



City of Spokane Park Board Golf Committee Meeting

8:00 a.m. Tuesday, Sep. 10, 2024
Hybrid in-person and WebEx virtual meeting
Mark Poirier – Golf Manager

Committee Members

- X Nick Sumner – Chair
- X Gerry Sperling
- X Barb Richey – left at 8:48
- X Doug Kelley

Parks Staff

Garrett Jones
Mark Poirier
Nick Hamad
Berry Ellison
Fianna Dickson
Jenifer Papich
Karin Cook
Sarah Deatrich
Kris Behr

Golf Staff

Steve Conner
Josh Harty

City Staff

Megan Kapaun

SUMMARY

- The committee approved to recommend the Park Board accept the following agenda items:
 - Ridgetop Golf / Indian Canyon Golf Course Bunker Renovation Construction Contract \$299,618.14 (plus 10% administrative & applicable tax) – regular agenda item
 - General Industries, Inc. / Qualchan Golf Course Pumphouse Project Construction Contract (\$429,565.00 plus 10% administrative reserve and applicable tax) – consent agenda item
- Mark Poirier gave a recap of the Spokane City Championship.
- Fianna Dickson presented the golf marketing report.
- Mark Poirier discussed the financial reports.
- An overview of What's Happening at the Courses was presented.

The next regularly scheduled meeting is 8 a.m. Tue., Oct. 08, 2024.

MINUTES

The meeting was called to order at 8:04 a.m. by committee chair Nick Sumner.

Public comment - None

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
 - a. This contract is for the renovation of 20+ sand bunkers, which will keep the look and feel of an Eagan (original designer) golf course, only more user and maintenance friendly. This contract contains a 10% administrative reserve to allow for any changes that may emerge during construction. Of the three contractors who came to the pre-bid meeting, Ridgetop was a clear winner. The other two contractors did not elect to bid.
 - b. The contractor will be responsible for bunker construction and tree protection, on-site demolition and disposal of existing bunkers & turf replacement. They will coordinate with the superintendent to minimize disturbance to the players. The bunkers will be constructed using the [Better Billy Bunker method](#).
 - c. Mark interjected that Indian Canyon is a superb golf course with one flaw being the bunkers. This will be a tremendous improvement. Ridgetop has done work at many of the premier golf courses in the northwest. The work could begin as early as late September with a 3-4 week turnaround.

Motion #1 – Nick Sumner moved to recommend the Ridgetop Golf / Indian Canyon Golf Course Bunker Renovation Construction Contract \$299,618.14 (plus 10% administrative & applicable tax)

Barb Richie seconded. The motion passed unanimously (4-0 vote).

The committee agreed to present this recommendation as a regular agenda item on the Sep. 12 Park Board meeting agenda.

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
 - a. This project will not come from Parks or Golf fund but will come from City Water Department. The goal is to draw 100% of the irrigation water from the adjacent pond. This requires the new pump station to flow a greater amount of water than the existing system does. The Water Department wanted a new pumphouse to take some of the immediate demand off of their system. An equalization pipe draws water from the reservoir pond and into the pumphouse, then distributes it back out through the irrigation system. A filtered discharge line will also be added to the pumphouse which discharges back into the reservoir and keeps the water moving. A new well will also be added, as the old one has reached the end of its life expectancy.
 - b. The new pumphouse is designed to fit into a park setting yet be durable against golf ball strikes. Two bids were received, and General Industries came in considerably lower. The scope of work includes tearing down and removal of the old building as well as protecting the fairways. The existing pumps are over 30 years old, original to the course and will be funded entirely by the Water Department. When Golf is able to replace the Qualchan irrigation, this should reduce the cost by at least \$1M.

Motion #1 – Nick Sumner moved to recommend the General Industries, Inc. / Qualchan Golf Course Pumphouse Project Construction Contract (\$429,565.00 plus 10% administrative reserve and applicable tax)

Barb Richie seconded. The motion passed unanimously (4-0 vote).

The committee agreed to present this recommendation as a consent agenda item on the Sep. 12 Park Board meeting agenda.

Discussion item

1. Spokane City Championship recap – Mark Poirier

Mark thanked all the superintendents for their hard work on the courses. The City Championship was held August 23-25th. The tournament dates back to 1943, originally known as the Spokane Municipal Championship, and went into the 1980's. It was rekindled in 2005 by the PGA professional staff at Spokane Golf. It continues to grow in both sponsorships and attendance. This year began at Esmerelda, moved to Indian Canyon and ended at Qualchan with 150 players and dozens on the waiting list. The opening night festivities included a delicious dinner and live music. Renaissance Financial was the major sponsor of this fun event.

