City of Spokane Park Board
Land Committee Meeting

3:30 p.m. Wednesday, Nov. 02, 2022
Hybrid in-person and WebEx virtual meeting
Al Vorderbrueggen – Park Operations Director

Committee members
X Greta Gilman – Chair
X Hannah Kitz
X Sally Lodato
X Kevin Brownlee

Parks staff
Al Vorderbrueggen
Garrett Jones
Nick Hamad
Berry Ellison
Kris Behr

Other City Staff
James Richman
Bill Eden

Guests
Melanie Rose
Aaron Tremayne
Todd McLaughlin

SUMMARY

- The committee passed the following action items which will be presented to the Park Board for consideration and approval:
  - 1 West High Drive Access Easement Agreement / High Drive Park (no cost) – consent agenda item
  - MTLA Addendum #1/Additional Services for Liberty Park Playground $10,802.00 (no tax) – consent agenda item
  - Garco Change Order #3/Don Kardong Bridge Construction for $108,644.64 (tax inclusive) – consent agenda item
- The Avista Metro-to-Sunset transmission rebuild project was presented and discussed.

The next regularly scheduled Land Committee meeting is set for 3:30 p.m. Wednesday, Nov. 30, 2022.

MINUTES

The meeting was called to order at 3:30 p.m. by committee chair Greta Gilman.

Public Comments: None

Action items:

1. 1 West High Drive Access Easement Agreement / High Drive Park (no cost) – Nick Hamad
   a. It was discovered during a title review that the property in question, soon to be sold for the first time since being built in 1975, does not have legal access from the road to the home. The property abuts the High Drive bluff, which is owned by Spokane Parks. At the time the property was purchased, West High Drive had yet to be developed. Once it was developed by City / Parks and for some unknown reason, a very small strip of land which crosses the private residence's driveway, remained under the possession of Parks. For the sellers to convey a clean title, the private property owner must either secure an easement across this strip of City land or purchase the land outright. The sale of public park property would require approval by a vote of the public.
   b. A trail of historical sale and permit records indicate the City of Spokane did not classify this as Parks property at the time of the private property purchase. As this was most likely an error and the small strip of City owned property was improved by the homeowner and has been used as an access point for the home for 47 years, it is recommended a no-cost easement be granted, which will be attached to the land and conveyed to any future owners.
   c. Greta noted that behind the home is a trail. She asked if we could grant the driveway easement in exchange for an easement to the trail. Because this trail also extends through four other properties, Kevin Brownlee indicated it would not be worth pursuing. Nick provided a Strava global heat map showing where people generally run, walk or hike. The trail shows very little trail use on the private property. Bill Eden, legal representative for the seller stated the buyers would likely withdraw their bid if a trail easement were granted.

   Motion #1 – Greta Gilman moved to recommend the 1 West High Drive Access Easement Agreement / High Drive Park (no cost)

   Sally Lodato seconded. The motion passed unanimously (4-0 vote).

   The committee agreed to present this recommendation as a consent agenda item on the November 10 Park Board meeting agenda.

2. MTLA Addendum #1/Additional Services for Liberty Park Playground $10,802.00 (no tax) – Berry Ellison
   a. Berry is requesting additional architectural and engineering for the existing restroom and picnic shelter, which is within the design contingency for Liberty park. The current restroom doors face the opposite direction of the playground overlooking the basketball court. The existing restroom, which is in bad shape, is large enough for four family restrooms. The proposal is to create two new family restrooms facing the playground and plumb the south side for a future project.
   b. The shelter is also in poor shape, requiring a roof, guard rails, front beam, deck reinforcement and refinishing, and a camping deterrent underneath. There is not enough money budgeted for both projects but if the plans are in place, it will save money once funding is available.

   Motion #1 – Greta Gilman moved to recommend the MTLA Addendum #1/Additional Services for Liberty Park Playground $10,802.00 (no tax)

   Kevin Brownlee seconded. The motion passed unanimously (4-0 vote).

   The committee agreed to present this recommendation as a regular agenda item on the

November 10 Park Board meeting agenda.

3. Garco Change Order #3/Don Kardong Bridge Construction for $108,644.64 (tax inclusive) – Berry Ellison

   a. Historically, the Don Kardong Bridge has been plagued by extensive graffiti on both the steel girders as well as the concrete abutments. Original estimates for the graffiti removal was upwards of $500,000. After work began, it became evident simply cleaning and painting over the graffiti made the most sense. The Operations crew can keep this color on hand for future spot patching. Prior to this week's inclement weather, the Park Director granted approval and this work has been completed. It would have been cost probative to wait for this committee's approval.

   b. Nick Hamad pointed out there was a contingency fund in place to allow for a potentially costly structural issue, which is why the aesthetic work was saved for the end. Additionally, it would shed a bad light on the Parks Department to unveil this beautifully restored bridge laden with graffiti. The design of the bridge restoration should make it more difficult to tag, thus less graffiti removal in the future.

   Motion #1 – Greta Gilman moved to recommend the Garco Change Order #3/Don Kardong Bridge Construction for $108,644.64 (tax inclusive)

   Hannah Kitz seconded. The motion passed unanimously (4-0 vote).

   The committee agreed to present this recommendation as a regular agenda item on the November 10 Park Board meeting agenda.

Discussion Items:

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

   a. Avista is planning to rebuild the overhead high-voltage transmission lines which connect the Metro sub-station to Sunset sub-station in the fall of 2023. The area is roughly south of I-90 and east of US 195 along the bluff on 11th Ave. They will be replacing 13 deteriorating two-pole wood structures with single-pole steel structures. Due to a summer wildfire along Chestnut, the Park Director gave approval to construct the access roads and pads and the burnt structures have already been replaced. The maintenance roads were already in existence (Polly Judd Trail) but were not adequate to withstand the required machinery. Several options for site restoration were discussed, including hydroseeding and drill/hand seeding, erosion control blankets and fiber wattles. They will ensure there are noxious weed controls in place.

   b. After seeking stakeholder input regarding access plans, construction pad install plans, restoration, ideas to enhance recreation areas and any other concerns, Avista plans to report back at the March 9 Park Board meeting. Per Garrett Jones, this would not be a request for an easement, but rather a consensus and formal agreement on the outreach plan and mitigation efforts, with mutual agreement on the end product. The three major landholders in this area are Parks, Avista and BNSF Railway. Greta has requested a map of the restoration area in regard to the land owners. Sally Lodato pointed out that connecting with Friends of the Bluff would be ideal regarding trail enhancements and maintenance.

Adjournment: The meeting was adjourned at 4:44 p.m.

The next regularly scheduled Land Committee meeting is set for 3:30 p.m. Wednesday, Nov. 30, 2022.

