



City of Spokane Park Board Golf Committee Meeting

8:00 a.m. Tuesday, Jun. 10, 2025
Hybrid in-person and WebEx virtual meeting
Mark Poirier – Golf Manager

Committee Members

- X Barb Richey– Chair
- X Gerry Sperling – absent (excused)
- X Doug Kelley

Parks Staff

Mark Poirier
Jennifer Papich
Nick Hamad
Fianna Dickson
Kris Behr

Golf Staff

Doug Phares
Kyle Kelly
Rob Decker

SUMMARY

- The committee approved to recommend the Park Board accept the following agenda items:
 - General Industries, Inc. Contract Amendment #1 / Qualchan Golf Course Pumphouse Project (\$9,647.55 plus 9.1% tax) – consent agenda item
- Mark Poirier and Nick Hamad provided an update to the capital project: cart paths vs. tee leveling
- 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., Jul. 08, 2025.

MINUTES

The meeting was called to order at 7:59 a.m. by committee chair Barb Richey.

Public comment - None

Action items

1. [General Industries, Inc. contract amendment #1 / Qualchan Golf Course pumphouse project \(\\$9,647.55 plus 9.1% tax\)](#) – Mark Poirier

As a reminder, although this contract amendment has a dollar amount associated with it, the project is being funded by the City of Spokane Water Department (Utilities Division). During construction of the pump house, a request was made by Parks and Golf staff to include value added improvements which would aid in future repairs by Parks and Golf staff.

Motion #1 Barb Richey moved to recommend the General Industries, Inc. Contract Amendment #1 / Qualchan Golf Course Pumphouse Project (\$9,647.55 plus 9.1% tax).

Doug Kelley seconded. The motion passed unanimously (2-0 vote).

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

Discussion item

1. Capital project: cart paths vs. tee leveling – Mark Poirier/Nick Hamad
 - a. The Park Planners have a list of proposed projects for 2025. The first five items have been completed. The next two items are phase 2 of the Indian Canyon cart path project and phase 1 of the tee leveling project for all 4 courses. Current funding will not allow for both projects. Nick is requesting prioritization feedback.
 - b. Of the 4 courses, Indian Canyon has the worst cart paths. The two areas of consideration include the upper portions of #9, #1 and #10, the walking path coming from the clubhouse and from the cart path coming up to the clubhouse. The second area would include the staging area in front of the clubhouse. This entire project would total between \$380,000-450,000.
 - c. For approximately the same amount of money, 15-18 tee complexes could be leveled. The superintendents have evaluated each tee box from worst to best. The 3-4 worst tees at each course would be included in this project, which would total between \$350,000-\$400,000. The cost per tee complex is roughly \$25,000 which includes complete removal of the sod, regrading, leveling, sloping and possibly sand replacement. Most tees would be considered a partial rebuild, not a complete USGA tee rebuild.
 - d. The Park Planners suggestion would be the tee leveling option, which would improve all 4 courses. The project would only take 2-3 days per tee which would cause the least amount of disruption. The committee and Golf staff agreed the tee box project would be more beneficial. Mark pointed out that the cart path project could easily surpass the budget with small tweaks, whereas the tee leveling is several small projects, which would be easier to stay within the budget. Barb has requested a report of how the cart paths fit into the long-term master plan

Standing reports

1. [Golf marketing report](#) – Fianna Dickson

The Moms, Dads & Grads promo has been very successful and will be over soon. The social media from each of the 4 courses is unique and comprehensive. They have received a lot of views. Fianna and Mark met with DH Marketing and would like to focus brand awareness on streaming platforms. They want to pause on marketing during golf tournaments this year. On

social media posts, the focus will be on the discount pass programs along with course investment highlights.

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

The year over year comparison for rounds is ahead 1,400. The record-breaking 2024 May actuals were 8,487 less than 2025. This summer has been tremendous. The expenses are up slightly from 2024, however there was considerably more capital outlay this year. The Facility Improvement Fee is similar to 2024.

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

- a. [Downriver](#) the maintenance building is being re-roofed.
- b. [Qualchan](#) Rob Decker reports they have received their new triplex mowers. They have one from each top brand which is a great comparison. He is happy with one of his new temps with "curb appeal" landscaping experience. In all, he has an amazing crew this year. Kyle Kelly reports they co-hosted the Inland NW Golf Foundation tournament followed by a youth tournament. They had their first 2 couples events, which were sold out.
- c. [Indian Canyon](#) Doug Phares reports couples events coming up and are preparing for the big Rosauers event. They are also hosting youth golfing events, which is great to get the families out on the course. Mark is working with Civil Service to fill the second superintendent position.
- d. [Esmeralda](#) a small streets project near Freya is disrupting traffic to the course but is nearing completion.

Adjournment: The meeting was adjourned at 8:50 a.m.

The next regularly scheduled meeting is 8 a.m. Tue., Jul. 08, 2025.

Spokane Park Board

Briefing Paper



Committee	Golf			Committee meeting date: June 10, 2025
Requester	Berry Ellison			Phone number: 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 type="radio"/> New <input type="radio"/> Renewal/ext. <input type="radio"/> Lease <input checked="" type="radio"/> Amendment/change order <input type="radio"/> Other			
City Clerks file (OPR or policy #)	2024-0834			
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)	General Industries, Inc. contract amendment #1 / Qualchan Golf Course pumphouse project (\$9,647.55 plus 9.1% tax)			
Begin/end dates	Begins: 03/01/2025		Ends: 06/30/2025	<input type="checkbox"/> 06/01/2525
Background/history: During construction of the Qualchan Golf Course Irrigation Pump Station & Building, General Industries, Inc., was directed by Parks and Golf Staff to perform added-value improvements. The added work included an idiosyncratic autofill device, additional electric outlet, blowout assembly, protective window screen, and extra materials for future repairs. This project is funded by the City of Spokane Water Department (Utilities Division).				
Motion wording: Motion to Approve General Industries, Inc. contract amendment #1 for the Qualchan Golf Course pumphouse project in the amount of \$9,647.55 plus 9.1% 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 nhamad@spokanecity.org Parks – Sarah Deatrich mpoirier@spokanecity.org Requester: bellison@spokanecity.org Grant Management Department/Name:				
Fiscal impact: <input type="radio"/> Expenditure <input type="radio"/> Revenue Amount: \$9,647.55 plus 9.1% tax Budget code: 4250-42300-94340-56501-11121				
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"/> Business license Expiration date: 7/31/25 <input checked="" type="checkbox"/> Insurance Certificate				

CITY OF SPOKANE
PARKS AND RECREATION DEPARTMENT
CHANGE ORDER NO. 1

NAME OF CONTRACTOR: General Industries, Inc

PROJECT TITLE: Qualchan Golf Course Pumphouse Project

CITY CLERK CONTRACT NUMBER: OPR# 2024-0834

DESCRIPTION OF CHANGE:	AMOUNT:
Item 1: PCO#2 Add Hazmat Abatement	\$1,704.59
Item 2: PCO#5 Add Autofill Valve Assembly.....	\$4,418.88
Item 3: PCO#6 Add Electrical Receptacle.....	\$609.84
Item 4: PCO#7 Add Irrigation Blowout Assembly.....	\$440.29
Item 5: PCO#8 Add Extra Siding for Future Repairs.....	\$692.48
Item 6: PCO#9 Add Extra Shingles for Future Repairs.....	\$409.44
Item 7: PCO#10 Add Extra Stone veneer for Future Repairs.....	\$444.03
Item 8: PCO#11 Add Louver Protective Screen.....	\$928.00

TOTAL AMOUNT: \$9,647.55

CONTRACT SUM (EXCLUDE SALES TAX)	
ORIGINAL CONTRACT SUM (INCLUDE ALTERNATES)	\$429,565.00
NET AMOUNT OF PREVIOUS CHANGE ORDERS	\$0.00
CURRENT CONTRACT AMOUNT	\$429,565.00
CURRENT CHANGE ORDER (EXCLUDES SALES TAX)	\$9,647.55
REVISED CONTRACT SUM	\$439,212.55

CONTRACT COMPLETION DATE	
ORIGINAL CONTRACT COMPLETION DATE	04/14/2025
CURRENT COMPLETION DATE	04/14/2025
REVISED COMPLETION DATE	04/14/2025

