



## Spokane Park Board Golf Committee

8:00 a.m. Tue., Sep. 10, 2024

**In-person:** Conference Room "C"

The Hive, 2904 E. Sprague Ave. Spokane WA 99202

**WebEx virtual meeting:**

Call-in: 408-418-9388; Access code: 2494 445 9982

Mark Poirier – Golf Manager

### Committee Members:

Nick Sumner – Chair

Gerry Sperling

Barb Richey

Doug Kelley

The Golf Committee meeting will be held in-person in the **Spokane Public Library, The Hive - Conference Room "C", 2904 E. Sprague Ave. Spokane WA 99202** and virtually via WebEx at 8:00 a.m. Tuesday, Sep. 10, 2024. Committee members, staff, and presenters still have the option to participate virtually via WebEx during all meetings.

The public may listen to the meeting by calling 408-418-9388 and entering access code **2494 445 9982**, when prompted.

Written public comment may be submitted via email or mail. Comments must be received no later than 1 p.m. Sep. 09 by email to: [spokaneparks@spokanecity.org](mailto:spokaneparks@spokanecity.org) or mail to: Spokane Park Board, 5th floor City Hall, 808 West Spokane Falls Blvd., Spokane, Washington 99201. Submitted public comments will be presented to committee members prior to the meeting.

## Agenda

**Call to order** – Nick Sumner

**Public comment** – Nick Sumner

### Action items:

1. [Ridgetop Golf / Indian Canyon Golf Course Bunker Renovation Construction Contract \\$299,618.14 \(plus 10% administrative & applicable tax\)](#) – Berry Ellison / Mark Poirier
2. [General Industries, Inc. / Qualchan Golf Course Pumphouse Project Construction Contract \(\\$429,565.00 plus 10% administrative reserve and applicable tax\)](#) – Berry Ellison / Mark Poirier

### Discussion items:

1. Spokane City Championship recap – Mark Poirier

### Standing reports:

1. Golf marketing report – Fianna Dickson
2. Golf financial report – Mark Poirier
3. Superintendents' report – Mark Poirier
4. What's happening at the Courses – Mark Poirier

## Agenda 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. Individuals requesting reasonable accommodations or further information may call, write, or email Risk Management at 509.625.6221, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or [mlovmaster@spokanecity.org](mailto:mlovmaster@spokanecity.org). Persons who are deaf or hard of hearing may contact Risk Management through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

# Spokane Park Board

## Briefing Paper



<b>Committee</b>	Golf Committee		<b>Committee meeting date:</b> Sept 10, 2024
<b>Requester</b>	Berry Ellison / Mark Poirier		<b>Phone number:</b> 509.625.6276
<b>Type of agenda item</b>	<input type="radio"/> Consent <input type="radio"/> Discussion <input type="radio"/> Information <input checked="" type="radio"/> Action		
<b>Type of contract/agreement</b>	<input checked="" type="radio"/> New <input type="radio"/> Renewal/ext. <input type="radio"/> Lease <input type="radio"/> Amendment/change order <input type="radio"/> Other		
<b>City Clerks file</b> (OPR or policy #)			
<b>Master Plan Goal, Objective, Strategy</b> (Click <a href="#">HERE</a> for link to the adopted plan)	N/A	<b>Master Plan Priority Tier:</b> (pg. 171-175)	N/A
<b>Item title:</b> (Use exact language noted on the agenda)	Ridgetop Golf / Indian Canyon Golf Course Bunker Renovation Construction Contract \$299,618.14 (plus 10% administrative & applicable tax).		
<b>Begin/end dates</b>	Begins: 09/12/2024	Ends: 02/01/2025	<input type="checkbox"/> 06/01/2525
<b>Background/history:</b>			
<p>Construction contract including 10% administrative reserve with the low responsive bidder, Ridgetop Golf, for the complete reconstruction of all sand bunkers at Indian Canyon Golf Course. Bid price is \$299,618.14 plus administrative reserve &amp; applicable tax.</p> <p>This contract will include the base bid scope of work, which includes the filling in of 1 bunker and the reconstruction of 20 sand bunkers, including re-shaping, drainage, aggregate bunker liner, bunker sand, finish grading and grassing. Bunker reconstruction is anticipated to be completed by the end of 2024 to allow new bunker sand to settle over the winter.</p>			
<b>Motion wording:</b>			
Motion to approve Contractor Ridgetop Golf for Qualchan Golf Course Pumphouse Project construction contract (\$299,618.14 plus 10% admin reserve & applicable tax).			
<b>Approvals/signatures outside Parks:</b> <input checked="" type="radio"/> Yes <input type="radio"/> No			
If so, who/what department, agency or company: Ridgetop Golf			
Name: Nancy Kalbrener		Email address: TBD	Phone: 253-312-2005
<b>Distribution:</b>			
Parks – Accounting		Mark Poirier	
Parks – Sarah Deatrich		Jason Conley	
Requester: Berry Ellison		Nick Hamad	
Grant Management Department/Name:			
<b>Fiscal impact:</b> <input checked="" type="radio"/> Expenditure <input type="radio"/> Revenue			
Amount: \$299,618.14 plus admin reserve & applicable tax		Budget code: 4600-55100-94000-56301-48029	
<b>Vendor:</b> <input type="radio"/> Existing vendor <input checked="" type="radio"/> New vendor			
<b>Supporting documents:</b>			
<input checked="" type="checkbox"/> Quotes/solicitation (RFP, RFQ, RFB)		<input type="checkbox"/> W-9 (for new contractors/consultants/vendors)	
<input checked="" type="checkbox"/> Contractor is on the City's A&E Roster - City of Spokane		<input type="checkbox"/> ACH Forms (for new contractors/consultants/vendors)	
<input checked="" type="checkbox"/> UBI: 601-353-563    Business license expiration date: 8/31/25		<input checked="" type="checkbox"/> Insurance Certificate (min. \$1 million in General Liability)	







