INFORMATION MUST BE SUBMITTED ONLINE PER INSTRUCTIONS TO BIDDERS PARAGRAPH #16.

BID PROPOSAL

To: Honorable Mayor
Members of the City Council
City of Spokane, Washington

PROJECT: PW ITB #6466-25 CITY OF SPOKANE –POST STREET PARKING LOT IMPROVEMENTS

BIDDER'S DECLARATION.

The undersigned bidder certifies that it has examined the site, read and understands the specifications for the above project, and agrees to comply with all applicable federal, state and local laws and regulations. The bidder is advised that by signature of this bid proposal it has acknowledged all bid requirements and signed all certificates contained herein.

BID OFFER.

The price(s) listed in this bid proposal is tendered as an offer to furnish all labor, materials, equipment and supervision required to complete the proposed project in strict accordance with the contract documents. The bidder proposes to do the project at the following price:

BASE BID: \$ 895,110.95
Total From Bid Schedule (Includes Tax)

BID ALTERNATES:

<u>(1) Add Seatwall, Landscape, & Irrigation</u>	\$ <u>100,917.50</u>
Includes Washington State Sales Tax	
<u>(2) Add Water and Sewer Lines</u>	\$ <u>27,275.00</u>
Includes Washington State Sales Tax	
<u>(3) Omit Stone Veneered Seatwall, Add Concrete Curb Wall</u>	\$ <u>- 63,000.00</u>

The Owner reserves the right to accept or reject any or all bids.

**\$832,110.95 tax
inclusive**

ADDENDA.

The undersigned acknowledges receipt of addenda number(s) 1,2 and agrees that their requirements have been included in this bid proposal.

CONTRACT COMPLETION TIME.

The bidder agrees to start the work under this contract within ten (10) days of the Notice to Proceed and to substantially complete the specified work within 180 calendar days or no later than AUGUST 28, 2026.

LIQUIDATED DAMAGES.

In the event the bidder is awarded the contract and fails to complete the work within the time limit or any agreed upon time extensions, liquidated damages shall be paid to the City of Spokane in the amount of SIX HUNDRED SEVENTY-FIVE DOLLARS (\$675.00) per calendar day until the work is substantially completed and accepted by owner for public use.

BIDDER RESPONSIBILITY.

Washington State Contractor's Registration No. CAMERRL942NU
(must be in effect at time of bid submittal)

U.B.I. Number 602 633 401

Washington Employment Security Department Number 343 657.006

Washington Excise Tax Registration Number 602 633 401

City of Spokane Business License Number T11049806BUS

(The successful bidder and all subcontractors shall be licensed or have applied for a license to do business in the City of Spokane prior to proceeding with the proposed project.)

BID SECURITY.

A bid security in the amount of FIVE PERCENT (5%) of the total project bid as indicated above, is attached to this bid proposal. If the bidder is awarded the contract and fails to enter into a construction contract and/or furnish payment / performance bond(s) and proof of insurance within the required time period, the bid security shall be forfeited to the City of Spokane.

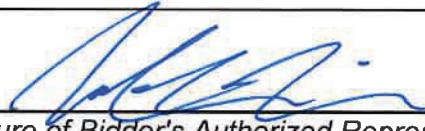
NON-COLLUSION.

The undersigned authorized representative of the undersigned firm, being first sworn on oath, certifies that the firm has not, directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with the project for which this bid proposal is submitted.

The undersigned Bidder hereby certifies that, within the three-year period immediately preceding the bid solicitation date for this Project, the bidder is not a "willful" violator, as defined in RCW 49.48.082, of any provision of chapters 49.46, 49.48, or 49.52 RCW, as determined by a final and binding citation and notice of assessment issued by the Department of Labor and Industries or through a civil judgment entered by a court of limited or general jurisdiction.

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Name of Bidder: Cameron Reilly LLC



Signature of Bidder's Authorized Representative

General Manager

Title

309 N Park Rd, Spokane Valley, WA 99223

Address

509.466.5555

Phone

IF INDIVIDUAL

Signed and Sworn To (or Affirmed) Before Me On _____
date _____

(Seal Or Stamp)

Signature of Notary Public

My appointment expires _____

IF PARTNERSHIP

I certify that I know or have satisfactory evidence that the above named person signed this bid proposal, on oath stated that he/she was authorized to sign it and acknowledged it as the partner(s) of the bidder, a partnership, to be the free and voluntary act of such party for the uses and purposes herein mentioned.

Signed and Sworn To (or Affirmed) Before Me On _____
date _____

(Seal Or Stamp)

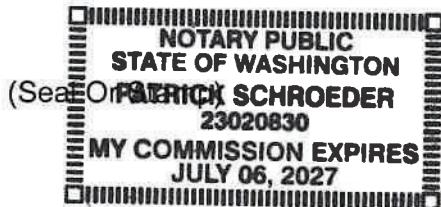
Signature of Notary Public

My appointment expires _____

IF CORPORATION

I certify that I know or have satisfactory evidence that the above named person signed this bid proposal, on oath stated that he/she was authorized to sign it and acknowledged it as the representative of the bidder, a corporation, to be the free and voluntary act of such party for the uses and purposes herein mentioned.

Signed and Sworn To (or Affirmed) Before Me On 11-20-25
date _____



Pat Schroeder

Signature of Notary Public

My appointment expires 7-6-27

THIS PAGES MUST BE COMPLETED AND UPLOADED INTO THE CITY OF SPOKANE'S ELECTRONIC BIDDING SYSTEM.

BID BOND

We, ON FILE, _____ as Principal,
and _____ as Surety,
are held and firmly bound unto the CITY OF SPOKANE, a Washington State municipal
corporation, in the penal sum of FIVE PERCENT (5%) OF THE TOTAL AMOUNT BID, for the
payment of which we jointly and severally bind ourselves, and our legal representatives and
successors.

THE CONDITIONS OF THE OBLIGATION are that if the City of Spokane shall make
timely award to the Principal for the

Post Street Parking Lot Improvements (Re-Bid)

according to the terms of the bid made by the Principal; and the Principal shall, within the
specified time, enter into a contract with the City of Spokane and furnish bond(s) acceptable to
the City, if required, then this obligation shall be null and void; otherwise it shall remain in full
force and effect; but in no event will the surety's liability exceed this bond's face amount.

SIGNED AND SEALED on _____

AS PRINCIPAL _____

By: _____

Title: _____

A valid POWER OF
ATTORNEY must
accompany this bond.

AS SURETY _____

By: _____
Attorney in Fact

THIS FORM MUST BE COMPLETED AND UPLOADED INTO THE CITY OF SPOKANE'S ELECTRONIC BIDDING SYSTEM.

SUBCONTRACTOR LIST

PROJECT NAME: PW ITB #6452-25 CITY OF SPOKANE – RIVERFRONT PARK – WEST HAVERMALE POST STREET PARKING LOT IMPROVEMENTS

IMPORTANT: REFER TO SECTION 5.2.1 OF THE SUPPLEMENTAL CONDITIONS FOR INSTRUCTIONS ON COMPLETING THE SUBCONTRACTOR LIST (use additional pages if necessary):

CONTRACTOR/SUPPLIER Inland Asphalt

TYPE OF WORK/BID ITEM Asphalt

AMOUNT \$27,300

CONTRACTOR'S REGISTRATION NO. INLANAC984OK

CONTRACTOR/SUPPLIER Power City

TYPE OF WORK/BID ITEM Electrical

AMOUNT 134,500

CONTRACTOR'S REGISTRATION NO. POWERCE994BA

CONTRACTOR/SUPPLIER KB Markings

TYPE OF WORK/BID ITEM Signs & Striping

AMOUNT \$20,385

CONTRACTOR'S REGISTRATION NO. KBMARML787OA

CONTRACTOR/SUPPLIER Land Expressions

TYPE OF WORK/BID ITEM Landscape

AMOUNT \$143,313

CONTRACTOR'S REGISTRATION NO. LANDELLO44CO

NO SUBCONTRACTORS WILL BE USED ON THIS PROJECT

THIS FORM MUST BE COMPLETED AND UPLOADED INTO THE CITY OF SPOKANE'S ELECTRONIC BIDDING SYSTEM.

SUBCONTRACTOR LIST

PROJECT NAME: PW ITB #6452-25 CITY OF SPOKANE – RIVERFRONT PARK – WEST HAVERMALE POST STREET PARKING LOT IMPROVEMENTS

IMPORTANT: REFER TO SECTION 5.2.1 OF THE SUPPLEMENTAL CONDITIONS FOR INSTRUCTIONS ON COMPLETING THE SUBCONTRACTOR LIST (use additional pages if necessary):

CONTRACTOR/SUPPLIER Trailhead Tree Services

TYPE OF WORK/BID ITEM Tree Services

AMOUNT \$2,680

CONTRACTOR'S REGISTRATION NO. TRAILTS96RC

CONTRACTOR/SUPPLIER

TYPE OF WORK/BID ITEM _____

AMOUNT _____

CONTRACTOR'S REGISTRATION NO. _____

CONTRACTOR/SUPPLIER Washington Masonry

TYPE OF WORK/BID ITEM Masonry

AMOUNT \$136,472

CONTRACTOR'S REGISTRATION NO. WASHIML82207

CONTRACTOR/SUPPLIER

TYPE OF WORK/BID ITEM _____

AMOUNT _____

CONTRACTOR'S REGISTRATION NO. _____

_____ NO SUBCONTRACTORS WILL BE USED ON THIS PROJECT

< Business Lookup

License Information:[New search](#) [Back to results](#)**Entity name:** CAMERON REILLY, LLC**Business name:** CAMERON-REILLY, L.L.C.**Entity type:** Limited Liability Company**UBI #:** 602-633-401**Business ID:** 001**Location ID:** 0001**Location:** Active**Location address:** 309 N PARK RD
SPOKANE VALLEY WA 99212-1128**Mailing address:** 309 N PARK RD
SPOKANE VALLEY WA 99212-1128**Excise tax and reseller permit status:** [Click here](#)**Secretary of State information:** [Click here](#)**Endorsements**[Filter](#)

Endorsements held at this location	License #	Count	Details	Status	Expiration date	First issuance date
Asotin County General Business - Non-Resident				Active	Jul-31-2026	Jul-29-2025
Asotin General Business - Non-Resident				Active	Jul-31-2026	Jul-29-2025
Cheney General Business - Non-Resident	BUS2015-075			Active	Jul-31-2026	Jan-14-2019
Deer Park General Business - Non-Resident				Active	Apr-30-2026	Apr-24-2025
Ephrata General Business - Non-Resident				Active	Jul-31-2026	Aug-09-2021
Liberty Lake General Business - Non-Resident	00809			Active	Jul-31-2026	Jul-05-2007
Minor Work Permit				Active	Jul-31-2026	Apr-20-2015
Moses Lake General Business - Non-Resident	BL2021-0523			Active	Jul-31-2026	Aug-02-2021
Othello General Business - Non-Resident				Active	Jul-31-2026	Jul-23-2025



Endorsements held at this location	License #	Count	Details	Status	Expiration date	First issuance date
Pasco General Business - Non-Resident	29854			Active	Jul-31-2026	Aug-19-2016
Pullman General Business - Non-Resident				Active	Jul-31-2026	Mar-08-2024
Spokane General Business - Non-Resident	T11049806BUS			Active	Jul-31-2026	Oct-15-2012
Spokane Valley General Business				Active	Jul-31-2026	Feb-26-2007
West Richland General Business - NR				Active	Jun-30-2026	Jun-25-2025

Owners and officers on file with the Department of Revenue

Owners and officers	Title
GRAINGER, JAYSON	
REILLY, MICHAEL	
WESTBY, TODD	

Registered Trade Names

Registered trade names	Status	First issued
CAMERON-REILLY, L.L.C.	Active	Aug-03-2006
CR CONCRETE	Active	Sep-29-2021
EMPIRE CONCRETE CUTTING	Active	Jul-09-2025

The Business Lookup information is updated nightly. Search date and time: 12/30/2025 2:31:47 PM

Contact us

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Don't see what you expected?
[Check if your browser is supported](#)





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/23/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Parker Smith & Feek Insurance LLC 2233 112th Ave NE Bellevue WA 98004	CONTACT NAME: PHONE (A/C, No, Ext): 425-709-3600		FAX (A/C, No):
	E-MAIL ADDRESS:		
	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : Zurich American Insurance Company		16535
	INSURER B : American Guarantee and Liability Insurance		26247
	INSURER C : Accelerant Specialty Insurance Company		16890
	INSURER D :		
INSURER E :			
INSURER F :			
INSURED Cameron-Reilly, LLC 309 N Park Rd Spokane, WA 99212			License#: PC-1719201 CAMELLC-03

COVERAGES

CERTIFICATE NUMBER: 13792735

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	Y	Y	GLO394676301	3/1/2025	3/1/2026	EACH OCCURRENCE	\$ 1,000,000	
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000	
							MED EXP (Any one person)	\$ 5,000	
							PERSONAL & ADV INJURY	\$ 1,000,000	
							GENERAL AGGREGATE	\$ 2,000,000	
							PRODUCTS - COMP/OP AGG	\$ 2,000,000	
							WA Stop Gap	\$ 1,000,000	
	GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input checked="" type="checkbox"/> PRO- JECT <input checked="" type="checkbox"/> LOC OTHER:								
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			BAP394676401	3/1/2025	3/1/2026	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000	
							BODILY INJURY (Per person)	\$	
							BODILY INJURY (Per accident)	\$	
							PROPERTY DAMAGE (Per accident)	\$	
								\$	
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB	X	OCCUR	SXS394676601	3/1/2025	3/1/2026	EACH OCCURRENCE	\$ 5,000,000	
			CLAIMS-MADE				AGGREGATE	\$ 5,000,000	
		DED	RETENTION \$					\$	
A	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY <input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N	N / A	WC184356800	4/15/2025	3/1/2026	<input checked="" type="checkbox"/> PER STATUTE E.L. EACH ACCIDENT	\$ 1,000,000	
							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000	
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000	
C	Professional/Pollution Liability			S0073PL02207800	3/1/2025	3/1/2026	Pollution Limit Professional Limit Poll/Prof Retentions	\$5,000,000 \$2,000,000 \$5,000/\$10,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Project: PW ITB #6466-25; Project: Post Street Parking Lot Improvements; Job Location: Riverfront Park, West Havermale Island, North Post St. Spokane WA.

