



Spokane Park Board Land Committee
3:30 p.m. Wed., Nov. 2, 2022

In-person: Sister City conference room
1st floor lobby, City Hall, 808 W. Spokane Falls Blvd.
Spokane, WA 99201

WebEx virtual meeting:

Call-in: 408-418-9388; Access code: 2482 578 2689
Al Vorderbrueggen – Operations Director

Committee Members:

Greta Gilman – Chair
Sally Lodato
Hannah Kitz
Kevin Brownlee

The Land Committee meeting will be held in-person in the Sister City conference room, 1st floor lobby, City Hall, 808 W. Spokane Falls Blvd. and virtually via WebEx at 3:30 p.m. Wednesday, Nov. 2, 2022. Committee members, staff, presenters and the public 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 **2482 578 2689**, when prompted.

Written public comment may be submitted via email or mail. Comments must be received no later than 11 a.m. Nov. 2 by email to: 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 – Greta Gilman

Public comment – Greta Gilman

Action Items:

1. [1 West High Drive Access Easement Agreement / High Drive Park \(no cost\)](#) – Nick Hamad
2. [MTLA Addendum #1/Additional Services for Liberty Park Playground \\$10,802.00 \(no tax\)](#) – Berry Ellison
3. [Garco Change Order #3/Don Kardong Bridge Construction for \\$108,644.64 \(tax inclusive\)](#) – Berry Ellison

Discussion items:

1. Metro-to-Sunset transmission rebuild project: Avista – Al Vorderbrueggen

Standing Report Items:

Adjournment

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 Human Resources at 509.625.6237, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or mpiccolo@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

Spokane Park Board

Briefing Paper



Committee	Land Committee		
Committee meeting date	November 2, 2022		
Requester	Nick Hamad	Phone number: 509.363.5452	
Type of agenda item	<input type="radio"/> Consent	<input type="radio"/> Discussion	<input type="radio"/> Information <input checked="" type="radio"/> Action
Type of contract/agreement	<input checked="" type="radio"/> New	<input type="radio"/> Renewal/ext.	<input type="radio"/> Lease <input type="radio"/> Amendment/change order <input type="radio"/> Other
City Clerks file (OPR or policy #)			
Item title: (Use exact language noted on the agenda)	1 West High Drive access easement agreement / High Drive Park (no cost)		
Begin/end dates	Begins: 11/10/2022	Ends:	<input checked="" type="checkbox"/> Open ended
Background/history: A private residence was constructed on privately owned property located @ 1 West High Drive in 1975. At the time of construction, all appropriate building permits were secured by the property owner, and reasonable access improvements were made from the adjacent Right of Way (High Drive Parkway). At the time of a recent purchase and sale agreement for this private property, it was discovered that the City may own property between the private land and the High Drive Right of Way, land-locking the private property. It is unknown this occurred and may be due to a survey error, improper agreement recording, or other unknown reason. As the city land in question has clearly been used for private access for over 40 years, and as the private property was properly permitted by the City, the private property owners and City Parks desire to enter into a no-cost access easement to permit access to the private property. Permitting such an agreement grants the private property legal access, allowing it to be sold and does not impact public lands in any way. The agreement does require the private property owner to indemnify, defend and hold the City harmless for any injury claim arising out of the private use of the easement area.			
Motion wording: Motion to adopt access agreement with owners of 1 West High Drive (no cost)			
Approvals/signatures outside Parks: <input type="radio"/> Yes <input checked="" type="radio"/> No If so, who/what department, agency or company: Grantees Name: See Easement for Info Email address: See Easement for Info Phone:			
Distribution: Parks – Accounting Parks – Sarah Deatrich Requester: Nick Hamad Grant Management Department/Name:			
Fiscal impact: <input type="radio"/> Expenditure <input type="radio"/> Revenue Amount: N/A Budget code: N/A			
Vendor: <input type="radio"/> Existing vendor <input type="radio"/> New vendor			
Supporting documents: <input type="checkbox"/> Quotes/solicitation (RFP, RFQ, RFB) <input type="checkbox"/> W-9 (for new contractors/consultants/vendors) <input type="checkbox"/> Contractor is on the City's A&E Roster - City of Spokane <input type="checkbox"/> ACH Forms (for new contractors/consultants/vendors) <input type="checkbox"/> UBI: Business license expiration date: <input type="checkbox"/> Insurance Certificate (min. \$1 million in General Liability)			

When recorded, return to:

Attorney William D. Eden
Douglas • Eden
717 West Sprague Avenue, Suite 1500
Spokane, Washington 99201-3923

EASEMENT AGREEMENT

Reference No.:	N/A
Grantors:	City of Spokane
Grantees:	
Legal Description:	(1) Ptn of SE¼ 31-25-43 (2) Ptn of the E½ of SE¼ 31-25-43
Assessor's Tax Parcel Nos.:	(1) 35314.0008 (2) 35314.0009

THIS EASEMENT AGREEMENT made this _____ day of _____, 2022, by and between **THE CITY OF SPOKANE** (hereinafter the "GRANTOR"), and **CARL A. STEJER**, dealing in his sole and separate property; **SHARON A. REED**, dealing in her sole and separate property; **SHELLEY McDOWELL**, dealing in her sole and separate property, and **BRUCE E. OLGARD** and **SANDRA E. OLGARD**, Co-Trustees of the Living Trust of Bruce E. Olgard and Sandra E. Olgard dated October 27, 2021, (hereinafter the "GRANTEE").

RECITALS

A. GRANTOR and GRANTEE are uncertain who owns the property North of GRANTEE'S property to the High Drive Right of Way. Such property may be a portion of GRANTOR'S real property known as Spokane County Parcel Number 35314.0008, as more fully described on Exhibit "A" attach hereto (the "Burdened Property"). GRANTEE owns certain real property known as Spokane County Parcel Number 35314.0009 which is more fully described on Exhibit "B" attached hereto (the "Benefited Property").

B. Without determining the ownership, the parties desire to ensure access from High Drive Right of Way to GRANTEE'S property by creating an easement for ingress, egress and landscaping over a small portion of the Burdened Property as described on Exhibit "C" (the "Easement")

NOW, THEREFORE, in consideration of the mutual benefits, and the mutual covenants and purposes herein stated, and for consideration of granting Easement, GRANTOR and GRANTEE agree as follows:

1. GRANTOR, and its successors and assigns, hereby conveys and grants to GRANTEE, subject to the terms contained herein, a perpetual, free, continuous and uninterrupted use, liberty, and privilege to use and enjoy the Easement as more fully described on the attached Exhibit "C", for the purpose of ingress, egress and landscaping by GRANTEE, its successors and assigns.

2. Neither GRANTOR nor GRANTEE shall erect any improvements or other facilities upon the Easement which may impair the access to GRANTEE over and across such easement.

3. GRANTOR hereby grants to GRANTEE the right to permit the GRANTEE, GRANTEE'S invitees, guests, and others of the general public coming on the premises to utilize the Easement, it being the intention of the parties hereto that such persons shall have free access to, upon, and over the Easement for ingress and egress purposes.

4. GRANTEE will maintain the Easement in an all-weather surface condition.

5. This Easement shall be ONLY for the limited purpose of access, ingress, egress, and landscaping to and from GRANTEE'S property.

6. GRANTEE shall defend, indemnify, hold and save the GRANTOR harmless from any activity, work or thing done, permitted or suffered by GRANTEE in or about the Easement, except to the extent such claim resulted from the act or omission of GRANTOR in which case this indemnity provision shall be valid and enforceable only to the extent such claim arose from the act or omission of GRANTEE, its agents or contractors.

7. Said Easement shall bind and inure to the respective benefit of GRANTOR and GRANTEE. As used herein the terms GRANTOR and GRANTEE shall include the present and future owner or owners and mortgagees, their heirs, personal representatives, successors and assigns of GRANTOR'S property and GRANTEE'S property, respectively.

8. This is an easement, not a license. The Easement and right-of-way granted hereby is for the benefit of the GRANTEE'S property and shall be appurtenant to and run with the GRANTEE'S property.

9. It is intended that this Easement shall be construed as being an adequate, legally enforceable easement agreement pursuant to applicable standards of secondary marketing investors in the residential mortgage lending industry.

10. This Agreement shall be governed by the laws of the State of Washington,

and shall be performed in the State of Washington.

TO HAVE AND TO HOLD the above-described Easement forever for the uses, benefits, purposes and burdens herein set forth, the GRANTOR does hereby bind themselves, their representatives, successors and assigns to warrant and forever defend the said Easement and right-of-way against every person whomsoever lawfully claiming or to claim the same or any part thereof.