Contractor's Acceptance: _____ Date: _____

City Approval: _____ Date: _____

Attest: _____ City Clerk

Approved as to form: _____ Assistant City Attorney

City of Spokane
PW ITB #6211-24 - Qualchan Golf Course Pumphouse Project

Potential Change Order (PCO) #2
Demolition Permit

Description	Material				Labor			Equipment			Subcontract	COST TOTAL	MULT 15%	O&P	TOTAL
	Quantity	Unit	Unit Cost	Total	Quantity	Rate/hr	Total	Hours	Rate/hr	Total	Total				
Asbestos Survey (Allwest Testing)	1	ea	1,100.00	1,100.00	0.00	0.00	0.00	0.00	0.00	0.00		1,100.00	0.15	165.00	1,265.00
NOI - Spokane Regional Clean Air	1	ea	297.25	297.25	0.00	0.00	0.00	0.00	0.00	0.00		297.25	0.15	44.59	341.84
City of Spokane Demolition Permit	1	ea	85.00	85.00	0.00	0.00	0.00	0.00	0.00	0.00		85.00	0.15	12.75	97.75
	0		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.15	0.00	0.00
	0		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.15	0.00	0.00
PCO #2				1,482.25	0.00		0.00	0.00		0.00	0.00	1,482.25		222.34	1,704.59

"Mult". This represents the percentage mark-up per WSDOT

24-16-09-01



GEOTECHNICAL | ENVIRONMENTAL
MATERIALS TESTING | SPECIAL INSPECTION

AN EMPLOYEE-OWNED COMPANY

Please Remit Payment to:
ALLWEST Testing & Engineering, Inc
690 W Capstone Ct
Hayden, ID 83835

General Industries, Inc.

PO Box 13454
Spokane, WA 99213

**Project :924-080E Qualchan Golf Course Pump House -
ACM**

For Services Rendered Through 10/27/2024

INVOICE

No. 238457

Invoice Date: 10/28/2024

Due Date: 11/27/2024

Invoice for Limited Hazardous Materials Survey ✓ 924-080E Qualchan Golf Course Pump House - ACM, 301 E. Meadowlane Road, Spokane, WA

Professional Services

Fee this Period: \$1,100.00

Total: \$1,100.00

Current Fee Total: \$1,100.00

Invoice Amount

\$1,100.00 ✓

Prior Billing Information

Invoice	0 - 30	31 - 60	61-90	Over 90	Balance
Total Prior Billing					

All invoices are due within thirty (30) days. Invoices not paid within thirty (30) days will be assessed a late penalty of 1.5% per month.

690 W. Capstone Court Hayden, ID 83835 Phone (208) 762-4721 Fax (208) 762-0942

hayden@allwesttesting.com
www.allwesttesting.com

Page 1 of 1



working with you for clean air

Step 1: Select Payments

Step 2: Review and Submit

Step 3: Confirmation and Receipt

Step 3: Confirmation and Receipt

24-16-09-01

Result: Payment Authorized

Confirmation Number: 164143847

Your payment has been authorized successfully and payment will be processed.

Spokane Regional Clean Air Agency thanks you for your payment. For questions about your account, please call 509-477-4727 Thank you for using our bill payment services.

Please save or print a copy of this receipt for record keeping purposes.

My Bills

Description	Amount
Asbestos NOI payment of \$290.00 on Internal NOI Reference Number 21740	\$290.00

Customer Information

Company Name: General Industries, Inc
First Name: Paul
Last Name: Velardi
Address Line 1: 814 S. Dishman Rd
Address Line 2:
City: Spokane Valley
State: Washington
Zip Code: 99206
Phone Number: (509) 939-1524
Email Address: PAUL@GENERALINDUSTRIESINC.COM

Subtotal:	\$290.00
Convenience Fee:	\$7.25
Total Payment:	\$297.25

Payment Information

Payment Date: 10/12/2024
Card Type: MasterCard
Card Number: *****1455

Print

Finished

City of Spokane Receipt

Receipt Number: 1179387



Development Services Center
808 W Spokane Falls Blvd
Spokane, WA 99201
Phone: (509) 625-6300
Fax: (509) 625-6822
my.spokanecity.org

Site Information:		Date Issued:	10/28/2024
Parcel #:	34052.0003	Permit Type:	Demolition Permit
Address:	301 E Meadow Lane RD, SPOKANE, Parent Permit : WA 99223		
Permit #:	B2418349DEMO	Processed By:	PUB

Applicant:

GENERAL INDUSTRIES INC
814 S Dishman Rd
Spokane Valley, WA 99206

24-16-09-01

5099284268

Description of Work: Demo of commercial building

Fee Item	Quantity	Units	Amount
Processing Fee	1	25	\$25.00
State Building Code Commercial Fee	1		\$25.00
Other Structures Fee	384		\$35.00
Total Fees:			\$85.00

Payments:	Payment Comment:	Date Paid:	Cashier:	Ref #:	Amount:
Credit Card		10/28/2024	PUB		\$85.00
Payor: Paul Velardi					

Estimated Balance Due: \$0.00

This Is Not A Permit

City of Spokane

PW ITB #6211-24 - Qualchan Golf Course Pumphouse Project

Potential Change Order (PCO) #5

Add Autofill Valve

Description	Material				Labor			Equipment			Subcontract	COST TOTAL	MULT	O&P	TOTAL
	Quantity	Unit	Unit Cost	Total	Quantity	Rate/hr	Total	Hours	Rate/hr	Total	Total				
United Crown	0		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,383.68	2,383.68	0.00	0.00	2,383.68
2" PVC thru concrete stem wall	1	pc	2.25	2.25	1.00	66.95	66.95	0.00	0.00	0.00		69.20	0.21	14.53	83.73
2" PVC thru Wet Well	1	pc	2.25	2.25	1.00	66.95	66.95	0.00	0.00	0.00		69.20	0.21	14.53	83.73
Roto Hammer Wet Well and Grout pipe penetration	1	grout	5.50	5.50	2.00	66.95	133.90	0.00	0.00	0.00		139.40	0.21	29.27	168.67
1" Poly Pipe	1	rol	115.00	115.00	5.00	66.95	334.75	0.00	0.00	0.00		449.75	0.21	94.45	544.20
3/4" Pipe and Fittings	1	lot	74.14	74.14	3.00	66.95	200.85	0.00	0.00	0.00		274.99	0.21	57.75	332.74
Auto Valve	1	ea	221.21	221.21	1.00	66.95	66.95	0.00	0.00	0.00		288.16	0.21	60.51	348.67
	0		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.21	0.00	0.00
	0		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.21	0.00	0.00
	0		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.21	0.00	0.00
	0		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.21	0.00	0.00
	0		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.15	0.00	0.00
	0		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.15	0.00	0.00
PCO #5				420.35	13.00		870.35	0.00		0.00	2,383.68	3,674.38		271.05	3,945.43