Certificate Holder Includes: City of Spokane, its officers, and employees and the Architect.

Certificate Holder and all other parties required by the contract are included as Additional Insured on the General Liability Policy, if required by written contract or agreement, subject to the policy terms and conditions.

A Waiver of Subrogation is provided in favor of the Certificate Holder and all other parties required by the contract on the General Liability Policy, if required by written contract or agreement, subject to the policy terms and conditions.

CERTIFICATE HOLDER

CANCELLATION

City of Spokane 808 W Spokane Falls Blvd Spokane WA 99201-3343	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.	
	AUTHORIZED REPRESENTATIVE 	

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Spokane Park Board

Briefing Paper



Committee	Finance Committee	Committee meeting date: January 6, 2026									
Requester	Nick Hamad	Phone number: 509.363.5452									
Type of agenda item	<input type="radio"/> Consent	<input type="radio"/> Discussion	<input type="radio"/> Information	<input checked="" type="radio"/> Action							
Type of contract/agreement	<input checked="" type="radio"/> New	<input type="radio"/> Renewal/ext.	<input type="radio"/> Lease	<input type="radio"/> Amendment/change order	<input type="radio"/> Other						
City Clerks file (OPR or policy #)	OPR 2023-0047										
Master Plan Goal, Objective, Strategy (Click HERE for link to the adopted plan)		Master Plan Priority Tier: (pg. 171-175)									
Item title: (Use exact language noted on the agenda)	American Indian Community Center / High Bridge Park Land Lease (\$896,000 revenue)										
Begin/end dates	Begins: 01/08/2026	Ends: 12/31/2076	<input type="checkbox"/>	06/01/2525							
Background/history: Land lease agreement with the American Indian Community Center granting rights to use a 2.25 acre portion of High Bridge Park to develop the new American Indian Community Center building.											
This agreement was developed after park board land committee determined in October 2025 that the proposal is consistent with the 'alternative use of park land' policy and provides a quantifiable net benefit to the park system. This lease agreement agreement incorporates feedback from the December park board land committee.											
Motion wording: Motion to approve High Bridge Park land lease agreement with American Indian Community Center.											
Approvals/signatures outside Parks: <input type="radio"/> Yes <input checked="" type="radio"/> No If so, who/what department, agency or company: American Indian Community Center Name: Linda Lauch Email address: lindal@aiccinc.org Phone: (509) 535-0886											
Distribution: Parks – Accounting karens@aiccinc.org Parks – Sarah Deatrich lindal@aiccinc.org Requester: Nick Hamad garrett jones Grant Management Department/Name:											
Fiscal impact: <input type="radio"/> Expenditure <input checked="" type="radio"/> Revenue Amount: Budget code:											
Vendor: <input type="radio"/> Existing vendor <input checked="" type="radio"/> New vendor											
Supporting documents: <table border="0"> <tr> <td><input type="checkbox"/> Quotes/solicitation (RFP, RFQ, RFB)</td> <td><input type="checkbox"/> W-9 (for new contractors/consultants/vendors)</td> </tr> <tr> <td><input type="checkbox"/> Contractor is on the MRSC Roster - City of Spokane</td> <td><input type="checkbox"/> ACH Forms (for new contractors/consultants/vendors)</td> </tr> <tr> <td><input type="checkbox"/> UBI: Business license expiration date:</td> <td><input type="checkbox"/> Insurance Certificate (min. \$1 million in General Liability)</td> </tr> </table>						<input type="checkbox"/> Quotes/solicitation (RFP, RFQ, RFB)	<input type="checkbox"/> W-9 (for new contractors/consultants/vendors)	<input type="checkbox"/> Contractor is on the MRSC Roster - City of Spokane	<input type="checkbox"/> ACH Forms (for new contractors/consultants/vendors)	<input type="checkbox"/> UBI: Business license expiration date:	<input type="checkbox"/> Insurance Certificate (min. \$1 million in General Liability)
<input type="checkbox"/> Quotes/solicitation (RFP, RFQ, RFB)	<input type="checkbox"/> W-9 (for new contractors/consultants/vendors)										
<input type="checkbox"/> Contractor is on the MRSC Roster - City of Spokane	<input type="checkbox"/> ACH Forms (for new contractors/consultants/vendors)										
<input type="checkbox"/> UBI: Business license expiration date:	<input type="checkbox"/> Insurance Certificate (min. \$1 million in General Liability)										

AMERICAN INDIAN COMMUNITY CENTER LAND LEASE AGREEMENT

This Land Lease Agreement ("Agreement") is between the City of Spokane Park Board ("Park Board"), and the American Indian Community Center ("AICC"), hereinafter referred to as a "Party" and collectively as the "Parties".

WHEREAS, the American Indian Community Center wishes to provide recreational and social services for the Indian community in Spokane and find a dedicated location for this purpose; and

WHEREAS, the Park Board is empowered by Article V of the City Charter with the authority to care for, manage, control and improve all parks and grounds used for park purposes and the authority to grant leases and privileges under such restrictions and for such compensation as the Board may prescribe; and

WHEREAS, in January 2023, the Park Board had adopted a resolution to partner with the American Indian Community Center to help them find a dedicated facility for its activities; and

WHEREAS, in November 2025, the Park Board Land Committee unanimously agreed that leasing a 2.25-acre portion of High Bridge Park in exchange for the development of new park improvements equal to or higher than the value of the land to be leased, which would be considered a Quantifiable Net Improvement under the Alternative Use on Park Land Policy dated November 21, 2024; and

WHEREAS, the parties desire to enter into this Land Lease and Use Agreement for the construction of the new American Indian Community Center within High Bridge Park and the subsequent use and operation;

NOW, THEREFORE, the parties agree as follows:

1. **PURPOSE.** The purpose of this Agreement is for the Park Board to lease land to the American Indian Community Center in order to allow the AICC to construct and operate a new community center in High Bridge Park. The lease granted under this Agreement shall begin upon final execution of this Agreement by the Parties after Spokane City Council approval, which the Park Board shall pursue in a timely manner according to the City Council procedures and run for a period of fifty (50) years. The total amount of Park land to be leased to the AICC at High Bridge Park will not exceed 2.25 acres. The 2.25 acres includes land for an approximately 22,000 square foot building, public parking, an outdoor amphitheater, walkways, landscaping and other necessary requirements (hereinafter referred to as the "Community Center").
2. **TERM OF AGREEMENT.** The term of this Agreement begins on January 8, 2026, and shall run through December 31, 2076, unless amended by written agreement or terminated earlier under the provisions. If the American Indian Community Center

does not begin construction on authorized improvements on or before January 1, 2030, this lease agreement may be terminated by the Park Board.

3. **PROPERTY.** The property to be leased to the AICC is located on a 2.25-acre plot of undeveloped land within High Bridge Park, located at the corner of A Street and Riverside Avenue as depicted in Exhibit A, attached hereto and incorporated by this reference. The AICC shall have exclusive control of the Community Center during the time a community center is maintained on that site. Park Board shall have the option to use the premises for Parks and Recreation programming when the AICC is not using the premises. The premises shall not be used for any other purposes without the consent of the AICC. All structures erected on the property shall remain the property of the AICC as long as the property is used as an American Indian Community Center. Parks' use of the premises shall in no way be exclusive and shall not infringe upon the AICC's primary usage of the premises. Parks' use shall be at no cost to Parks and is not part of the Quantifiable Net Improvement determination. The AICC shall maintain and secure all improvements within the dedicated lease area for the duration of this agreement. Following construction of the AICC improvements, a metes and bounds legal description defining the lease area shall be prepared at the request and expense of AICC, which completed legal description shall be added to this agreement by amendment.
4. **CONDITIONS.** The Park Board leases to the AICC park property for use as the site of a community center subject to the following conditions:
 - A. During the design, development and construction phases of the community center, AICC will present the Park Board design plans for review and comment limited to the exterior building, landscaping and impact on the Park. The AICC staff and construction project team shall review, consider, and, when feasible, incorporate the Park Board's comments into the construction design. After the Park Board's review and AICC's approval of the design and development phase of design for the construction of the community center, only substantial changes to the construction documents need to be reviewed by the Park Board and approved by the AICC; and
 - B. Concurrent with construction of AICC improvements within the lease area, the AICC shall construct park improvements within High Bridge Park, including but not limited to: a public restroom, public parking and/or trailhead, and a public playground. These improvements must have a value of no less than Eight Hundred Ninety-Six Thousand Dollars (\$896,000.00), which is the median broker's opinion of value of the lease area. These improvements shall be considered the Quantifiable Net Improvement to Parks required to grant the requested land lease. Upon substantial completion of these improvements, they shall become the property of Parks.

C. The AICC shall replace every existing non-invasive tree greater than 12 inches in diameter removed from the community center site with one new tree placed within the park, after consultation and concurrence from Park staff; and

D. The Park Board may lease additional park property to the AICC to be used as a staging area for construction upon such terms as agreed upon by the Park Board and the AICC. The AICC agrees to return the property to its condition before use.

5. **MAINTENANCE.** The AICC shall be responsible for maintenance of all improvements and land within the lease area, including the community center, the parking lot used by the AICC and associated landscaping and irrigation, all driveways, sidewalks and frontage landscape adjacent to the community center; including snow removal, surface sweeping, restriping of parking space lanes, landscape maintenance and repair, and re-construction of site elements at the end of their useable life. The Parties shall address cost sharing for any jointly used surface parking lot repairs (parking south of the AICC facility) in the event the need to repair or replace the asphalt surface. Parks shall maintain all park land and features adjacent to the community center lease area, including the additional park improvements constructed by the AICC as outlined in section 4.B. Maintenance shall be a cooperative venture worked out in the best interests of the Park Board.

6. **TERMINATION.** If the AICC closes the American Indian Community Center, the lease shall terminate. Should the AICC cease to operate a community center on the premises, as contemplated under this agreement, the AICC shall remove all structures from the property and restore the property to a park like condition. This demolition and removal shall occur under the consultation and approval of the Park Board, unless in its discretion, the Park Board notifies the AICC that the improvements may remain.

7. **RENT.** The AICC shall pay the Park Board \$1 per year as rent for the use of the park land as described in this Lease. It is the understanding of the Parties hereto that rent is a negligible amount because the AICC will provide improvements with a value sufficient to be considered the Quantifiable Net Improvement required by the Alternative Use on Park Land Policy.

8. **NOTICE.** All notices, demands, requests, and other communications under this Agreement must be in writing and shall be effective upon delivery by hand or email, one (1) day following the day when deposited with a reputable, established overnight courier service for delivery to the intended addressee, or three (3) business days after deposited in the United States mail, postage prepaid, certified or registered, and addressed to Licensor or to Licensee at the corresponding address set forth below. Any notices sent by email shall be delivered

to the email addresses set forth below, or such other email address as designated by a party during the Term. Notice will be sent to the following recipients:

AICC

Attn: Linda Lauch, Executive Director
1025 W. Indiana Ave
Spokane, WA 99205
Email: lindal@aiccinc.org

City of Spokane

Attn: Garrett Jones, Director of Parks and Recreation
808 W. Spokane Falls Blvd. Suite 500
Spokane, WA 99201
Email:gjones@spokanecity.org

Copy to:

Attn: General Counsel

Copy to: City Attorney's Office

Attn: Megan Kapaun
808 W. Spokane Falls Blvd. Suite 550
Spokane, WA 99201
Email:mkapaun@spokanecity.org

9. RECORDING. The AICC may record this Lease or a Notice thereof at their discretion. If the AICC records a memorandum or "short form" of this Lease, it shall be in a form customarily used for such purposes. Said memorandum or short form of this Lease shall describe the parties, the Property, the lease term and any other provisions reasonably required, shall incorporate this Lease by reference and shall specify that any inconsistency between the memorandum of lease and this Lease shall be resolved in favor of this Lease.
10. APPLICABLE LAW. Notwithstanding anything to the contrary contained in this Agreement, this lease Agreement is subject in all respects to all applicable Laws, including, but not limited to, the Revised Code of Washington, the Spokane Municipal Code, and all present and future contracts entered into by, all other entities, governing bodies or organizations having jurisdiction over the rights and benefits granted to the AICC herein.

SPOKANE PARK BOARD

By _____ Date _____

(Name) _____

(Title) _____

AMERICAN INDIAN COMMUNITY CENTER

By _____ Date _____

(Name) _____

(Title) _____

Approved as to form:

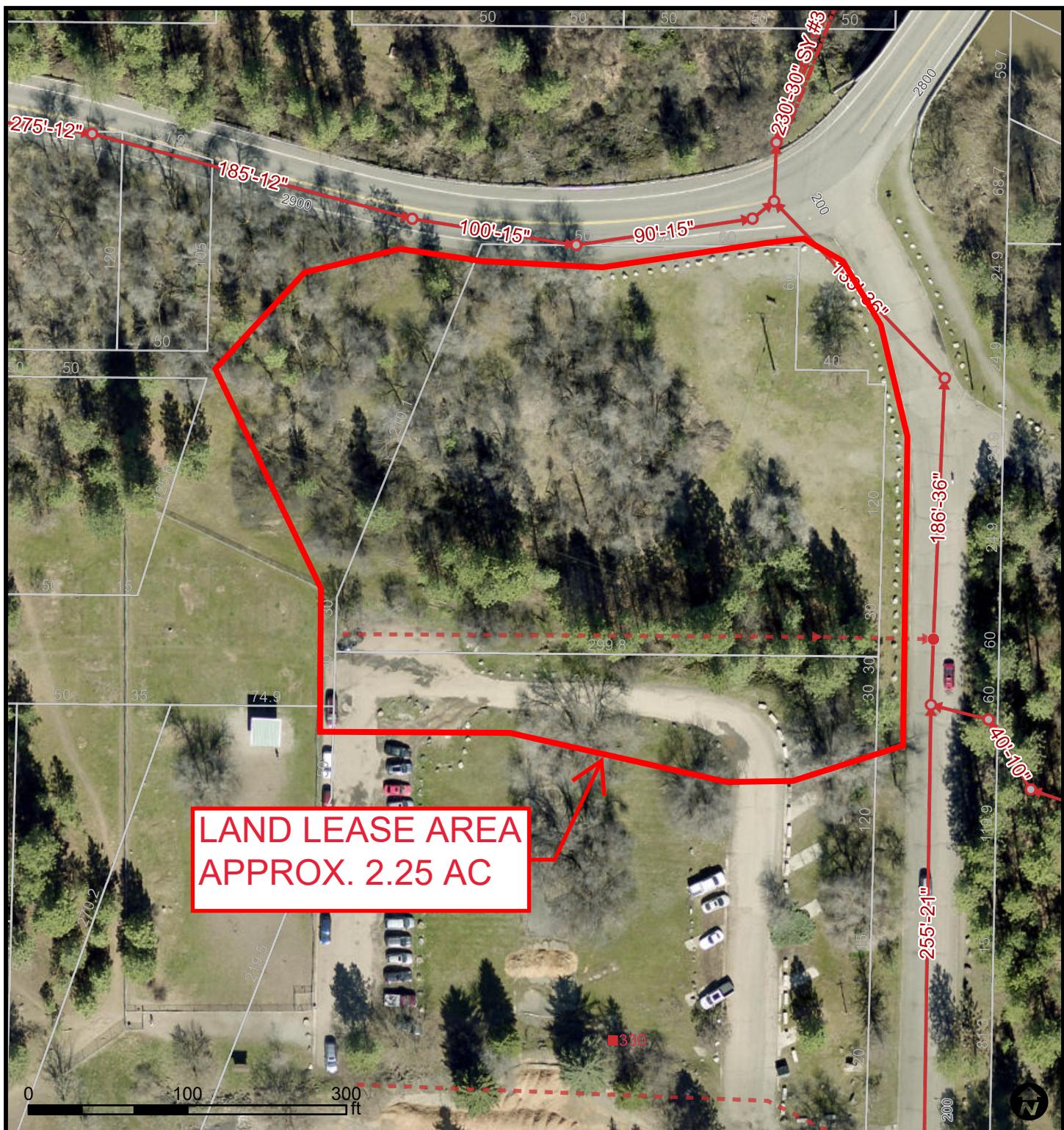
Attest:

Assistant City Attorney

City Clerk

EXHIBIT A
LAND LEASE AREA

Ground Lease Area



Legend

City of Spokane
Boundary

Parcel

Address Point

- Primary
- Secondary
- County Address Point
- Hundred Block
- Parcel
- Dimension

- World Imagery
- Low Resolution
- 15m Imagery
- High Resolution
- 60cm Imagery
- High Resolution
- 30cm Imagery
- Citations

30cm
Resolution
Metadata

City of Spokane GIS

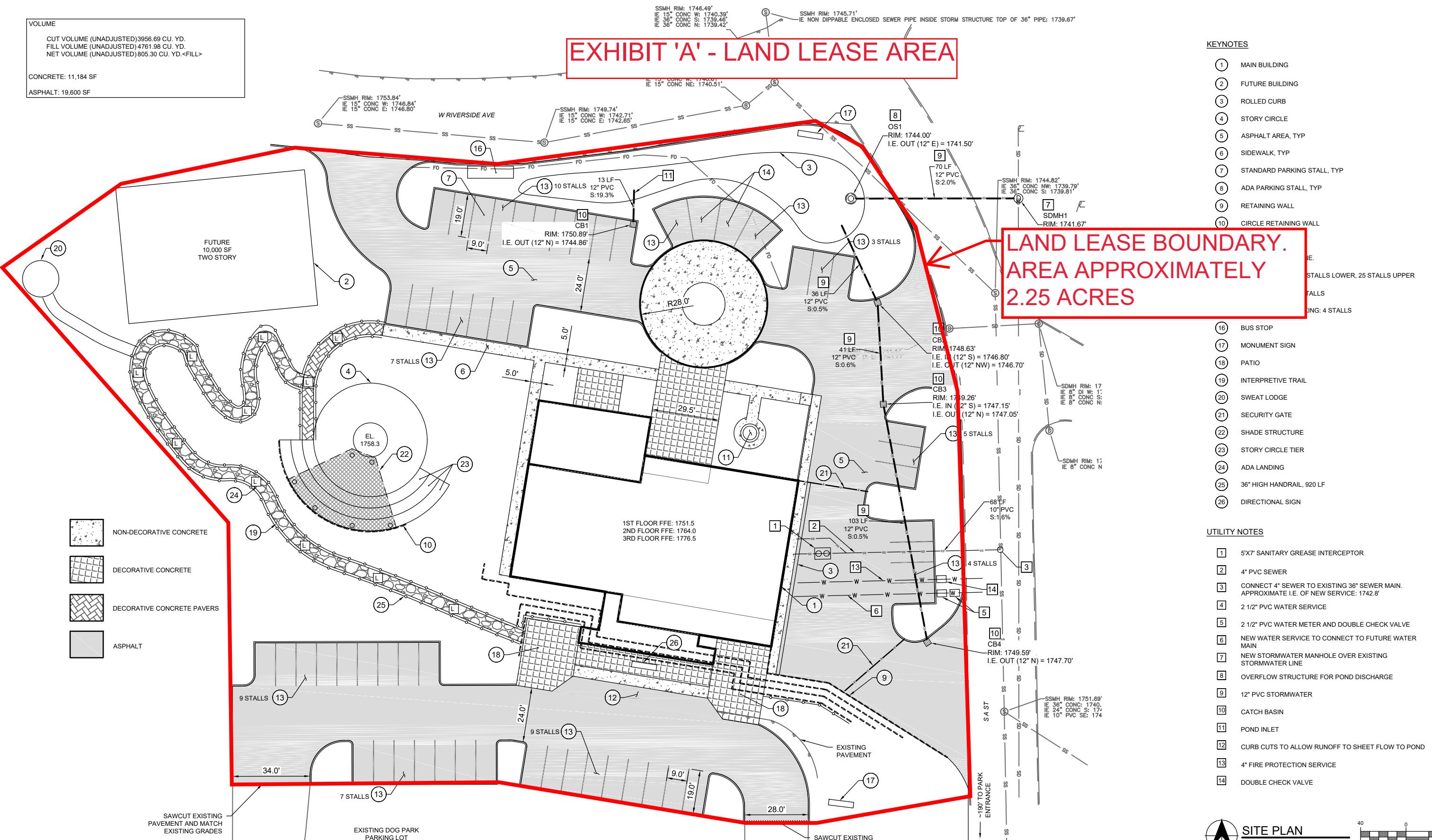


THIS IS NOT A LEGAL DOCUMENT:
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

VOLUME
CUT VOLUME (UNADJUSTED) 3956.69 CU. YD.
FILL VOLUME (UNADJUSTED) 4761.98 CU. YD.
NET VOLUME (UNADJUSTED) 805.30 CU. YD. <FILL>

CONCRETE: 11,184 SF
ASPHALT: 19,600 SF

EXHIBIT 'A' - LAND LEASE AREA



06/30/2025

C101

SITE PLAN



AMERICAN INDIAN
COMMUNITY CENTER
PRELIMINARY SCHEMATIC DESIGN

AKANA

Spokane Park Board

Briefing Paper



Committee	Finance Committee	Committee meeting date: January 6, 2026			
Requester	Nick Hamad	Phone number: 509.363.5452			
Type of agenda item	<input type="radio"/> Consent	<input type="radio"/> Discussion	<input type="radio"/> Information	<input checked="" type="radio"/> Action	
Type of contract/agreement	<input checked="" type="radio"/> New	<input type="radio"/> Renewal/ext.	<input type="radio"/> Lease	<input type="radio"/> Amendment/change order	<input type="radio"/> Other
City Clerks file (OPR or policy #)					
Master Plan Goal, Objective, Strategy (Click HERE for link to the adopted plan)				Master Plan Priority Tier: (pg. 171-175)	
Item title: (Use exact language noted on the agenda)	Michael Terrell - Landscape Architecture, PLLC / Master Contract for 2026-2029 on-call landscape architecture services (not to exceed \$750,000.00)				
Begin/end dates	Begins: 01/08/2026	Ends: 12/31/2029	<input type="checkbox"/>	06/01/2525	
Background/history: After the November passage of the citywide neighborhood park improvement & safety levy, the city issued RFQu #6470-25 seeking qualified consulting firms to provide landscape architecture services on an 'on-call' / 'as needed' basis from 2026-2029.					
20 firms submitted proposals in response to the solicitation, and Parks intends to award approximately (6) contracts - awarding contracts in order from the highest ranked firm, to the second highest, and so on. After committee review, 'Michael Terrell Landscape Architecture' is the highest ranked firm. As a result, staff is recommending contract award to this firm.					
Motion wording: Motion to approve Michael Terrell Landscape Architecture, PLLC. master contract for 2026-2029 on-call landscape architecture services not to exceed \$750,000.					
Approvals/signatures outside Parks: <input checked="" type="radio"/> Yes <input type="radio"/> No If so, who/what department, agency or company: Michael Terrell Landscape Architecture, PLLC. Name: Michael Terrell Email address: mterrell@mt-la.com Phone: 509.922.7449					
Distribution: Parks – Accounting Thea Prince Parks – Sarah Deatrich Garrett Jones Requester: Nick Hamad Grant Management Department/Name:					
Fiscal impact: <input checked="" type="radio"/> Expenditure <input type="radio"/> Revenue Amount: Budget code: not to exceed \$750,000 1950-54920-94760-56504					
Vendor: <input checked="" type="radio"/> Existing vendor <input type="radio"/> New vendor Supporting documents:					
<input checked="" type="checkbox"/> Quotes/solicitation (RFP, RFQ, RFB) <input type="checkbox"/> Contractor is on the MRSC Roster - City of Spokane <input checked="" type="checkbox"/> UBI: 603-368-643 Business license expiration date: 1/31/27		<input checked="" type="checkbox"/> W-9 (for new contractors/consultants/vendors) <input type="checkbox"/> ACH Forms (for new contractors/consultants/vendors) <input checked="" type="checkbox"/> Insurance Certificate (min. \$1 million in General Liability)			



CITY OF SPOKANE - PURCHASING
& CONTRACTS
915 N. Nelson St.
Spokane, Washington 99202
(509) 625-6400

REQUEST FOR QUALIFICATIONS

<p>RFQu NUMBER: 6470-25</p> <p>RFQu TITLE: 2026-2029 ON-CALL LANDSCAPE ARCHITECTURE SERVICES</p> <p>RFQu COORDINATOR: Thea Prince, City of Spokane Purchasing Department</p> <p>QUESTION DEADLINE: FRIDAY, December 5, 2025</p> <p>TIME: 3:00 P.M.</p>	<p>PROPOSAL DUE DATE: MONDAY, December 15, 2025</p> <p>TIME: 1:00 P.M.</p> <p>PROPOSAL SUBMITTAL: All Proposals shall be submitted electronically through the ProcureWare online procurement system portal: https://spokane.procureware.com by the due date and time.</p>
---	--

1. GENERAL INFORMATION

1.1 COMMUNICATION

All communication between the Proposer and the City of Spokane (hereinafter "City") shall be with the Request for Qualifications Coordinator and submitted through the 'Clarifications' tab in the City's online procurement system portal: <https://spokane.procureware.com>. Any communication directed to other parties is prohibited.

1.2 BACKGROUND AND PURPOSE

The City of Spokane, through its Parks and Recreation Division (hereinafter "City") is initiating this Request for Qualifications (RFQ) seeking qualifications excluding costs from qualified landscape architecture and multi-disciplinary firms with experience in landscape architecture, park planning, public engagement, and detailed park design and documentation to support the City's planning, design, bidding and implementation various park improvement & enhancement projects throughout the city park system on an 'on-call basis'.

Selected firm(s) can expect to be utilized to plan, design and document park improvement projects within neighborhood, community, special use, and regional parks citywide, including but not limited to: development and renovation of park grounds, facilities, pathways, sports courts, sports fields, playgrounds, irrigation systems, trail, trailheads, shoreline & pond enhancement, parking facilities, informational and interpretive signage, and various other park amenities.

The City of Spokane Parks and Recreation Division acquires, enhances, protects, maintains, and operates a variety of public lands, open spaces, and facilities located within and immediately adjacent the bounds of the City of Spokane. 105 individual properties consisting of 4,025 acres in area make up the city's system of park lands, including:

AGGREGATE SCORE - 2026-2029 ON CALL LANDSCAPE ARCHITECTURE

Rank	Firm	NAH	HMS	BSE	MP	TOTAL
1	MTLA	135	150	132	141	558
2	SCJ Alliance	140	140	140	124	544
3	SPVV	115	138	150	140	543
4	Berger	125	143	143	123	534
5	Dig Studio	130	148	120	125	523
6	Place	110	133	146	130	519
7	Ground3	125	145	125	115	510
8	AHBL	100	135	138	136	509
9	Mithun	105	128	130	127	490
10	ESA	110	130	115	129	484
11	GGLO	105	123	117	135	480
12	JETT	95	125	117	121	458
13	Architect's West	95	115	120	125	455
14	Land Expressions	80	105	136	133	454
15	MacLoed Reckford	95	120	110	128	453
16	Bernardo Wills	85	95	120	139	439
17	Szabo L.A.	95	113	117	110	435
18	RW Droll	95	110	95	107	407
19	ALSC	75	65	125	126	391
N/R	PNW Landscape	N/R	N/R	N/R	20	20



City of Spokane Parks and Recreation
RFQu Number: 6470-25
2026-2029 On-Call Landscape Architecture Services



Michael Terrell - Landscape Architecture, PLLC
1421 N. Meadowwood Lane, Suite 150
Liberty Lake, WA 99016
509.922.7449 | www.MT-LA.com

LIVE | LEARN | PLAY | SUSTAIN

December 15, 2025

Thea Prince, City of Spokane Purchasing Department
915 N. Nelson St., Spokane, Washington 99202

Reference: 2026-2029 On-Call Landscape Architecture Services, RFQu Number: 6470-25

To the City of Spokane Parks & Recreation Evaluation Committee:

Spokane stands at an exciting and pivotal moment with the recent voter approval of the **Healthy Parks, Healthy Neighborhoods** levy. This generational investment will deliver tangible improvements to parks and open spaces that residents can see, feel, and enjoy in every neighborhood. Michael Terrell – Landscape Architecture, PLLC (MT-LA) is uniquely positioned to support this effort through our grounded, implementation-focused approach to park planning and project delivery.

This opportunity carries great responsibility: to move efficiently, communicate clearly, maintain the hard-earned community trust, and create durable, inclusive, and beloved public spaces that reflect Spokane's unique character while respecting real-world constraints such as budget, maintenance, and long-term stewardship.

