



City of Spokane Park Board Land Committee Meeting

3:30 p.m. Wednesday, Feb 05, 2025
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
- X Doug Kelley

Parks staff

- Al Vorderbrueggen
- Carl Strong
- Nick Hamad
- Fianna Dickson
- Kris Behr

Guests

- Mike Tressider
- Alex Reynolds
- Jason Hennigan

SUMMARY

- The committee passed the following action items which will be presented to the Park Board for consideration and approval:
 - On-call boiler maintenance and repair contract with Carrier Commercial Services for 3 years with option for one-1 year renewal (\$50,000.00 annually) – consent agenda item
 - Liberty Concrete, LLC. / Make Beacon Hill Public Phase 2 Construction (\$1,748,573.00 plus tax) – consent agenda item
 - Northwest Playground Equipment, Inc. / Make Beacon Hill Public Play Equipment Purchase (\$161,384.00 + tax) – consent agenda item
- Mike Tressider from STA presented a project briefing on the Division Street Bus Rapid Transit redevelopment.
- Alex Reynolds and Jason Hennigan from Catholic Charities provided an update to the alternative use request (Ground Lease) for Finch Arboretum.
- Nick Hamad provided an update to the alternative use request follow up (access easement) – 44th Ave / Fish Lake Trail.
- Nick Hamad provided an update on the Your Place Park & Park Dedication Ordinance.

The next regularly scheduled Land Committee meeting is set for 3:30 p.m. Wed. Mar. 05, 2025.

MINUTES

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

Public Comments: None

Action items:

1. [On-call boiler maintenance and repair contract with Carrier Commercial Services for 3 years with option for one-1 year renewal \(\\$50,000.00 annually\)](#) – Carl Strong

Park Operations has been doing this type of master contract for several years for electric, plumbing, boiler services, etc. The current contract with MacDonald Miller will expire the end of March. It was sent out to bid with three responses, Carrier being the lowest. The craft specialty positions within Park Ops have not been filled which led to the need for these on-call contracts.

Motion #1 – Greta Gilman moved to recommend On-call boiler maintenance and repair contract with Carrier Commercial Services for 3 years with option for one-1 year renewal (\$50,000.00 annually)

Sally Lodato and Kevin Brownlee concurrently seconded. The motion passed unanimously (5-0 vote).

The committee agreed to present this recommendation as a consent agenda item on the February 13 Park Board meeting agenda.

2. [Liberty Concrete, LLC. / Make Beacon Hill Public Phase 2 Construction \(\\$1,748,573.00 plus tax\)](#) – Nick Hamad

- a. This is a partnership between Spokane County and Spokane Parks and Recreation (SPRD). To recap, this is a reconstruction project to make the Camp Sekani and John H. Shields trailheads safer and more pedestrian friendly. Eight bids were received. The lowest was 85% of the estimate. Because of this low bid pricing, staff recommends adding back in some of the alternates, which include the base plus more Alternates #3&4 – the Camp Sekani parking and a restroom, and the Alternate #2 – the Shields enhanced pedestrian crossing. Another alternate, Alternate #1, was bid to add a water line to Shields, but it would not be cost effective, and staff recommends rejecting Alternate #1. It was decided to wait until someone else adds water near that location to tap into.

- b. To recap, the base bid includes a paved parking lot and pathways at Shields and Sekani, as well as fencing and security lighting and trail cameras. At Shields there will also be an adaptive pathway and a boulder playground. Just over one million dollars of this project will be funded through a water conservation fund grant. The County and the City are both allocating approximately \$800,000. The remaining cost will come from various recreation partners. SPRD are still seeking grant funding where possible.

Motion #2 – Greta Gilman moved to recommend Liberty Concrete, LLC. / Make Beacon Hill Public Phase 2 Construction (\$1,748,573.00 plus tax)

Kevin Brownlee seconded. The motion passed unanimously (5-0 vote).

The committee agreed to present this recommendation as a consent agenda item on the February 13 Park Board meeting agenda.

3. [Northwest Playground Equipment, Inc. / Make Beacon Hill Public Play Equipment Purchase \(\\$161,384.00 + tax\)](#) – Nick Hamad

This proposal is for an innovative engineered boulder playground which will provide an area for kids to learn how to climb. They are designed to stand up to extreme weather and vandalism (but are not graffiti resistant). The price is for supply and delivery only and does not include installation,

however, the previous action item for the contractor will include the installation of the playground equipment.

Motion #3 – Greta Gilman moved to recommend Northwest Playground Equipment, Inc. / Make Beacon Hill Public Play Equipment Purchase (\$161,384.00 + tax)

Doug Kelley seconded. The motion passed unanimously (5-0 vote).

The committee agreed to present this recommendation as a consent agenda item on the February 13 Park Board meeting agenda.

Discussion Items:

1. [Spokane Transit Authority \(STA\) Division Street Bus Rapid Transit \(BRT\) Project Briefing](#) – Mike Tressider in for Daniel Wells (STA)
 - a. The purpose of the project is to increase overall safety and mobility for both vehicles and pedestrians. The 10+ mile section along Division Street will include 43 new stations, business access transit (BAT) lanes, and multimodal improvements along Ruby Street. STA will be working closely with their partners (WSDOT, Spokane City and County, and Spokane Regional Transportation Council). Environmental effects have already been evaluated and traffic analysis is underway and is public outreach. As the busses are electric, this phase of planning will include site evaluations for charging stations. Mike explained that a BAT lane is a shared use lane for both busses and turning/emerging vehicles.
 - b. There will be a shelter along Division adjacent to Franklin Park and the trail, replacing the existing shelter. Therefore, Mike has asked the committee for their input on 2 design options. The committee unanimously chose option 1, which was more streamlined. A temporary construction easement may be required.
 - c. A second shelter replacement will be adjacent to B.A. Clark which would require a relocation closer to Garland to better facilitate transfers. A temporary construction easement may be required here as well. The project may not be completed until the second half of 2030. More information may be found [HERE](#).
2. Alternative use request (Ground Lease) / Finch Arboretum – Nick Hamad
 - a. There has been an agreement for many years between SPRD's Finch Arboretum and the adjacent landowner, currently Catholic Housing. An alternative use application was submitted yesterday, requesting a 20-year ground lease. A temporary encroachment request issued in 2022 has expired. Catholic Housing has an agreement with the City of Spokane to operate the Catalyst Project for 20 years.
 - b. The intended parcel is roughly 10,500 square feet with vehicular and pedestrian/bicycle access as well as both underground and above ground utility installation for the same 20-year term. The parcel is already paved as a parking lot with no access to a public street. The slope of the park land leading to the parking lot would be an extreme walk for a typical park user.
 - c. A broker's price opinion was prepared on this property, which resulted in an estimated value of \$5,000-\$5,666 per year. The committee agreed this should be reviewed periodically but should not last beyond 20 years. Catalyst cannot be sold prior to their 20-year agreement. Catholic housing has suggested the lower value as this property cannot be used for any other purpose. This will be revisited next month as an action item.
3. Alternative use request follow up (access easement) – 44th Ave / Fish Lake Trail – Nick Hamad

To recap, Aaron Nolting approached the committee a few months ago requesting an easement

for a landlocked parcel he was interested in purchasing. The committee was apprehensive to move forward but agreed to revisit the discussion later. At the first meeting, Aaron offered \$7,000-\$8,000 for the easement, however, after meeting with a real estate broker, it was determined the easement may be worth upwards of \$500,000. The city's broker indicated the cost of building a road to the private property across park land easement could be up to \$400,000 less than through the existing Right-of-Way. The broker suggested to not make a counteroffer and allow the applicant to revise his offer. This has been shared with Aaron and he has not responded yet.

4. Work item briefing – Your Place Park & Park Dedication Ordinance – Nick Hamad
 - a. Your Place Park was in the area along I-90 where the WSDOT was purchasing and demolishing property. The park was decommissioned several years ago, and all the amenities have been removed but the parcel was not sold. WSDOT has reengaged parks and have offered to exchange land and fund development of a replacement park. However, City Charter states SPRD cannot sell park land without a vote of the public. However, this clause does not prevent the WSDOT from condemning the land and taking it away from SPRD. Therefore, the City attorneys have drafted a legal opinion stating this land can be sold or exchanged in lieu of condemnation without a vote of the public and still remain compliant with the city charter. There have been discussions with the east central neighborhood about where they would like to see a replacement park.
 - b. SPRD was approached by councilmember Paul Dillon and the Mayor's administration who are both supportive of a park dedication ordinance, the number one park land policy recommendation made in the 2022 park and natural lands management plan. They have requested the City Attorney's & park staff office review this and create an ordinance which would require new developments to build parks at no cost to the City. Nick stated that Park staff will be creating a policy advisory committee and will include park board participation to ensure Parks representation.

Unfinished Business:

Doug asked what was going to happen with the citizen with the unlawful driveway on the Fish Lake Trail/44th Ave. property. Nick explained that they were waiting to see what was going to happen with Aaron before moving forward. Nick will reach out to Aaron and if he is unwilling to negotiate, SPRD will issue a letter to the encroaching property owner.

Standing Reports:

AI indicated there will be an update to the ROW project with the Director's report at Park Board.

Adjournment: The meeting was adjourned at 4:43 p.m.

The next regularly scheduled Land Committee meeting is set for 3:30 p.m. Wed. Mar. 05, 2025.