Return to Minutes

Spokane Park Board Briefing Paper

Committee	Land Committee
Committee meeting date	November 2, 2022
Requester	Nick Hamad **Phone number**: 509.363.5452
Type of agenda item	○ Consent ○ Discussion ○ Information ◉ Action
Type of contract/agreement	◉ New ○ Renewal/ext. ○ Lease ○ Amendment/change order ○ Other
City Clerks file (OPR or policy #)	
Item title: (Use exact language noted on the agenda)	1 West High Drive access easement agreement / High Drive Park (no cost)
Begin/end dates	Begins: 11/10/2022 Ends: ☑ Open ended

Background/history:
A private residence was constructed on privately owned property located @ 1 West High Drive in 1975. At the time of construction, all appropriate building permits were secured by the property owner, and reasonable access improvements were made from the adjacent Right of Way (High Drive Parkway). At the time of a recent purchase and sale agreement for this private property, it was discovered that the City may own property between the private land and the High Drive Right of Way, land-locking the private property. It is unknown this occurred and may be due to a survey error, improper agreement recording, or other unknown reason. As the city land in question has clearly been used for private access for over 40 years, and as the private property was properly permitted by the City, the private property owners and City Parks desire to enter into a no-cost access easement to permit access to the private property. Permitting such an agreement grants the private property legal access, allowing it to to be sold and does not impact public lands in any way. The agreement does require the private property owner to indemnify, defend and hold the City harmless for any injury claim arising out of the private use of the easement area.

Motion wording:
Motion to adopt access agreement with owners of 1 West High Drive (no cost)

Approvals/signatures outside Parks: ○ Yes ◉ No
If so, who/what department, agency or company: Grantees
Name: See Easement for Info Email address: See Easement for Info Phone:

Distribution:
Parks – Accounting
Parks – Sarah Deatrich
Requester: Nick Hamad
Grant Management Department/Name:

Fiscal impact: ○ **Expenditure** ○ **Revenue**
Amount: N/A
Budget code: N/A

Vendor: ○ Existing vendor ○ New vendor
Supporting documents:
- ☐ Quotes/solicitation (RFP, RFQ, RFB)
- ☐ Contractor is on the City's A&E Roster - City of Spokane
- ☐ UBI: Business license expiration date:
- ☐ W-9 (for new contractors/consultants/vendors
- ☐ ACH Forms (for new contractors/consultants/vendors
- ☐ Insurance Certificate (min. $1 million in General Liability)

When recorded, return to:

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

EASEMENT AGREEMENT

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

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

R E C I T A L S

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

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

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

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

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

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

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

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

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

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

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

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

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

and shall be performed in the State of Washington.

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

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

GRANTOR AND GRANTEES:

GRANTOR:

CITY OF SPOKANE,

By_____
_____, Its _____

Attest:

_____
City Clerk

Approved as to form:

_____
Assistant City Attorney

GRANTEES:

_____
CARL A. STEJER

_____
SHARON A. REED

_____
SHELLEY McDOWELL

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

By _____
BRUCE E. OLGARD, Co-Trustee

By _____
SANDRA E. OLGARD, Co-Trustee

STATE OF WASHINGTON)
: ss.
County of Spokane)

On this _____ day of _____, 2022, before me personally appeared _____ and _____, to me known to be the _____ and _____, respectively, of the City of Spokane, the individual described in and who executed the foregoing instrument and acknowledged that he/she signed and sealed the same as his/her own free and voluntary act and deed, for the uses and purposes therein mentioned.

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

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

STATE OF WASHINGTON)
: ss.
County of Spokane)

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

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

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

STATE OF WASHINGTON)
: ss.
County of Spokane)

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

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

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

STATE OF WASHINGTON)
: ss.
County of Spokane)

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

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

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

STATE OF WASHINGTON)
: ss.
County of _____)

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

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

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

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

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

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

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

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

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

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

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

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

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

EXCEPT that portion of said property described as follows:

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

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

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

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

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

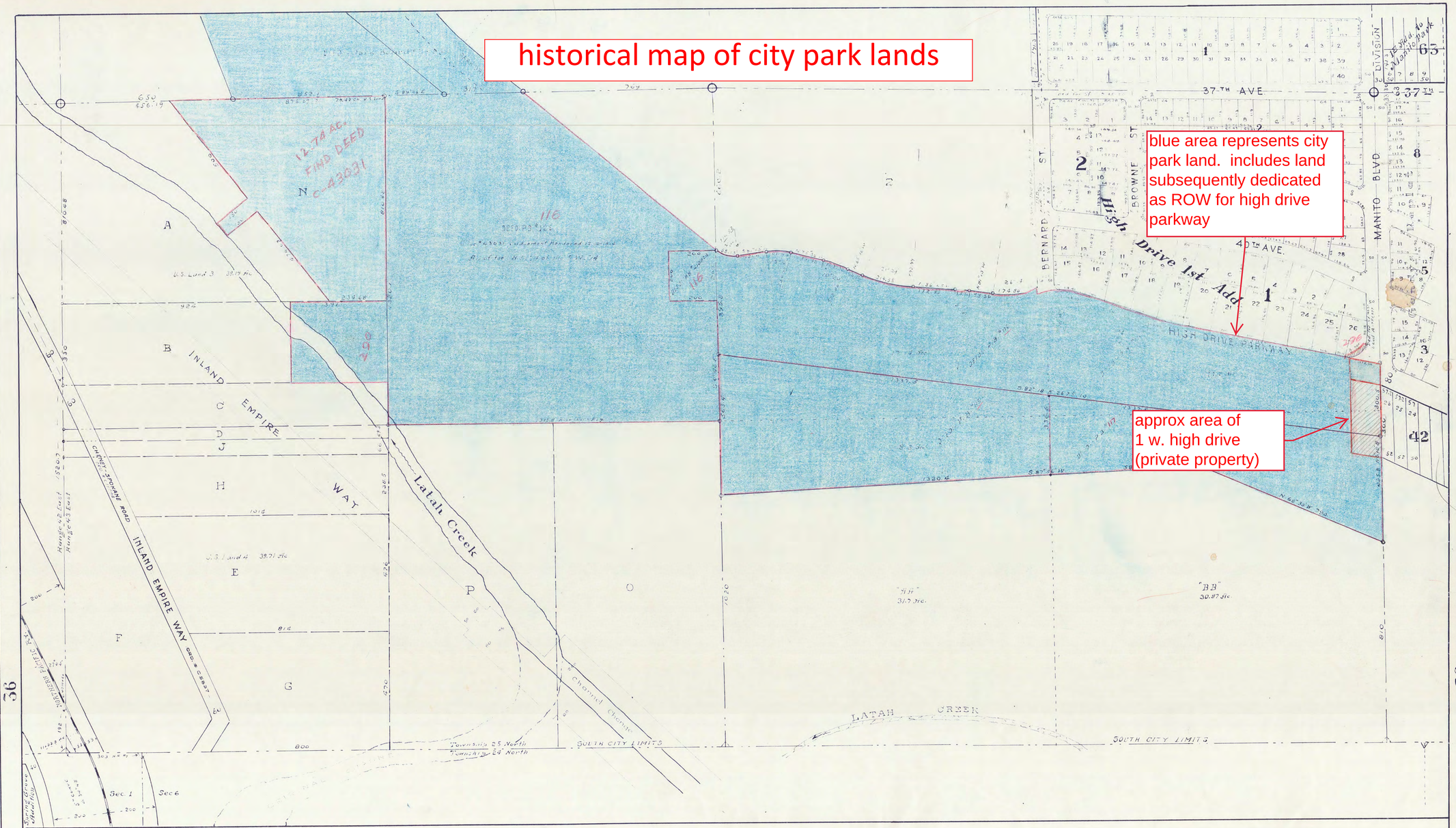
Thence Northeasterly in a straight line to the True Point of Beginning.

