Spokane Park Board  
8:30 a.m. Monday, July 30, 2018  
City Council Briefing Center, lower level City Hall  
808 W. Spokane Falls Blvd., Spokane, Washington

Park Board Members:  
X Nick Sumner – President  
X Rick Chase – Vice President  
X Leroy Eadie – Secretary  
X Chris Wright  
X Ted McGregor  
X Greta Gilman (call in)  
X Sally Lodato (call in)  
X Jennifer Ogden  
X Gerry Sperling (call in)  
X Jamie SiJohn (call in at 8:37 a.m. left at 9:23 a.m.)  
X Mike Fagan – Council Liaison

Parks Staff:  
Garrett Jones  
Al Vorderbrueggen  
Jennifer Papich  
Berry Ellison  
Fianna Dickson  
Mark Buening  
Megan Qureshi  
Ryan Griffith  
Jo-Lynn Brown  
Pamela Clarke

Guests:  
Rick Romero  
Andrew Chanse  
Michael Ormsby  
Danielle Arnold  
Lorraine Mead  
Hal McGlathery

MINUTES

1. **Roll Call:** Pamela Clarke  
   See above

2. **Action items:**  
   A. **Blue Bridge resolution amendment #2** – Garrett Jones presented the Blue Bridge resolution amendment #2 and provided background on the intent of the amendment. The Park Board approved the Blue Bridge resolution at the Jan. 14, 2016, Park Board meeting which called for the replacement of the mid-channel Howard Street Bridge/Blue Bridge as part of a Utilities Division project. Studies, at that time, identified the need for bridge replacement. The board approved a resolution amendment Sept. 14, 2017, which altered the original scope from replacement of the bridge to making necessary repairs outlined in an engineering study. Mr. Jones explained this bridge repair can be included in the scope of Garco Construction’s work on the Promenade. Chris Wright asked if it is permissible to use Utilities’ funds on the Riverfront Park redevelopment project. Rick Romero explained it is permissible because the bridge is a right-of-way, and is carrying critical infrastructure of water.

   **Motion #1:** Nick Sumner moved to approve the Blue Bridge resolution amendment #2 as presented.

   Chris Wright seconded.  
   Motion passed unanimously.

   **Garco Construction change order #6/Promenade ($419,679)** – Garrett Jones presented change order #6 with Garco Construction. The work involves removing sidewalks from the Blue Bridge, joint repair, installing a support beam for the water line, installing conduits and pavement repair. These improvements are designed to extend the life and use of the bridge.
and Promenades. Mr. Jones reported the work will take approximately six weeks and funds will be drawn from the South Howard Street Bridge reimbursement contingency. He added not of the work in this change order is taxable. Mr. Jones added the contractor will take measures to ensure concrete will not fall into the river during this project.

**Motion #2:** Nick Sumner moved to approve change order #6 with Garco Construction as presented in the amount of $419,679.

Rick Chase seconded.
Motion passed unanimously.