Spokane Park Board

Briefing Paper



Committee	Land Committee	Committee meeting date: 2/5/2025	
Requester	Carl Strong	Phone number: ext 5415	
Type of agenda item	<input type="radio"/> Consent <input type="radio"/> Discussion <input type="radio"/> Information <input checked="" type="radio"/> Action		
Type of contract/agreement	<input checked="" type="radio"/> New <input type="radio"/> Renewal/ext. <input type="radio"/> Lease <input type="radio"/> Amendment/change order <input type="radio"/> Other		
City Clerks file (OPR or policy #)			
Master Plan Goal, Objective, Strategy (Click HERE for link to the adopted plan)	maintain & care	Master Plan Priority Tier: (pg. 171-175)	second
Item title: (Use exact language noted on the agenda)	On-call boiler maintenance and repair contract with Carrier Commercial Services for 3 years with option for one-1 year renewal (\$50,000.00 annually)		
Begin/end dates	Begins: 04/01/2025	Ends: 03/31/2028	<input type="checkbox"/> 06/01/2525
Background/history:	Corbin Art Center, Manito Park, Riverfront Park, Spokane Parks Aquatics and other facilities may all be subject to boiler maintenance and repair. This contract will cover all areas under one on-call contract. This does not limit Parks to seek boiler maintenance and repairs elsewhere. This contract will run for 3 years at \$50,000 per year, with an option to renew for one additional year. A request for quote (RFQ 6315-25) resulted in 3 quotes with Carrier coming in the lowest.		
Motion wording:	Move to approve On-call boiler maintenance and repair contract with Carrier Commercial Services for 3 years with option for one-1 year renewal (\$50,000.00 annually)		
Approvals/signatures outside Parks:	<input checked="" type="radio"/> Yes <input type="radio"/> No If so, who/what department, agency or company: Carrier Commercial Services Name: Steven Leist Email address: steven.leist@carrier.com Phone: 509-425-3332		
Distribution:	Parks – Accounting Parks – Sarah Deatrich Requester: cstrong@spokanecity.org Grant Management Department/Name:		
Fiscal impact:	<input checked="" type="radio"/> Expenditure <input type="radio"/> Revenue Amount: \$50,000 (annually) Budget code: 1400-54500-76810-54802 (Other codes as needed for project)		
Vendor:	<input checked="" type="radio"/> Existing vendor <input type="radio"/> New vendor		
Supporting documents:	<input checked="" type="checkbox"/> Quotes/solicitation (RFP, RFQ, RFB) <input type="checkbox"/> W-9 (for new contractors/consultants/vendors) <input checked="" type="checkbox"/> Contractor is on the MRSC Roster - City of Spokane <input type="checkbox"/> ACH Forms (for new contractors/consultants/vendors) <input checked="" type="checkbox"/> UBI: 600-340-198 Business license expiration date: 7/31/25 <input checked="" type="checkbox"/> Insurance Certificate (min. \$1 million in General Liability)		

Spokane Park Board

Briefing Paper



Committee	Land Committee	Committee meeting date: February 5, 2025	
Requester	Nick Hamad	Phone number: 509.363.5452	
Type of agenda item	<input type="radio"/> Consent <input type="radio"/> Discussion <input type="radio"/> Information <input checked="" type="radio"/> Action		
Type of contract/agreement	<input checked="" type="radio"/> New <input type="radio"/> Renewal/ext. <input type="radio"/> Lease <input type="radio"/> Amendment/change order <input type="radio"/> Other		
City Clerks file (OPR or policy #)			
Master Plan Goal, Objective, Strategy (Click HERE for link to the adopted plan)	Goal B Objectives 1&2	Master Plan Priority Tier: (pg. 171-175)	First Tier
Item title: (Use exact language noted on the agenda)	Liberty Concrete, LLC. / Make Beacon Hill Public Phase 2 Construction (\$1,748,573.00 plus tax)		
Begin/end dates	Begins: 02/17/2025	Ends: 06/01/2026	<input type="checkbox"/> 06/01/2525
Background/history:			
<p>Contract with apparent low responsive bidder to PW ITB #6295-25, Liberty Concrete, LLC for construction of the 'Make Beacon Hill Public - Phase 2' project. Contracted scope constructs improvements @ 2 park locations, John H. Shields Park & Camp Sekani Park, specifically including work outlined in the project base bid and alternates 2, 3, & 5. Additionally, contractor confirmed they will hold their bid pricing for alternate #4, which is not included in the current contract but which may be added via contract amendment later during construction.</p> <p>This project is jointly funded by City of Spokane Parks, Spokane County Parks, several private donors, and a Land & Water Conservation Grant administered by the Washington State Recreation & Conservation Office (RCO).</p>			
Motion wording:			
Motion to approve Liberty Concrete, LLC. construction contract for the Make Beacon Hill Public Phase 2 project in the amount of \$1,748,573.00 plus tax.			
Approvals/signatures outside Parks: <input checked="" type="radio"/> Yes <input type="radio"/> No			
If so, who/what department, agency or company: Liberty Concrete, LLC.			
Name: Thomas Lariviere		Email address: estimating@libertyconcretecda.com Phone: 1.208.991.1302	
Distribution:			
Parks – Accounting		Doug Chase	
Parks – Sarah Deatrich		Garrett Jones	
Requester: Nick Hamad		Thea Prince	
Grant Management Department/Name:		Skyler Brown	
Fiscal impact: <input checked="" type="radio"/> Expenditure <input type="radio"/> Revenue			
Amount: \$1,905,944.57 (tax inclusive)		Budget code: 1950-54920-94760-56501-48082	
Vendor: <input type="radio"/> Existing vendor <input checked="" type="radio"/> New vendor			
Supporting documents:			
<input checked="" type="checkbox"/> Quotes/solicitation (RFP, RFQ, RFB)		<input type="checkbox"/> W-9 (for new contractors/consultants/vendors)	
<input type="checkbox"/> Contractor is on the MRSC Roster - City of Spokane		<input type="checkbox"/> ACH Forms (for new contractors/consultants/vendors)	
<input checked="" type="checkbox"/> UBI: 605-011-736 Business license expiration date: 12/31/25		<input checked="" type="checkbox"/> Insurance Certificate (min. \$1 million in General Liability)	

Beacon Hill

**Beacon Hill
Conservation Area**

**Camp Sekani
Trailhead**

**John H.
Shields
Trailhead**



Shields Park – Site 1

Beacon Hill
Conservation Area

John H.
Shields
Trailhead



Camp Sekani Park – Site 2

Beacon Hill
Conservation Area

Camp Sekani
Trailhead



Bid Information

- Received 8 qualified bids
- Range from \$1.48M-\$2.79M (base price)
- Low bid @ 85% of estimate



Bid Tabulation - Make Beacon Hill Public - Phase 2

Bid Item	Description	UOM	Quantity	A.M. LANDSHAPER, INC.	BACON CONCRETE, INC.	CAMERON-REILLY, LLC.	DW EXCAVATING	INLAND INFRASTRUCTURE	JR CONSTRUCTION	LIBERTY CONCRETE LLC	N.A. DEGERSTROM, INC.	AVERAGE	% OF ESTIMATE (LOW BID)	% OF ESTIMATE (AVG BID)
TOTAL BASE BID (NO TAX)	Total Bid	Each	1	\$2,544,100.00	\$2,281,333.00	\$2,351,510.00	\$1,898,000.00	\$2,026,500.00	\$1,932,047.00	\$1,479,103.00	\$2,790,000.00	\$2,162,824.13	85%	113%
Washington State Retail Sales Tax (9.0%)				\$228,969.00	\$205,319.97	\$211,635.90	\$170,820.00	\$182,385.00	\$173,884.23	\$133,119.27	\$251,100.00	\$194,654.17		
TOTAL BASE BID + TAX				\$2,773,069.00	\$2,486,652.97	\$2,563,145.90	\$2,068,820.00	\$2,208,885.00	\$2,105,931.23	\$1,612,222.27	\$3,041,100.00	\$2,357,478.30		
ALTERNATE 1 - Shields Water Service	Total Bid	Each	1	\$249,320.00	\$209,353.00	\$129,000.00	\$91,200.00	\$127,000.00	\$61,520.00	\$78,695.00	\$105,000.00	\$131,386.00	82%	175%
ALTERNATE 2 - Shields Pedestrian Crossing	Total Bid	Each	1	\$132,950.00	\$109,659.00	\$110,000.00	\$78,500.00	\$115,000.00	\$86,640.00	\$85,448.00	\$125,000.00	\$105,399.63	96%	129%
ALTERNATE 3 - Sekani Added Parking	Total Bid	Each	1	\$228,200.00	\$103,082.00	\$100,000.00	\$100,800.00	\$121,000.00	\$109,280.00	\$74,548.00	\$125,000.00	\$120,238.75	78%	127%
ALTERNATE 4 - Sekani Pedestrian Crossing	Total Bid	Each	1	\$228,800.00	\$157,272.00	\$190,000.00	\$157,500.00	\$157,750.00	\$101,760.00	\$100,113.00	\$180,000.00	\$159,149.38	74%	118%
ALTERNATE 5 - Sekani Restroom	Total Bid	Each	1	\$264,000.00	\$36,801.00	\$160,000.00	\$111,200.00	\$165,000.00	\$15,000.00	\$109,474.00	\$115,000.00	\$122,059.38	70%	90%
ALTERNATE 6 - Rock Excavation per CY	Total Bid	Each	1	\$200.00	\$2,500.00	\$1,000.00	\$325.00	\$350.00	\$500.00	\$483.00	\$300.00	\$707.25	-	-
TOTAL BASE + ALL ALTERNATES (NO TAX)				\$3,647,570.00	\$2,900,000.00	\$3,041,510.00	\$2,437,525.00	\$2,712,600.00	\$2,306,747.00	\$1,927,864.00	\$3,440,300.00	\$2,801,764.50	91%	114%
Washington State Retail Sales Tax (9.0%)				\$328,281.30	\$261,000.00	\$273,735.90	\$219,377.25	\$244,134.00	\$207,607.23	\$173,507.76	\$309,627.00	\$252,158.81	-	-
TOTAL ALL WORK + TAX				\$3,975,851.30	\$3,161,000.00	\$3,315,245.90	\$2,656,902.25	\$2,956,734.00	\$2,514,354.23	\$2,101,371.76	\$3,749,927.00	\$3,053,923.31	-	-

Recommended Award

- Project Base Bid
- Alternate 2: Shields Park Ped Crossing
- Alternate 3: Sekani Park Added
- Alternate 4: Sekani Park Restroom Building

AWARD SCENARIO 1: Base+ Shields Crossing: (Alt 2)	\$2,677,050.00	\$2,390,992.00	\$2,461,510.00	\$1,976,500.00	\$2,141,500.00	\$2,018,687.00	\$1,564,551.00	\$2,915,000.00	\$2,268,223.75	86%	123%
Washington State Retail Sales Tax (9.0%)	\$240,934.50	\$215,189.28	\$221,535.90	\$177,885.00	\$192,735.00	\$181,681.83	\$140,809.59	\$262,350.00	\$204,140.14		
TOTAL SCENARIO 1:	\$2,917,984.50	\$2,606,181.28	\$2,683,045.90	\$2,154,385.00	\$2,334,235.00	\$2,200,368.83	\$1,705,360.59	\$3,177,350.00	\$2,472,363.89		
AWARD SCENARIO 2: Base+Shields Crossing / Sekani RR: (Alts2,5)	\$2,941,050.00	\$2,427,793.00	\$2,621,510.00	\$2,087,700.00	\$2,306,500.00	\$2,033,687.00	\$1,674,025.00	\$3,030,000.00	\$2,390,283.13	89%	123%
Washington State Retail Sales Tax (9.0%)	\$264,694.50	\$218,501.37	\$235,935.90	\$187,893.00	\$207,585.00	\$183,031.83	\$150,662.25	\$272,700.00	\$215,125.48		
TOTAL SCENARIO 2:	\$3,205,744.50	\$2,646,294.37	\$2,857,445.90	\$2,275,593.00	\$2,514,085.00	\$2,216,718.83	\$1,824,687.25	\$3,302,700.00	\$2,605,408.61		
AWARD SCENARIO 3: Base+Shields Cross/Sekani RR/Parking: (Alts 2,3,5)	\$3,169,250.00	\$2,530,875.00	\$2,721,510.00	\$2,188,500.00	\$2,427,500.00	\$2,142,967.00	\$1,748,573.00	\$3,155,000.00	\$2,510,521.88	88%	123%
Washington State Retail Sales Tax (9.0%)	\$285,232.50	\$227,778.75	\$244,935.90	\$196,965.00	\$218,475.00	\$192,867.03	\$157,371.57	\$283,950.00	\$225,946.97		
TOTAL SCENARIO 3:	\$3,454,482.50	\$2,758,653.75	\$2,966,445.90	\$2,385,465.00	\$2,645,975.00	\$2,335,834.03	\$1,905,944.57	\$3,438,950.00	\$2,736,468.84		
AWARD SCENARIO 4: B+Both Cross+Sekani RR&parking:(Alts 2,3,4,5)	\$3,398,050.00	\$2,688,147.00	\$2,911,510.00	\$2,346,000.00	\$2,585,250.00	\$2,244,727.00	\$1,848,686.00	\$3,335,000.00	\$2,669,671.25	87%	123%
Washington State Retail Sales Tax (9.0%)	\$305,824.50	\$241,933.23	\$262,035.90	\$211,140.00	\$232,672.50	\$202,025.43	\$166,381.74	\$300,150.00	\$240,270.41		
TOTAL SCENARIO 4:	\$3,703,874.50	\$2,930,080.23	\$3,173,545.90	\$2,557,140.00	\$2,817,922.50	\$2,446,752.43	\$2,015,067.74	\$3,635,150.00	\$2,909,941.66		

