



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

February 6, 2019, 3:00 p.m. – 5:00 p.m.
Meeting Room at Manito Park
2016 S. Tekoa Street, Spokane, Washington
Al Vorderbrueggen – Park Operations Director

Committee Members:

X Gilman, Greta – Chairperson
X Lodato, Sally
X Ogden, Jennifer
A SiJohn, Jamie
A Fagan, Mike – Council Liaison

Also present:

Park Board:
Bob Anderson

Parks Staff:

Jason Conley
Fianna Dickson
Leroy Eadie
Nick Hamad
Garrett Jones
Carl Strong
Al Vorderbrueggen

Other City Staff:

Andrew Chanse
Pat Dalton
Eric Lester
Jim Richman

Guest(s):

Andy Dunau
Karen Mobley
Mike Terrell

(Notes: Sally Lodato attended telephonically.)

Summary

- The Committee recommended Park Board accept the resolution for the Red Band Park Sculpture.
- The Committee recommended Park Board approve the Park Surplus Property Policy, with discussed amendments.
- The Committee recommended Park Board approve the Peaceful Valley Wayfinding themes and signs, as presented at Land Committee.
- The Committee recommended Park Board accept the SE Sports Complex Construction Contract Base Bid and Alternate #3, with Bacon Concrete, Inc., in the amount of \$835,309.00, including tax.
- The Committee recommended Park Board approve the SE Sports Complex restroom purchase from CXT, Inc., for the amount of \$137,653.49, including tax.
- The Committee recommended Park Board approve the SE Sports Complex playground equipment purchase from Northwest Playground Equipment, Inc., for the amount of \$83,323.60, including tax.
- The Library Director reviewed Liberty Park and Shadle Park libraries (two of the seven projects approved as part of the November 2018 bond measure), the process, timeline expectations, community input, and possible project elements.
- The Parks Report included transient camp issues, the stormwater agreement with Public Works, the need for Neighborhood Council direction regarding the Latah Trail, and Spokane Falls Boulevard building heights restrictions.

MINUTES

The Chairperson convened the meeting at 3:04 p.m. Introductions were made. Agenda order changes were made as the meeting progressed.

Action Items:

1. Redband Park Sculpture Acceptance – Park staff, along with a River Forum representative and the landscape architect, reviewed the item history; project location, scope, and benefits; interactive and educational opportunities; and staff support. Questions, clarifications, and community support were discussed.

Motion #1: Greta Gilman moved to take the resolution for the Red Band Park Sculpture to the Park Board for acceptance.

Jennifer Ogden seconded. Motion carried.

2. Parks Surplus Property Policy – Park staff reviewed the policy background and why it's needed. Questions, clarifications, and suggested edits were discussed.

Motion #2: Greta Gilman moved to take the Park Surplus Property Policy, with discussed amendments, to Park Board for approval.

Jennifer Ogden seconded. Motion carried.

3. Peaceful Valley Wayfinding Approval – Park staff reviewed the item background and what/why Park Board is being asked to approve. Integrated Capital staff reviewed the project location, scope, status, community input, funding, and cost breakdown. Questions, clarifications, and having a resolution for the item were discussed.

Motion #3: Greta Gilman moved to approve the Peaceful Valley Wayfinding themes and signs as presented at Land Committee today.

Jennifer Ogden seconded. Motion carried unanimously.

4. SE Sports Complex Construction Contract – Park staff recapped the SE Sports Complex project history, and reviewed the Construction Contract Phase 1 scope. Staff recommended awarding the Base Bid and Alternate 3, for irrigation control upgrades, to Bacon Concrete, Inc., for the amount of \$835,309.00, including all applicable taxes. Clarifications and questions were discussed.

Motion #4: Greta Gilman moved to forward the SE Complex construction contract to the full Park Board for acceptance of the Base Bid and Alternate #3, in the amount of \$835,309.00, including tax.

Jennifer Ogden seconded. Motion passed unanimously.

5. SE Sports Complex Restroom Purchase – Park staff reviewed the recommendation to purchase a premanufactured concrete, four-stall, ADA accessible, unisex restroom, from CXT, Inc. The cost of the building, delivered to the site and set in place, is \$137,653.49, including tax. The utilities and pathway are covered under the construction contract in Item #4.

Motion #5: Greta Gilman moved to forward the SE Complex restroom purchase for the amount of \$137,653.49, including tax, on to the full Park Board for approval.

Jennifer Ogden seconded. Motion passed unanimously.

6. SE Sports Complex Playground Equipment Purchase – Park staff reviewed the recommendation to purchase five new pieces of playground equipment from Northwest Playground Equipment, Inc., using state contract pricing up to a maximum cost of \$83,323.60, including tax. Questions and clarifications were discussed.

Motion #6: Greta Gilman moved to forward the SE Complex playground equipment purchase for the amount of \$83,323.60, including tax, on to the full Park Board for approval. Jennifer Ogden seconded. Motion passed unanimously.

Discussion Items:

1. Library Bond Projects Update – The Library Director reviewed Liberty Park and Shadle Park libraries (two of the seven projects that were approved as part of the bond measure that passed in November), the process, timeline expectations, community input, and possible project elements. Questions and clarifications were discussed.

Standing Report Items:

1. Parks Report – Park staff verbal updates included transient camp issues, the stormwater agreement with Public Works, the need for Neighborhood Council direction regarding the Latah Trail, and Spokane Falls Boulevard height restrictions.

2. Rockwood Neighborhood Triangle – Ongoing efforts of a Board Member to connect with the Rockwood Garden Club, use of a memorandum of understanding instead of a letter of intent, and ongoing staff efforts to connect with the Water Department were briefly discussed.

The meeting adjourned at 4:48 p.m. The next Land Committee meeting will be Wednesday, March 6, 2019, at 3:00 p.m. in the Manito Meeting Room, 2016 S. Tekoa Street, Spokane, Washington.

Resolution # _____

CITY OF SPOKANE
PARK BOARD RESOLUTION

A RESOLUTION, for Red Band Park Sculpture

WHEREAS, Glover Field was renamed to Red Band Park in September 2018, and was expanded to include park lands adjacent to the river along Water Street; and

WHEREAS, The Spokane River Forum, Spokane Tribe of Indians, Spokane Indians Baseball, and Spokane Park Board wish to collaborate on the installation of the Red Band Trout sculpture in Red Band Park; and

WHEREAS, Spokane River Forum, Spokane Indians Baseball, and the City of Spokane has raised funds for the design and creation of the Red Band Trout Sculpture; and

WHEREAS, Spokane Indians Baseball intends to duplicate the sculpture and install at Avista Stadium. Both Spokane Parks and Spokane Indians Baseball would hold rights for marketing the Red Band Trout Sculpture, free from artist royalties, any reproduction would be coordinated through the artist Chris Anderson; and

WHEREAS, The River Forum and Spokane Indians Baseball has completed extensive public outreach, collaborating with neighborhood chair, and vice chair, Spokane Tribe of Indians Archaeologist, Trout Unlimited, and the Artist; and Now, Therefore,

BE IT RESOLVED by the Parks and Recreation Division for the City of Spokane that it hereby approves the parties involved to proceed with contracting and placement of the Red Bank Trout Sculpture within Red Band Park; and

BE IT FURTHER RESOLVED that the Park Board authorizes the Red Band Art Project.

ADOPTED BY THE PARK BOARD ON _____

City Clerk

Approved as to form:

Assistant City Attorney

17-XXX

Redband Park Art Installation

Background

In September 2018 the Spokane Park Board renamed Glover Field Redband Park. When renamed, Redband Park was extended to include park lands adjacent to the river along Water Street.

Located in Peaceful Valley, for centuries this location was a critical salmon-fishing camp and ceremonial gathering place for the Spokane Tribe because it was the farthest location salmon could migrate up the Spokane River. Tribes from throughout the region converged here to share in the wealth of Chinook salmon which, by some estimates, had annual runs up the Spokane River of about one million. The camps were seasonal with up to 5,000 people gathering to catch, smoke, and dry salmon for the long winter.

The end of the nineteenth century and first part of the twentieth century saw not only the blocking of salmon runs by dams, but the fast development of the City of Spokane. When the great fire of Spokane occurred in 1889, the area that is now Redband Park became a fill location for fire debris.

