



City of Spokane Park Board Land Committee Meeting

3:30 p.m. Wednesday, Jun. 04, 2025
Hybrid in-person and WebEx virtual meeting
Al Vorderbrueggen – Park Operations Director

Committee members

- X Greta Gilman – Chair
- X Sally Lodato
- Kevin Brownlee – absent (excused)
- X Doug Kelley

Parks staff

Al Vorderbrueggen
Berry Ellison
Nick Hamad
Fianna Dickson
Kris Behr

Other City Staff

Megan Kapaun
Dan Buller

Guests

Jeff Lambert

SUMMARY

- The committee passed the following action items which will be presented to the Park Board for consideration and approval:
 - One-year renewal of McKinstry Co. on-call plumbing contract for all park locations (\$150,000 tax inclusive) - consent agenda item
 - Hope Soccer 2026 / memorandum of understanding (no cost) - regular agenda item
 - Place Landscape Architecture contract amendment 4 / Meadowglen Park design task 4 for \$208,000.00 (plus applicable taxes) and time extension to Dec 31, 2026 - consent agenda item
 - AJ Spray Foam Services LLC contract amendment 1 / 2025 pool deck leveling & joint sealing (\$17,253.16 plus tax) - consent agenda item
- Dan Buller presented the no-cost Chestnut Bridge Scour Mitigation Project at Wentel Grant Park.
- Nick Hamad gave an update on the Memorandum of Understanding regarding American Indian Cultural Center at High Bridge Park.
- In addition to the Indian Canyon/Rimrock Dr easement, an update to the following alternate use requests were presented:
 - Dwight Merkel Access Easement
 - 44th Ave. / Fish Lake Trail
 - Catholic Charities / Finch Arboretum
 - Avista / High Bridge

The next regularly scheduled Land Committee meeting is set for 3:30 p.m. Wed. Jul. 02, 2025.

MINUTES

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

Public Comments: None

Action items:

1. [One-year renewal of McKinstry Co. on-call plumbing contract for all park locations \(\\$150,000 tax inclusive\)](#) – Al Vorderbrueggen

As there is no in-house plumber, we are required to contract our plumbing for all park locations. This is the second and final renewal for this contract and will be going back out to bid next year.

Motion #1 – Greta Gilman moved to recommend One-year renewal of McKinstry Co. on-call plumbing contract for all park locations (\$150,000 tax inclusive).

Sally Lodato and Doug Kelly concurrently seconded. The motion passed unanimously (3-0 vote).

The committee agreed to present this recommendation as a consent agenda item on the June 12 Park Board meeting agenda.

2. [Hope Soccer 2026 / memorandum of understanding \(no cost\)](#) – Nick Hamad

- a. The HOPE soccer organization, a United States 501 (c)(3) corporation, approached Spokane Parks just prior to the 2026 World Cup Soccer tournament announcement which will be held in the United States. They fund local projects and programs for other non-profits to grow and support mental wellness through improvements to soccer infrastructures and programming.
- b. Their intention is to take one or two non-usable sport courts and reconfigure the surface for soccer in a vulnerable neighborhood at no cost to Parks (most likely Grant or Friendship Park). The surface is a composite porous locking tile which allows water to escape and is comfortable for play. HOPE would also provide free clinics in coordination with Spokane Recreation. The MOU is for 2 years which can be extended for 3 more years. If this is a successful endeavor, Parks could purchase more systems to refresh unusable sport courts. When funding becomes available to renovate other courts, the soccer system could easily be removed. Additionally, the floor could be striped for various sports such as tennis or pickleball.

Motion #2 – Greta Gilman moved to recommend Hope Soccer 2026 / memorandum of understanding (no cost).

Sally Lodato seconded. The motion passed unanimously (3-0 vote).

The committee agreed to present this recommendation as a regular agenda item on the June 12 Park Board meeting agenda.

3. [Igor & Liya Vogin / access easement agreement \(\\$1,659 revenue\)](#) – Nick Hamad

- a. The Vogin's purchased a land-locked parcel along Rimrock Drive overlooking Indian Canyon Park near Mystic Falls, which is owned by Spokane Parks and Recreation and used as a recreational trail. For the county to allow a building permit, they must provide proof of legal access to the property.
- b. In the 1970's the Park Board gave a handshake agreement to 6 property owners. There is potential for 8 more homes on this road.
- c. Today's proposal includes: nothing will be installed without permission from the Parks Department, including gates, fencing or access control devices; any disturbance to Park land would be restored to its original condition; public access cannot be limited or denied; in

coordination with neighbors, will care for and maintain this section of Rimrock Dr. The compensation for this arrangement is quite low and was determined through a mutual broker's price opinion.

- d. It would not be feasible to access this property through the back. This would be the only access point to the property. Parks is not obligated to provide this access. It has been over 50 years since access has been granted. Since that time, the process for granting easements has changed significantly. By granting this easement, Parks is setting a precedent for future land owners in this area.
- e. After much discussion, it was determined that \$1,659 compensation would not be enough incentive for this committee to grant an easement for the Vogin's. This committee would not object to further negotiations.

Motion #3 – Greta Gilman moved to recommend Igor & Liya Vogin / access easement agreement (\$1,659 revenue).

Doug Kelley seconded. The motion failed (1-2 vote).

- 4. [Place Landscape Architecture contract amendment 4 / Meadowglen Park design task 3 for \\$208,000.00 \(plus applicable taxes\) and time extension to Dec 31, 2026](#) – Berry Ellison

Task 3.1 includes 60% design and engineering effort. Task 3.2-3.4 includes 90% design and engineering effort, permit/plan check support, bid documents, and bid support.

Motion #4 – Greta Gilman moved to recommend Place Landscape Architecture contract amendment 4 / Meadowglen Park design task 3 for \$208,000.00 (plus applicable taxes) and time extension to Dec 31, 2026.

Sally Lodato seconded. The motion passed unanimously (3-0 vote).

The committee agreed to present this recommendation as a consent agenda item on the June 12 Park Board meeting agenda.

- 5. [AJ Spray Foam Services LLC contract amendment 1 / 2025 pool deck leveling & joint sealing \(\\$17,253.16 plus tax\)](#) – Berry Ellison

The initial estimations of the joint sealing and deck leveling project at Comstock Aquatic Center were exceeded. An Additional 428 linear feet was needed to complete the caulk removal and replacement at \$9.47 per linear foot. Staff met on site to review the deck joints that were not previously caulked. Staff approved an additional 3,300 linear feet caulking to prevent water intrusion at those locations. Since no caulking had to be removed, the original quote of \$9.47 per linear foot was renegotiated to \$4 per linear foot for the additional 3,300 linear feet.

Motion #5 – Greta Gilman moved to recommend AJ Spray Foam Services LLC contract amendment 1 / 2025 pool deck leveling & joint sealing (\$17,253.16 plus tax).

Doug Kelley seconded. The motion passed unanimously (3-0 vote).

The committee agreed to present this recommendation as a consent agenda item on the June 12 Park Board meeting agenda.

Discussion Items:

- 1. [Chestnut Bridge Scour Mitigation Project Briefing / Wentel Grant Park \(No Cost\)](#) – Dan Buller

Chestnut St. crosses over Latah Creek in the Vinegar Flats neighborhood adjacent to Wentel Grant Park. The bridge is over 100 years old and is showing evidence of scour erosion which can compromise the integrity of the bridge. The mitigation involves damming, pumping, and

excavating the creek 3-4 feet down the creek. This would occur both under the bridge and 35 feet upstream and downstream of the bridge. Boulders would then be placed alongside the area along with revegetation of the disturbed areas. The bridge may need to be closed as an equipment staging area. A letter of support from the Director of Parks is all that would be necessary for this project to commence.

2. Memorandum of Understanding regarding American Indian Cultural Center (AICC) / High Bridge Park – Nick Hamad

At this moment, the MOU does not exist. They are just wrapping up their initial design concept stage of the project. Per Karen Stratton, the AICC would like to come back to this committee in July or August with an update. They will be requesting a ground lease for a period of time and will most likely be similar to the library projects.

Alternate Use Requests:

1. Dwight Merkel Access Easement

- a. Fairmont Memorial Park would like to sell a parcel to the Veterans Administration for a Veterans home rather than a residential home. A change to this proposal is only one access point is requested. They are aware of the noise concern and indicated it would not be an issue. This request is still at least 6 months away.

2. 44th Ave. / Fish Lake Trail

- a. After approaching Land Committee last month, this is most likely exhausted.

3. Catholic Charities / Finch Arboretum

- a. An agreement has been approved by Parks and has moved to City Council for approval.

4. Avista / High Bridge

- a. No further development

Standing Reports: none

Adjournment: The meeting was adjourned at 4:49 p.m.

The next regularly scheduled Land Committee meeting is set for 3:30 p.m. Wed. Jul. 02, 2025.

Spokane Park Board

Briefing Paper



Committee	Land Committee Committee meeting date: 6/4/25		
Requester	Al Vorderbrueggen Phone number: X5464		
Type of agenda item	<input type="radio"/> Consent <input type="radio"/> Discussion <input type="radio"/> Information <input type="radio"/> Action		
Type of contract/agreement	<input type="radio"/> New <input checked="" type="radio"/> Renewal/ext. <input type="radio"/> Lease <input type="radio"/> Amendment/change order <input type="radio"/> Other		
City Clerks file (OPR or policy #)	OPR 2022-0455		
Master Plan Goal, Objective, Strategy (Click HERE for link to the adopted plan)	Maintain and Care	Master Plan Priority Tier: First (pg. 171-175)	
Item title: (Use exact language noted on the agenda)	One-year renewal of McKinstry Co. on-call plumbing contract for all park locations (\$150,000 tax inclusive)		
Begin/end dates	Begins: 08/01/2025	Ends: 07/31/2026	<input type="checkbox"/> 06/01/2525
Background/history: The purpose of this agreement is to provide On-Call Plumbing Services for the City of Spokane Parks and Recreation Department; the Contractor was selected through IPWQ 5637-22 issued by the City of Spokane. McKinstry, Co., LLC was the only contractor to respond to the bid for on-call plumbing. This will be renewal number two of two allowable one-year renewals. The contract will go back out to bid in 2026.			
Motion wording: Move to approve a one-year renewal of McKinstry Co. on-call plumbing contract for all park locations in the amount of \$150,000 (tax inclusive).			
Approvals/signatures outside Parks: <input checked="" type="radio"/> Yes <input type="radio"/> No If so, who/what department, agency or company: McKinstry, Co., LLC Name: Paul Steinheiser Email address: paulst@mckinstry.com Phone: n/a			
Distribution: Parks – Accounting Allison Bullard - allisonb@mckinstry.com Parks – Sarah Deatrich Kiel Hutchinson - kielh@mckinstry.com (208-446-4500) Requester: Al Vorderbrueggen Paul Steinheiser - paulst@mckinstry.com Grant Management Department/Name:			
Fiscal impact: <input checked="" type="radio"/> Expenditure <input type="radio"/> Revenue Amount: \$150,000.00 (tax inclusive) Budget code: 4600-55#00-76650-54801 Golf 1400-54703-76903-54801 Finch 1400-54311-76810-54801 RFP; 1400-54500-76810-54802 Ops 1400-54150-76902-54801 Aquatics 1400-54600-76820-54801 Manito; 1400-54171-76820 Dwight Merkel 1400-54130-76820-54801 Corbin Arts			
Vendor: <input checked="" type="radio"/> Existing vendor <input type="radio"/> New vendor Supporting documents: <input 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: 602-569-922 Business license expiration date: 1/31/26 <input checked="" type="checkbox"/> Insurance Certificate (min. \$1 million in General Liability)			