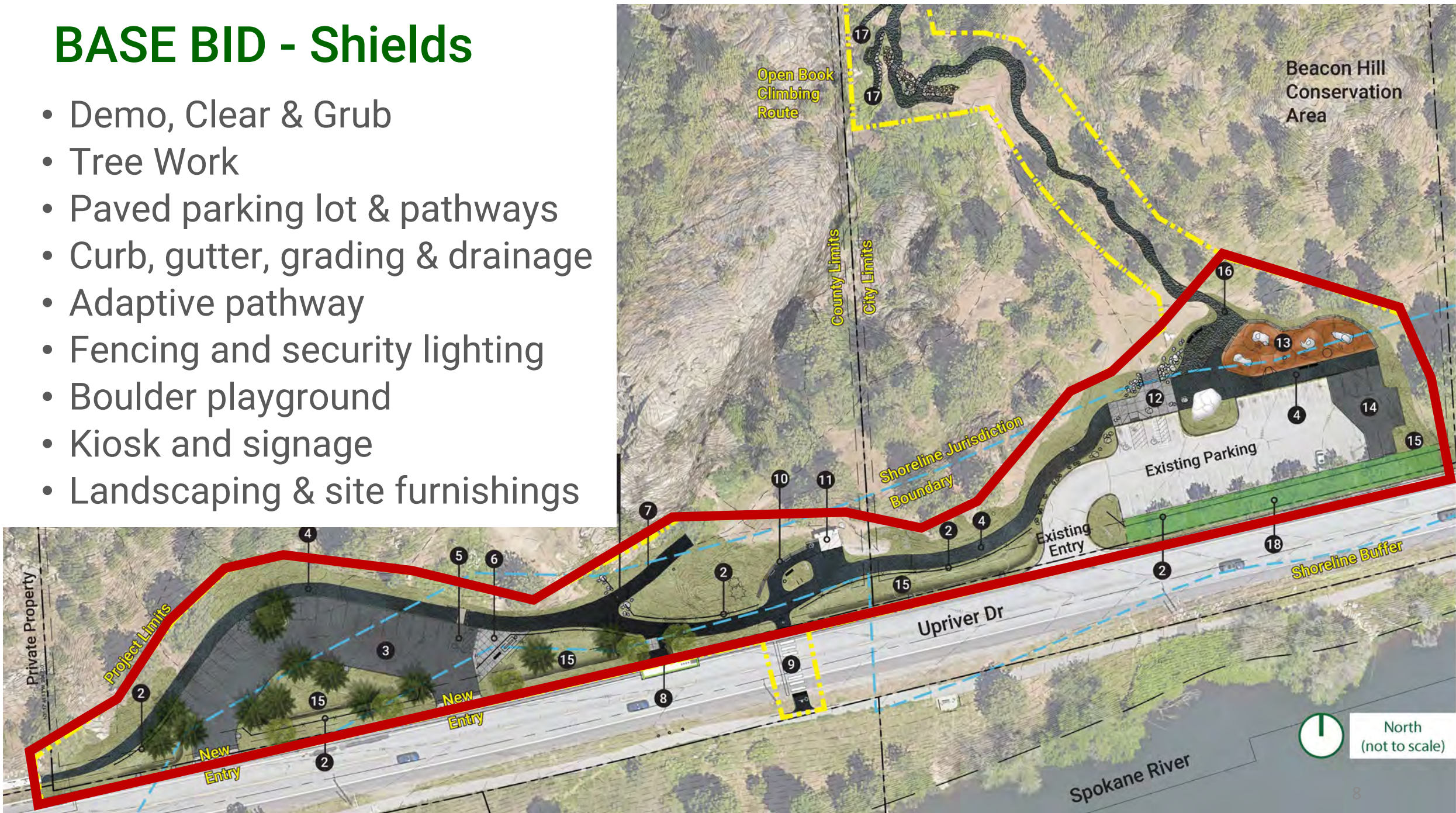
recommend award of scenario 3
(base + bid alts 2, 3 & 5)

Additional Recommendations

- Hold Alternate 4 Price: Sekani Ped Crossing
- Reject Alternate 1: Shields Water Line

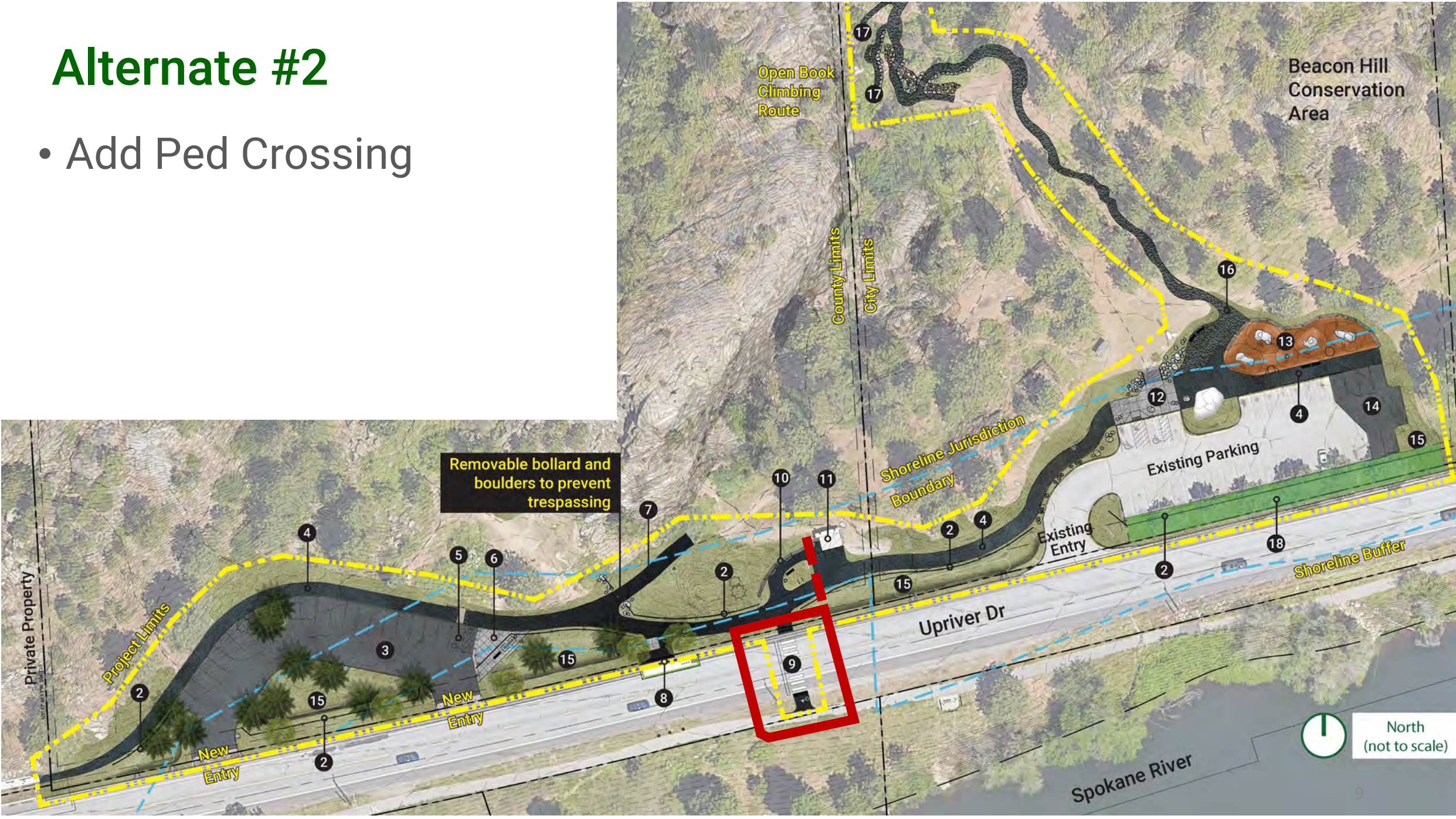
BASE BID - Shields

- Demo, Clear & Grub
- Tree Work
- Paved parking lot & pathways
- Curb, gutter, grading & drainage
- Adaptive pathway
- Fencing and security lighting
- Boulder playground
- Kiosk and signage
- Landscaping & site furnishings



Alternate #2

- Add Ped Crossing





Base Bid - Sekani

- Demo, Clear & Grub
- Tree Work
- Paved parking lot & pathways
- Curb, gutter, grading & drainage
- Wall Work (Boulder & Pre-cast)
- Fencing and security lighting
- Landscaping & site furnishings



Alternate #3

- Added Parking Stalls (extended parking lot)