In 1912, the city built an athletic stadium at this location. It hosted high school events, fairs, shows and carnivals. In 1917, it became known as Glover Field after the founding father of Spokane. By 1935, the bleachers were removed, and the location transitioned to a sleepy park area that after World War II had a small community center added to support the Peaceful Valley neighborhood.

Renaming of the field Redband Park acknowledges and honors this history while also carrying the current fishery and related stewardship story forward into the 21st century. Specifically, redband trout are the remnant native species connected to Chinook salmon that survived dams blocking the return of salmon to Spokane Falls. By the end of the twentieth century, however, populations of redband trout were in serious decline due to declining river flows and water pollution related to industrial development and wastewater from a growing population. Redband Park will anchor public awareness and commitment to the current native fishery as well as related water quality, recreation, historical and stewardship values.

Spokane River Forum and Stakeholder Engagement in Redband Park

The Spokane River Forum is a 501 (c)(3) non-profit organization dedicated to creating materials, events and activities that promote regional dialogues for sustaining a healthy river system while meeting the needs of a growing population. A key initiative of the Forum is the Spokane River Water Trail. Begun in 2010, the Spokane River now features 10 new and 4 restored water trail access points. Thousands of residents and visitors are enjoying the river as never before. For more information, visit www.spokanewatertrail.org.

Redband Park is the most recent water trail access project reaching fruition. Over a 5-year period, the Forum successfully raised the funds and developed a partnership with the city, recreational and conservation groups, Spokane Tribe of Indians, Spokane Indians Baseball and others to engineer and build a non-motorized boat launch at this location. Construction is scheduled to be complete this spring.

Beyond the work of the Forum, two critical initiatives were folded into this effort. First, Spokane Indians Baseball began the Redband Campaign in 2017. With merchandise and messaging, the team uses the redband campaign to embody the ideals of the team and its players: hard-fighting, never-quitting,

resilient and adaptive under ever-changing circumstances. Part of this campaign has been creating partnerships to redevelop Redband field, reintroduce programmed youth sports to the field, and restoring the community building at this location. Second, the city successfully raised funds for the loop-trail. Using Redband Park as a trailhead, the loop trail will go through Peaceful Valley to People's Park, cross Sandifur Bridge, loop back to downtown via the Centennial Trail, and then connect back up with Redband Park. Construction will occur in the summer of 2019. The city has worked with the neighborhood association and stakeholders to develop an interpretive plan from Redband Park to People's Park. This art installation is part of that plan.

In 2018, the Forum was asked to consider supporting the art installation component of Redband Park.

Redband Art Installation

Attachment A shows the prototype of the proposed redband sculpture. The effort to create this prototype initially came from redband campaign efforts led by Spokane Indians Baseball. When seen by stakeholders such as the Spokane Tribe of Indians, City, Trout Unlimited, Neighborhood Association and others, there was a strong consensus that the sculpture could be a signature piece for the park and anchor the interpretive plan.

The Artist

Chris Anderson is a metalworks sculptor based out of Colville, WA. Chris started his business in 1989 and has created a wide variety of metal pieces since that time, often representing wildlife and nature. Many of his commissions are for private individuals. Public commissions include the US Forest Service and City of Colville. Private sector commissions include Boise Cascade, North Shore Utilities, Hearth and Home stove manufacturers, Hewes Craft boats, and Enviroment West Landscape.

In 2012 Chris moved to Austin Tx, where he was hired by Texas Disposal System's to be the resident artist for their exotic game ranch. In the 3 1/2 years that he was there, he created several pieces that included a larger than life rhino, buffalo, stainless steel elephant and a 19' tall lion. He also designed and constructed a 40' tall shovel and the framework to transport the shovel to any location that the company wished to display it. It is the new Guinness world record, beating the previous record which was only 14'. In 2016, he moved to Colville, WA.

Site Location

The sculpture will be approximately 7.5' tall and sit atop a base that is approximately 4' tall. The sculpture will be fabricated from stainless steel, and the base from cor-ten steel. Attachment B shows the current draft of the site plan that the city contractor provided. Importantly, this site plan includes landscaping, interpretation and other features that fully flesh out the experience and support the art installation.

The sculpture and related landscaping is strategically set to attract visitors using the water trail, biking/walking trailhead, attending youth sports, or visiting the community building (which is currently housing the Recovery Café). Indeed, the installation is intentionally designed to become a "meet-up" location for family, friends, and groups. The location is also strategic in that it will support selfies and other photo opportunities without being in conflict with foot, vehicle and athletic activities.

Contextually, Attachment C shows the city's interpretive plan within which the proposed art installation functions. Meetings with stakeholders and the neighborhood association have assured consensus on the art installation and larger interpretive plan.

The interpretive theme for the sculpture area is redband trout as Spokane River's signature native fish, its life cycle, and related stewardship values. The Forum will partner with the Spokane Tribe of Indians to develop the language and graphics for interpretation, then work with the city and its contractor(s) to complete development and installation.

Donor plaque recognition will occur within the rockery portion of the landscape. Three donor plaques consisting of name and logo will be included. This includes the Spokane River Forum, Spokane Indians Baseball and TransCanada.

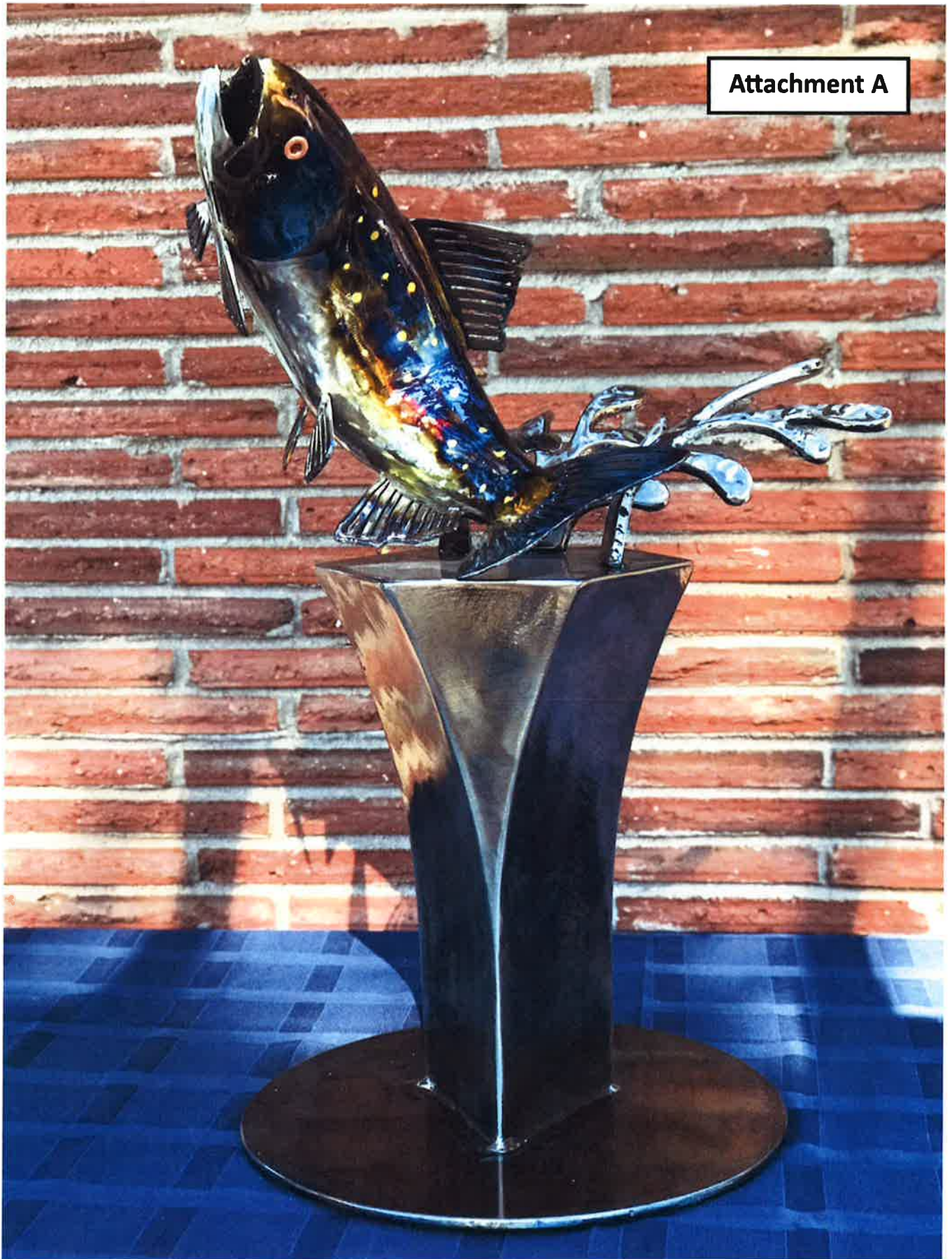
Funding and Budget

Attachment D provides the budget for this effort, which is approximately \$80,000. The Forum will directly fund the artist for the sculpture and base. The Forum will then enter a contract with the City of Spokane Parks and Recreation to accept the art donation and funds for landscaping and installation. The budget includes support of the Parks and Recreation art maintenance fund.