Spokane Park Board

Briefing Paper



Committee	Land Committee			Committee meeting date: June 4, 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)	N/A	Master Plan Priority Tier: (pg. 171-175)	N/A	
Item title: (Use exact language noted on the agenda)	Hope Soccer 2026 / Memorandum of Understanding (no cost)			
Begin/end dates	Begins: 06/12/2025	Ends: 06/12/2027	<input type="checkbox"/> 06/01/2525	
Background/history: Memorandum with Hope Soccer to support and enhance youth mental wellness through the development of mini-pitch soccer infrastructure atop aging and out of service sport court(s) within areas of high social and environmental vulnerability in the city. -Parks will provide access to (1) existing sport court within a city park (either Friendship Park or Grant Park) for HOPE soccer and its agents to implement (1) modular mini-pitch court. -HOPE soccer shall install (1) mini-pitch at no cost to the city -HOPE shall program court in a manner consistent with the City's & HOPE's vision, mission and goals.				
Motion wording: Motion to approve Memorandum of Understanding with HOPE Soccer 2026 for modular mini-pitch system & soccer programming (no cost)				
Approvals/signatures outside Parks: <input type="radio"/> Yes <input checked="" type="radio"/> No If so, who/what department, agency or company: HOPE Soccer 2026 Name: Gabriel Mwaba Email address: gabriel@hopesoccer2026.org Phone:				
Distribution: Parks – Accounting Al Vorderbrueggen Parks – Sarah Deatrich Garrett Jones Requester: Nick Hamad Jen Papich Grant Management Department/Name:				
Fiscal impact: <input type="radio"/> Expenditure <input checked="" type="radio"/> Revenue Amount: Budget code: - -				
Vendor: <input type="radio"/> Existing vendor <input checked="" type="radio"/> New vendor Supporting documents: <div style="display: flex; justify-content: space-between;"> <div> <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: </div> <div> <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) </div> </div>				

Spokane Park Board

Briefing Paper



Committee	Land Committee			Committee meeting date: June 4, 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)	N/A		Master Plan Priority Tier: (pg. 171-175)	N/A
Item title: (Use exact language noted on the agenda)	Igor & Liya Vogin / Access Easement Agreement (\$1,659 revenue)			
Begin/end dates	Begins: 06/12/2025		Ends:	<input checked="" type="checkbox"/> 06/01/2525
Background/history: This access easement agreement is in response to a request from a private property owner to cross a portion of Palisades Park from Rimrock Drive approximately 86 feet to the applicant's private property. If approved, the agreement is restricted to vehicular and pedestrian access for the purposes of accessing a private residence. The proposed net benefit for parks as a result of this action is cash compensation to be used for the enhanced maintenance and improvement of Palisades Park as well as the applicant's commitment to maintain the improved access within the easement as well as Rimrock Drive itself from Bonnie Drive North to 5th Avenue. Both the easement area and Rimrock Drive shall remain open to the public for recreational purposes at all times.				
Motion wording: Motion to approve Access Easement Agreement with Igor & Liya Vogin for a revenue of \$1,659.00				
Approvals/signatures outside Parks: <input type="radio"/> Yes <input checked="" type="radio"/> No If so, who/what department, agency or company: Igor & Liya Vogin - private property owners Name: Igor & Liya Vogin Email address: igorvogin@gmail.com Phone: 509.218.0979				
Distribution: Parks – Accounting Al Vorderbrueggen Parks – Sarah Deatrich Garrett Jones Requester: Nick Hamad Jen Papich Grant Management Department/Name:				
Fiscal impact: <input type="radio"/> Expenditure <input checked="" type="radio"/> Revenue Amount: \$1,649.00 Budget code: 1950 (dedicated to Palisades Park)				
Vendor: <input type="radio"/> Existing vendor <input checked="" type="radio"/> New vendor Supporting documents: <div style="display: flex; justify-content: space-between;"> <div> <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: </div> <div> <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) </div> </div>				

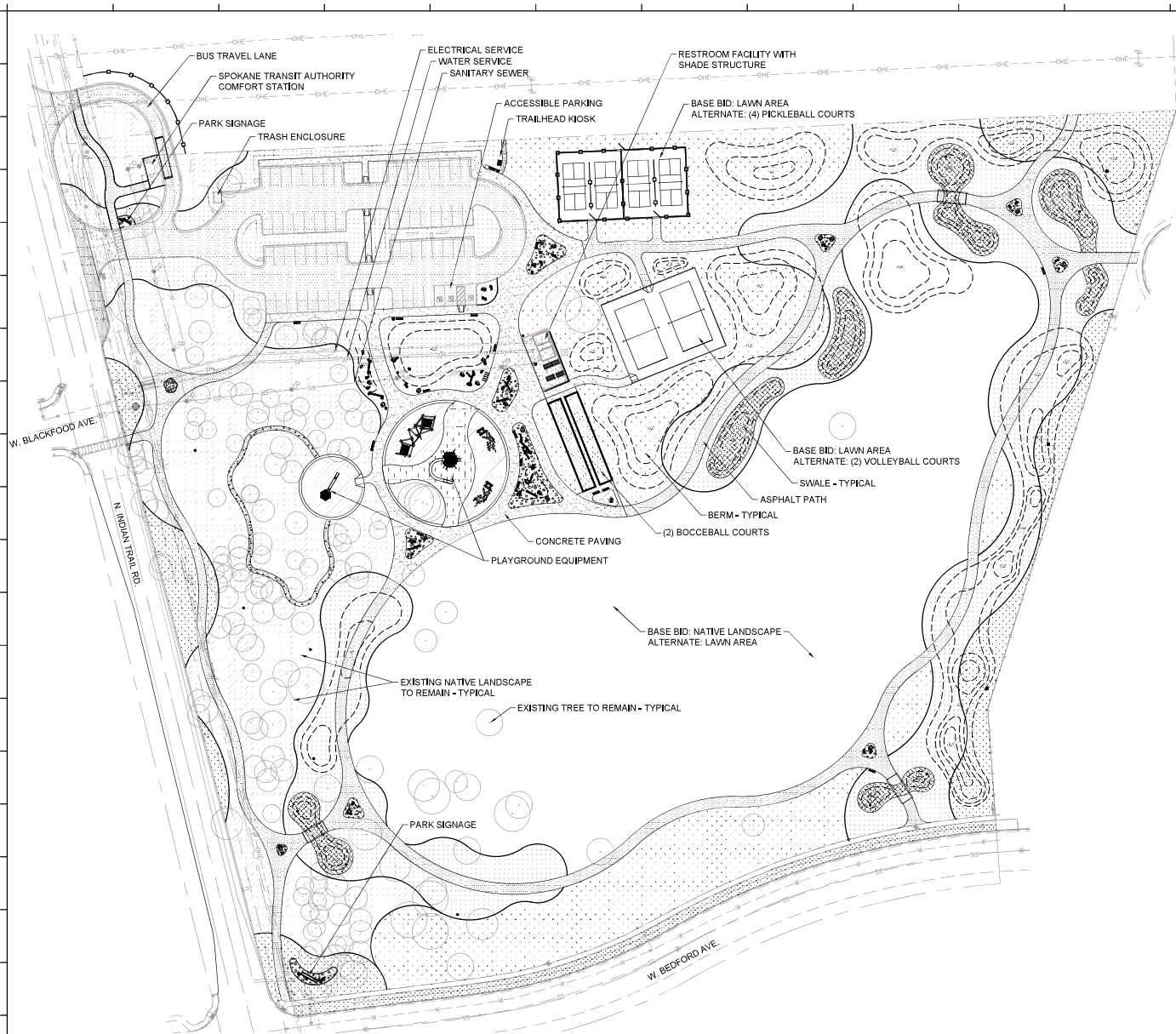
Spokane Park Board

Briefing Paper



Committee	Land			Committee meeting date: June 4, 2025
Requester	Berry Ellison			Phone number: 625-6276
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 type="radio"/> New <input type="radio"/> Renewal/ext. <input type="radio"/> Lease <input checked="" type="radio"/> Amendment/change order <input type="radio"/> Other			
City Clerks file (OPR or policy #)	2024-0238			
Master Plan Goal, Objective, Strategy (Click HERE for link to the adopted plan)	Goal A, Obj. 1	Master Plan Priority Tier: First (pg. 171-175)		
Item title: (Use exact language noted on the agenda)	Place Landscape Architecture Contract Amendment 4 / Meadowglen Park Design Task 3 for \$208,000.00 (plus applicable taxes) and Time Extension to Dec 31, 2026			
Begin/end dates	Begins: 06/12/2025		Ends: 12/31/2026	<input type="checkbox"/> 06/01/2525
Background/history: Meadowglen Park design is a phased project, intended to be bid ready in November, 2025. Task 1 of the work included site analysis and suitability of new park amenities as well as concept drawings reflecting a construction budget of up to \$5m. The work was used to solidify a full scope of work for final park improvements as well as support grant applications prepared by City staff. Task 2 of the work included 30% design and engineering effort. Task 3.1 of the work included 60% design and engineering effort. Task 3.2-3.4, the current scope of work includes 90% design and engineering effort, permit/plan check support, bid documents, and bid support.				
Motion wording: Motion to approve Place Landscape Architecture Contract Amendment 4 / Meadowglen Park Design Task 3 for \$208,000.00 (plus applicable taxes) and Time Extension to Dec 31, 2026				
Approvals/signatures outside Parks: <input checked="" type="radio"/> Yes <input type="radio"/> No If so, who/what department, agency or company: Place Landscape Architecture Name: Joshua Tripp Email address: josh@place-la.com Phone: 509 293-6743				
Distribution: nhamad@spokanecity.org Parks – Accounting Parks – Sarah Deatrich Requester: bellison@spokanecity.org Grant Management Department/Name:				
Fiscal impact: <input checked="" type="radio"/> Expenditure <input type="radio"/> Revenue Amount: \$208,000.00 Plus Applicable Taxes Budget code: 1950-5492-94000-56522-48205 Consultant contract, tax applied to reimbursable expenses only. No reimbursable expenses are expected.				
Vendor: <input checked="" type="radio"/> Existing vendor <input type="radio"/> New vendor Supporting documents: <input checked="" type="checkbox"/> Quotes/solicitation (RFP, RFQ, RFB) <input checked="" type="checkbox"/> Business license Expiration date: 3/31/26 <input checked="" type="checkbox"/> Insurance Certificate				