Alternate #5

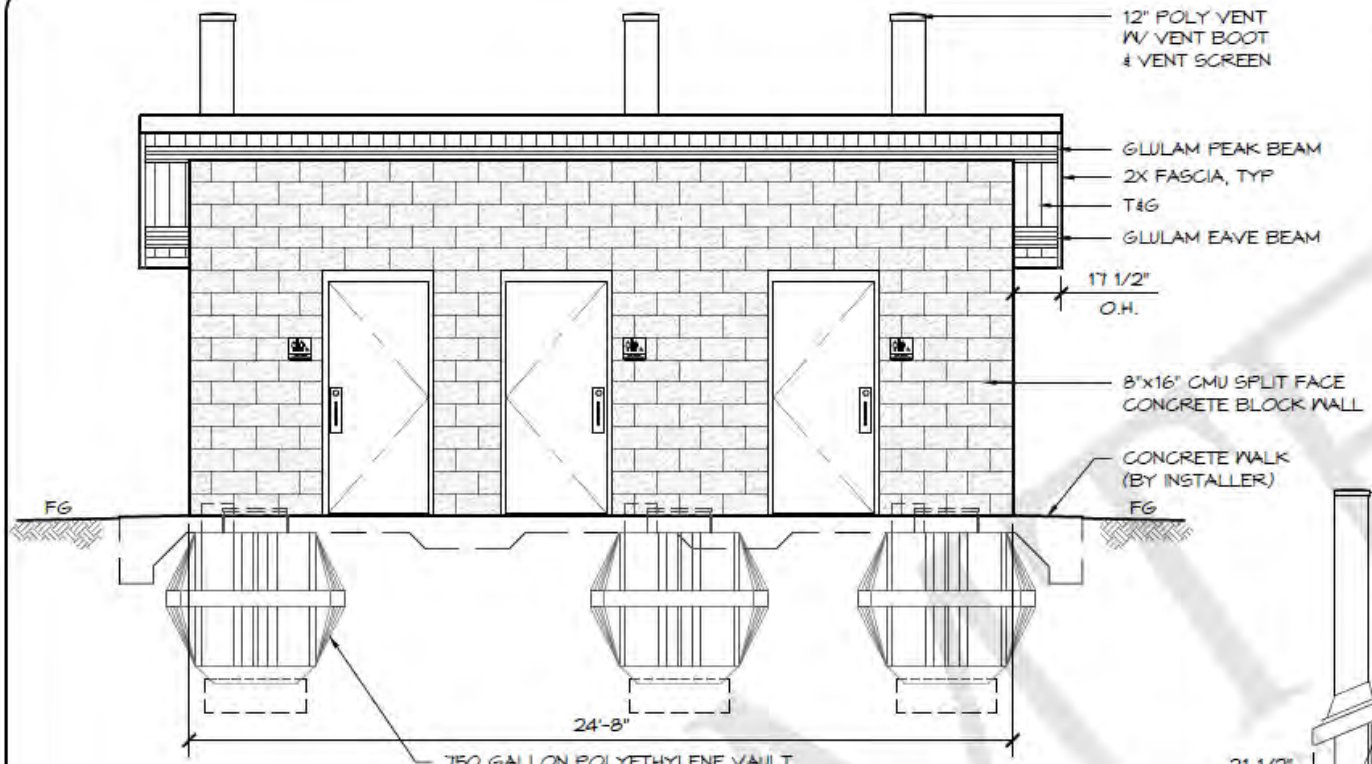
- Add OFCI Restroom



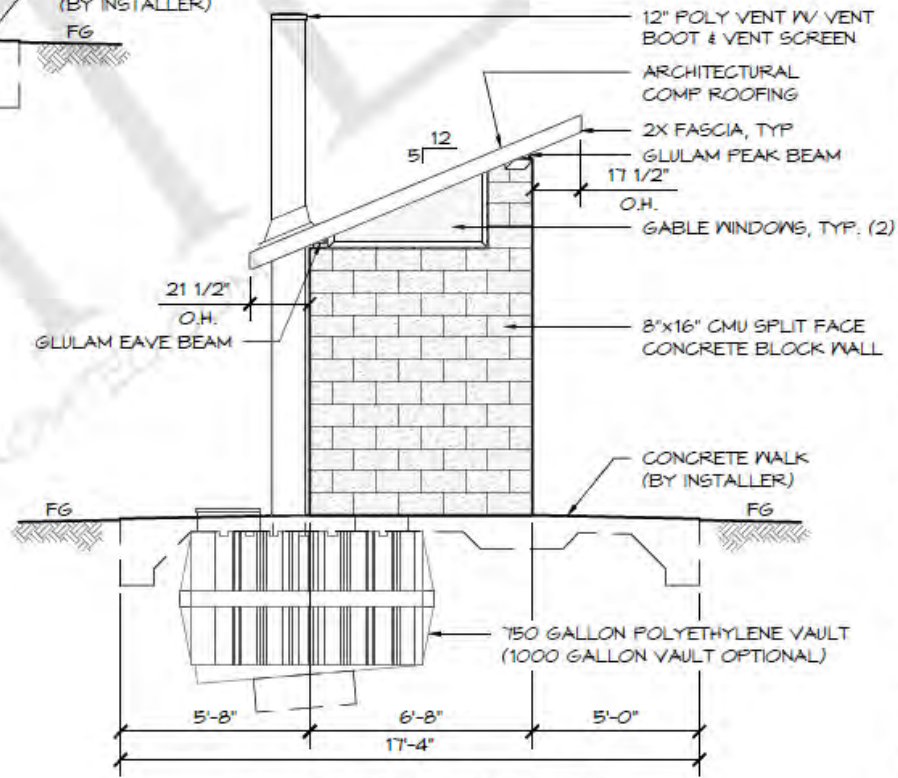
Alternate #5

THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS ARE QUOTED AS SUGGESTIONS AND NOT FOR ROMTEC'S PROPOSED SCOPE OF SUPPLY.

ROMTEC
 18240 NORTH BAY ROAD - ROSEBURG, OR 97470
 (503) 638-3337 FAX (503) 638-8885
PRELIMINARY



C ELEVATION VIEW
 SCALE: 1/4" = 1'-0"



D ELEVATION VIEW
 SCALE: 1/4" = 1'-0"

PROJECT: CUSTOMER PROJECT LOCATION
 SHEET TITLE: ELEVATION VIEW

PROJECT#: XXXX
 MODEL#: 1014
 DATE: 6/08/2022
 REVISIONS

REV.	DATE	BY

DRAWN BY: JS
 SHEET NO. 02 13



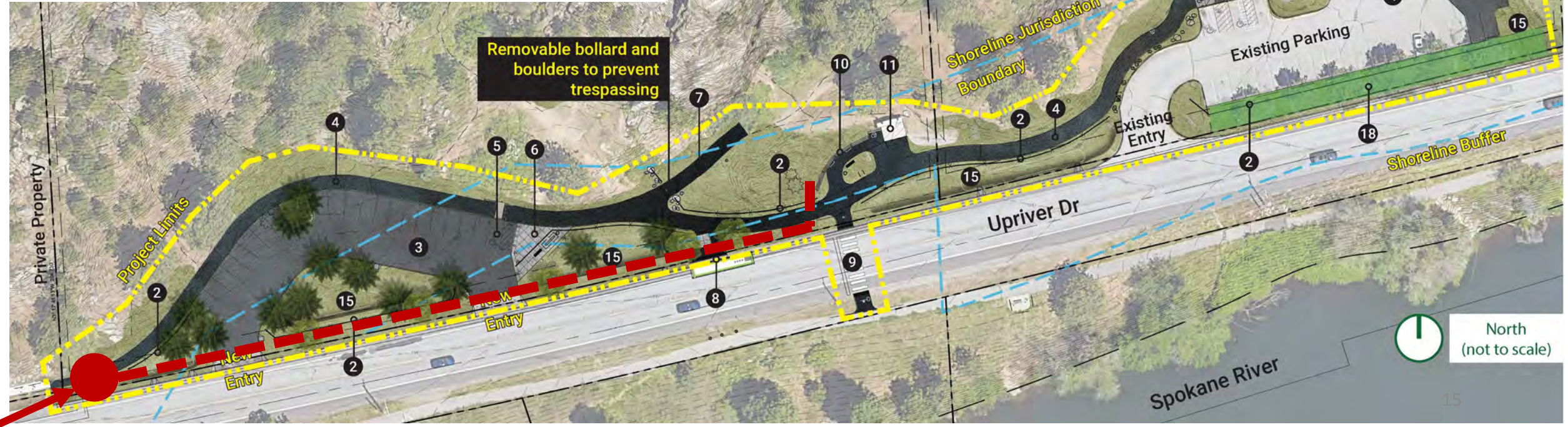
Alternate #4 – Hold for future add

- Add Ped Crossing & connecting trail



Reject - Alternate #1

- Add Water Service



Award Recap

- Recommend Approval of Base Bid + Alternates 2, 3, & 5.
- Award Cost: \$1,748,573.00+tax
 - 88% of estimate
 - Within project budget
- Recommend Contractor hold Alternate 4 price for potential future addition.

Alternate #6

- Rock Excavation per CY



Spokane Park Board

Briefing Paper



Committee	Land Committee	Committee meeting date: February 5, 2025	
Requester	Nick Hamad	Phone number: 509.363.5452	
Type of agenda item	<input type="radio"/> Consent <input type="radio"/> Discussion <input type="radio"/> Information <input checked="" type="radio"/> Action		
Type of contract/agreement	<input checked="" type="radio"/> New <input type="radio"/> Renewal/ext. <input type="radio"/> Lease <input type="radio"/> Amendment/change order <input type="radio"/> Other		
City Clerks file (OPR or policy #)			
Master Plan Goal, Objective, Strategy (Click HERE for link to the adopted plan)	Goal B Objectives 1&2	Master Plan Priority Tier: (pg. 171-175)	First Tier
Item title: (Use exact language noted on the agenda)	Northwest Playground Equipment, Inc. / Make Beacon Hill Public Play Equipment Purchase (\$161,384.00 plus tax)		
Begin/end dates	Begins: 02/17/2025	Ends: 11/01/2025	<input type="checkbox"/> 06/01/2525
Background/history:			
<p>Purchase (5) pieces of play equipment for a new 'boulder playground' planned for construction as a part of the 'Make Beacon Hill Public - Phase 2' project. Play components are engineered concrete (GFRC) playground rock structures planned for installation @ John. H. Shields Park to create an area for young and beginning climbers to learn to climb in man-made setting. Equipment is being purchased from the NASPO - value point purchasing cooperative. This purchase order is for manufacturing, supply & delivery of the play structures only. Installation of the equipment is not included in this purchase order but is included in a separate construction contract titled 'make beacon hill public - phase 2' construction.</p> <p>This equipment purchase is jointly funded by City of Spokane Parks & Spokane County Parks, together with a generous donation from the Roskelley Foundation.</p>			
Motion wording:			
Motion to approve Northwest Playground Equipment, Inc. purchase order for Make Beacon Hill Public Play Equipment in the amount of \$161,384.00 plus tax.			
Approvals/signatures outside Parks: <input type="radio"/> Yes <input checked="" type="radio"/> No			
If so, who/what department, agency or company:			
Name: Chris Brummett		Email address:	Phone: 1.425.313.9161
Distribution:			
Parks – Accounting		Garrett Jones	
Parks – Sarah Deatrich		Thea Prince	
Requester: Nick Hamad		Berry Ellison	
Grant Management Department/Name:		Skyler Brown	
Fiscal impact: <input checked="" type="radio"/> Expenditure <input type="radio"/> Revenue			
Amount: \$175,908.56 tax inclusive		Budget code: 1950-54920-94760-56501-48082	
Vendor: <input type="radio"/> Existing vendor <input checked="" type="radio"/> New vendor			
Supporting documents:			
<input checked="" type="checkbox"/> Quotes/solicitation (RFP, RFQ, RFB)		<input type="checkbox"/> W-9 (for new contractors/consultants/vendors)	
<input type="checkbox"/> Contractor is on the MRSC Roster - City of Spokane		<input type="checkbox"/> ACH Forms (for new contractors/consultants/vendors)	
<input checked="" type="checkbox"/> UBI: 601-691-557 Business license expiration date: 2/28/26		<input checked="" type="checkbox"/> Insurance Certificate (min. \$1 million in General Liability)	

Shields Park – Site 1

Beacon Hill
Conservation Area

John H.
Shields
Trailhead



Shields Park

- Boulder playground!!!



