



## City of Spokane Park Board Land Committee Meeting

3:30 p.m. Wednesday, Apr. 01, 2026  
Hybrid in-person and WebEx virtual meeting  
Al Vorderbrueggen – Park Operations Director

### Committee members

- X Greta Gilman – Chair
- X Sally Lodato
- X Doug Kelley

### Parks staff

Al Vorderbrueggen  
Nick Hamad  
Fianna Dickson  
Berry Ellison  
Heather Smith  
Kris Behr

## SUMMARY

- The committee passed the following action items which will be presented to the Park Board for consideration and approval:
  - Camco Construction, Inc. / B.A. Clark Park Restroom Renovation Construction (\$138,774.67 plus 5% management reserve & tax) – consent agenda item
  - Bacon Concrete, Inc. / Franklin Park Pedestrian Pathway Construction (\$282,000.00 including tax plus 10% management reserve) – consent agenda item
  - South Perry Together / South Perry History Project MOU (no cost) – consent agenda item

The next regularly scheduled Land Committee meeting is set for 3:30 p.m. Wed. May 06, 2026.

## MINUTES

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

**Public Comments:** None

### Action items:

1. [Camco Construction, Inc. / B.A. Clark Park Restroom Renovation Construction \(\\$138,774.67 plus 5% management reserve & tax\)](#) – Berry Ellison
  - a. Roughly 2 years ago some sewer improvements were completed at BA Clark Park Restroom. The new sewer line extended from the restroom building to the street north of the Park. A new Americans with Disability Act (ADA) compliant sidewalk was installed to connect the building to the existing parking lot where new ADA compliant stalls are located. The building is unique with a covered courtyard and ornate patio however the covered patio area is poorly lit and lends itself to unpleasant activity. Inside the restrooms are concrete block partitions, concrete floor, and porcelain fixtures which are easily vandalized. The current configuration is not compliant with current ADA guidelines. The intent of the renovation is to bring the restrooms up to current ADA compliance along with adding LED lighting inside and around the building. In addition to the contractor's bid amount, Berry is requesting a 5% administrative reserve to cover any unforeseen conditions which may be encountered. The low bidder, Camco, has received excellent reviews from project references, including from the City of Spokane Facilities Department.
  - b. Berry explained that this project will be typical of several upcoming restroom renovation projects. He said that with the added lighting and the size of the building, the cost per square foot is somewhat higher than what other restroom renovation projects may be. Nick Hamad explained that there will be 3 new restroom building designs that will be used throughout the Park system: Approximately 1/3 of the restrooms will have a bottom tier minor renovation, another 1/3 will have a mid-tier major restroom renovation (which includes BA Clark), and the remaining 1/3 will receive a top tier "total restroom replacement".

**Motion #1** – Greta Gilman moved to recommend Camco Construction, Inc. / B.A. Clark Park Restroom Renovation Construction (\$138,774.67 plus 5% management reserve & 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 April 9<sup>th</sup> Park Board meeting agenda.

2. [Bacon Concrete, Inc. / Franklin Park Pedestrian Pathway Construction \(\\$282,000.00 including tax plus 10% management reserve\)](#) – Heather Smith
  - a. This project is located in the North Hill Neighborhood along the southern boundary of the park. Over the years, an asphalt walking path has been installed around the perimeter of the park, however, this area has not been completed. There are disconnected sidewalks, but nothing from end to end. The proposed pathway will connect to the existing Spokane Transit bus shelter on the east side along Division to the picnic area, across to the playground and to the west connecting to the existing pathway at the corner of W. Queen Ave. and N. Whitehouse St. In addition to a wider 12-foot pathway, there are several ADA access points along the pathway. There will now be 2 wheelchair access points from the parking area at both the east and west end. Additionally, there will be an access point from the pathway to the existing sidewalk along W. Queen Ave. There will also be an accessible viewing area looking east near the soccer fields.