GRANTOR and GRANTEE have duly executed this Easement Agreement effective as of the _____ day of _____ 2022.

GRANTOR AND GRANTEES:

GRANTOR:

GRANTEES:

CITY OF SPOKANE,

By _____
_____, Its _____

CARL A. STEJER

Attest:

SHARON A. REED

City Clerk

SHELLEY McDOWELL

THE LIVING TRUST OF BRUCE E.
OLGARD AND SANDRA E. OLGARD
DTD 10/27/21

Approved as to form:

By _____
BRUCE E. OLGARD, Co-Trustee

Assistant City Attorney

By _____
SANDRA E. OLGARD, Co-Trustee

STATE OF WASHINGTON)

: ss.

County of Spokane)

On this _____ day of _____, 2022, before me personally appeared SHARON A. REED, dealing in her sole and separate property, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that she signed and sealed the same as her own free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL the day and year in this certificate first above written.

Notary Public in and for the State of Washington,
residing at Spokane
My commission expires:_____

STATE OF WASHINGTON)

: ss.

County of Spokane)

On this _____ day of _____, 2022, before me personally appeared SHELLEY McDOWELL, dealing in her sole and separate property, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that she signed and sealed the same as her own free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL the day and year in this certificate first above written.

Notary Public in and for the State of Washington,
residing at Spokane
My commission expires:_____

STATE OF WASHINGTON)

: ss.

County of _____)

On this _____ day of _____, 2013, personally appeared before me BRUCE E. OLGARD and SANDRA E. OLGARD, to me known to be the Co-Trustees of the Living Trust of Bruce E. Olgard and Sandra E. Olgard dated October 27, 2021, the Trust that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument on behalf of said Trust.

GIVEN UNDER my hand and official seal the day and year in this certificate first above written.

Notary Public in and for the State of Washington,
residing at Spokane
My Commission Expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION OF GRANTOR'S BURDENED PROPERTY

31-25-43 A portion of Southeast quarter described in deeds #410928 & 410929 Except that portion northerly of the northerly line of High Drive as established May 17,1951 by Document #32430B & 33860-1-B & Except that portion DAF; Beginning at the Northwest corner of Lot 13 of replat of Block 42 1st Addition to King Addition and the True Point of Beginning; thence South 75 feet; thence South 19° West 75 feet to a PT 16 feet West of SD West Line of Lot 13 replat of Block 42; thence South 150 feet; thence deflecting at an angle 97°42' to RT 104 feet; thence deflecting at an angle 82°7'30" to right 29 2.03 feet; thence deflecting at an angle 93°35'30" to right 120 feet to the Point of Beginning.

Situate in the City of Spokane, Spokane County, State of Washington.

EXHIBIT "B"
LEGAL DESCRIPTION OF GRANTEE'S BENEFITTED PROPERTY

That part of the East Half of the Southeast Quarter of Section 31, Township 25 North, Range 43, E.W.M., in Spokane County, Washington, described as follows:

Beginning at the Northwest corner of Lot 13 of replat of Block 42, First Addition to the King Addition, according to the plat recorded in Volume 1 of Plats, Page 47;

Thence Southerly along the West line of said Lot, 300.91 feet;

Thence deflecting through an angle of 97°42' right 120 feet;

Thence deflecting through an angle of 82°7'30" right 292.03 feet to a point on the South line of High Drive as same existed June 1, 1970;

Thence deflecting through an angle of 93°35'30" right and along a straight line 120 feet more or less to the Point of Beginning;

EXCEPT that portion of said property described as follows:

Commencing at the Northwest corner of said Lot 13 of replat of Block 42, First Addition to the King Commencing at the Northwest corner of said Lot 13 of replat of Block 42, First Addition to the King Addition;

Thence Southerly along the West line of said Lot 13 a distance of 75 feet to the True Point of Beginning;

Thence Southerly along the West line of said Lot 13 a distance of 225.91 feet;

Thence deflecting through an angle of 97°42' Right 16 feet to a point which is 16 feet measured perpendicularly from the West line of said Lot 13;

Thence Northerly on a line parallel to and 16 feet distance from the West line of said Lot 13 for a distance of 150 feet to a point;

Thence Northeasterly in a straight line to the True Point of Beginning.

Situate in the City of Spokane, Spokane County, Washington.

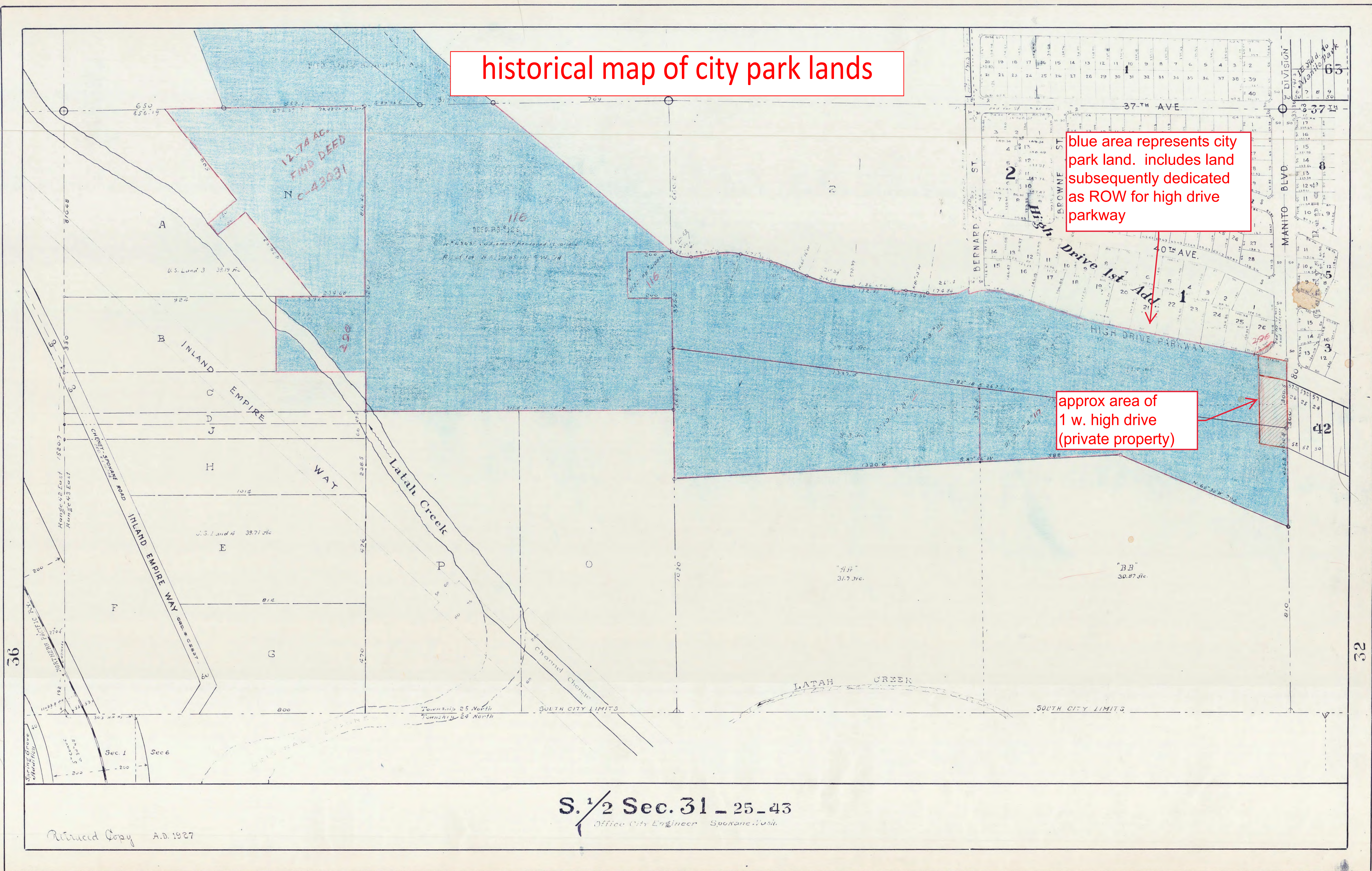
EXHIBIT "C"
LEGAL DESCRIPTION OF EASEMENT

All property owned by the City of Spokane lying northerly of the north line of Lot 13 of Replat of Block 42, First Addition to the King Addition, bounded on the east side and west side by the respective property lines of the property described in Exhibit "B" herein extended northerly to the High Drive Right-of-Way, in the City of Spokane, County of Spokane, State of Washington.

historical map of city park lands

blue area represents city park land. includes land subsequently dedicated as ROW for high drive parkway

approx area of 1 w. high drive (private property)



S. 1/2 Sec. 31 - 25 - 43
Office City Engineer Spokane, Wash.

Retraced Copy A.D. 1927

A black and white aerial photograph of a residential neighborhood. A road, identified as W. High Drive, runs horizontally across the middle of the image. To the right of the road, there is a developed area with several houses and a street grid. To the left and below the road, there is a large area of undeveloped land with sparse vegetation. A red box highlights a specific area in the undeveloped land, and red arrows point from text boxes to this area and the road.

