



**Special Meeting of the Land Committee of the
Spokane Park Board**

January 4, 2017, 3:00 p.m. – 5:00 p.m.
City Hall Conference Room 5A – Fifth Floor
808 W Spokane Falls Boulevard
Spokane, Washington

Committee Members:

- X Kelley, Ross – Chairperson Pro Tem
- X Gilman, Greta
- X Traver, Susan
- X Mumm, Candace – Council Liaison

Also present:

Park Board:

Chris Wright

Parks Staff:

Leroy Eadie
Garrett Jones
Al Vorderbrueggen

Other City Staff:

Guest(s):

Steve Salvatori

(Note: Chris Wright arrived shortly after the meeting began.)

Summary

- The Committee recommended Park Board approve the low bid for the Shadle Park Stage and Lighting Project with Bacon Construction, FKA Bacon Concrete, Inc., in the amount of \$83,100.00, not including sales tax.
- Dutch Jakes Park – Staff reviewed park location, history, vandalism and safety concerns, and options/ideas to improve the situation. Successful efforts may provide a model for improvements at other parks in our system.
- A draft 2017 Major Capital Project and Replacement Plan list was provided, and reviewed by Staff.
- The Park Operations Monthly Financial report was not available. It will be included at the next Finance Committee meeting.
- The purpose of the new Parks Report agenda item is to provide for general review of park related topics. Various seasonal projects, safety improvements, existing project updates, and neighborhood supported projects at several parks were highlighted.
- A CSO Tank update is expected at the next Land Committee meeting.

MINUTES

The meeting was convened at 3:02 p.m. by Ross Kelley, Chairperson Pro Tem.

Action Items:

1. **Recommend acceptance of low bid for the Shadle Park Stage and Lighting Project, in the amount of \$83,100.00, plus tax.** – Copies of an aerial photograph, drawing, and bid documents were provided. This is the second time for rebidding. Staff reviewed the background and scope of the project. Staff recommended the bid from Bacon Concrete, Inc., including alternate #1 (two light poles), totaling \$83,100.00, not including tax. Questions and clarifications were discussed.

Motion #1: Candace Mumm moved to approve the low bid for the Shadle Park Stage and Lighting Project with Bacon Construction, FKA Bacon Concrete, Inc., in the amount of \$83,100.00, not including sales tax.

Susan Traver seconded.

Motion passed.

Discussion Items:

1. Dutch Jakes Park – Staff reviewed park location, history, vandalism and safety concerns, and options/ideas to improve the situation. Successful efforts may provide a model for improvements at other parks in our system. Clarifications, questions, stakeholder group corroboration, and future action were discussed.

2. 2017 Capital Plan – Staff provided a draft list. List use as the year progresses, Park Board action regarding list items, questions, clarifications, and winter activities and concerns were discussed during staff review.

Standing Report Items:

1. Park Operations Monthly Financial Report – The December report was not yet available. It will be included at the next Finance Committee meeting.

2. Parks Report – The purpose of this item is to provide for general review of park related topics. Various seasonal projects, recycling, safety improvements, neighborhood supported projects at several parks, and existing project updates were highlighted. Questions, clarifications, and suggestions were discussed.

3. CSO Tank Update – A report is expected at the next Land Committee meeting.

Meeting adjourned at 4:21p.m. Next scheduled meeting is February 1, 2017, at 3:00 p.m. in City Hall Conference Room 5A, located on the fifth floor of City Hall.

General Notes:

- Definitions:
 - Architect/Engineer: The entity who responsible for design and whose name appears on the Contract Documents.
 - Definitions are defined in the AIA A 205 - 1993 General Conditions and as supplemented in the Contract Documents.
- The drawings and specifications are prepared to show the design intent for the construction of the project. The Architect's Interpretation of the Contract Documents is final.
- Although every effort is made, absolute accuracy of data indicated on the drawings or specifications is not warranted. The contract documents may inadvertently represent incorrect data or may contain errors, omissions, inconsistencies, code violations, and improper use of materials. Upon written notification or identification, incorrect data, errors, inconsistencies, code violations, and improper use of materials will be corrected.
 - Resolve each reported discrepancy, inconsistency, error, omission, code violation, and improper use of materials prior to commencement of the work.
 - Work performed prior to receipt of Instructions or clarifications from the Architect is performed at the Contractor's or its subcontractor's own risk.
 - Upon discovery of a discrepancy in the drawings or specifications, estimate the more expensive materials and labor, unless a clarification or additional defining information has been requested of the Architect.
- Dimension Format:
 - Use only written dimensions for contraction.
 - Dimensions for stud partitions are to face of stud unless otherwise noted.
 - Dimensions are to rough construction unless otherwise noted.
- Supervise and direct the work, be responsible for means, methods, techniques, sequences, and procedures. Coordinate work indicated in the Contract Documents. Provide adequate number of skilled workmen who are thoroughly trained and experienced in their trades, and who are familiar with specified and reasonably implied requirements necessary for the proper performance of the work.
- Perform work shown or noted on the drawings in strict compliance with, or exceeding, local, state, and federal minimum standards of authorities having jurisdiction.
- Become familiar with existing job site and construction conditions and accept conditions as they exist.
- Investigate, verify, and be responsible for conditions at the site. Immediately notify Architect of conditions conflicting with the Contract Documents prior to proceeding with the work.
- Field verify dimensions and notify the Architect of errors, omissions, or discrepancies prior to commencement of the work.
- Do not perform any portion of the work requiring submittal of a shop drawing, sample, or product data until submittal has been reviewed by the Architect. The author or responsible party for each submittal is required to ensure the accuracy of the data and for its compliance with the design intent and specifications of the contract documents. Each submittal shall bear the Contractor's review stamp and reviewer's signature.
- Perform cutting and patching as required to join the work. Do not unnecessarily endanger the work or adjacent work by cutting.
 - Perform cutting, patching, repair, or replacement of materials, surface, and equipment damaged in the execution of the work with appropriate and like materials. Restore surfaces to original or required fire ratings. Upon completion, surrounding surfaces shall blend and match.
- Provide protection for the site and to the work. Protect adjacent properties from damage due to the work. Erect and maintain protections to prevent the public, animals, and others from gaining access to the site as required by governing authorities.
- Protect new and existing equipment and construction. Maintain until accepted by Owner. Immediately repair or replace damaged equipment and construction to the satisfaction of the Architect at Contractor's expense.
- Maintain as built drawings and specifications at the site indicating variations from the Contract Documents or unidentified or unknown conditions. Provide record documents at project closeout.

Symbols:

SECTION CUT		SECTION NUMBER	SHEET NUMBER
DETAIL CALL-OUT		DETAIL NUMBER	SHEET NUMBER
BUILDING ELEVATION		ELEVATION NUMBER	SHEET NUMBER
INTERIOR ELEVATION		ELEVATION NUMBER	SHEET NUMBER
DOOR NUMBER		DOOR NUMBER	SEE DOOR SCHEDULE
WINDOW TYPE		WINDOW TYPE	SEE WINDOW SCHEDULE
WALL TYPE		WALL TYPE	SEE WALL TYPES
KEYNOTE		KEYNOTE	SEE SHEET LEGEND
ROOM TAG		ROOM NAME	ROOM NUMBER
REVISION		REVISION NUMBER	SEE TITLE BLOCK
STRUCTURAL GRID			
ELEVATION DATUM		ELEVATION TARGET	

Project:

Shadle Park - Amphitheater Stage
City of Spokane Parks & Recreation

2005 W. Wellesley Avenue
Spokane, Washington 99205

100% Construction Documents
August 5, 2016

Revision 1, 10-28-2016 (Rebid)

Project Contacts:

CLIENT:
CITY OF SPOKANE PARKS & RECREATION
2304 EAST MALLON
SPOKANE, WA 99202
GARRETT JONES, ASST. DIRECTOR - PARK OPERATIONS
PHONE: (509) 363-5462
FAX: (509) 363-5454
E-MAIL: g.jones@spokanecity.org

ARCHITECT:
LABAR architecture, inc.
421 WEST RIVERSIDE AVE., SUITE 312
SPOKANE, WA 99201
RONALD D. LABAR, AIA
PHONE: (509) 363-0240
FAX: (509) 363-0241
E-MAIL: LABARarch@AOL.COM

STRUCTURAL ENGINEER:
ECLIPSE ENGINEERING, INC.
421 WEST RIVERSIDE AVE., SUITE 101
SPOKANE, WA 99201
BRIAN HANSON, PE
PHONE: (509) 321-1131
FAX: (509) 321-5104
E-MAIL: bshenoy@eclim.com

LANDSCAPE ARCHITECT:
LABAR architecture, inc.
421 West Riverside Avenue, Suite 312
SPOKANE, WA 99201
ELIZABETH A. LABAR, RLA
PHONE: (509) 363-0240
FAX: (509) 363-0241
E-MAIL: LABARarch@AOL.COM