Boulder Playground



Sales Representative

John H Shields Park
Option 3

IHD_112_22C



Northwest Playground
Equipment, Inc.

We Work So Others Can Play

P.O. Box 2410 Issaquah, WA 98027
Toll Free: 1-800-726-0931
www.nwplayground.com
sales@nwplayground.com

Equipment Manufacturer



ID SCULPTURE

Boulder Playground



John H Shields Park
Option 3

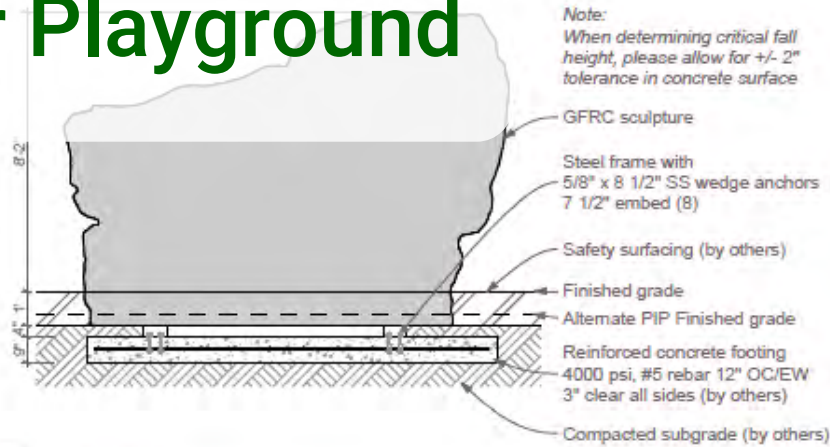
IHD_112_22C

 Northwest Playground
Equipment, Inc.
We Work So Others Can Play
P.O. Box 2810 Issaquah, WA 98027
Toll Free: 1-800-728-9931
www.nwplayground.com
sales@nwplayground.com

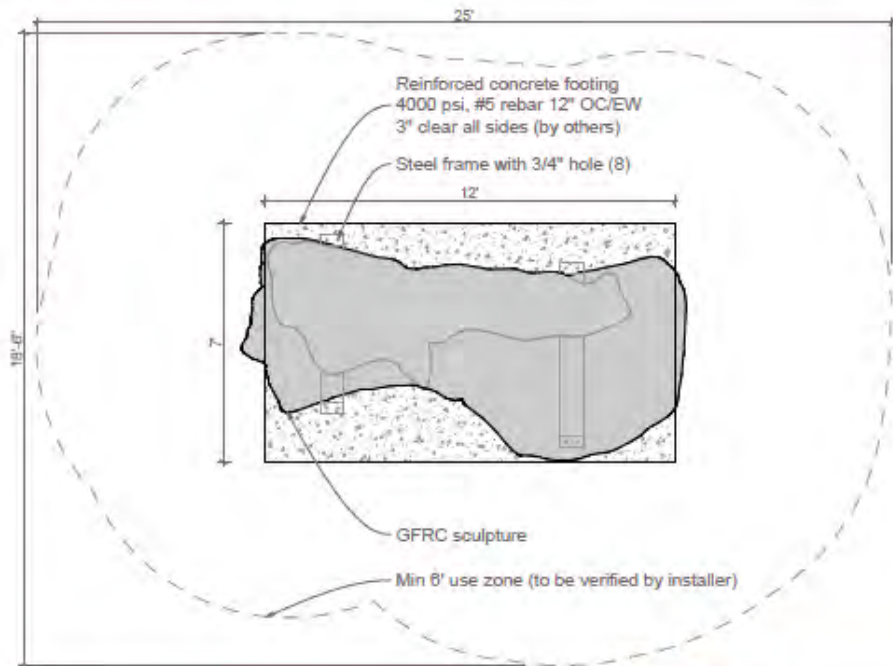
Equipment Manufacturer

ID SCULPTURE

Boulder Playground



1 Section
SCALE: 1/4" = 1'-0"



2 Plan
SCALE: 1/4" = 1'-0"



3 Palisades Boulder_CB001 (Sandstone)

Palisades Boulder
CB001

Age Group: 5-12

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION



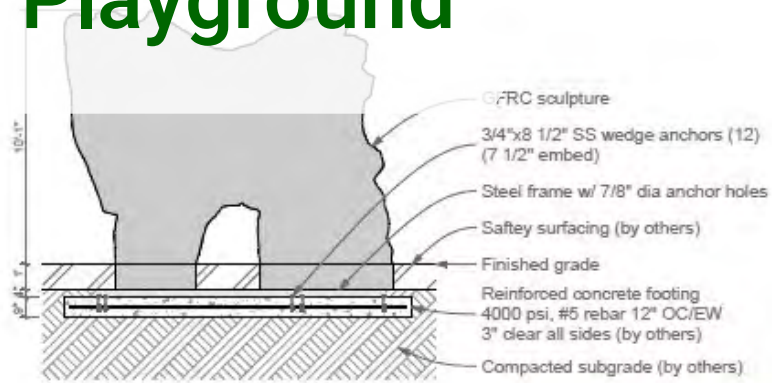
All IDS projects are designed to meet or exceed ASTM 1487. Not all equipment may be appropriate for all children. Supervision is required. ASTM compliant safety surfacing is required under and around all play equipment. The Americans with Disabilities Act (ADA) may require your play area to be accessible, please consult with an ADA professional to ensure compliance.

Date
7/19/2024

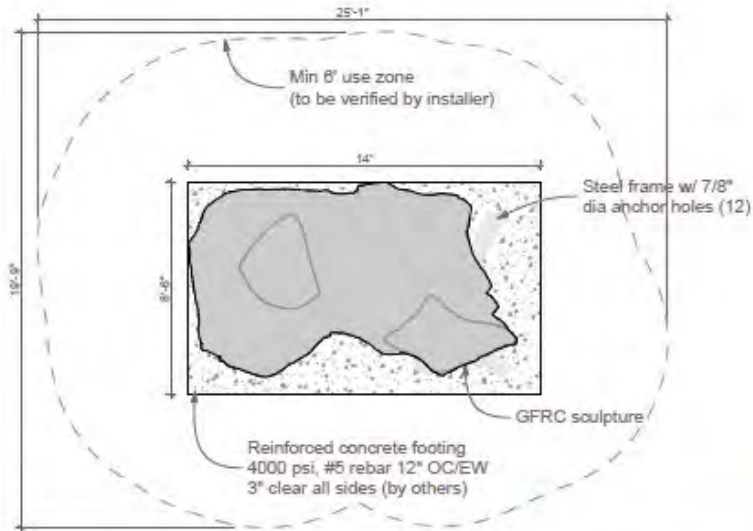
Drawing Title
Layout

Sheet #
A.01.1

Boulder Playground



1 Section
SCALE: 3/16" = 1'-0"
0 4' 8' 12'



2 Plan
SCALE: 3/16" = 1'-0"
0 4' 8' 12'



3 Sawtooth Boulder_PB017 (Sandstone)



4 Sawtooth Boulder_PB017 (Sandstone)

Sawtooth Boulder PB017

Age Group: 5-12

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION

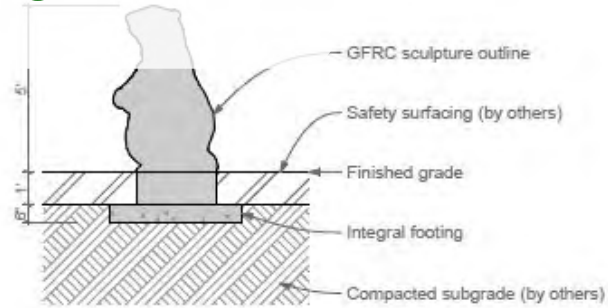
All IDS projects are designed to meet or exceed ASTM 1487. Not all equipment may be appropriate for all children. Supervision is required. ASTM compliant safety surfacing is required under and around all play equipment. The Americans with Disabilities Act (ADA) may require your play area to be accessible, please consult with an ADA professional to ensure compliance.