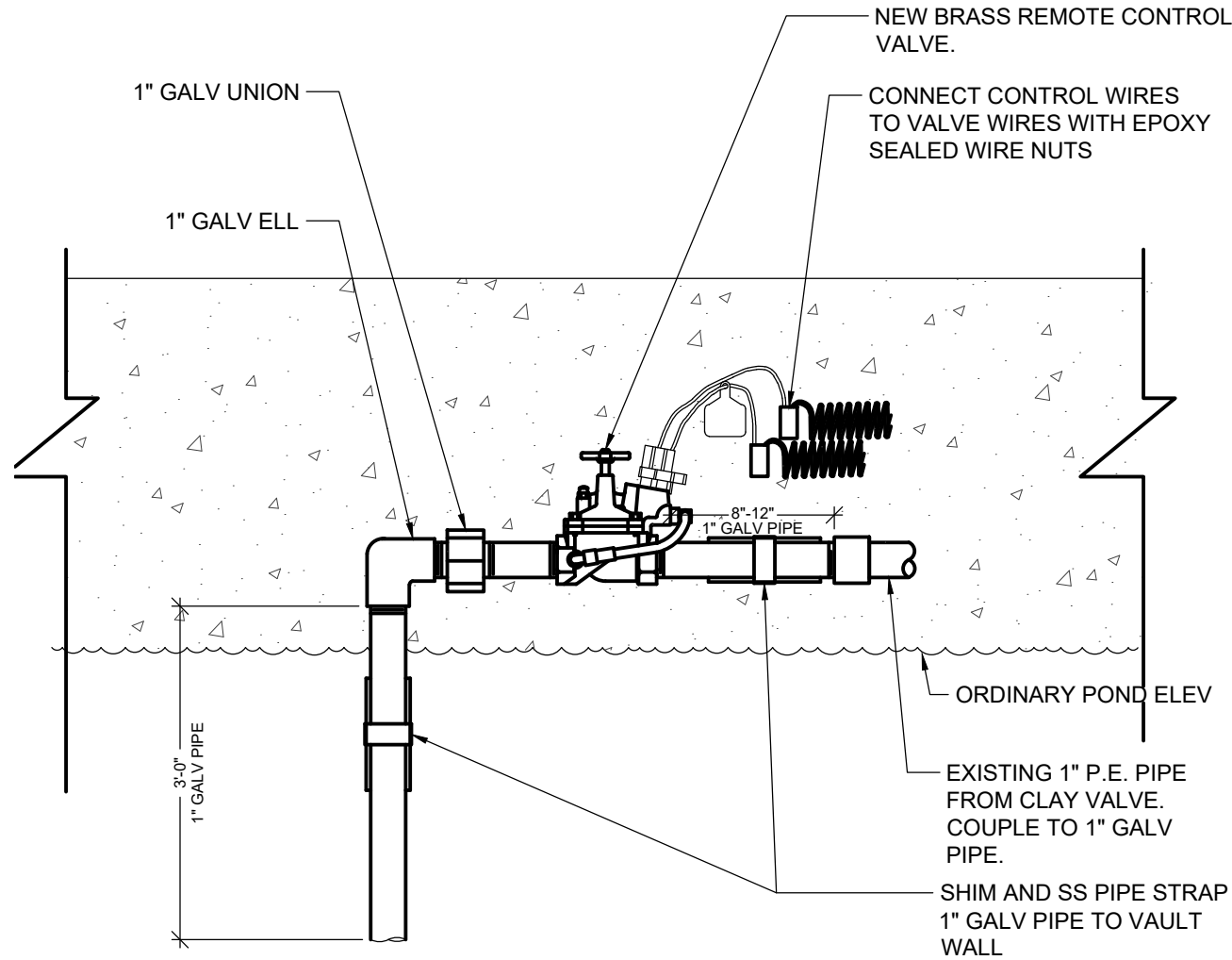
General Contractor Mar-up on Subcontractor - 12% per WSDOT 1-09.6

473.45

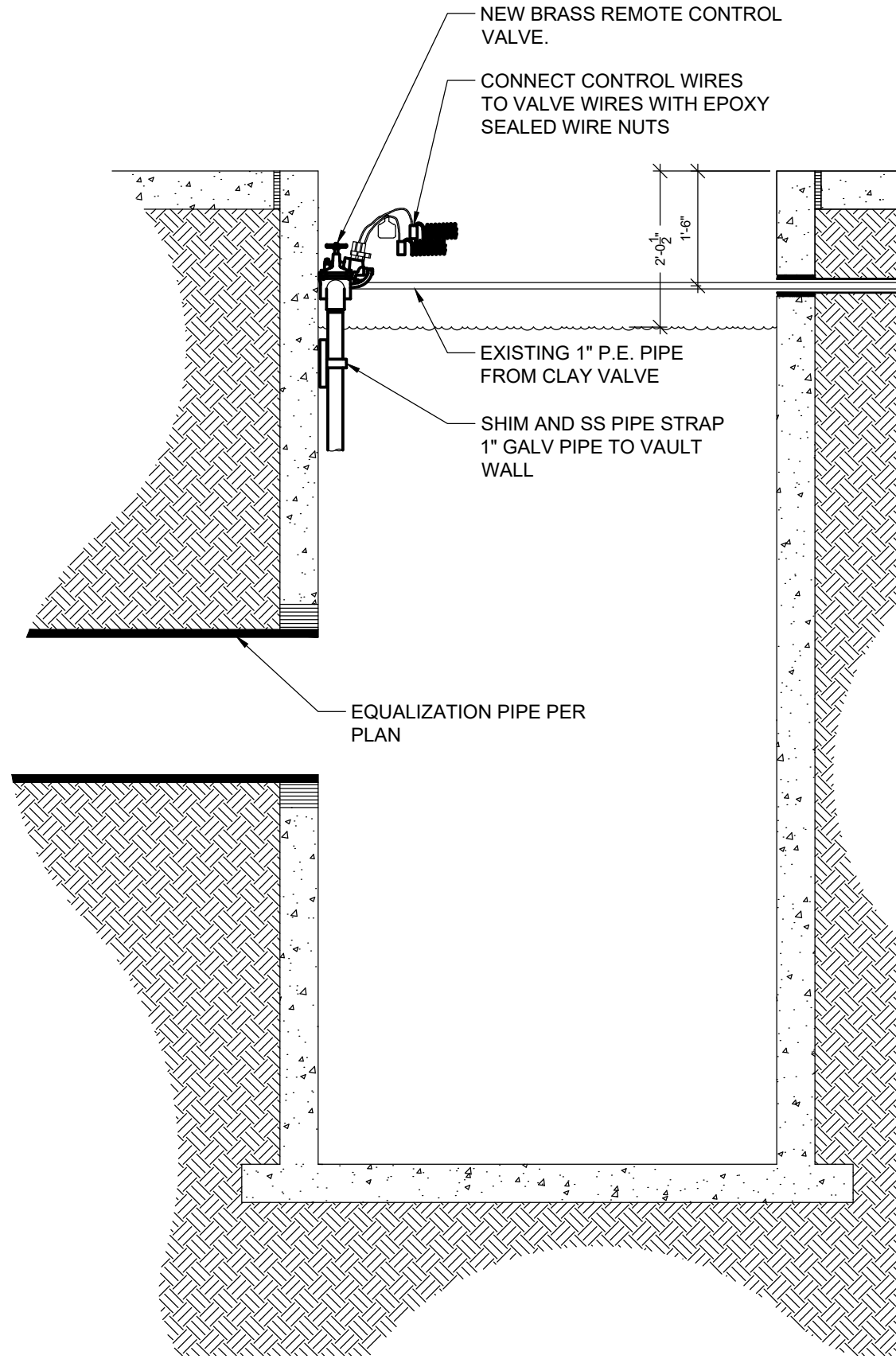
PCO Total

4,418.88

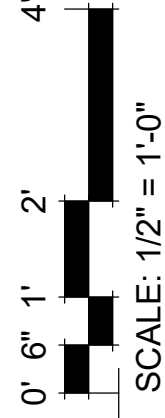
** "Multiplier" given in WSDOT 1-09.6



ENLARGEMENT NTS



AUTOFILL SLEEVE DETAIL



QUALCHAN GOLF COURSE
PUMPHOUSE PROJECT
AUTOFILL VALVE SLEEVE R1

DATE: 03-25-2025
DRAWN BY: BSE
CHECKED BY: BSE
PROJECT NO: 2028-0834



April 21, 2025

**Creek at Qualchan Golfcourse
301 E Meadowlane Rd
Spokane, WA 99224**

Estimate # 23645

Level Control Valve and Dosing Pump Wiring

To Our Valued Customer:

We are pleased to submit the following estimate/proposal for your project. Our estimate is based off of installing new control components and wiring to implement the use of a new level control valve.

Estimated cost to perform work stated above:

- 1 ea. 1500 VA Control Transformer
- 1 ea. Breaker, CKT, 2A, 1P
- 1 ea. Breaker, CKT, 1A, 1P
- 1 ls. Misc. Electrical
- 1 ls. Updated Electrical Drawings
- 1 ls. Labor To Install Items Listed Above

APPROVED

Berry S. Ellison

Total \$2,383.68

NOTE: The above estimate is limited to items listed above.

Please note that the above estimate/proposal is based on estimated distances and materials required to complete the project. Actual distances, materials used, and/or additional labor to complete the project will be adjusted at final billing. If you need additional information on the equipment selected for this type of installation, please contact our office. Thank you for the opportunity to provide you with this estimate.