Indian Canyon Bunker Renovation						Monday, September 09, 2024				
PW ITB 6210-24						Responsive Bidder?				
						Yes	N/A	N/A	N/A	N/A
Reference Number	Description	Type	UOM	Quantity	Ridgetop Golf	Contractor	Contractor	Contractor	Contractor	
<b>BASE BID /TAX</b>					<b>\$326,583.77</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
Base Bid	Project Scope as spelled out in bid	Base	ea	1	\$299,618.14	\$0.00	\$0.00	\$0.00	\$0.00	
Tax	Sales Tax 9.0%	Base	ea	1	\$26,965.63	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Total Extended</b>					<b>\$326,583.77</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
Reference Number	Description	Type	UOM	Quantity	Ridgetop Golf	Contractor	Contractor	Contractor	Contractor	
<b>Deductible Alt 1 /TAX</b>					<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
Base Bid	N/A	Alt	ea	1	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	
Tax	Sales Tax 9.0%	Alt	ea	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Total Extended</b>					<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

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: #6210-24 INDIAN CANYON GOLF COURSE BUNKER RENOVATION

### 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:

\$ 299,618.14  
(do not include Washington State Sales Tax)

BID ALTERNATES

Not Applicable

The Owner reserves the right to accept or reject any or all bid prices within sixty (60) days of the bid date.

### ADDENDA.

The undersigned acknowledges receipt of addenda number(s) 1 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 by within 54 calendar days or no later than November 22, 2024.

### 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 THREE HUNDRED-FIFTY DOLLARS (\$350.00) per working day until the work is satisfactorily completed.

**BIDDER RESPONSIBILITY.**

Washington State Contractor's Registration No. RIDGE1-085B3  
(must be in effect at time of bid submittal)

U.B.I. Number 601-353563

Washington Employment Security Department Number 000-053356-00-0

Washington Excise Tax Registration Number 91-1540308

City of Spokane Business License Number LICENSE CONFIRMATION ATTACHED.  
(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.

Name of Bidder: RIDGETOP GOLF



Signature of Bidder's Authorized Representative

Nancy Kalbrener

pres / treas

Title

4820 24th ST NW, GIG HARBOR, WA 98335

Address

(253)312-2005

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 September 5<sup>th</sup>, 2024  
date

(Seal Or Stamp)