MT-LA understands these priorities because we live them here at home. Our entire team resides within minutes of the parks, trails, plazas, and natural areas that Spokane families use daily. We hear directly from neighbors about what they value, their concerns, accessibility challenges, and small changes that could make a big difference. This local proximity keeps us grounded and reminds us that every project impacts real families, children, and communities who depend on these spaces to live, gather, play, and recharge.

Our foundational philosophy, **LIVE | WORK | PLAY | SUSTAIN**, guides every project. It mirrors how Spokane interacts with its public spaces and how those spaces shape our city. We design places where people can live fully, learn naturally, play joyfully, and sustain their community and environment for generations to come. Above all, we believe parks define how people feel about their city. They are where Spokane gathers, plays, celebrates, and reconnects. We are eager to help the City build spaces that foster a stronger sense of belonging in every neighborhood.

For more than two decades, MT-LA has partnered with local communities to plan and design parks, playgrounds, plazas, trail systems, and public spaces across the Inland Northwest. In Spokane specifically, our team has contributed to projects including the Southeast Sports Complex, Dutch Jake's Park, Liberty Park's playground and restrooms, Peaceful Valley futsal



Michael Terrell - Landscape Architecture, PLLC
1421 N. Meadowwood Lane, Suite 150
Liberty Lake, WA 99016
509.922.7449 | www.MT-LA.com





court, Mission Park tennis courts, Centennial Trail improvements, and various streetscape and accessibility upgrades in urban districts, along with more than ten park and trail projects completed in the past year alone. This deep, hands-on experience has given us practical knowledge of Spokane's landscapes, natural systems, materials, community expectations, and interdepartmental collaboration, enabling us to integrate quickly, collaborate effectively, and advance projects with confidence.

There is an ambitious workload ahead: modernizing neighborhood parks, replacing aging playgrounds and adding splash pads, upgrading irrigation, expanding maintenance capacity, and developing new parks in growing areas. This demands a responsive, trusted partner like MT-LA that is capable of scoping, designing, documenting, and supporting construction across multiple projects annually. We have successfully filled this role before, and our experienced team stands ready to do so again.

A local firm, MT-LA has the expertise, capacity, and commitment to serve as a seamless extension of Spokane Parks & Recreation staff. We currently provide On-Call Landscape Architecture Services for Spokane County delivering responsive, task-order-based support across varied projects and timelines. Our team has recently led effective community engagement for parks and public spaces in Spokane, Spokane County, Kalispell, and Sandpoint, building resident trust and translating input into legacy designs. Our on-call approach is built on:

- Proven municipal experience and capacity, with over 100 parks, splash pads, trails, recreation plans, and sports facilities delivered regionally.
- Full in-house capabilities, including playground and splash pad design, sport courts, trails, irrigation, grading, public engagement, construction documentation, and administration—supported by three Certified Playground Safety Inspectors (CPSI).
- Responsive delivery, emphasizing clear scoping, consistent communication, predictable schedules, and familiarity with public-sector processes.
- Practical, inclusive engagement, tailored to Spokane's diverse neighborhoods, with close coordination alongside maintenance and operations staff to minimize long-term costs and meet functional standards.
- A flexible network of local engineering and technical partners, ready to provide specialty services and integrate smoothly with City workflows.

MT-LA is prepared to help implement the Healthy Parks, Healthy Neighborhoods levy, turning this vital investment into essential upgrades across Spokane's neighborhood parks. We will advance the vision of the Parks and Natural Lands Master Plan, *"Preserve and Play"*, by creating spaces that respect natural systems, welcome all users, strengthen connections, and endure for future generations.

Thank you for considering our team. We care deeply about this work and are ready today to partner with Spokane Parks & Recreation with the energy, insight, and dedication this moment demands.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael D. Terrell".

Michael D. Terrell, PLA, CPSI, ASLA
Principal | Michael Terrell Landscape Architecture

3.2 LETTER OF SUBMITTAL

A) Name, address, principal place of business, telephone number, and e-mail address of legal entity or individual with whom contract would be written.

Michael Terrell - Landscape Architecture, PLLC
1421 N. Meadowwood Lane, Suite 150,
Liberty Lake, WA 99016

Michael D. Terrell, PLA, CPSI, ASLA / Principal
509.922.7449 | mterrell@MT-LA.com

B) Legal status of the Firm (sole proprietorship, partnership, corporation, etc.) and location of the facility from which the Firm would operate.

Michael Terrell - Landscape Architecture, PLLC
1421 N. Meadowwood Lane, Suite 150,
Liberty Lake, WA 99016

MT-LA is a Washington State Certified Veteran-Owned Business.



C) Identification of any current or former employees from the participating Agencies employed by or on the Firm's governing board as of the date of the Proposal or during the previous twelve (12) months.

Michael Terrell - Landscape Architecture, PLLC does not employ any current or former employees from the participating Agencies employed by or on the Firm's governing board as of the date of the Proposal or during the previous twelve (12) months.

D) Confirmation that Firm meets minimum qualifications identified in Paragraph 1.3 "Minimum Qualifications". Firm must have been in business for five years with at least five completed park improvement projects and must demonstrate proven experience in landscape architecture and/or park planning for municipalities, parks and recreation agencies, public facilities districts, or other similar size and scope service industries. Provide evidence firm leadership includes professional landscape architect(s) currently licensed to practice within the State of Washington.

Michael Terrell - Landscape Architecture, PLLC, meets minimum qualifications identified in Paragraph 1.3 "Minimum Qualifications".

Michael Terrell - Landscape Architecture, PLLC, MT-LA has been business since 2002 (23 years) and has completed at least five park improvement projects in the last five years. These projects include:

1. Liberty Park Playground (2023)
2. Camas Meadow Park (2025)
3. Plantes Ferry, Synthetic Turf Fields (2025)
4. Meadworks Park (2025)
5. North Coeur d'Alene Park (2025)

Landscape Architecture Licenses:

Michael Terrell, Washington: #584
Jeff Stiltz, Washington: #1507
Staci Heathman, Washington: #22036865

E) Acknowledgement that the Firm will comply with all terms and conditions set forth in the RFQu, unless otherwise agreed by the City.

Michael Terrell - Landscape Architecture, PLLC, will comply with all terms and conditions set forth in the RFQu, unless otherwise agreed by the City.



Liberty Park | City of Spokane

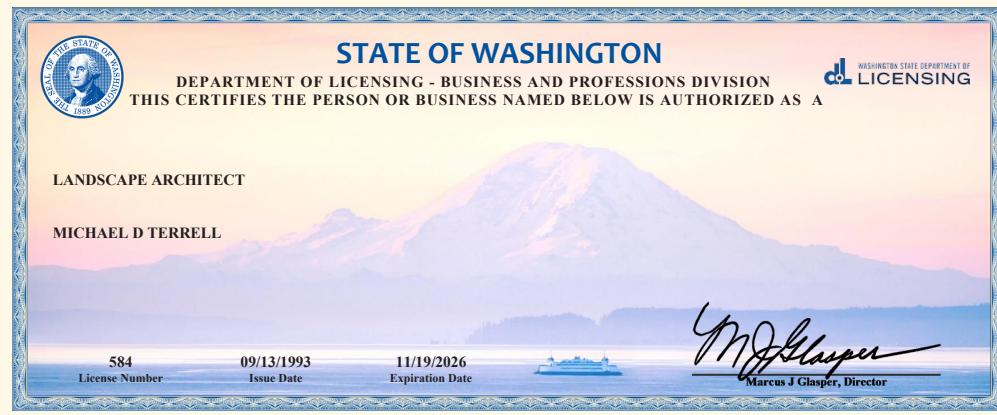
F) Please See Appendix for Debarment Statement.

G) Acknowledgment that the Firm will not subcontract with any Firms or consultants which do not meet the above criteria.

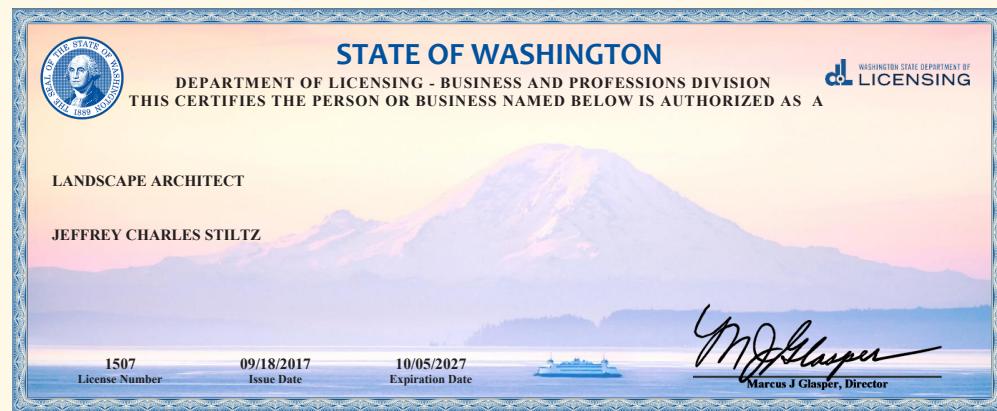
Michael Terrell - Landscape Architecture, PLLC, will not subcontract with any Firms or consultants which do not meet the above criteria.

APPENDIX

Michael Terrell, Washington: #584

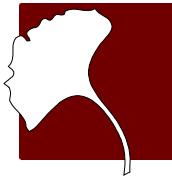


Jeff Stiltz, Washington: #1507



Staci Heathman, Washington: #22036865





MEMO

From: Michael D. Terrell, ASLA

Effective Date: 1/1/2026

To: File

Re: 2026 MTLA Hourly Rates

CC: File

Below are our hourly rates by position for your reference.

Landscape Architect, Principal:	\$175.00 per hour
Landscape Architect, Associate:	\$152.00 per hour
Landscape Architect I:	\$130.00 per hour
Landscape Architect II:	\$122.00 per hour
Landscape Architect III:	\$115.00 per hour
Landscape Designer:	\$95.00 per hour
Office Manager/Administration:	\$85.00 per hour

Reimbursable expenses, printing, postage etc. are billed at cost.

Subconsultant expenses will be reimbursed at the actual cost incurred and a four percent (4%) markup. Copies of all Subconsultant invoices that are rebilled to the City will be provided with invoices.

Vehicle mileage will be invoiced for reimbursement at the Federal Internal Revenue Service Standard Business Mileage Rate in affect at the time the mileage expense is incurred.

Sincerely,

Michael D. Terrell, ASLA

Principal

Michael Terrell ■ Landscape Architecture, PLLC
1421 N. Meadowwood Lane, Suite 150 ■ Liberty Lake, WA 99019
(509) 922-7449
www.mtl-a.com

< Business Lookup

[New search](#) [Back to results](#)**License Information:****Entity name:** MICHAEL TERRELL - LANDSCAPE ARCHITECTURE, PLLC**Business name:** MICHAEL TERRELL LANDSCAPE ARCHITECTURE, PLLC**Entity type:** Professional Limited Liability Company**UBI #:** 603-368-643**Business ID:** 001**Location ID:** 0001**Location:** Active**Location address:** 1421 N MEADOWWOOD LN STE 150
LIBERTY LAKE WA 99019-7613**Mailing address:** 5312 S CHAPMAN RD
GREENACRES WA 99016-8832**Excise tax and reseller permit status:** [Click here](#)**Secretary of State information:** [Click here](#)**Endorsements**

Endorsements held at this location	License #	Count	Details	Status	Expiration date	First issuance date
Liberty Lake General Business				Active	Jan-31-2027	Apr-16-2014
Pasco General Business - Non-Resident	43600			Active	Jan-31-2027	Dec-12-2024
Quincy General Business - Non-Resident				Active	Jan-31-2027	May-01-2023
Richland General Business - Non-Resident				Active	Jan-31-2027	May-16-2024
Spokane General Business - Non-Resident				Active	Jan-31-2027	Mar-31-2014
Spokane Valley General Business - Non-Resident				Active	Jan-31-2027	Apr-18-2014

Owners and officers on file with the Department of Revenue

Owners and officers	Title
TERRELL, KARA L	
TERRELL, MICHAEL	

Registered Trade Names

Registered trade names	Status	First issued
MICHAEL TERRELL LANDSCAPE ARCHITECTURE, PLLC	Active	Jul-25-2014
MT-LA	Active	Jul-25-2014

The Business Lookup information is updated nightly. Search date and time: 12/31/2025 7:12:20 AM

Contact us

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Don't see what you expected?
[Check if your browser is supported](#)



THE HARTFORD
BUSINESS SERVICE CENTER
3600 WISEMAN BLVD
SAN ANTONIO TX 78251

December 23, 2025

City of Spokane Parks and Recreation
808 W SPOKANE FALLS BLVD
SPOKANE WA 99201

Account Information:

Policy Holder Details :	MICHAEL TERRELL- LANDSCAPE ARCHITECTURE, PLLC
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Contact Us

Need Help?

Chat online or call us at

(866) 467-8730.

We're here Monday - Friday.

Enclosed please find a Certificate Of Insurance for the above referenced Policyholder. Please contact us if you have any questions or concerns.

Sincerely,

Your Hartford Service Team



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/23/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER USAA INSURANCE AGENCY INC/PHS 65812846 The Hartford Business Service Center 3600 Wiseman Blvd San Antonio, TX 78251	CONTACT NAME: PHONE (A/C, No, Ext): (888) 242-1430	FAX (A/C, No):
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE NAIC#	
INSURED MICHAEL TERRELL- LANDSCAPE ARCHITECTURE, PLLC 5312 S CHAPMAN RD GREENACRES WA 99016-8832	INSURER A : Hartford Underwriters Insurance Company	30104
	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:					
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.									
INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/Y YY)	LIMITS		
A	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR X General Liability	X	65 SBA BH2XM2	01/13/2026	01/13/2027	EACH OCCURRENCE	\$2,000,000		
	DAMAGE TO RENTED PREMISES (Ea occurrence)					\$1,000,000			
	MED EXP (Any one person)					\$10,000			
	PERSONAL & ADV INJURY					\$2,000,000			
	GENERAL AGGREGATE					\$4,000,000			
	PRODUCTS - COMP/OP AGG					\$4,000,000			
AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$2,000,000		
A	ANY AUTO	X	65 SBA BH2XM2	01/13/2026	01/13/2027	BODILY INJURY (Per person)			
	ALL OWNED AUTOS					SCHEDULED AUTOS	BODILY INJURY (Per accident)		
	Hired AUTOS					NON-OWNED AUTOS	PROPERTY DAMAGE (Per accident)		
	UMBRELLA LIAB EXCESS LIAB					EACH OCCURRENCE			
	DED					RETENTION \$	AGGREGATE		
WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		Y/N	N/A			PER STATUTE	OTHR		
ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?						E.L. EACH ACCIDENT			
(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE -EA EMPLOYEE			
						E.L. DISEASE - POLICY LIMIT			
A	Employment Practices Liability Insurance			65 SBA BH2XM2	01/13/2026	01/13/2027	Each Claim Limit	\$25,000	
Annual Aggregate Limit \$25,000									
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)									
Those usual to the Insured's Operations. Certificate holder is an additional insured per the Business Liability Coverage Form SS0008 attached to this policy. Notice of Cancellation will be provided in accordance with Form SS1223, attached to this policy.									

