



Spokane Park Board Land Committee

3:30 p.m. Wed., Aug. 06, 2025

In-person: Riverfront Park Pavillion
507 N. Howard St., Spokane WA 99201

WebEx virtual meeting:

Call-in: 408-418-9388; Access code: 2490 852 1131
Al Vorderbrueggen – Operations Director

Committee Members:

Greta Gilman – Chair
Sally Lodato
Kevin Brownlee
Doug Kelley

The Land Committee meeting will be held in-person in the **Riverfront Park Pavillion, 507 N. Howard St., Spokane WA 99201** and virtually via WebEx at 3:30 p.m. Wednesday, Aug. 06, 2025. Committee members, staff, and presenters still have the option to participate virtually via WebEx during all meetings.

The public may listen to the meeting by calling 408-418-9388 and entering access code **2490 852 1131**, when prompted.

Written public comment may be submitted via email or mail. Comments must be received no later than 11:30 a.m. Aug. 06 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:

Discussion Items:

1. [Spokane Veterans Home Replacement & Dwight Merkel Access Easement Briefing](#) – Terry Westhoff
2. [Apparent Low Responsive Bidder / Gaiser Conservatory Replacement Boiler \(not to exceed \\$150,000.00 plus tax from major repair & replacement reserve\)](#) – Al Vorderbrueggen

Alternate Use Requests:

Unfinished Business Items:

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 509.625.6373, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or ddecorde@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

Spokane Park Board

Briefing Paper



Committee	Land Committee		Committee meeting date: August 6, 2025
Requester	Nick Hamad		Phone number: 509.363.5452
Type of agenda item	<input type="radio"/> Consent <input type="radio"/> Discussion <input type="radio"/> Information <input checked="" type="radio"/> Action		
Type of contract/agreement	<input checked="" type="radio"/> New <input type="radio"/> Renewal/ext. <input type="radio"/> Lease <input type="radio"/> Amendment/change order <input type="radio"/> Other		
City Clerks file (OPR or policy #)	OPR 2021-0430		
Master Plan Goal, Objective, Strategy (Click HERE for link to the adopted plan)	Goal M, Obj 1	Master Plan Priority Tier: N/A (pg. 171-175)	
Item title: (Use exact language noted on the agenda)	Discuss updated developer proposal for public access and recreational improvements at Dwight Merkel Sports Complex		
Begin/end dates	Begins: 06/12/2025	Ends: 06/12/2027	<input type="checkbox"/> 06/01/2525
Background/history: This item concerns a proposed access easement across Dwight Merkel Sports Complex to adjacent private property. Similar access was requested by previously by a separate party for a residential development. Currently the property developer is proposing development of a new veterans home adjacent Dwight Merkel rather than residential development. This new proposal will likely take several years to fully fund and develop and may still require an easement from Parks across Dwight Merkel property. Washington State Department of Veterans Affairs staff will present an educational overview of the proposed veterans home project to the committee intended to provide background information and solicit discussion with the board regarding the potential easement, any board concerns or opportunities, and required mitigation to secure the appropriate easement permission.			
Motion wording: No motion requested. Informational briefing and discussion regarding potential future agreement.			
Approvals/signatures outside Parks: <input type="radio"/> Yes <input checked="" type="radio"/> No If so, who/what department, agency or company: Washington State Department of Veterans Affairs Name: Terry Westhoff Email address: terry.westhoff@dva.wa.gov Phone: 360.725.2171			
Distribution: Parks – Accounting Parks – Sarah Deatrach Requester: Nick Hamad Grant Management Department/Name:			
Al Vorderbrueggen Garrett Jones			
Fiscal impact: <input type="radio"/> Expenditure <input checked="" type="radio"/> Revenue Amount: - Budget code: -			
Vendor: <input type="radio"/> Existing vendor <input checked="" type="radio"/> New vendor Supporting documents: <input type="checkbox"/> Quotes/solicitation (RFP, RFQ, RFB) <input type="checkbox"/> W-9 (for new contractors/consultants/vendors) <input type="checkbox"/> Contractor is on the MRSC Roster - City of Spokane <input type="checkbox"/> ACH Forms (for new contractors/consultants/vendors) <input type="checkbox"/> UBI: Business license expiration date: <input type="checkbox"/> Insurance Certificate (min. \$1 million in General Liability)			

SANSON AVENUE EXTENSION

Spokane Veteran's Home
Spokane, WA 99205
Civil - Opinion of Cost for Offsite Improvements
Prepared by: RMM
3/24/2025