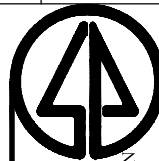
Item title: (Use exact language noted on the agenda)	Place Landscape Architecture Contract Amendment 4 / Meadowglen Park Design Task 3 for \$208,000.00 (plus applicable taxes) and Time Extension to Dec 31, 2026
Begin/end dates	Begins: 06/12/2025 Ends: 12/31/2026 <input type="checkbox"/> 06/01/2525
Background/history: Meadowglen Park design is a phased project, intended to be bid ready in November, 2025. Task 1 of the work included site analysis and suitability of new park amenities as well as concept drawings reflecting a construction budget of up to \$5m. The work was used to solidify a full scope of work for final park improvements as well as support grant applications prepared by City staff. Task 2 of the work included 30% design and engineering effort. Task 3.1 of the work included 60% design and engineering effort. Task 3.2-3.4, the current scope of work includes 90% design and engineering effort, permit/plan check support, bid documents, and bid support.	



BASE BID HATCH AREAS SCHEDULE

SYMBOL	DESCRIPTION
	HYDROSEED LAWN AREA PER DETAIL.
	HYDROSEED SCOTT'S MIX GRASS PER DETAIL.
	NATIVE AREA TO REMAIN AND PROTECT.
	HYDROSEED WILDFLOWER - SCOTT'S MIX BLEND PER DETAIL.
	CONCRETE PAVING. SEE CIVIL PLANS.
	INSTALL LANDSCAPE SWALE PER DETAIL.
	ASPHALT DRIVEWAY AND PARKING LOT. SEE CIVIL PLANS.
	INSTALL GRAVEL PATH PER DETAIL.
	ASPHALT PEDESTRIAN AND BICYCLE PATH. SEE CIVIL PLANS.
	INSTALL ENGINEERED WOOD FIBER SAFETY SURFACING PER DETAIL. MINIMUM DEPTH 1'-0".
	CONSTRUCT POURED-IN-PLACE SAFETY SURFACING. DEPTH VARIES. COLOR AND PATTERN TO BE DETERMINED.

PARCEL NUMBERS:
26152.1001
26152.1002



CITY OF
SPOKANE
PARKS
& RECREATION

NOT FOR
CONSTRUCTION
FOR ANALYSIS ONLY

MEADOWGLEN PARK
10880 N. INDIAN TRAIL ROAD
SPOKANE, WA 99208

OVERALL LANDSCAPE SITE PLAN

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

DATE: 05/23/2025

DRAWN BY: EP/JCW

CHECKED BY: JCW/JKT

PROJECT NO: 24-013

REVISION

REVISIONS

SHEET X OF X

LS100

SHEET ABBREVIATION

OVERALL LANDSCAPE SITE PLAN
SCALE: AS SHOWN

0 50 100
SCALE: 1" = 50'-0"





MEADOWGLEN PARK

















 PLACE
LANDSCAPE ARCHITECTURE

May 13, 2025



Mr. Berry Ellison
Project Manager / Landscape Architect
City of Spokane Parks & Recreation
808 W Spokane Falls Blvd #5
Spokane, WA 99201
509-625-6276
bellison@spokanecity.org

RE: Landscape Architectural Design and Consultation Services for Meadowglen Park, Task 3 (90,100 & Bid Support)

Dear Mr. Ellison:

Per our meeting Wednesday (04/29/2025), please find the following scope of work for landscape architectural design and consultation for Meadowglen Park, Task 3. Unless otherwise stated, the work contained in the Scope of Services will be the responsibility of PLACE LA and our sub-consultant team.

PLACE LA fees are estimated at approximately 10% of the maximum construction costs. A base project cost of 5m is assumed, with potential increase in the range of 3m to 5m, for an all-inclusive MACC of 10m. Final construction costs are determined by the City, as a result of Grant funding and Voter approval.

PLACE LA Anticipates the following delivery timelines (by Major Task)

Task Name/Description	Begin	Target Completion
Task 3(90) – Design & Engineering (90% CD)	Jul 01, 2025	Sep 15, 2025
Task 3(100) – Design & Engineering (100% CD)	Oct 01, 2025	Nov 14, 2025
Task 3(BS) – Bid Support	Dec 15, 2025	Feb 31, 2026

As you requested, PLACE Landscape Architecture is very pleased to offer you the following services for the project:

SERVICES

Task 3 – Design & Engineering

90% Plans, Specifications, and Estimates. Upon Firm receiving notice to proceed with 90% design, PLACE LA will develop 90% design incorporating public feedback and written direction from City staff, Prepare 90% permit drawing package for plan check to include but is not limited to:

- Modify project scope elements (as directed by City Staff) to meet project budget,
- Prepare permit drawing package for all improvements including site plan, buildings & structures, grading & drainage, utilities, landscape planting & irrigation, and lighting & Electrical; 90% should include, but is not limited to:
- Updates to all sheets included at 60% and relevant details,
 - Additional sheets, details, and information as required to secure required permits and construction of improvements.
- Written specifications, bound separately from construction drawings and using CSI format (Masterformat) standards for organizing specifications,
- Update detailed construction estimate for all improvements,
- Prepare permit intake documents as required by City Dept of Planning & Development,
- Satisfactorily respond to plan check comments, revise as necessary, and obtain permit approval by City Dept of Planning & Development,
- 90% plans will be considered complete when all project drawings have been approved by regulatory agencies and the 90% construction document set has been submitted and approved in writing by the City; and the permit approval has been received.

100% Plans, Specifications, and Estimates.

- Upon Firm receiving notice to proceed with 100% design, PLACE LA will develop 100% design incorporating all plan check and written direction from City staff,
- Prepare 100% construction document package for solicitation,
- 100% plans will be considered complete when project bid and construction package has been submitted and approved in writing by the City.

Task 3 – Bid Support Services

Bid Support Services.

- Support City staff and prepare advertisement and bid form narratives articulating base bid and alternate(s) scope of work; prepare pre-bid meeting agenda to conduct (1) pre-bid conference with contractors, informing bidders of proposed improvements and answer questions. The project shall be bid as (1) construction contract. Bidders will be responsible to submit pricing itemized as shown on the bid form with the low responsive bidder of all work being awarded the contract,
- Attend one (1) in-person pre-bid conference hosted by the City,
- Respond to bidder Q&A, preparing answers to questions and revising plans / details / written specifications as required to clarify project intent and control bidding,
- Bid Support services will be considered complete when project bids are received by the City and the City provides a written 'intent to award' a construction contract to the apparent low responsive bidder.

Permits anticipated for this project include:

SEPA checklist, application & review,

Restroom building permit (Pre-fab, or direct purchase, vendor will provide plans and comment/approvals).

Parking lot site permit / grading permit,

Firms shall include studies and application support as required to apply for and secure all required permits.

FEES, SHEETS OR DRAWINGS, AND ESTIMATED HOURS

Each task will require written NTP from Client prior to commencement of work.

We propose lump sum fees for the work as follows, payable upon presentation of a monthly statement as design progresses:

Task 3(90)	\$150,000.00
Task 3(100)	\$ 48,000.00
Task 3(BS)	\$ 10,000.00
Proposed Total Fee for Task 3:	\$208,000.00

Our monthly statements would reflect the percentages of completion indicated in Task 3 above. We send out invoices on the 25th day of each month and would request payment within 30 days. Please note that we reserve the right to assign, factor, or otherwise collect accounts that are 90 days or more overdue.

If these terms are agreeable to you, please sign a copy of this letter and send it back to us via email or US mail. We will be pleased to begin work promptly upon receipt of our signed copy.

We look forward to working with you, The City of Spokane Parks & Recreation Department, and rest of the design team in the months to come.

With Gratitude,
PLACE Landscape Architecture



Joshua Tripp, PLA, ASLA
Principal Landscape Architect

This proposal is covered by our General Liability and Professional Practice Insurance Program.

Acceptance of Proposal: I have read the above prices, scope of work, and Exhibit "A"; it is satisfactory and hereby accepted. PLACE is authorized to commence work as specified and agreed to herein. Please sign below and return to our office. We will begin work immediately upon receipt of the signed agreement and the AutoCAD files. A retainer of 0% is required to begin work; services will be billed monthly upon completion.

The undersigned accepts the above agreement.

ACCEPTABLE:

Signature of Authorized Agent

Date of Acceptance

Item title: (Use exact language noted on the agenda)	Place Landscape Architecture Contract Amendment 4 / Meadowglen Park Design Task 3 for \$208,000.00 (plus applicable taxes) and Time Extension to Dec 31, 2026
Begin/end dates	Begins: 06/12/2025 Ends: 12/31/2026 <input type="checkbox"/> 06/01/2525
Background/history: Meadowglen Park design is a phased project, intended to be bid ready in November, 2025. Task 1 of the work included site analysis and suitability of new park amenities as well as concept drawings reflecting a construction budget of up to \$5m. The work was used to solidify a full scope of work for final park improvements as well as support grant applications prepared by City staff. Task 2 of the work included 30% design and engineering effort. Task 3.1 of the work included 60% design and engineering effort. Task 3.2-3.4, the current scope of work includes 90% design and engineering effort, permit/plan check support, bid documents, and bid support.	