Estimate Good for 30 Days

United Crown Pump & Drilling

By: _____ Bradon DeBoer
Project Manager

Acceptance Signature: _____ / ____ / ____

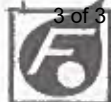
3125 West Hayden Ave Hayden Lake Idaho 83835

208-772-7867 Fax 208-772-7229

Idaho Contractor Business Licenses # RCE-4153

Idaho Electrical Licenses # ELE-C-13567





H.D. FOWLER COMPANY

REMIT: PO Box 84368, Seattle, WA 98124

Invoice
Number

16969275

SPWH
072885

Corporate Office
3633 136th Pl SE, Ste 100, Bellevue, WA 98006
PO Box 160, Bellevue, WA 98009-0160
Phone 425-654-8800 * Fax 425-641-8885

Spokane Branch
410 N Park Rd
spokane valley, WA 99212
(509) 568-8400 Fax (509) 568-8405



To:

T-0 GENERAL INDUSTRIES INC
814 S DISHMAN RD
SPOKANE VALLEY WA 992063118

Ship to: HD Fowler Company - Spokane 1/1

spokane valley WA 99212

Order#
O8477230

Inv Date:
04/08/25

Order Writer:
Jason Shuman

Terms: NET 10TH PROX

Due: 05/10/25

PO/JOB: QUALCHAN

FOB: H. D. FOWLER

Ship Via: Will-Call Here (Order

QUALCHAN GOLF COURSE PUMP ST

Line	Qty Ship'd	Qty BO'd	UoM	Part # Description	Unit Price	Extended Price	T X
24	1	0	EA	100-EFB-CP 1" BRASS VALVE RAIN BIRD	221.210	221.21	
28	1	0	EA	1" SCH 80 PVC MALE ADAPTER SXT	7.570	7.57	

Sub total 228.78

Freight 0.00

Tax 0.00

Grand Total 228.78

danny

City of Spokane
PW ITB #6211-24 - Qualchan Golf Course Pumphouse Project

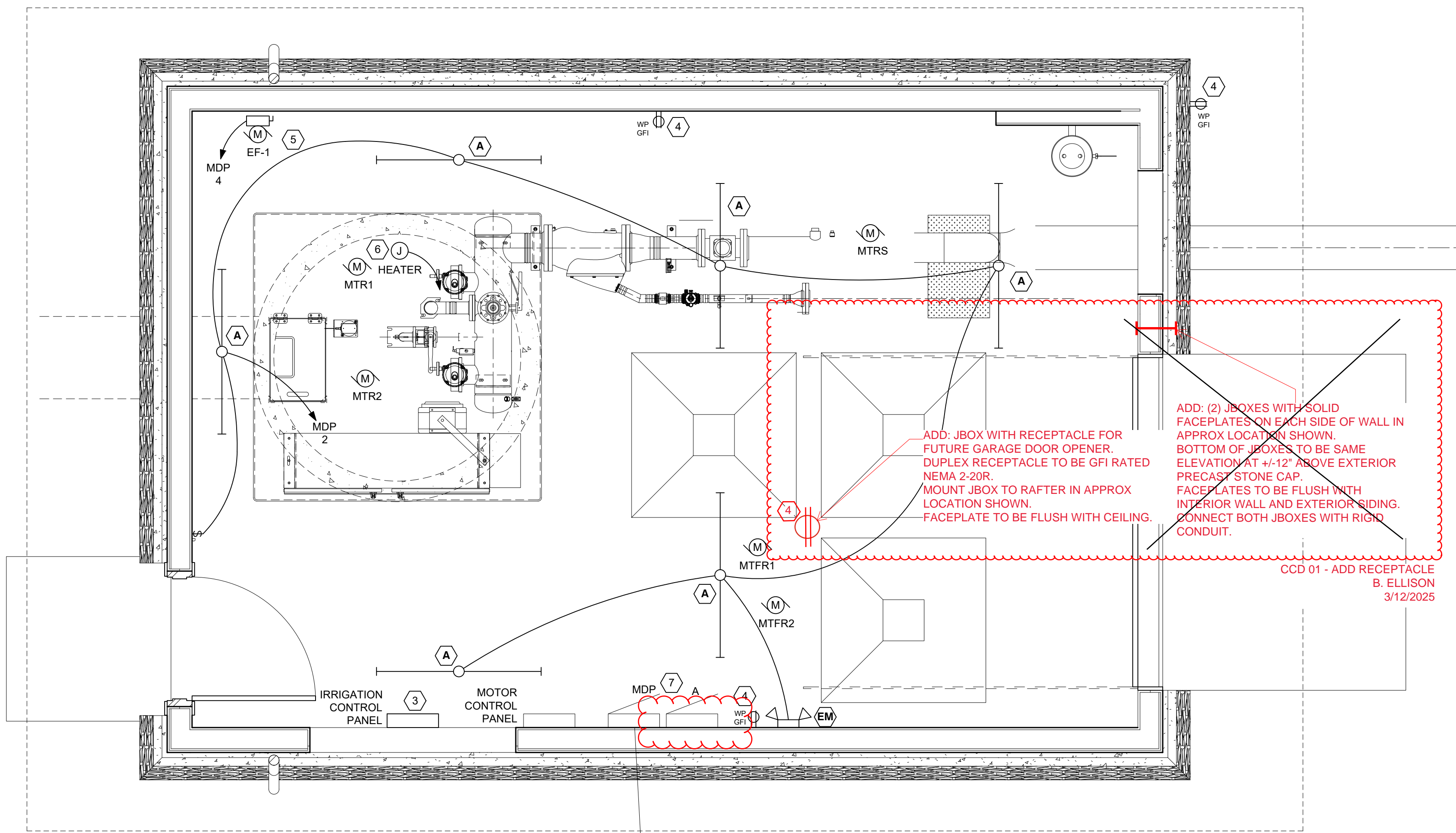
Potential Change Order (PCO) #6
Adding electrical devices

Description	Material				Labor			Equipment			Subcontract	COST TOTAL	MULT	O&P	TOTAL
	Quantity	Unit	Unit Cost	Total	Quantity	Rate/hr	Total	Hours	Rate/hr	Total	Total		**		
Rocklyn Electric	0		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	450.00	450.00	0.21	94.50	544.50
	0		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.21	0.00	0.00
	0		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.15	0.00	0.00
	0		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.15	0.00	0.00
PCO #4				0.00	0.00		0.00	0.00		0.00	450.00	450.00		94.50	544.50

General Contractor Mar-up on Subcontractor - 12% per WSDOT 1-09.6 **65.34**

PCO Total **609.84**

** "Multiplier" given in WSDOT 1-09.6



LOCATED PUMPHOUSE FED FROM MDP VIA XFMR A							PANEL A (N)								KIMBREL CONSULTING SVCS LLC				
CKT NO.	TRIP AMPS	LOAD DESCRIPTION	LOAD (VA)				CKT NO.	TRIP AMPS	LOAD DESCRIPTION	LOAD (VA)									
			LTS	REC	MOT	APP	KITCH				LTS	REC	MOT	APP	KITCH				
1	20/1	IRRIGATION CONTROL				1,000		2	20/1	SPARE									
3	20/1	IRRIGATION CONTROL						4	20/1	SPARE									
5	20/1	IRRIGATION CONTROL				1,000		6	20/1	SPARE									
7	20/1	SPARE						8	20/1	SPARE									
9	20/1	SPARE						10	20/1	SPARE									
11	20/1	SPARE						12	20/1	SPARE									

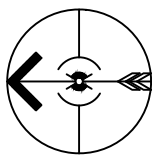
TOTAL CONNECTED		PHASE A 2,000		PHASE B 1,000	
CONNECTED LOAD		FACTOR	NEC REF	DEMAND LOAD	
LIGHTING		1.25	220-10b	=	MOUNTING
RECEPTACLES TO 10KVA		1.00	220-13	=	VOLTAGE
RECEPTACLES > 10KVA		0.50	220-13	=	AMP MAIN
MOTORS & COMPRESSORS		1.00	430-24	=	BUS AMP RATING
MOTOR LARGEST		0.25	430-24	=	AIC RATING
APPLIANCES	3,000	1.00		=	
KITCHEN		0.70	220-56	=	
TOTAL CONNECTED		3,000 (VA)	TOTAL DEMAND	3,000 (VA)	
		13 (AMPS)		13 (AMPS)	

- KEYNOTES
- UTILITY TRANSFORMER, EXISTING TO REMAIN.
 - U/G SECONDARY. REMOVE BACK TO UTILITY TRANSFORMER. INSTALL NEW.
 - IRRIGATION CONTROL PANEL LOCATED INSIDE EXISTING PUMPHOUSE (EXACT LOCATION NOT SHOWN). REMOVE AND REINSTALL IN WEATHERPROOF ENCLOSURE OUTSIDE OF PUMPHOUSE DEMO/CONSTRUCTION AREA. RECONNECT ALL CONTROL WIRING AS NEEDED. PROVIDE TEMPORARY POWER TO IRRIGATION CONTROL PANEL FOR DURATION OF DEMO/CONSTRUCTION. REINSTALL IRRIGATION CONTROL PANEL IN NEW PUMPHOUSE. REMOVE TEMPORARY POWER.
 - FEED FROM PUMP CONTROL PANEL CB1. EXTERIOR RECEPTACLE IS ABOVE BASALT VENEER. INTERIOR RECEPTACLES ARE +42" AFF.
 - EXHAUST FAN FOR CROSS VENTILATION SYSTEM PROVIDED WITH THERMOSTAT FOR AUTO ON/OFF CONTROL AND MANUAL OVERRIDE.
 - FEED HEATER FROM MOTOR CONTROL PANEL. DETERMINE EXACT LOCATION OF HEATER DURING CONSTRUCTION.
 - MOUNT XFMR A ABOVE MDP AND PANEL A.