Page No. 1

Unit Quantity Estimate

Item Description	Quantity	Unit	Unit Price	Amount
Demolition				
Water Pipe Removal	0	LF	\$11.00	\$0.00
Cap Existing Water Line at Service	0	EA	\$2,800.00	\$0.00
Cap and Abandon Sewer Line at Property Line	0	EA	\$860.00	\$0.00
Sign Removal	0	EA	\$290.00	\$0.00
Sawcut Pavement	45	LF	\$6.00	\$270.00
Asphalt Pavement Removal	10	SY	\$18.00	\$180.00
Gravel Surfacing Removal	0	SY	\$10.00	\$0.00
			Demolition Subtotal:	\$450.00
Earthwork				
Structural Fill Import and Placement	1000	CY	\$32.00	\$32,000.00
Material Export	1000	CY	\$14.00	\$14,000.00
			Earthwork Subtotal:	\$46,000.00
Surfacing and Curbing				
Concrete Curb & Gutter	8300	LF	\$75.00	\$622,500.00
4" Concrete Sidewalk	3230	SY	\$115.00	\$371,450.00
Crushed Surfacing (2" Below Sidewalk & Driveways)	180	CY	\$92.00	\$16,560.00
City Standard Driveway & Transitions	145	SY	\$130.00	\$18,850.00
Concrete Curb Ramp	4	EA	\$5,750.00	\$23,000.00
3" Asphalt Surfacing	8530	SY	\$126.00	\$1,074,780.00
Crushed Surfaced (4" Below Asphalt)	940	CY	\$92.00	\$86,480.00
Pavement Markings	1	LS	\$15,000.00	\$15,000.00
Signage	1	LS	\$10,000.00	\$10,000.00
Install Sign	5	EA	\$5,750.00	\$28,750.00
			Surfacing and Curbing Subtotal:	\$2,267,370.00
Water - Domestic, Fire Protection, and Irrigation				
4" Water Service	0	LF	\$24.00	\$0.00
8" Ductile Iron Water Main	2075	LF	\$190.00	\$394,250.00
6" Water Master Meter & Vault	1	EA	\$27,600.00	\$27,600.00
4" Gate Valve	0	EA	\$2,100.00	\$0.00
8" Gate Valve	4	EA	\$3,000.00	\$12,000.00
Fire Hydrant	2	EA	\$10,950.00	\$21,900.00
FDC's	0	EA	\$2,900.00	\$0.00
Post Indicator Valve (PIV)	0	EA	\$2,900.00	\$0.00
Fittings (tees, bends, etc.)	4	EA	\$1,400.00	\$5,600.00
			Water - Domestic, Fire Protection, and Irrigation Subtotal:	\$461,350.00

Estimate Note:

This estimate was not based on an actual design of proposed improvements. Coffman Engineers, Inc. cannot and does not guarantee that proposals or actual costs will not vary from the estimates listed above. This estimate was based on a rough approximation of proposed future improvements.

SANSON AVENUE EXTENSION

Spokane Veteran's Home
Spokane, WA 99205
Civil - Opinion of Cost for Offsite Improvements
Prepared by: RMM
3/24/2025



Page No. 2

Unit Quantity Estimate

Item Description	Quantity	Unit	Unit Price	Amount
Storm Drainage				
12" SDR 35 PVC Pipe (with trench & bedding)	0	LF	\$126.00	\$0.00
Curb Inlets/Drain Pads	8	EA	\$345.00	\$2,760.00
Grated Type 1 Catch Basin	0	EA	\$2,300.00	\$0.00
Drywell (double-depth with grate)	4	EA	\$9,200.00	\$36,800.00
			Storm Drainage Subtotal:	\$39,560.00
Sanitary Sewer				
8" Sewer Connection	1	EA	\$1,150.00	\$1,150.00
8" PVC Sewer Pipe (with trench & bedding)	2075	LF	\$150.00	\$311,250.00
48" Sewer Manhole	4	EA	\$5,750.00	\$23,000.00
			Sanitary Sewer Subtotal:	\$335,400.00
Miscellaneous and Erosion and Sediment Control (ESC)				
Erosion and Sediment Control	1	LS	\$10,000.00	\$10,000.00
Grass Landscaping (including swales & treatment soil) and Irrigation	1	LS	\$50,000.00	\$50,000.00
Landscape Trees (1.5")	42	EA	\$600.00	\$25,200.00
Traffic & Pedestrian Control	1	LS	\$11,500.00	\$11,500.00
Monument Protection	1	LS	\$600.00	\$600.00
Inlet Protection	8	EA	\$350.00	\$2,800.00
			ESC Subtotal:	\$100,100.00

Estimate Totals:

	SUBTOTAL - Civil:	\$3,250,230.00
15% Mobilization/Demolition/General Conditions:		\$487,534.50
20% Contingency (on subtotal):		\$650,046.00
9.0% Washington State Sales Tax (including mobilization and contingency):		\$394,902.95
Engineering Fees Associated with Applicable Offsite Improvements including CA (assume 5% on subtotal)		\$162,512

TOTAL - Offsite Civil ROM \$4,945,224.95

General Notes and Assumptions

Estimate is for off-site stormwater, utilities, and pavement
Does not include erosion and sediment control lead, neighborhood liaison, or other specialized personnel provided by contractor
Does not include natural gas, power, phone, communications, or site/street lighting.
Supply chain issues may create price discrepancies between this cost estimate and actual cost.
Does not include site fencing, gates, or other site furnishings.
Does not include onsite costs including backflow prevention
Estimates include prevailing wages
Survey and Construction Staking fees not included
Does not include general facility charges for sewer or water

Estimate Note:

This estimate was not based on an actual design of proposed improvements. Coffman Engineers, Inc. cannot and does not guarantee that proposals or actual costs will not vary from the estimates listed above. This estimate was based on a rough approximation of proposed future improvements.