CERTIFICATE HOLDER City of Spokane Parks and Recreation 808 W SPOKANE FALLS BLVD SPOKANE WA 99201	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.	
	AUTHORIZED REPRESENTATIVE <i>Susan L. Castaneda</i>	

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/24/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		CONTACT NAME: Phillip Naples	
The Buckner Company 6550 South Millrock Dr, Suite Suite 300 Salt Lake City Utah, 84121		PHONE (A/C, No. Ext):	FAX (A/C, No.):
		E-MAIL ADDRESS: serviceteam@buckner.layrpartner.com	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Hartford Fire Insurance	
		NAIC # 19682	
INSURED		INSURER B:	
Michael Terrell - Landscape Architecture, PLLC 1421 N. Meadowwood Lane, Suite 150 Liberty Lake Washington, 99019		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
							LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	\$
	CLAIMS-MADE	<input type="checkbox"/>	OCCUR				DAMAGE TO RENTED PREMISES (Ea occurrence)	\$
							MED EXP (Any one person)	\$
							PERSONAL & ADV INJURY	\$
							GENERAL AGGREGATE	\$
							PRODUCTS - COMP/OP AGG	\$
							OTHER:	\$
	GEN'L AGGREGATE LIMIT APPLIES PER:							
	POLICY	<input type="checkbox"/>	PRO- JECT	<input type="checkbox"/>	LOC			
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$
	ANY AUTO						BODILY INJURY (Per person)	\$
	OWNED AUTOS ONLY	<input type="checkbox"/>	SCHEDULED AUTOS				BODILY INJURY (Per accident)	\$
	Hired AUTOS ONLY	<input type="checkbox"/>	NON-OWNED AUTOS ONLY				PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB		OCCUR				EACH OCCURRENCE	\$
	EXCESS LIAB		CLAIMS-MADE				AGGREGATE	\$
	DED	<input type="checkbox"/>	RETENTION \$					\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	<input type="checkbox"/>	Y / N				PER STATUTE	OTH- ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)			N / A			E.L. EACH ACCIDENT	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$
A	Professional Liability			34 OH 0496727-25	01/16/2025	01/16/2026	Each Claim	\$2,000,000.00
							General Aggregate	\$2,000,000.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

City of Spokane Parks and Recreation
808 W SPOKANE FALLS BLVD
Spokane Washington, 99201

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE
THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN
ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Phillip Naples

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STATE OF WASHINGTON

Department of Labor & Industries

Certificate of Workers' Compensation Coverage

December 31, 2025

WA UBI No.	603 368 643
L&I Account ID	072,594-02
Legal Business Name	MICHAEL TERRELL LANDSCAPE ARCHITECTURE PLLC
Doing Business As	MICHAEL TERRELL LANDSCAPE
Workers' Comp Premium Status:	Account is current.
Estimated Workers Reported (See Description Below)	Quarter 3 of Year 2025 "1 to 3 Workers"
Account Representative	Employer Services Help Line, (360) 902-4817
Licensed Contractor?	No

What does "Estimated Workers Reported" mean?

Estimated workers reported represents the number of full time position requiring at least 480 hours of work per calendar quarter. A single 480 hour position may be filled by one person, or several part time workers.

Industrial Insurance Information

Employers report and pay premiums each quarter based on hours of employee work already performed, and are liable for premiums found later to be due.

Industrial insurance accounts have no policy periods, cancellation dates, limitations of coverage or waiver of subrogation (See [RCW 51.12.050](#) and [51.16.190](#)).

Spokane Park Board

Briefing Paper



Committee	Finance Committee	Committee meeting date: January 6, 2026			
Requester	Nick Hamad	Phone number: 509.363.5452			
Type of agenda item	<input type="radio"/> Consent	<input type="radio"/> Discussion	<input type="radio"/> Information	<input checked="" type="radio"/> Action	
Type of contract/agreement	<input checked="" type="radio"/> New	<input type="radio"/> Renewal/ext.	<input type="radio"/> Lease	<input type="radio"/> Amendment/change order	<input type="radio"/> Other
City Clerks file (OPR or policy #)					
Master Plan Goal, Objective, Strategy (Click HERE for link to the adopted plan)			Master Plan Priority Tier: (pg. 171-175)		
Item title: (Use exact language noted on the agenda)	SCJ Alliance / Master Contract for 2026-2029 on-call landscape architecture services (not to exceed \$750,000.00)				
Begin/end dates	Begins: 01/08/2026	Ends: 12/31/2029	<input type="checkbox"/> 06/01/2525		
Background/history: After the November passage of the citywide neighborhood park improvement & safety levy, the city issued RFQu #6470-25 seeking qualified consulting firms to provide landscape architecture services on an 'on-call' / 'as needed' basis from 2026-2029. 20 firms submitted proposals in response to the solicitation, and Parks intends to award approximately (6) contracts - awarding contracts in order from the highest ranked firm, to the second highest, and so on. After committee review, 'SCJ Alliance' is the second highest ranked firm. As a result, staff is recommending contract award to this firm.					
Motion wording: Motion to approve SCJ Alliance master contract for 2026-2029 on-call landscape architecture services not to exceed \$750,000.					
Approvals/signatures outside Parks: <input checked="" type="radio"/> Yes <input type="radio"/> No If so, who/what department, agency or company: SCJ Alliance Consulting Services Name: Chris Overdorf Email address: chris.overdorg@scjalliance.com Phone: 509886.3265x286					
Distribution: Parks – Accounting Thea Prince Parks – Sarah Deatrich Garrett Jones Requester: Nick Hamad chris.overdorf@scjalliance.com Grant Management Department/Name:					
Fiscal impact: <input checked="" type="radio"/> Expenditure <input type="radio"/> Revenue Amount: Budget code: not to exceed \$750,000 1950-54920-94760-56504					
Vendor: <input checked="" type="radio"/> Existing vendor <input type="radio"/> New vendor Supporting documents:					
<input checked="" type="checkbox"/> Quotes/solicitation (RFP, RFQ, RFB) <input type="checkbox"/> Contractor is on the MRSC Roster - City of Spokane <input checked="" type="checkbox"/> UBI: 602-612-261 Business license expiration date: 5/31/26			<input checked="" type="checkbox"/> W-9 (for new contractors/consultants/vendors) <input type="checkbox"/> ACH Forms (for new contractors/consultants/vendors) <input checked="" type="checkbox"/> Insurance Certificate (min. \$1 million in General Liability)		



CITY OF SPOKANE - PURCHASING
& CONTRACTS
915 N. Nelson St.
Spokane, Washington 99202
(509) 625-6400

REQUEST FOR QUALIFICATIONS

<p><u>RFQu NUMBER:</u> 6470-25</p> <p><u>RFQu TITLE:</u> 2026-2029 ON-CALL LANDSCAPE ARCHITECTURE SERVICES</p> <p><u>RFQu COORDINATOR:</u> Thea Prince, City of Spokane Purchasing Department</p> <p><u>QUESTION DEADLINE:</u> FRIDAY, December 5, 2025</p> <p><u>TIME:</u> 3:00 P.M.</p>	<p><u>PROPOSAL DUE DATE:</u> MONDAY, December 15, 2025</p> <p><u>TIME:</u> 1:00 P.M.</p> <p><u>PROPOSAL SUBMITTAL:</u> All Proposals shall be submitted electronically through the ProcureWare online procurement system portal: https://spokane.procureware.com by the due date and time.</p>
--	---

1. GENERAL INFORMATION

1.1 COMMUNICATION

All communication between the Proposer and the City of Spokane (hereinafter "City") shall be with the Request for Qualifications Coordinator and submitted through the 'Clarifications' tab in the City's online procurement system portal: <https://spokane.procureware.com>. Any communication directed to other parties is prohibited.

1.2 BACKGROUND AND PURPOSE

The City of Spokane, through its Parks and Recreation Division (hereinafter "City") is initiating this Request for Qualifications (RFQ) seeking qualifications excluding costs from qualified landscape architecture and multi-disciplinary firms with experience in landscape architecture, park planning, public engagement, and detailed park design and documentation to support the City's planning, design, bidding and implementation various park improvement & enhancement projects throughout the city park system on an 'on-call basis'.

Selected firm(s) can expect to be utilized to plan, design and document park improvement projects within neighborhood, community, special use, and regional parks citywide, including but not limited to: development and renovation of park grounds, facilities, pathways, sports courts, sports fields, playgrounds, irrigation systems, trail, trailheads, shoreline & pond enhancement, parking facilities, informational and interpretive signage, and various other park amenities.

The City of Spokane Parks and Recreation Division acquires, enhances, protects, maintains, and operates a variety of public lands, open spaces, and facilities located within and immediately adjacent the bounds of the City of Spokane. 105 individual properties consisting of 4,025 acres in area make up the city's system of park lands, including:

AGGREGATE SCORE - 2026-2029 ON CALL LANDSCAPE ARCHITECTURE

Rank	Firm	NAH	HMS	BSE	MP	TOTAL
1	MTLA	135	150	132	141	558
2	SCJ Alliance	140	140	140	124	544
3	SPVV	115	138	150	140	543
4	Berger	125	143	143	123	534
5	Dig Studio	130	148	120	125	523
6	Place	110	133	146	130	519
7	Ground3	125	145	125	115	510
8	AHBL	100	135	138	136	509
9	Mithun	105	128	130	127	490
10	ESA	110	130	115	129	484
11	GGLO	105	123	117	135	480
12	JETT	95	125	117	121	458
13	Architect's West	95	115	120	125	455
14	Land Expressions	80	105	136	133	454
15	MacLoed Reckford	95	120	110	128	453
16	Bernardo Wills	85	95	120	139	439
17	Szabo L.A.	95	113	117	110	435
18	RW Droll	95	110	95	107	407
19	ALSC	75	65	125	126	391
N/R	PNW Landscape	N/R	N/R	N/R	20	20

3.2 Letter of Submittal

December 15, 2025

City of Spokane
915 N. Nelson Street
Spokane, WA 99202

Re: 6470-25 2026-2029 On-Call Landscape Architecture Services

Dear Members of the Selection Committee,

We're excited to partner with the City of Spokane for on-call landscape architecture services. As a Spokane-based team, we care about the places our community uses daily and are honored to help shape them. Our approach blends local insight, proven experience in parks and public space design, and a strong commitment to responsible budgeting. The result is resilient and thoughtful designs that meet the needs of Spokane.

SCJ Alliance (SCJ) is a 100% employee-owned company founded in 2006. Our multidisciplinary firm brings together landscape architects, planners, engineers, designers, arborists, and other specialists under one roof. This mix of talent enables us to approach each project from every angle, including creative, technical, and practical perspectives. As a result, we deliver solutions that are inspiring and grounded in real-world considerations.

Your project work will be led entirely from our Spokane office, where we have in-house professionals in landscape architecture, planning, civil engineering, traffic engineering, and utility engineering, ensuring responsive communication and a team that understands Spokane's character and priorities. With more than one hundred completed park improvement and planning projects and extensive experience supporting cities, park agencies, public facilities districts, and federal clients, our deep bench of 20 landscape architecture professionals (including 14 Washington State licensed landscape architects) is well equipped for this work.

We are committed to delivering project-ready, community-focused designs that support the Parks and Recreation Department's mission and enhance residents' experiences. We look forward to collaborating with you.

Sincerely,



Kevin Cash, PLA, ASLA
Project Manager
kevin.cash@scjalliance.com
509.835.3770 x471



Chris Overdorf, PLA, ASLA
Principal-in-Charge
chris.overdorf@scjalliance.com
509.886.3265 x286



A. Name: SCJ Alliance

Principal Place of Business:
8730 Tallon Lane NE, Suite 200
Lacey, WA 98516

Phone: 509.835.3770

Email for Contract:
chris.overdorf@scjalliance.com

B. Legal Status: S-Corporation

Operating From:
108 N Washington, Suite 300
Spokane, WA 99201

C. Current or Former Agency Employees: None

D. Minimum Qualifications:

- ✓ In business over 19 years
- ✓ Over 100 completed park improvement projects
- ✓ 14 Washington state licensed landscape architects

E. SCJ will comply with all terms and conditions set forth in the RFQu, unless otherwise agreed by the City.

F. SCJ certifies: *it has not been debarred, suspended, ineligible for, or otherwise excluded from participation in Federal Assistance programs under Executive Order 12549, Title 31 U.S. Code 6101 Note, Executive Order 12549, Executive Order 12689, Title 48 Codified Federal Regulation 9.404, "Debarment and Suspension". Further Acknowledge that Firm will not contract with a subcontractor that is likewise debarred, suspended, ineligible for, or otherwise excluded, as referenced in the foregoing Executive Orders, U.S. Codes and Codified Federal Regulations; and the Firm agrees to comply with City requirements to follow cost principals outlined in 2 CFR 200, Subpart E—Cost Principles for financial disbursements under its Grant Agreement. The Firm also agrees to comply with audit requirements outlined in 2 CFR 200 Subpart F—Audit Requirements".*

G. SCJ will not subcontract with any Firms or consultants which do not meet the above criteria.

Who is SCJ?

SCJ Alliance (SCJ) is a multidisciplinary landscape architecture, engineering and planning firm specializing in solving complex issues that challenge developing communities. With over 130 employees, we provide a broad range of professional services to public- and private-sector clients, including landscape architecture, outreach facilitation, urban design, land use and environmental planning, transportation planning and design, and civil engineering.



We enjoy being a part of the creative process and seeking effective and efficient solutions to project challenges. Our responsiveness and ability to communicate, work with you side by side, develop creative solutions, and pay attention to the details are attributes that set us apart in consistently delivering successful projects.