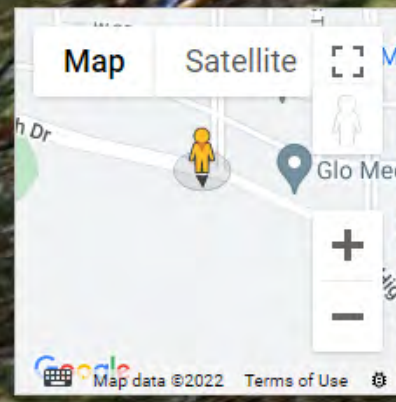
1958 AERIAL IMAGE

**W. HIGH DRIVE
UNDEVELOPED**

**APPROX EXTENT OF
1 W. HIGH DRIVE**

2022 AERIAL





1 W. High Drive
(private property)



DEPICTION OF APPROXIMATE
EASEMENT AREA



HIGH DRIVE PARKWAY

PROPERTY INVENTORY - City of Spokane, Washington

Description			Location	Acreage	Area Name	Deed Reference Numbers			Ck. F. No.	Dept. File No.	Date Acq.	Acquisition Cost	Acquired From	Purpose For Which Acquired	Present Use	Proposed Future Use	Deed Restrictions	Remarks
Section	Addition	Lot, Block or Tract				Number	Book	Page										
31-25-43	Cannon Hill	Lots 34-39 Block	High Drive from	160+	High Drive Park-	358397	296	390		52	1912	1.00	Spokane Title Co.	Parkway	Parkway	Parkway		
30-25-43	Irving Hts.	14 Cannon Hill Add.	20th Avenue to		way	389367	310	179		91	1913	575.00	Lloyd	Parkway	Parkway	"	None	
31-25-43	Cannon Hill Hts.	Parts of lots 5, 6,	Manito Boulevard.		(also Sections	390216	310	261		91	1913	2,625.00	Miller				None	
	Knob Hill	7, Block 28, Irving Hts. Add.,			25-25-42 and	410929	319	188		111	1913	1.00	Cowles Improvement Company				Park and thorough-fare purposes-revert.	
		Block 1 Cannon Hill Hts. Add.			30-25-43.	410927	319	186		115	1913	1.00	Home Securities Co.				"	
		Part of Blocks 2, 3, Knob Hill Add.				410928	319	186		116	1913	1.00	Boulevard Company				Park and thorough-fare purposes-revert;	
	Boston Hts.	Part of Block 3, all of Blocks 4, 9, 10, 15 and area west of these blks. to Section Line, all in Boston Hts. addition	prt of Lt. 2 all of 3-5, Blk 3		County Assessor's Description	410926	319	185		117	1913	1.00	Hays				Park and thorough-fare purposes-revert.	
		Part of Block 14, resurvey of Blocks 13, 14, 15 Boston Heights Addition, meander line through Section 31-25-43 in Park Board Office.				411514	319	195		118	1913	500.00	Tucker				None	
						411515					1913		Tucker				None	
						999581	440	388		169	1929	1.00	County				None	
						560921A	503	94		255	1929	1.00	County				None	
										287	1948	1.00	Wash. Water Power				None	Dedicated as street
						859897A	578	377		290	1949	75.50	County				Public Purposes	
						33860B	612	118		296	1951	1.00	Cowles				None	
						33861B	612	120		297	1951	Trade	Cowles				None	
						82833B	622	338		303	1952	1,113.60	Brawn				None	
						101461B	626	241		303 1/2	1952	1.00	Drumheller				Perpetual use-park and parkway-revert.	
						358394							Bailey					
						859807A							Part of \$4,899.00					
30-25-43		"M" pt of Lts 3 & 4 in SW 1/4; Beg at SW cor of Sec th N 85.5 Rds th E to NW cor of Blk 3 Boston Hts. Add. th SEly alg W ln of sd Add. to S ln of Sec. th W to POB exc. S 30'																
		2-"MM" pt of Lts 1 & 2 in NW 1/4 (description very lengthy See County Assessor's Records)	*County Assessor's Description															
		3-"C" pt of Lt 3 in SW 1/4; Beg 17.28 chains S of NW cor of Lt. 3 th E 56 Rds to true POB; N 20 Rds th E 24 Rds to E ln of B3 th S 20 Rds th W 24 Rds to POB																

land adjacent private property acquired by city in 1913 & 1951 for high drive parkway and high drive park

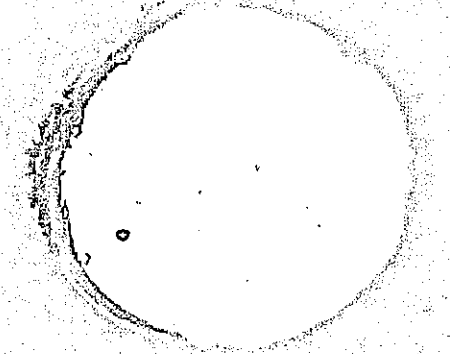
*NOT SHOWN AS CITY OWNED ON COUNTY ASSESSOR'S RECORDS (Street & B.R.C.)

(Con't. next page)

Checked County Assessor
October 1960

RECORD OF BUILDING PERMITS ISSUED

W. L. High Dr.



West 1 High Drive

BUILDING

ADDRESS

19465

FILE NO.

FORM 3-59

**DEPARTMENT OF BUILDING
CITY OF SPOKANE**
APPLICATION AND BUILDING PERMIT

No. B-10280

Separate permits are required for electrical, plumbing, heating. A double fee will be charged if work is started before permit is issued.

Date 5-5-75

Job Address W 1 High Drive

Lot No. now attached Block _____ Addition _____ Census Tract 43

Occupancy Group I Type Construction V Use Zone R1 Fire Zone 1 3

Owner Lowell Stack Address W 2211 Glass

Contractor Same Address _____

State License No. 223-01-6147 Ind. Insurance Account No. _____

Engineer/Architect Address _____

Class of Work NEW ADDITION ALTERATION REPAIR RELOCATION OTHER

If Other, Explain _____

Size of Bldg. Sq. Ft. 2900 + 2900 + 912 No. of Stories daylite&l No. of Rooms 7 No. of Families 1

Proposed Use Single Family Residence & Att. Pr. Gar. Present Use _____

Briefly Describe Work To Be Done 3 fireplaces - 1 chimney (elect. heat pump)

Valuation 63,000. Permit Fee 113.00

Valuation shall include all construction work along with all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent work or permanent equipment.

Plan Check Fee _____

Total Fee _____

Receipt No. 70881 Amount _____ Date 5-2-75

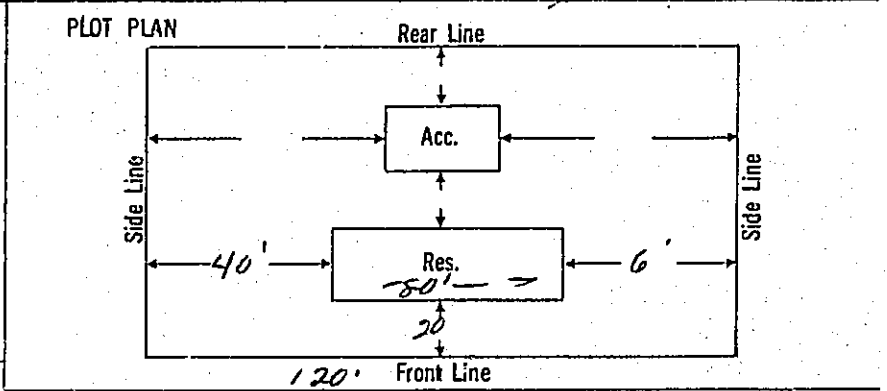
Application Accepted By ab Plans Checked By _____ Approved for Issuance By [Signature]

This permit is granted upon the express condition that the building for which this permit is issued shall conform in all respects to the Building Code of the City of Spokane, regulating the construction, use and occupancy of buildings in the city, and may be revoked at any time upon the violation of any of the provisions of said code, or failure of plans, as approved, to comply with said ordinances.