Daniel W. Olsen  
Signature of Notary Public Daniel W. Olsen

My appointment expires MAY 9, 2026



# Spokane Park Board

## Briefing Paper



<b>Committee</b>	Golf Committee		<b>Committee meeting date:</b> Sept 10, 2024
<b>Requester</b>	Berry Ellison / Mark Poirier		<b>Phone number:</b> 509.625.6276
<b>Type of agenda item</b>	<input type="radio"/> Consent <input type="radio"/> Discussion <input type="radio"/> Information <input checked="" type="radio"/> Action		
<b>Type of contract/agreement</b>	<input checked="" type="radio"/> New <input type="radio"/> Renewal/ext. <input type="radio"/> Lease <input type="radio"/> Amendment/change order <input type="radio"/> Other		
<b>City Clerks file</b> (OPR or policy #)			
<b>Master Plan Goal, Objective, Strategy</b> (Click <a href="#">HERE</a> for link to the adopted plan)	N/A	<b>Master Plan Priority Tier:</b> (pg. 171-175)	N/A
<b>Item title:</b> (Use exact language noted on the agenda)	General Industries, Inc. / Qualchan Golf Course Pumphouse Project Construction Contract (\$429,565.00 plus 10% administrative reserve and applicable tax)		
<b>Begin/end dates</b>	Begins: 09/12/2024	Ends: 06/30/2025	<input type="checkbox"/> 06/01/2525
<b>Background/history:</b>			
<p>Construction contract with the low responsive bidder, General Industries, Inc., for the removal &amp; replacement of the existing Qualchan Golf Course Irrigation Pump Station building and installation of associated pump station equipment and appurtenances.</p> <p>This contract will include the base bid plus a 10% administrative reserve and applicable tax. Pump station replacement is expected to be substantially completed in 2023, with final completion anticipated in April of 2025. This project is funded by the City of Spokane Water Department (Utilities Division)</p>			
<b>Motion wording:</b>			
Motion to approve Contractor TBD Qualchan Golf Course Pumphouse Project construction contract (\$429,565.00 plus 10% reserve and applicable tax)			
<b>Approvals/signatures outside Parks:</b> <input checked="" type="radio"/> Yes <input type="radio"/> No			
If so, who/what department, agency or company: General Industries, Inc.			
Name: Paul Velardi		Email address: TBD	Phone: 509.928.4268
<b>Distribution:</b>			
Parks – Accounting		Mark Poirier	
Parks – Sarah Deatrich		Jason Conley	
Requester: Berry Ellison		Nick Hamad	
Grant Management Department/Name:			
<b>Fiscal impact:</b> <input checked="" type="radio"/> Expenditure <input type="radio"/> Revenue			
Amount: \$429,565.00 plus 10% reserve and applicable tax		Budget code: 4250-42300-94340-56501-11121	
<b>Vendor:</b> <input type="radio"/> Existing vendor <input type="radio"/> New vendor			
<b>Supporting documents:</b>			
<input checked="" type="checkbox"/> Quotes/solicitation (RFP, RFQ, RFB)		<input type="checkbox"/> W-9 (for new contractors/consultants/vendors)	
<input checked="" type="checkbox"/> Contractor is on the City's A&E Roster - City of Spokane		<input type="checkbox"/> ACH Forms (for new contractors/consultants/vendors)	
<input checked="" type="checkbox"/> UBI: 600-622-321    Business license expiration date: 7/31/25		<input checked="" type="checkbox"/> Insurance Certificate (min. \$1 million in General Liability)	



CITY OF SPOKANE, WASHINGTON  
DEPARTMENT OF PARKS AND RECREATION

QUALCHAN GOLF COURSE  
QUALCHAN PUMP HOUSE  
Invitation to Bid #: 6211-24  
8.06.24 - BID SET

**DESCRIPTION OF WORK**

**3. SCOPE OF WORK.**  
**Base Bid:**

The project scope consists of establishing a construction boundary, tree protection, construction access and site protection, and erosion & sedimentary control;

Selective demolition of the existing pumphouse including but not limited to roof, walls, foundation, concrete slab, electrical, and interior items except existing irrigation pump (salvaged to owner) and electrical panel (to remain on-site and energized for downstream operation during construction), existing metal wet well and equalization pipe; remove and dispose of site items including but not limited to metal equalization pipe and metal screen (requires work within pond boundary and existing pond liner), iron and composite irrigation mainline (above and below surface) to location shown on plan, turf, and landscape.

Procure and install materials and appurtenances for pump house including but not limited to excavation, concrete wet well, backfill, subbase preparation, foundation, slab on grade, walls, doors and windows, roof, mechanical, electrical, and plumbing; site improvements including but not limited to HDPE equalization pipe (see scope below), HDPE filter discharge/flush pipe, pond liner repair (due to construction activity), energy dissipation rock feature (at downstream-end of filter discharge pipe), HDPE irrigation mainline & amp; connection to existing mainline; site restoration (due to construction activity including but not limited to irrigation, landscape, and pond.

Provide allowance of \$15,000 on T&M basis for Pump Station Installation Support including but not limited to labor, equipment, and coordination with pump manufacturer's representative for receiving and installation of new prefabricated irrigation pump system including unloading from flatbed delivery truck at designated area shown on plan (S 195 Hwy Right of Way), transport and placement at new wet well (within footprint of new pumphouse), assembly of vertical turbine pump & motor, primary electrical hookup for 480/277 WYE configured 3-phase power, and communications, incidentals, and connection to new irrigation mainline and control wire.

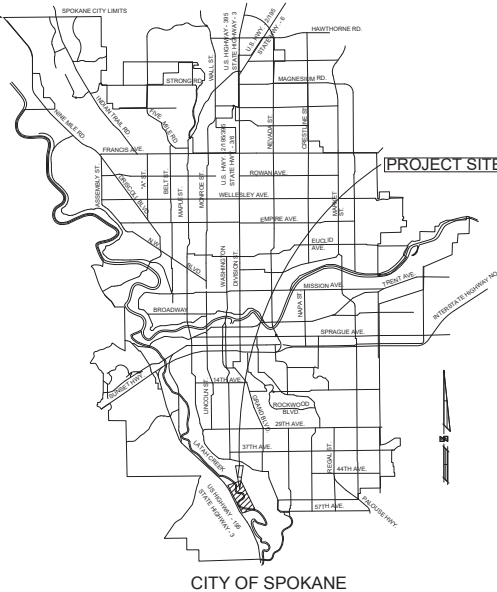
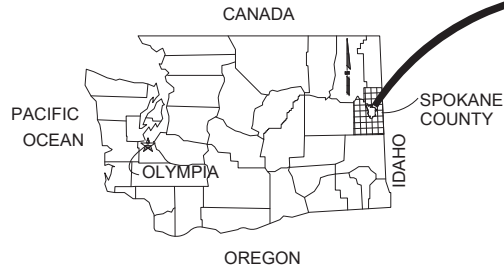
Pump Manufacturer's representative will be on-site during delivery, installation, and commissioning of irrigation pump system. Notify Pump Manufacturer's representative two (2) weeks prior to desired commissioning date.