Anticipate. Envision. Create.

When approaching projects, we use a three-step strategy that we know serves our clients well: we **anticipate** emerging challenges and opportunities, work with clients to **envision** projects to enhance the livability of their community, and then **create** a plan that achieves the goals and vision identified through this process.

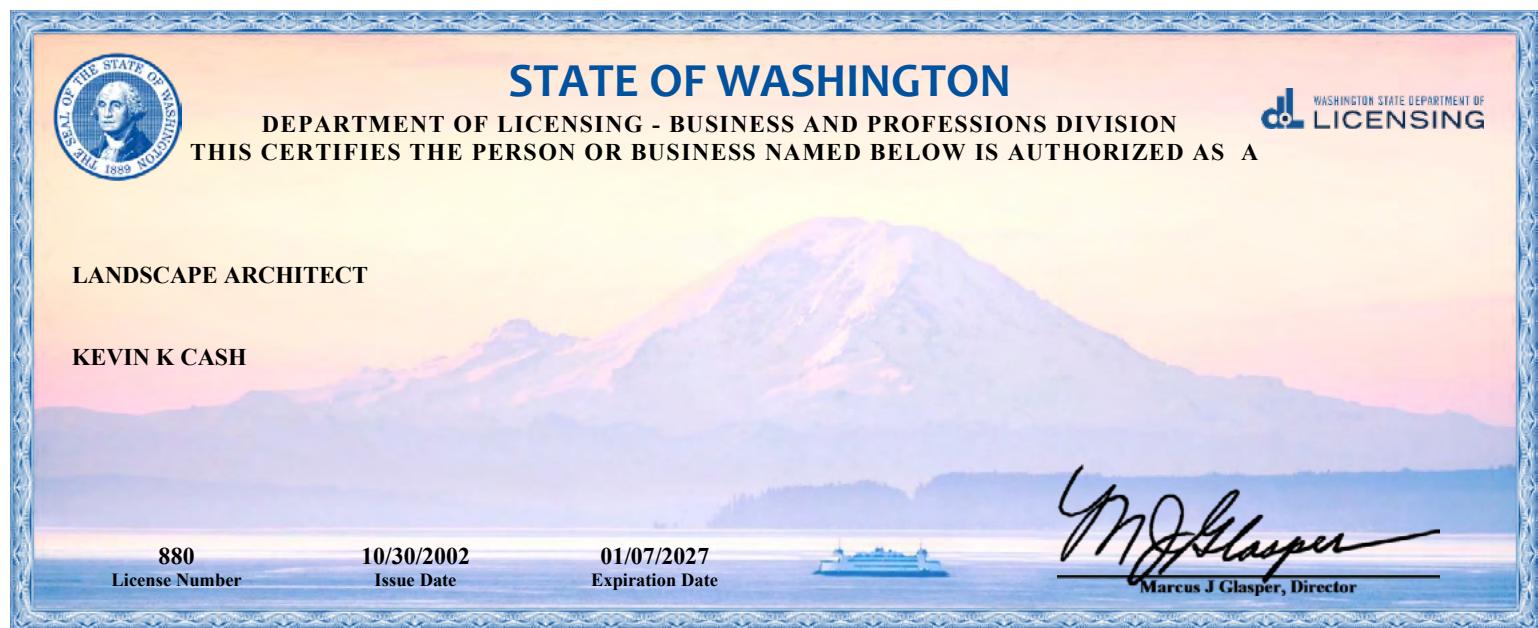


Areas of Expertise

- ◆ Landscape Architecture
- ◆ Parks, Recreation, Open Space & Trails Planning
- ◆ Master Planning
- ◆ Public Outreach & Facilitation
- ◆ Environmental Engineering
- ◆ Environmental Permitting
- ◆ Land Use Planning & Design
- ◆ Outdoor Recreation
- ◆ Grant Funding
- ◆ Civil Engineering
- ◆ Arboriculture
- ◆ Parking & Circulation
- ◆ Specialty Structures
- ◆ Transit Services
- ◆ Transportation Design
- ◆ Transportation Planning
- ◆ Cable-Propelled Transit



Landscape Architect Licenses





STATE OF WASHINGTON

DEPARTMENT OF LICENSING - BUSINESS AND PROFESSIONS DIVISION
THIS CERTIFIES THE PERSON OR BUSINESS NAMED BELOW IS AUTHORIZED AS A

DL WASHINGTON STATE DEPARTMENT OF
LICENSING

LANDSCAPE ARCHITECT

JULIANA LOLI

23018753
License Number

06/23/2023
Issue Date

09/11/2027
Expiration Date


Marcus J Glasper, Director

(R/4/23)



STATE OF WASHINGTON

DEPARTMENT OF LICENSING - BUSINESS AND PROFESSIONS DIVISION
THIS CERTIFIES THE PERSON OR BUSINESS NAMED BELOW IS AUTHORIZED AS A

DL WASHINGTON STATE DEPARTMENT OF
LICENSING

LANDSCAPE ARCHITECT

JON P McNAMARA

903
License Number

10/14/2003
Issue Date

06/29/2027
Expiration Date


Marcus J Glasper, Director

(R/4/23)



January 5, 2026

Nick Hamad
City of Spokane Parks and Recreation
808 W Spokane Falls Blvd # 5,
Spokane, WA 99201

Re: 2026-2029 On-Call Landscape Architectural Services – Rate Table
SCJ Project 25-P00577

Dear Nick:

Pursuant to your request, please see our hourly rate table by individual employee below. We've included an estimated percentage of time we would expect individuals to be involved based on the Scope of Services in the RFQu and the areas of expertise for our staff members:

Full Name:	Position	Billing Rate	Time on Project
Landscape:			
Cash, Kevin	SPM	\$185.00	20%
Forbes, Megan	L1	\$110.00	45%
Gilleland, Josh	L2	\$116.00	45%
Goode, Laure	L3	\$132.00	25%
Hawks, Lindsay	PM1	\$172.00	15%
Loli, Juliana	PM3	\$184.00	15%
Malhotra, Lakshita	L1	\$112.00	20%
McNamara, Jon	P	\$230.00	2%
Overdorf, Chris	PIC	\$260.00	3%
Shinpaugh, Sophia	L1	\$112.00	45%
Zepeda-Fuertes, Lorena	L1	\$116.00	10%
Planning (Community Outreach):			
Schubring, Lauren	PM1	\$185.00	2%
Taylor, Liam	P3	\$140.00	5%
Civil:			
Rivas, Scott	P	\$252.00	2%
Trueblood, Sophia	PM1	\$218.00	5%
Reed, Adam	T2	\$120.00	5%
Thompson, Freedom	E1	\$120.00	5%
Tetzlaff, Jennifer	E4	\$174.00	5%

< Business Lookup

[New search](#) [Back to results](#)**License Information:****Entity name:** SHEA CARR & JEWELL, INC.**Business name:** SCJ ALLIANCE**Entity type:** Profit Corporation**UBI #:** 602-612-261**Business ID:** 001**Location ID:** 0004**Location:** Active**Location address:**
108 N WASHINGTON ST
STE 300
SPOKANE WA 99201-5001**Mailing address:**
8730 TALLON LN NE
STE 200
LACEY WA 98516-6609**Excise tax and reseller permit status:** [Click here](#)**Secretary of State information:** [Click here](#)**Endorsements**

Endorsements held at this location	License #	Count	Details	Status	Expiration date	First issuance date
Spokane General Business				Active	May-31-2026	Apr-23-2019

Owners and officers on file with the Department of Revenue

Owners and officers	Title
CARR, JEAN	
DORAU, STEPHEN	
FOLSOM, PAM	
JOHNSTON, ERIC	
MCDONALD, TAMMY	

Registered Trade Names

Registered trade names	Status	First issued
SCJ ALLIANCE	Active	Jul-07-2011

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[Take our survey!](#)

Don't see what you expected?
[Check if your browser is supported](#)





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/23/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	License # 0C36861 Seattle-Alliant Insurance Services, Inc. 401 Union Street, 31st Floor Seattle, WA 98101	CONTACT Melanie Kelly NAME: PHONE (A/C, No, Ext): E-MAIL ADDRESS: melanie.kelly@alliant.com	FAX (A/C, No):	
		INSURER(S) AFFORDING COVERAGE		
INSURER A : Travelers Indemnity Company of America		25666	NAIC #	
INSURER B : Travelers Casualty Insurance Company of America		19046		
INSURER C : Travelers Property Casualty Company of America		25674		
INSURER D : Standard Fire Insurance Company		19070		
INSURER E : Continental Casualty Company		20443		
INSURER F :				

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO- <input checked="" type="checkbox"/> LOC <input type="checkbox"/> OTHER:		X	6803S28842A	6/15/2025	6/15/2026	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			BA3S293103	6/15/2025	6/15/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$			CUP3S296295	6/15/2025	6/15/2026	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 3,000,000 \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in N/A) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N <input checked="" type="checkbox"/> N	N / A	UB3S295329	6/15/2025	6/15/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
E	Prof/Pollution Liab			AEH591920345	6/15/2025	6/15/2026	Each Claim \$ 5,000,000
E	Prof/Pollution Liab			AEH591920345	6/15/2025	6/15/2026	Aggregate \$ 5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Project: #25-000577 Spokane Parks Capital Improvements

CERTIFICATE HOLDER

CANCELLATION

City of Spokane Parks and Recreation Division 808 W Spokane Falls Blvd. #5 Spokane, WA 99201	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE



Certificate Disclaimer

Alliant Insurance has recently updated their Certificate of Liability procedures to minimize unnecessary errors and to help clients and certificate holders understand the limitations and provisions outlined in their insurance policies. We will do so by adhering to the recommendations found in the recent Acord form manual and by staying compliant with state statute WAC 284-30-355 and (ORS)744.074(1)(e). Alliant aims to ensure clarity and accuracy in coverage interpretation while also protecting the interests of its clients and certificate holders.

While we can still add specific details such as job numbers, contract names, event dates, or specific locations on certificates, it's crucial to note that Alliant cannot bind our insurers to anything beyond what is specified in the endorsement. If the Additional Insured box is checked, individuals can refer to the Additional Insured endorsement attached to their certificate for detailed coverage information.

Ultimately, coverage is determined by the policy, its terms, and individual endorsements, and as established by the contract between the Named Insured and the Additional Insured. If there are any further inquiries or requests for clarification, please do not hesitate to reach out to us for further assistance.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED (ARCHITECTS, ENGINEERS AND SURVEYORS)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

1. The following is added to SECTION II – WHO IS AN INSURED:

Any person or organization that you agree in a "written contract requiring insurance" to include as an additional insured on this Coverage Part, but:

- a. Only with respect to liability for "bodily injury", "property damage" or "personal injury"; and
- b. If, and only to the extent that, the injury or damage is caused by acts or omissions of you or your subcontractor in the performance of "your work" to which the "written contract requiring insurance" applies, or in connection with premises owned by or rented to you.

The person or organization does not qualify as an additional insured:

- c. With respect to the independent acts or omissions of such person or organization; or
- d. For "bodily injury", "property damage" or "personal injury" for which such person or organization has assumed liability in a contract or agreement.

The insurance provided to such additional insured is limited as follows:

- e. This insurance does not apply on any basis to any person or organization for which coverage as an additional insured specifically is added by another endorsement to this Coverage Part.
- f. This insurance does not apply to the rendering of or failure to render any "professional services".
- g. In the event that the Limits of Insurance of the Coverage Part shown in the Declarations exceed the limits of liability required by the "written contract requiring insurance", the insurance provided to the additional insured shall be limited to the limits of liability required by that "written contract requiring insurance". This endorsement does not increase the limits of insurance described in Section III – Limits Of Insurance.

h. This insurance does not apply to "bodily injury" or "property damage" caused by "your work" and included in the "products-completed operations hazard" unless the "written contract requiring insurance" specifically requires you to provide such coverage for that additional insured, and then the insurance provided to the additional insured applies only to such "bodily injury" or "property damage" that occurs before the end of the period of time for which the "written contract requiring insurance" requires you to provide such coverage or the end of the policy period, whichever is earlier.

2. The following is added to Paragraph 4.a. of SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS:

The insurance provided to the additional insured is excess over any valid and collectible other insurance, whether primary, excess, contingent or on any other basis, that is available to the additional insured for a loss we cover. However, if you specifically agree in the "written contract requiring insurance" that this insurance provided to the additional insured under this Coverage Part must apply on a primary basis or a primary and non-contributory basis, this insurance is primary to other insurance available to the additional insured which covers that person or organization as a named insured for such loss, and we will not share with the other insurance, provided that:

(1) The "bodily injury" or "property damage" for which coverage is sought occurs; and

(2) The "personal injury" for which coverage is sought arises out of an offense committed;

after you have signed that "written contract requiring insurance". But this insurance provided to the additional insured still is excess over valid and collectible other insurance, whether primary, excess, contingent or on any other basis, that is available to the additional insured when that person or organization is an additional insured under any other insurance.

COMMERCIAL GENERAL LIABILITY

3. The following is added to Paragraph **8., Transfer Of Rights Of Recovery Against Others To Us**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

We waive any right of recovery we may have against any person or organization because of payments we make for "bodily injury", "property damage" or "personal injury" arising out of "your work" performed by you, or on your behalf, done under a "written contract requiring insurance" with that person or organization. We waive this right only where you have agreed to do so as part of the "written contract requiring insurance" with such person or organization signed by you before, and in effect when, the "bodily injury" or "property damage" occurs, or the "personal injury" offense is committed.

4. The following definition is added to the **DEFINITIONS** Section:

"Written contract requiring insurance" means that part of any written contract under which you are required to include a person or organization as an additional insured on this Coverage Part, provided that the "bodily injury" and "property damage" occurs and the "personal injury" is caused by an offense committed:

- a. After you have signed that written contract;
- b. While that part of the written contract is in effect; and
- c. Before the end of the policy period.