Spokane Park Board

Briefing Paper



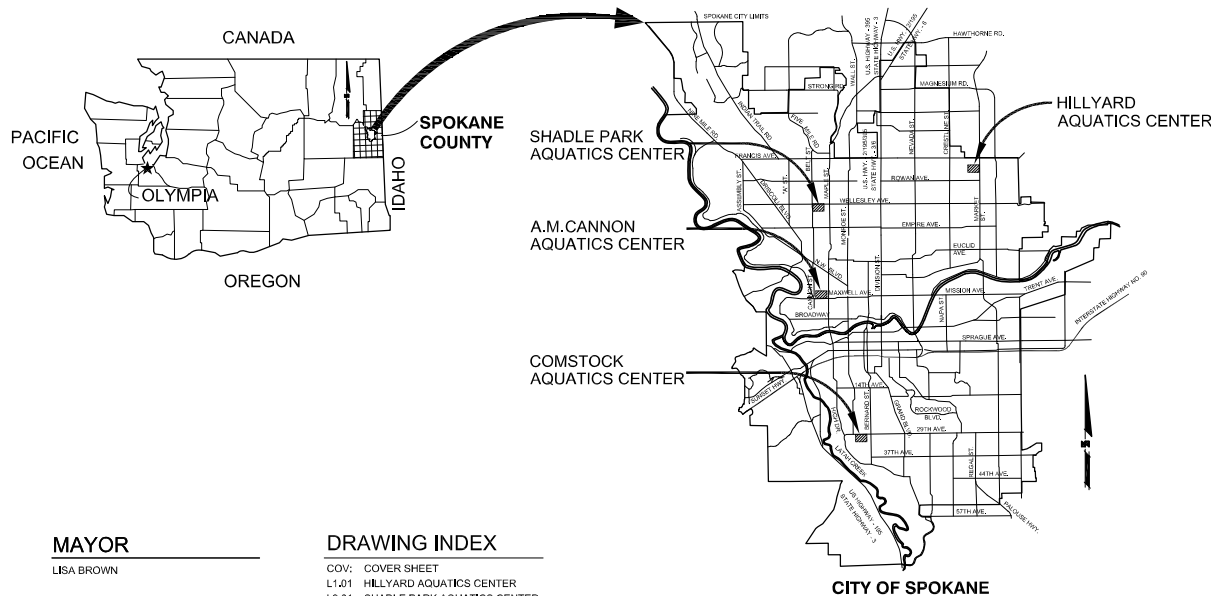
Committee	Land Committee			Committee meeting date: June 4, 2025
Requester	Berry Ellison			Phone number: 625-6276
Type of agenda item	<input type="radio"/> Consent <input type="radio"/> Discussion <input type="radio"/> Information <input checked="" type="radio"/> Action			
Type of contract/agreement	<input type="radio"/> New <input type="radio"/> Renewal/ext. <input type="radio"/> Lease <input checked="" type="radio"/> Amendment/change order <input type="radio"/> Other			
City Clerks file (OPR or policy #)	2025-0349			
Master Plan Goal, Objective, Strategy (Click HERE for link to the adopted plan)	Goal K, Objective 1	Master Plan Priority Tier:	N/A (pg. 171-175)	
Item title: (Use exact language noted on the agenda)	AJ Spray Foam Services LLC Amendment 1 / 2025 Pool Deck Leveling & Joint Sealing (\$17,253.16 +tax)			
Begin/end dates	Begins: 06/12/2025		Ends: 12/31/2025	<input type="checkbox"/> 06/01/2525
Background/history: Amendment to existing pool deck leveling and joint sealing contract, specifically regarding alternate 1 - removal & replacement of pool deck joint sealing. Comstock Aquatic Center pool deck's lineal footage of removal & replacement of pool deck joint sealing exceeded initial estimations. The joint sealing scope was originally bid (priced) at \$9.47/LF for 1,200LF. And additional 428LF was required and approved by Staff. During the work activity, the pool deck was further inspected and scrutinized by Staff. Deck joints that were not originally sealed had/have opened and are allowing infiltration of surface water, increasing risk of damage by freeze/thaw cycles. Staff negotiated with the Contractor to add 3,300LF of sealant to these joints at a reduced rate of \$4/LF.				
Motion wording: Motion to approve AJ Spray Foam Services, LLC Contract Amendment 1 for Additional Joint Sealing in the Amount of \$17,253.16, plus tax.				
Approvals/signatures outside Parks: <input checked="" type="radio"/> Yes <input type="radio"/> No If so, who/what department, agency or company: AJ Spray Foam Services, LLC. dba Slabjack Geotechnical Name: Jerry Sargent Email address: info@slabjackgeotechnical.com Phone: (855) 752-2522				
Distribution: Parks – Accounting nhamad@spokanecity.org Parks – Sarah Deatrich JPapich@spokanecity.org Requester: bellison@spokanecity.org joakes@spokanecity.org Grant Management Department/Name:				
Fiscal impact: <input checked="" type="radio"/> Expenditure <input type="radio"/> Revenue Amount: \$17,253.16 +tax Budget code: 1950-54920-94760-56301				
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: 603-107-839 Business license expiration date: 4/30/26 <input type="checkbox"/> Insurance Certificate (min. \$1 million in General Liability)				

Item title: (Use exact language noted on the agenda)	AJ Spray Foam Services LLC Amendment 1 / 2025 Pool Deck Leveling & Joint Sealing (\$17,253.16 +tax)
Begin/end dates	Begins: 06/12/2025 Ends: 12/31/2025 <input type="checkbox"/> 06/01/2525
Background/history: Amendment to existing pool deck leveling and joint sealing contract, specifically regarding alternate 1 - removal & replacement of pool deck joint sealing. Comstock Aquatic Center pool deck's lineal footage of removal & replacement of pool deck joint sealing exceeded initial estimations. The joint sealing scope was originally bid (priced) at \$9.47/LF for 1,200LF. And additional 428LF was required and approved by Staff. During the work activity, the pool deck was further inspected and scrutinized by Staff. Deck joints that were not originally sealed had/have opened and are allowing infiltration of surface water, increasing risk of damage by freeze/thaw cycles. Staff negotiated with the Contractor to add 3,300LF of sealant to these joints at a reduced rate of \$4/LF.	

CITY OF SPOKANE, WASHINGTON

DEPARTMENT OF PARKS AND RECREATION

2025 AQUATIC CENTER DECK REPAIR CONCRETE LEVELING AND JOINT SEALING 2025.02.28



DESCRIPTION OF WORK

BASE BID - POLYURETHANE SLAB JACKING AT FOUR (4) AQUATIC CENTER LOCATIONS:

NOTICE: QUANTITIES LISTED BELOW ARE THE OWNER'S AVERAGE ESTIMATE FOR EACH SITE AND ARE THE BASIS OF BID FOR EACH SITE. EXACT QUANTITIES WILL VARY PER SITE. SEE GENERAL NOTES ITEM #1 FOR MORE INFORMATION. CONTRACTOR'S BID FOR THE SCOPE BELOW WILL DETERMINE THE COST/SF OF SLAB JACKING AND BECOME THE BASIS FOR ANY CREDITS OR DEBITS OF THE FINAL BASE BID CONTRACT VALUE.

NOTICE:

EACH SITE:

RAISE/JACK 2,500 SQUARE FEET OF EXISTING CONCRETE SLAB(S) TO AN AVERAGE HEIGHT OF 0.75" USING POLYURETHANE INJECTION CONCRETE LIFTING TECHNIQUES. SPECIFIC AREAS TO BE VERIFIED IN FIELD PRIOR TO BEGINNING OF WORK BUT TO INCLUDE PORTIONS OF THE POOL PERIMETER AND POOL DECK AREAS WHERE VERTICAL SEPARATIONS ARE GREATER THAN 0.128". CONTRACTOR TO USE HYDROPHOBIC POLYURETHANE FOAM WITH A MINIMUM FREE RISE DENSITY OF 3.5LB. CONTRACTOR SHALL ONLY BE PERMITTED TO PERFORM INJECTION WHEN USING CERTIFIED FLOW METERS. INJECTION STROKE COUNTER CONVERSIONS ARE NOT PERMITTED.

CONTRACTOR TO GROUT ALL CONTRACTOR-DRILLED HOLES DRILLED / CORED WITHIN CONCRETE FLATWORK TO FACILITATE SLAB RAISING. HOLES TO BE FILLED FULL-DEPTH WITH AN APPROVED NON-SHRINK GROUT. SMOOTH TO ADJ SURFACES. GROUT COLOR TO MATCH EXISTING CONCRETE FINISH COLOR. CONTRACTOR TO SUBMIT SPECIFIC GROUT COLOR FOR APPROVAL BY CITY MANAGER.

ALTERNATE 1 THROUGH 4 - REMOVE AND REPLACE JOINT SEALANT AT INDIVIDUAL AQUATIC CENTER LOCATIONS:

NOTICE: QUANTITIES LISTED BELOW ARE THE OWNER'S AVERAGE ESTIMATE FOR EACH SITE AND ARE THE BASIS OF ALTERNATE 1 FOR EACH SITE. EXACT QUANTITIES WILL VARY PER SITE. SEE GENERAL NOTES ITEM #1 FOR MORE INFORMATION. CONTRACTOR'S BID FOR THE SCOPE BELOW WILL DETERMINE THE COST/ALF OF POLYURETHANE AND BECOME THE BASIS FOR ANY CREDITS OR DEBITS OF THE ALTERNATES 1-4 VALUES.

EACH SITE:

REMOVE AND REPLACE 1,500 LINEAL FEET EXISTING JOINT SEALANT AROUND POOL EDGE, DECK JOINTS, JOINTS AT BUILDING EXTERIOR, AND AT FOUNDATIONS OF POOL SLIDES & LADDERS USING MECHANICAL METHODS. CLEAN AND PREPARE JOINTS / SUBSTRATE TO ENSURE SUBSTRATE IS FREE OF DIRT, LOOSE PARTICLES, OIL, GREASE, ASPHALT, TAR, PAINT, WAX, RUST, WATERPROOFING OR CURING AND PARTING COMPOUNDS, MEMBRANE MATERIALS, AND SEALANT RESIDUE. CLEANING TO INCLUDE MECHANICAL METHODS (GRINDING, PULLING, BRUSHING, ETC.), CLEANED SUBSTRATES TO MEET ALL REQUIREMENTS FROM SEALANT MANUFACTURER. PROVIDE AND INSTALL BACKER ROD WHERE REQUIRED TO ENSURE PROPER JOINT SEALANT DEPTH / DIMENSIONS AS REQUIRED BY SEALANT MANUFACTURER.