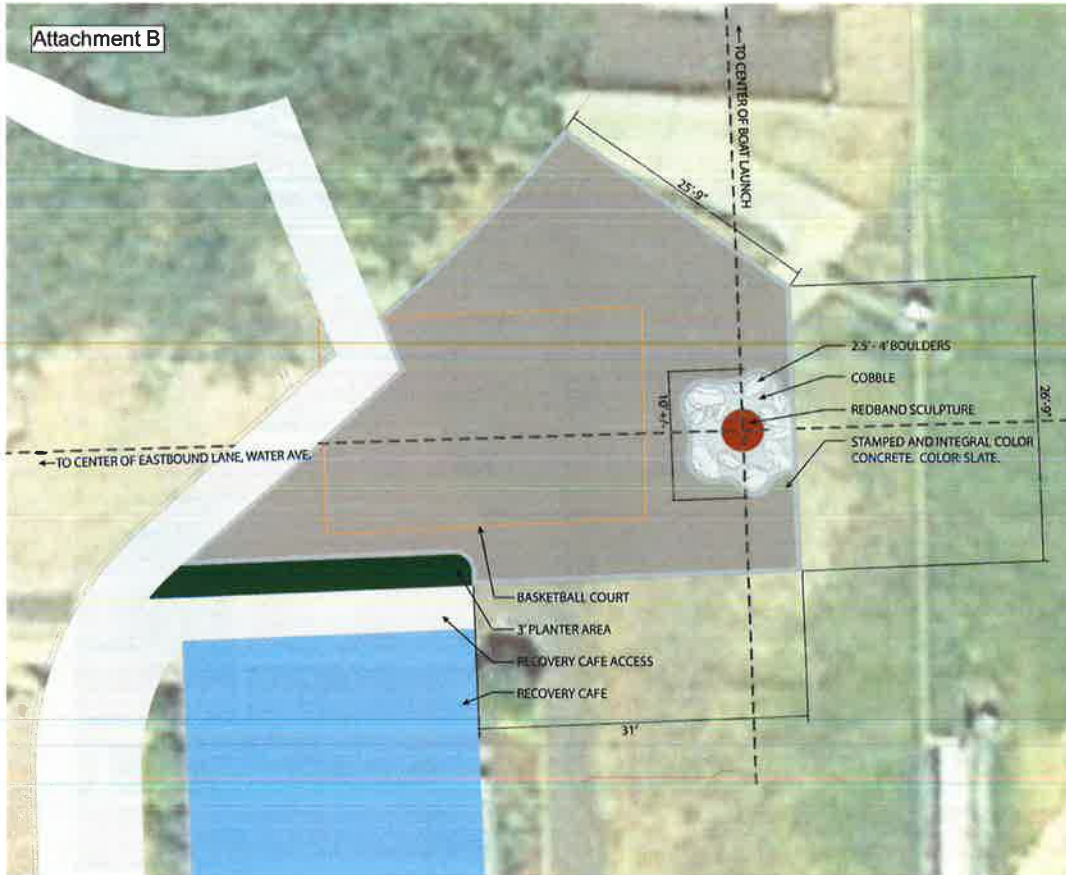
The lead funder will be TransCanada, a Canadian company with offices in Spokane that manage environmental, safety and other needs for 1,353 miles of natural gas pipeline that transports 2.9 billion cubic feet of natural gas to utilities in Washington, Idaho, Oregon, northern California and Nevada. Additional funding is being provided by Spokane Indians Baseball and the Spokane River Forum's Great Gorge fund. The Forum is the repository and fiscal agent of all funds for this art installation and will be contractually responsible for distribution to the artist and city.

Total Forum funding for the water trail access and art installation will be over \$335,000. This is in addition to funding secured by the city for improved parking, the loop trail and People's Park restoration.

Attachment A



Attachment B



REDBAND PLAZA



Attachment C



LEGEND

- Interpretive Icon/Signage
- Existing Interpretive Signs
- Interpretive Signs
- Regional Map Signage
- Directional Wayfinding Signage
- Tribal History Zone
- Nature Zone
- Redband Park Zone
- City of Spokane Park Property
- Peaceful Valley Trail
- Centennial Trail
- Sandifur Bridge Connection
- To Fish Lake Trail

POTENTIAL SIGNAGE LOCATIONS

- | | | | |
|--|---|--|---|
| <ul style="list-style-type: none"> ● A-1 Redband Trout Sculpture A-2 Sculpture/icon/signage that relates to nature or natural processes that occurs/occurred on the Spokane River A-3 Sculpture/icon significant to the Tribe/Relates to the Confluence | <ul style="list-style-type: none"> ● E-1 "A Center of Culture" E-2 "A Spawning Ground" E-3 "The Backbone of Spokane" E-4 "A Wall of Water" | <ul style="list-style-type: none"> ● I-1 The Field at Redband Park & Launch I-2 Intro to Redband Species/Lifecycle I-3 Health of the River: Water Quality & Quantity (at boat launch) I-4 Green Infrastructure I-5 Neighborhoods I-6 Peaceful Valley History I-7 Redband Culture I-8 Other Fish and Aquatic Wildlife | <ul style="list-style-type: none"> I-9 Native Habitats: Local Wildlife I-10 Native Habitats: Plants I-11 Invasive Species I-12 Native Habitats: River/Gorge Ecology I-13 Gorge Geology I-14 The Confluence I-15 Gathering of Peoples |
|--|---|--|---|

PEACEFUL VALLEY TRAIL - POTENTIAL INTERPRETIVE LOCATIONS & THEMES

NOVEMBER 19, 2018



Attachment D
Redband Plaza Budget

Redband Sculpture

Fabrication	\$ 16,000.00
Materials	\$ 2,000.00
A&E for Base	\$ 4,300.00
Concrete Footing	\$ 3,500.00
Base Fabrication	\$ 3,000.00
Donor Plaque	\$ 2,000.00
Art, Intreptive	\$ 5,500.00
Subtotal	\$ 36,300.00

Plaza Landscaping

Demolition	\$ 1,200.00
Rough Grading	\$ 500.00
Stamped Concrete	\$ 19,100.00
Boulders and Cobbles Around Base	\$ 4,500.00
Landscaping Around Base	\$ 300.00
Turf and Irrigation	\$ 1,300.00
Subtotal	\$ 26,900.00

Art Installation Maintenance	\$ 2,500.00
Mobilization and Support	\$ 2,000.00
Tax	\$ 5,737.60
Contingency (10%)	\$ 6,520.00
Total	\$ 79,957.60

CITY OF SPOKANE PARK BOARD ADMINISTRATIVE POLICY AND PROCEDURE	ADMIN XXX – 09 - 01
TITLE: DISPOSITION OF SURPLUS REAL PROPERTY UNDER THE OWNERSHIP AND CONTROL OF THE SPOKANE PARK BOARD EFFECTIVE DATE REVISION EFFECTIVE DATE: N/A	

1.0 GENERAL

1.1 PURPOSE

City of Spokane Charter Section 48 provides that Park Board may not “sell or exchange any existing park or portion thereof without the prior approval of the electorate.”

The purpose of this policy is to establish a predictable and functional uniform policy and procedure, consistent with Charter Section 48, governing disposition of real property under the ownership and control of the City of Spokane Park Board and that is surplus to the needs of the Park Board and where such disposition provides the Park Board a reasonable return. Nothing in this policy shall be read to require the Park Board to dispose of real property or to limit the power of the Park board to dispose of real property as the interests of the Park Board may require.