Standing reports

1. Golf marketing report – Fianna Dickson

- a. Fianna pointed out that each course now has their own social media presence. They interviewed staff members and posted on social media. Once again, Golf is one of the top three visited sites on the City's website. The digital search and streaming commercial buys will go through October. They reach all the way from north Idaho, western Montana, and up to the Canadian border.
- b. Mark indicated they met with Spokane Indian Tribe about a month ago. They would like a "home course" to tie into their hotels and casinos, etc. and would like to focus on Indian Canyon as this is closest to their tribe. This is something that Mark would like to investigate and possibly pursue and it could be a win-win for both entities. Currently, as customers request information on local courses, they are funneling them to Indian Canyon. These partnerships are key to growth.
- c. Mark also met with a sports reporter from Calgary who had heard wonderful things about Spokane Golf. Mark set him up for some tee times at Indian Canyon and Qualchan. He also visited Kalispel, Liberty Lake and Latah Creek to get a good taste of what Spokane had to offer. He was incredibly impressed with Indian Canyon. When rating his top courses, Indian Canyon and Qualchan came in 2nd & 3rd after Kalispel.

2. [Golf financial report](#) – Mark Poirier

The year-over-year comparison shows an increase in both rounds and revenue through August. The August 2024 vs 2023 revenue shows an increase of more than \$163,000, however, expenses are also up more than \$285,000. The year-to-date available cash is over \$1.3M. That number will drop next month after the bunker work begins. The Facility Improvement Fee saw an increase of over \$7,000 from 2023. In addition to the financial report, Mark shared that August 2023, there were 34 no-shows with a revenue of \$1,000. This year there were 32 no-shows with a revenue of \$2,200 in no-show fees. May of 2024 was the peak no-show month since its inception with 83 no-shows, collecting over \$2,500. There have been very few disputes since the fees began.

3. Superintendents' reports - What's Happening at the Courses – Mark Poirier

- a. Downriver Steve Conner reported a very busy August with an increase of 1,000 rounds. The Kleckner Golf Classic went well with 300 golfers, 160 of which were veterans. They are working on Aerifying. They are also excited to be sending out the cart path renovation to bid soon.
- b. Qualchan finished their aerification last month and the greens turned out great. They are excited for the pump house project to begin. They had a rock 'n roll couples event and the ladies league club championship last month. Rounds are up from last year. The Qualchan maintenance crew won the inaugural chop fest tournament.
- c. Indian Canyon Josh Harty shared they are excited to see the finished bunker project. Toro will be sending in a specialist to inspect and repair any irrigation problems as part of their

contractual agreement. Aerifying will commence soon, and temp staff will start going back to school. The shade structure installation suffered a setback, hitting bedrock during the footing install with a TBD closing date.

- d. Esmeralda the junior program is wrapping up. They served over 300 kids. Aerification has been completed. The course looks great.

Adjournment: The meeting was adjourned at 9:10 a.m.

The next regularly scheduled meeting is 8 a.m. Tue., Oct. 08, 2024.

Spokane Park Board

Briefing Paper



Committee	Golf Committee		Committee meeting date: Sept 10, 2024
Requester	Berry Ellison / Mark Poirier		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 <input type="radio"/> Other		
City Clerks file (OPR or policy #)			
Master Plan Goal, Objective, Strategy (Click HERE for link to the adopted plan)	N/A	Master Plan Priority Tier: (pg. 171-175)	N/A
Item title: (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).		
Begin/end dates	Begins: 09/12/2024	Ends: 02/01/2025	<input type="checkbox"/> 06/01/2525
Background/history:			
<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 + administrative reserve & 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>			
Motion wording:			
Motion to approve Ridgetop Golf for the Indian Canyon Golf Course Bunker Renovation construction contract in the amount of \$299,618.14 + 10% admin reserve & applicable tax.			
Approvals/signatures outside Parks: <input checked="" type="radio"/> Yes <input type="radio"/> No			
If so, who/what department, agency or company: Ridgetop Golf			
Name: Nancy Kalbrener		Email address: nancy@ridgetopgolf.com	Phone: 253-312-2005
Distribution:			
Parks – Accounting		Mark Poirier	
Parks – Sarah Deatrich		Jason Conley	
Requester: Berry Ellison		Nick Hamad	
Grant Management Department/Name:			
Fiscal impact: <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	
Vendor: <input type="radio"/> Existing vendor <input checked="" type="radio"/> New vendor			
Supporting documents:			
<input checked="" type="checkbox"/> Quotes/solicitation (RFP, RFQ, RFB)		<input type="checkbox"/> W-9 (for new contractors/consultants/vendors)	
<input 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	
BASE BID /TAX					\$326,583.77	\$0.00	\$0.00	\$0.00	\$0.00	
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	
Total Extended					\$326,583.77	\$0.00	\$0.00	\$0.00	\$0.00	
Reference Number	Description	Type	UOM	Quantity	Ridgetop Golf	Contractor	Contractor	Contractor	Contractor	
Deductible Alt 1 /TAX					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
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	
Total Extended					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