*Jamie SiJohn left the meeting as a telephonic participant.*

### C. Resolution supporting City of Spokane Bond Proposal for capital improvements on Park property

- **Garrett Jones** presented a resolution supporting a City of Spokane bond proposal for capital improvements on Park property. **Leroy Eadie** explained City Council will consider the bond proposal at today’s City Council meeting and if the Park Board is to have input prior to that council meeting, now would be the time for the board to do so. The bond proposition would fund the following capital improvements which involve Parks: 1) a new library facility on or near Liberty Park which is subject to a lease/use agreement between the Park Board and the Library Board; 2) expand the Shadle Park Branch Library which is also subject to a lease/use agreement between Parks and the Library; 3) installation of six synthetic turf fields and a new parking lot at Dwight Merkel Sports Complex; and 4) construction of a complex/stadium facility on the North Bank on land owned by the Spokane Public Facilities District (SPFD). **Rick Romero** provided background on the improvement partnership involving the City, the School District and SPFD. He explained schools are in need of three additional middle schools to accommodate moving 6th graders into a 6-8 grade configuration in order to reduce class size and overcrowding at elementary schools. Other improvements would include: 1) modernize or replace old schools to improvement learning environments and school safety; 2) additional space for option programs; 3) replace/modernize the aging Joe Albi Stadium; 4) increase recreation for Park users; 5) expand the libraries; and 6) better utilize the City’s non-performing properties and assets. Mr. Romero went on to explain the school levy tax rates in Spokane will be dropping significantly, beginning next year, due to the state assuming more responsibility for funding basic education. The 2018 estimated tax rate per thousand dollars of assessed property value is $3.97. By 2019, it is projected to be $1.50. This proposal involves asking citizens if they are willing to invest 50% of that tax rate reduction back into the community. The total bond for City projects is $108 million which includes a $77 million library bond and a $31 million recreation bond. The total bond for schools is $495.3 million with a $57.9 million match from the state. Of the recreation bond, the estimated cost to add six synthetic lighted fields at Merkel Park project is estimated at $21 million and $10 million for a new downtown stadium. Spokane Public Library Executive Director **Andrew Chanse** reported on the need for three new libraries at Hillyard, Sprague and East Central, and for modernizing four libraries, including the downtown branch, Shadle, South Hill and Indian Trail. Chris Wright explain he would like to see a 30-year lease on the Shadle Park and Liberty Park properties. Mr. Chanse said the Library Board is prepared to compensate Parks for the use of Park property. Mr. Wright added he would like to remove the stadium and Merkel projects from the resolution as he doesn’t believe this is a good time for the Park Board to ask citizens for additional funding with the redevelopment project still underway and because the future Sportsplex is not even in the design phase. He entertained amending the resolution to remove the $31 million recreation bond so the focus is on libraries. The deadline to notify the county auditor is Aug. 7. A special meeting of the City Council, School Board and SPFD and Library is set for Aug. 1 to discuss the proposed bond measure. **Michael Ormsby** added the Park Board
will be invited if they plan to move forward. Park Board members agreed they would like additional information regarding the recreation bond and believe the resolution should be further vetted. The board directed staff to draft a pared down version of the resolution and present it at the Aug. 1 Land Committee.

**Motion #3:** Mike Fagan moved to defer the resolution supporting City of Spokane bond proposal until such time staff can come back to the Park Board with a pared down version of the resolution centered on responsibilities the Park Board has, particularly with the libraries.

Chris Wright seconded.
Motion passed with a 9-0 vote.

**Motion #4:** Mike Fagan moved to endorse the collaboration of Parks and the Libraries, and endorse the two library proposals as presented in the bond proposal packet.

Jennifer Ogden seconded.
Chris Wright made a friendly amendment to add the following language: “Subject to negotiation of a lease which provides a fixed lease term and compensation to the Park Fund.”
Chris Wright made a second friendly amendment to change the language to read: “Subject to further review and discussion relating to lease terms.”
Motion passed with a 9-0 vote.

3. **Adjournment:** The meeting adjourned at 9:50 a.m.

4. **Meeting Dates:**
   A. Committee meeting dates:
      Urban Forestry Committee: 4:15 p.m. July 31, 2018, Woodland Center, Finch Arboretum
      Land Committee: 3 p.m. Aug. 1, 2018, Manito Park meeting room, Manito Park
      Recreation Committee: 4 p.m. Aug. 2, 2018, Park Operations lunch room, 2304 E. Mallon
      Riverfront Park Committee: 8:05 a.m. Aug. 6, 2018, City Council Briefing Center Golf Committee: 8 a.m. Aug. 7, 2018, Manito Park meeting room, Manito Park
      Finance Committee: 3 p.m. Aug. 7, 2018, City Conference Room Lobby – Tribal, first floor City Hall
   B. Park Board: 3:30 p.m. Aug. 9, 2018, City Council Chambers
   C. Park Board Study Session: No session scheduled at this time.

Minutes approved by:

Leroy Eadie, Director of Parks and Recreation
CITY OF SPOKANE PARK BOARD
RESOLUTION

A Resolution to pursue promenade improvements across the Mid-Channel Howard Street Bridge (the “Blue Bridge”) within Riverfront Park as part of a Parks and Recreation Division project.