1.2 TABLE OF CONTENTS

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2.0 DEPARTMENTS/DIVISIONS AFFECTED

This policy and procedure shall apply to the Spokane Park Board and the Parks & Recreation Department.

3.0 REFERENCES

City of Spokane Charter, Article V: Parks and Park Board

4.0 DEFINITIONS

For purposes of this policy and procedure, the following definitions shall apply.

“Appraised value” means a determination of the fair market value of the Subject parcel, as determined by a sufficient and acceptable appraisal performed by a licensed appraiser using a commercially reasonable method of appraisal.

“Assessed value” means the dollar amount assigned by the Spokane County Assessor as the valuation of the Subject parcel of land and improvements for real property taxation purposes.

“Fair market value” means the price that a willing buyer would pay to a willing seller for the purchase of property in an open and competitive market.

“Parks” refers collectively to both the City of Spokane Park Board and the Parks Division of the City of Spokane.

“Public interest” means factors which may be considered in determining whether to dispose of a Subject parcel for less than appraised value, including but not limited to whether such disposition permits higher and better use of the Subject parcel than the Subject parcel’s current use; the economic value of the Subject parcel; the economic value to Parks of the proposed disposition; the impacts of the proposed disposition on neighbors and the City in general; the unique character of the Subject parcel; and potential future uses of the Subject parcel for park purposes.

“Reasonable return” means cash, real property, improvements, or construction of improvements conducted pursuant to state law, or some combination thereof, provided to Parks in exchange for surplus real property that is either:

- 1) of a monetary value equal to the surplus property’s Appraised value as defined in this chapter; or
- 2) of a monetary value that is less than the Appraised value, when based upon a finding by the Park Board that disposition of the surplus property for less than its Appraised value is in the public interest as defined herein and as determined by the Park Board acting within its charter authority.

“Subject parcel” means Park Board-owned and controlled real property under consideration for disposition as surplus real property.

“Surplus real property” means Park Board-owned and controlled real property for which there is no reasonably identifiable current or future Parks need, and which is not an existing park or portion thereof.

5.0 POLICY

- 5.1 It is the policy of the City of Spokane Park Board that the sale of Surplus property should generally be at Fair market value. Surplus property may be sold for less than Fair market value if the Park Board determines it is in the public interest to do so.

6.0 PROCEDURE

Process for Sale or Exchange of Park Property:

1. Upon request of either the Park Board or the Director of Parks, Parks staff will prepare a list of potential Parks property for surplus.
2. Upon creation of a list of surplus property, the Parks Director shall present as a discussion item at a Park Board Land Committee meeting a specific parcel or a list of parcels which may be eligible for sale as Surplus real property.
3. If the Land Committee desires to consider that the merits of one or more parcels of Parks property to be offered sale as surplus, Parks staff shall prepare a written report outlining the pros and cons of a sale of each parcel, and a proposed method of disposition, which may include direct negotiation with a willing buyer.
4. Once a final report and recommendation are ready, they shall be presented as an action item at a future Land Committee meeting.
5. If the action item is approved by the Land Committee, it shall be considered at a future Park Board Meeting.
6. If the Park Board approves the sale of the identified property or properties, Parks staff will
 - A. **For existing parks or portions of existing parks:** begin the process of seeking voter approval to authorize a sale as outlined by Article V, Section 48, of the Spokane City Charter, or
 - B. **For park property that is not an existing park or portion of an existing park:** begin the process for declaring the property as surplus, which does not require a vote of the public.
7. Prior to taking action to sell property, the Park Board shall hold a public hearing regarding the Subject property or properties. The public hearing shall be noticed on the Park Board's Agenda for a regular or special meeting. In addition, Parks staff shall endeavor to provide notice that the Park Board is considering sale of a parcel of land by posting notice of the time and place of the Park Board hearing in a conspicuous manner on the parcel or parcels being considered for sale, where practicable.
8. Proceeds from any sale of Park Property will be placed in the Park Fund.
9. The written report prepared by Parks staff shall contain the following elements:
 - A. A description of the subject parcel's size, zoning, existing improvements, condition of improvements, ingress/egress, neighborhood planning, known environmental conditions (findings of environmental reports, if any) and other relevant observations.

- B. A description of the acquisition and development history of the property, including when the property was originally acquired by Parks, the method of acquisition, the source of funds for subsequent improvements (if any) and how the property has been used since acquisition.
- C. An estimate of the subject property's market value. This can be accomplished through use of any commercially reasonable means available.
- D. The report should include recommended covenants, conditions, or restrictions that the Park Board should place on the subject property at the time of sale, if any. Examples include access easements, air rights, purchase option, or rights of first refusal for Parks or the City to reacquire the property at a future date, among others.
- E. The report shall include a legal opinion as to whether the parcel is subject to public vote requirements of Article 5, Section 48, of the City Charter. Such legal opinion will involve an examination of the public record to determine if the Subject Property is currently being used as a park or portion thereof.
- F. The report will include a recommendation as to the commercially reasonable means, or combinations of means, to be used to sell a parcel.

10. Park Board Action on Disposition:

- A. Upon receipt of the report referenced in § 6.0.9, *supra*, and the Park Director's recommendation, the Park Board shall undertake consideration of the recommendation to designate the property as surplus property, and if so, whether and how to dispose of the property.
- B. The Park Board may decide to:
 - i. Accept the recommendations as presented and adopt a resolution declaring the subject property to be surplus and authorizing the disposal of the property as set forth in the surplus report; or
 - ii. Modify the surplus report recommendations, adopt a resolution declaring the subject property to be surplus and authorize the disposal of the property as set forth in the modified surplus report recommendations; or
 - iii. Return the recommendations to Park staff for further analysis and consideration of specific facts or criteria identified by the Park Board; or
 - iv. Take no action on the recommendation.

7.0 RESPONSIBILITIES

8.0 APPENDICES

APPROVED BY:

City Attorney

Date

Director

Date

City Administrator

Date



2019.02.06

CONSTRUCTION CONTRACT | SOUTHEAST SPORTS COMPLEX PHASE 1

INTENT

Contract with apparent low bidder Bacon Concrete, Inc. to construct the 'Base Bid' & 'Alternate 3' scope for the Southeast Sports Complex Phase 1 Project in the amount of \$835,309.00 including all applicable taxes.

ITEM

	<u>QTY</u>		<u>UNIT PRICE</u>	<u>EXTENDED COST</u>
Base Bid (includes tax)	1.0	\$	815,725.00	\$ 815,725.00
Alternate 3: Irrigation Control Upgrades (includes tax)	1.0	\$	19,584.00	\$ 19,584.00
Total Contract:				\$ 835,309.00