This permit will be good only for commencement of work within sixty days, and the entire completion thereof within _____ from this date; after which time this permit will be void.

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all city ordinances regulating building construction.

Owner or Agent [Signature]



I certify that I am exempt from the requirements of the Contractor Registration Law under Section 3, Chapter 126, Laws of 1967.

Owner _____

INSPECTION REPORT

W. I. High Drive

ITEM	DATE	INSPECTOR
SET BACKS		
FOOTINGS AND FORMS	<i>5-12-75</i>	
REINFORCING STEEL		
FRAMING	<i>8-14-75</i>	
ROOFING		
PLASTER - DRYWALL		
MASONRY		
FIREPLACE - CHIMNEY		
VENEER		
CORRECTION ORDER LEFT		
STOP ORDER ISSUED		
STOP ORDER RELEASED		
FINAL INSPECTION	<i>1-28-76</i>	<i>Blair Beckman</i>
CERTIFICATE OF OCCUPANCY		

REMARKS:

W - 1 High Drive

LEGAL DESCRIPTION: as taken from Deed # 601129C.

That part of the E 1/2 of the SE 1/4 of Section 31, Township 25 North, Range 43 East, Willamette Meridian, Spokane, Washington described as follows: Beginning at the northwest corner of Lot 13, Replat of Block 42, First Addition to King Addition, according to plat recorded in Volume 1 of Plats, page 47, in the City of Spokane, County of Spokane, State of Washington; thence southerly along the west line of said lot, 300.91 feet; thence deflecting through an angle 97°42' right 120 feet; thence deflecting through an angle of 82°07'30" right 292.03 feet to a point on the south line of High Drive as same existed June 1, 1970; thence deflecting through an angle 93°35'30" right and along a straight line 120 feet more or less to the point of beginning. Except that portion of said property described as follows:- Commencing at the northwest corner of Lot 13 of Replat of Block 42, First Addition to the King Addition, according to plat recorded in Volume 1 of Plats, page 47, in the City of Spokane, County of Spokane, State of Washington; thence southerly along the west line of said Lot 13, a distance of 75 feet to the True Point of Beginning; thence southerly along the west line of said Lot 13, a distance of 225.91 feet; thence deflecting through an angle of 97°42' right 16 feet to a point which is 16 feet measured perpendicularly from the west line of said Lot 13; thence northerly on a line parallel to and 16 feet distant from the west line of said Lot 13 for a distance of 150 feet to a point; thence northeasterly in a straight line to the True Point of Beginning; City of Spokane, County of Spokane, State of Washington.

CERTIFICATE

presents a survey made
in conformance
of the Survey Recording
Act, Mr. Richard Storer

MARK
veyors



Note: #4 robar with plastic cap
marked; Benthin & Clark, LS# 13315
were set at all property corners
as shown.

BOUNDARY SURVEY:

PT. SE 1/4 SEC. 31, TWP. 25 N., R. 43 E. W.M.
SPOKANE COUNTY, WASHINGTON

**DEPARTMENT OF BUILDING
CITY OF SPOKANE
APPLICATION AND PLUMBING PERMIT**

No. P-5332

Date 6-13-75

Job Address W. J. High Drive

Lot No. _____ Block _____ Addition _____ Census Tract _____

Owner Lowell Steck Address _____

Contractor L. E. L. Plbg. Address E. 1707 Holyoke

Engineer Architect 223-02-5293 Address _____

Class of Work NEW ADDITION ALTERATION REPAIR OTHER

If Other, Explain _____

Comments B 10280

Req-1604 Permit 10-31-75

NO.	TYPE OF FIXTURE	FEE	NO.	TYPE OF FIXTURE	FEE
	Water Pressure		1	Mechanical Dishwasher <u>T</u>	2.50
4 ⁺	Water Closets <u>1110 Short 27</u>	^{2.50} 10.00		Lawn Sprinkler System	
2	Bath Tubs <u>H</u>	5.00		Sumps and Interceptors	
1	Floor Drains <u>+</u>	2.50		Rain Leaders	
1	Sinks <u>+</u>	2.50		Special Wastes	
	Service Sinks		1	Garbage Disposal Units <u>Short 27</u>	2.50
4 ⁺	Wash Basins <u>1110 Short 27</u>	^{5.00} 10.00		Water Softners	
1	Wash Trays (Sink) <u>+</u>	2.50		Area Drain	
	Urinals			Lead Change	
	Fountains			Sewer Connection	
	Swimming Pool			Backwater Valve	
1	Electric Water Heater <u>Short 27</u>	2.50		Bar Sinks	
2	Separate Shower Baths <u>1110 Short 27</u>	5.00		Other: <u>Permit</u>	4.00
1	Auto. Washing Machine <u>Short 27</u>	2.50		TOTAL FEE	46.50

Receipt No. 2199 32028 Amount 15.00 46.50 Date 11-10-75 6-10-75

Application Accepted By IS Plans Checked By _____ Approved for Issuance By Dmy

This permit is granted upon the express condition that said plumber in the installation of said plumbing shall conform in all respects to the Building Code of the City of Spokane regulating the construction of plumbing in the City. This permit will be good only for the commencement of work within six months from date. All piping must be tested and inspected before being concealed.

INSPECTION REPORT

W. 1 High Drive

ITEM	DATE	INSPECTOR
Ground Work	6-11-75	W. P. D.
Top out	6-30-75	W. P. D.
Final	9-30-75	W. P. D.
Final	10-6-75	W. P. D.

Final

REMARKS:

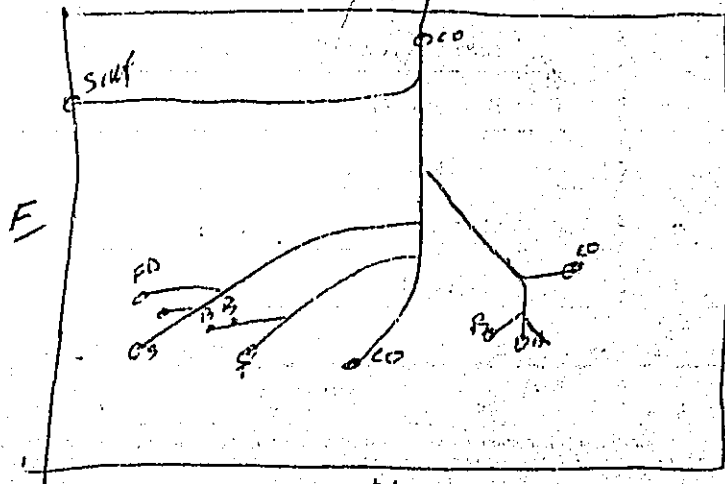
No Body L. in on jobs

over Bank to Hanging CREEK

Work with 4-4" CO

Prime Valve - under

10-6-75



19465

DEPARTMENT OF BUILDING
CITY OF SPOKANE

Piping 7-8-75
Job AM

APPLICATION AND MECHANICAL PERMIT

JUL 23 1975

No. M- 7366
Date 6/24/75

Job Address: W. 2 High Drive

Lot No. _____ Block _____ Addition _____ Census Tract _____

Owner Lowell Stack Contractor Address _____

Installer Contractor The Gas House Address E. 10525 Trent

Type of Work GAS OIL LPG ALTERATION REPAIR LPG DISTRIBUTOR

DESIGNED APPLIANCE CONVERSION BURNER OTHER

If Other, Explain _____

Brief Comment On Work To Be Done _____

No. of Appliances 3 Altered _____ Repaired _____ Replaced _____

Trade Name and Type Blue Flame log lighters BTU Input 15,000 ea. BTU Output _____

Oil Tank Size _____ Piping or Tubing Size 1 No. of Feet 10

Location _____ 3/4 30

_____ 1/2 30

Duct Work and Plenum Chamber Installed Altered Existing Pipe _____ No. of Feet _____

Existing Bldg. New Bldg.

Drafthood or Breeching Size (Each Unit) _____ Connector Size (Each Unit) _____

Inside Chimney Flue Dimensions _____ Type Liner _____

Permit Fee 4.00

Inspection Fee 14.00

Total Fee 18.00

Receipt No. 32332 Amount \$18.00 Date 6/24/75

Application Accepted By _____ Approved for Issuance By _____

This permit is granted upon the express condition that all items noted above installed or altered hereunder shall comply in every particular with the Building Code of the City of Spokane regulating such installation and/or alterations.