**Bid Alternates:**

**Alternate 1:**  
Omit basalt veneer. Add Composite veneer per plan.

**GENERAL NOTES**

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONDITIONS IN THE FIELD PRIOR TO BID SUBMISSION. ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND PROJECT INTENT / CONTRACT DOCUMENTS AFFECTING THE COST OF THE PROJECT SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. COST OF LOCATES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS, INCLUDING RIGHT-OF-WAY OBSTRUCTION PERMITS WHERE APPLICABLE.
4. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY OBTAINING ALL PERMITS, INCLUDING RIGHT-OF-WAY OBSTRUCTION PERMITS WHERE APPLICABLE.
5. CONTRACTOR IS RESPONSIBLE FOR INCIDENTAL TRAFFIC CONTROL MEASURES AS REQUIRED IN ACCORDANCE WITH THE MANUAL ON TRAFFIC CONTROL DEVICES (MUTCD) AND WASHINGTON STATE MODIFICATIONS TO THE MUTCD.
6. PRESERVE AND PROTECT EXISTING IMPROVEMENTS TO REMAIN. REPAIR OR REPLACE ALL HARDSCAPE AND SOFTSCAPE DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY.
7. TREE PRUNING, AIR SPADING AND ROOT PRUNING SHALL BE PERFORMED BY CITY OF SPOKANE ARBORIST. CONTRACTOR SHALL COORDINATE DIRECTLY WITH CITY OF SPOKANE ARBORIST TO SCHEDULE WORK.
8. OWNER WILL FURNISH COMPACTION & MATERIAL TESTING. IF CONTRACTOR FAILS TESTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL TESTING UNTIL COMPACTION AND MATERIALS MEET SPECIFICATION.



WORK LOCATION		
SITE	WORK LOCATION	TYPE OF IMPROVEMENT
1.0	QUALCHAN GOLF COURSE	GENERAL BUILDING PERMIT

**MAYOR**

LISA BROWN

**COUNCIL MEMBERS**

BETSY WILKERSON, CITY COUNCIL PRESIDENT  
JONATHAN BINGLE  
MICHAEL CATHCART  
PAUL DILLON  
LEI NAVARRETE  
ZACK ZAPPONE  
KITTY KLITZKE

**CITY ADMINISTRATOR**

GARRET JONES (ACTING)

**DIRECTOR OF PARKS**

JASON CONLEY (INTERIM)

**PROJECT CONTACT(S)**

NICK HAMAD, PLA.  
SPOKANE PARKS AND RECREATION  
PROJECT MANAGER, (509) 363-5452

**DRAWING INDEX**

G101: COVER SHEET  
V01: TOPO SURVEY  
V01.1: TOPO SURVEY  
AS101: SITE & DEMO PLAN  
SD101: SITE & IRRIGATION DETAILS  
IR-1: PUMP STATION  
A101: FLOOR PLANS  
A401: ELEVATIONS  
A501: SECTIONS / DETAILS  
S001: GENERAL NOTES  
S002: GENERAL NOTES  
S003: SPECIAL INSPECTIONS  
S101: FOUNDATION AND ROOF FRAMING PLAN  
S201: FOUNDATION DETAILS  
S202: FOUNDATION DETAILS  
S301: ROOF FRAMING DETAILS  
M101: HVAC PLAN  
E101: ONE LINE, NOTES  
E201: ELECTRICAL PLAN





Qualchan Pumphouse Project					Monday, September 09, 2024				
PW ITB 6122-24					Responsive Bidder?				
					Yes	Yes	N/A	N/A	N/A
Reference Number	Description	Type	UOM	Quantity	General Industries	Spilker Contracting	Contractor	Contractor	Contractor
<b>BASE BID /TAX</b>					<b>\$468,225.85</b>	<b>\$586,420.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Base Bid	Project Scope as spelled out in bid	Base	ea	1	\$423,030.00	\$510,000.00	\$0.00	\$0.00	\$0.00
Pump Station Install	Project Scope as spelled out in bid	Base	ea	1	\$6,535.00	\$28,000.00			
Tax	Sales Tax 9.0%	Base	ea	1	\$38,660.85	\$48,420.00	\$0.00	\$0.00	\$0.00
<b>Total Extended</b>					<b>\$468,225.85</b>	<b>\$586,420.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Reference Number	Description	Type	UOM	Quantity	General Industries	Contractor	Contractor	Contractor	Contractor
<b>Deductible Alt 1 /TAX</b>					<b>(\$7,085.00)</b>	<b>(\$5,450.00)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Base Bid	Omit Basalt Veneer/Add Prefab Veneer	Alt	ea	1	\$ (6,500.00)	(\$5,000.00)	\$0.00	\$0.00	\$0.00
Tax	Sales Tax 9.0%	Alt	ea	1	(\$585.00)	(\$450.00)	\$0.00	\$0.00	\$0.00
<b>Total Extended</b>					<b>(\$7,085.00)</b>	<b>(\$5,450.00)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>