CITY OF
SPOKANE
PARKS
& RECREATION

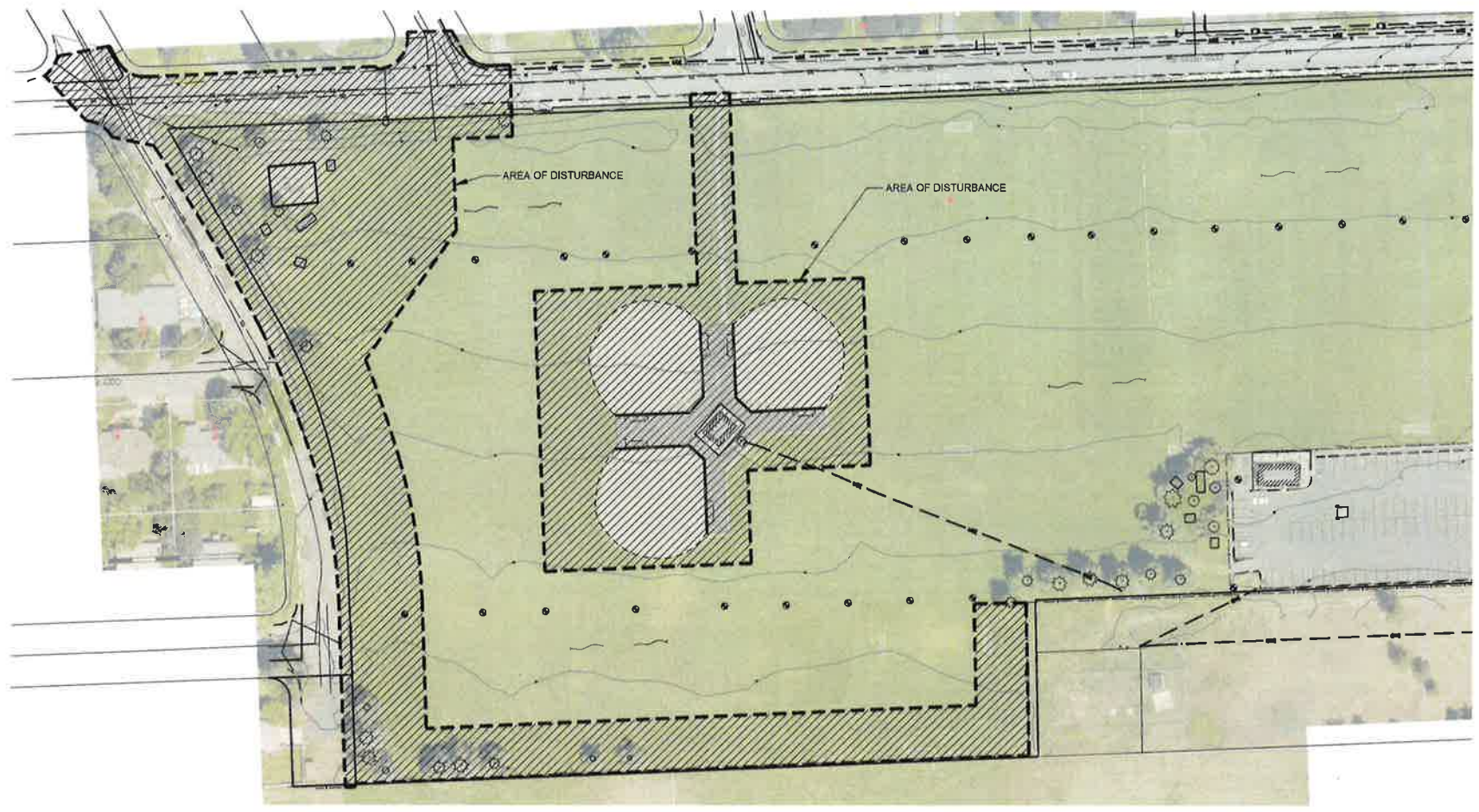
PROJECT NAME
2700 E. 46th Ave. Spokane, WA 99201

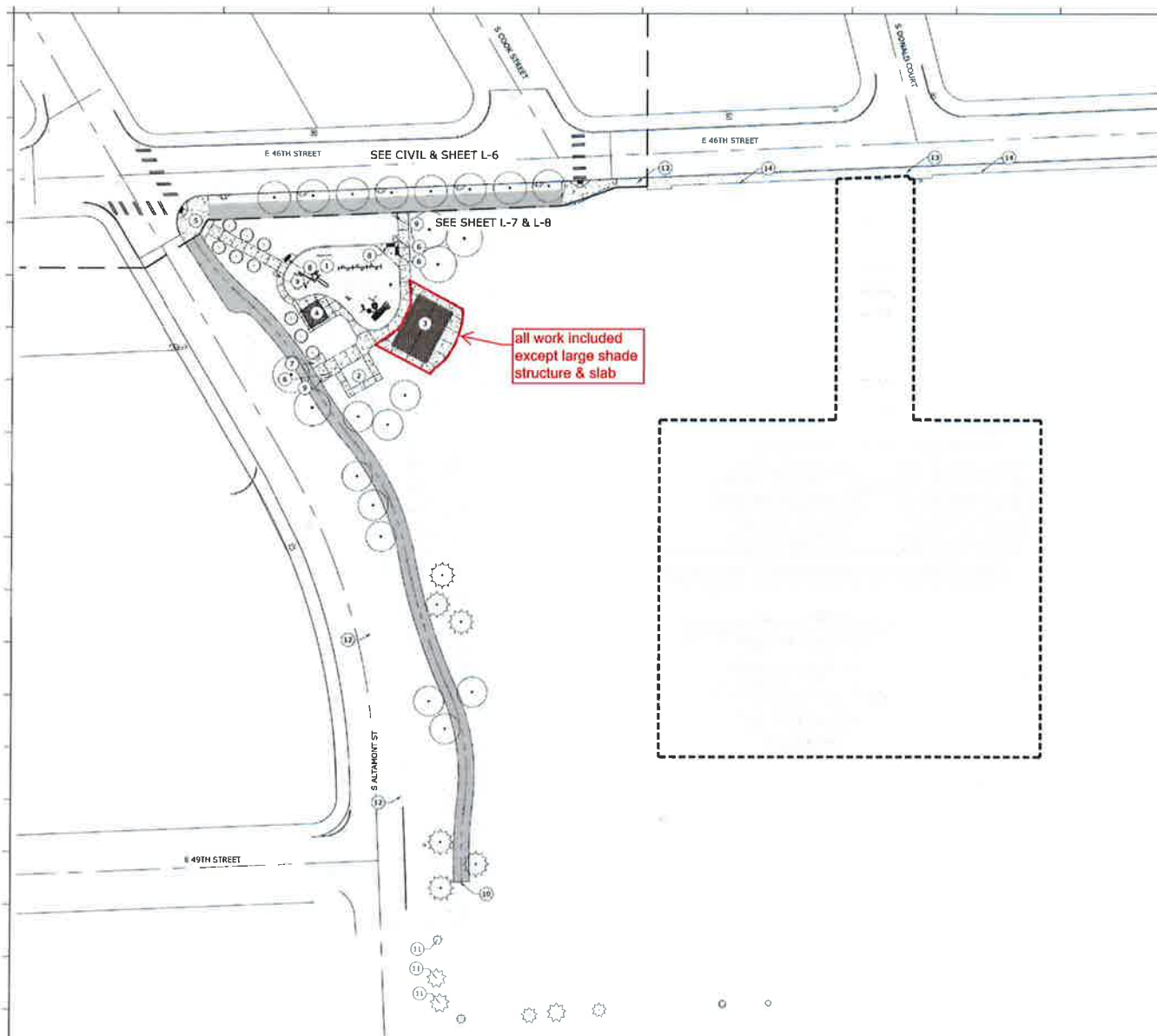
SE SPORTS COMPLEX

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

DATE: _____
DRAWN BY: _____
CHECKED BY: _____
PROJECT NO: _____

REVISION	
△	△
△	△
SHEET # OF #	





CALLOUTS

1. PLAYGROUND - 6-12 AND TOT LOT WITH POURED-IN-PLACE SAFETY SURFACING.
2. PREMANUFACTURED RESTROOM - CITY DESIGN #4 STALLS/NEEDLE RESTROOMS WITH EXTENSION DOWNWARD MOUNTAIN AND BOTTLE FILLER. OWNER FURNISHED CONTRACTOR INSTALLED.
3. ALTERNATE #1: POLYGON LARGE SHELTER ON CONCRETE PAD. 30' x 44'. ROK 30x44. FRAME COLOR: BUMPER BLACK, ROOF COLOR: COPPER PENNY.
4. SMALL SHELTER - 10' x 10' POLYGON 30R-18 SHELTER. FRAME COLOR: BUMPER BLACK, ROOF COLOR: COPPER PENNY.
5. ENTRY PLAZA, STAMPED DECORATIVE COLORED CONCRETE IN BRICK PATTERN.
6. CONCRETE PAD FOR TRASH RECEPTACLES. TRASH RECEPTACLES CITY STANDARD, OWNER PROVIDED.
7. BIKE RACK FORMS + SURFACES. BIKE GARDEN. POWDER COATED BLACK. CONSTRUCTION A.
8. BENCHES, SITECAPES TALL GRASS BENCH WITH BACK, POWDER COAT BLACK. MOUNT PER MANUFACTURER'S SPECIFICATIONS.
9. LIGHTS. SEE ELECTRICAL PLAN.
10. 12" WIDE ASPHALT TRAIL TO CONNECT WITH FUTURE ASPHALT TRAIL.
11. EXISTING TREES TO REMAIN. PRESERVE AND PROTECT.
12. EDGE OF EXISTING ROADWAY.
13. EXISTING SIDEWALK AND CURB. PRESERVE AND PROTECT.
14. EXISTING FENCE. PRESERVE AND PROTECT.