INSPECTION REPORT

W. C. High Drive

ITEM	DATE	INSPECTOR
<i>Bill House</i>	JUN 8 1975	<i>Arnold McMillen</i>
<i>Use OK.</i>	JUN 9 1975	<i>Arnold McMillen</i> JUL 10 1975
<i>Final</i>	<i>11/6/75</i>	<i>Comney</i> NOV 12 1975

REMARKS:

Check storm for Heat Pump & Elec Runs. Permit # 7472 - Comney

**DEPARTMENT OF BUILDING
CITY OF SPOKANE
APPLICATION AND ELECTRICAL PERMIT**

No. E-13755

Date May 12, 1975

Job Address West 1 High Drive

Lot. No. _____ Block _____ Addition _____ Census Tract _____

Owner Lowell Stack Address _____

Contractor S & W Address E 1503 Francis

License No. 6541

Type of Work NEW ADDITION ALTERATION REPAIR OTHER

Explain Other: Temp

Briefly Describe Work To Be Done:

	Ampacity
Services	
New	
Altered	
Feders	
New	
Altered	
Circuits	
New	
Altered	
Sign Or Outline Lighting	
Temp. Construction Service	60
Mobile Home In Park	

Safety Inspection _____

Other: _____

Permit Fee _____

Total Fee 10.00

Date 5/12/75

Receipt No. 31097 Amount _____

Application Accepted By dw Approved for Issuance By _____

This permit is granted upon the express condition that all items noted above, installed or altered hereunder shall comply in every particular with the applicable Codes of the City of Spokane regulating such installation and/or alteration.

WHEN PROPERLY VALIDATED THIS IS YOUR PERMIT

MAY 13 1975
Richard H. Yamamoto
INSPECTOR'S REPORT

19445

DEPARTMENT OF BUILDING
CITY OF SPOKANE
APPLICATION AND ELECTRICAL PERMIT

No. E-14469

Date July 17, 1975

Job Address West 1 High Drive

Lot. No. Block Addition Census Tract

Owner Lowell Stack Address

Contractor S & W Electric Address E 1603 Francis

License No. C 541

Type of Work NEW ADDITION ALTERATION REPAIR OTHER

400 A

Explain Other:

Briefly Describe Work To Be Done:

	New	Altered	Ampacity	
Services			400	410A paralleled underg.
Feeders				
Circuits	New	Altered		
Sign Or Outline Lighting				
Tamp. Construction Service				
Mobile Home In Park				

Safety Inspection

Other:

Permit Fee

Total Fee 52.00

Receipt No. 32869 Amount Date 7/17/75

Application Accepted By dw Approved for Issuance By

This permit is granted upon the express condition that all items noted above, installed or altered hereunder shall comply in every particular with the applicable Codes of the City of Spokane regulating such installation and/or alteration.

WHEN PROPERLY VALIDATED THIS IS YOUR PERMIT

JUL 18 1975

INSPECTOR'S REPORT

INSPECTION REPORT

W. 1 Regd Drival

ITEM	DATE	INSPECTOR
	JUL 18 1975	Richard H. Yamamoto

REMARKS:

DEPARTMENT OF BUILDING
CITY OF SPOKANE

APPLICATION AND MECHANICAL PERMIT

OCT 2 1975

No. M- 7472

Date 7/18/75

W 1 High Drive

Job Address

~~E. 1607 - 43rd~~

Lot No. Block Addition Census Tract
Owner Richard Stejer Address same *E 1607 43rd*

Installer Contractor H.L. Sturm Address E. 203 Nora

Type of Work GAS OIL LPG ALTERATION REPAIR LPG DISTRIBUTOR
 DESIGNED APPLIANCE CONVERSION BURNER OTHER

If Other, Explain

Brief Comment On Work To Be Done

No. of Appliances	Altered	Repaired	Replaced
2			
Trade Name and Type	Carrier heat pumps		BTU Input BTU Output

Oil Tank Size	Piping or Tubing Size	No. of Feet
Location		
Duct Work and Plenum Chamber <input checked="" type="checkbox"/> Installed <input type="checkbox"/> Altered	Existing Pipe	No. of Feet
Existing Bldg. <input type="checkbox"/> New Bldg. <input checked="" type="checkbox"/>		

Drafthood or Breeching Size (Each Unit) Connector Size (Each Unit)
Inside Chimney Flue Dimensions Type Liner

Permit Fee 4.00

Inspection Fee 10.50

Total Fee 14.50

Receipt No 32910 Amount \$14.50 Date 7/18/75

Application Accepted By *br* Approved for Issuance By

This permit is granted upon the express condition that all items noted above installed or altered hereunder shall comply in every particular with the Building Code of the City of Spokane regulating such installation and/or alterations.

INSPECTION REPORT

W. 1 High Drive

ITEM	DATE	INSPECTOR
<i>Final OK</i>	<i>11/6/75</i>	<i>[Signature]</i> NOV 12 1975

REMARKS:

DEPARTMENT OF BUILDING
CITY OF SPOKANE

APPLICATION AND PLUMBING PERMIT

19465

No. P-7819

Date 4-19-76

Job Address W. 1 High Drive

Lot No. Block Addition Census Tract

Owner Dick Stejer Address Manito Bv & High Dr.

Contractor Auto-Rain Address N. 703 Division

Engineer Architect 223-02-8278 Address

Class of Work NEW ADDITION ALTERATION REPAIR OTHER

If Other, Explain

Comments

NO.	TYPE OF FIXTURE	FEE	NO.	TYPE OF FIXTURE	FEE
	Water Pressure			Mechanical Dishwasher	
	Water Closets		1	Lawn Sprinkler System	5.00
	Bath Tubs			Sumps and Interceptors	
	Floor Drains			Rain Leaders	
	Sinks			Special Wastes	
	Service Sinks			Garbage Disposal Units	
	Wash Basins			Water Softners	
	Wash Trays			Area Drain	
	Urinals			Lead Change	
	Fountains			Sewer Connection	
	Swimming Pool			Backwater Valve	
	Electric Water Heater			Bar Sinks	
	Separate Shower Baths			Other: Permit	4.00
	Auto. Washing Machine			TOTAL FEE	9.00

Receipt No. 2232 Amount 9.00 Date 4-19-76

Application Accepted By JS Plans Checked By Approved for Issuance By Dmy

This permit is granted upon the express condition that said plumber in the installation of said plumbing shall conform in all respects to the Building Code of the City of Spokane regulating the construction of plumbing in the City. This permit will be good only for the commencement of work within six months from date. All piping must be tested and inspected before being concealed.

Form No. 273 WHEN PROPERLY VALIDATED THIS IS YOUR PERMIT INSPECTORS REPORT

9.19 0.200

**DEPARTMENT OF BUILDING
CITY OF SPOKANE
BUILDING PERMIT**

No. B- 23467

Application Accepted By lms

Approved for Issuance By [Signature] Date 10/13/78

Job Address West 1 High Drive Parcel # _____ Master File # 19465

Lot No. Unplatted in E. 1/2 of SE 1/4 of Section 31-26-43 Block _____ Addition _____

Owner Richard A. Stejer Address Same Phone: _____

Contractor Paul Marler Address E. 52 Gordon 99207 Phone: FA6-0693

State License No. 223-01-MA-RL-EP-T372NT Expiration Date 2-16-79

Engineer Architect _____ Address _____ Phone: _____

Class of Work	Building Class	Present use: <u>S. F. Res.</u>	Proposed use: <u>S. F. Res.</u>
<input type="checkbox"/> NEW	<input checked="" type="checkbox"/> single fam. res.	FOR WORK TO BE DONE:	
<input type="checkbox"/> ADDITION	<input type="checkbox"/> duplex	dimensions _____ x _____	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> apartments	total stories _____ main floor area _____	
<input checked="" type="checkbox"/> REPAIR	<input type="checkbox"/> res. garage/carport	basement area _____ finished _____	
<input type="checkbox"/> RELOCATION	<input type="checkbox"/> fence/awning	total number of rooms _____ bedrooms _____ bathrooms _____	
<input type="checkbox"/> DEMOLITION	<input type="checkbox"/> swimming pools	exterior siding <u>Masonite</u>	
<input type="checkbox"/> LAND USE	<input type="checkbox"/> mobile home (park)	roof covering _____	
Change in # DU _____	<input type="checkbox"/> hotel/motel	number of fireplaces _____ type of heat _____	
Const. Type <u>V</u>	<input type="checkbox"/> rec/amusement	appliances built in _____	
Fire Zone <u>3</u>	<input type="checkbox"/> church/religious	FOR RES. GARAGE/CARPORT/ACCESSORY BLDG.:	
Occupancy Group <u>R3</u>	<input type="checkbox"/> industrial	dimensions _____ x _____ area _____	
Required Parking _____	<input type="checkbox"/> parking garage	exterior siding _____	
C/Occ. Yes No	<input type="checkbox"/> service sto./ repair garage	roof covering _____	
<input type="checkbox"/> sewer <input type="checkbox"/> septic tank	<input type="checkbox"/> hospital/institutional	type doors _____ type floor _____	
	<input type="checkbox"/> office/bank/professional	Valuation shall include all construction work along with all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent work or permanent equipment.	
	<input type="checkbox"/> schools/educational	Total sq. ft. _____	Cost/sq. ft. _____
	<input type="checkbox"/> mercantile	Valuation <u>\$7,500</u>	
	<input type="checkbox"/> misc. NON-RES.	Zone <u>R-1</u> By <u>[Signature]</u>	Permit Fee <u>\$44.00</u>

DESCRIBE WORK TO BE DONE:

Change windows on south side of house and put on new siding.