Spokane Park Board Briefing Paper



Committee	Finance Committee	Committee meeting date: January 6, 2026		
Requester	Nick Hamad Phone number: 509.363.5452			
Type of agenda item	<input type="radio"/> Consent	<input type="radio"/> Discussion	<input type="radio"/> Information	<input checked="" type="radio"/> Action
Type of contract/agreement	<input checked="" type="radio"/> New	<input type="radio"/> Renewal/ext.	<input type="radio"/> Lease	<input type="radio"/> Amendment/change order
City Clerks file (OPR or policy #)				
Master Plan Goal, Objective, Strategy (Click HERE for link to the adopted plan)		Master Plan Priority Tier: (pg. 171-175)		
Item title: (Use exact language noted on the agenda)	T.C. Sherry & Associates, dba SPVV Landscape Architects / Master Contract for 2026-2029 on-call landscape architecture services (not to exceed \$750,000.00)			
Begin/end dates	Begins: 01/08/2026	Ends: 12/31/2029	<input type="checkbox"/> 06/01/2525	
Background/history: After the November passage of the citywide neighborhood park improvement & safety levy, the city issued RFQu #6470-25 seeking qualified consulting firms to provide landscape architecture services on an 'on-call' / 'as needed' basis from 2026-2029. 20 firms submitted proposals in response to the solicitation, and Parks intends to award approximately (6) contracts - awarding contracts in order from the highest ranked firm, to the second highest, and so on. After committee review, 'SPVV Landscape Architects' is the third highest ranked firm. As a result, staff is recommending contract award to this firm.				
Motion wording: Motion to approve SPVV Landscape Architects master contract for 2026-2029 on-call landscape architecture services not to exceed \$750,000.				
Approvals/signatures outside Parks: <input checked="" type="radio"/> Yes <input type="radio"/> No If so, who/what department, agency or company: SPVV Landscape Architects Name: Tom Sherry Email address: tsherry@spvv.com Phone: 509.325.0511				
Distribution: Parks – Accounting Thea Prince Parks – Sarah Deatrich Garrett Jones Requester: Nick Hamad kvan@spvv.com Grant Management Department/Name:				
Fiscal impact: <input checked="" type="radio"/> Expenditure <input type="radio"/> Revenue Amount: Budget code: not to exceed \$750,000 1950-54920-94760-56504				
Vendor: <input checked="" type="radio"/> Existing vendor <input type="radio"/> New vendor				
Supporting documents:				
<input checked="" type="checkbox"/> Quotes/solicitation (RFP, RFQ, RFB)		<input checked="" type="checkbox"/> W-9 (for new contractors/consultants/vendors)		
<input type="checkbox"/> Contractor is on the MRSC Roster - City of Spokane		<input type="checkbox"/> ACH Forms (for new contractors/consultants/vendors)		
<input checked="" type="checkbox"/> UBI: 601-610-448 Business license expiration date: 3/31/26		<input checked="" type="checkbox"/> Insurance Certificate (min. \$1 million in General Liability)		



CITY OF SPOKANE - PURCHASING
& CONTRACTS
915 N. Nelson St.
Spokane, Washington 99202
(509) 625-6400

REQUEST FOR QUALIFICATIONS

<p>RFQu NUMBER: 6470-25</p> <p>RFQu TITLE: 2026-2029 ON-CALL LANDSCAPE ARCHITECTURE SERVICES</p> <p>RFQu COORDINATOR: Thea Prince, City of Spokane Purchasing Department</p> <p>QUESTION DEADLINE: FRIDAY, December 5, 2025</p> <p>TIME: 3:00 P.M.</p>	<p>PROPOSAL DUE DATE: MONDAY, December 15, 2025</p> <p>TIME: 1:00 P.M.</p> <p>PROPOSAL SUBMITTAL: All Proposals shall be submitted electronically through the ProcureWare online procurement system portal: https://spokane.procureware.com by the due date and time.</p>
---	--

1. GENERAL INFORMATION

1.1 COMMUNICATION

All communication between the Proposer and the City of Spokane (hereinafter "City") shall be with the Request for Qualifications Coordinator and submitted through the 'Clarifications' tab in the City's online procurement system portal: <https://spokane.procureware.com>. Any communication directed to other parties is prohibited.

1.2 BACKGROUND AND PURPOSE

The City of Spokane, through its Parks and Recreation Division (hereinafter "City") is initiating this Request for Qualifications (RFQ) seeking qualifications excluding costs from qualified landscape architecture and multi-disciplinary firms with experience in landscape architecture, park planning, public engagement, and detailed park design and documentation to support the City's planning, design, bidding and implementation various park improvement & enhancement projects throughout the city park system on an 'on-call basis'.

Selected firm(s) can expect to be utilized to plan, design and document park improvement projects within neighborhood, community, special use, and regional parks citywide, including but not limited to: development and renovation of park grounds, facilities, pathways, sports courts, sports fields, playgrounds, irrigation systems, trail, trailheads, shoreline & pond enhancement, parking facilities, informational and interpretive signage, and various other park amenities.

The City of Spokane Parks and Recreation Division acquires, enhances, protects, maintains, and operates a variety of public lands, open spaces, and facilities located within and immediately adjacent the bounds of the City of Spokane. 105 individual properties consisting of 4,025 acres in area make up the city's system of park lands, including:

AGGREGATE SCORE - 2026-2029 ON CALL LANDSCAPE ARCHITECTURE

Rank	Firm	NAH	HMS	BSE	MP	TOTAL
1	MTLA	135	150	132	141	558
2	SCJ Alliance	140	140	140	124	544
3	SPVV	115	138	150	140	543
4	Berger	125	143	143	123	534
5	Dig Studio	130	148	120	125	523
6	Place	110	133	146	130	519
7	Ground3	125	145	125	115	510
8	AHBL	100	135	138	136	509
9	Mithun	105	128	130	127	490
10	ESA	110	130	115	129	484
11	GGLO	105	123	117	135	480
12	JETT	95	125	117	121	458
13	Architect's West	95	115	120	125	455
14	Land Expressions	80	105	136	133	454
15	MacLoed Reckford	95	120	110	128	453
16	Bernardo Wills	85	95	120	139	439
17	Szabo L.A.	95	113	117	110	435
18	RW Droll	95	110	95	107	407
19	ALSC	75	65	125	126	391
N/R	PNW Landscape	N/R	N/R	N/R	20	20

RFQu #6470-25

3.2 LETTER OF SUBMITTAL

December 15, 2025

City of Spokane Parks & Recreation Department
808 W. Spokane Falls Boulevard
Spokane, WA 99201

Dear Members of the Selection Committee,

SPVV Landscape Architects is pleased to be considered for this on-call contract with the City of Spokane Parks Department. The Together Spokane initiative is an exciting new chapter for our community, and we would be honored to support the Parks Department in bringing those commitments to life. We are skilled in park planning, public engagement, detailed park design, and the necessary documentation for implementing these public facilities. Our 30+ years of serving the City of Spokane and the surrounding region will provide unique insights into the culture, climate, and considerations of what works best in this area. With our broad experience encompassing parks, sports fields, sports courts, trailheads, shoreline enhancements, interpretive signage, pathways, parking, irrigation, and other park amenities, SPVV and our team members are ready to tackle any project on this on-call roster.

In addition to the SPVV staff, our team includes seasoned professionals with whom we have had the pleasure of working for many years: Coffman Engineers, Upward 7 Consulting, and Haley Aldrich. Their expertise in civil engineering, planning and grant applications, and environmental engineering, respectively, will provide essential support as the City implements the Together Spokane park projects.

Team Administrative Information:

- A. SPVV Landscape Architects, 1908 W. Northwest Blvd, Suite A, Spokane, WA 99205
509-325-0511
kvan@spvv.com
Coffman Engineers, 221 N Wall St, Suite 500, Spokane, WA 99201
509-328-2994
nreed@coffman.com
Upward 7 Consulting, 9116 E Sprague Ave #439, Spokane Valley, WA 99206
509-216-0500
upward7@outlook.com
Haley & Aldrich, 70 Blanchard Road, Suite 204, Burlington, MA 01803
509-960-7447
kbertelsen@haleyaldrich.com
- B. SPVV Landscape Architects is an S corporation, and would operate from our office at the address above. Coffman Engineers is a corporation and would operate from the Spokane office at the address above. Upward 7 Consulting is a sole proprietorship operating from its Spokane Valley office at the address above. Haley Aldrich is an Active Corporation Service Company, operating for this project from their Spokane office at 505 W. Riverside Avenue, Suite 450, Spokane, WA 99201.
- C. SPVV, Coffman, Upward 7, and Haley Aldrich do not have any current or former employees from participating Agencies employed by or on the Firms' governing board as of the date of the Proposal or during the previous twelve (12) months.
- D. SPVV confirms that the Firm meets the minimum qualifications identified in Paragraph 1.3 of the RFQu. In business for thirty years, SPVV has completed more than 250 parks and recreation projects for municipalities and agencies throughout the region. SPVV's owners are all registered landscape architects currently licensed to practice in the State of Washington (business and professional licenses attached on following pages).
- E. SPVV, Coffman, Upward 7, and Haley Aldrich agree to comply with all terms and conditions set forth in the



RFQu, unless otherwise agreed by the City.

F. SPVV, Coffman, Upward 7, and Haley Aldrich each certify that the Firms have not been debarred, suspended, ineligible for, or otherwise excluded from participation in Federal Assistance programs under Executive Order 12549, Title 31 U.S. Code 6101 Note, Executive Order 12549, Executive Order 12689, Title 48 Codified Federal Regulation 9.404, "Debarment and Suspension." Our team will not contract with a subcontractor that is likewise debarred, suspended, ineligible for, or otherwise excluded, as referenced in the foregoing Executive Orders, U.S. Codes, and Codified Federal Regulations. Our team agrees to comply with City requirements to follow cost principles outlined in 2 CFR 200, Subpart E – Cost Principles for financial disbursements under its Grant Agreement. Our team agrees to comply with audit requirements outlined in 2 CFR 200 Subpart F – Audit Requirements.

G. SPVV and our subconsultants will not subcontract with any Firms or consultants that do not meet the above criteria.

Thank you for this opportunity to serve the City and our neighbors, and for your consideration of our qualifications.

Sincerely,



Ken Van Voorhis
Principal
SPVV Landscape Architects



STATE OF
WASHINGTON

BUSINESS LICENSE

Professional Service Corporation

T. C. SHERRY & ASSOCIATES, P.S.
APT A

1908 W NORTHWEST BLVD
SPOKANE WA 99205-3719

UNEMPLOYMENT INSURANCE - ACTIVE
TAX REGISTRATION - ACTIVE

INDUSTRIAL INSURANCE - ACTIVE

Issue Date: Feb 07, 2025

Unified Business ID #: 601610448

Business ID #: 001

Location: 0001

Expires: Mar 31, 2026

CITY/COUNTY ENDORSEMENTS:

SPOKANE GENERAL BUSINESS #T12041381BUS - ACTIVE
PASCO GENERAL BUSINESS - NON-RESIDENT #36198 - ACTIVE
RICHLAND GENERAL BUSINESS - NON-RESIDENT - ACTIVE
SPOKANE VALLEY GENERAL BUSINESS - NON-RESIDENT - ACTIVE
YAKIMA GENERAL BUSINESS - NON-RESIDENT - ACTIVE

LICENSING RESTRICTIONS:

Not licensed to hire minors without a Minor Work Permit.

REGISTERED TRADE NAMES:

SPVV LANDSCAPE ARCHITECTS

This document lists the registrations, endorsements, and licenses authorized for the business named above. By accepting this document, the licensee certifies the information on the application was complete, true, and accurate to the best of his or her knowledge, and that business will be conducted in compliance with all applicable Washington state, county, and city regulations.

Director, Department of Revenue



STATE OF WASHINGTON

DEPARTMENT OF LICENSING - BUSINESS AND PROFESSIONS DIVISION
THIS CERTIFIES THE PERSON OR BUSINESS NAMED BELOW IS AUTHORIZED AS A

