



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

September 6, 2017, 3:00 p.m. – 5:00 p.m.

Park Operation Complex Lunchroom

2304 E Mallon Avenue

Spokane, Washington

Al Vorderbrueggen – Park Operations Director

Committee Members:

- X Gilman, Greta – Chairperson
- X Kelley, Ross
- X Lodato, Sally
- X Ogden, Jennifer
- Salvatori, Steve
- X Fagan, Mike – Council Liaison

Also present:

Park Board:

Chris Wright

Parks Staff:

Fianna Dickson

Leroy Eadie

Garrett Jones

Carl Strong

Al Vorderbrueggen

Other City Staff:

Guest(s):

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

Summary

- The Committee recommended Park Board approve the Manito Park Roof Replacement project. Staff recommendation was to contract with low-bidder, Perrenoud Roofing, for a total cost of \$50,763.90, including tax.
- The Committee recommended Park Board add Alternate 2 for irrigation upgrades in the amount of \$36,800.00, plus tax, to the Byrne Park Restroom Historic Renovation project.
- The Eagle Scout project at Manito recognition was deferred to another meeting, pending availability of the Eagle Scout candidate.
- The acquisition conversation regarding the Bracher Property can continue once the completed appraisal is received from the property owner.
- Staff reviewed Fish Lake Trail railroad crossing background, existing designated crossing locations and establishing new ones, funding, limitations and challenges, crossing types and preferences, on-going staff efforts, and potential opportunities.
- Grant Park parking background, challenges, issues, concerns, and solution concepts were reviewed by staff.
- Results of the recent public comment period regarding potential transfer of RCO restrictions from the Bosch Lot to other locations, and staff recommendation to conduct a broader process to determine the best use of the Bosch Lot were reviewed.
- Per staff, the Park Operations financials remain in good shape. The monthly report was not available, but will be included at the next Finance Committee meeting.
- Staff reviewed several Capital Projects, including completion of the Peaceful Valley futsal court, beginning of construction of the Byrne Park restroom, and the Mission Park Ability Ballfield Phase 2.
- Parks Report highlights included safety improvements, benefits of neighborhood volunteers, Mirror Pond, the Southeast Complex, and appreciation of all the firefighting crews regarding the recent fire at Palisades Park.
- No CSO Tank update was given.

MINUTES

Chairperson Greta Gilman convened the meeting at 3:00pm.

Action Items:

1. Manito Roof Projects – Bid tabulation and supporting photographs were provided. Staff reviewed the project background and scope to remove and replace three building roofs, and recommended contracting with low-bidder, Perrenoud Roofing, for a total cost of \$50,763.90, including tax. Questions and clarifications were discussed.

Motion #1: Ross Kelley moved to approve the roof replacement project for the Manito Park buildings.

Mike Fagan seconded. Motion carried, unanimously.

2. Byrne Park Restroom Change Order – The Bid Proposal and Change Order #1 to add Alternate 2 for irrigation upgrades to the project were provided. This project recently came through Committee with Alternate 2 pricing held for sixty days to identify capital funding. This Change Order accepts Alternate 2 for \$36,800.00 for a revised contract sum of \$260,600.00, before tax.

Motion #2: Greta Gilman moved to add Alternate 2 scope to the Byrne Park Restroom Historic Renovation in the amount of \$36,800, plus tax.

Ross Kelley seconded. Motion carried, unanimously.

Discussion Items:

1. Eagle Scout Project at Manito Recognition – This item was deferred to another meeting, pending availability of the Eagle Scout candidate.

2. Bracher Property Update – Per staff, the acquisition conversation can continue once the completed appraisal is received from the property owner.

3. Fish Lake Trail Crossing – An aerial view of the trail was provided. Staff reviewed railroad crossing background, existing designated crossing locations and establishing new ones, funding, limitations and challenges, crossing types and preferences, on-going staff efforts, and potential opportunities. Questions, concerns, and clarifications were discussed.