- b. The lowest bidder did not meet the work history requirements and Bacon has extensive experience with this type of work. A 10% management reserve is also being requested. Although a start date is still to be determined, the project should be completed in September.

**Motion #2** – Greta Gilman moved to recommend Bacon Concrete, Inc. / Franklin Park Pedestrian Pathway Construction (\$282,000.00 including tax plus 10% management reserve).

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

The committee agreed to present this recommendation as a consent agenda item on the April 9<sup>th</sup> Park Board meeting agenda.

3. [South Perry Together / South Perry History Project MOU \(no cost\)](#) – Nick Hamad

- a. Grant Park is located in the Perry Street Historical Neighborhood, surrounded by small businesses and lovely shops. This park is slated for a major renovation in the next few years using levy funds. Spokane Parks and Recreation (SPRD) was approached by an organization called South Perry Together, a subsidiary of the business association. They were awarded a grant from the Washington Trust for Historic Preservation for the creation of a historic walking tour. They will be installing a variety of monuments throughout the neighborhood along the slated walking tour site. They have requested a historic sign be installed within Grant Park. Along with an artist, a local landscape architect will develop a sign on a bronze plaque. A licensed and bonded contractor will be installing the sign using the SPRD standard installation guidelines. Although this project comes at no cost to Parks, including maintenance, SPRD does retain the right to approve or reject the design of the sign.
- b. It is understood that there will be one interpretive, informational sign and one bronze plaque mounted to a particular wall. However, this is not addressed in the MOU. Greta would like to amend the motion to include clarification of Section 2.a. Instead of "...installing and maintain the sign", change it to read "...installing and maintaining a sign".

**Motion #3** – Greta Gilman moved to recommend South Perry Together / South Perry History Project MOU (no cost) with the one change to clarify that there will be a single sign.

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

The committee agreed to present this recommendation as a consent agenda item on the April 9<sup>th</sup> Park Board meeting agenda.

**Adjournment:** The meeting was adjourned at 4:02 p.m.

The next regularly scheduled Land Committee meeting is set for 3:30 p.m. Wed. May. 06, 2026.

# Spokane Park Board

## Briefing Paper



<b>Committee</b>	Land Committee	<b>Committee meeting date:</b> April 1, 2026	
<b>Requester</b>	Berry Ellison	<b>Phone number:</b> 509 625-6276	
<b>Type of agenda item</b>	<input type="radio"/> Consent <input type="radio"/> Discussion <input type="radio"/> Information <input checked="" type="radio"/> Action		
<b>Type of contract/agreement</b>	<input checked="" type="radio"/> New <input type="radio"/> Renewal/ext. <input type="radio"/> Lease <input type="radio"/> Amendment/change order <input type="radio"/> Other		
<b>City Clerks file</b> (OPR or policy #)			
<b>Master Plan Goal, Objective, Strategy</b> (Click <a href="#">HERE</a> for link to the adopted plan)	Goal K, Objective 1	<b>Master Plan Priority Tier:</b>	Tier 1 (pg. 171-175)
<b>Item title:</b> (Use exact language noted on the agenda)	Camco Construction, Inc / BA Clark Park Restroom Renovation (\$138,774.67 plus tax) and plus 5% management reserve		
<b>Begin/end dates</b>	Begins: 05/04/2026	Ends: 05/03/2027	<input type="checkbox"/> 06/01/2525
<b>Background/history:</b>			
<p>Contract with apparent low responsive bidder Camco Construction, Inc. for the 'base bid' scope of work for the B.A. Clark Park Restroom Renovation project. Contracted scope includes improvements to the mens and womens restroom stalls to improve the function and aesthetics of the building while adding lighting and signage. The 'Alternate 1' scope of work is not included in the project.</p> <p>This project was included in the 2026 adopted park capital project list and is funded by the neighborhood park improvement levy. The renovation was designed with the assistance of a local Architect and has been approved for permit by City Planning &amp; Development. City Purchasing solicited for bid and received two qualified Bids.</p> <p>Park Staff requests approval of the base bid project scope plus a 5% administrative reserve to cover any unforeseen conditions encountered during construction. The Alternate 1 scope will not be included.</p>			
<b>Motion wording:</b>			
Motion to approve Camco Construction, Inc construction contract for the 'BA Clark Park Restroom Renovation' project in the amount of \$138,774.67 (plus tax), plus 5% management reserve.			
<b>Approvals/signatures outside Parks:</b> <input checked="" type="radio"/> Yes <input type="radio"/> No			
If so, who/what department, agency or company: Camco Construction, Inc			
Name: Leif Challender		Email address: leif@camcoconstruction.net	Phone: 509 868-2331
<b>Distribution:</b>			
Parks – Accounting		nhamad@spokanecity.org	
Parks – Sarah Deatrich		mdyson@spokanecity.org	
Requester: bellison@spokanecity.org			
Grant Management Department/Name:			
<b>Fiscal impact:</b> <input checked="" type="radio"/> Expenditure <input type="radio"/> Revenue			
Amount:		Budget code:	
\$138,774.67 (plus tax)		1950-54920-94760-56504-48026	
\$6,938.74 plus tax (5% management reserve)		1950-54920-94760-56504-48026	
<b>Vendor:</b> <input type="radio"/> Existing vendor <input checked="" type="radio"/> New vendor			
<b>Supporting documents:</b>			
<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: 604-768-322    Business license expiration date: 7/30/26		<input type="checkbox"/> Insurance Certificate (min. \$1 million in General Liability)	