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 5th, 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



Committee	Golf Committee		Committee meeting date: Sept 10, 2024
Requester	Berry Ellison / Mark Poirier		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 <input type="radio"/> Other		
City Clerks file (OPR or policy #)			
Master Plan Goal, Objective, Strategy (Click HERE for link to the adopted plan)	N/A	Master Plan Priority Tier: (pg. 171-175)	N/A
Item title: (Use exact language noted on the agenda)	General Industries, Inc. / Qualchan Golf Course Pumphouse Project Construction Contract (\$429,565.00 +10% administrative reserve & applicable tax)		
Begin/end dates	Begins: 09/12/2024	Ends: 06/30/2025	<input type="checkbox"/> 06/01/2525
Background/history:			
<p>Construction contract with the low responsive bidder, General Industries, Inc., for the removal & 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>			
Motion wording:			
Motion to approve General Industries, Inc. Qualchan Golf Course Pumphouse Project construction contract in the amount of \$429,565.00 plus 10% administrative reserve and applicable tax.			
Approvals/signatures outside Parks: <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: paul@generalindustriesinc.com	Phone: 509.928.4268
Distribution:			
Parks – Accounting		Mark Poirier	
Parks – Sarah Deatrich		Jason Conley	
Requester: Berry Ellison		Nick Hamad	
Grant Management Department/Name:			
Fiscal impact: <input checked="" type="radio"/> Expenditure <input type="radio"/> Revenue			
Amount: \$429,565.00 plus 10% reserve & tax		Budget code: 4250-42300-94340-56501-11121	
Vendor: <input type="radio"/> Existing vendor <input type="radio"/> New vendor			
Supporting documents:			
<input checked="" type="checkbox"/> Quotes/solicitation (RFP, RFQ, RFB)		<input type="checkbox"/> W-9 (for new contractors/consultants/vendors)	
<input 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.

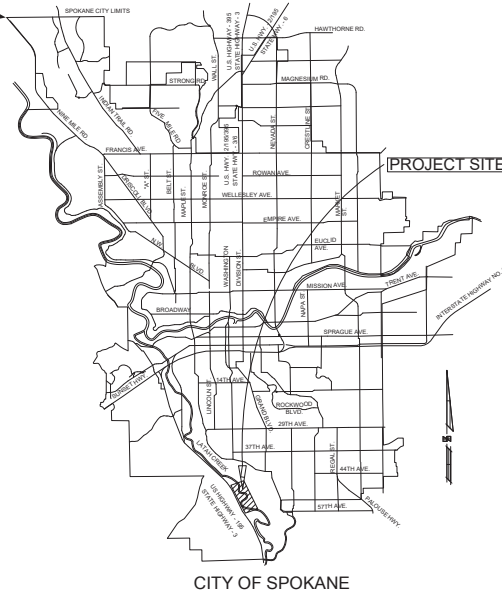
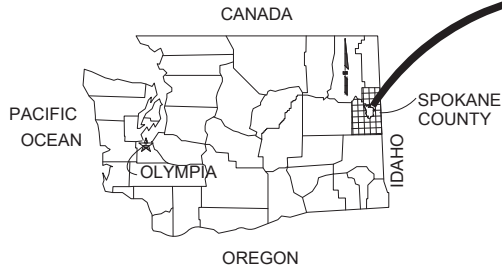
Pump Manufacturer's representative will be on-site during delivery, installation, and commissioning of irrigation pump system. Notify Pump Manufacturer's representative two (2) weeks prior to desired commissioning date.