4. Grant Park Parking Concepts – Staff reviewed background, challenges, issues, concerns, and solution concepts. Clarifications, questions, concerns, benefits, and funding were discussed.

5. Bosch Lot – Staff reviewed results of the recent public comment period regarding potential transfer of RCO restrictions to other locations, and recommendation to conduct a broader process to determine best use of the Bosch Lot. A Park Board member reported on an internal meeting between Parks and the Mayor. Questions, clarifications, and next steps were discussed.

Standing Report Items:

1. Park Operations Monthly Financial Report – Per staff, financials remain in good shape. A written report wasn't available, but will be included at the next Finance Committee meeting.

2. Parks Capital Projects Update – Staff reviewed several projects, including completion of the Peaceful Valley futsal court, beginning of construction of the Byrne Park restroom, and the Mission Park Ability Ballfield Phase 2.

3. Parks Report – Staff reviewed Coeur d’Alene Park safety improvements and potential to expand some elements to other select parks, benefits of neighborhood volunteers in taking back parks, Nettleton monument installation, Mirror Pond, the Southeast Complex, and the recent fire at Palisades Park. Appreciation for all the firefighting crews was expressed.

4. CSO Tank Update – No update was given.

The Chairperson adjourned the meeting at 4:15pm. Next scheduled meeting is October 4, 2017, at 3:00 p.m. at the Park Operations Complex, located at 2304 East Mallon, Spokane, Washington.



2017.09.06

CONSTRUCTION CONTRACT | 2017 MANITO PARK ROOF REPLACEMENTS

INTENT

Contract with low bidder, "Perrenoud Roofing, Inc." to remove and replace (3) building roofs within Manito Park for a total cost of \$50,763.90 including tax. See supporting documents for bid tabulation, and building repair locations/photos.

2017 MANITO PARK ROOF REPLACEMENTS
BID #4387-17 OPEN: 8/28/17

	All Surface Roofing & Waterproofing Inc 5727 N Florida St Spokane WA Darrell Kidwell 509-413-2849 or 509-279 9248 © dkidwell@allsurfaceroofing.com	Icon Corporation 3410 N Eden Rd Spokane Valley Wa 99216 Jack Johnson 509-532-1761 jack@iconroffing.com	Perrenoud Roofing Inc 3619 E Wellesley Spokane WA 99217 Keven Edwards 509-483-7100 or 509-847-5330 keven@perrenoudroofinginc.com	Spokane Roofing 130 E Sprague Ave Spokane WA Corey Raivid 503-838-8633 corey@spokaneroofing.com
BASE BID	\$17,252.00	\$23,000.00	\$18,799.00	\$27,800.00
8.8% SALES TAX	\$ 1,518.18	\$ 2,024.00	\$ 1,654.31	\$ 2,446.40
TOTAL	\$18,770.18	\$25,024.00	\$20,453.31	\$30,246.40
Alternate 1 – Remove & Replace Manito Park Meeting Room Roof (no tax)	\$20,270.00	\$16,500.00	\$18,779.00	\$18,920.00
Alternate 2 – Remove & Replace Manito Park “Park Bench” Storage Building Roof (no tax)	\$12,037.00	\$7,500.00	\$9,080.00	\$7,260.00
Additional Costs (asbestos abatement & removal as required in scope per square foot)	n/a added - #1	\$10.00/sf	N/A	\$4.00/sf
Addenda Acknowledged	1	1	1	1
WA State contractors Registration #	ALLSUSR950RT	ICONC**022M3	PERRERI964RA	SPOKARC960PA

The Request for bid was e-mailed to 63 companies and plan holders, with 4 bid responses received.

PLEASE NOTE THAT THIS BID TABULATION IS NOT AN INDICATION OF AWARD RECOMMENDATION. CRITERIA, IN ADDITION TO PRICE, ARE EVALUATED TO DETERMINE RESPONSIVE BID MEETING SPECIFICATIONS. AWARD OF BID IS MADE BY PARKS BOARD.