IMPROVED ACCESS EASEMENT

Spokane Veteran's Home
Spokane, WA 99205
Civil - Opinion of Cost for Offsite Improvements
Prepared by: RMM
3/24/2025



Page No. 1

Unit Quantity Estimate

Item Description	Quantity	Unit	Unit Price	Amount
Demolition				
Water Pipe Removal	0	LF	\$11.00	\$0.00
Cap Existing Water Line at Service	0	EA	\$2,800.00	\$0.00
Cap and Abandon Sewer Line at Property Line	0	EA	\$860.00	\$0.00
Sign Removal	0	EA	\$290.00	\$0.00
Sawcut Pavement	24	LF	\$6.00	\$144.00
Asphalt Pavement Removal	10	SY	\$18.00	\$180.00
Gravel Surfacing Removal	0	SY	\$10.00	\$0.00
			Demolition Subtotal:	\$324.00
Earthwork				
Structural Fill Import and Placement	1500	CY	\$32.00	\$48,000.00
Material Export	1500	CY	\$14.00	\$21,000.00
			Earthwork Subtotal:	\$69,000.00
Surfacing and Curbing				
Concrete Curb & Gutter	5000	LF	\$75.00	\$375,000.00
4" Concrete Sidewalk	1945	SY	\$115.00	\$223,675.00
Crushed Surfacing (2" Below Sidewalk & Driveways)	108	CY	\$92.00	\$9,936.00
City Standard Driveway & Transitions	145	SY	\$130.00	\$18,850.00
Concrete Curb Ramp	6	EA	\$5,750.00	\$34,500.00
3" Asphalt Surfacing	10280	SY	\$126.00	\$1,295,280.00
Crushed Surfaced (4" Below Asphalt)	1145	CY	\$92.00	\$105,340.00
Pavement Markings	1	LS	\$15,000.00	\$15,000.00
Signage	1	LS	\$10,000.00	\$10,000.00
Install Sign	5	EA	\$5,750.00	\$28,750.00
			Surfacing and Curbing Subtotal:	\$2,116,331.00
Water - Domestic, Fire Protection, and Irrigation				
4" Water Service	0	LF	\$24.00	\$0.00
8" Ductile Iron Water Main	2075	LF	\$190.00	\$394,250.00
6" Water Master Meter & Vault	1	EA	\$27,600.00	\$27,600.00
4" Gate Valve	0	EA	\$2,100.00	\$0.00
8" Gate Valve	4	EA	\$3,000.00	\$12,000.00
Fire Hydrant	2	EA	\$10,950.00	\$21,900.00
FDC's	0	EA	\$2,900.00	\$0.00
Post Indicator Valve (PIV)	0	EA	\$2,900.00	\$0.00
Fittings (tees, bends, etc.)	4	EA	\$1,400.00	\$5,600.00
			Water - Domestic, Fire Protection, and Irrigation Subtotal:	\$461,350.00

Estimate Note:

This estimate was not based on an actual design of proposed improvements. Coffman Engineers, Inc. cannot and does not guarantee that proposals or actual costs will not vary from the estimates listed above. This estimate was based on a rough approximation of proposed future improvements.

IMPROVED ACCESS EASEMENT

Spokane Veteran's Home
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Civil - Opinion of Cost for Offsite Improvements
Prepared by: RMM
3/24/2025



Page No. 2

Unit Quantity Estimate

Item Description	Quantity	Unit	Unit Price	Amount
Storm Drainage				
12" SDR 35 PVC Pipe (with trench & bedding)	0	LF	\$126.00	\$0.00
Curb Inlets/Drain Pads	10	EA	\$345.00	\$3,450.00
Grated Type 1 Catch Basin	0	EA	\$2,300.00	\$0.00
Drywell (double-depth with grate)	5	EA	\$9,200.00	\$46,000.00
Storm Drainage Subtotal:				\$49,450.00
Sanitary Sewer				
8" Sewer Connection	0	EA	\$1,150.00	\$0.00
8" PVC Sewer Pipe (with trench & bedding)	0	LF	\$150.00	\$0.00
48" Sewer Manhole	0	EA	\$5,750.00	\$0.00
Sanitary Sewer Subtotal:				\$0.00
Miscellaneous and Erosion and Sediment Control (ESC)				
Erosion and Sediment Control	1	LS	\$10,000.00	\$10,000.00
Grass Landscaping (including swales & treatment soil) and Irrigation	1	LS	\$50,000.00	\$50,000.00
Landscape Trees (1.5")	50	EA	\$600.00	\$30,000.00
Traffic & Pedestrian Control	1	LS	\$11,500.00	\$11,500.00
Monument Protection	1	LS	\$600.00	\$600.00
Inlet Protection	10	EA	\$350.00	\$3,500.00
ESC Subtotal:				\$105,600.00

Estimate Totals:

SUBTOTAL - Civil:	\$2,802,055.00
15% Mobilization/Demolition/General Conditions:	\$420,308.25
20% Contingency (on subtotal):	\$560,411.00
9.0% Washington State Sales Tax (including mobilization and contingency):	\$340,449.68
Engineering Fees Associated with Applicable Offsite Improvements including CA (assume 5% on subtotal)	\$140,103

TOTAL - Offsite Civil ROM \$4,263,326.68

General Notes and Assumptions

Estimate is for off-site stormwater, utilities, and pavement
Does not include erosion and sediment control lead, neighborhood liaison, or other specialized personnel provided by contractor
Does not include natural gas, power, phone, communications, or site/street lighting.
Supply chain issues may create price discrepancies between this cost estimate and actual cost.
Does not include site fencing, gates, or other site furnishings.
Does not include onsite costs including backflow prevention
Estimates include prevailing wages
Survey and Construction Staking fees not included
Does not include general facility charges for sewer or water

Estimate Note:

This estimate was not based on an actual design of proposed improvements. Coffman Engineers, Inc. cannot and does not guarantee that proposals or actual costs will not vary from the estimates listed above. This estimate was based on a rough approximation of proposed future improvements.