# Spokane Park Board

## Briefing Paper



<b>Committee</b>	Land Committee	<b>Committee meeting date:</b> April 1, 2026	
<b>Requester</b>	Heather Smith	<b>Phone number:</b> 509.724.3585	
<b>Type of agenda item</b>	<input type="radio"/> Consent <input type="radio"/> Discussion <input type="radio"/> Information <input checked="" type="radio"/> Action		
<b>Type of contract/agreement</b>	<input checked="" type="radio"/> New <input type="radio"/> Renewal/ext. <input type="radio"/> Lease <input type="radio"/> Amendment/change order <input type="radio"/> Other		
<b>City Clerks file</b> (OPR or policy #)			
<b>Master Plan Goal, Objective, Strategy</b> (Click <a href="#">HERE</a> for link to the adopted plan)	Goal B; Obj. 2, Goal G; Obj. 1	<b>Master Plan Priority Tier:</b>	Tier 1 (pg. 171-175)
<b>Item title:</b> (Use exact language noted on the agenda)	Bacon Concrete, Inc. / Franklin Park Pedestrian Pathway Construction (\$282,000.00 including tax) plus 10% management reserve		
<b>Begin/end dates</b>	Begins: 04/09/2026	Ends: 09/04/2026	<input type="checkbox"/> 06/01/2525
<b>Background/history:</b>			
<p>Contract with apparent low responsive bidder to PW ITB #6502-26, Bacon Concrete, Inc. for construction of the 'Franklin Park Pedestrian Pathway' project. Contracted scope includes the placement of an 8'-12' wide asphalt pedestrian pathway in the southern half of Franklin Park.</p> <p>This project was included in the 2026 adopted park capital project list and is funded by the neighborhood park improvement levy. 'Trails for Park Access' were identified in the park and natural lands master plan as a "Tier 1" priority in District 3.</p> <p>Park Staff requests approval of the project bid price plus a 10% administrative reserve to cover any unforeseen conditions encountered during construction.</p>			
<b>Motion wording:</b>			
Motion to approve Bacon Concrete, Inc. construction contract for the 'Franklin Park Pedestrian Pathway' project in the amount of \$282,000.00 (including tax) plus 10% management reserve.			
<b>Approvals/signatures outside Parks:</b> <input checked="" type="radio"/> Yes <input type="radio"/> No			
If so, who/what department, agency or company: Bacon Concrete, Inc.			
Name: Greg Bacon		Email address: greg@baconconcrete.com	Phone: (509) 998-9251
<b>Distribution:</b>			
Parks – Accounting		thea prince	
Parks – Sarah Deatrich		nick hamad	
Requester: hmsmith@spokanecity.org			
Grant Management Department/Name:			
<b>Fiscal impact:</b> <input checked="" type="radio"/> Expenditure <input type="radio"/> Revenue			
Amount:		Budget code:	
\$282,000.00 (incl. tax )		1950-54920-94760-48092	
\$28,200.00 (10% management reserve )		1950-54920-94760-48092	
<b>Vendor:</b> <input checked="" type="radio"/> Existing vendor <input type="radio"/> New vendor			
<b>Supporting documents:</b>			
<input checked="" type="checkbox"/> Quotes/solicitation (RFP, RFQ, RFB)			
<input checked="" type="checkbox"/> Business license		Expiration date: 6/30/26	<input type="checkbox"/> Insurance Certificate