LICENSING
WASHINGTON STATE DEPARTMENT OF

LANDSCAPE ARCHITECT

THOMAS C SHERRY

489
License Number

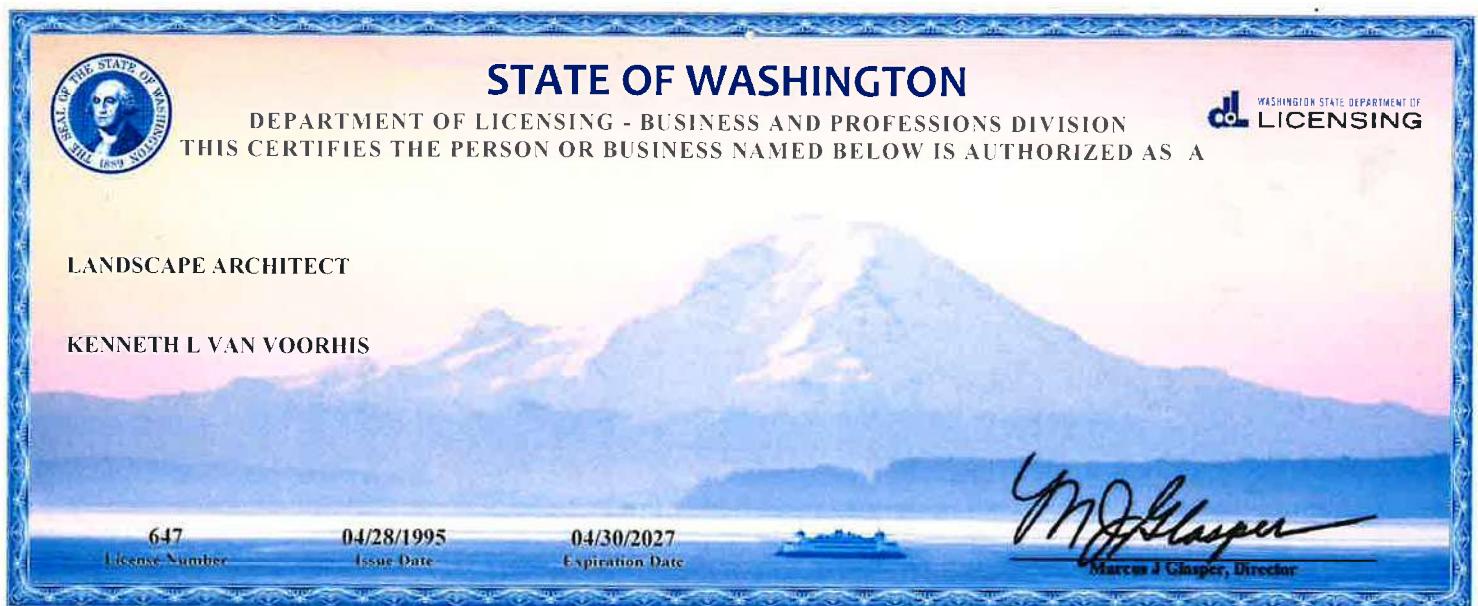
12/20/1988
Issue Date

07/08/2026
Expiration Date

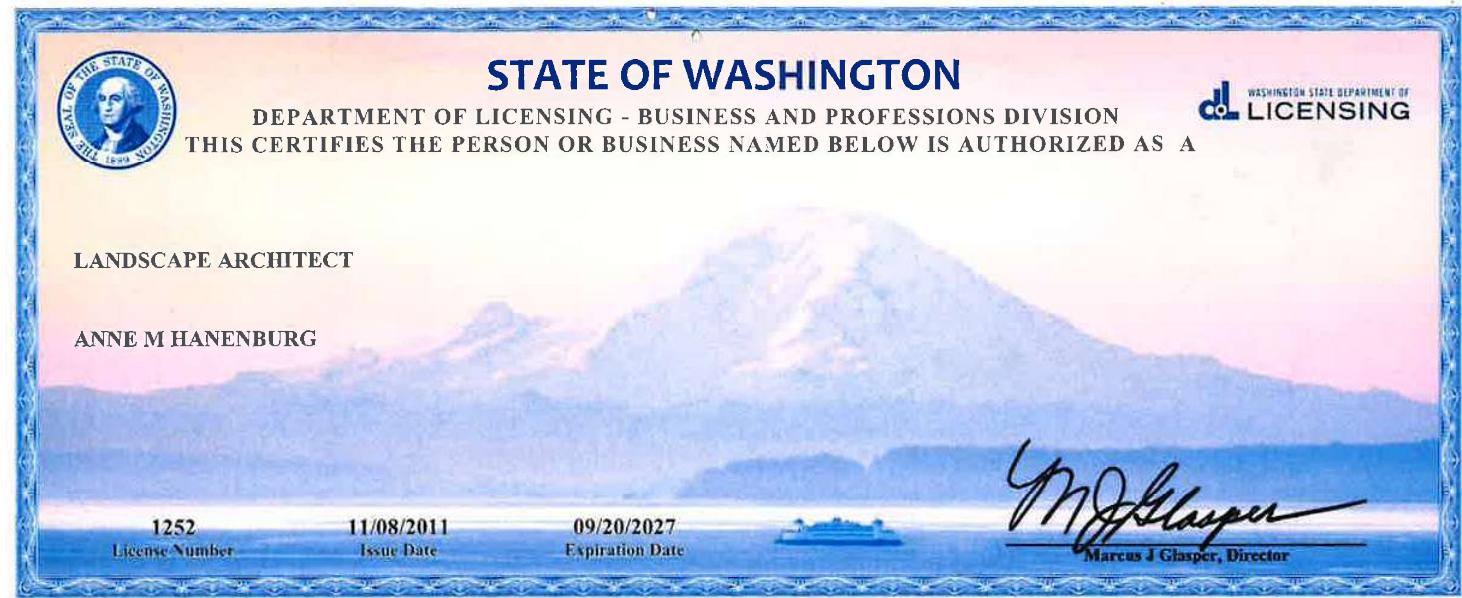


Marcus J. Glasper
Marcus J. Glasper, Director

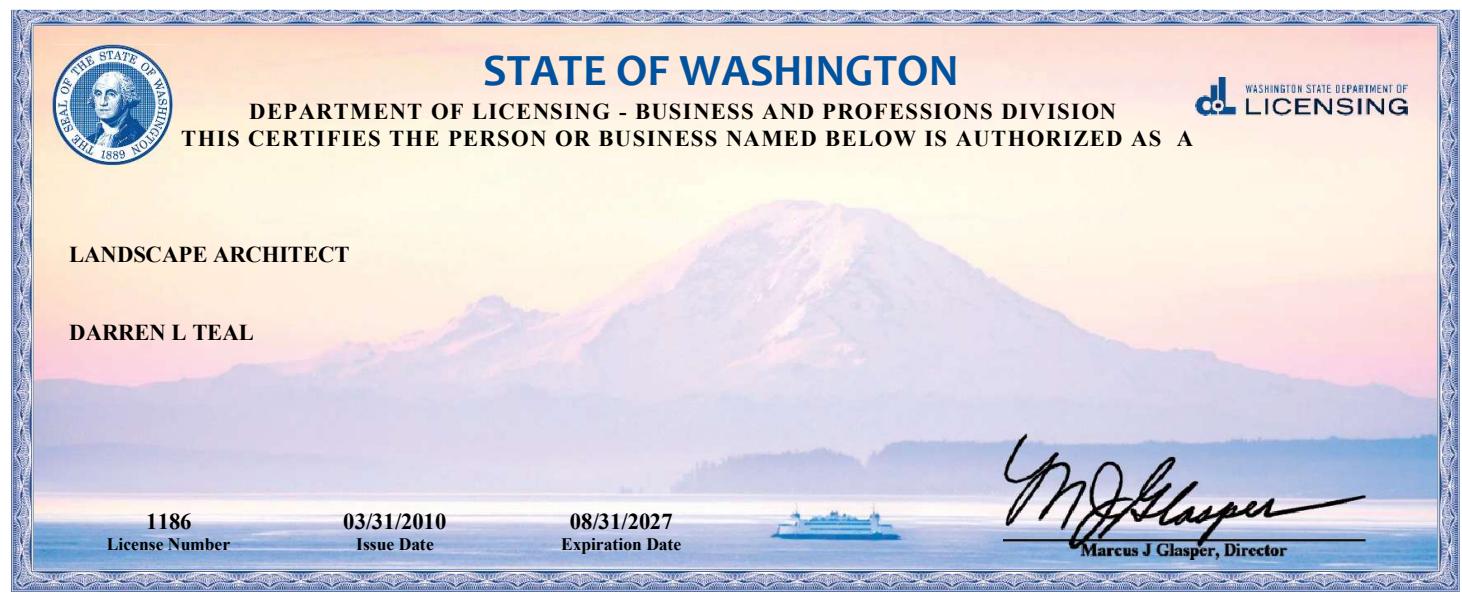




(R/4/23)



(R/4/23)



(R/4/23)



1908 W Northwest Blvd, Suite A
Spokane, WA 99205

509.325.0511

www.spvv.com

MEMO

City of Spokane Parks Dept.

1/5/2025

Nick Hamad:

- SPVV Landscape Architects and our associated team members is honored and proud to provide support to the City of Spokane Parks & Recreation Dept. In this effort of support, we are providing our professional Landscape Architectural services fee schedule:
 - **SPVV Landscape Architects**
 - Managing Principal (SPVV) \$195.00/Hr.
 - Landscape Architect Project manager \$160.00/Hr.
 - Landscape Designer \$125.00/Hr.
 - Irrigation Designer \$125.00/Hr.
 - Drafting \$120.00/Hr.
 - Clerical \$100.00/Hr.
 - **Sub-Consultants** (will be charged at actual invoicing times 1.04 multiplier).
 -
- **Schedule of Expenses Charges**
 - Travel expenses will be in accordance with City of Spokane policy.
 - General business expenses shall be at actual cost.
 -
- **All Rates are effective through December 31, 2026**

Kenneth L Van Voorhis
Landscape Architect
SPVV Landscape Architects



kvan@spvv.com

< Business Lookup

[New search](#) [Back to results](#)**License Information:**

Entity name: T. C. SHERRY & ASSOCIATES, P.S.

Business name: SHERRY PRATT VAN VOORHIS LANDS

Entity type: Professional Service Corporation

UBI #: 601-610-448

Business ID: 001

Location ID: 0001

Location: Active

Location address: 1908 W NORTHWEST BLVD
APT A
SPOKANE WA 99205-3719

Mailing address: 1908 W NORTHWEST BLVD STE A
SPOKANE WA 99205-3713

Excise tax and reseller permit status: [Click here](#)

Secretary of State information: [Click here](#)

Endorsements

Endorsements held at this location	License #	Count	Details	Status	Expiration date	First issuance date
Pasco General Business - Non-Resident	36198			Active	Mar-31-2026	Mar-04-2020
Richland General Business - Non-Resident				Active	Mar-31-2026	Aug-26-2019
Spokane General Business	T12041381BUS			Active	Mar-31-2026	Oct-15-2012
Spokane Valley General Business - Non-Resident				Active	Mar-31-2026	Feb-22-2005
Yakima General Business - Non-Resident				Active	Mar-31-2026	May-04-2022

Owners and officers on file with the Department of Revenue

Owners and officers	Title
HANENBURG, ANNE M	
SHERRY, THOMAS	
TEAL, DARREN L	
VAN VOORHIS, KENNETH	



Registered Trade Names

Registered trade names	Status	First issued
SPVV LANDSCAPE ARCHITECTS	Active	Nov-12-2010

The Business Lookup information is updated nightly. Search date and time: 12/31/2025 7:44:15 AM

[Contact us](#)

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THE HARTFORD
BUSINESS SERVICE CENTER
3600 WISEMAN BLVD
SAN ANTONIO TX 78251

December 30, 2025

CITY OF SPOKANE PARKS
808 W SPOKANE FALLS BLVD
SPOKANE WA 99201-3333

Account Information:

Policy Holder Details :	T.C. SHERRY AND ASSOCIATES, P.S. DBA SPVV Landscape Architects
--------------------------------	---



Contact Us

Need Help?

Chat online or call us at

(866) 467-8730.

We're here Monday - Friday.

Enclosed please find a Certificate Of Insurance for the above referenced Policyholder. Please contact us if you have any questions or concerns.

Sincerely,

Your Hartford Service Team



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/30/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER NORTHEAST AGENCIES INC/PHS 01214608 The Hartford Business Service Center 3600 Wiseman Blvd San Antonio, TX 78251	CONTACT NAME: PHONE (A/C, No, Ext): (866) 467-8730	FAX (A/C, No):
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE NAIC#	
INSURED T.C. SHERRY AND ASSOCIATES, P.S. DBA SPVV Landscape Architects 1908 W NORTHWEST BLVD APT A SPOKANE WA 99205-3719	INSURER A : Hartford Underwriters Insurance Company	30104
	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:							
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.											
INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/Y YY)	LIMITS				
A	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR X General Liability	X	01 SBA BM7U7Z	11/18/2025	11/18/2026	EACH OCCURRENCE	\$2,000,000				
	DAMAGE TO RENTED PREMISES (Ea occurrence)					\$1,000,000					
	MED EXP (Any one person)					\$10,000					
	PERSONAL & ADV INJURY					\$2,000,000					
	GENERAL AGGREGATE					\$4,000,000					
	PRODUCTS - COMP/OP AGG					\$4,000,000					
	OTHER:										
AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)					
ANY AUTO						BODILY INJURY (Per person)					
ALL OWNED AUTOS	<input checked="" type="checkbox"/>	SCHEDULED AUTOS				BODILY INJURY (Per accident)					
Hired AUTOS		NON-OWNED AUTOS				PROPERTY DAMAGE (Per accident)					
A	UMBRELLA LIAB EXCESS LIAB	<input checked="" type="checkbox"/>	OCCUR CLAIMS-MADE	01 SBA BM7U7Z	11/18/2025	11/18/2026	EACH OCCURRENCE	\$1,000,000			
	DED	RETENTION \$ 10,000					AGGREGATE			\$1,000,000	
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/>	Y/N	01 SBA BM7U7Z	11/18/2025	11/18/2026	PER STATUTE	OTHE			
							E.L. EACH ACCIDENT			\$1,000,000	
							E.L. DISEASE -EA EMPLOYEE			\$1,000,000	
							E.L. DISEASE - POLICY LIMIT			\$1,000,000	
A	Employment Practices Liability Insurance			01 SBA BM7U7Z	11/18/2025	11/18/2026	Each Claim Limit	\$25,000			
							Annual Aggregate Limit	\$25,000			
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)											
Those usual to the Insured's Operations. RE: ON CALL MASTER CONTRACT. The Business Liability Coverage Part includes a Blanket Additional Insured By Contract Endorsement, Form SL 30 32 or SL 30 63, if applicable.											

CERTIFICATE HOLDER

CITY OF SPOKANE PARKS
808 W SPOKANE FALLS BLVD
SPOKANE WA 99201-3333

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Susan L. Castaneda

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/30/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Buckner Company of Colorado 6400 S. FIDDLERS GREEN CIRCLE, SUITE 950 Greenwood Village CO 80111	CONTACT NAME: Select Business Team	
	PHONE (A/C, No, Ext):	FAX (A/C, No):
INSURED T.C. Sherry & Associates, P.S. dba SPVV Landscape Architects 1908 W. Northwest Boulevard, Suite A Spokane WA 99205	E-MAIL ADDRESS: select@buckner.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Certain Underwriters at Lloyds	15792
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
INSURER F:		

COVERAGES

CERTIFICATE NUMBER: 1848116118

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	\$	
	CLAIMS-MADE	<input type="checkbox"/>	OCCUR				DAMAGE TO RENTED PREMISES (Ea occurrence)	\$	
							MED EXP (Any one person)	\$	
							PERSONAL & ADV INJURY	\$	
							GENERAL AGGREGATE	\$	
							PRODUCTS - COMP/OP AGG	\$	
							OTHER:	\$	
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$	
	ANY AUTO						BODILY INJURY (Per person)	\$	
	OWNED AUTOS ONLY	<input type="checkbox"/>	SCHEDULED AUTOS				BODILY INJURY (Per accident)	\$	
	Hired AUTOS ONLY	<input type="checkbox"/>	NON-OWNED AUTOS ONLY				PROPERTY DAMAGE (Per accident)	\$	
								\$	
	UMBRELLA LIAB		OCCUR				EACH OCCURRENCE	\$	
	EXCESS LIAB		CLAIMS-MADE				AGGREGATE	\$	
	DED	<input type="checkbox"/>	RETENTION \$					\$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	<input type="checkbox"/> Y / N	N / A				PER STATUTE	OTHE- R	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/>					E.L. EACH ACCIDENT	\$	
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$	
								E.L. DISEASE - POLICY LIMIT	\$
	A	Professional Liability			TMP00031902	9/9/2025	9/9/2026	Aggregate Per Claim	2,000,000 \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Project / Reference: On-Call Master Contract

CERTIFICATE HOLDER

CANCELLATION

City of Spokane Parks & Recreation 808 W. Spokane Falls Blvd Spokane WA 99201 United States	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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