WELLSLEY ACCESS EXTENSION

Spokane Veteran's Home
 Spokane, WA 99205
 Civil - Opinion of Cost for Offsite Improvements
 Prepared by: RMM
 5/2/2025



Page No. 1

Unit Quantity Estimate

Item Description	Quantity	Unit	Unit Price	Amount
Demolition				
Water Pipe Removal	520	LF	\$11.00	\$5,720.00
Cap Existing Water Line at Service	0	EA	\$2,800.00	\$0.00
Cap and Abandon Sewer Line at Property Line	0	EA	\$860.00	\$0.00
Sign Removal	0	EA	\$290.00	\$0.00
Sawcut Pavement	3300	LF	\$6.00	\$19,800.00
Asphalt Pavement Removal	1900	SY	\$18.00	\$34,200.00
Gravel Surfacing Removal	0	SY	\$10.00	\$0.00
Demolition Subtotal:				\$59,720.00
Earthwork				
Structural Fill Import and Placement	1500	CY	\$32.00	\$48,000.00
Material Export	1500	CY	\$14.00	\$21,000.00
Earthwork Subtotal:				\$69,000.00
Surfacing and Curbing				
Concrete Curb & Gutter	5000	LF	\$75.00	\$375,000.00
4" Concrete Sidewalk	1945	SY	\$115.00	\$223,675.00
Crushed Surfacing (2" Below Sidewalk & Driveways)	108	CY	\$92.00	\$9,936.00
City Standard Driveway & Transitions	145	SY	\$130.00	\$18,850.00
Concrete Curb Ramp	6	EA	\$5,750.00	\$34,500.00
3" Asphalt Surfacing	26800	SY	\$126.00	\$3,376,800.00
Crushed Surfacing (4" Below Asphalt)	1400	CY	\$92.00	\$128,800.00
Pavement Markings	1	LS	\$15,000.00	\$15,000.00
Signage	1	LS	\$10,000.00	\$10,000.00
Install Sign	5	EA	\$5,750.00	\$28,750.00
Surfacing and Curbing Subtotal:				\$4,221,311.00
Water - Domestic, Fire Protection, and Irrigation				
4" Water Service	0	LF	\$24.00	\$0.00
8" Ductile Iron Water Main	4150	LF	\$190.00	\$788,500.00
6" Water Master Meter & Vault	0	EA	\$27,600.00	\$0.00
4" Gate Valve	0	EA	\$2,100.00	\$0.00
8" Gate Valve	8	EA	\$3,000.00	\$24,000.00
Fire Hydrant	4	EA	\$10,950.00	\$43,800.00
FDC's	0	EA	\$2,900.00	\$0.00
Post Indicator Valve (PIV)	0	EA	\$2,900.00	\$0.00
Fittings (tees, bends, etc.)	8	EA	\$1,400.00	\$11,200.00
Water - Domestic, Fire Protection, and Irrigation Subtotal:				\$867,500.00

Estimate Note:

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WELLSLEY ACCESS EXTENSION

Spokane Veteran's Home
Spokane, WA 99205
Civil - Opinion of Cost for Offsite Improvements
Prepared by: RMM
5/2/2025



Page No. 2

Unit Quantity Estimate

Item Description	Quantity	Unit	Unit Price	Amount
Storm Drainage				
12" SDR 35 PVC Pipe (with trench & bedding)	0	LF	\$126.00	\$0.00
Curb Inlets/Drain Pads	10	EA	\$345.00	\$3,450.00
Grated Type 1 Catch Basin	0	EA	\$2,300.00	\$0.00
Drywell (double-depth with grate)	5	EA	\$9,200.00	\$46,000.00
Storm Drainage Subtotal:				\$49,450.00
Sanitary Sewer				
8" Sewer Connection	1	EA	\$1,150.00	\$1,150.00
8" PVC Sewer Pipe (with trench & bedding)	3000	LF	\$150.00	\$450,000.00
48" Sewer Manhole	8	EA	\$5,750.00	\$46,000.00
Sanitary Sewer Subtotal:				\$497,150.00
Miscellaneous and Erosion and Sediment Control (ESC)				
Erosion and Sediment Control	1	LS	\$20,000.00	\$20,000.00
Grass Landscaping (including swales & treatment soil) and Irrigation	1	LS	\$50,000.00	\$50,000.00
Landscape Trees (1.5")	50	EA	\$600.00	\$30,000.00
Traffic & Pedestrian Control	1	LS	\$11,500.00	\$11,500.00
Monument Protection	1	LS	\$600.00	\$600.00
Inlet Protection	10	EA	\$350.00	\$3,500.00
ESC Subtotal:				\$115,600.00

Estimate Totals:

SUBTOTAL - Civil:	\$5,879,731.00
15% Mobilization/Demolition/General Conditions:	\$881,959.65
20% Contingency (on subtotal):	\$1,175,946.20
9.0% Washington State Sales Tax (including mobilization and contingency):	\$714,387.32
Engineering Fees Associated with Applicable Offsite Improvements including CA (assume 5% on subtotal)	\$293,987

TOTAL - Offsite Civil ROM \$8,946,010.72

General Notes and Assumptions

Estimate is for off-site stormwater, utilities, and pavement
Does not include erosion and sediment control lead, neighborhood liaison, or other specialized personnel provided by contractor
Does not include natural gas, power, phone, communications, or site/street lighting.
Supply chain issues may create price discrepancies between this cost estimate and actual cost.
Does not include site fencing, gates, or other site furnishings.
Does not include onsite costs including backflow prevention
Estimates include prevailing wages
Survey and Construction Staking fees not included
Does not include general facility charges for sewer or water

Estimate Note:

This estimate was not based on an actual design of proposed improvements. Coffman Engineers, Inc. cannot and does not guarantee that proposals or actual costs will not vary from the estimates listed above. This estimate was based on a rough approximation of proposed future improvements.