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
BASE BID /TAX					\$468,225.85	\$586,420.00	\$0.00	\$0.00	\$0.00
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
Total Extended					\$468,225.85	\$586,420.00	\$0.00	\$0.00	\$0.00
Reference Number	Description	Type	UOM	Quantity	General Industries	Contractor	Contractor	Contractor	Contractor
Deductible Alt 1 /TAX					(\$7,085.00)	(\$5,450.00)	\$0.00	\$0.00	\$0.00
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
Total Extended					(\$7,085.00)	(\$5,450.00)	\$0.00	\$0.00	\$0.00

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



2024 Annual YOY Golf Comparison Report

[Return to Minutes](#)

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
COUNT																		
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
TOTAL	41,646	38,586	3,061	37,741	34,826	2,915	36,504	34,252	2,252	35,018	31,807	3,211	0	9	(9)	150,909	139,479	11,430
REVENUE																		
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
TOTAL	\$ 1,039,788	\$ 835,463	\$ 204,325	\$ 947,055	\$ 772,904	\$ 174,151	\$ 1,000,570	\$ 849,515	\$ 151,055	\$ 939,842	\$ 751,550	\$ 188,292	\$ -	\$ 9	\$ (9)	\$ 3,927,255	\$ 3,209,441	\$ 717,813

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
COUNT																		
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)
TOTAL	1,194	1,520	(326)	1,443	1,532	(89)	720	807	(87)	1,274	1,089	185	350	420	(70)	4,981	5,368	(387)
REVENUE																		
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)
TOTAL	\$ 102,425	\$ 129,842	\$ (27,418)	\$ 134,136	\$ 106,776	\$ 27,361	\$ 71,615	\$ 62,354	\$ 9,260	\$ 134,057	\$ 82,383	\$ 51,674	\$ 26,330	\$ 25,639	\$ 691	\$ 468,562	\$ 406,993	\$ 61,569

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
COUNT																		
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
TOTAL	20,118	19,051	1,067	21,475	20,381	1,094	22,459	21,722	737	19,250	17,950	1,300	0	0	0	83,302	79,104	4,198
REVENUE																		
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
TOTAL	\$ 20,190	\$ 18,154	\$ 2,036	\$ 25,245	\$ 21,781	\$ 3,464	\$ 15,011	\$ 14,685	\$ 326	\$ 20,674	\$ 15,947	\$ 4,726	\$ -	\$ -	\$ -	\$ 81,120	\$ 70,567	\$ 10,552

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
COUNT	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
REVENUE	\$ 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
COUNT	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
REVENUE	\$ 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REVENUE	\$ 1,351,605	\$ 1,168,715	\$ 182,890	\$ 1,282,590	\$ 1,067,910	\$ 214,680	\$ 1,254,310	\$ 1,089,427	\$ 164,883	\$ 1,257,886	\$ 1,000,396	\$ 257,489	\$ 27,699	\$ 27,504	\$ 195	\$ 5,174,090	\$ 4,353,952	\$ 820,137

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
Revenue											
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	\$ -	\$ -			\$ -						
Total Revenue	\$ 5,374,077	\$ (517,847)	\$ 711,984	\$ 875,210	\$ 163,226	\$ 3,928,436	\$ 4,856,230	\$ 927,793	91.34%	90.36%	-0.98%
Expenditures											
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%
Subtotal Op. Expense	\$ 4,451,373	\$ 1,716,230	\$ 459,825	\$ 451,045	\$ 8,780	\$ 2,450,115	\$ 2,735,143	\$ (285,028)	63.21%	61.44%	-1.77%
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			
Total Expenditures	\$ 5,166,023	\$ 1,918,969	\$ 542,271	\$ 491,476	\$ 50,795	\$ 2,958,394	\$ 3,247,054	\$ 288,660	69.02%	62.85%	-6.17%
Net Gain/(Loss)	\$ 208,054		\$ 169,713	\$ 383,734	\$ 214,021	\$ 970,042	\$ 1,609,176	\$ 639,133			

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

* 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
Revenue	\$ 125,992	\$ 133,100	\$ 7,108	\$ 670,523	\$ 705,516	\$ 34,993
Debt Service Payments	\$ -	\$ -	\$ -	\$ (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