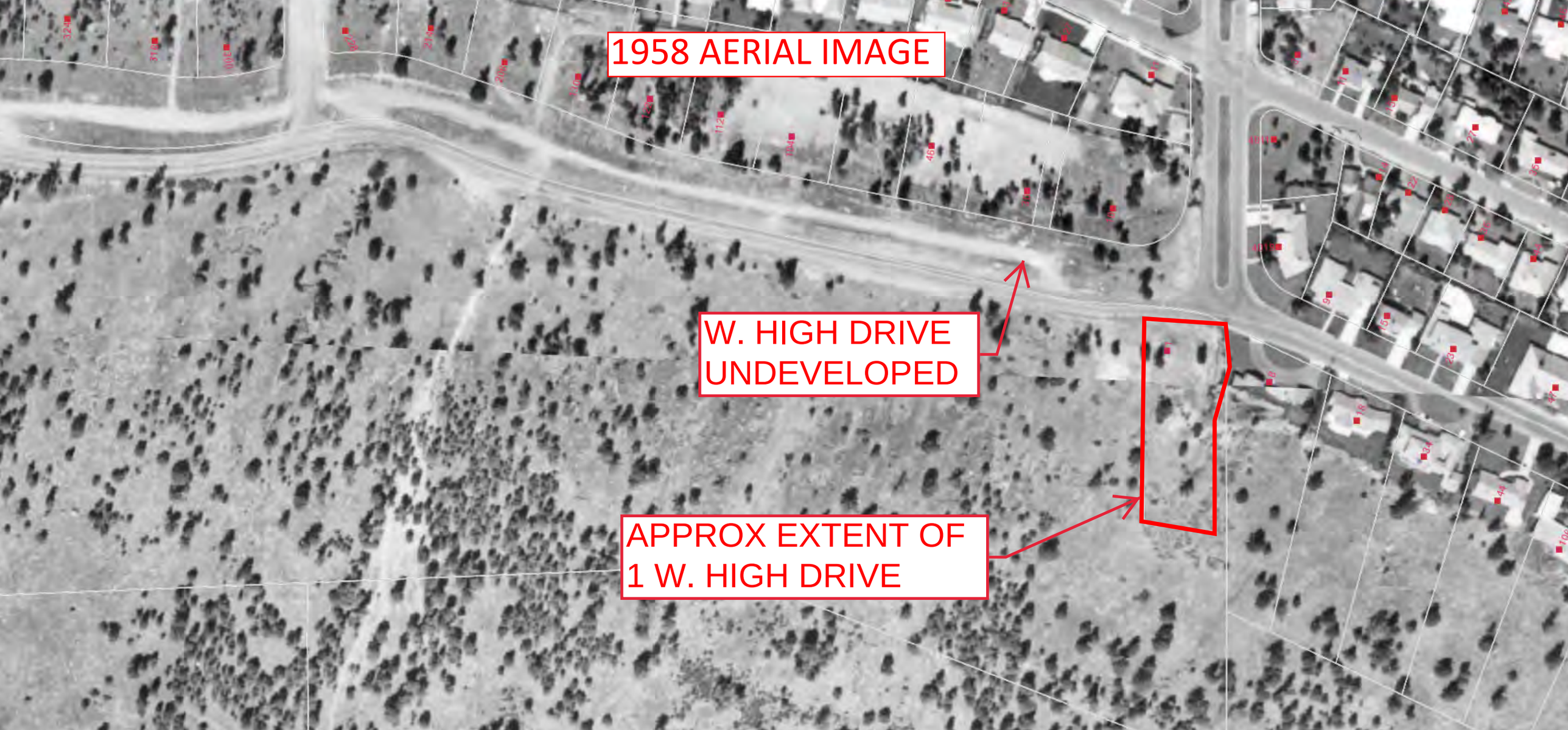
Situate in the City of Spokane, Spokane County, Washington.

EXHIBIT "C"
LEGAL DESCRIPTION OF EASEMENT

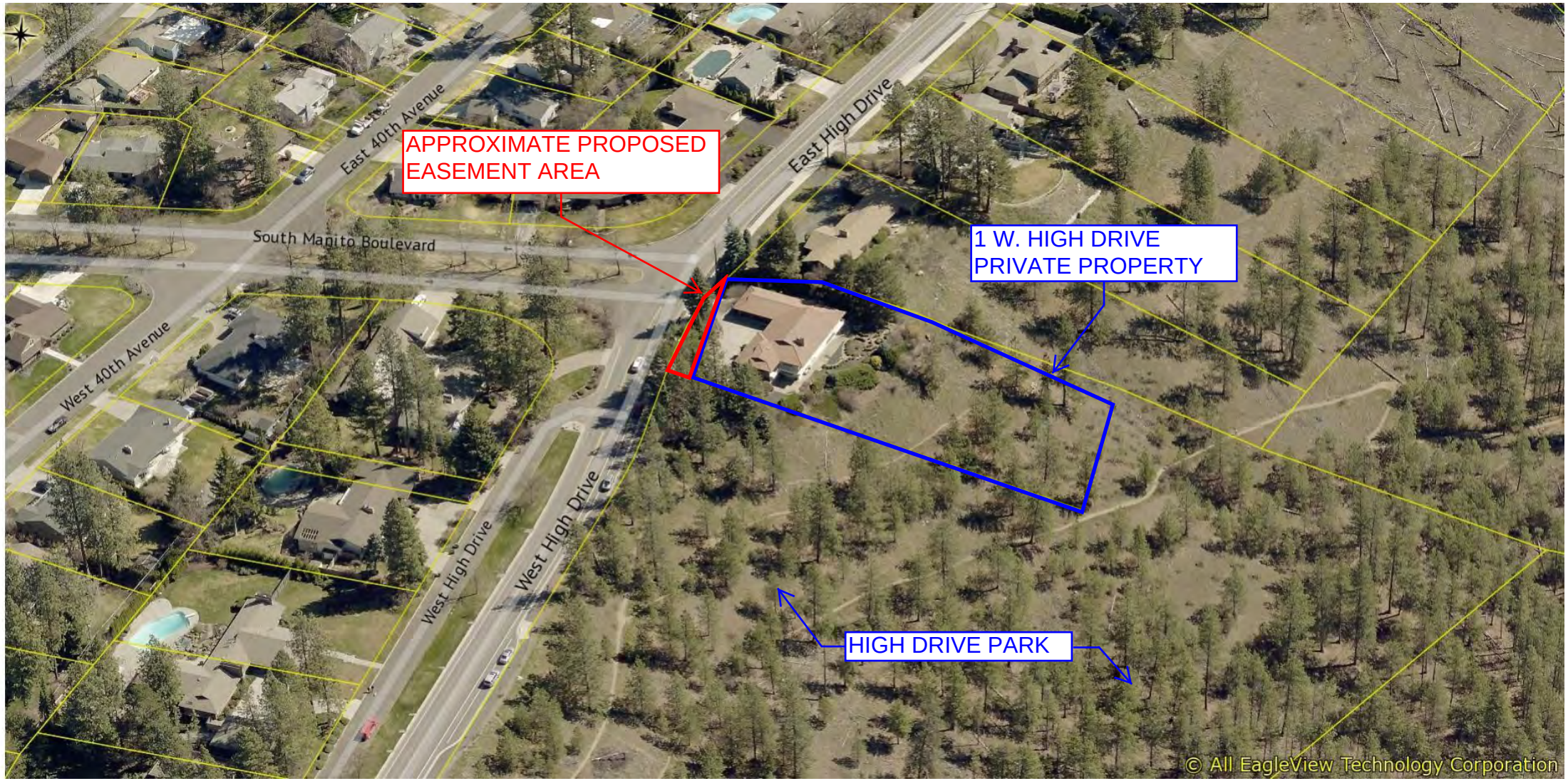
All property owned by the City of Spokane lying northerly of the north line of Lot 13 of Replat of Block 42, First Addition to the King Addition, bounded on the east side and west side by the respective property lines of the property described in Exhibit "B" herein extended northerly to the High Drive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

historical map of city park lands




1958 AERIAL IMAGE
W. HIGH DRIVE
UNDEVELOPED
APPROX EXTENT OF
1 W. HIGH DRIVE

2022 AERIAL



04/06/2022


W High Dr
okane, Washington
ew on Google Maps
Map
Satellite
Glo Me
Map data ©2022
Terms of Use
1 W. High Drive
(private property)
DEPICTION OF APPROXIMATE
EASEMENT AREA
HIGH DRIVE PARKWAY