Spokane Park Board

Briefing Paper



Committee	Land Committee	Committee meeting date: August 6, 2025	
Requester	Al Vorderbrueggen	Phone number: 363-5464	
Type of agenda item	<input type="radio"/> Consent <input checked="" type="radio"/> Discussion <input type="radio"/> Information <input type="radio"/> Action		
Type of contract/agreement	<input checked="" type="radio"/> New <input type="radio"/> Renewal/ext. <input type="radio"/> Lease <input type="radio"/> Amendment/change order <input type="radio"/> Other		
City Clerks file (OPR or policy #)			
Master Plan Goal, Objective, Strategy (Click HERE for link to the adopted plan)		Master Plan Priority Tier: (pg. 171-175)	
Item title: (Use exact language noted on the agenda)	Apparent Low Responsive Bidder / Gaiser Conservatory Replacement Boiler (not to exceed \$150,000.00 plus tax from major repair & replacement reserve)		
Begin/end dates	Begins: 08/21/2025	Ends: 08/21/2026	<input type="checkbox"/> 06/01/2525
Background/history: <p>The existing boiler at Gaiser Conservatory has fully depreciated and is in need of replacement. Parks has an established 'major repair & replacement reserve policy' with sufficient funds to fund the replacement. Project base bid includes (1) boiler, add/alt 1 (if accepted) includes a second boiler.</p> <p>The new boiler system will include Permitting, Removal of Existing Boiler, Electrical, (1)-(2) High-Efficiency 700k BTU Boilers, Heat Exchanger, Plumbing, Primary Pump, Expansion Tank, two (2) Secondary Pumps, Controls, and incidental items to achieve a minimum 75deg room temperature. Contractor Workmanship Warranty of 12mo and Manufacturers Limited Lifetime Warranty.</p> <p>The Friends of Manito may contribute up to 50% toward this improvement.</p>			
Motion wording: <p>Motion to approve apparent low responsive bidder (TBD) contract for Gaiser Conservatory Replacement Boiler in the amount of \$150,000.00 plus tax</p>			
Approvals/signatures outside Parks: <input checked="" type="radio"/> Yes <input type="radio"/> No If so, who/what department, agency or company: tbd Name: TBD Email address: tbd Phone: tbd			
Distribution: Parks – Accounting nhamad@spokanecity.org Parks – Sarah Deatrach bellison@spokanecity.org Requester: avorderbrueggen@spokanecity.org Grant Management Department/Name:			
Fiscal impact: <input checked="" type="radio"/> Expenditure <input type="radio"/> Revenue Amount: Budget code: up to \$150,000+tax major repair & replacement reserve			
Vendor: <input 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: <input checked="" type="checkbox"/> Insurance Certificate			



City of Spokane

Invitation To Bid **R1**

Project Title: _____ **Gaiser Conservatory Replacement Boiler**

SECTION I. BID PREPARATION AND EVALUATION **Thursday, July 24th at 9:00am**

1. A pre-bid conference will be held on _____ at _____. The location will be _____.
2. **BID PREPARATION.** Bids shall be typed or printed in ink, prepared on the form furnished by the City of Spokane and signed by an authorized person of the Contractor's firm. If errors are made, the corrections shall be initialed by the person signing the Bid.
Tuesday, Aug 19th
3. **SUBMISSION OF BIDS.** Submit one (1) copy of the Bid by _____ on _____ to _____ at _____, Spokane, WA _____.
Electronic submission is preferred, **submit via email to: bellison@spokanecity.org AND nhamad@spokanecity.org**
4. **CONTRACTOR'S REPRESENTATION.** The Contractor by making its Bid represents that it has read and understands the specifications; and has visited the site and familiarized itself with the local conditions under which the Work is to be performed.
5. **QUALIFICATION.** Prior to the award of contract, the Contractor shall be required to submit evidence of sufficient facilities, equipment, experience and financial ability to insure completion of the Work, unless waived by the City.
6. **AWARD OF CONTRACT.** Award of contract, when made by the City, will be to the low responsive-responsible Contractor. Unsuccessful firms will not automatically be notified of results.
7. **PAYMENT.** Payment will be made via direct deposit/ACH after receipt of the Contractor's application except as provided by state law. If the City objects to all or any portion of the invoice, it shall notify the Contractor and reserves the right to only pay that portion of the invoice not in dispute. In that event, the parties shall immediately make every effort to settle the disputed amount.
8. **REJECTION OF BIDS.** The City reserves the right to reject any or all Bids, to waive minor deviations from the specifications, to waive minor informalities in Bid process whenever it is in the City's best interest, and to accept or reject all or part of this Request for Bids, at the prices shown.
9. **REGISTERED CONTRACTOR.** The Contractor shall be a Washington State registered or licensed Contractor at time of Bid submittal.
10. **PUBLIC WORK REQUIREMENTS.** The scope of work ("Work") for this Project constitutes a public work under state law. Contractors are warned to take into consideration statutory legal requirements, particularly, the payment of State prevailing wages, securing of a payment/performance bond from a Surety, and sales tax implications in making their Bids. As of July 1, 2019, contractors must have fulfilled the Department of Labor and Industries' Public Works and Prevailing Wage Training Requirement before bidding and/or performing work on public works projects under RCW 39.04.350 and RCW 39.06.020.
11. **CERTIFICATION OF COMPLIANCE WITH WAGE PAYMENT STATUTES.** Before award of a public works contract, the bidder under consideration for award of a public works project must submit to the public agency a sworn statement that they have not willfully violated wage payment laws within the past three years in order to be considered a responsible bidder. (See RCW 39.04.350 as modified by SSB 5301, Laws of 2017, ch. 258.). This form is titled "Certification of Compliance with Wage Payment Statutes". This form must be submitted upon request by City.
12. **BUSINESS REGISTRATION REQUIREMENT.** Section 8.01.070 of the Spokane Municipal Code states that no person may engage in business with the City without first having obtained a valid business registration. The Vendor shall be responsible for contacting the State of Washington Business License Services at www.dor.wa.gov or 1-360-705-6741 to obtain a business registration. If the Vendor does not believe it is required to obtain a business registration, it may contact the City's Taxes and Licenses Division at 509-625-6070 to request an exemption status determination.