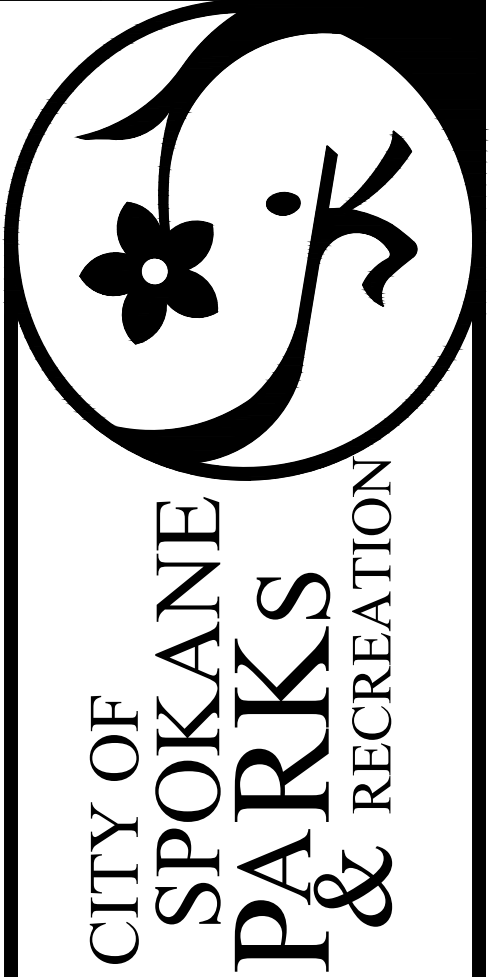
ELECTRICAL POWER & LIGHTING PLAN

0' .5' 1' 2' 4' 8'

SCALE: 1/2" = 1'-0"



811
Know what's below.
Call before you dig.



DAVID BRIAN KIMBREL
DAVID B. KIMBREL
P.E. 43873
PROFESSIONAL ENGINEER
EXPIRES: 02/16/2026
ELECTRICAL ENGINEER:
KIMBREL CONSULTING SERVICES
P.O. BOX 653
TROY, IDAHO 83871
dave@kcsllc.org
(208)874-3357

QUALCHAN PUMPHOUSE
301 MEADOWLANE ROAD SPOKANE, WA 99224
ELECTRICAL PLAN

BAR IS ONE INCH ON ORIGINAL
DRAWING. IF NOT ONE INCH ON
THIS SHEET, ADJUST SCALES
ACCORDINGLY

DATE: 8.6.24
DRAWN BY: DBK
CHECKED BY: DBK
PROJECT NO: 2024-0016

REVISION
1 3
2 4

SHEET 2 OF 2
E201
SHEET ABBREVIATION

B2415034

City of Spokane
PW ITB #6211-24 - Qualchan Golf Course Pumphouse Project

Potential Change Order (PCO) #7
Blowout Assembly

Description	Material				Labor			Equipment			Subcontract	COST TOTAL	MULT	O&P	TOTAL
	Quantity	Unit	Unit Cost	Total	Quantity	Rate/hr	Total	Hours	Rate/hr	Total	Total		**		
HD Fowler	1	lot	162.86	162.86	1.00	95.08	95.08	0.00	0.00	0.00		257.94	0.21	54.17	312.11
Labor to gather materials	0		0.00	0.00	1.00	66.95	66.95	0.00	0.00	0.00		66.95	0.21	14.06	81.01
	0		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.15	0.00	0.00
	0		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.15	0.00	0.00
PCO #7			162.86		2.00		162.03	0.00		0.00	0.00	324.89		68.23	393.12
General Contractor Mar-up on Subcontractor - 12% per WSDOT 1-09.6															47.17
PCO Total															440.29
** "Multiplier" given in WSDOT 1-09.6															



Construction Change Directive

Project Name:	Qualchan Pump House Renovation	CCD No:	2
		Date:	03/26/2023
Owner:	City of Spokane Parks & Recreation		
Contractor:	General Industries	Architect/Eng:	Irrigation Technologies

When signed by the Owner and received by the Contractor this document become effective IMMEDIATELY as a Construction Change Directive (CCD), and the Contractor shall proceed with the change(s) described below:

- Description:** Blowout valve assembly to include:
- (1) threaded brass bushing (port size x 1")
 - (1) 1" brass ball valve
 - (1) 1" threaded brass tee
 - (4) 1" brass close nipples
 - (2) Rainbird 44 LRC 1" quick couplers

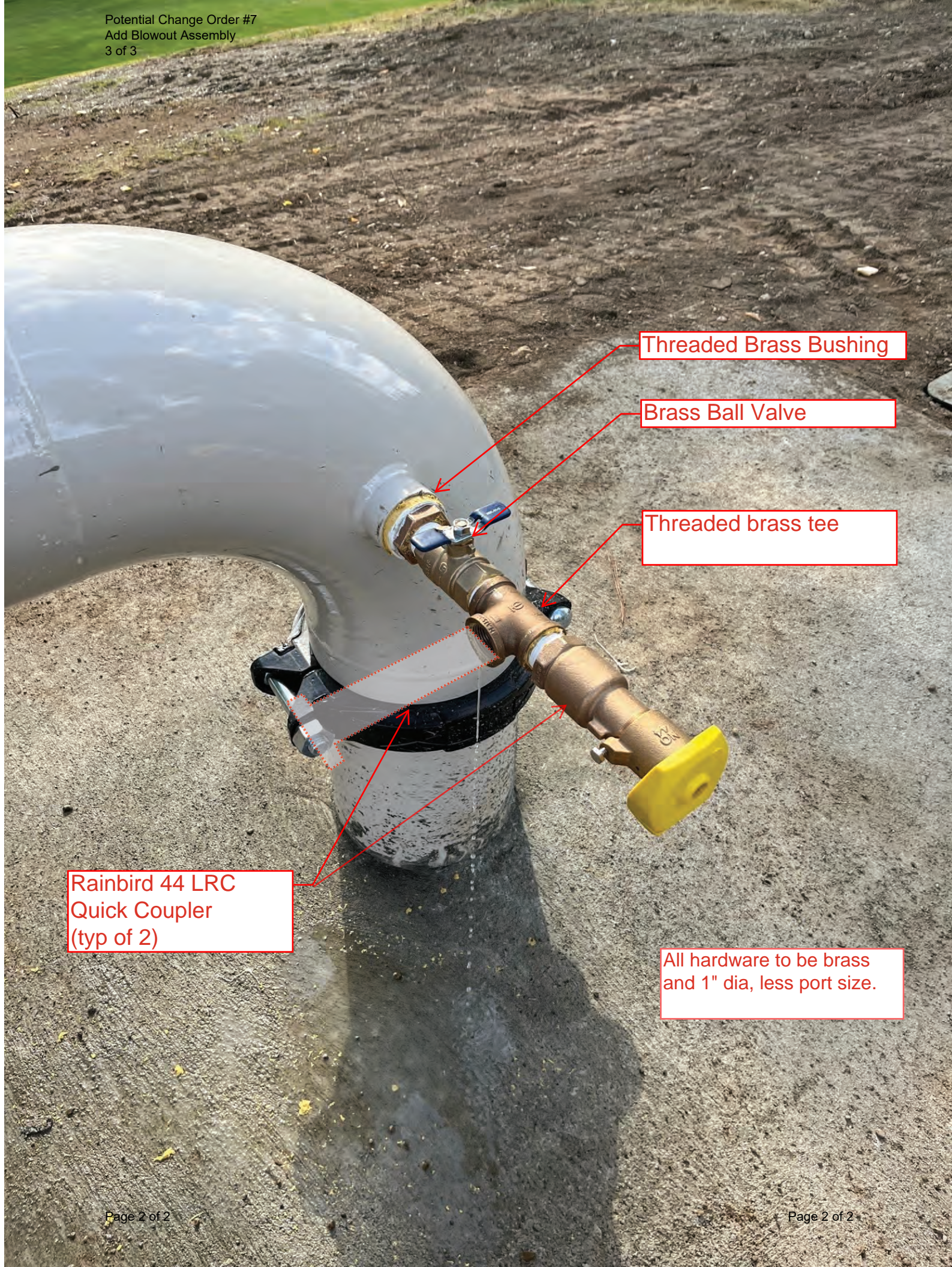
The attached photo illustrates valve assembly. Place quick couplers in the horizontal plane, if possible. All brass for the piping and components preferred.