# Spokane Park Board

## Briefing Paper



<b>Committee</b>	Land Committee	<b>Committee meeting date:</b> April 1, 2026	
<b>Requester</b>	Nick Hamad	<b>Phone number:</b> 509 625-6276	
<b>Type of agenda item</b>	<input type="radio"/> Consent <input type="radio"/> Discussion <input type="radio"/> Information <input checked="" type="radio"/> Action		
<b>Type of contract/agreement</b>	<input checked="" type="radio"/> New <input type="radio"/> Renewal/ext. <input type="radio"/> Lease <input type="radio"/> Amendment/change order <input type="radio"/> Other		
<b>City Clerks file</b> (OPR or policy #)			
<b>Master Plan Goal, Objective, Strategy</b> (Click <a href="#">HERE</a> for link to the adopted plan)	Goal G, Objective 2	<b>Master Plan Priority Tier:</b> (pg. 171-175)	N/A
<b>Item title:</b> (Use exact language noted on the agenda)	South Perry Together / South Perry History Project MOU (no cost)		
<b>Begin/end dates</b>	Begins: 04/09/2026	Ends: 12/31/2026	<input type="checkbox"/> 06/01/2525
<b>Background/history:</b>			
<p>South Perry Together, a private non-profit received a grant to develop, fabricate and install signage within / nearby Grant Park celebrating the local history of the neighborhood as a part of a South Perry Neighborhood History Walking Tour.</p> <p>This agreement grants the ability to develop and install the proposed signage, so long as all costs, permits, and installation is provided by the South Perry Together organization and complies with the authorization and direction received from Spokane Parks.</p> <p>A future agreement will be developed for ongoing maintenance of the signage.</p>			
<b>Motion wording:</b>			
Motion to approve South Perry History Project MOU with South Perry Together (no cost).			
<b>Approvals/signatures outside Parks:</b> <input checked="" type="radio"/> Yes <input type="radio"/> No			
If so, who/what department, agency or company: South Perry Together			
Name: Beth Mcgibbon		Email address:	Phone: 509.209.4879
<b>Distribution:</b>			
Parks – Accounting		nhamad@spokanecity.org	
Parks – Sarah Deatrich			
Requester: nhamad@spokanecity.org			
Grant Management Department/Name:			
<b>Fiscal impact:</b> <input type="radio"/> Expenditure <input checked="" type="radio"/> Revenue			
Amount: n / a		Budget code:	
<b>Vendor:</b> <input type="radio"/> Existing vendor <input checked="" type="radio"/> New vendor			
<b>Supporting documents:</b>			
<input 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 type="checkbox"/> UBI:                      Business license expiration date:	<input type="checkbox"/> Insurance Certificate (min. \$1 million in General Liability)		