City of Spokane

Invitation To Bid **R1**

SECTION II. GENERAL REQUIREMENTS

1. SCOPE OF WORK. Unless otherwise stated, the Contractor shall furnish all labor, supervision, materials, tools, construction equipment, transportation, and other items of work and costs necessary to complete the specified Work.
2. PROJECT CONTACT. The Project contact for the City of Spokane is:
Name: _____
Department: _____
Phone: _____
Email: _____
3. COMPLETION TIME. All Work under the contract shall be started after the date of Notice To Proceed (NTP). Work once started shall be completed by, _____ **Friday, November 21, 2025**
4. LIQUIDATED DAMAGES. If the Work is not completed within the stated completion time, the Contractor agrees to pay to the City liquidated damages in the amount of _____ for each and every calendar day the work remains uncompleted. Which is a reasonable forecast of the damages likely to occur if Work is unfinished by the completion date.
5. INTENT OF SPECIFICATIONS. The apparent silence or omission in the specifications as to any detail of the Work to be done or materials to be furnished means that the region's best general practice shall prevail, and that material and workmanship of the best quality shall be used. The specifications shall be interpreted on this basis.
6. WASHINGTON STATE RETAIL SALES TAX.
 - A. GENERAL CONSTRUCTION. Retail sales tax, when applicable, will be paid as a separate item, and shall not be included in the Bid price. Sales tax shall be added on the amounts due the Contractor and the Contractor shall be responsible for making payment to the State. The City reserves the right to claim any exemption authorized by law.
 - B. PUBLIC STREET IMPROVEMENTS. If the technical requirements in the specifications indicate that all or a portion of the Work is a "public street improvement" as defined by state law, the Contractor shall include all contractor-paid taxes, including use taxes on materials in its Bid price. The City will NOT pay retail sales tax as a separate item.
7. PERMITS. The Contractor shall be responsible for obtaining at its expense all related and necessary permits required by regulatory agencies.
8. GUARANTY. The Contractor guarantees all work, labor and materials for one (1) year following final acceptance of the Work. If any unsatisfactory condition or defect develops within that time, the Contractor shall immediately place the Work in a satisfactory condition, and further repair all damage caused by the condition or defect at its sole expense. This guarantee shall not apply to Work, which has been abused or neglected by the City. *See Scope of Work for additional guaranty requirements*
9. SUBCONTRACTORS. The Contractor shall not award any portion of the Work to any subcontractor without the City's prior approval. The Contractor shall be fully responsible to the City for the acts, errors and omissions of its subcontractors. No contractual relationship shall be created between any subcontractor and the City.
10. INSURANCE. During the period of the Agreement, the Company shall maintain in force at its own expense, each insurance noted below with companies or through sources approved by the State Insurance Commissioner pursuant to Title 48 RCW:
 - A. **Worker's Compensation Insurance** in compliance with RCW 51, which requires subject employers to provide workers' compensation coverage for all their subject workers and Employer's Liability Insurance in the amount of \$1,000,000.
 - B. **General Liability Insurance** on an occurrence basis, with a combined single limit of not less than \$1,000,000 each occurrence for bodily injury and property damage. It shall include contractual liability coverage for the indemnity provided under this Agreement. It shall provide that the City, its officers and employees are additional insureds but only with respect to the Company's services to be provided under this Agreement.



City of Spokane

Invitation To Bid **R1**

- i. Acceptable **supplementary Umbrella insurance** coverage combined with Company's General Liability insurance policy must be a minimum of \$2,000,000, in order to meet the insurance coverage limits required in this Agreement; and

- C. **Automobile Liability Insurance** with a combined single limit, or the equivalent of not less than \$1,000,000 each accident for bodily injury and property damage, including coverage for owned, hired and non-owned vehicles.

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

11. **PERFORMANCE BOND.** The Contractor shall furnish, at its sole expense, a performance and payment bond equal to one hundred percent (100%) of the contract price. The bond shall insure faithful and complete performance of the contract and payment of all obligations to laborers and material men arising from the Project. The bond shall be executed by a Surety company authorized to do business in Washington State, and shall remain in effect for one (1) year following final acceptance of the Work. Unless approved by the City, the Surety's name shall appear on the United States Treasury Department's list of authorized Sureties - Circular 570.

On contracts of \$150,000 or less, in lieu of a surety bond, at the request of the Contractor, the City may retain ten percent (10%) of the contract price for a minimum of forty five (45) days following final acceptance, or until receipt of all releases and settlement of liens, whichever is later, in accord with RCW 39.08.010.

12. **PREVAILING WAGES - LOCAL AND STATE ASSISTED CONSTRUCTION.**

- A. The State prevailing rate of wages to be paid to all workmen, laborers or mechanics employed in the performance of any part of this Contract shall be in accordance with the provisions of Chapter 39.12 of the Revised Code of Washington (RCW) and the rules and regulations of the Washington State Department of Labor and Industries (L & I).