Justification: Maintenance device was missing from improvement plans.

1. This CCD will be performed (*Lump Sum*,) with Not to Exceed pricing as follows: (Contractor shall provide T&M sheets for all labor, materials and equipment at a minimum of a weekly basis).
2. The Contract Time is proposed to (remain unchanged). The proposed adjustment, if any, is (an increase of ____ days) (a decrease of ____ days).

The Contractor is to submit pricing within 15 day of this authorization, if not already submitted. This Change and Cost will be incorporated into a Change Order once the cost is finalized and accepted.

Recommended: (A/E)	Authorized: (Owner)	Accepted: (Contractor)
By: <u>Berry Ellison, WA PLA</u>	By: <u>Berry Ellison, CM</u>	By: _____
Date: <u>03/26/25</u>	Date: <u>03/25/25</u>	Date: _____



Threaded Brass Bushing

Brass Ball Valve

Threaded brass tee

Rainbird 44 LRC
Quick Coupler
(typ of 2)

All hardware to be brass
and 1" dia, less port size.

<p>City of Spokane</p> <p>PW ITB #6211-24 - Qualchan Golf Course Pumphouse Project</p> <p>Potential Change Order (PCO) #8</p> <p>Extra Siding</p>															
Description	Material				Labor			Equipment			Subcontract	COST TOTAL	MULT	O&P	TOTAL
	Quantity	Unit	Unit Cost	Total	Quantity	Rate/hr	Total	Hours	Rate/hr	Total	Total		**		
BuildersFirst Source Staggered Siding	35	ea	10.20	357.00	0.00	0.00	0.00	0.00	0.00	0.00		357.00	0.21	74.97	431.97
BuildersFirst Source TX Smart Strand Trim	7	14.07	10.20	71.40	0.00	0.00	0.00	0.00	0.00	0.00		71.40	0.21	14.99	86.39
Primed and Painted	1	lot	10.00	10.00	2.00	66.95	133.90	0.00	0.00	0.00		143.90	0.21	30.22	174.12
	0		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.15	0.00	0.00
	0		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.15	0.00	0.00
PCO #8				438.40	2.00		133.90	0.00		0.00	0.00	572.30		120.18	692.48
PCO Total															692.48
** "Multiplier" given in WSDOT 1-09.6															

<p>City of Spokane</p> <p>PW ITB #6211-24 - Qualchan Golf Course Pumphouse Project</p> <p>Potential Change Order (PCO) #9</p> <p>Extra Shingles</p>															
Description	Material				Labor			Equipment			Subcontract	COST TOTAL	MULT	O&P	TOTAL
	Quantity	Unit	Unit Cost	Total	Quantity	Rate/hr	Total	Hours	Rate/hr	Total	Total		**		
Timberline ASilvShingles	3	bundles	90.47	271.41	1.00	66.97	66.97	0.00	0.00	0.00		338.38	0.21	71.06	409.44
	0		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.21	0.00	0.00
	0		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.15	0.00	0.00
PCO #9				271.41	1.00		66.97	0.00		0.00	0.00	338.38		71.06	409.44
PCO Total															409.44
** "Multiplier" given in WSDOT 1-09.6															

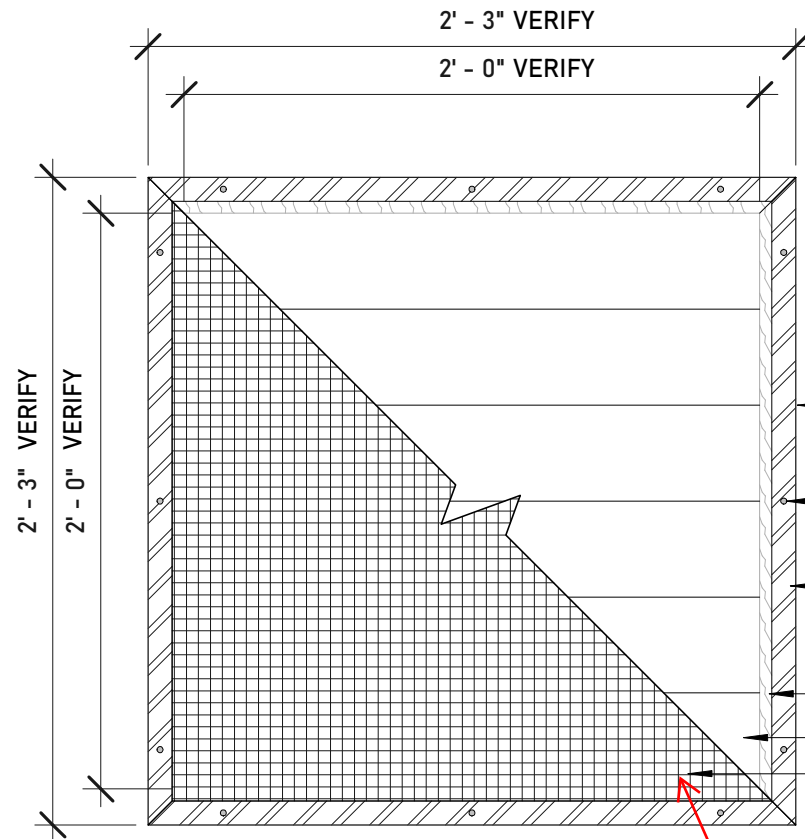
City of Spokane
PW ITB #6211-24 - Qualchan Golf Course Pumphouse Project

Potential Change Order (PCO) #10
Extra Stone Veneer for Future Repairs

Description	Material				Labor			Equipment			Subcontract	COST TOTAL	MULT	O&P	TOTAL
	Quantity	Unit	Unit Cost	Total	Quantity	Rate/hr	Total	Hours	Rate/hr	Total	Total		**		
Extra Stone Veneer for Future Repairs	1	bundles	300.00	300.00	1.00	66.97	66.97	0.00	0.00	0.00		366.97	0.21	77.06	444.03
4-Corners, 4 Siding & 4 Sill	0		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.21	0.00	0.00
	0		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.15	0.00	0.00
PCO #9				300.00	1.00		66.97	0.00		0.00	0.00	366.97		77.06	444.03
PCO Total															444.03

** "Multiplier" given in WSDOT 1-09.6

<p>City of Spokane</p> <p>PW ITB #6211-24 - Qualchan Golf Course Pumphouse Project</p> <p>Potential Change Order (PCO) #11</p> <p>Lougee Protector for Exhaust Fan</p>															
Description	Material				Labor			Equipment			Subcontract	COST TOTAL	MULT	O&P	TOTAL
	Quantity	Unit	Unit Cost	Total	Quantity	Rate/hr	Total	Hours	Rate/hr	Total	Total		**		
Fabrication	1	ea	633.00	633.00	2.00	66.97	133.94	0.00	0.00	0.00		766.94	0.21	161.06	928.00
	0		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.21	0.00	0.00
	0		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.15	0.00	0.00
PCO #9				633.00	2.00		133.94	0.00		0.00	0.00	766.94		161.06	928.00
PCO Total															928.00
** "Multiplier" given in WSDOT 1-09.6															



ALL STEEL TO BE CHEMICALLY CLEANED AND FREE OF MILL SCALE, DIRT, GREASE, OIL AND/OR OTHER CONTAMINANTS.
APPLY ONE (1) COAT COMMERCIAL GRADE PRIMER AND TWO (2) COATS COMMERCIAL GRADE UV RESISTANT EXTERIOR PAINT. COLOR: LOUVER ON WEST EXTERIOR WALL (DK BROWN).