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:** #6211-24 QUALCHAN GOLF COURSE PUMPHOUSE PROJECT

**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: \$ 423,030.00  
(do not include Washington State Sales Tax)

BID for Pump Station Placement, Assembly, & Install \$ 6,535.00  
(do not include Washington State Sales Tax)

**BID ALTERNATES**

(1) Omit Basalt Veneer, Add Composite Veneer \$ -6,500.00  
(do not include Washington State Sales Tax)

The Owner reserves the right to accept or reject any or all bid prices within sixty (60) days of the bid date.

**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 by within 204 calendar days or no later than April 14, 2025.

**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 **SEVEN THOUSAND-FIVE HUNDRED DOLLARS (\$7,500.00) PER CALENDAR DAY** until the work is satisfactorily completed.

**BIDDER RESPONSIBILITY.**

Washington State Contractor's Registration No. GENERII147MT  
(must be in effect at time of bid submittal)

U.B.I. Number 600-622-321

Washington Employment Security Department Number 60649800-7

Washington Excise Tax Registration Number A15842024

City of Spokane Business License Number T12022120  
(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.

Name of Bidder: General Industries Inc.

  
*Signature of Bidder's Authorized Representative*

President  
*Title*

814 S. Dishman Road Spokane Valley, WA 99206  
*Address*

509-928-4268  
*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  Daniel Velardi  09/09/2024  
Daniel Velardi date

(Seal Or Stamp)

Paul J. Velardi   
Signature of Notary Public

My appointment expires  08-19-2027





## Golf Fund - August 2024



	Adopted Budget 2024	2024 Remaining Budget Balance	2023 August Actual	2024 August Actual	2023-2024 Monthly Difference	2023 YTD Actual	2024 YTD Actual	2023-2024 YTD Difference	2023 YTD % Of Budget	2024 YTD % Of Budget	YOY % Change
<b>Revenue</b>											
Program Revenue	\$ 5,374,077	\$ 28,693	\$ 837,976	\$ 1,008,310	\$ 170,334	\$ 4,424,166	\$ 5,345,384	\$ 921,218	102.87%	99.47%	-3.40%
Pre-Sale Revenue					\$ -	174,793	216,362	\$ 41,569			
Facility Improvement Fee	\$ -		\$ (125,992)	\$ (133,100)	\$ (7,108)	\$ (670,523)	\$ (705,516)	\$ (34,993)			
Other Transfers-In	\$ -	\$ -			\$ -						
<b>Total Revenue</b>	<b>\$ 5,374,077</b>	<b>\$ (517,847)</b>	<b>\$ 711,984</b>	<b>\$ 875,210</b>	<b>\$ 163,226</b>	<b>\$ 3,928,436</b>	<b>\$ 4,856,230</b>	<b>\$ 927,793</b>	<b>91.34%</b>	<b>90.36%</b>	<b>-0.98%</b>
<b>Expenditures</b>											
Salaries and Wages	\$ 1,127,824	\$ 396,753	\$ 82,811	\$ 92,561	\$ (9,751)	\$ 609,489	\$ 742,269	\$ (132,780)	53.51%	65.81%	12.30%
Temp/Seasonal	\$ 651,762	\$ 263,680	\$ 73,958	\$ 77,756	\$ (3,798)	\$ 355,526	\$ 388,820	\$ (33,294)	54.49%	59.66%	5.17%
Personnel Benefits	\$ 467,123	\$ (5,894)	\$ 47,478	\$ 49,048	\$ (1,570)	\$ 296,959	\$ 328,931	\$ (31,971)	91.93%	70.42%	-21.51%
Supplies	\$ 531,900	\$ 121,496	\$ 64,882	\$ 39,243	\$ 25,639	\$ 326,764	\$ 289,255	\$ 37,509	79.55%	54.38%	-25.17%
Services and Charges	\$ 1,435,756	\$ 212,722	\$ 184,316	\$ 186,870	\$ (2,553)	\$ 672,466	\$ 840,346	\$ (167,880)	63.86%	58.53%	-5.33%
Interfund Payments	\$ 237,008	\$ 152,155	\$ 6,380	\$ 5,567	\$ 813	\$ 188,911	\$ 145,522	\$ 43,389	63.46%	61.40%	-2.06%
<b>Subtotal Op. Expense</b>	<b>\$ 4,451,373</b>	<b>\$ 1,716,230</b>	<b>\$ 459,825</b>	<b>\$ 451,045</b>	<b>\$ 8,780</b>	<b>\$ 2,450,115</b>	<b>\$ 2,735,143</b>	<b>\$ (285,028)</b>	<b>63.21%</b>	<b>61.44%</b>	<b>-1.77%</b>
Capital Outlay	\$ 714,650	\$ 202,739	\$ 57,648	\$ 40,431	\$ 17,217	\$ 480,381	\$ 511,911	\$ (31,530)	117.17%	71.63%	-45.54%
Transfers Out		\$ -	\$ 24,798		\$ 24,798	\$ 27,898		\$ 27,898			
<b>Total Expenditures</b>	<b>\$ 5,166,023</b>	<b>\$ 1,918,969</b>	<b>\$ 542,271</b>	<b>\$ 491,476</b>	<b>\$ 50,795</b>	<b>\$ 2,958,394</b>	<b>\$ 3,247,054</b>	<b>\$ 288,660</b>	<b>69.02%</b>	<b>62.85%</b>	<b>-6.17%</b>
<b>Net Gain/(Loss)</b>	<b>\$ 208,054</b>		<b>\$ 169,713</b>	<b>\$ 383,734</b>	<b>\$ 214,021</b>	<b>\$ 970,042</b>	<b>\$ 1,609,176</b>	<b>\$ 639,133</b>			