SUPPLY AND INSTALL NEW ONE-COMPONENT, ELASTOMERIC, GUN-GRADE POLYURETHANE SEALANT - MASTERSEAL NP 1 - OR APPROVED EQUAL - TO ALL JOINTS. CONTRACTOR TO INSTALL SEALANT IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. CONTRACTOR TO PROVIDE PROTECTIVE COVER (PORTABLE TENT OR EQUIVALENT) DURING SEALANT APPLICATION AS REQUIRED TO ENSURE DRY WORKING SURFACE. CONTRACTOR TO PROTECT SEALANT FROM EXPOSURE TO MOISTURE DURING CURING AS REQUIRED BY MANUFACTURER'S WRITTEN SPECIFICATIONS. SEALANT COLOR TO MATCH CONCRETE. CONTRACTOR TO SUBMIT SPECIFIC COLOR FOR APPROVAL BY CITY MANAGER.

ADDITIONAL WORK REQUIREMENTS

WORK SHALL BE EXECUTED ACCORDING TO THE ATTACHED CONSTRUCTION DRAWINGS, PLAN NOTES, AND IN THE ABSENCE OF DIRECTION ON THESE DRAWINGS, THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, CURRENT EDITION AND "THE OF THE STANDARD PLANS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION CURRENT EDITION", BOTH AS PREPARED BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT). THE STANDARD SPECIFICATIONS ARE HEREBY MADE A PART OF THIS CONTRACT. THE STANDARD SPECIFICATIONS, EXCEPT AS MAY BE MODIFIED OR SUPERSEDED BY THESE CONTRACT DOCUMENTS, SHALL GOVERN ALL PHASES OF THE WORK SPECIFIED IN THESE CONTRACT DOCUMENTS.

ALL WORK, INCLUDING APPROXIMATE QUANTITIES FOR EACH SITE, SHALL BE MUTUALLY AGREED UPON BY THE CONTRACTOR AND OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF WORK.

REQUIRED COMPLETION DATE

ALL WORK TO BE COMPLETED BY **MAY 23, 2025**

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONDITIONS AND SCOPE OF WORK IN THE FIELD PRIOR TO BEGINNING WORK. ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND PROJECT INTENT / CONTRACT DOCUMENTS AFFECTING THE COST OF THE PROJECT TO BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY ALL PERMITS, INCLUDING RIGHT-OF-WAY OBSTRUCTION PERMITS, WHERE APPLICABLE.
3. PRESERVE AND PROTECT EXISTING IMPROVEMENTS THAT ARE NOT A PART OF THIS PROJECT. REPAIR OR REPLACE ALL HARDSCAPE, FENCING, POLES & POSTS, BUILDINGS & APPURTENANCES, AND SOFTSCAPE DAMAGED AS A RESULT OF CONTRACTOR'S ACTIVITY.

MAYOR

LISA BROWN

COUNCIL MEMBERS

BETSY WILKERSON, CITY COUNCIL PRESIDENT

JONATHAN BINGLE

MICHAEL CATHCART

PAUL DILLON

LILI NAVARRETE

ZACK ZAPPONE

KTTY KLITZKE

CITY ADMINISTRATOR

ALEXANDER SCOTT

DIRECTOR OF PARKS

GARRETT JONES

PROJECT CONTACT(S)

BERRY ELLISON, P.L.A.
SPOKANE PARKS AND RECREATION
PROJECT MANAGER, (509) 625-6276

DRAWING INDEX

COV: COVER SHEET

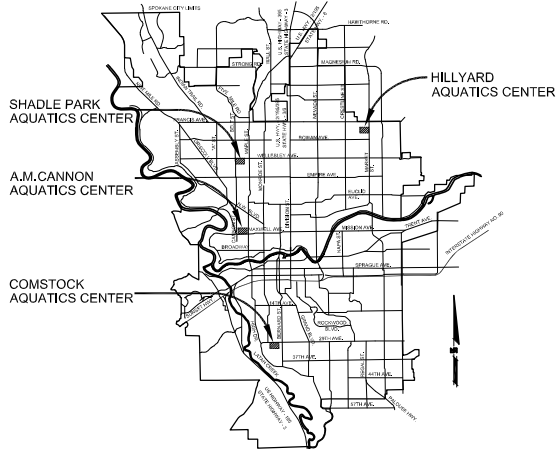
L1,01 HILLYARD AQUATICS CENTER

L2,01 SHADLE PARK AQUATICS CENTER

L3,01 A.M. CANNON AQUATICS CENTER

L4,01 COMSTOCK AQUATICS CENTER





SCOPE OF WORK

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SCOPE OF WORK:

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2. SPECIFIC AREAS TO BE VERIFIED IN FIELD PRIOR TO BEGINNING OF WORK BUT TO INCLUDE PORTIONS OF THE POOL PERIMETER AND POOL DECK AREAS WHERE VERTICAL SEPARATIONS ARE GREATER THAN 0.128".
3. CONTRACTOR TO USE HYDROPHOBIC POLYURETHANE FOAM WITH A MINIMUM FREE RISE DENSITY OF 3.2LB.
4. CONTRACTOR SHALL ONLY BE PERMITTED TO PERFORM INJECTION WHEN USING CERTIFIED FLOW METERS. INJECTION STROKE COUNTER CONVERSIONS ARE NOT PERMITTED.
5. CONTRACTOR TO GROUT ALL CONTRACTOR-DRILLED HOLES DRILLED / CORED WITHIN CONCRETE FLATWORK TO FACILITATE SLAB RAISING. HOLES TO BE FILLED FULL-DEPTH WITH AN APPROVED NON-SHRINK GROUT. SMOOTH TO ADJ SURFACES. GROUT COLOR TO MATCH EXISTING CONCRETE FINISH COLOR. CONTRACTOR TO SUBMIT SPECIFIC GROUT COLOR FOR APPROVAL BY CITY MANAGER.

ALTERNATE 1

REMOVE AND REPLACE JOINT SEALANT:

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1. REMOVE AND REPLACE EXISTING JOINT SEALANT AROUND POOL EDGE, DECK JOINTS, JOINTS AT BUILDING EXTERIOR, AND AT FOUNDATIONS OF POOL SLIDES & LADDERS USING MECHANICAL METHODS.
2. CLEAN AND PREPARE JOINTS / SUBSTRATE TO ENSURE SUBSTRATE IS FREE OF DIRT, LOOSE PARTICLES, OIL, GREASE, ASPHALT, TAR, PAINT, WAX, RUST, WATERPROOFING OR CURING AND PARTING COMPOUNDS, MEMBRANE MATERIALS, AND SEALANT RESIDUE. CLEANING TO INCLUDE MECHANICAL METHODS (GRINDING, PULLING, BRUSHING, ETC.). CLEANED SUBSTRATES TO MEET ALL REQUIREMENTS FROM SEALANT MANUFACTURER.
3. PROVIDE AND INSTALL BACKER ROD WHERE REQUIRED TO ENSURE PROPER JOINT SEALANT DEPTH / DIMENSIONS AS REQUIRED BY SEALANT MANUFACTURER.
4. SUPPLY AND INSTALL NEW ONE-COMPONENT, ELASTOMERIC, GUN-GRADE POLYURETHANE SEALANT - MASTERSEAL NP 1" - OR APPROVED EQUAL - TO ALL JOINTS. CONTRACTOR TO INSTALL SEALANT IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
5. CONTRACTOR TO PRO-DECK PROTECTIVE COVER (PORTABLE TENT OR EQUIVALENT) DURING SEALANT APPLICATION AS REQUIRED TO ENSURE DRY WORKING SURFACE. CONTRACTOR TO PROTECT SEALANT FROM EXPOSURE TO MOISTURE DURING CURING AS REQUIRED BY MANUFACTURER'S WRITTEN SPECIFICATIONS.
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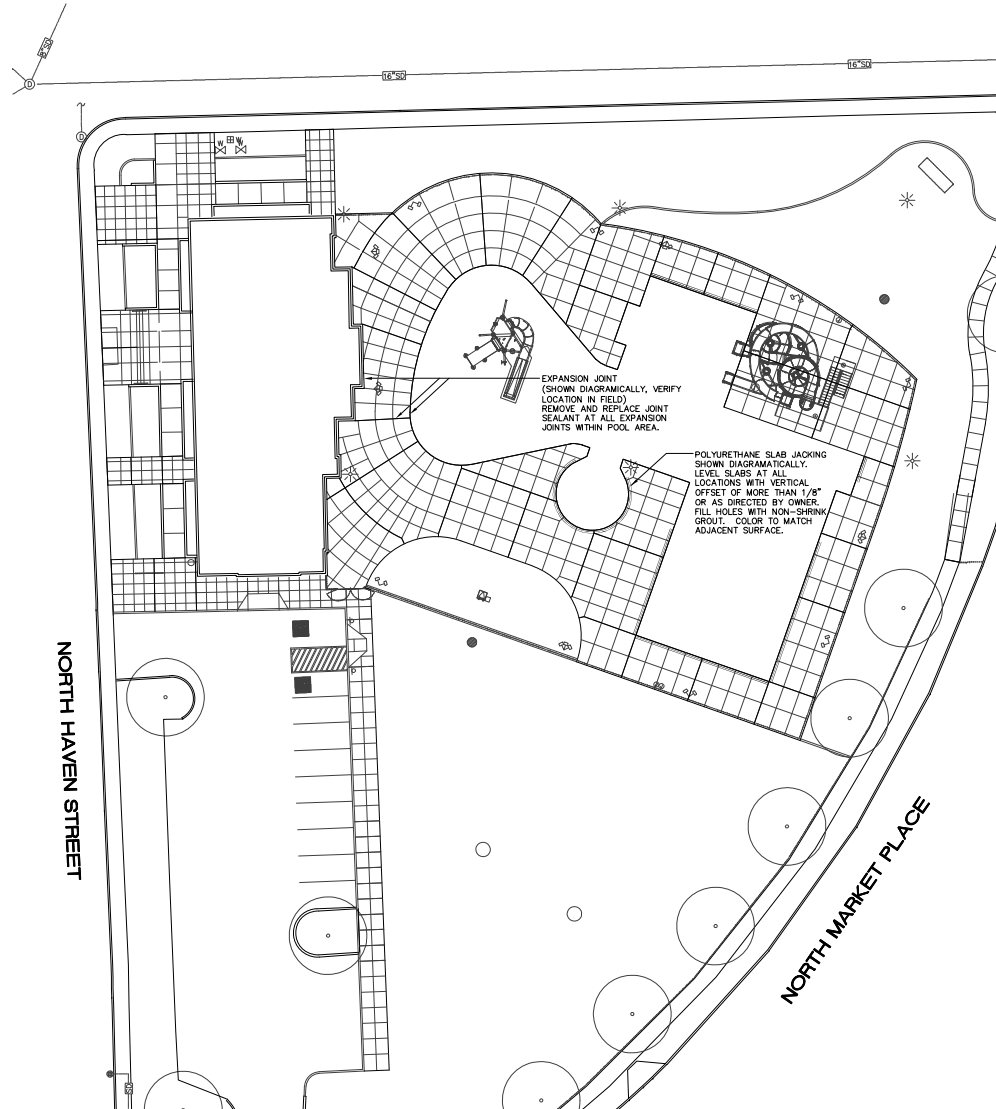
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NORTH HAVEN STREET