CAULK EXTERIOR JOINT/TRANSITION BETWEEN WOOD AND STEEL FRAME AND PAINT TO MATCH **TAN SIDING**

ATTACH WITH STAINLESS STEEL SCREWS, PAINT HEADS **PER NOTES ABOVE**

1" WIDE 14GA STEEL U CHANNEL FRAME, WELDED ALL FOUR CORNERS. DEBURR SCREW HOLES AND PAINT **PER NOTES ABOVE**

EXISTING WOOD FRAME 1.5" THICK (BEYOND) CURRENTLY PAINTED
LOUVER BEYOND
STEEL SQUARE WIRE MESH, 11GA, 1/2"x1/2" OPENING AREA. PAINT **PER NOTES ABOVE**

Rotate mesh
45degrees to create
diamond pattern.



GALLOWAY ARCHITECTURE LABORATORY
QUALCHAN PUMP HOUSE
4.16.25
1 1/2" = 1'-0"

COMMENTS BY
BERRY ELLISON, CONST MANAGER
CITY OF SPOKANE
APRIL 16, 2025

CA102
WIRE MESH FRAME

Golf

Communications

June 2025



Moms, Dads, and Grads

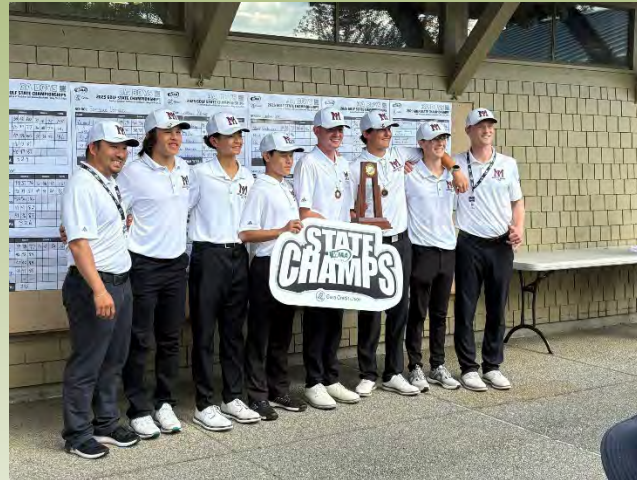
MOMS DADS & GRADS

4-ROUND PASS 1 ROUND AT EACH
CITY GOLF COURSE!

\$169 (\$39 SAVINGS)
Purchase by June 15. Use in 2025



Course Social Media



DH plan



- Discount Pass promotion – social media paid & organic
- Course investment highlights – social media paid & organic
- Google search buy
- Brand awareness campaign on streaming ads (no cable/broadcast tournaments this year)

2025 Annual YOY Golf Comparison Report

		ROUNDS																																			
COUNT		DOWNRIVER			ESMERALDA			INDIAN CANYON			QUALCHAN			CITY HALL			TOTALS																				
		2025	2024	DIFF	2025	2024	DIFF	2025	2024	DIFF	2025	2024	DIFF	2025	2024	DIFF	2025	2024	DIFF																		
	REGULAR ROUND	6,081	5,923	158	5,630	5,697	(67)	5,777	5,370	407	6,387	5,818	569	0	0	0	23,875	22,808	1,067																		
	DISCOUNT ROUND	6,992	7,796	(804)	7,242	7,529	(287)	5,325	5,413	(88)	5,977	5,989	(12)	0	0	0	25,536	26,727	(1,191)																		
	MULTI-PLAY ROUND	1,594	1,411	183	1,552	1,224	328	1,010	784	226	1,647	1,262	385	0	0	0	5,803	4,681	1,122																		
	OTHER ROUND	941	1,070	(129)	1,088	981	107	1,459	1,293	166	1,198	940	258	0	0	0	4,686	4,284	402																		
TOTAL		15,608	16,200	(592)	15,512	15,431	81	13,571	12,860	711	15,209	14,009	1,200	0	0	0	59,900	58,500	1,400																		
REVENUE		\$	178,545	\$	178,457	\$	88	\$	176,854	\$	170,514	\$	6,340	\$	183,532	\$	173,000	\$	10,532	\$	197,441	\$	182,052	\$	15,389	\$	-	\$	-	\$	-	\$	736,372	\$	704,023	\$	32,350
	DISCOUNT ROUND	\$	179,571	\$	200,930	\$	(21,359)	\$	191,044	\$	199,995	\$	(8,951)	\$	150,602	\$	153,599	\$	(2,997)	\$	171,282	\$	172,283	\$	(1,001)	\$	-	\$	-	\$	-	\$	692,498	\$	726,807	\$	(34,309)
	MULTI-PLAY ROUND	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
	OTHER ROUND	\$	6,745	\$	6,639	\$	105	\$	2,572	\$	1,143	\$	1,429	\$	23,636	\$	19,685	\$	3,951	\$	4,535	\$	2,579	\$	1,956	\$	-	\$	-	\$	-	\$	37,488	\$	30,047	\$	7,441
	TOTAL	\$	364,861	\$	386,026	\$	(21,165)	\$	370,470	\$	371,652	\$	(1,182)	\$	357,770	\$	346,284	\$	11,486	\$	373,258	\$	356,914	\$	16,343	\$	-	\$	-	\$	-	\$	1,466,359	\$	1,460,876	\$	5,482
		PASSES																																			
COUNT		DOWNRIVER			ESMERALDA			INDIAN CANYON			QUALCHAN			CITY HALL			TOTALS																				
		2025	2024	DIFF	2025	2024	DIFF	2025	2024	DIFF	2025	2024	DIFF	2025	2024	DIFF	2025	2024	DIFF																		
	DISCOUNT PASS	1,095	1,046	49	715	805	(90)	708	556	152	1,236	1,080	156	53	34	19	3,807	3,521	286																		
	SEASON PASS	23	8	15	63	39	24	24	16	8	67	43	24	5	5	0	182	111	71																		
	OTHER PASS	23	34	(11)	375	475	(100)	26	16	10	23	32	(9)	310	146	164	757	703	54																		
	TOTAL		1,141	1,088	53	1,153	1,319	(166)	758	588	170	1,326	1,155	171	368	185	183	4,746	4,335	411																	
REVENUE		\$	87,824	\$	73,657	\$	14,167	\$	56,052	\$	68,043	\$	(11,990)	\$	46,149	\$	37,122	\$	9,026	\$	100,679	\$	72,631	\$	28,048	\$	4,614	\$	2,952	\$	1,662	\$	295,318	\$	254,404	\$	40,913
	SEASON PASS	\$	45,789	\$	12,851	\$	32,939	\$	56,930	\$	30,154	\$	26,776	\$	17,193	\$	20,482	\$	(3,289)	\$	90,088	\$	45,351	\$	44,737	\$	6,447	\$	5,395	\$	1,053	\$	216,448	\$	114,233	\$	102,215
	OTHER PASS	\$	5,172	\$	6,435	\$	(1,263)	\$	22,499	\$	26,657	\$	(4,158)	\$	4,943	\$	2,224	\$	2,720	\$	5,895	\$	7,469	\$	(1,574)	\$	9,218	\$	10,003	\$	(785)	\$	47,728	\$	52,788	\$	(5,061)
	TOTAL	\$	138,786	\$	92,943	\$	45,842	\$	135,482	\$	124,853	\$	10,628	\$	68,285	\$	59,828	\$	8,456	\$	196,662	\$	125,451	\$	71,211	\$	20,279	\$	18,350	\$	1,930	\$	559,493	\$	421,425	\$	138,068
			CART FEES																																		
COUNT		DOWNRIVER			ESMERALDA			INDIAN CANYON			QUALCHAN			CITY HALL			TOTALS																				
		2025	2024	DIFF	2025	2024	DIFF	2025	2024	DIFF	2025	2024	DIFF	2025	2024	DIFF	2025	2024	DIFF																		
	PRIVATE CART FEE & PERMIT	185	197	(12)	207	259	(52)	112	108	4	142	152	(10)	0	0	0	646	716	(70)																		
	PRO CART FEE	6,739	7,153	(414)	7,528	7,631	(103)	8,095	7,658	437	7,246	6,893	353	0	0	0	29,608	29,335	273																		
	TOTAL		6,924	7,350	(426)	7,735	7,890	(155)	8,207	7,766	441	7,388	7,045	343	0	0	0	30,254	30,051	203																	
	REVENUE		\$	13,718	\$	12,038	\$	1,679	\$	10,316	\$	14,003	\$	(3,687)	\$	5,298	\$	3,666	\$	1,632	\$	11,440	\$	13,178	\$	(1,737)	\$	-	\$	-	\$	-	\$	40,772	\$	42,884	\$
PRO CART FEE		\$	1,372	\$	1,352	\$	21	\$	2,568	\$	2,460	\$	108	\$	3,191	\$	2,880	\$	311	\$	1,461	\$	1,313	\$	149	\$	-	\$	-	\$	-	\$	8,593	\$	8,005	\$	588
TOTAL		\$	15,090	\$	13,390	\$	1,700	\$	12,884	\$	16,463	\$	(3,579)	\$	8,489	\$	6,546	\$	1,943	\$	12,902	\$	14,490	\$	(1,589)	\$	-	\$	-	\$	-	\$	49,365	\$	50,889	\$	(1,524)
		BUCKET OF BALLS																																			
		2025	2024	DIFF	2025	2024	DIFF	2025	2024	DIFF	2025	2024	DIFF	2025	2024	DIFF	2025	2024	DIFF																		
COUNT	5,109	5,283	(174)	4,939	4,843	96	9,603	8,556	1,047	5,711	5,022	689	0	0	0	25,362	23,704	1,658																			
REVENUE	\$	501	\$	516	\$	(15)	\$	1,052	\$	1,008	\$	44	\$	2,124	\$	1,869	\$	255	\$	590	\$	504	\$	86	\$	-	\$	-	\$	-	\$	4,267	\$	3,896	\$	371	
		FACILITY IMPROVEMENT FEE																																			
	2025	2024	DIFF	2025	2024	DIFF	2025	2024	DIFF	2025	2024	DIFF	2025	2024	DIFF	2025	2024	DIFF																			
COUNT	14,181	14,825	(644)	13,870	14,295	(425)	12,215	11,535	680	13,534	12,568	966	63	49	14	53,863	53,272	591																			
REVENUE	\$	78,248	\$	77,882	\$	365	\$	75,511	\$	76,827	\$	(1,316)	\$	65,285	\$	61,355	\$	3,930	\$	77,619	\$	69,532	\$	8,087	\$	1,044	\$	1,132	\$	(88)	\$	297,706	\$	286,728	\$	10,978	
		REVENUE SUMMARY																																			
	2025	2024	DIFF	2025	2024	DIFF	2025	2024	DIFF	2025	2024	DIFF	2025	2024	DIFF	2025	2024	DIFF																			
Lessons																																					
MISC REVENUE	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-																			
	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-																			
	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-																			
TOTAL REVENUE	\$	597,485	\$	570,757	\$	26,728	\$	595,399	\$	590,804	\$	4,595	\$	501,953	\$	475,882	\$	26,071	\$	661,031	\$	566,891	\$	94,139	\$	21,323	\$	19,481	\$	1,842	\$	2,377,190	\$	2,223,815	\$	153,375	