WHEREAS, Riverfront Park was created from the grounds of Expo ‘74 and opened to the public as a city park in 1978, and

WHEREAS, the Citizens of Spokane approved the 2014 Park Bond for Riverfront Park in the amount of $64.3 million, and

WHEREAS, the Blue Bridge and Howard Street remain a public right of way, and

WHEREAS, study has determined that the Blue Bridge, erected in 1916, is in need of repair to sustain existing loads, and

WHEREAS, costs of repairs of the Blue Bridge was not in the original $64.3 million bond budget but improvements to the park promenades was in the original bond budget, and

WHEREAS, City of Spokane Utilities Department (“Utilities”) desired to replace a water line in the Howard Street right-of-way and under the Blue Bridge, and previously offered to replace the Blue Bridge in connection with the installation of that water line, and

WHEREAS, the Park Board recognized that the Blue Bridge is a well-recognized feature of Riverfront Park and is a contributing cultural resource of Expo ‘74, and that a decision to replace the bridge should occur only after additional consideration and other funding options, and

WHEREAS, by resolution dated January 14, 2016, the Park Board agreed to accept the offer from Utilities to finance the replacement of the Blue Bridge, and

WHEREAS, by amendment to this resolution in September 14, 2017, the Park Board agreed to alter the original scope of replacement of the Blue Bridge to repairs, and

WHEREAS, recent engineering studies have indicated the Blue Bridge may be repaired and made suitable for light vehicle and pedestrian traffic without replacement and extend the life span of the bridge for 10 years at a cost lower than to replace the bridge entirely, and
WHEREAS, the Park Board has considered such factors and has concluded that it is in the public interest to improve the Howard Street promenade across the Blue Bridge as part of the $64.3 million bond, and

WHEREAS, Parks is financially responsible for these improvements to the promenade across the bridge as part of the Tier one projects identified in the 2014 Master Plan, and

WHEREAS, the Park Board and the Utilities division are in agreement to repair the Blue Bridge as part of the Howard Street promenade rather than replace the bridge.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE PARK BOARD OF THE CITY OF SPOKANE that the Park Board commits to the repair of the Blue Bridge.

Dated this ____ day of July, 2018.

_______________________________
Park Board President

Approved as to form:

______________________________              ________________________________
Assistant City Attorney              City Clerk
The Blue Bridge and Howard Street remains a right-a-way
- City of Spokane Utilities Department previously offered to replace the bridge.
- By resolution on January 14, 2016, the Park Board agreed to accept the offer to replace the bridge.
- By amendment to the resolution in September 14, 2017, the Board agreed to alter the original scope of replacement of the bridge to necessary repairs outlined in an engineering study.
- Both Parks and Utilities are in agreement with the proposed scope of work.
- The Park Board will take responsibilities to perform the scoped repairs.
Riverfront Park Blue Bridge: Change Order

- Change order to Garco Construction for the necessary improvements to the Blue Bridge for the amount of $419,679
- Scope: Sidewalk removals, install support beam for water line, installation of conduits and pavement repair.
- Schedule: approximately 6 weeks
- Budget from contingency from South Howard Street Bridge reimbursement (out of the $1.98m)
# Riverfront Park Blue Bridge: Change Order

Howard Middle Channel Sidewalk Removal  
City of Spokane

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<th>Description</th>
<th>Price</th>
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<td><strong>Total</strong></td>
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<tr>
<td>Bond</td>
<td>$2,838.46</td>
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<td>Indirects</td>
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<tr>
<td>Slurry Seal</td>
<td>-</td>
</tr>
<tr>
<td>Electrical Conduit &amp; Hanger</td>
<td>$58,109.29</td>
</tr>
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Design-Build Change Order Form

Change Order Number: 6  
Change Order Effective Date: 7/31/18  
(date when executed by both parties)

Project: PAVILION DESIGN BUILD PROJECT  
Design-Builder’s Project No:  
Date of Agreement: APRIL 13, 2017

Owner: CITY OF SPOKANE - PARKS & RECREATION DIVISION  
Design-Builder: GARCO CONSTRUCTION, INC.

<table>
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<tr>
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<td>Item 1</td>
<td>PROM</td>
<td>HSMC “Blue” Bridge Sidewalk Removal &amp; Joint Repair per modified scope as described per Garco letter dated 7/13/18.</td>
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TOTAL AMOUNT $419,679

Original Contract Price: $14,500,000
Net Change by Previous Change Orders: $2,570,185
Net Change by GMP Amendment: $4,150,000
Net Change by Change Order No 5: $419,679
New Contract Price: $21,639,864

Original Contract Substantial Completion Date: May 30, 2019
Adjustments by Previous Change Orders: 0 (calendar days)
Adjustments by Change Order No 5: 0 (calendar days)
Revised Scheduled Substantial Completion Date: No Change

**OWNER:**

By: __________________________________________

Printed Name: __________________________________

Title: __________________________________________

Date: __________________________________________

**DESIGN-BUILDER:**

By: __________________________________________

Printed Name: __________________________________

Title: __________________________________________

Date: __________________________________________
July 13, 2018

Mark Serbousek
City of Spokane
808 West Spokane Falls BLVD.
Spokane, WA 99202

RE: Howard Street Middle Channel Bridge Sidewalk Removal

Mr. Serbousek

The purpose of this letter is to provide a cost proposal and assumptions for the proposal. Garco Construction first provided a proposal which was deemed to be over budget. After discussing some potential value engineering as well as removal of some scope Garco Construction’s revised proposal is $419,679.00.