SPECIAL CONDITIONS:

Env't: Exempt 1k By [Signature]
NON-significant

REVIEW # _____ BY [Signature] 10/12

TOTAL FEE \$44.00

Control # _____ Receipt # 28142 Date 10-10-78

Separate permits are required for electrical, plumbing, heating. A double fee will be charged if work is started before permit is issued.
All work authorized by this permit must be completed before 12-1-78
This permit becomes void after that date.

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all city ordinances regulating building construction.

Owner or Agent [Signature]

I certify that I am exempt from the requirements of the Contractor Registration Law under Section 3, Chapter 126, Laws of 1967.

Owner _____

W. 1 High Drive

INSPECTOR'S REPORT

1. FOUNDATION INSPECTION - DATE _____ BY _____

- plans, permit and card on job
- property lines and setbacks
- fireplace footing
- footing size according to plan
- foundation vents
- steel in place
- anchor bolts spaced properly

2. FRAMING INSPECTION - DATE _____ BY _____

- plans on job
- plumbing, electrical, mechanical, etc. signed off
- proper foundation plates
- post and pier
- floor joists, span, blocking, notching
- sub-flooring and framing openings
- stairs, width, rise, run, landing, headroom
- fireblocking stairs, drop ceilings, tubs, roof and ceiling
- fireplace construction, clearance, blocking
- windows, beside doors, livingroom, kitchen, bath, bedrooms
- studs, nailing and grade, bracing
- ceiling height, document each floor
- trusses, proper installation, stamped
- attic access and ventilation
- ceiling joists, nailing and span
- rafters, valley rafters, ties, span
- purlins
- roof sheathing, soffets, roofing material
- exhaust fans ducted to outside, bath, laundry, kitchen, dryer
- fire separation, special walls, and attic area

3. WALLBOARD INSPECTION - DATE _____ BY _____

- material size, etc., ceiling, walls
- W/R at tub
- attic access
- under stairs
- fire separation

4. FINAL INSPECTION - DATE _____ BY _____

- handrails, height, return ends
- guard rails, height, intermediate
- vent fans to exterior, dryer, laundry, bath kitchen
- tile at tub
- attic access
- garage, separation, vents
- outside grade

Correction Orders	OK

STOP WORK ORDER: ISSUED _____ BY _____
RELEASED _____ BY _____

CERTIFICATE OF OCCUPANCY: ISSUED _____ BY _____

SIDE

SEWER

PERMITS

Form No. 252

West 1 High Drive

PROFILE NO.

No 61685 A

4886-B

CITY OF SPOKANE
SIDE SEWER PERMIT

ISSUED BY Joe

Richard Stejer

Owner Wilcox Bros.

Plumber or
Contractor

Lot Block Additional Platted in E $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section

No. West 1 High Drive Width of Street easement 31-26-43

Location of "Y" TAPPED 92.6 ft. east of manhole in block

Sewer in easement on property Full Connection

Enters Property on property

Depth at Property Line on property ft. At Building 3.0 ft. ft.

Size of Pipe in Street on property in. On Property 4" concrete in

Class of Building Residence

Date of Permit May 2, 1975 Date of Inspection May 9, 1975

Enters Building (Corner Cross) 36.8 ft. west of southeast corner of

Remarks house.

I hereby certify that I have inspected this connection and that it conforms to all the requirements governing such work. I further certify that the back-filling has been properly done and that the street is left in good condition.

F.A. Olmstead

Supt. of Sewers

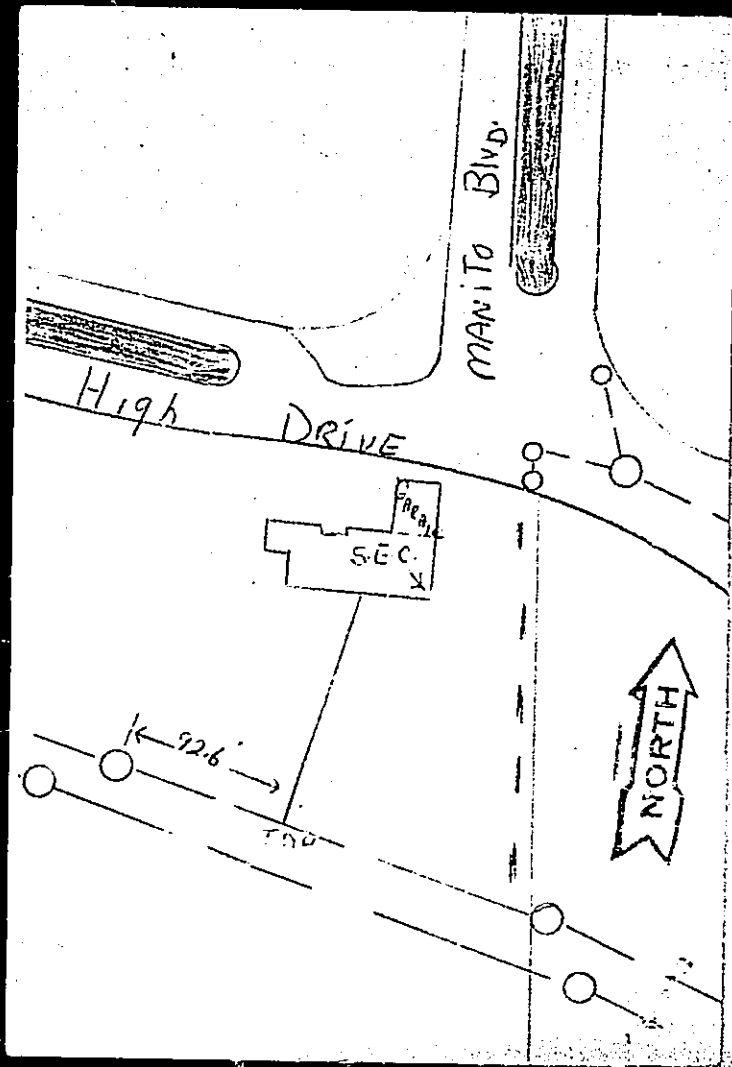
Dary Lindsey

Inspector

NOTE: Tap Fee Waivered - No sewer "Y" available.

12

0103 05/16



W - 1 High Drive

LEGAL DESCRIPTION: as taken from Deed # 601129C

That part of the E 1/2 of the SE 1/4 of Section 31, Township 25 North, Range 43 East, Willamette Meridian, Spokane, Washington described as follows: Beginning at the northwest corner of Lot 13, Replat of Block 42, First Addition to King Addition, according to plat recorded in Volume 1 of Plats, page 47, in the City of Spokane, County of Spokane, State of Washington: thence southerly along the west line of said lot, 300.91 feet; thence deflecting through an angle $97^{\circ}42'$ right 120 feet; thence deflecting through an angle of $82^{\circ}07'30''$ right 292.03 feet to a point on the south line of High Drive as same existed June 1, 1970; thence deflecting through an angle $93^{\circ}35'30''$ right and along a straight line 120 feet more or less to the point of beginning. Except that portion of said property described as follows:- Commencing at the northwest corner of Lot 13 of Replat of Block 42, First Addition to the King Addition, according to plat recorded in Volume 1 of Plats, page 47, in the City of Spokane, County of Spokane, State of Washington; thence southerly along the west line of said Lot 13, a distance of 75 feet to the True Point of Beginning; thence southerly along the west line of said Lot 13, a distance of 225.91 feet; thence deflecting through an angle of $97^{\circ}42'$ right 16 feet to a point which is 16 feet measured perpendicularly from the west line of said Lot 13; thence northerly on a line parallel to and 16 feet distant from the west line of said Lot 13 for a distance of 150 feet to a point; thence northeasterly in a straight line to the True Point of Beginning; City of Spokane, County of Spokane, State of Washington.