Golf Fund - May 2025



	Adopted Budget 2025	2025 Remaining Budget Balance	2024 May Actual	2025 May Actual	2024-2025 Monthly Difference	2024 YTD Actual	2025 YTD Actual	2024-2025 YTD Difference	2024 YTD % Of Budget	2025 YTD % Of Budget	YOY % Change
Revenue											
Program Revenue	\$ 5,930,281	\$ 3,475,622	\$ 991,805	\$ 1,004,679	\$ 12,874	\$ 2,265,299	\$ 2,454,659	\$ 189,360			
Pre-Sale Revenue					\$ -	216,362	125,204	\$ (91,158)			
Facility Improvement Fee	\$ -		\$ (131,972)	\$ (136,359)	\$ (4,387)	\$ (303,495)	\$ (308,280)	\$ (4,785)			
Other Transfers-In	\$ -	\$ -			\$ -						
Total Revenue	\$ 5,930,281	\$ (3,658,698)	\$ 859,833	\$ 868,320	\$ 8,487	\$ 2,178,166	\$ 2,271,583	\$ 93,417	40.53%	38.30%	-2.23%
Expenditures											
Salaries and Wages	\$ 1,263,109	\$ 679,282	\$ 133,294	\$ 134,072	\$ (778)	\$ 509,824	\$ 448,542	\$ 61,281	45.20%	35.51%	-9.69%
Temp/Seasonal	\$ 722,232	\$ 485,648	\$ 109,283	\$ 111,554	\$ (2,271)	\$ 109,283	\$ 166,114	\$ (56,831)	16.77%	23.00%	6.23%
Personnel Benefits	\$ 503,997	\$ 270,098	\$ 60,957	\$ 58,331	\$ 2,626	\$ 203,756	\$ 197,025	\$ 6,731	43.62%	39.09%	-4.53%
Supplies	\$ 561,900	\$ 390,884	\$ 50,376	\$ 49,343	\$ 1,032	\$ 124,511	\$ 141,016	\$ (16,505)	23.41%	25.10%	1.69%
Services and Charges	\$ 1,471,356	\$ 1,077,420	\$ 76,209	\$ 189,727	\$ (113,518)	\$ 260,711	\$ 358,336	\$ (97,625)	18.16%	24.35%	6.20%
Interfund Payments	\$ 356,409	\$ 82,121	\$ 26,052	\$ 7,728	\$ 18,324	\$ 88,767	\$ 154,887	\$ (66,120)	37.45%	43.46%	6.00%
Subtotal Op. Expense	\$ 4,879,003	\$ 3,413,082	\$ 456,171	\$ 550,755	\$ (94,584)	\$ 1,296,852	\$ 1,465,921	\$ (169,069)	29.13%	30.05%	0.91%
Capital Outlay	\$ 1,000,000	\$ 617,944	\$ 75,774	\$ 225,455	\$ (149,680)	\$ 158,449	\$ 382,056	\$ (223,606)	22.17%	38.21%	16.03%
Transfers Out		\$ -									
Total Expenditures	\$ 5,879,003	\$ 4,031,027	\$ 531,945	\$ 776,210	\$ (244,264)	\$ 1,455,302	\$ 1,847,976	\$ 392,675	28.17%	31.43%	3.26%
Net Gain/(Loss)	\$ 51,278		\$ 327,888	\$ 92,111	\$ (235,777)	\$ 722,864	\$ 423,607	\$ (299,258)			
* Beginning Fund Balance	\$ 80,905	Updated 3/4/25									
Less 7% Reserve	\$ (454,810)										
Less Current Lease Payments	\$ (164,729)										
Beginning Year Reserves	\$ (538,634)										
YTD Change in Cash	\$ 423,607										
YTD Available Cash	\$ (115,028)										

* 2025 Beginning Fund Balance does not include the FIF reserve of \$2,471,131

Facility Improvement Fee - May 2025



	2024 May Actual	2025 May Actual	2024-2025 Monthly Difference	2024 YTD Actual	2025 YTD Actual	2024-2025 Monthly Difference
Revenue	\$ 131,972	\$ 136,359	\$ 4,387	\$ 303,495	\$ 308,280	\$ 4,786
Debt Service Payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Facility Improvement Fee - Fund Balance

Beginning Fund Balance	\$ 2,471,131
YTD Revenues	\$ 308,280
YTD Loan Payments	\$ -
Ending Fund Balance	\$ 2,779,411

GOLF SIP Loan Amortization

Period Ending	Principal	Interest	Total Payment	Principal Balance
6/1/2024	\$ 277,845	\$ 31,571	\$ 309,417	\$ 6,071,552
12/1/2024	\$ 278,369	\$ 30,239	\$ 308,608	\$ 5,793,183
6/1/2025	\$ 280,645	\$ 28,903	\$ 309,548	\$ 5,512,538
12/1/2025	\$ 281,175	\$ 27,557	\$ 308,732	\$ 5,231,363