Date
7/22/2024

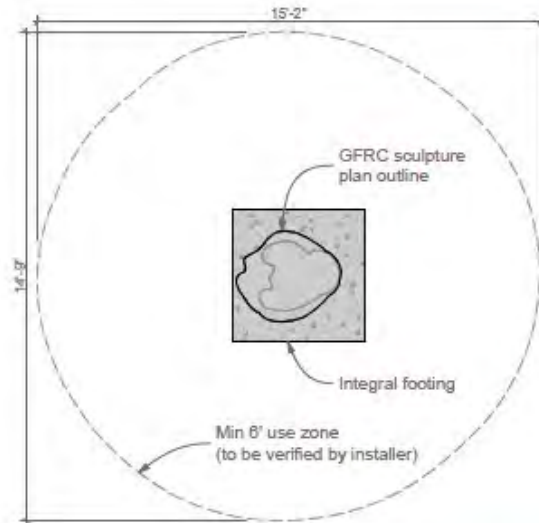
Drawing Title
Layout

Sheet #
A.01.1

Boulder Playground



1 Section
 SCALE: 1/4" = 1'-0"



2 Plan
 SCALE: 1/4" = 1'-0"



3 Marmot TC147

Marmot

TC147

Age Group: 2-5

SCHEMATIC DESIGN
 NOT FOR CONSTRUCTION

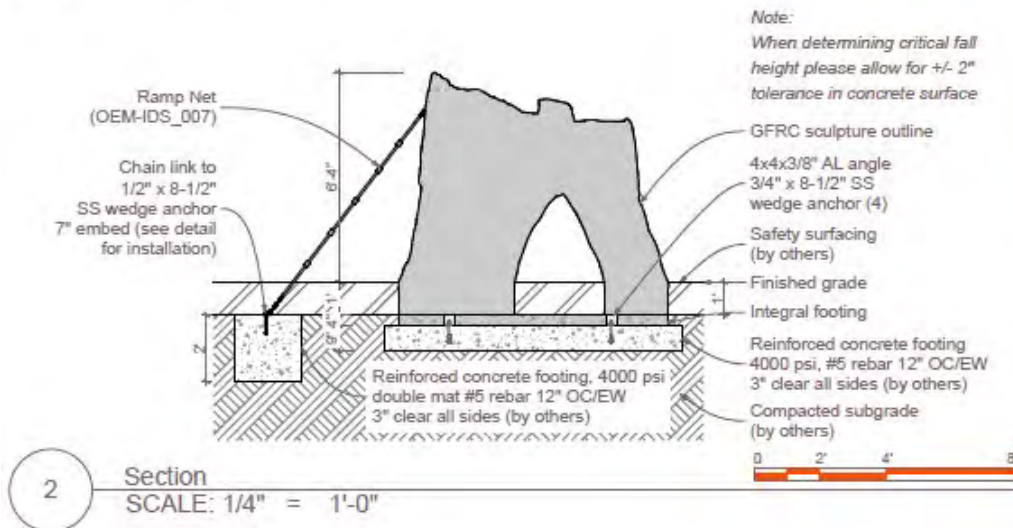
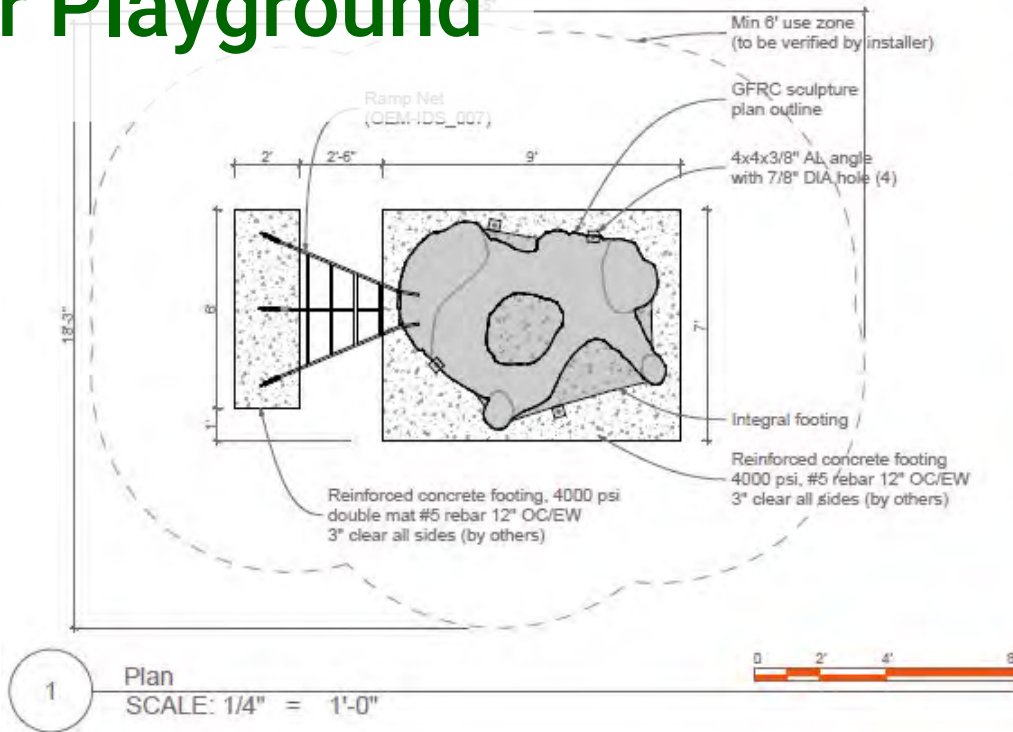
All IDS projects are designed to meet or exceed ASTM 1487. Not all equipment may be appropriate for all children. Supervision is required. ASTM compliant safety surfacing is required under and around all play equipment. The Americans with Disabilities Act (ADA) may require your play area to be accessible, please consult with an ADA professional to ensure compliance.

Date
 3/23/2022

Drawing Title
 Layout

Sheet #
 A.01.1

Boulder Playground



3 Home Tree AP004



4 Typical Finish

Home Tree

AP004

Age Group: 5-12

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION



All IDS projects are designed to meet or exceed ASTM 1487. Not all equipment may be appropriate for all children. Supervision is required. ASTM compliant safety surfacing is required under and around all play equipment. The Americans with Disabilities Act (ADA) may require your play area to be accessible, please consult with an ADA professional to ensure compliance.

Date
8/9/2023

Drawing Title
Layout

Sheet #
A.01.1

Boulder Playground



1

Montana Special_PB005 (Granite)



Montana Special
PB005

Age Group: 5-12

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION



All IDS projects are designed to meet or exceed ASTM 1487. Please consult ASTM 1487 for required hazard warning and signage specifications. Not all equipment may be appropriate for all children. Supervision is required. ASTM compliant safety surfacing is required under and around all play equipment. The Americans with Disabilities Act (ADA) may require your play area to be accessible, please consult with an ADA professional to ensure compliance.

Date
11/25/2024

Drawing Title
Perspective

Sheet #
A.01.1

 591 South Boulevard Street
Gunnison, Colorado 81230
info@idsculpture.com

Purchase Recap

- 5 pieces
- Owner Furnished, Contractor Installed
- \$161,384.00 +tax.

Spokane Park Board

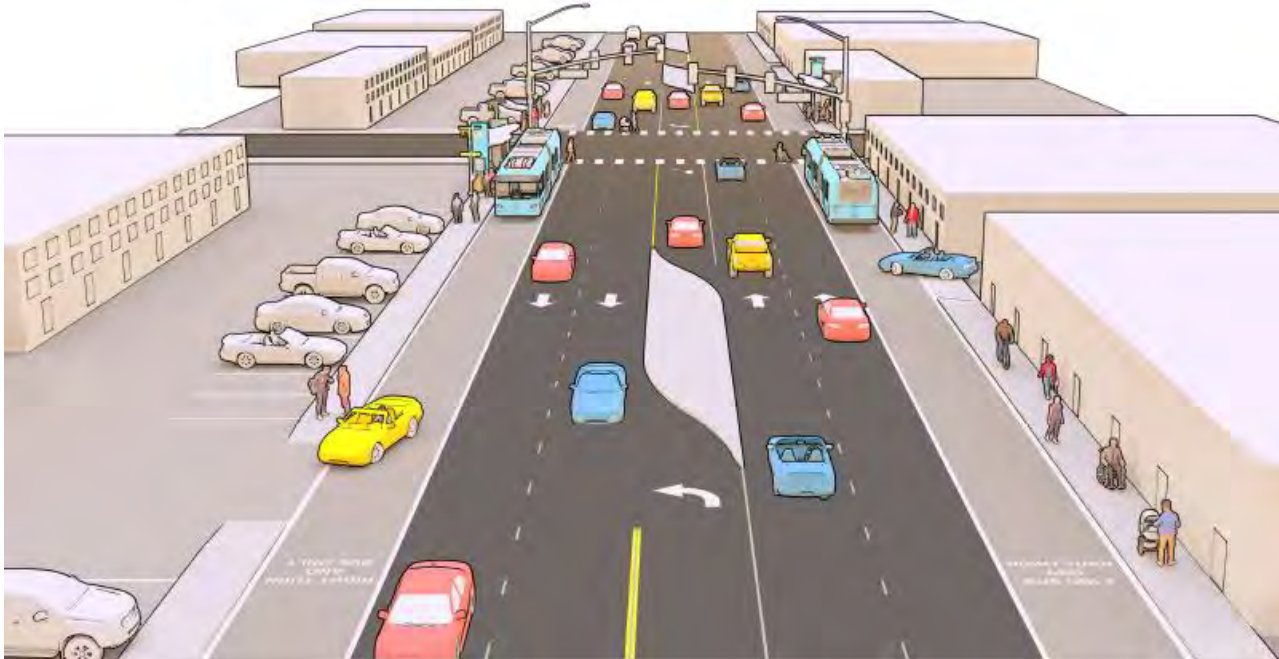
Briefing Paper



Committee	Land Committee	Committee meeting date: February 5, 2025			
Requester	Nick Hamad	Phone number: 509.363.5452			
Type of agenda item	<input type="radio"/> Consent	<input checked="" type="radio"/> Discussion	<input type="radio"/> Information	<input type="radio"/> Action	
Type of contract/agreement	<input checked="" type="radio"/> New	<input type="radio"/> Renewal/ext.	<input type="radio"/> Lease	<input type="radio"/> Amendment/change order	<input type="radio"/> Other
City Clerks file (OPR or policy #)					
Master Plan Goal, Objective, Strategy (Click HERE for link to the adopted plan)	N/A	Master Plan Priority Tier: (pg. 171-175)	N/A		
Item title: (Use exact language noted on the agenda)	STA Division Street Bus Rapid Transit Project Briefing				
Begin/end dates	Begins:	Ends:	<input type="checkbox"/> 06/01/2525		
Background/history: Spokane Transit Authority would like to provide and information presentation to the Park Board and Park Staff on a project to improve the Division Street corridor, titled the 'Division Bus Rapid Transit' project. STA will present an overview of the entire project and provide some detailed information about two proposed Bus Rapid Transit (BRT) stations adjacent Franklin Park and BA Clark Park.					
Motion wording:					
Approvals/signatures outside Parks: <input type="radio"/> Yes <input checked="" type="radio"/> No If so, who/what department, agency or company: Name: _____ Email address: _____ Phone: _____					
Distribution: Parks – Accounting Parks – Sarah Deatrach Requester: Grant Management Department/Name: _____ wn					
Fiscal impact: <input checked="" type="radio"/> Expenditure <input type="radio"/> Revenue Amount: _____ Budget code: _____					
Vendor: <input type="radio"/> Existing vendor <input checked="" type="radio"/> New vendor					
Supporting documents: <input type="checkbox"/> Quotes/solicitation (RFP, RFQ, RFB) <input type="checkbox"/> Contractor is on the MRSC Roster - City of Spokane <input type="checkbox"/> UBI: _____ Business license expiration date: _____ <input type="checkbox"/> W-9 (for new contractors/consultants/vendors) <input type="checkbox"/> ACH Forms (for new contractors/consultants/vendors) <input type="checkbox"/> Insurance Certificate (min. \$1 million in General Liability)					

Division St. BRT Purpose

Increase overall mobility by delivering a high quality, fast, frequent bus service for the