PROPERTY INVENTORY — City of Spokane, Washington

Controlling Department *Park* Page *11*

Section	Addition	Lot, Block or Tract	Location	Acreage	Area Name	Deed Reference Numbers: County Number	Book	Page	Ck. F. No.	Dept. File No	Date Acq.	Acquisition Cost	Acquired From	Purpose For Which Acquired	Present Use	Proposed Future Use	Deed Restrictions	Remarks
31-25-43	Cannon Hill	Lots 34-39 Block	High Drive from	160+	High Drive Park-	358397	296	390		52	1912	$ 1.00	Spokane Title Co.	Parkway	Parkway	Parkway		
30-25-43	Irving Hts.	14 Cannon Hill Add.	20th Avenue to		way	389367	310	179		91	1913	575.00	Lloyd	Parkway	Parkway	"	None	
31-25-43	Cannon	Parts of lots *5,6,	Manito Boulevard.			390246	310	264		94	1913	2,625.00	Miller				None	
	Hill Hts.	7, Block 28, Irving			(also Sections	410929	319	188		114	1913	1.00	Cowles Improvement				Park and thorough-	
	Knob Hill	Hts. Add.,			25-25-42 and								Company				fare purposes-revert.	
		Block 1 Cannon Hill			30-25-43.	410927	319	186		115	1913	1.00	Home Securities Co.				"	
		Hts. Add.				410928	319	186		116	1913	1.00	Boulevard Company				Park and thorough-	
		Part of Blocks 2,															fare purposes-revert;	
		3, Knob Hill Add.															open High Drive	
	Boston Hts.	Part of Block 3,	prt of Lt. 2 all of	County Assessor's													within one year.	
		all of Blocks 4,9,	3-5, Blk 3	Description														
		10,15 and area				410926	319	185		117	1913	1.00	Hays				Park and thorough-	
		west of these blks.															fare purposes-revert.	
		to Section Line,				411514	319	195		118	1913	500.00	Tucker				None	
		all in Boston Hts.				411515					1913		Tucker				None	
		addition				999581	440	388		169	1929	1.00	County				None	
		Part of Block 14,				560921A	503	94		255	1929	1.00	County				None	
		resurvey of Blocks								287	1948	1.00	Wash. Water Power				None	Dedicated as
		13, 14, 15 Boston										Part of						street
		Heights Addition,				859897A	578	377		290	1949	75.50	County				Public Purposes	
		meander line				33860B	612	118		296	1951	1.00	Cowles				None	
		through Section				33861B	612	120		297	1951	Trade	Cowles				None	
		31-25-43 in Park				82833B	622	338		303	1952	1,113.60	Brewn				None	
		Board Office.				101461B	626	241		303½	1952	1.00	Drumheller				Perpetual use-park	
						358394							Bailey				and parkway-revert.	
		*NOT SHOWN AS CITY OWNED ON				859807A												
		COUNTY ASSESSOR'S RECORDS (street R.O.W.)										Part of $4,899.00						
30-25-43		"M" pt of Lts 3 & *																
		4 in SW¼: Beg at																
		SW cor of Sec th N																
		85.5 Rds th E to																
		NW cor of Blk 3																
		Boston Hts. Add.																
		th SEly alg W ln																
		of sd Add. to S ln																
		of Sec. th W to																
		POB exc. S 30'																
		2-"MM" pt of Lts *	*County Assessor's Description															
		1 & 2 in NW¼																
		(description very																
		lengthy See County																
		Assessor's Records)																
		3-"C" pt of Lt 3 *																
		in SW¼; Beg 17.28																
		chains S of NW cor																
		of Lt. 3 th E 56 Rds																
		to true POB: N 20																
		Rds th E 24 Rds to E																
		ln of B3 th S 20																
		Rds th W 24 Rds to																
		POB															Checked County Assessor	
																	October 1960	
		(Con't. next page)																

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

RECORD OF BUILDING PERMITS ISSUED

W. 1 High Dr.

West 1 High Drive

BUILDING ADDRESS

19465

FILE NO.

FORM 369

DEPARTMENT OF BUILDING
CITY OF SPOKANE
APPLICATION AND BUILDING PERMIT

No. B-10280

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

Date 5-5-75

Job Address W 1 High Drive

Lot No. see attached | Block | Addition | Census Tract 43

Occupancy Group I | Type Construction V | Use Zone R1 | Fire Zone A 3

Owner Lowell Stack | Address W 2211 Glass

Contractor Same | Address

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

Engineer Architect | Address

Class of Work ☐ NEW ☒ ADDITION ☐ ALTERATION ☐ REPAIR ☐ RELOCATION ☐ OTHER

If Other, Explain

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

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

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

sewer avail.

Valuation 68,000. | Permit Fee 113.00

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

Plan Check Fee

Total Fee

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

Application Accepted By ab | Plans Checked By | Approved for Issuance By

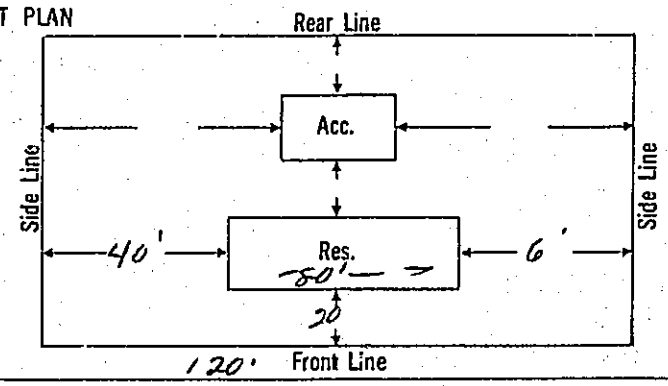
This permit is granted upon the express condition that the building for which this permit is issued shall conform in all respects to the Building Code of the City of Spokane, regulating the construction, use and occupancy of buildings in the city, and may be revoked at any time upon the violation of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

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

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

Owner or Agent

PLOT PLAN



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

Owner

Form No. 250

WHEN PROPERLY VALIDATED THIS IS YOUR PERMIT

INSPECTORS REPORT

INSPECTION REPORT

W. 1 High Drive

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

REMARKS:

W - 1 High Drive

LEGAL DESCRIPTION: as taken from Deed # 601129C

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

IFICATE

presents a survey made
ection in conformance
of the Survey Recording
Mr. Richard Stafeson