LEGEND

- ASPHALT TRAIL - 12 FT WIDE
- EXISTING CONCRETE WALK. PRESERVE AND PROTECT.
- CONCRETE WALK. MEDIUM BROOM FINISH
- PLAYGROUND POURED IN PLACE PROTECTIVE SAFETY SURFACING. SEE SPECIFICATIONS.
- TURF GRASS WITH OVERHEAD IRRIGATION. BASE BID: HYDROSEEDING TURF GRASS. ALTERNATE #2: TURF GRASS 500.
- TURF GRASS 500.
- FIELD AREA 50% AMENAGEMENT AND TURF GRASS 50% SEE SPECIFICATIONS.
- TRAIL CENTERLINE.
- ALTERNATE #1 LIMIT OF WORK. BASE BID TURF AND IRRIGATION. SEE SHEET C-6.
- FIELD REPAIR WORK TO BE COMPLETED PRIOR TO TURF SHALL BE GROWN IN FOR 2 WEEKS PRIOR TO MAY 1, 2015.

CONSTRUCTION NOTES

1. CONTRACTOR SHALL CALL 811 TO LOCATE ALL EXISTING ABOVE OR BELOW GRADE ON-SITE UTILITIES PRIOR TO COMMENCEMENT OF WORK, INCLUDING PLANTING. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THE CONTRACT DOCUMENTS SHALL BE DEEMED TO BE APPROXIMATIONS ONLY. ALL DISCREPANCIES BETWEEN WHAT IS SHOWN AND THE ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE. PRESERVE AND PROTECT EXISTING UTILITIES TO REMAIN FROM DAMAGE OR DISRUPTION, TYPICAL. MAINTAIN LOCATED DURING CONSTRUCTION FOR REFERENCE. CONTRACTOR SHALL RECORD ALL UTILITY MARKINGS ON A SEPARATE SET OF DRAWINGS. THIS SET SHALL BE KEPT ON-SITE FOR REFERENCE FOR DURATION OF CONTRACT.
2. CONTRACTOR TO COORDINATE WITH OWNER'S MAINTENANCE PERSONNEL TO IDENTIFY AND PROTECT ANY EXISTING MAINTAINED UTILITIES, WATER LINES, IRRIGATION LINES, IRRIGATION CONTROL WIRES OR OTHER IMPROVEMENTS PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO COORDINATE UTILITY WORK, SLEEVE AND IRRIGATION INSTALLATION TO AVOID CONFLICTS BETWEEN UTILITIES, IRRIGATION EQUIPMENT AND THE PLACEMENT OF TREES, SHRUBS AND LANDSCAPE EDGING/MOWCUTS.
4. THE INFORMATION ON THIS SHEET IS INCOMPLETE UNLESS ACCOMPANIED BY THE CORRESPONDING SPECIFICATION SECTIONS AND DETAILS DEVELOPED FOR THIS PROJECT. REFER TO THOSE SPECIFICATIONS AND DETAILS FOR ADDITIONAL INFORMATION.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION AND NOTIFYING THE OWNER AND OWNER'S REPRESENTATIVES OF ANY DISCREPANCIES.
6. CONTRACTOR TO COORDINATE THESE PLANS WITH CIVIL, ELECTRICAL AND ARCHITECTURAL PLANS. IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF CONFLICTS BETWEEN PLANS ARE IDENTIFIED OR IF ADDITIONAL INFORMATION OR CLARIFICATION IS REQUIRED FOR COORDINATION.
7. PRESERVE AND PROTECT EXISTING IMPROVEMENTS TO REMAIN. REPAIR OR REPLACE ALL CURBS AND WALKS DAMAGED DURING CONSTRUCTION.
8. LAYOUT AND EXTENT OF LOCATIONS TO BE STAKED AND REVIEWED IN THE FIELD BY LANDSCAPE ARCHITECT AND/OR OWNER.
9. LIABLE FOR ENCROACHMENT: THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND UNDERSTANDING THE LIMITS OR WORK. CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION OF ENCROACHMENT ONTO ADJACENT PROPERTY, RIGHTS-OF-WAY, EASEMENTS, SET-BACKS, OR ANY OTHER LEGAL PROPERTY RESTRICTIONS EITHER MARKED OR UNMARKED.

A SITE PLAN



MICHAEL TERRELL - LANDSCAPE ARCHITECTURE, PLLC
1421 N. MEADOWWOOD LANE, SUITE 150
LIBERTY LAKE, WA 99019
PHONE (509) 922-7449

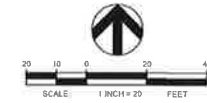


SOUTHEAST SPORTS COMPLEX-PHASE I
2700 E 46TH AVE, SPOKANE, WA 99223

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

DATE:	1/9/2019
DRAWN BY:	JCS
CHECKED BY:	MDT
PROJECT NO:	18-027
REVISION	
SHEET 1 OF 25	
1	
SITE PLAN	

S.04, T.24N., R.43E., W.M., CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



TBM INFORMATION

Point #	Description	Northing	Easting	Elevation	Remarks
1*	SET MARK	241783.30	249477.95	2343.03	NEAR EAST SIDE OF PROPERTY
2*	SET BDC	242193.31	249477.95	2341.12	SOUTHWEST CORNER OF AREA SUBJECT TO EXCAVATION, EXISTING

* NOT SHOWN ON THIS SHEET

LEGEND

[Symbol]	BUILDING
[Symbol]	ASPHALT
[Symbol]	SIDEWALK
[Symbol]	CURB TRANSITION
[Symbol]	EXISTING CONTOUR
[Symbol]	PROPOSED CONTOUR
[Symbol]	CURB
[Symbol]	STRIPING
[Symbol]	STORM
[Symbol]	CATCH BASIN
[Symbol]	CLEANDIRT
[Symbol]	FLOW ARROW

CONSTRUCTION NOTES

- THE 2018 EDITION OF THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION ARE THE MINIMUM STANDARDS AND ANY ADDITIONAL REQUIREMENTS BY CITY OF SPOKANE SHALL SUPERSEDE.
- EXISTING SITE CONDITIONS ARE BASED ON SURVEY PERFORMED BY COFFMAN ENGINEERS AND UTILITY INFORMATION PROVIDED BY INDIVIDUAL UTILITY OWNERS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AT POINTS OF INTERSECTION AND CROSSING PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE ALL CONNECTIONS TO EXISTING UTILITIES WITH UTILITY OWNERS PRIOR TO CONSTRUCTION.
- TRENCH EXCAVATION, BEDDING AND BACKFILL FOR NEW UNDERGROUND POWER BY CONTRACTOR. CONTRACTOR SHALL COORDINATE THIS WORK WITH AVISTA UTILITIES.
- NEW UNDERGROUND UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH EACH UTILITY PURVEYOR STANDARDS.
- PIPE BEDDING AND TRENCH CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF SPOKANE STANDARD PLANS B16-C.
- 4" STORM PIPE SHALL BE DUCTILE IRON CLASS 30.
- 4" TO 8" STORM DRAIN PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE), TYPE S, AASHTO M252, WITH SMOOTH WATERWAY FOR COUPLING JOINTS. PIPE SHALL BE PERFORATED WHERE SHOWN.
- CATCH BASIN SHALL CONFORM TO WSDOT STANDARD PLAN B-5-20-02 WITH BI-DIRECTIONAL VANE GRATE.
- CONTRACTOR SHALL PLACE DETECTABLE MARKING TAPE IN THE EXCAVATION TRENCH AT MID DEPTH LOCATION FOR ALL UNDERGROUND UTILITIES FOR THE PURPOSE OF ALERTING ANY FUTURE EXCAVATION.
- SEE SHEET L-3 FOR SITE GRADING.
- SEE SHEET C-1 FOR ADDITIONAL NOTES.

UTILITY STATEMENT
LOCATION OF EXISTING UNDERGROUND UTILITIES HAVE BEEN TAKEN FROM SHOWN AND FIELD LOCATES SUPPLIED BY THE APPROPRIATE UTILITY OWNERS. THESE LOCATIONS SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY. PRIOR TO BEGINNING ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL UTILITIES.