HILLIARD AQUATIC CENTER



0' 10' 20' 40' 80'
SCALE: 1" = 20'-0"



CITY OF
SPOKANE
PARKS &
RECREATION

2025 AQUATIC CENTER
3000 E COLUMBIA AVE, SPOKANE WA

HILLIARD POOL

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

DATE: 02.28.2025

DRAWN BY: BSE

CHECKED BY: BSE

PROJECT NO: PROJECT #

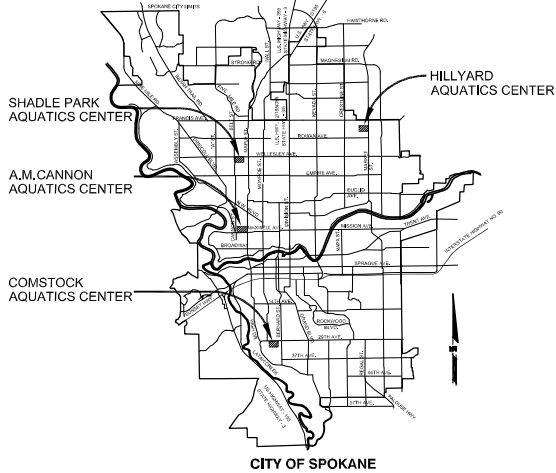
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SHEET 2 OF 5

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HLVD



SCOPE OF WORK

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ADDITIVE ALTERNATE 2

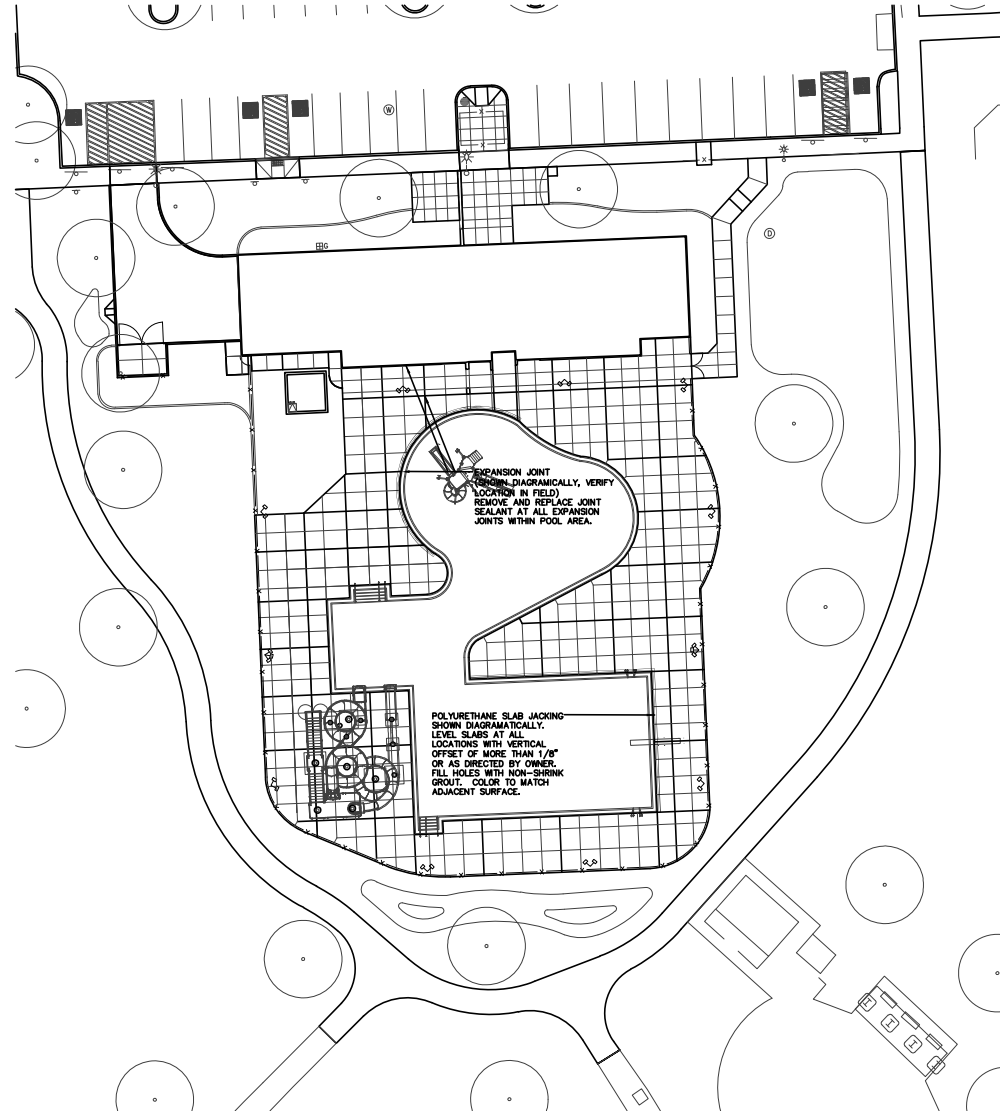
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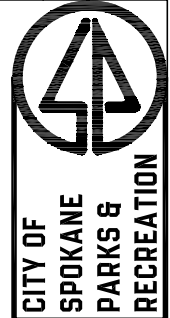
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SHADLE PARK AQUATIC CENTER



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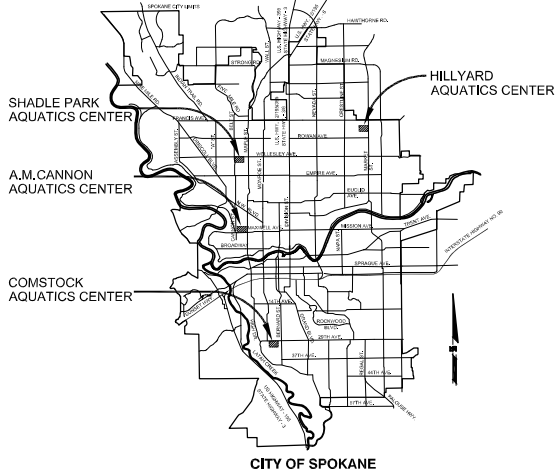
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ADDITIVE ALTERNATE 3

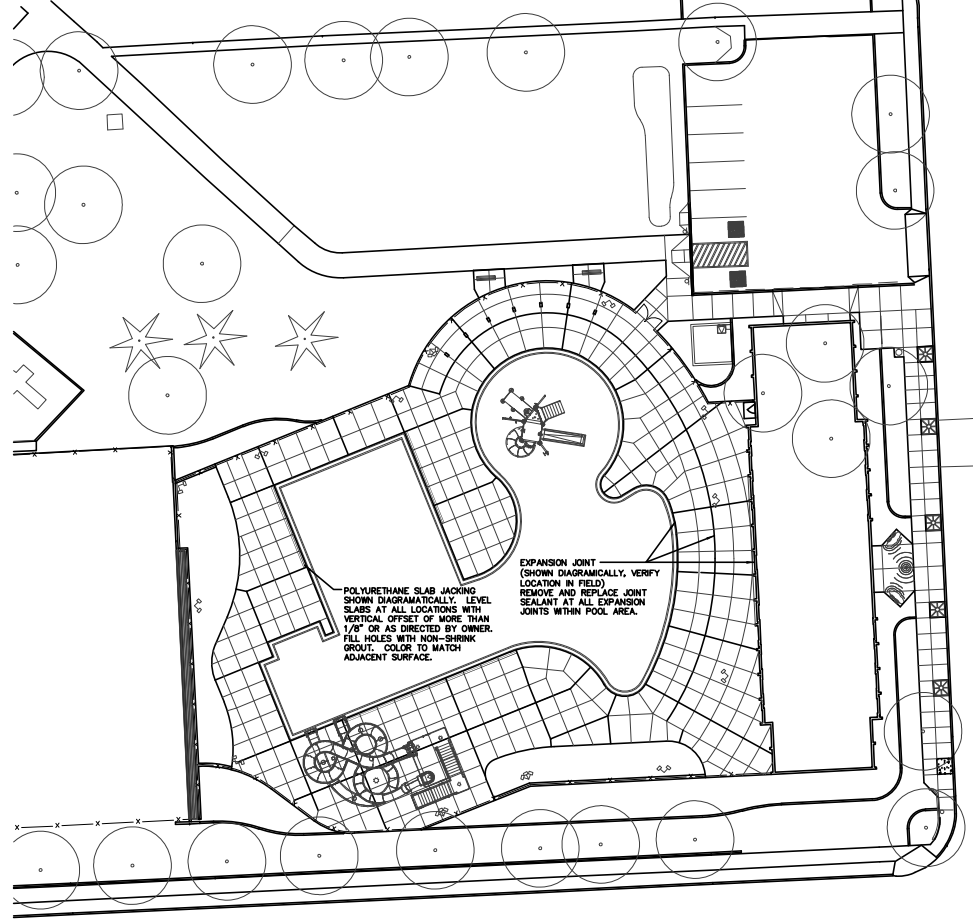
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GENERAL NOTES

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2. PRESERVE AND PROTECT EXISTING IMPROVEMENTS THAT ARE NOT A PART OF THIS PROJECT. REPAIR OR REPLACE ALL HARDSCAPE, FENCING, POLES & POSTS, BUILDINGS & APPURTENANCES, AND SOFTSCAPE DAMAGED AS A RESULT OF CONTRACTOR'S ACTIVITY.