LARK
veyors

JAMES F. BENTHIN
STATE OF

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

BOUNDARY SURVEY :

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

SPOKANE COUNTY, WASHINGTON

DEPARTMENT OF BUILDING
CITY OF SPOKANE
APPLICATION AND PLUMBING PERMIT

No. P-6332

Date 6-13-75

Job Address W. 1 High Drive

Lot No. Block Addition Census Tract

Owner Lowell Steck Address

Contractor L & L Plbg. Address E. 1707 Holyoke

Engineer Architect 223-02-5293 Address

Class of Work ☒ NEW ☐ ADDITION ☐ ALTERATION ☐ REPAIR ☐ OTHER

If Other, Explain

Comments B 10280

Bldg-1604 Billed 10-31-75

NO.	TYPE OF FIXTURE	FEE	NO.	TYPE OF FIXTURE	FEE
	Water Pressure		1	Mechanical Dishwasher	2.50
4+1	Water Closets 1111 (1) Short 67	2.50 10.00		Lawn Sprinkler System	
2	Bath Tubs	5.00		Sumps and Interceptors	
1	Floor Drains	2.50		Rain Leaders	
1	Sinks	2.50		Special Wastes	
	Service Sinks		1	Garbage Disposal Units (1) Short 67	2.50
4+2	Wash Basins 1111 (1) Short 67	5.00 10.00		Water Softners	
1	Wash Trays (Sink)	2.50		Area Drain	
	Urinals			Lead Change	
	Fountains			Sewer Connection	
	Swimming Pool			Backwater Valve	
1	Electric Water Heater (1) Short 67	2.50		Bar Sinks	
2	Separate Shower Baths 11 ~~Short~~	5.00		Other: Permit	4.00
1	Auto. Washing Machine (1) Short 67	2.50		TOTAL FEE	46.50

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

Application Accepted By LS Plans Checked By Approved for Issuance By DMY

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

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

INSPECTION REPORT

W. 1 High Drive

ITEM	DATE	INSPECTOR
Ground Work	6-11-75	[illegible]
Top out	6-30-75	[illegible]
Final	9-30-75	[illegible]
Final	10-6-75	[illegible]

REMARKS:

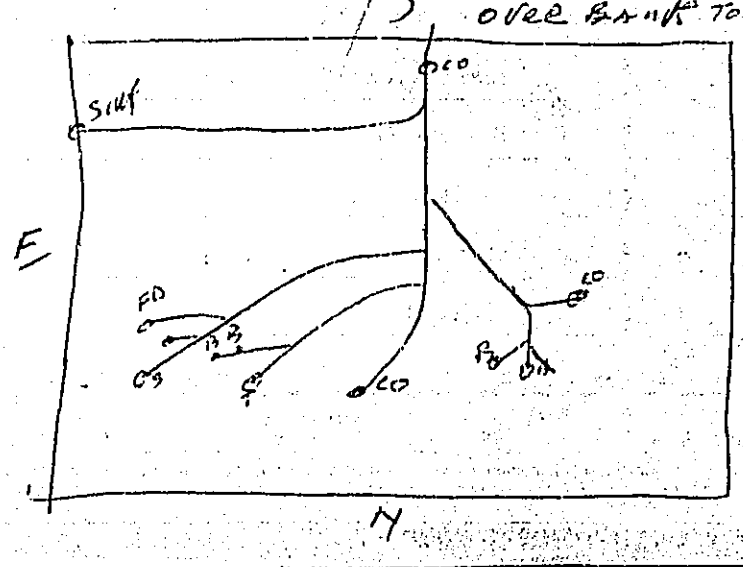
No Bond C. [illegible]

over Bank to Hangman CREEK

Move w/H. 4-4" CO

Primer Valve - unknown

OK - 10-6-75



19465

Replaing 7-8-75 pat AM

DEPARTMENT OF BUILDING
CITY OF SPOKANE
APPLICATION AND MECHANICAL PERMIT

JUL 23 1975

No. M- 7366

Date 6/24/75

Job Address: W. 1 High Drive

Lot No. | Block | Addition | Census Tract

Owner: Lowell Stack Contractor | Address

Installer Contractor: The Gas House | Address: E. 10525 Trent

Type of Work: [X] GAS [ ] OIL [ ] LPG [ ] ALTERATION [ ] REPAIR [ ] LPG DISTRIBUTOR

[X] DESIGNED APPLIANCE [ ] CONVERSION BURNER [ ] OTHER

If Other, Explain

Brief Comment On Work To Be Done

No. of Appliances: 3 | Altered | Repaired | Replaced

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

Oil Tank Size

Location

Piping or Tubing Size: 1 | No. of Feet: 10

3/4 | 30

½ | 30

Duct Work and Plenum Chamber [ ] Installed [ ] Altered

Existing Pipe | No. of Feet

Existing Bldg. [X] New Bldg. [ ]

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

Inside Chimney Flue Dimensions | Type Liner

Permit Fee 4.00

Inspection Fee 14.00

Total Fee 18.00

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

Application Accepted By: br | Approved for Issuance By

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

Form No. 275 Revised 1974

WHEN PROPERLY VALIDATED THIS IS YOUR PERMIT

INSPECTORS REPORT

INSPECTION REPORT

W. 1 High Drive

ITEM	DATE	INSPECTOR
Elec Storm	JUN 8 1975	Arnold McMullen
Elec OK.	JUN 9 1975	Arnold McMullen JUL 10 1975
Final	11/6/75	Tommy NOV 12 1975

REMARKS:

Check Storm for Heat Pump & Elec Forms. Permit #7472 - Tommy

DEPARTMENT OF BUILDING
CITY OF SPOKANE
APPLICATION AND ELECTRICAL PERMIT

No. E-13755

Date May 12, 1975

Job Address: West 1 High Drive

Lot. No. | Block | Addition | Census Tract

Owner: Lowell Stack | Address

Contractor: S & W | Address: E 1503 Francis

License No.: C-541

Type of Work: ☐ NEW ☐ ADDITION ☐ ALTERATION ☐ REPAIR ☐ OTHER

Explain Other: Temp

Briefly Describe Work To Be Done:

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

Safety Inspection

Other:

Permit Fee

Total Fee 10.00

Receipt No. 31097 | Amount | Date 5/12/75

Application Accepted By: dw | Approved for Issuance By

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

MAY 13 1975

WHEN PROPERLY VALIDATED THIS IS YOUR PERMIT

Richard H. Yamamoto
INSPECTORS REPORT

Form No. 261

INSPECTION REPORT

W. I High Drive

ITEM	DATE	INSPECTOR
	MAY 13 1975	Richard H. Yamasoto

REMARKS:

19445

DEPARTMENT OF BUILDING
CITY OF SPOKANE
APPLICATION AND ELECTRICAL PERMIT

No. E-14469

Date July 17, 1975

Job Address: West 1 High Drive

Lot. No. | Block | Addition | Census Tract

Owner: Lowell Stack | Address

Contractor: S & W Electric | Address: E 1603 Francis

License No.: C 541

Type of Work: ☒ NEW ☐ ADDITION ☒ ALTERATION ☐ REPAIR ☐ OTHER

Explain Other: 400 A

Briefly Describe Work To Be Done:

		Ampacity	
Services	New	400	4/0AH paralleled underg.
	Altered		
Feeders			
Circuits	New		
	Altered		
Sign Or Outline Lighting			
Temp. Construction Service			
Mobile Home In Park			

Safety Inspection

Other:

Permit Fee

Total Fee 52.00

Receipt No. 32869 | Amount | Date 7/17/75

Application Accepted By dw | Approved for Issuance By

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

JUL 18 1975

WHEN PROPERLY VALIDATED THIS IS YOUR PERMIT

Richard H. Yamamoto
INSPECTORS REPORT

Form No. 261

INSPECTION REPORT

W. I Hegi Dirid

ITEM	DATE	INSPECTOR
	JUL 18 1975	Richard H. Yamamoto

REMARKS:

4465

DEPARTMENT OF BUILDING
CITY OF SPOKANE
APPLICATION AND MECHANICAL PERMIT

OCT 2 - 1975

No. M- 7472

Date 7/18/75

Job Address W 1 Highland ~~E. 1607 - 43rd~~

Lot No. | Block | Addition | Census Tract

Owner Richard Stejer Address same E 1607 43rd

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

Type of Work ☐ GAS ☐ OIL ☐ LPG ☐ ALTERATION ☐ REPAIR ☐ LPG DISTRIBUTOR

☒ DESIGNED APPLIANCE ☐ CONVERSION BURNER ☐ OTHER

If Other, Explain

Brief Comment On Work To Be Done

No. of Appliances 2 Altered Repaired Replaced

Trade Name and Type Carrier heat pumps BTU Input BTU Output

Oil Tank Size | Piping or Tubing Size | No. of Feet

Location

Duct Work and Plenum Chamber ☒ Installed ☐ Altered | Existing Pipe | No. of Feet

Existing Bldg. ☐ New Bldg. ☒

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

Inside Chimney Flue Dimensions Type Liner

Permit Fee 4.00

Inspection Fee 10.50

Total Fee 14.50

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

Application Accepted By br Approved for Issuance By

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

Form No. 275 Revised 1974

WHEN PROPERLY VALIDATED THIS IS YOUR PERMIT INSPECTORS REPORT

INSPECTION REPORT

W. 1 High Drive

ITEM	DATE	INSPECTOR
Final OK	11/6/75	E
		NOV 12 1975

REMARKS:

19465

DEPARTMENT OF BUILDING
CITY OF SPOKANE
APPLICATION AND PLUMBING PERMIT

No. P-7819

Date 4-19-76

Job Address W. 1 High Drive

Lot No. Block Addition Census Tract

Owner Dick Stejer Address Benito Bv & High Dr.

Contractor Auto-Rain Address N. 703 Division

Engineer Architect 223-02-8278 Address

Class of Work ☐ NEW ☐ ADDITION ☐ ALTERATION ☐ REPAIR ☐ OTHER

If Other, Explain

Comments

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

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

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

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

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

INSPECTION REPORT

W. 1 High Drive

ITEM	DATE	INSPECTOR
PSMR 701 Pressure Breaker		
	4-20-76	[illegible]
Repair	6-10-76	[illegible]

REMARKS: Released 11-23-76

DEPARTMENT OF BUILDING
CITY OF SPOKANE
BUILDING PERMIT

No. B- 23467

Application Accepted By lms

Approved for Issuance By L Date 10/13/78

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

Lot No. Block Addition: Unplatted in E ½ of SE ¼ of Section 31-26-43

Owner: Richard A. Skejer Address: Same Phone:

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

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

Engineer Architect Address Phone:

Class of Work		Building Class	
	NEW	X	single fam. res.
	ADDITION		duplex
	ALTERATION		apartments
X	REPAIR		res. garage/carport
	RELOCATION		fence/awning
	DEMOLITION		swimming pools
	LAND USE		mobile home (park)
Change in # DU			hotel/motel
			rec/amusement
Const. Type	V		church/religious
			industrial
Fire Zone	3		parking garage
			service sta./ repair garage.
Occupancy Group	R3		hospital/institutional
			office/bank/professional
Required Parking			schools/educational
			mercantile
C/Occ.	Yes No		misc. NON-RES.

( ) sewer ( ) septic tank

Present use: S. F. Res. Proposed use: S. F. Res.

FOR WORK TO BE DONE:

dimensions ____ x ____

total stories ____ main floor area ____

basement area ____ finished ____

total number of rooms ____ bedrooms ____ bathrooms ____

exterior siding Masonite

roof covering ____

number of fireplaces ____ type of heat ____

appliances built in ____

FOR RES. GARAGE/CARPORT/ACCESSORY BLDG.:

dimensions ____ x ____ area ____

exterior siding ____

roof covering ____

type doors ____ type floor ____

DESCRIBE WORK TO BE DONE:

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

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

Total sq. ft. Cost/ sq. ft. Valuation $7,500

Zone R-1 By ____ Permit Fee $44.00

Envt: Exempt 1k NON-significant By ____ Pln Ck Fee ____

REVIEW # ____ BY L.M. 10/12 TOTAL FEE $44.00

SPECIAL CONDITIONS:

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

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

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

Owner or Agent [signature]

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

Owner ____

Form No. 260 Rev. 10/76

INSPECTORS REPORT

W. 1 High Drive

INSPECTOR'S REPORT

	Correction Orders	OK
1. FOUNDATION INSPECTION — DATE _____ BY _____		
( ) plans, permit and card on job		
( ) property lines and setbacks		
( ) fireplace footing		
( ) footing size according to plan		
( ) foundation vents		
( ) steel in place		
( ) anchor bolts spaced properly		
2. FRAMING INSPECTION — DATE _____ BY _____		
( ) plans on job		
( ) plumbing, electrical, mechanical, etc. signed off		
( ) proper foundation plates		
( ) post and pier		
( ) floor joists, span, blocking, notching		
( ) sub-flooring and framing openings		
( ) stairs, width, rise, run, landing, headroom		
( ) fireblocking stairs, drop ceilings, tubs, roof and ceiling		
( ) fireplace construction, clearance, blocking		
( ) windows, beside doors, livingroom, kitchen, bath, bedrooms		
( ) studs, nailing and grade, bracing		
( ) ceiling height, document each floor		
( ) trusses, proper installation, stamped		
( ) attic access and ventilation		
( ) ceiling joists, nailing and span		
( ) rafters, valley rafters, ties, span		
( ) purlins		
( ) roof sheathing, soffetts, roofing material		
( ) exhaust fans ducted to outside, bath, laundry, kitchen, dryer		
( ) fire separation, special walls, and attic area		
3. WALLBOARD INSPECTION — DATE _____ BY _____		
( ) material size, etc., ceiling, walls		
( ) W/R at tub		
( ) attic access		
( ) under stairs		
( ) fire separation		
4. FINAL INSPECTION — DATE _____ BY _____		
( ) handrails, height, return ends		
( ) guard rails, height, intermediate		
( ) vent fans to exterior, dryer, laundry, bath kitchen		
( ) tile at tub		
( ) attic access		
( ) garage, separation, vents		
( ) outside grade		

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

CERTIFICATE OF OCCUPANCY: ISSUED _____ BY _____

Side Sewer Permits

0123 05 15

Form No. 252

West 1 High Drive

PROFILE NO.
4886-B

№ 61685 A

CITY OF SPOKANE
SIDE SEWER PERMIT

ISSUED BY Joe

Richard Stejer — Owner — Wilcox Bros. — Plumber or Contractor

Lot ____ Block ____ Addition Unplatted in E½ of SE¼ of Section

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

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

Sewer in easement on property — Full Connection

Enters Property on property

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

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

Class of Building Residence

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

Enters Building—~~Connection Too~~ 36.8 ft. west of southeast corner of house.