CITY OF SPOKANE
PARKS & RECREATION



SOUTHEAST SPORTS COMPLEX-PHASE I
2700 E 46TH AVE, SPOKANE, WA 99223
STORM DRAINAGE PLAN

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

DATE: 01/09/2019
DRAWN BY: CWD
CHECKED BY: JCB
PROJECT NO: 18-027

REVISION
[Table with 2 columns: Revision Number, Description]
1. [Symbol] [Symbol] [Symbol]
2. [Symbol] [Symbol] [Symbol]

SHEET 8 OF 25
C-7
STORM DRAINAGE PLAN

BID TABULATION

BID NUMBER: 4508-19

BID TITLE: SE SPORTS COMPLEX – PHASE I

DUE DATE: 2/4/19



CITY OF SPOKANE - PURCHASING
 808 W. Spokane Falls Blvd.
 Spokane, Washington 99201-3316
 (509) 625-6400

BIDS RECEIVED FROM:	Bacon Concrete Inc. 16510 N Brannon Lane Spokane WAS 99208 (509) 924-3900	Wm. Winkler Company PO Box 430 Newman Lake WA 99025 (509) 489-6100	National Native American Construction Inc. 3901 N Schreiber Way Coeur D'Alene ID 83815 (208) 635-5400	Engineering/Remediation Resources Group Inc. (ERRG) 3915 E Francis Ave #B1 Spokane WA 99217-6596 (509) 991-3105
Base Bid: (Total of Schedules 1, 2 & 3 including tax)	\$815,725.56	\$801,482.00	\$947,748.54	\$846,358.53
ALTERNATE 1 : Large Shelter Install – No tax included	\$136,000.00	\$184,992.00	\$108,720.00	\$162,584.77
ALTERNATE 2 : Sod in lieu of Hydroseed – No tax included	\$24,000.00	\$ 9,500.00	\$25,644.00	\$12,855.78
ALTERNATE 3: Irrigation Control Wire – No tax included	\$18,000.00	\$ 35,057.00	\$45,123.00	\$41,227.91
Sales Tax on Alternates	\$ 15,664.00	\$ 20,200.31	\$ 15,794.86	\$19,066.82
TOTAL	\$1,009,389.56	\$1,031,031.00	\$1,127,235.54	\$1,063,026.99
BID BOND	Yes	Yes	Yes	Yes
ADDENDA	Yes	Yes	Yes	Yes
CONTRACTOR LICENSE	BACONCI072L9	WM2INC*935LA	NNAC*I*915KF	CC ENGINERR943CB
SUBCONTRACTORS:	Power City Electric Electrical Work Shamrock Paving Asphalt Joy Landscape Landscape & Irrigation	Colvico Inc Electrical and lighting for base bid and Alternate #1	Colvico Inc. Electrical J.I. Jacobs Plumbing	None listed

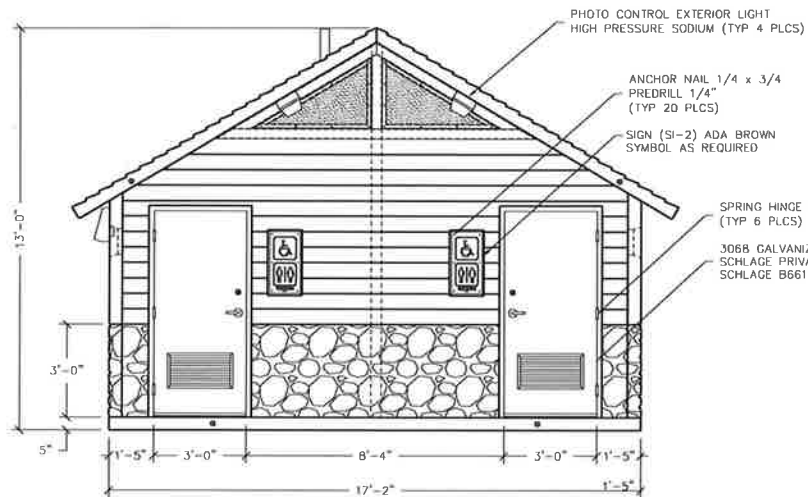


2019.02.06

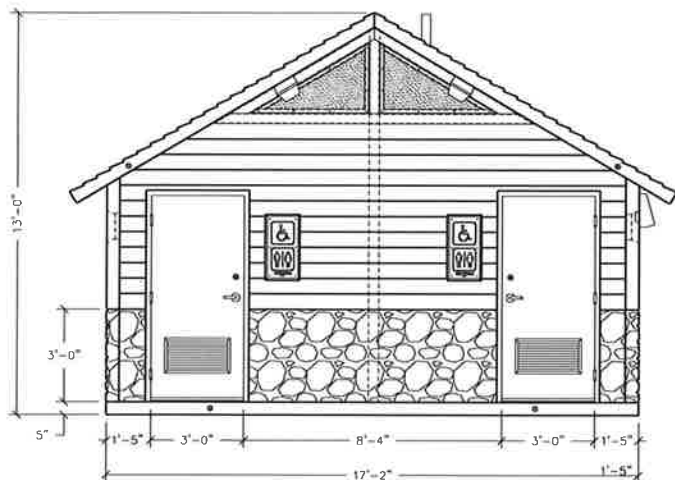
RESTROOM PURCHASE | SOUTHEAST SPORTS COMPLEX PHASE 1**INTENT**

Purchase (1) new manufactured concrete restroom building for the Southeast Sports Complex Phase 1 project from 'CXT Incorporated' using State of Washington contract #00213 for the total cost of \$137,653.49. Restroom to have four (4) partitioned, fully accessible uni-sex stalls, galvanized painted doors and frames, electrical package, one (1) wall mounted outdoor drinking fountain and bottle filling station, and a sacrificial antigraffiti sealer. Details Below:

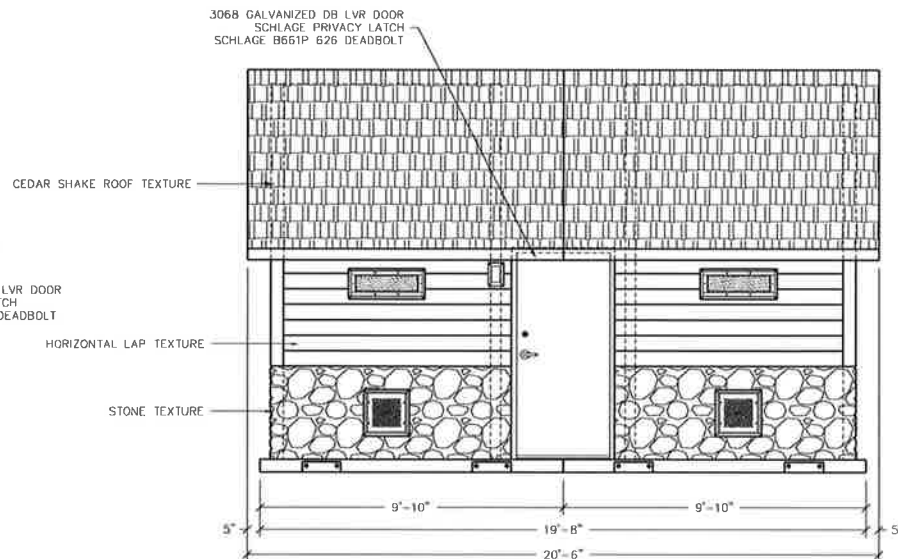
<u>ITEM</u>	<u>QTY</u>	<u>UNIT PRICE</u>	<u>EXTENDED COST</u>
Denali' flush toilet building (2-stall unit)	1.0	\$ 53,763.00	\$ 53,763.00
Optional restroom section (2 additional restroom units)	1.0	\$ 57,339.00	\$ 57,339.00
Two-Tone Color Scheme	2.0	\$ 275.00	\$ 550.00
Stainless Steel Fixtures	2.0	\$ 1,866.00	\$ 3,732.00
Exterior mounted ADA drinking fountain & bottle filler	1.0	\$ 2,963.00	\$ 2,963.00
Exterior frostproof hose bib with box	1.0	\$ 431.00	\$ 431.00
Paint touch-up Kit - Two Tone Color	1.0	\$ 56.00	\$ 56.00
Final connection to utilities	1.0	\$ 2,240.00	\$ 2,240.00
One-way transportation cost to site	1.0	\$ 3,576.00	\$ 3,576.00
WA Management Fee (1.5% of building cost)	1.0	\$ 1,869.75	\$ 1,869.75
Sales tax (8.8%)			\$ 11,133.74
Total Purchase Price:			\$ 137,653.49