UTILITIES

COMMERCIAL

COMMERCIAL
RESIDENCE

NO. OF UNITS

WATER DIVISION

ORDER NUMBER 4927 gm

SERVICE INSTALLATION ORDER

FOLIO NO. 255-25195-00-00

COMMENTS

SERVICE ADDRESS W. 1 High Drive 99203 S-1

APPLICATION DATE 5/2/75

LOT See legal in file BLOCK ADDITION

TAP ON High Drive Parkway BETWEEN Bernard AND Manito Blvd.

TAP SIZE 1"-03 SIZE AND TYPE MAIN 12" C. I. STREET WIDTH 80' EXCAVATOR L Wilcox

METER SIZE 1"-03 ARB UNIT yes INST. IN bsmt METER FURNISHED BY city FROM Firm. \$258.00

REMARKS Lowell M. Stack W.2211 Glass 99205 Fa 6-1248

TAP INSTALLATION ORDER

TAP 7' WWC MANITO BLVD 7454

TRENCH OK'D BY Watt DATE 6-2-75

CURB 11' 10" 32' SYLH

METER INSTALLATION ORDER

QTY.	DESCRIPTION	CODE	AMOUNT
55' 1"	PIPE COPPER	P1100	40.70
1 1"	CORP. C1	C420	4.91
1 1"	CURB COCK C/C	C6112	8.70
1 -	CURB BOX	B3319	11.16

METER FURNISHED BY City

SIZE AND KIND 1" Tri Seal

NUMBER 211613968 REG. SR 6

SET AT 000000 FT.

METER LOCATION Base NW corner NE corner

ARB LOCATION 20' W. of front door

QTY.	DESCRIPTION	CODE	AMOUNT
1-1"	METER Tri Seal	P20000	77.86
	METER BOX		
	PIPE COUPLINGS meter	P21100	2.70
1	ARB Unit		23.81
28.8%	M+O		30.06

2	HRS. TRUCK AT	7.00		1	HRS. TRUCK AT	3.50
2	HRS. LABOR AT	43.75		1	HRS. LABOR AT	10.00
5% TO LABOR						
SALES TAX				SALES TAX		
TOTAL →			102.67	TOTAL →		

ROUTING			WORK COMPLETED			WORK COMPLETED		
AREA	DATE	INIT'L	DATE	SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE
T4m	5/15	wt	06/02/75	Conroy & Juppelt	04/28/75	Atkinson-Walther		
FIRM PRICE			\$ 102.00			FIRM PRICE		
LABOR			7.00			LABOR		
EQUIPMENT			51.92			EQUIPMENT		
MATERIALS						MATERIALS		
COMPLETED BY			KEY PUNCHED			COMPLETED BY		
						KEY PUNCHED		

OFFICE COPY Sales Tax 7.40

9.75 5

0317 0979

CITY OF SPOKANE

FORM 154

COMMERCIAL NO. OF UNITS _____
 RESIDENCE

APPLICATION NUMBER **4927**

WATER DIVISION APPLICATION FOR WATER SERVICE

COMMENTS _____

FOLIO NO. 255-25195-00-00

SERVICE ADDRESS W. 1 High Drive 99203 S-1 W-D S-1
 APPLICATION DATE 5/2/75

LOT See legal in file BLOCK _____ ADDITION _____

TAP ON High Drive Parkway BETWEEN Bernard AND Manito Blvd.

TAP SIZE 1"-03 SIZE AND TYPE MAIN 12" C. I. STREET WIDTH 80' EXCAVATOR L Wilcox

METER SIZE 1"-03 ARB UNIT vas INST. IN bsmt METER FURNISHED BY city FROM _____

Do not install meter until trench is OK'D Firm. \$258.00

REMARKS Lowell M. Stack W. 2211 Glass 99205 Fa 6-1248

I (we) hereby make application to have a service connection made and a meter installed at above named premises, subject to the rules and regulations of the Water Division and to the Ordinances of the City of Spokane, as they now exist regulating the installing of plumbing and fixtures, and the use of water, and to any rules, regulations, and provisions that may hereafter be made by the Water Division, and to any Ordinances that may hereafter be enacted by the City of Spokane, regulating the installing of plumbing and fixtures, and the use of water.

Where need exists, minimum sizes of services to buildings or subdivisions thereof, shall be set by the Water Division. Applicants for water service to property outside the city limits shall not object to later annexation to the City of Spokane.

Service pipes shall be laid at least 4 1/2 feet deep and must be inspected before covering. All "on the property" pipes 1 1/2 inches in size must be of streamline type "K" copper. 1-inch and 3/4-inch pipes must be of soft annealed type "K" copper.

I (we) agree to deposit at this time an estimated amount of \$ 258.00 *pd by cc*

Inside city Outside city _____

Refund balance to _____
 Bill balance to _____

Former address _____

Signed by Lowell M. Stack

Liens _____

Address W 2211 Glass

City of Spokane, by MA

City _____ Phone 246-1248

OFFICE COPY

MAY 5 '75 4

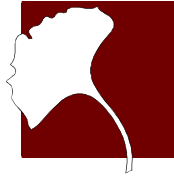
03110080

Spokane Park Board

Briefing Paper



Committee	Land		
Committee meeting date	Nov 2, 2022		
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 #)	OPR 2022-0143		
Item title: (Use exact language noted on the agenda)	MTLA Addendum #1/Additional Services for Liberty Park Playground (\$10,802.00, no tax)		
Begin/end dates	Begins: 02/14/2022	Ends: 06/30/2023	<input type="checkbox"/> Open ended
Background/history: MTLA's original design contract included concept drawings for value-added improvements such as restroom renovation and picnic pavilion upgrades. As concept drawings and estimates of probable cost were reviewed by Parks staff, MTLA was requested to offer a proposal for additional architecture and engineering services to complete design/bid drawings for the restroom renovation and pavilion upgrades. After considering the scope, fee, and available design contingency funds, Park staff considers the added design work to be a wise choice.			
Motion wording: Move to approve MTLA Amendment #1 for additional design services for Liberty Park Playground in the amount of (\$10,802.00, no tax) from Park Capital Funds.			
Approvals/signatures outside Parks: <input checked="" type="radio"/> Yes <input type="radio"/> No If so, who/what department, agency or company: Michael Terrell Landscape Architects, PLLC Name: Michael Terrell Email address: mterrell@mt-la.com Phone: 509 922-7449			
Distribution: Parks – Accounting Parks – Sarah Deatrich Requester: Berry Ellison Grant Management Department/Name: nhamad@spokanecity.org			
Fiscal impact: <input type="radio"/> Expenditure <input type="radio"/> Revenue Amount: 10,802.00, no tax. Budget code: 1950-54920-94000-56522-48069			
Vendor: <input checked="" type="radio"/> Existing vendor <input type="radio"/> New vendor			
Supporting documents: <input type="checkbox"/> Quotes/solicitation (RFP, RFQ, RFB) <input type="checkbox"/> W-9 (for new contractors/consultants/vendors) <input type="checkbox"/> Contractor is on the City's A&E Roster - City of Spokane <input type="checkbox"/> ACH Forms (for new contractors/consultants/vendors) <input checked="" type="checkbox"/> UBI: 603-368-643 Business license expiration date: 1/31/23 <input type="checkbox"/> Insurance Certificate (min. \$1 million in General Liability)			



MEMO

To: City of Spokane Parks and Recreation Dept. **Attention:** Berry Ellison, PLA

From: Mike Terrell, PLA **Date:** 10/26/2022

Project: Liberty Park Playground **MT-LA Project No:** 22-007

City of Spokane Contract #: CR #23349 / OPR 2022-0143

Re: Additional Services #1 **CC:** File

Berry,

Per our discussion regarding architectural services for the restroom and shelter, I've reviewed our current scope of work and contract. Our current contract includes Task 3.0 Conceptual Design: Restroom/Shelter and Pavilion. Paul Harrington (ROMR Architecture) that would no longer work on the project due to his concerns about the City of Spokane's Permitting process. ROMR has provided two invoices, invoice #2 is the final invoice for their work. Our contract with ROMR for Task 3.0 is for \$4,800.00. With 10% markup, Task 3.0 total is \$5,280.00. The following is the final status of ROMR's contract.