- B. The State of Washington prevailing wage rates applicable for this public works project, which is located in Spokane County, may be found at the following website address of the Department of Labor and Industries:

<https://secure.lni.wa.gov/wagelookup/rates/journey-level-rates>

Based on the Bid submittal deadline for this Project, the applicable effective date for State prevailing wages for this Project is ~~August 5, 2025~~ **Tuesday, August 19, 2025**

- C. If apprentices are to be used, they must be registered with the State Apprenticeship Council; otherwise, they are to be paid State prevailing journeyman wages.

13. **RETAINAGE.** Pursuant to chapter 60.28 RCW, the City will retain five percent (5%) (or ten percent (10%) at Contractor's request) from the monies earned by the Contractor. This Retainage shall be held as a trust fund for the protection and payment: (1) to the State of taxes and fees owed by the Contractor; and (2) of any person, mechanic, subcontractor or material man who performs any labor or furnishes any supplies toward the Work. Release of Retainage will be made at a minimum of forty five (45) days following final acceptance of the Work; provided the following conditions are met:

- A. The City has received from the Contractor and each subcontractor a copy of the "Statement of Intent to Pay Prevailing Wages" and an "Affidavit of Wages Paid", approved by the State Department of Labor and Industries (L & I).

- B. On contracts greater than \$35,000, the City has received releases from the State Departments of Revenue (DOR), Labor & Industries and Employment Security.

- C. No claims, as provided by law, have been filed against the Retainage.

In the event a claim is filed, the Contractor shall be paid a portion of the Retainage, which is less than the amount sufficient to pay the claim and potential legal costs.



City of Spokane

Invitation To Bid **R1**

SECTION III. TECHNICAL REQUIREMENTS

1. P **SECTION III HAS BEEN REVISED.**
SEE ATTACHMENT 'A' FOR REVISED TECHNICAL REQUIREMENTS
2. A
3. SCOPE OF WORK. *Including but not limited to the following:*



City of Spokane Invitation To Bid **R1**

BID

TO: CITY OF SPOKANE, WASHINGTON

PROJECT NAME: Gaiser Conservatory Replacement Boiler

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

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

BASE BID: \$ _____

SALES TAX (9.1%) \$ _____

TOTAL BASE BID PRICE: \$ _____

**Alt 1: BOILER #2 SYSTEM
(Include Retail Sales Tax)**

\$ _____

**TRENCH SAFETY SYSTEM,
if excavation greater
than four feet (4') deep:**

\$ _____

CONTRACTOR RESPONSIBILITY.

Washington State Contractor's Registration No. _____

U.B.I. Number _____

Washington Employment Security Department Number _____

Washington Excise Tax Registration Number _____

As of July 1, 2019, Contractor has fulfilled training requirement or is exempt from

L & I's Public Works Training Requirement under RCW 39.04.350 and RCW 39.06.020. (YES) (NO)

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

The firm agrees that its Bid will NOT be withdrawn for a minimum of forty five (45) calendar days after the stated submittal date.

For contracts up to \$150,000.00 including tax, the Contractor may request for ten percent (10%) retainage in lieu of bond.

(YES) (NO)

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

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

FIRM NAME:

PRINTED NAME:

SIGNATURE:

TITLE:

PHONE:

ADDRESS:

EMAIL:



City of Spokane

Invitation To Bid **R1**

SUBCONTRACTOR LIST

PROJECT TITLE: _____

PROPOSED SUBCONTRACTORS/SUPPLIERS TO BE USED ON THE PROJECT ARE: (USE ADDITIONAL PAGES IF NECESSARY)

CONTRACTOR/SUPPLIER _____

TYPE OF WORK/BID ITEM _____

AMOUNT \$ _____

CONTRACTOR'S REGISTRATION NO. _____

CONTRACTOR/SUPPLIER _____

TYPE OF WORK/BID ITEM _____

AMOUNT \$ _____

CONTRACTOR'S REGISTRATION NO. _____

CONTRACTOR/SUPPLIER _____

TYPE OF WORK/BID ITEM _____

AMOUNT \$ _____

CONTRACTOR'S REGISTRATION NO. _____

NO SUBCONTRACTORS WILL BE USED ON THIS PROJECT

Date

Signature of Authorized Representative

ATTACHMENT A REVISED SECTION III

SECTION III: TECHNICAL REQUIREMENTS

1. **PERFORMANCE:** The Contractor will do all work, furnish all labor, materials, tools, construction equipment, transportation, supplies, supervision, permits, organization and other items of work and cost necessary for the proper execution and completion of the described Work.
2. **ATTACHMENTS:** Attachment A "REVISED SECTION III"
3. **SCOPE OF WORK:** TO INCLUDE BUT NOT LIMITED TO:

BASE BID: BOILER #1 SYSTEM

- **Prepare, submit, and obtain Boiler and Pressure Vessel Permit.** Coordinate and schedule inspection(s) by City Inspector, Correct Deficiencies, and Obtain Permit for Owners' Operation. Permit fees to be paid by Contractor.
- **Boiler:** Procure, Deliver, and Install One (1) Lochinvar Copper Fin II CHN-992-M13 Natural Gas Hydronic Boiler, 990 MBH input, 841.5 MBH output, 3 Stage 3:1 Hi-Eff Low NOx type, 160 PSI ASME H, CSD-1 compliant, 50# ASME relief valve. Copper fin tubes, cast iron headers, fan assist, includes Smart System control with LCD display, password security, outdoor reset, pump delay with freeze protection, pump exercise and PC port connection. Controls to allow 0-10 VDC for BMS control and cascade up to 8 Copper Fin boilers. Designed for 10" Cat I vertical venting. Gas: 4-10.5" Max., Elec.: 120v/1ph. 5K SCCR rating; Air Intake, Vent, Gas Connection, Electrical Circuit, Boiler Pipe, and all other components to be installed per manufacturer's written instructions, industry standard practices, federal, and local codes including but not limited to SMC Chapter 17F.030 "Boiler and Pressure Vessel Code" and UL1738.
- **Gas Regulator:** Procure, Deliver, and Install One (1) 1813C39K 2PSI Gas Regulator, 1-1/4" NPT, 9/16" orifice, yellow spring, 5.5-8.5" WC, good up to 1250 MBH
- **Low Temp Protection Valve:** FPE Low Temperature Protection Valve, Model A2510-W3-140, 2.5", Cast Iron Valve
- **Wye Strainer:** Procure, Deliver, and Install One (1) Metraflex LPD0250 Low Pressure Drop, 2-1/2" cast iron 125# flg body, st steel screen, less blow-off fittings.
- **Boiler Pump:** Procure, Deliver, and Install One (1) B&G In-Line Pump Series e-90, Model 2 AAC, 0.5 HP, 1800 RPM, TEFC, Standard Efficient, 115/208-230/1/60 Motor, 55 gpm, 13 ft.
 - Note: This pump meets the DOE energy standard.
- **Magnetic Filter:** Procure, Deliver, and Install One (1) BoilerMag Model BMXT/3, Magnetic filter, 3" Inlet Flange - 8" vessel (229gpm)
- **Buffer Tank:** Procure, Deliver, and Install One (1) Lochinvar Hydronic Buffer Tank/Hydraulic Separator BVU200, 200 gallons, ASME Sec VIII, rated @ 125 PSI The steel tank will be Jacketed & Insulated, channel iron skid mounted, including auto air vent.
 - The tank furnished with the following connections:
(4) 3" Female NPT Boiler/System conn. & (1) 1" relief valve, (1) 1" drain connection
The insulated tank dimensions to be 32" Diameter; 89.5" Height.
- **Start up, Commissioning, and Warranties** including controls, utilities, and certification by factory authorized technician.
 - Site utilities must be purged, tested & connected to system prior to start-up. Installing contractor must be present and system load available to properly fire boiler(s). If start-up requires combustion/CO2 testing, adjust and documentation by qualified technician as per Boiler IOM.

ADDITIVE ALTERNATE 1: BOILER #2 SYSTEM

- **In ADDITION to the Base Bid,** Contractor to remove and dispose of existing RBI boiler, procure (as specified above), deliver, and install electrical circuit, boiler pipe/plumbing, and other components listed below per manufacturer's written instructions, industry standard practices, federal, and local codes including but not limited to SMC Chapter 17F.030 "Boiler and Pressure Vessel Code" and UL1738.
 - **One (1) Boiler** (Lochinvar Copper Fin II CHN-992-M13 Natural Gas Hydronic Boiler),
 - **One (1) Gas Regulator** (1813C39K 2PSI Gas Regulator),
 - **One (1) Low Temp Protection Valve** (FPE Low Temperature Protection Valve, Model A2510-W3-140),
 - **One (1) Wye Strainer** (Metraflex LPD0250 Low Pressure Drop)
 - **One (1) Boiler Pump** (B&G In-Line Pump Series e-90, Model 2 AAC),
 - **Start up, Commissioning, and Warranties.**

ATTACHMENT A REVISED SECTION III

NOTES:

1. Submittal of all components required to complete the work are required for Owner review and comment/approval prior to installation.
2. The existing Supply and Vent is assumed to be adequate for the function of the replacement Boiler(s).
3. Local air quality regulations may require source testing of certain gas fired appliances in order to obtain an operating permit and assure compliance with local emission regulations. The installing contractor is responsible for meeting all codes and regulations regarding the installation of this equipment. The City is not providing source testing.
4. Combustion air piping, flue venting, fuel piping, control and sensor mounting, wiring and connection by installing contractor.
5. Seismic calculations or supports, coatings other than factory standard or Low NOx requirements b installing contractor.
6. Gas train sized for 1/2 psi.
7. Burner voltage and site gas pressure to be confirmed prior to order of equipment.
8. Exposed piping will require field insulation installed to comply with local safety codes.

CONTRACTOR MINIMUM QUALIFICATIONS:

To be deemed responsive, contractor to provide a minimum of 5 projects of equal size and scope within the last five (5) years.

Manito Replacement Boiler - Estimate of Probable Cost

B. Ellison, Parks

August 5, 2025

	Base Bid	Add/Alt 1	Full Scope Award
Description	Boiler #1	Boiler #2	Boiler #1 & #2
Boiler System Package	\$ 30,560.00	\$ 17,760.00	\$ 48,320.00
Labor & Materials	\$ 15,280.00	\$ 7,104.00	\$ 22,384.00
Demolish Ex Boiler	\$ -	\$ 3,500.00	\$ 3,500.00
Subtotal/Bid Price	\$ 45,840.00	\$ 28,364.00	\$ 74,204.00
Tax (9.1%)	\$ 4,171.440	\$ 2,581.124	\$ 6,752.564
Encumbrance	\$ 50,011.44	\$ 30,945.12	\$ 80,956.56
Contingency (15%) Tax Inclusive	\$ 6,876.00	\$ 4,254.60	\$ 11,130.60
Economy of Scale (-5%)	\$ -	\$ (1,759.99)	\$ (1,759.99)
Total Est Cost	\$ 56,887.44	\$ 33,439.74	\$ 90,327.18