* Beginning Fund Balance	\$ 348,984	Updated 4/23
Less 7% Reserve	\$ (404,883)	
Less Current Lease Payments	\$ (164,729)	
<b>Beginning Year Reserves</b>	<b>\$ (220,628)</b>	
YTD Change in Cash	\$ 1,609,176	
<b>YTD Available Cash</b>	<b>\$ 1,388,548</b>	

\* 2024 Beginning Fund Balance does not include the FIF reserve of \$2,218,214



## Facility Improvement Fee - August 2024



	2023 August Actual	2024 August Actual	2023-2024 Monthly Difference	2023 YTD Actual	2024 YTD Actual	2023-2024 Monthly Difference
<b>Revenue</b>	\$ 125,992	\$ 133,100	\$ 7,108	\$ 670,523	\$ 705,516	\$ 34,993
<b>Debt Service Payments</b>	\$ -	\$ -	\$ -	\$ (309,469)	\$ (309,417)	\$ (52)

### Facility Improvement Fee - Fund Balance

Beginning Fund Balance	\$ 2,218,214
YTD Revenues	\$ 705,516
YTD Loan Payments	\$ (309,417)
Ending Fund Balance	\$ 2,614,313

### Golf SIP Loan Amortization

Period Ending	Payment	Principal Balance
12/1/2023	\$ 308,666	\$ 6,349,397
6/1/2024	\$ 309,417	\$ 6,071,552
12/1/2024	\$ 308,608	\$ 5,793,183



# 2024 Annual YOY Golf Comparison Report

## ROUNDS

	DOWNRIVER			ESMERALDA			INDIAN CANYON			QUALCHAN			CITY HALL			TOTALS		
	2024	2023	DIFF	2024	2023	DIFF	2024	2023	DIFF	2024	2023	DIFF	2024	2023	DIFF	2024	2023	DIFF
<b>COUNT</b>																		
REGULAR ROUND	16,446	14,688	1,759	14,237	13,033	1,204	17,096	15,743	1,353	15,264	13,515	1,749	0	9	(9)	63,043	56,987	6,056
DISCOUNT ROUND	19,043	19,275	(232)	18,821	18,288	533	13,354	13,131	223	13,284	12,673	611	0	0	0	64,502	63,367	1,135
MULTI-PLAY ROUND	3,239	2,290	949	2,828	1,806	1,022	1,983	1,430	553	4,272	3,588	684	0	0	0	12,322	9,114	3,208
OTHER ROUND	2,918	2,333	585	1,855	1,699	156	4,071	3,948	123	2,198	2,031	167	0	0	0	11,042	10,011	1,031
<b>TOTAL</b>	<b>41,646</b>	<b>38,586</b>	<b>3,061</b>	<b>37,741</b>	<b>34,826</b>	<b>2,915</b>	<b>36,504</b>	<b>34,252</b>	<b>2,252</b>	<b>35,018</b>	<b>31,807</b>	<b>3,211</b>	<b>0</b>	<b>9</b>	<b>(9)</b>	<b>150,909</b>	<b>139,479</b>	<b>11,430</b>
<b>REVENUE</b>																		
REGULAR ROUND	\$ 499,918	\$ 392,640	\$ 107,278	\$ 443,944	\$ 366,436	\$ 77,508	\$ 545,415	\$ 459,489	\$ 85,926	\$ 500,488	\$ 388,721	\$ 111,767	\$ -	\$ 9	\$ (9)	\$ 1,989,766	\$ 1,607,295	\$ 382,471
DISCOUNT ROUND	\$ 492,002	\$ 415,152	\$ 76,849	\$ 496,742	\$ 405,039	\$ 91,703	\$ 374,828	\$ 311,974	\$ 62,854	\$ 386,088	\$ 312,960	\$ 73,128	\$ -	\$ -	\$ -	\$ 1,749,659	\$ 1,445,125	\$ 304,534
MULTI-PLAY ROUND	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,458	\$ 26,711	\$ 3,747	\$ -	\$ -	\$ -	\$ 30,458	\$ 26,711	\$ 3,747
OTHER ROUND	\$ 47,868	\$ 27,670	\$ 20,198	\$ 6,370	\$ 1,430	\$ 4,940	\$ 80,326	\$ 78,051	\$ 2,275	\$ 22,808	\$ 23,159	\$ (350)	\$ -	\$ -	\$ -	\$ 157,372	\$ 130,310	\$ 27,062
<b>TOTAL</b>	<b>\$ 1,039,788</b>	<b>\$ 835,463</b>	<b>\$ 204,325</b>	<b>\$ 947,055</b>	<b>\$ 772,904</b>	<b>\$ 174,151</b>	<b>\$ 1,000,570</b>	<b>\$ 849,515</b>	<b>\$ 151,055</b>	<b>\$ 939,842</b>	<b>\$ 751,550</b>	<b>\$ 188,292</b>	<b>\$ -</b>	<b>\$ 9</b>	<b>\$ (9)</b>	<b>\$ 3,927,255</b>	<b>\$ 3,209,441</b>	<b>\$ 717,813</b>