ELECTRICAL ENGINEER:
WEILER ENGINEERING
P.O. BOX 832
VERADALE, WA 99037
DAVID J. WEILER, P.E.
PHONE: (509) 938-3068
E-MAIL: DaveWeiler@99comcast.net

CIVIL ENGINEER:
NOT APPLICABLE

MECHANICAL/PLUMBING ENGINEER:
NOT APPLICABLE

Overall Site Plan/Key Plan:
SCALE: 1" = 200'-0"

- Keynotes:
- EXISTING ASPHALT PARKING LOT WITH VAN ACCESSIBLE SPACES (NO WORK).
 - EXISTING ASPHALT PATH, ACCESSIBLE ROUTE TO STAGE (NO WORK).
 - PROPOSED CONCRETE STAGE - SEE ENLARGED PLANS, SECTIONS & DETAILS.
 - EXISTING AMPHITHEATER TURF AREA - SEE ENLARGED SITE PLAN.



North



Sheet Index:

ARCHITECTURAL:

- A-0 COVER SHEET, GENERAL PROJECT INFORMATION AND OVERALL SITE PLAN/ KEY PLAN
- A-1 ENLARGED SITE PLAN
- A-2 FLOOR PLAN, FOUNDATION PLAN, and ENLARGED PLAN
- A-3 ELEVATIONS and DETAILS

STRUCTURAL:

- S-0 STRUCTURAL GENERAL NOTES
- SEE ALSO A-2 & A-3

ELECTRICAL:

- E-1 PHOTOMETRIC PLAN & LIGHTING LAYOUT
- E-2 ELECTRICAL PLAN

Code Analysis:

PROJECT SYNOPSIS:
THE SCOPE OF WORK COVERED BY THESE DOCUMENTS CONSIST OF CONSTRUCTING A NEW POURED IN PLACE CONCRETE STAGE TO REPLACE THE EXISTING AMPHITHEATER STAGE THAT WAS REMOVED BY PARKS & REC. DUE TO DETERIORATION OF THE STRUCTURE. THE NEW STAGE WILL HAVE ACCESSIBLE ACCESS, INCLUDE POWER & WATER FOR USE BY PERFORMERS & MAINTENANCE, AND HAVE AREA LIGHTING FOR SECURITY. THE STAGE WILL BE ACCESSED FROM AN EXISTING ASPHALT PATH SYSTEM AND BE SURROUNDED BY THE EXISTING TURF AREA. RUNOFF FROM THE STAGE PAVING WILL BE DIRECTED INTO THE ADJACENT TURF.

THE WORK WILL NOT AFFECT THE EXISTING PARKING REQUIREMENTS. THE SITE DEVELOPMENT IS EXISTING AND WILL NOT CHANGE.

JURISDICTION: CITY OF SPOKANE
GOVERNING CODE:

INTERNATIONAL BUILDING CODE - 2015 EDITION
INTERNATIONAL FIRE CODE - 2015 EDITION
ICC/ANSI 117.1 - 2009 EDITION
CITY ORDINANCES, INCLUDING
ADOPTED AMENDMENTS TO THE ABOVE CODES

OCCUPANCY GROUP: U
TYPE OF CONSTRUCTION: TYPE V-B
BASIC ALLOWABLE FLOOR AREA: 5,500 SF
ALLOWABLE INCREASE: N/A
BUILDING FLOOR AREA (UNDER ROOF): 0 SF
BUILDING HEIGHT ALLOWED/ACTUAL: 40'14"
STORIES ALLOWED/ACTUAL: 1/1
SPRINKLED: NO
SEPARATION: NOT REQUIRED
OCCUPANT LOAD FACTOR: ASSEMBLY (unconcentrated) / 15 SF, net

OCCUPANT LOAD: 63715 x 12 42 PERSONS
EXITS REQUIRED/PROVIDED: (OPEN AIR, NO WALLS) 1/1

PLUMBING FIXTURE LOAD FACTOR: CHAPTER 29
NOT REQUIRED

Vicinity Map:



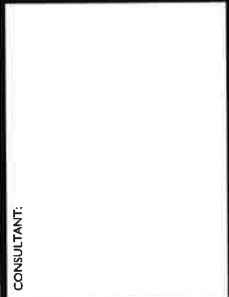
PROJECT LOCATION
SPOKANE, WA



LABAR
architecture, inc.

architecture • design • planning

421 W. Riverside Ave., Suite 312
SPOKANE, WA 99201
ph.509.363.0240 fx.509.363.0241



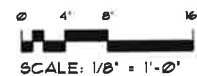
REVISIONS:
VE / Bldg Dept Comments
10-28-2016