Invoice 2017-1	\$2,100.00
<u>Invoice 2017-2</u>	<u>\$740.000</u>
Total:	\$2,840.00

This leaves \$1,960.00 remaining in the ROMR contract, this is available to apply to Galloway Architecture Laboratory's work to finalize the construction drawings for both the a. restroom/shelter and b. pavilion.

Galloway proposes the following:

- a. Restroom / Shelter
 - a. Site Verification, dimensioning, Construction Documents, Permitting and Responses
 - i. Architectural Services: \$3,500.00-\$1,960.00 = \$1,540.00
 - ii. Mechanical Engineering Services: \$2,200.00
 - b. Total: \$3,740.00

 - c. Total with MTLA markup (10%) \$4,114.00
Electrical Engineering (included in separately, see below)
- b. Picnic Shelter / Pavilion
 - a. Site Verification, dimensioning, Construction Documents, Permitting and Responses
Time and Materials, Not to Exceed
 - i. Architectural Services: \$1,500.00
 - ii. Structural Engineering Services: \$1,080.00
 - b. Total: \$2,580.00

 - c. Total with MTLA markup (10%) \$2,838.00

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

Revised Contract:

Task 3.0A Restroom / Shelter: Site Verification, dimensioning, Construction Documents, Permitting and Responses.

Fee: \$4,114.00 Including subconsultants and markup.
Change reflects amt remaining from ROMR contract (\$1,960.00)

Task 3.0B Picnic Shelter / Pavilion: Site Verification, dimensioning, Construction Documents, Permitting and Responses.

Fee: \$2,838.00 Including subconsultants and markup.

Task 5.0A Building Electrical (\$7,500 + \$750 = \$8,250.00) We previously had an allowance for KWR in Task 5.0 Construction Documents of \$4,400. This is included in their \$7,500, so there is only \$3,850.00 additional for the building electrical/lighting and design of the change to power service to the park.

Fee: \$3,850.00

Summary:

Current Contract Total:	\$55,955.00	
Task 3.0A: Restroom Arch.	\$4,114.00	(includes markup and subconsultants)
Task 3.0B: Shelter Arch.	\$2,838.00	(includes markup and subconsultants)
<u>Task 5.0A Building / Site Electrical</u>	<u>\$3,850.00</u>	(includes markup)
New Contract Total:	\$66,757.00	Includes markup

Please let me know if you have any questions.

Sincerely,



Mike Terrell, PLA
Principal

Spokane Park Board

Briefing Paper



Committee	Land		
Committee meeting date	Nov 2, 2022		
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/extension	<input checked="" type="radio"/> Amendment/change order <input type="radio"/> Other
City Clerks file (OPR or policy #)			
Item title: (Use exact language noted on the agenda)	Garco Construction, Inc., change order #3/Don Kardong Bridge Rehabilitation Project (\$108,664.64, tax inclusive)		
Begin/end dates	Begins: 04/28/2022	Ends: 07/01/2023	<input type="checkbox"/> Open ended
Background/history: Change Order #3 consists one aesthetic site improvement. The existing bridge girders, concrete abutments & piers are covered in graffiti. Park staff intended to paint the entirety of the bridge but estimated costs were in the hundreds of thousands of dollars, far exceeding the bridge renovation budget. Thus the painting was omitted from the scope of the project prior to bid. As construction progressed, Park staff negotiated a painting strategy & cost with the contractor. After considering available contingency funds and schedule, the scope and cost was determined feasible and well within the project contingency.			
Motion wording: Move to approve Garco Construction, Inc., change order #3 for the Don Kardong Bridge Rehabilitation Project (\$108,644.64, tax inclusive) from Park Capital Funds.			
Approvals/signatures outside Parks: <input checked="" type="radio"/> Yes <input type="radio"/> No If so, who/what department, agency or company: Name: Tim Hutton Email address: thutton@garco.com Phone: 509 789-1514			
Distribution: Parks – Accounting nhamad@spokanecity.org Parks – Pamela Clarke dan.wolf@tdhengineering.com Requester: Berry Ellison Grant Management Department/Name:			
Fiscal impact: <input checked="" type="radio"/> Expenditure <input type="radio"/> Revenue Amount: \$108,644.64 (tax inclusive) Budget code: 1950-54920-94000-56301-48063			
Vendor: <input checked="" type="radio"/> Existing vendor <input type="radio"/> New vendor			
Supporting documents: <input type="checkbox"/> Quotes/solicitation (RFP, RFQ, RFB) <input type="checkbox"/> W-9 (for new contractors/consultants/vendors) <input type="checkbox"/> Contractor is on the City's A&E Roster - City of Spokane <input type="checkbox"/> ACH Forms (for new contractors/consultants/vendors) <input checked="" type="checkbox"/> UBI: 602-809-160 Business license expiration date: 3/31/23 <input type="checkbox"/> Insurance Certificate (min. \$1 million in General Liability)			

CITY OF SPOKANE
 PARKS AND RECREATION DEPARTMENT
 CHANGE ORDER NO. 03

NAME OF CONTRACTOR: GARCO CONSTRUCTION, INC

PROJECT TITLE: DON KARDONG BRIDGE REHABILITATION

PROJECT NUMBER: 2022-0338

=====

DESCRIPTION OF CHANGE:

Item 1: Graffiti Removal/Cover \$ 108,644.64

=====

TOTAL AMOUNT: \$ 108,644.64

CONTRACT SUM (INCLUDES SALES TAX)	
ORIGINAL CONTRACT SUM (INCLUDE ALTERNATES)	\$ 3,174,498.00
NET AMOUNT OF PREVIOUS CHANGE ORDERS	\$ 79.853.39
CURRENT CONTRACT AMOUNT	\$ 3,254,351.39
CURRENT CHANGE ORDER (INCLUDES SALES TAX)	\$ 108,644.64
REVISED CONTRACT SUM	\$ 3,362,996.03

CONTRACT COMPLETION DATE	
ORIGINAL CONTRACT COMPLETION DATE	07/01/2023
CURRENT COMPLETION DATE	07/01/2023
REVISED COMPLETION DATE	NA

Contractor's Acceptance: _____ Date: 10/25/2022

City Approval: _____ Date: _____

Attest: _____ City Clerk

Pre-Approved as to form: James Richman, Assistant City Attorney

Item 1: Graffiti Removal/Cover



Serial Letter # 013

September 29, 2022

Dan Wolf
TD&H Engineering
303 East 2nd Ave
Spokane, WA 99202

RE: Don Kardong Bridge Rehabilitation – Graffiti Removal/Cover No Anti-Graffiti

The purpose of this letter to provide price options and material specification for the proposed graffiti removal on the existing girders:

Option 1 Pricing – Pier D, Exterior faces of Steel Girders (Span 5), NE Abutment Wall
\$26,950.26

- Includes cleaning, painting (2-coats) over all concrete surfaces and exterior facing steel surfaces. Excludes underside and inside facing surfaces of girders.

Option 2 Pricing – per panel, flat surfaces of exterior faces of girders (over river), hand clean, paint to cover existing graffiti.

~~\$1,050.26/panel~~ \$644.00/panel

\$406.26 total for access and support

Option 3 Pricing – Piers A/B/C – clean concrete, paint (excl. steel pier nosings)
\$14,953.03/Pier

Option 4 – SW Abutment Wall – clean concrete, paint.
\$12,601.03

Due to the uncertainty of the weather and the product requirements for temperatures, Garco is requesting any needs for heating of the zones to be covered under force account means. Garco can provide a price for this if required.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tim Hutton".

Tim Hutton, Project Manager

cc: Nick Hamad, City of Spokane Parks and Recreation
Berry Ellison, City of Spokane Parks and Recreation

GRAFFITI REMOVAL/COVER - WITHOUT ANTI-GRAFFITI COATING

ITEM	LOCATION	QTY	PRICE	
Option 1	NE Abutment Wall, Pier D, Span 5	1	\$ 26,950.26	\$ 26,950.26
Option 2	Spans 1-4, per panel	37	\$ 644.00	\$ 23,828.00
Option 2	Garco Support	1	\$ 406.26	\$ 406.26
Option 3	Piers A/B/C	3	\$ 14,953.03	\$ 44,859.09
Option 4	SW Abutment Wall	1	\$ 12,601.03	\$ 12,601.03
			TOTAL	\$ 108,644.64

CITY OF SPOKANE
 PARKS AND RECREATION DEPARTMENT
 CHANGE ORDER NO. 03

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PROJECT TITLE: DON KARDONG BRIDGE REHABILITATION

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CONTRACT COMPLETION DATE	
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Attest: _____ City Clerk

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