## PASSES

	DOWNRIVER			ESMERALDA			INDIAN CANYON			QUALCHAN			CITY HALL			TOTALS		
	2024	2023	DIFF	2024	2023	DIFF	2024	2023	DIFF	2024	2023	DIFF	2024	2023	DIFF	2024	2023	DIFF
<b>COUNT</b>																		
DISCOUNT PASS	1,122	1,413	(291)	883	928	(45)	654	710	(56)	1,173	1,004	169	36	42	(6)	3,868	4,097	(229)
SEASON PASS	8	21	(13)	43	28	15	16	21	(5)	44	34	10	5	1	4	116	105	11
OTHER PASS	64	86	(22)	517	576	(59)	50	76	(26)	57	51	6	309	377	(68)	997	1,166	(169)
<b>TOTAL</b>	<b>1,194</b>	<b>1,520</b>	<b>(326)</b>	<b>1,443</b>	<b>1,532</b>	<b>(89)</b>	<b>720</b>	<b>807</b>	<b>(87)</b>	<b>1,274</b>	<b>1,089</b>	<b>185</b>	<b>350</b>	<b>420</b>	<b>(70)</b>	<b>4,981</b>	<b>5,368</b>	<b>(387)</b>
<b>REVENUE</b>																		
DISCOUNT PASS	\$ 78,538	\$ 90,216	\$ (11,677)	\$ 73,685	\$ 56,556	\$ 17,129	\$ 43,157	\$ 35,919	\$ 7,238	\$ 77,679	\$ 54,849	\$ 22,829	\$ 3,057	\$ 2,873	\$ 184	\$ 276,117	\$ 240,414	\$ 35,703
SEASON PASS	\$ 12,851	\$ 26,798	\$ (13,947)	\$ 31,031	\$ 20,855	\$ 10,175	\$ 20,482	\$ 16,053	\$ 4,430	\$ 45,548	\$ 18,816	\$ 26,732	\$ 5,395	\$ 1,930	\$ 3,465	\$ 115,307	\$ 84,452	\$ 30,855
OTHER PASS	\$ 11,035	\$ 12,828	\$ (1,793)	\$ 29,420	\$ 29,364	\$ 56	\$ 7,975	\$ 10,382	\$ (2,408)	\$ 10,829	\$ 8,717	\$ 2,112	\$ 17,878	\$ 20,836	\$ (2,958)	\$ 77,138	\$ 82,128	\$ (4,990)
<b>TOTAL</b>	<b>\$ 102,425</b>	<b>\$ 129,842</b>	<b>\$ (27,418)</b>	<b>\$ 134,136</b>	<b>\$ 106,776</b>	<b>\$ 27,361</b>	<b>\$ 71,615</b>	<b>\$ 62,354</b>	<b>\$ 9,260</b>	<b>\$ 134,057</b>	<b>\$ 82,383</b>	<b>\$ 51,674</b>	<b>\$ 26,330</b>	<b>\$ 25,639</b>	<b>\$ 691</b>	<b>\$ 468,562</b>	<b>\$ 406,993</b>	<b>\$ 61,569</b>