Project No: 16319
Date: 8/5/2016
Drawn By: RDL
Scale: See Sheet
File Name: 16319-A0

PROJECT NAME: SHEET TITLE:

Shadle Park
Amphitheater Stage
2005 W. Wellesley Ave. - Spokane, WA 99205
Cover Sheet, General Project Information
and Site Plan/ Building Key Plan

Sheet No:
A-0



72. DASHED LINE GENERALLY INDICATES THE LIMIT OF WORK AREA FOR GRADING, TURF AND IRRIGATION RESTORATION.

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS & CONDITIONS ON SITE.
2. SANITARY SEWER TO BE CONNECTED TO A NEW SEPTIC SYSTEM.
3. DOMESTIC WATER TO BE FED BY CITY WATER.
4. LP GAS TO BE SUPPLIED & INSTALLED BY VENDOR.
5. ELECTRICAL SERVICE PER PROVIDER

A-1

BID

TO: CITY OF SPOKANE, WASHINGTON

PROJECT NAME: SHADLE PARK AMPHITHEATRE STAGE

The undersigned Contractor has examined the site, read and understands the specifications for the above project and proposes to do the described work at the following price:

Trench Safety System, if excavation greater than four feet (4') deep:
\$ 0 If applicable, include amount in base bid below.

Base Bid: \$ 69,500.00

Alternate1 Bid (light poles): \$ 13,600.00

WA State Sales Tax 8.7%: \$ 7,229.70

Total Bid Amount \$ 90,329.70

The Contractor acknowledges receipt of addendum number 1 and agrees that its requirements have been included in this bid.

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

CONTRACTOR RESPONSIBILITY.

Washington State Contractor's Registration No. BACONCI 07249

U.B.I. Number 601-398-658

Washington Employment Security Department Number 760 832 005

Washington Excise Tax Registration Number 91-1579202

City of Spokane Business Registration Number T12011451 BUS

By submitting their Bid, Contractor confirms it (and any subcontractor) is not listed on the "Contractors Not Allowed to Bid" list of the Washington State Department of Labor and Industries or the Federal debarred list.

COMPLETION TIME. All Work under the Contract shall be started after the date of notice to proceed. Work once started shall be completed by June 1, 2017.

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 \$50.00 for each and every day the Work remains uncompleted.

For Contracts up to \$35,000.00 including tax, the Contractor may opt for fifty percent (50%) Statutory Retainage in lieu of Bond. _____ YES X NO

FIRM NAME: Bacon Concrete Inc

SIGNATURE: [Signature] TITLE: President

EMAIL greg@bconcrete.com PHONE: 924-3900

ADDRESS: N 16510 Brunner Lane Spokane WA
99208

SUBCONTRACTOR LIST

PROJECT NAME: SHADLE PARK AMPHITHEATRE STAGE

PROPOSED SUBCONTRACTORS/SUPPLIERS TO BE USED ON THE PROJECT ARE:

(USE ADDITIONAL PAGES IF NECESSARY)

CONTRACTOR/SUPPLIER Colvico Inc.