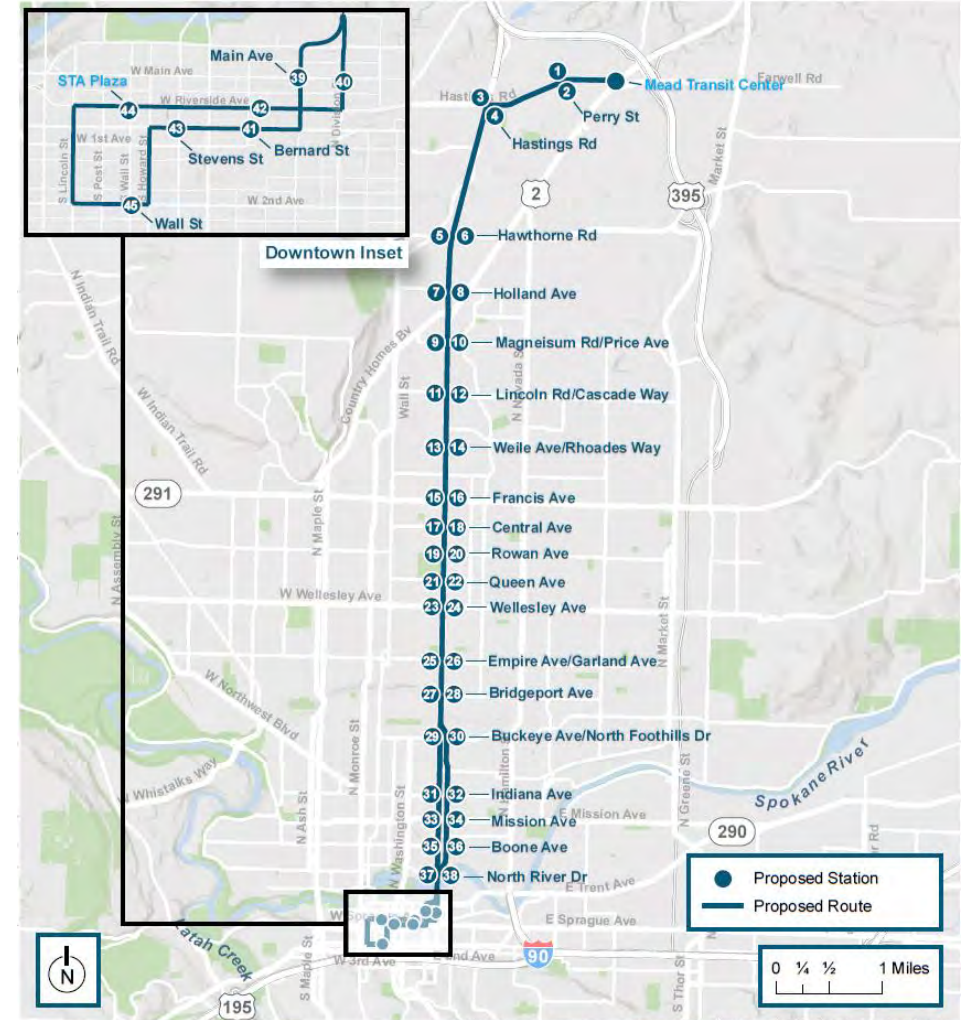


Division St.

- Provide an **affordable** choice to connect people to jobs, schools, and services.
- Support **access** for community members who can't drive or don't have access to a car.
- Reduce confusion and encourage a **safer corridor** by clearly marking how to use the roadway.

Division Street BRT Overview

- STA's second Bus Rapid Transit project
- 10+ miles, 43 new stations
- Transit center, charging/layover location
- Business Access Transit (BAT) lanes, Ruby Street multimodal improvements
- Currently in the Project Development phase
- Working towards 30% design milestone in March 2025



Project Management

- Project management and coordination is a large undertaking
- Coordination with agencies is extremely important due to the complexity of this project
- Ongoing coordination and regular meetings with all agency partners
- Ongoing development and updates of project management plans and documents



Spokane Transit



SRTC
SPOKANE REGIONAL TRANSPORTATION COUNCIL



Station & Facilities Location Planning

- Determining final station locations
- Evaluating transit center preferred location
- Evaluating sites for charging/layover location
- Coordinating with station adjacent landowners


Division @ Francis Station 15

The Division Street Bus Rapid Transit (BRT) project will convert the existing Route 25 to BRT service, with new stations and roadway modifications that will provide faster, safer, and more reliable bus service. This summary highlights the features and opportunities relevant to future BRT stations.

This station will...



Connect to bike-friendly facilities, such as the E Boone Avenue shared-use path on Gonzaga University's campus



Approximately 36% of households within a 0.25 mile walkshed of the project area are considered very low income



Support existing employment activity near the station, as well as potential future residential, employment, and ridership growth



Improve frequency of access to nearby destinations such as Verizon, World Market, WSECU, and eateries (Tomato Street, Arby's, Little Caesars, and Jack in the Box)

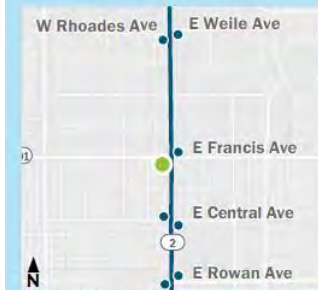
Station Features



Draft station drawing - design in progress



Street view of the station location (Google Street View)



Division BRT alignment, Rowan Ave to Rhoades/Weile Ave



Draft corridor rendering - Division at Price/Magnesium to Division/Ruby couplet - design in progress

For more information, visit www.spokanetransit.com/divisionbrt or email divisionbrt@spokanetransit.com

Division Street BRT Station Summary



Street Profiles

- Downtown – Minimal changes
- Division/Ruby Couplet
 - Division St. – 3 vehicle lanes, BAT lane
 - Ruby St. - reconstructed with 2 vehicle lanes, BAT lane, landscape strip, two-way bicycle path
- Mainline (Empire Ave to the “Y”)
 - Center turn lane, 2-vehicle lanes, BAT lane
- North of the “Y”-Minimal changes



Business Access and Transit (BAT) Lanes

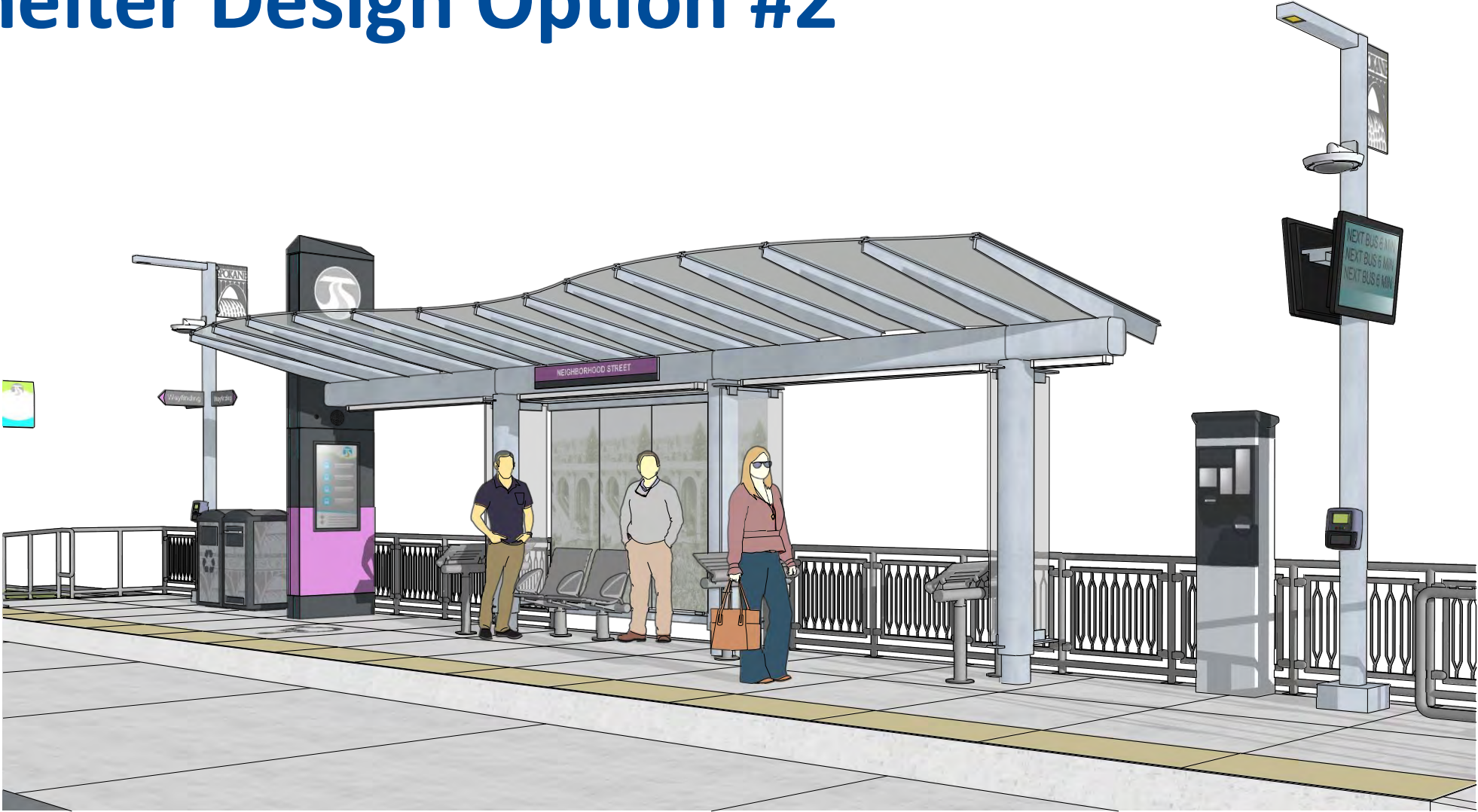
- Shared-use lanes for buses & turning vehicles
- Allow buses to travel more efficiently, less travel time
- Reduce delays caused by buses stopping in lane
- Right-turning vehicles and delivery trucks do not slow travel lanes