Remarks

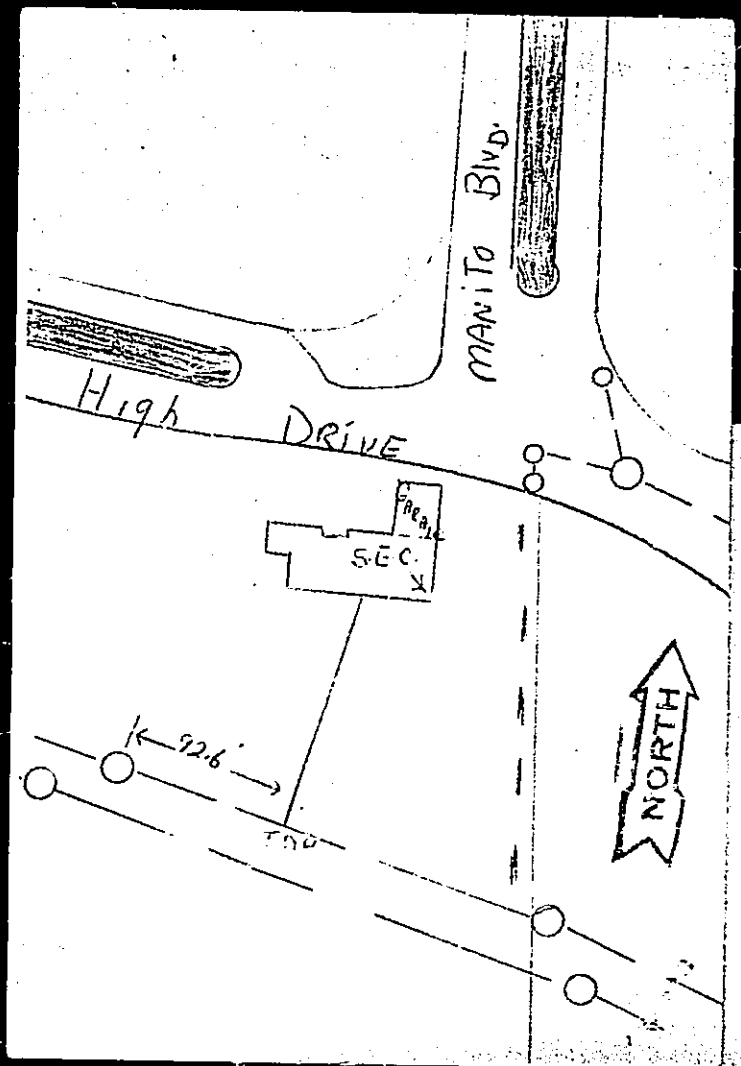
I hereby certify that I have inspected this connection and that it conforms to all the requirements governing such work. I further certify that the back-filling has been properly done and that the street is left in good condition.

F.A. Olmstead — Supt. of Sewers

Gary Lindsey — Inspector

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

12


NORTH
92.6'
S.E.C.
MANITO BLVD.
HIGH DRIVE

W - 1 High Drive

LEGAL DESCRIPTION: as taken from Deed # 601129C

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

Utilities

Commercial

COMMERCIAL ☐ RESIDENCE XX NO. OF UNITS ____

CITY OF SPOKANE

WATER DIVISION

SERVICE INSTALLATION ORDER

ORDER NUMBER 4927 gm

COMMENTS: ____

FOLIO NO. 255-25195-00-00

W-D

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

LOT See legal in file BLOCK ____ ADDITION ____

TAP ON High Drive Parkway BETWEEN Bernard AND Manito Blvd.

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

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

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

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

TAP INSTALLATION ORDER ~~3566~~

TAP 7' WWC MANITO BLVD #7456

CURB 11' 1C 32' SNLH

PROTECTION BOX

QTY.	DESCRIPTION	CODE	AMOUNT
55' 1"	PIPE COPPER	P1100	40 70
1 1"	CORP. " C1	C4120	4 91
1 1"	CURB COCK C to C	C6112	8 70
1 —	CURB BOX	B3319	11 16
28.8%	M+O		11 61
2	HRS. TRUCK AT		7 00
2	HRS. LABOR AT		43 75
5% TO LABOR			
SALES TAX			
TOTAL →			102 67

TRENCH OK'D BY R Catt DATE 6-2-75

METER INSTALLATION ORDER

METER FURNISHED BY City

SIZE AND KIND 1" Trisecal

NUMBER 21613968 REG. SR 6

SET AT 000000 FT.

METER LOCATION Base. NW room NE corner

ARB LOCATION 20' W. of front door ARE

INSTALLED BY

QTY.	DESCRIPTION	CODE	AMOUNT
1 — 1"	METER Trisecal	M-20000	77 86
	METER BOX		
2 — 1"	PIPE COUPLINGS meter	MX P1100	2 70
1	ARBunit	—	23 81
28.8%	M+O		30 06
1	HRS. TRUCK AT		3 50
1	HRS. LABOR AT		10 00
SALES TAX			7 40
TOTAL →			155 33

ROUTING AREA	DATE	INIT'L
T+M	5/6/75	

WORK COMPLETED DATE	SIGNATURE
06/02/75	Bonine + Vigelette

FIRM PRICE $ 102 50

TAP INSTALLATION CHARGES

LABOR	EQUIPMENT	MATERIALS
43 75	7 00	51 92

COMPLETED BY ____ KEY PUNCHED ____

WATER ON ____ WATER OFF ✓ SEALED ____ TRENCH ____ TURNED ____ FOUND Con. Const.

WORK COMPLETED DATE	SIGNATURE
06/28/75	Atkinson Walther

FIRM PRICE $ 156 00

METER INSTALLATION CHARGES

LABOR	EQUIPMENT	MATERIALS
10 00	3 50	134 43

COMPLETED BY ____ KEY PUNCHED ____

Sales Tax 7.40

OFFICE COPY

9 '75

5

0317 0979

FORM 154

CITY OF SPOKANE

WATER DIVISION

APPLICATION FOR WATER SERVICE

COMMERCIAL ☐ RESIDENCE ☒ NO. OF UNITS ____

APPLICATION NUMBER 4927

COMMENTS ____

FOLIO NO. 255-25195-00-00

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

LOT See legal in file BLOCK ____ ADDITION ____

TAP ON High Drive Parkway BETWEEN Bernard AND Manito Blvd.

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

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

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

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

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

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

Service pipes shall be laid at least 4½ feet deep and must be inspected before covering. All "on the property" pipes 1½ inches in size must be of streamline type "K" copper. 1-inch and ¾-inch pipes must be of soft annealed type "K" copper.