A.M. CANNON AQUATIC CENTER



0' 10' 20' 40' 80'
SCALE: 1" = 20'-0"



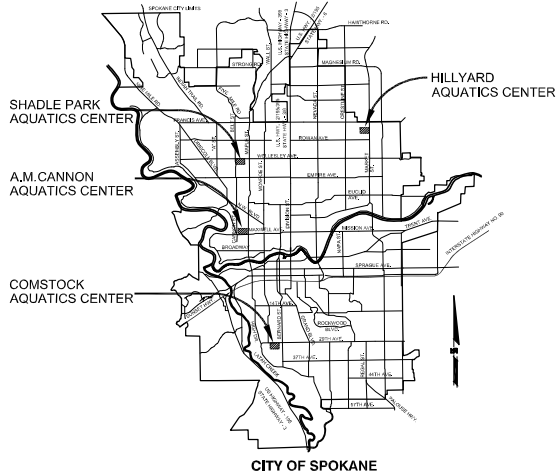
CITY OF
SPOKANE
PARKS &
RECREATION

2025 AQUATIC CENTER
1900 W MISSION AVE, SPOKANE WA
CANNON POOL

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

DATE:	02.28.2025
DRAWN BY:	BSE
CHECKED BY:	BSE
PROJECT NO:	PROJECT #
REVISION	
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△	△

SHEET 4 OF 5
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WEST 29th AVENUE

SOUTH HOWARD ST

SCOPE OF WORK

QUANTITIES LISTED BELOW ARE THE OWNER'S AVERAGE ESTIMATE FOR EACH SITE AND ARE THE BASIS OF BID FOR EACH SITE. EXACT QUANTITIES WILL VARY PER SITE. SEE GENERAL NOTES ITEM #1 FOR MORE INFORMATION. CONTRACTOR'S BID FOR THE SCOPE BELOW WILL DETERMINE THE COST/SF OF SLABJACKING AND BECOME THE BASIS FOR ANY CREDITS OR DEBITS OF THE FINAL BASE BID CONTRACT VALUE.

SCOPE OF WORK:

1. RAISE/JACK EXISTING CONCRETE SLAB(S), AS DIRECTED BY OWNER, TO AN AVERAGE HEIGHT OF 0.75' USING POLYURETHANE INJECTION CONCRETE LIFTING TECHNIQUES.
2. SPECIFIC AREAS TO BE VERIFIED IN FIELD PRIOR TO BEGINNING OF WORK BUT TO INCLUDE PORTIONS OF THE POOL PERIMETER AND POOL DECK AREAS WHERE VERTICAL SEPARATIONS ARE GREATER THAN 0.125'.
3. CONTRACTOR TO USE HYDROPHOBIC POLYURETHANE FOAM WITH A MINIMUM FREE RISE DENSITY OF 3.5LB.
4. CONTRACTOR SHALL ONLY BE PERMITTED TO PERFORM INJECTION WHEN USING CERTIFIED FLOW METERS. INJECTION STROKE COUNTER CONVERSIONS ARE NOT PERMITTED.
5. CONTRACTOR TO GROUT ALL CONTRACTOR-DRILLED HOLES DRILLED / CORED WITHIN CONCRETE FLATWORK TO FACILITATE SLAB RAISING. HOLES TO BE FILLED FULL-DEPTH WITH AN APPROVED NON-SHRINK GROUT. SMOOTH TO ADJ SURFACES. GROUT COLOR TO MATCH EXISTING CONCRETE FINISH COLOR. CONTRACTOR TO SUBMIT SPECIFIC GROUT COLOR FOR APPROVAL BY CITY MANAGER.

ADDITIVE ALTERNATE 4

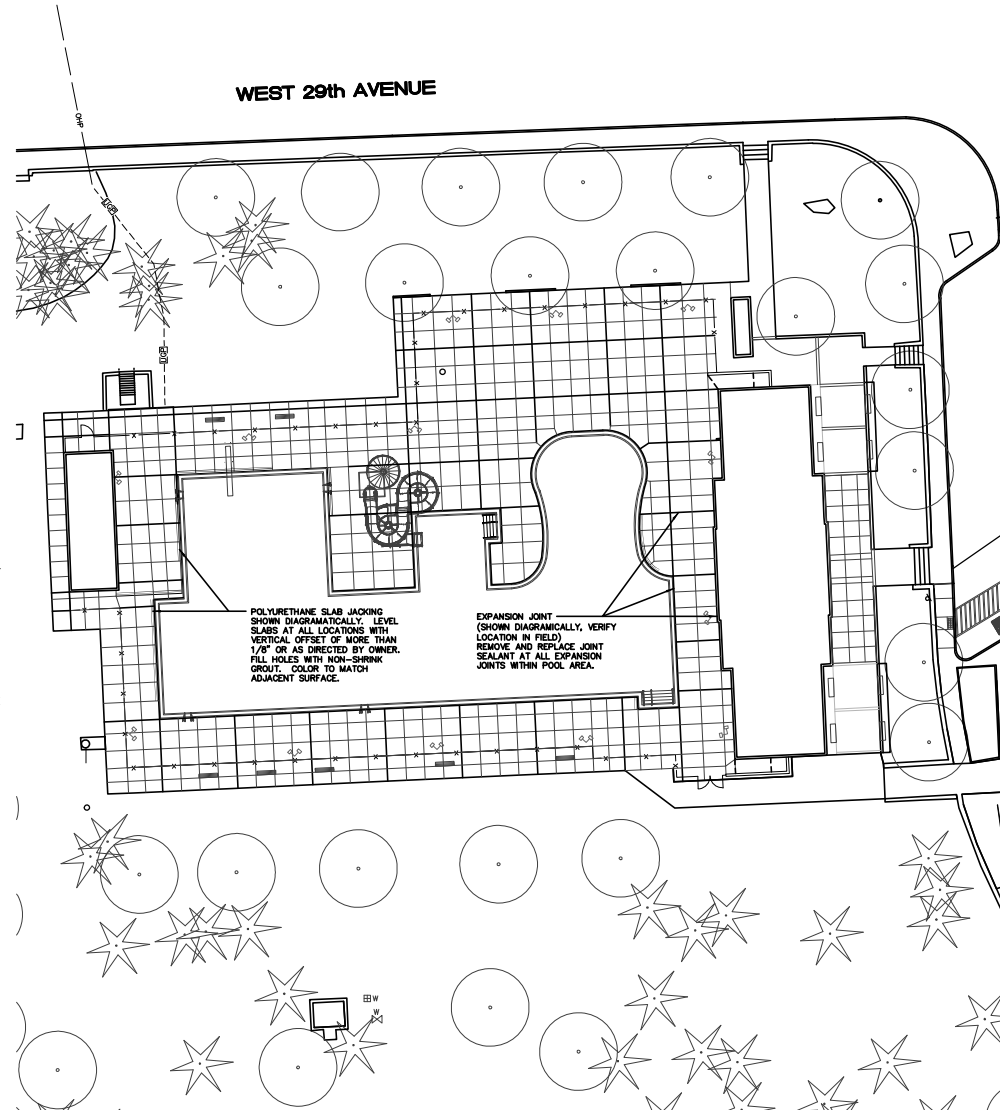
REMOVE AND REPLACE JOINT SEALANT:

QUANTITIES LISTED BELOW ARE THE OWNER'S AVERAGE ESTIMATE FOR EACH SITE AND ARE THE BASIS OF ALTERNATE 1 FOR EACH SITE. EXACT QUANTITIES WILL VARY PER SITE. SEE GENERAL NOTES ITEM #1 FOR MORE INFORMATION. CONTRACTOR'S BID FOR THE SCOPE BELOW WILL DETERMINE THE COST/LF OF SEALANT SCOPE AND BECOME THE BASIS FOR ANY CREDITS OR DEBITS OF THE ALTERNATES 1-4 VALUES.

1. REMOVE AND REPLACE EXISTING JOINT SEALANT AROUND POOL EDGE, DECK JOINTS, JOINTS AT BUILDING EXTERIOR, AND AT FOUNDATIONS OF POOL SLIDES & LADDERS USING MECHANICAL METHODS.
2. CLEAN AND PREPARE JOINTS / SUBSTRATE TO ENSURE SUBSTRATE IS FREE OF DIRT, LOOSE PARTICLES, OIL, GREASE, ASPHALT, TAR, PAINT, WAX, RUST, WATERPROOFING OR CURING AND PARTING COMPOUNDS, MEMBRANE MATERIALS, AND SEALANT RESIDUE. CLEANING TO INCLUDE MECHANICAL METHODS (GRINDING, PULLING, BRUSHING, ETC.). CLEANED SUBSTRATES TO MEET ALL REQUIREMENTS FROM SEALANT MANUFACTURER.
3. PROVIDE AND INSTALL BACKER ROD WHERE REQUIRED TO ENSURE PROPER JOINT SEALANT DEPTH / DIMENSIONS AS REQUIRED BY SEALANT MANUFACTURER.
4. SUPPLY AND INSTALL NEW ONE-COMPONENT, ELASTOMERIC, GUN-GRADE POLYURETHANE SEALANT - MASTERSEAL NP 1 - OR APPROVED EQUAL- TO ALL JOINTS. CONTRACTOR TO INSTALL SEALANT IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
5. CONTRACTOR TO PROVIDE PROTECTIVE COVER (PORTABLE TENT OR EQUIVALENT) DURING SEALANT APPLICATION AS REQUIRED TO ENSURE DRY WORKING SURFACE. CONTRACTOR TO PROTECT SEALANT FROM EXPOSURE TO MOISTURE DURING CURING AS REQUIRED BY MANUFACTURER'S WRITTEN SPECIFICATIONS.
6. SEALANT COLOR TO MATCH CONCRETE. CONTRACTOR TO SUBMIT SPECIFIC COLOR FOR APPROVAL BY CITY MANAGER.

GENERAL NOTES

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COMNSTOCK AQUATIC CENTER



0' 10' 20' 40' 80'
SCALE: 1" = 20'-0"



CITY OF
SPOKANE
PARKS &
RECREATION

2025 AQUATIC CENTER
601 W 29TH AVE, SPOKANE WA

COMSTOCK POOL

BAR IS ONE INCH ON ORIGINAL
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THIS SHEET, ADJUST SCALES
ACCORDINGLY.