2017.08.28

BID #4387-17 MANITO PARK ROOF REPLACEMENTS											
CONTRACTOR	BASE BID	TAX (8.8%)	TOTAL BASE BID	ADD 1	TAX (8.8%)	TOTAL ADD 1	ADD 2	TAX (8.8%)	TOTAL ADD 2	TOTAL BID	
PERRENOUD ROOFING INC	\$ 18,799.00	\$ 1,654.31	\$ 20,453.31	\$ 18,779.00	\$ 1,652.55	\$ 20,431.55	\$ 9,080.00	\$ 799.04	\$ 9,879.04	\$ 50,763.90	
ICON CORPORATION	\$ 23,000.00	\$ 2,024.00	\$ 25,024.00	\$ 16,500.00	\$ 1,452.00	\$ 17,952.00	\$ 7,500.00	\$ 660.00	\$ 8,160.00	\$ 51,136.00	
ALL SURFACE ROOFING & WATERPROOFING	\$ 17,252.00	\$ 1,518.18	\$ 18,770.18	\$ 20,270.00	\$ 1,783.76	\$ 22,053.76	\$ 12,037.00	\$ 1,059.26	\$ 13,096.26	\$ 53,920.19	
SPOKANE ROOFING	\$ 27,800.00	\$ 2,446.40	\$ 30,246.40	\$ 18,920.00	\$ 1,664.96	\$ 20,584.96	\$ 7,260.00	\$ 638.88	\$ 7,898.88	\$ 58,730.24	
	\$ -	\$ -	\$ -							\$ -	

MANITO PARK ROOF REPLACEMENTS - PROJECT LOCATION MAP
1702 S. GRAND BOULEVARD. SPOKANE, WA 99203



ATTACHMENT 2 - MANITO MEETING ROOM
(BASE BID)



ATTACHMENT 3 - MANITO PARK LOWER RESTROOM
(ALTERNATE 1)



ATTACHMENT 3 - MANITO PARK LOWER RESTROOM
(ALTERNATE 1)



ATTACHMENT 3 - MANITO 'PARK BENCH' STORAGE ROOM
(ALTERNATE 2)



ATTACHMENT 3 - MANITO 'PARK BENCH' STORAGE ROOM
(ALTERNATE 2)





2017.09.06

CONSTRUCTION CHANGE ORDER #1 | BYRNE PARK RESTROOM HISTORIC RENOVATION**INTENT**

Add 'Alternate #2' scope to the 'Byrne Park Restroom Historic Renovation' in the amount of \$36,800.00 +tax.
Contractor held bid pricing for Alternate #2 scope for up to (60) days after bid opening.

Alternate #2 replaces the existing park irrigation point of connection, backflow device, pump, & pressure tank which are currently located within a below grade utility vault and do not meet current building code. Pump equipment will be moved into restroom mechanical room to ease maintenance labor. A 'variable frequency drive' will be added to the new pump system to increase irrigation efficiency and reduce power use.

<u>ITEM</u>	<u>QTY</u>	<u>UNIT PRICE</u>	<u>EXTENDED COST</u>
Current Contract Amount	1.0	\$ 223,800.00	\$ 223,800.00
Alternate #2: Replaces Irrigation Pump & backflow device.	1.0	\$ 36,800.00	\$ 36,800.00
Revised Contract Sum (before tax):			\$ 260,600.00

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

NAME OF CONTRACTOR: ENGINEERING REMEDIATION RESOURCES GROUP

PROJECT TITLE: BYRNE PARK RESTROOM HISTORIC RENOVATION

CITY CLERK CONTRACT NUMBER: OPR2017-0600

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DESCRIPTION OF CHANGE:

Add 'Alternate 2 - irrigation upgrades' to project per the price submitted by the contractor on bid day.