I (we) agree to deposit at this time an estimated amount of $ 258.00 [illegible]

Inside city ✓ Outside city ____

Refund balance to

Bill balance to ____

Former address ____

Signed by Lowell M. Stack [illegible]

Liens ____

Address W. 2211 Glass

City of Spokane, by [illegible]

City ____ Phone FA 6-1248

MAY 5 '75 4

OFFICE COPY

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Return to Minutes

Spokane Park Board Briefing Paper

Committee	Land
Committee meeting date	Nov 2, 2022
Requester	Berry Ellison **Phone number**: 625-6276
Type of agenda item	◯ Consent ◯ Discussion ◯ Information ◉ Action
Type of contract/agreement	◯ New ◯ Renewal/ext. ◯ Lease ◉ Amendment/change order ◯ Other
City Clerks file (OPR or policy #)	OPR 2022-0143
Item title: (Use exact language noted on the agenda)	MTLA Addendum #1/Additional Services for Liberty Park Playground ($10,802.00, no tax)
Begin/end dates	Begins: 02/14/2022 Ends: 06/30/2023 ☐ Open ended

Background/history:

MTLA's original design contract included concept drawings for value-added improvements such as restroom renovation and picnic pavilion upgrades. As concept drawings and estimates of probable cost were reviewed by Parks staff, MTLA was requested to offer a proposal for additional architecture and engineering services to complete design/bid drawings for the restroom renovation and pavilion upgrades.

After considering the scope, fee, and available design contingency funds, Park staff considers the added design work to be a wise choice.

Motion wording:

Move to approve MTLA Amendment #1 for additional design services for Liberty Park Playground in the amount of ($10,802.00, no tax) from Park Capital Funds.

Approvals/signatures outside Parks: ◉ Yes ◯ No

If so, who/what department, agency or company: Michael Terrell Landscape Architects, PLLC

Name: Michael Terrell Email address: mterrell@mt-la.com Phone: 509 922-7449

Distribution:

Parks – Accounting nhamad@spokanecity.org

Parks – Sarah Deatrich

Requester: Berry Ellison

Grant Management Department/Name:

Fiscal impact: ◯ **Expenditure** ◯ **Revenue**

Amount: 10,802.00, no tax.

Budget code: 1950-54920-94000-56522-48069

Vendor: ◉ Existing vendor ◯ New vendor

Supporting documents:

- ☐ Quotes/solicitation (RFP, RFQ, RFB)
- ☐ Contractor is on the City's A&E Roster - City of Spokane
- ☑ UBI: 603-368-643 Business license expiration date: 1/31/23
- ☐ W-9 (for new contractors/consultants/vendors
- ☐ ACH Forms (for new contractors/consultants/vendors
- ☐ Insurance Certificate (min. $1 million in General Liability)

MEMO

To: City of Spokane Parks and Recreation Dept.	**Attention:** Berry Ellison, PLA
From: Mike Terrell, PLA	**Date:** 10/26/2022
Project: Liberty Park Playground	**MT-LA Project No:** 22-007
City of Spokane Contract #: CR #23349 / OPR 2022-0143	
Re: Additional Services #1	**CC:** File

Berry,

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

Invoice 2017-1	$2,100.00
Invoice 2017-2	$740.000
Total:	$2,840.00

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

Galloway proposes the following:

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

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

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

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

Member American Society of Landscape Architects

Revised Contract:

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

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

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

Fee: $2,838.00 Including subconsultants and markup.

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

Fee: $3,850.00

Summary:

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

Please let me know if you have any questions.

Sincerely,

Mike Terrell, PLA
Principal

Return to Minutes

Spokane Park Board Briefing Paper

City of Spokane PARKS & RECREATION

Committee	Land
Committee meeting date	Nov 2, 2022
Requester	Berry Ellison **Phone number**: 625-6276
Type of agenda item	○ Consent ○ Discussion ○ Information ◉ Action
Type of contract/agreement	○ New ○ Renewal/extension ◉ Amendment/change order ○ Other
City Clerks file (OPR or policy #)	
Item title: (Use exact language noted on the agenda)	Garco Construction, Inc., change order #3/Don Kardong Bridge Rehabilitation Project ($108,664.64, tax inclusive)
Begin/end dates	Begins: 04/28/2022 Ends: 07/01/2023 ☐ Open ended

Background/history:

Change Order #3 consists one aesthetic site improvement.
The existing bridge girders, concrete abutments & piers are covered in graffiti. Park staff intended to paint the entirety of the bridge but estimated costs were in the hundreds of thousands of dollars, far exceeding the bridge renovation budget. Thus the painting was omitted from the scope of the project prior to bid.
As construction progressed, Park staff negotiated a painting strategy & cost with the contractor. After considering available contingency funds and schedule, the scope and cost was determined feasible and well within the project contingency.

Motion wording:

Move to approve Garco Construction, Inc., change order #3 for the Don Kardong Bridge Rehabilitation Project ($108,644.64, tax inclusive) from Park Capital Funds.

Approvals/signatures outside Parks: ◉ Yes ○ No

If so, who/what department, agency or company:

Name: Tim Hutton Email address: thutton@garco.com Phone: 509 789-1514

Distribution:

Parks – Accounting
Parks – Pamela Clarke
Requester: Berry Ellison
Grant Management Department/Name:

nhamad@spokanecity.org
dan.wolf@tdhengineering.com

Fiscal impact: ◉ **Expenditure** ○ **Revenue**

Amount:
$108,644.64 (tax inclusive)

Budget code:
1950-54920-94000-56301-48063

Vendor: ◉ Existing vendor ○ New vendor

Supporting documents:

- ☐ Quotes/solicitation (RFP, RFQ, RFB)
- ☐ Contractor is on the City's A&E Roster - City of Spokane
- ☑ UBI: 602-809-160 Business license expiration date: 3/31/23
- ☐ W-9 (for new contractors/consultants/vendors
- ☐ ACH Forms (for new contractors/consultants/vendors
- ☐ Insurance Certificate (min. $1 million in General Liability)

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

NAME OF CONTRACTOR: GARCO CONSTRUCTION, INC

PROJECT TITLE: DON KARDONG BRIDGE REHABILITATION

PROJECT NUMBER: 2022-0338

==========

DESCRIPTION OF CHANGE:

Item 1: Graffiti Removal/Cover $ 108,644.64

==========

TOTAL AMOUNT: $ 108,644.64

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

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

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

City Approval: _____ Date: _____

Attest:_____ City Clerk

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

Item 1: Graffiti Removal/Cover

Serial Letter # 013

September 29, 2022

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

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

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

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

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

Option 2 Pricing – per panel, flat surfaces of exterior faces of girders (over river), hand clean, paint to cover existing graffiti.
~~$1,050.26/panel~~ $644.00/panel
$406.26 total for access and support

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

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

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

Sincerely,

Tim Hutton, Project Manager

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

4114 E Broadway Ave • Spokane, WA 99202 • P 509.535.4688 • F 509.535.1384
PO Box 2946 • Spokane, WA 99202-2946

City of Spokane 10/24/2022
Don Kardong Bridge

GRAFFITI REMOVAL/COVER - WITHOUT ANTI-GRAFFITI COATING

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

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

NAME OF CONTRACTOR: GARCO CONSTRUCTION, INC

PROJECT TITLE: DON KARDONG BRIDGE REHABILITATION

PROJECT NUMBER: 2022-0338

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DESCRIPTION OF CHANGE:

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REVISED CONTRACT SUM	**$ 3,362,996.03**

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

Contractor's Acceptance:_____ Date: _____

City Approval: _____ Date: _____

Attest:_____ City Clerk

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

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City of Spokane 10/24/2022
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