## CART FEES

	DOWNRIVER			ESMERALDA			INDIAN CANYON			QUALCHAN			CITY HALL			TOTALS		
	2024	2023	DIFF	2024	2023	DIFF	2024	2023	DIFF	2024	2023	DIFF	2024	2023	DIFF	2024	2023	DIFF
<b>COUNT</b>																		
PRIVATE CART FEE & PERMIT	440	450	(11)	527	571	(44)	272	319	(47)	328	359	(31)	0	0	0	1,567	1,699	(133)
PRO CART FEE	19,678	18,601	1,077	20,948	19,810	1,138	22,187	21,403	784	18,922	17,591	1,331	0	0	0	81,735	77,405	4,330
<b>TOTAL</b>	<b>20,118</b>	<b>19,051</b>	<b>1,067</b>	<b>21,475</b>	<b>20,381</b>	<b>1,094</b>	<b>22,459</b>	<b>21,722</b>	<b>737</b>	<b>19,250</b>	<b>17,950</b>	<b>1,300</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>83,302</b>	<b>79,104</b>	<b>4,198</b>
<b>REVENUE</b>																		
PRIVATE CART FEE & PERMIT	\$ 16,356	\$ 14,559	\$ 1,797	\$ 18,428	\$ 15,440	\$ 2,988	\$ 6,373	\$ 6,220	\$ 154	\$ 17,025	\$ 12,522	\$ 4,502	\$ -	\$ -	\$ -	\$ 58,181	\$ 48,741	\$ 9,441
PRO CART FEE	\$ 3,834	\$ 3,595	\$ 239	\$ 6,817	\$ 6,341	\$ 476	\$ 8,638	\$ 8,465	\$ 173	\$ 3,649	\$ 3,425	\$ 224	\$ -	\$ -	\$ -	\$ 22,939	\$ 21,827	\$ 1,112
<b>TOTAL</b>	<b>\$ 20,190</b>	<b>\$ 18,154</b>	<b>\$ 2,036</b>	<b>\$ 25,245</b>	<b>\$ 21,781</b>	<b>\$ 3,464</b>	<b>\$ 15,011</b>	<b>\$ 14,685</b>	<b>\$ 326</b>	<b>\$ 20,674</b>	<b>\$ 15,947</b>	<b>\$ 4,726</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 81,120</b>	<b>\$ 70,567</b>	<b>\$ 10,552</b>

## BUCKET OF BALLS

	DOWNRIVER			ESMERALDA			INDIAN CANYON			QUALCHAN			CITY HALL			TOTALS		
	2024	2023	DIFF	2024	2023	DIFF	2024	2023	DIFF	2024	2023	DIFF	2024	2023	DIFF	2024	2023	DIFF
<b>COUNT</b>	11,769	11,166	603	10,430	10,202	228	19,141	16,266	2,875	10,382	9,667	715	0	0	0	51,722	47,301	4,421
<b>REVENUE</b>	\$ 1,142	\$ 1,083	\$ 59	\$ 2,138	\$ 2,057	\$ 81	\$ 4,096	\$ 3,466	\$ 630	\$ 1,026	\$ 880	\$ 147	\$ -	\$ -	\$ -	\$ 8,403	\$ 7,486	\$ 917

## FACILITY IMPROVEMENT FEE

	DOWNRIVER			ESMERALDA			INDIAN CANYON			QUALCHAN			CITY HALL			TOTALS		
	2024	2023	DIFF	2024	2023	DIFF	2024	2023	DIFF	2024	2023	DIFF	2024	2023	DIFF	2024	2023	DIFF
<b>COUNT</b>	37,375	35,279	2,096	34,011	32,218	1,793	32,245	30,992	1,253	30,760	28,689	2,071	59	1,856	(1,797)	134,450	129,034	5,416
<b>REVENUE</b>	\$ 188,061	\$ 184,173	\$ 3,888	\$ 174,015	\$ 164,392	\$ 9,623	\$ 163,018	\$ 159,406	\$ 3,611	\$ 162,287	\$ 149,636	\$ 12,651	\$ 1,368	\$ 1,856	\$ (488)	\$ 688,749	\$ 659,465	\$ 29,285

## REVENUE SUMMARY

	DOWNRIVER			ESMERALDA			INDIAN CANYON			QUALCHAN			CITY HALL			TOTALS		
	2024	2023	DIFF	2024	2023	DIFF	2024	2023	DIFF	2024	2023	DIFF	2024	2023	DIFF	2024	2023	DIFF
Lessons	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MISC REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL REVENUE</b>	<b>\$ 1,351,605</b>	<b>\$ 1,168,715</b>	<b>\$ 182,890</b>	<b>\$ 1,282,590</b>	<b>\$ 1,067,910</b>	<b>\$ 214,680</b>	<b>\$ 1,254,310</b>	<b>\$ 1,089,427</b>	<b>\$ 164,883</b>	<b>\$ 1,257,886</b>	<b>\$ 1,000,396</b>	<b>\$ 257,489</b>	<b>\$ 27,699</b>	<b>\$ 27,504</b>	<b>\$ 195</b>	<b>\$ 5,174,090</b>	<b>\$ 4,353,952</b>	<b>\$ 820,137</b>