AMOUNT: \$36,800.00

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TOTAL AMOUNT: \$36,800.00

CONTRACT SUM (EXCLUDE SALES TAX)	
ORIGINAL CONTRACT SUM (INCLUDE ALTERNATES)	\$223,800.00
NET AMOUNT OF PREVIOUS CHANGE ORDERS	\$0.00
CURRENT CONTRACT AMOUNT	\$223,800.00
CURRENT CHANGE ORDER (EXCLUDES SALES TAX)	\$36,800.00
REVISED CONTRACT SUM	\$260,600.00

CONTRACT COMPLETION DATE	
ORIGINAL CONTRACT COMPLETION DATE	November 30, 2017
CURRENT COMPLETION DATE	November 30, 2017
REVISED COMPLETION DATE	November 30, 2017

Contractor's Acceptance: 

Date: 5 Sept 2017

City Approval: _____

Date: _____

Attest: _____

City Clerk

Approved as to form: _____

Assistant City Attorney

BID PROPOSAL

To: Honorable Mayor
Members of the City Council
City of Spokane, Washington

PROJECT: #4369-17 BYRNE PARK RESTROOM HISTORIC RESTORATION (RE-BID)

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: \$ \$ 207,000

SALES TAX: (8.8 %) \$ 18,216

TOTAL: \$ 225,216

ALTERNATE 1
(LIGHTS & DOORS): \$ 16,800

CO#1 ADDS THIS LINE
TO PROJECT SCOPE

ALTERNATE 2
(IRRIGATION UPGRADES): \$ 36,800

ADDENDA.

The undersigned acknowledges receipt of addenda number(s) 1 and agrees that their requirements have been included in this bid proposal.

CONTRACT COMPLETION TIME.

The bidder agrees to start the work under this contract within ten (10) days of the Notice to Proceed and to substantially complete the specified work within fifty (50) working days after the project start date is given.

LIQUIDATED DAMAGES.

In the event the bidder is awarded the contract and fails to complete the work within the time limit or any agreed upon time extensions, liquidated damages shall be paid to the City of Spokane in the amount of 100.00 DOLLARS (\$100.00) per working day until the work is satisfactorily completed.





Bosch Lot Talking Points September 2017

Background

Bosch Lot is situated between Kendall Yards, Riverfront Park, and the Veterans Memorial Arena. Currently, it is under construction as a CSO tank. The site was purchased by Parks and Recreation in 1975 using funds from the Washington State [Recreation and Conservation Office \(RCO\)](#), and has been used as a parking lot since.

RCO Limitations & Exceptions

There are RCO restrictions on the Bosch Lot, which limits uses to outdoor recreation and facilities that support outdoor recreation open to the general public. RCO restrictions may be moved to other properties of equal recreational and dollar value, with RCO approval.

Community Outreach

Parks opened a 30-day community survey to gather feedback about removing RCO restrictions from the Bosch lot. Many of the comments received thus far are around one proposed use of the lot – a climbing gym – and less about transferring the restrictions for a variety of recreational opportunities. From this process, we recognized a need to step back and look at the larger area around the lot. We've elected to end the comment period early to have deeper analysis and ask bigger questions of the lot's future.

Future of the Bosch Lot

The Bosch lot is an opportunity zone and should be considered as part of a bigger picture given its location. Its neighboring assets include Bridge Street, Riverfront Park, Centennial Trail, the Spokane River and Falls, Kendall Yards, the new Wonder Bread Bakery development, Post Street, Spokane Falls Blvd., CSO 26, Huntington Park, and local businesses.

Next Steps

Parks would like to pivot the Bosch considerations towards something bigger.

- Parks will remove their RCO conversion request slated for October.
- A visioning and planning exercise will be developed that assesses neighboring assets and traffic flows, and ties in recommendations from the Riverfront Park Master Plan. The Bosch lot would be part of that broader discussion. The exercise would aim to involve citizens in a larger conversation about the area, and gather feedback to help provide clarity for future direction.
- Charter clarifications will be sought in order to clarify and modernize the lease process.
- Any public/private recreation partnerships would be considered through an open proposal.
- Goals for the Bosch lot will be developed in partnership with the Integrated Capital and Utilities departments of the City.
- Community outreach will be conducted to gather public feedback.
- Recommendations will be made to the Park Board, City Council and Mayor's office.

www.SpokaneParks.org