DATE: 02.28.2025

DRAWN BY: BSE

CHECKED BY: BSE

PROJECT NO: PROJECT #

REVISION

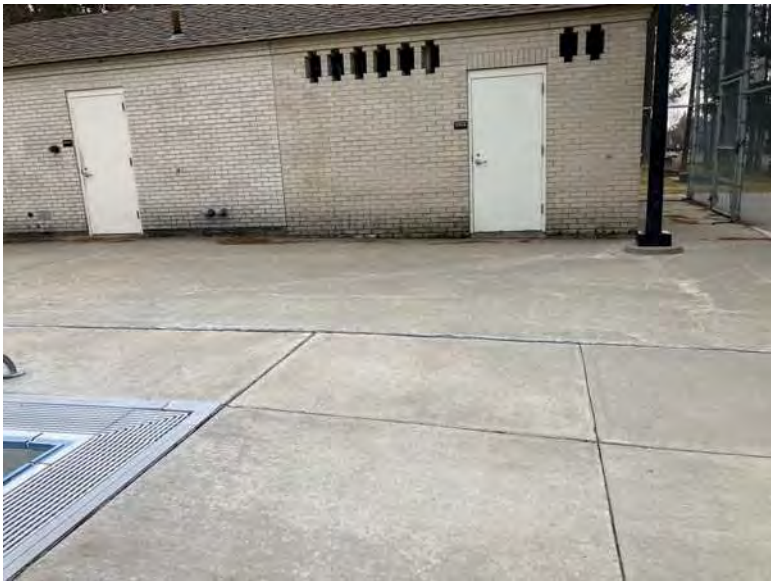
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SHEET 5 OF 5

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City of Spokane Invitation To Bid

BID

TO: CITY OF SPOKANE, WASHINGTON
PROJECT NAME: 2025 AQUATIC CENTERS POOL DECK LEVELING AND JOINT SEALING

BIDDER'S DECLARATION. The undersigned bidder certifies that it has examined the site, read and understands the specifications for the above project, and all laws and regulations. The bidder is advised that all certificates contained herein.

BID OFFER. The price for the project is all labor, materials, equipment and supervision required to complete the proposed project in strict accordance with the contract documents. The bidder proposes to do the project at the following price:

BASE BID: \$ 38,957.50
(COST/SF BASED ON 10,00SF)
SALES TAX (9.0%) \$ 3,506.18
TOTAL BASE BID PRICE: \$ 42,463.68

ALTERNATES 1 - 4 JOINT SEALANT: \$ 11,364.00
(COST/LF BASED ON 1,200LF)
SALES TAX (9%) \$ 1,022.76
TOTAL ALTERNATE PRICE \$ 12,386.76

TRENCH SAFETY SYSTEM,
if excavation greater
than four feet (4') deep: \$ N/A

NOTE: ALTERNATE PRICE IS PER SITE
THE CITY MAY AWARD ZERO, ONE, OR MORE SITES UP
TO FOUR TOTAL.

CONTRACTOR RESPONSIBILITY.

Washington State Contractor's Registration No. SLABJG*833K2
U.B.I. Number 603-107-839
Washington Employment Security Department Number 00539090-00-8
Washington Excise Tax Registration Number 37-1636195
City of Spokane Business Registration Number 603-107-839

As of July 1, 2019, Contractor has fulfilled training requirement or is exempt from
L & I's Public Works Training Requirement under RCW 39.04.350 and RCW 39.06.020. (☒ YES) (☐ NO)

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

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

For contracts up to \$150,000.00 including tax, the Contractor may request for ten percent (10%) retainage in lieu of bond.
(☒ YES) (☐ NO)

The undersigned Bidder hereby certifies that, within the three-year period immediately preceding the bid solicitation date for this Project, the bidder is not a "willful" violator, as defined in RCW 49.48.082, of any provision of chapters 49.46, 49.48, or 49.52 RCW, as determined by a final and binding citation and notice of assessment issued by the Department of Labor and Industries or through a civil judgment entered by a court of limited or general jurisdiction.

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

FIRM NAME: AJ Spray Foam Services, LLC dba Slabjack Geotechnical

SIGNATURE:

TITLE: Owner

PHONE: 855-752-2522

ADDRESS: 630 Valley Mall Pkwy #431, East Wenatchee, WA 98802





Item title: (Use exact language noted on the agenda)	AJ Spray Foam Services LLC Amendment 1 / 2025 Pool Deck Leveling & Joint Sealing (\$17,253.16 +tax)		
Begin/end dates	Begins: 06/12/2025	Ends: 12/31/2025	<input type="checkbox"/> 06/01/2525
<p>Background/history:</p> <p>Amendment to existing pool deck leveling and joint sealing contract, specifically regarding alternate 1 - removal & replacement of pool deck joint sealing.</p> <p>Comstock Aquatic Center pool deck's lineal footage of removal & replacement of pool deck joint sealing exceeded initial estimations. The joint sealing scope was originally bid (priced) at \$9.47/LF for 1,200LF. And additional 428LF was required and approved by Staff.</p> <p>During the work activity, the pool deck was further inspected and scrutinized by Staff. Deck joints that were not originally sealed had/have opened and are allowing infiltration of surface water, increasing risk of damage by freeze/thaw cycles. Staff negotiated with the Contractor to add 3,300LF of sealant to these joints at a reduced rate of \$4/LF.</p>			

Item title: (Use exact language noted on the agenda)	AJ Spray Foam Services LLC Amendment 1 / 2025 Pool Deck Leveling & Joint Sealing (\$17,253.16 +tax)		
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**CITY OF SPOKANE
PARKS AND RECREATION DEPARTMENT
CHANGE ORDER NO. 1**

NAME OF CONTRACTOR: AJ Spray Foam Services, LLC

**428 ADDITIONAL JOINT SEALANT
REMOVAL AND REPLACEMENT = \$4,053.16**

ling & Joint Sealing

=====

DESCRIPTION OF CHANGE:

AMOUNT:

Item 1: PCO#1 Add 428lf of Joint Sealant Removal & Replacement.....\$4,053.16

Item 2: PCO#2 Add 3,300lf of Joint Sealant Placement.....\$13,200.00

**3,300 ADDITIONAL JOINT SEALANT
PLACEMENT = \$13,200.00**

=====

TOTAL AMOUNT: \$17,253.16

CONTRACT SUM (EXCLUDE SALES TAX)	
ORIGINAL CONTRACT SUM (INCLUDE ALTERNATES)	\$50,321.50
NET AMOUNT OF PREVIOUS CHANGE ORDERS	\$0.00
CURRENT CONTRACT AMOUNT	\$50,321.50
ADDITIONAL COST TO SEAL ALL DECK JOINTS AT COMSTOCK PARK = \$17,253.16 + TAX	\$17,253.16
	\$67,574.66

CONTRACT COMPLETION DATE	
ORIGINAL CONTRACT COMPLETION DATE	05/23/2025
CURRENT COMPLETION DATE	05/23/2025
REVISED COMPLETION DATE	06/23/2025

Contractor's Acceptance: _____ Date: _____

City Approval: _____ Date: _____

Attest: _____ City Clerk

Approved as to form: _____ Assistant City Attorney



CITY OF SPOKANE
PARKS AND RECREATION

CONTRACT AMENDMENT

**Title: 2025 AQUATIC CENTERS POOL
DECK LEVELING AND JOINT SEALING**

This Contract Amendment is made and entered into by and between the **CITY OF SPOKANE PARKS AND RECREATION** as ("City"), a Washington municipal corporation, and **AJ FOAM SPRAY SERVICES, LLC dba SLABJACK GEOTECHNICAL**, whose address is 630 Valley Mall Parkway, #431, East Wenatchee, Washington 98802, as ("Contractor"), individually hereafter referenced as a "Party", and together as the "Parties".

WHEREAS, the parties entered into a Contract wherein the Company agreed to perform the 2025 Aquatic Centers Pool Deck Leveling and Joint Sealing Services, Base Bid and Alternate 1, for the Parks and Recreation Department; and

WHEREAS, additional work is required, thus, the original Agreement needs to be formally amended by this written document; and

NOW, THEREFORE, in consideration of these terms, the parties mutually agree as follows:

1. CONTRACT DOCUMENTS.

The Contract, dated April 22, 2025, any previous amendments, addendums and / or extensions / renewals thereto, are incorporated by reference into this document as though written in full and shall remain in full force and effect except as provided herein.

2. EFFECTIVE DATE.

This Contract Amendment shall become effective on June 12, 2025 and shall run through June 12, 2026.

3. COMPENSATION.

The City shall pay an additional amount not to exceed **SEVENTEEN THOUSAND TWO HUNDRED FIFTY-THREE AND 16/100 DOLLARS (\$17,253.16)**, plus applicable sales tax, for everything furnished and done under this Contract Amendment. This is the maximum amount to be paid under this Amendment and shall not be exceeded without the prior written authorization of the City, memorialized with the same formality as the original Contract and this document.

IN WITNESS WHEREOF, in consideration of the terms, conditions and covenants contained, or attached and incorporated and made a part, the parties have executed this Contract Amendment by having legally-binding representatives affix their signatures below.

**AJ FOAM SPRAY SERVICES, LLC
dba SLABJACK GEOTECHNICAL**

By _____
Signature Date

Type or Print Name

Title

Attest:

City Clerk

**CITY OF SPOKANE
PARKS AND RECREATION**

By _____
Signature Date

Type or Print Name

Title

Approved as to form:

Assistant City Attorney

Attachments that are part of this Agreement:
Change Order 1

25-130

Spokane Park Board

Briefing Paper



Committee	Land Committee			Committee meeting date: June 4, 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)	Chestnut Bridge Scour Mitigation Project Briefing / Wentel Grant Park (No Cost)			
Begin/end dates	Begins: 06/12/2025		Ends:	<input type="checkbox"/> 06/01/2525
Background/history: City Engineering and their agents are currently preparing to conduct a project to repair 'scouring' near the Chestnut Bridge piers in order to maintain and ensure the continued use of this existing bridge. The project is currently in the design & permitting process. A portion of this bridge structure is directly adjacent Wentel Grant Park. The proposed project involves the excavation of the bed & banks of Latah Creek near and on the undeveloped portion of the park property. During construction work, some trees and vegetation atop the park land will be removed and replaced. This discussion item is intended to brief the park board land committee & any attending members of the public and solicit input and feedback from the committee & commenting public.				
Motion wording: City engineering staff to provide briefing of proposed Chestnut Bridge Scour Mitigation Project within / adjacent to Wentel Grant Park for land committee input.				
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 Deatrich Requester: Nick Hamad Grant Management Department/Name: _____				
Fiscal impact: <input type="radio"/> Expenditure <input checked="" type="radio"/> Revenue Amount: n/a Budget code: _____				
Vendor: <input type="radio"/> Existing vendor <input checked="" type="radio"/> New vendor Supporting documents: <div style="display: flex; justify-content: space-between;"> <div> <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: _____ </div> <div> <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) </div> </div>				