Shelter Design Option #1

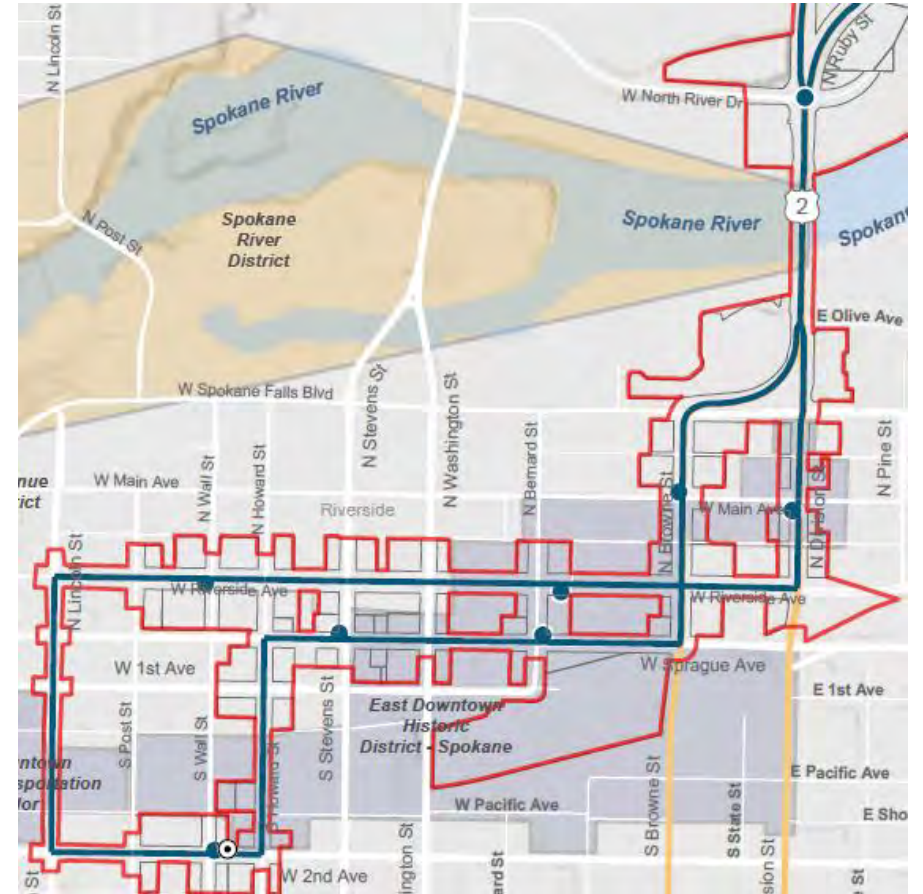


Shelter Design Option #2



Environmental

- Area of Potential Effects (APE) map approved by FTA/DAHP
- Geotechnical boring NEPA evaluation approved by FTA
 - Work completed in January 2025
- Preparing project NEPA documents
 - Submittal in Spring of 2025
- Cultural Resources Study underway



Traffic Analysis and Modeling

- Working with partner agencies to complete traffic modeling results
- Traffic Impact Analysis and Intersection Control Evaluations are in process
- Completed traffic counts throughout the corridor



Public Outreach

- Neighborhood council meetings
- Outreach to specific property owners and businesses along the route
- Website updates
- Social media
- Mailings
- Email updates
 - Sign up on the project website
- Project Interactive Map
 - tinyurl.com/divisionbrt

Division Street BRT Corridor - Station Viewer

Search Station Name/Number

< 1 of 43 >

Station Location

Hastings/Farwell @ Perry Westbound

- Station # 1
- Zone 5, Package 5
- On Street: Hastings
- Cross Street: Perry

[View the cutsheet PDF here](#)

[View in Google Street View](#)

More information to come.

Preferred Station Location

Station Number	Stop Name	Zone	Package
1	Hastings/Farwell @ Perry Westbound	5	5
2	Hastings/Farwell @ Perry Eastbound	5	5





Station 19 – Franklin Park (E. Rowan Ave.)

- Adjacent to Franklin Park
- Connect to bike-friendly facilities including the trail adjacent to the park
- Updates the existing bus stop including sidewalk integration
- May need private property or temporary construction easement

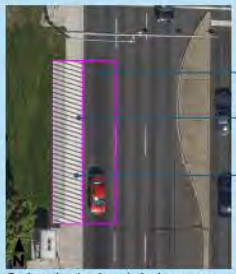

DIVISION STREET BRT Division @ Rowan Station 19

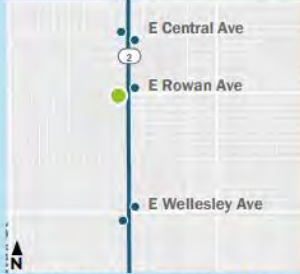
The Division Street Bus Rapid Transit (BRT) project will convert the existing Route 25 to BRT service, with new stations and roadway modifications that will provide faster, safer, and more reliable bus service. This summary highlights the features and opportunities relevant to future BRT stations.


This station will...

-  Connect to bike-friendly facilities, such as the trail along Franklin Park
-  Approximately 29% of households within a 0.25 mile walkshed of the project area are considered very low income
-  Update and improve the existing Route 25 bus stop at this intersection by adding amenities while considering the adjacent property, existing vegetation, and access needs
-  Improve frequency of access to nearby destinations such as Franklin Park, Providence Holy Family Hospital, Trader Joe's, Chase Bank, and other services, shopping, and eateries



Station Features

-  In-lane bus pad
Existing sidewalk integrated into the station design
11' x 60' bus platform
Draft station drawing - design in progress
- *Street view of the station location (Google Street View)*

 E Central Ave
E Rowan Ave
E Wellesley Ave
Division BRT alignment, Wellesley Ave to Central Ave

*Draft corridor rendering - Division at Price/Magnesium to Division/Ruby couplet - design in progress*

For more information, visit www.spokanetransit.com/divisionbrt or email divisionbrt@spokanetransit.com

Division Street BRT Station Summary  





Station 25 – B A Clark Park (W. Garland Ave.)

- Adjacent to B.A. Clark Park
- Proposed relocation of bus stop closer to Garland Avenue to better facilitate transfers
- May need private property or temporary construction easement



DIVISION STREET BRT Division @ Empire/Garland Station 25

The Division Street Bus Rapid Transit (BRT) project will convert the existing Route 25 to BRT service, with new stations and roadway modifications that will provide faster, safer, and more reliable bus service. This summary highlights the features and opportunities relevant to future BRT stations.

This station will...


-  Support existing employment activity near the station, as well as potential future employment and ridership growth
-  Approximately 30% of households within a 0.25 mile watershed of the project area are considered very low income
-  Update and improve the existing Route 25 bus stop at this intersection by adding amenities while considering the adjacent property, existing vegetation, and access needs
-  Improve frequency of access to nearby destinations such as B.A. Clark Park, Patrick S. Byrne Park, Walgreens, and nearby eateries (Casa de Oro, Peking North Chinese, and Cathay Inn)

Station Features


-  In-lane bus pad
Existing sidewalk integrated into the station design
11' x 60' bus platform
-  Street view of the station location (Google Street View)

Draft station drawing - design in progress

Street view of the station location (Google Street View)



 N Wall St
E Wellesley Ave
W Garland Ave
E Empire Ave
E Bridgeport Ave

Division BRT alignment, Bridgeport Ave to Wellesley Ave

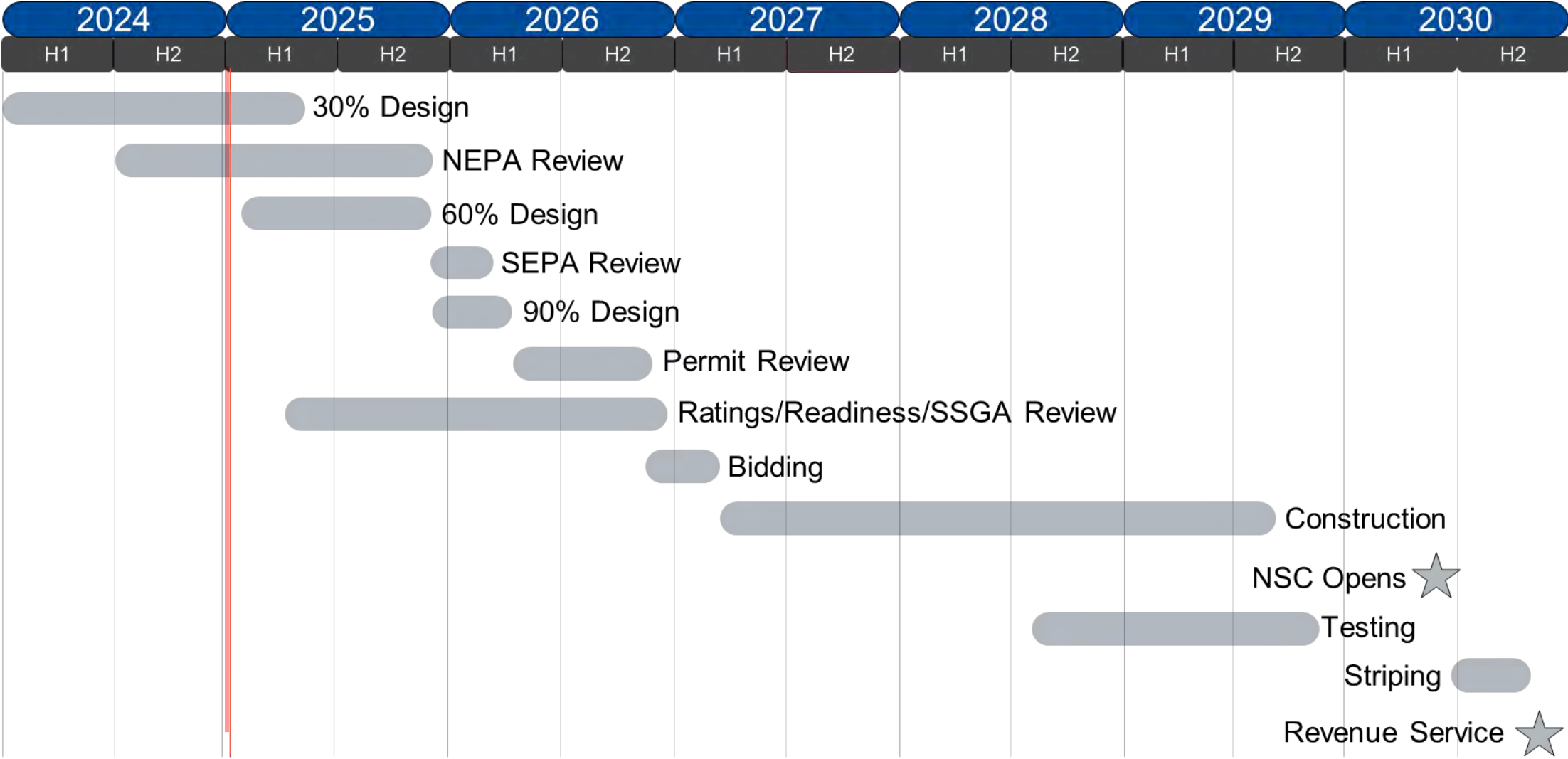


Draft corridor rendering - Division at Price/Magnesium to Division/Ruby couplet - design in progress

For more information, visit www.spokanetransit.com/divisionbrt or email divisionbrt@spokanetransit.com

Division Street BRT Station Summary  

Project Schedule



We Want to Hear from You!

Email:

divisionbrt@spokanetransit.com

Follow:



[/spokanetransit](#)



[@spokane_transit](#)



[/spokanetransit](#)

Learn More:

spokanetransit.com/divisionbrt

[Scan this QR Code to Learn More](#)