TYPE OF WORK/BID ITEM Electrical

AMOUNT \$ 19,500⁰⁰

CONTRACTOR'S REGISTRATION NO. Colvico #13406

CONTRACTOR/SUPPLIER J+J Construction

TYPE OF WORK/BID ITEM Asphalt Paving

AMOUNT \$ 6,000⁰⁰

CONTRACTOR'S REGISTRATION NO. ~~00-0000000000~~ RUSSET 0051C

CONTRACTOR/SUPPLIER Joy Landscape

TYPE OF WORK/BID ITEM Sod Repair

AMOUNT \$ 10,000

CONTRACTOR'S REGISTRATION NO. Joy Land 93814A

☐ NO SUBCONTRACTORS WILL BE USED ON THIS PROJECT

CITY OF SPOKANE PARKS AND RECREATION
2017 MAJOR CAPITAL PROJECT AND REPLACEMENT PLAN; **DRAFT** as of JAN 4, 2017

NO	DEPT	TYPE	DESCRIPTION	2017 PLAN	REVISIONS	REVISED PLAN	ACTUAL + ENC	REMAINING BALANCE
PARK FUND								
			ROLLOVER PROJECTS	\$ -	\$ -	\$ -	\$ -	\$ -
1			COMPUTER / HARDWARE REPLACEMENT - SYSTEM WIDE	\$ 40,000	\$ -		\$ -	\$ 40,000
2			LOCAL IMPROVEMENT DISTRICT PAYOFF - SYSTEM WIDE	\$ 15,000	\$ -		\$ -	\$ 15,000
3			MISCELLANEOUS MINOR PROJECTS - SYSTEM WIDE	\$ 50,000	\$ -		\$ -	\$ 50,000
4			PARK OPERATIONS ANNEX AND STORAGE	\$ 450,000	\$ -		\$ -	\$ 450,000
5			PARK PLANNING NEIGHBORHOOD MATCHING FUNDS	\$ 20,000	\$ -		\$ -	\$ 20,000
6			SAFER SIDEWALKS TO SCHOOLS AND BUS STOPS	\$ 30,000	\$ -		\$ -	\$ 30,000
7			MANITO PARK FOUNTAIN AND REFLECTING POND REPAIRS	\$ 70,000	\$ -		\$ -	\$ 70,000
8			MANITO PARK MIRROR POND SEDIMENT REMOVAL	\$ 75,000	\$ -		\$ -	\$ 75,000
9			PARK OPS COMPLEX ADMIN BLDG IMPROVEMENTS	\$ 40,000	\$ -		\$ -	\$ 40,000
10			PARK RESTROOM IMPROVEMENTS	\$ 25,000	\$ -		\$ -	\$ 25,000
11			FINCH ARBORETUM MASTER PLAN	\$ 30,000	\$ -		\$ -	\$ 30,000
12			PLAYGROUND REPLACEMENTS	\$ 40,000	\$ -		\$ -	\$ 40,000
13			FINCH ARBORETUM IT INFRASTRUCTURE AND NETWORK	\$ 30,000	\$ -		\$ -	\$ 30,000
14			MISSION ADAPTIVE BALL FIELD / RESTROOM AND LIGHTING	\$ 60,000	\$ -		\$ -	\$ 60,000
15			RECREATION FACILITY RENOVATIONS	\$ 10,000	\$ -		\$ -	\$ 10,000
16			FRANKLIN SHADE / SAFETY STRUCTURES	\$ 20,000	\$ -		\$ -	\$ 20,000
17			RFP NON-BOND PROJECTS	\$ 30,000	\$ -		\$ -	\$ 30,000
18					\$ -		\$ -	\$ -
19			AQUATIC MAJOR REPAIRS	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ 25,000
20			RFP SKYRIDE MAJOR MAINTENANCE	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ 20,000
21			SYNTHETIC TURF REPLACEMENT	\$ 75,000	\$ -	\$ 75,000	\$ -	\$ 75,000
22					\$ -		\$ -	\$ -
23					\$ -		\$ -	\$ -
24					\$ -		\$ -	\$ -
25				\$ -	\$ -	\$ -	\$ -	\$ -
26				\$ -	\$ -	\$ -	\$ -	\$ -
27				\$ -	\$ -	\$ -	\$ -	\$ -
			SUBTOTAL FUNDED REQUESTS		\$ -		\$ -	\$ 1,155,000
					\$ -		\$ -	
					\$ -		\$ -	
				\$ -	\$ -	\$ -	\$ -	\$ -
			TOTAL PARK FUND	\$ -	\$ -	\$ -	\$ -	\$ 1,155,000
GRANTS								
141			CDBG PROJECTS	\$ 60,000				\$ 60,000
142			MIRROR POND IMPROVEMENTS	\$ 180,000			\$ -	\$ 180,000
143			MISSION PARK ADAPTIVE BALL FIELD - RCO	\$ 476,000			\$ -	\$ 476,000
144			MISSION PARK ADAPTIVE BALL FIELD - RCO YAF	\$ 225,000				\$ 225,000
145			PRIVATE / NONPROFIT	\$ 22,000			\$ -	\$ 22,000
149			DNR - USDA	\$ 10,000				\$ 10,000
			TOTAL GRANT FUND	\$ -				\$ 973,000
GOLF FUND						\$ -	\$ -	\$ -
1 GOLF			MAJOR FACILITY RENOVATIONS	\$ 10,000			\$ -	\$ 10,000
2 GOLF			COURSE MAJOR RENOVATIONS	\$ 10,000			\$ -	\$ 10,000
3 GOLF			FLEET REPLACEMENT	\$ 30,000			\$ -	\$ 30,000
4 GOLF			EQUIPMENT LEASING	\$ 95,000				\$ 95,000
5 GOLF			COMPUTER REPLACEMENT	\$ 10,000				\$ 10,000
6 GOLF			EQUIPMENT REPLACEMENT	\$ 45,000			\$ -	\$ 45,000
			TOTAL GOLF FUND	\$ 200,000	\$ -			\$ 200,000
			TOTAL MAJOR PROJECT AND REPLACEMENT PLAN		\$ -			