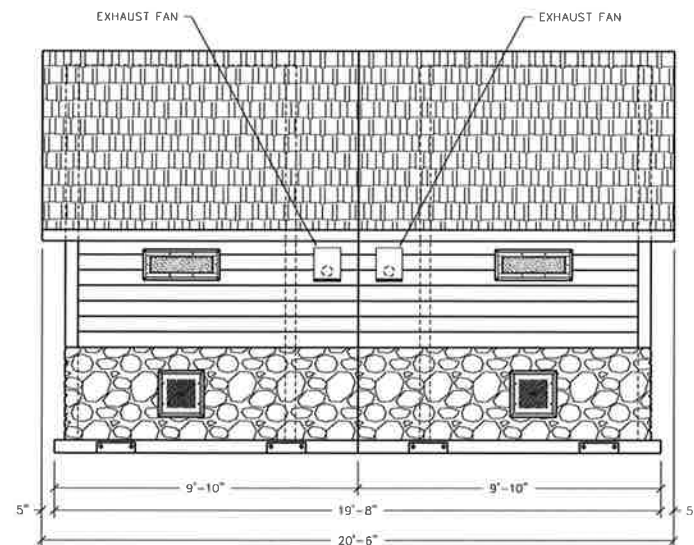
FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

CHANGES			
NO.	DATE	BY	APP.
1	11-13-13		
2	11-13-13		
3	11-13-13		
4	11-13-13		
5	11-13-13		
6	11-13-13		
7	11-13-13		
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17	11-13-13		
18	11-13-13		
19	11-13-13		
20	11-13-13		

3008 N. Sullivan (Bldg. #7) Spokane, WA 99218

CXT

Precast Products

901 N. Highway 77 Hoboken, TX 76045

PROJECT NO.
DENALI SECTIONAL
PROPOSAL NUMBER 13-297P

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CXT Incorporated			
NO.	REVISION	DATE	BY
1	1/4"=1'-0"	11-13-13	
2	FOR A WALKER FILE NO.	13-297P	
3	PLAT	48	

BUILDING ELEVATIONS

DMC NO. SHEET 2 REV. DN-02







2019.02.06

PLAY EQUIPMENT PURCHASE | SOUTHEAST SPORTS COMPLEX PHASE 1**INTENT**

Purchase (5) new pieces of playground equipment for the Southeast Sports Complex Phase 1 project from 'Northwest Playground Equipment, Inc.' using NASPO Value Point Cooperative Purchasing Contract up to a maximum cost of \$83,323.60. Specific equipment listed below:

<u>ITEM</u>	<u>QTY</u>	<u>UNIT PRICE</u>	<u>EXTENDED COST</u>
Playworld Kiddie Corner 2-5 structure	1.0	\$ 32,461.50	\$ 32,461.50
Playworld Unity Connect 5-12 structure	1.0	\$ 32,461.50	\$ 32,461.50
6 user swing set w/ 4 belted seats and 2 infant seats	1.0	\$ 4,585.00	\$ 4,585.00
Spin Cup	1.0	\$ 741.00	\$ 741.00
Bench Boulder	1.0	\$ 2,142.00	\$ 2,142.00
NASPO 10% equipment discount	1.0	\$ (7,239.10)	\$ (7,239.10)
Freight	1.0	\$ 11,432.29	\$ 11,432.29
Sales tax (8.8%)			\$ 6,739.41
Total Purchase Price:			\$ 83,323.60

SOUTHEAST SPORTS COMPLEX PLAYGROUND THEME

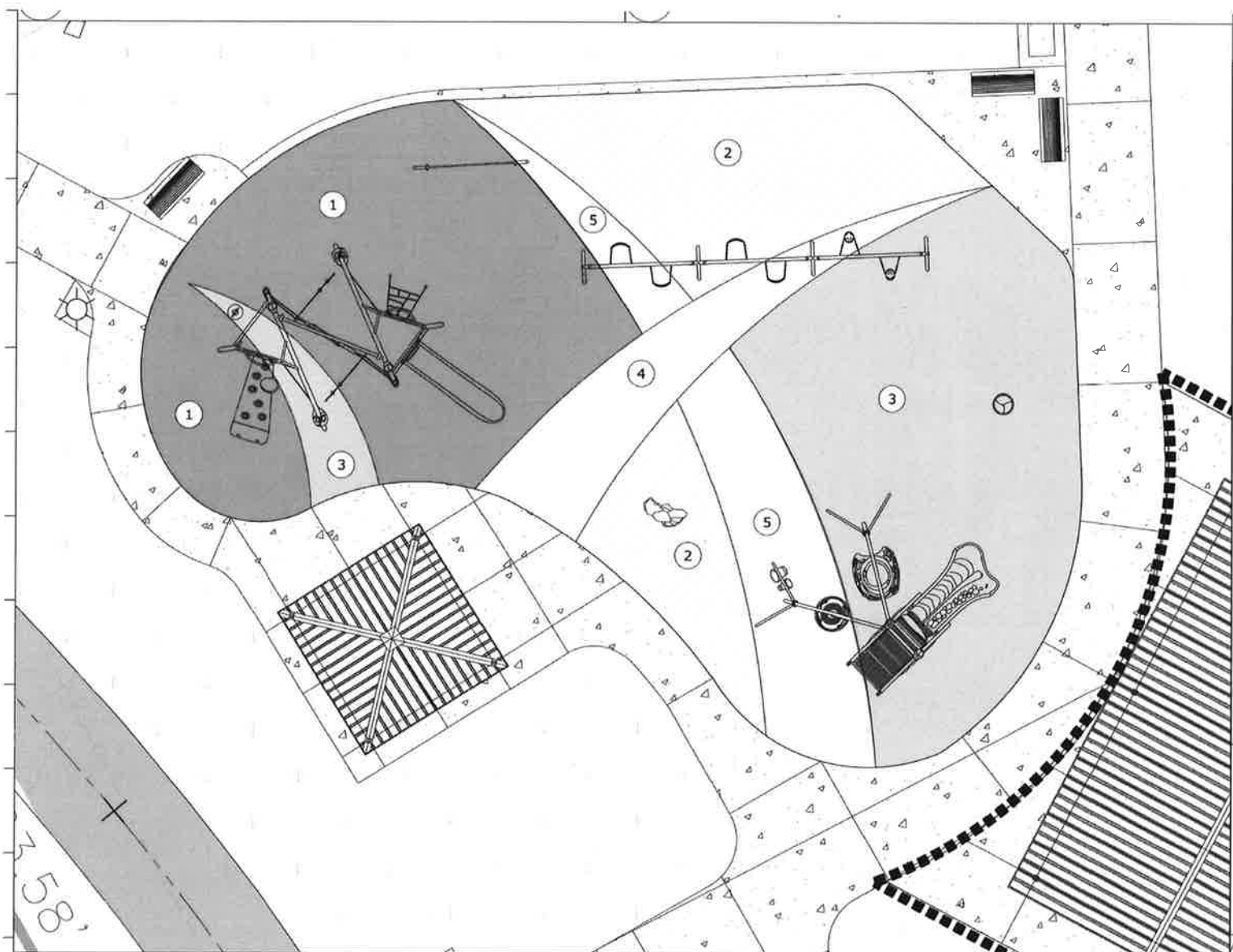
Playground Design Goal

The Southeast Sports Complex Neighborhood Park should reflect the prairie theme, as an identifying theme for the neighborhood, and a contemporary vision to capture the modernization of the Southgate Neighborhood.

Objectives

- Integrate KXLY proposed prairie imagery, forms, and colors
- Integrate contemporary materials, forms, and colors
- Create an accessible playground for all ages
- Allocate multiple play activities for multiple play experiences





- ① POURED-IN-PLACE SURFACING COLOR: HUNTER GREEN
- ② POURED-IN-PLACE SURFACING COLOR: 50/50 HUNTER GREEN/EGGSHELL MIX
- ③ POURED-IN-PLACE SURFACING COLOR: EGGSHELL
- ④ POURED-IN-PLACE SURFACING COLOR: BRIGHT GREEN
- ⑤ POURED-IN-PLACE SURFACING COLOR: GOLD

NOTE: PLAYGROUND EQUIPMENT
AND SAFETY SURFACING
TO BE INSTALLED BY A
CERTIFIED PLAYGROUND
SAFETY INSPECTOR (CPSI)

D POURED-IN-PLACE SAFETY SURFACING LAYOUT