Garco Construction asserts specific assumptions were used to provide the proposal, they are as follows:

- There is no Lead Paint to be abated on the Howard Street Middle Channel Bridge.
- Any testing on the paint is the responsibility of The City of Spokane
- Containment will not meet standard requirements for a catchment and will only be capable of capturing slurry and minimal debris.
- Crane Access shall be available on both ends of the bridge structure. The crane shall be a 210 TN truck crane.
- All aluminum shown on the railing supports shall be changed to galvanized, unpainted steel.
- Conduit supports shall be altered to provide 10’ maximum spread while utilizing the existing structure as supports in combination.
- Support Beam for the water line shall not require galvanizing and shall be primed and painted only.
- No field painting.
- No Slurry Seal is included, however, pavement repair will be done as shown.

Sincerely,

Tim Hutton, Project Manager

cc: Mark Serbousek, Mike Morse
Howard Middle Channel Sidewalk Removal  
City of Spokane

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A sidewalk removal plan has been designed in accordance with the requirements of the AASHTO "L60 Bridge Design Specifications" 5th Edition. It shall be assumed that existing joint contains lead. The Contractor is responsible for providing separate joint containment during construction. Joint containment shall be tight from the existing structure. Include containment joint with patching joint bonding (bonding submitted to Owner). Ensure new utility support bases shall be patched per the requirements of Section 6-91.29 and that all existing steel exposed during sidewalk removal and sidewalk break removed and be painted per the requirements of Section 5.6.3.1.10. Existing all obstructions (such as through box, grate at the Cost shall match existing blue paint). Sidewalk painting prior to 5.15.2 to be the same.

The contractor shall ensure that no construction site exceed the current road plans for the Howard Street Mid-Channel Bridge.
SLURRY SEAL LENGTH 280' (EXTEND 5' BOTH ENDS)

BRIDGE LENGTH 250'

BRIDGE PAVEMENT REPAIRS PLAN

SCALE: 1" = 20'

EXPANSION JOINT PAVEMENT REPAIR
SCALE: N.T.S.

BRIDGE PAVEMENT REPAIRS PLAN

SCALE: 1" = 20'

1 1/2" EXISTING HMA
1 1/2" EXISTING CSTC

1 1/2" EXISTING HMA

13"

PAVEMENT REPAIR

PAVEMENT REPAIR

LEGEND:

EXPANSION JOINT PAVEMENT REPAIR

EXPANSION JOINT PAVEMENT REPAIR DETAIL

SCALE: N.T.S.

REPLACE WITH 3" CL 3/4"
COMMERICAL HMA

EXISTING CONCRETE BRIDGE DECK

12" x 3/4" STEEL PLATE
CENTERED ON EXPANSION JOINT

PAVEMENT REPAIR DETAIL

SCALE: N.T.S.
Lorraine,

The estimate which Garco provided for the sidewalk removal, utility work and ACP repair for the Howard Middle Channel Bridge appears to be reasonable in today’s bidding climate. I recommend moving forward with the work.

Mark Serbousek
City Bridge Engineer
City of Spokane
CITY OF SPOKANE PARK BOARD

RESOLUTION

A Resolution of the City of Spokane Park Board (“Park Board”) on various issues if impact to the City of Spokane Parks and Recreation Department (“Department”) and the Park Board.

WHEREAS, the Park Board is empowered by the City Charter to lay out, establish, purchase, procure, accept, and have the care, management control and improvement of, all parks and grounds used for park purposes, all boulevards, connecting parks and structures thereon, and all parkways; and

WHEREAS the Park Board is empowered by the City Charter to exercise supervision over all shade trees, shrubs and plants of all kinds on or in the streets and public places of the city, and over all resting places, water stations, playgrounds and parade grounds; and

WHEREAS the Park Board is empowered by the City Charter to make rules and regulations for the use of parks and provide for the enforcement of such rules and regulations; and

WHEREAS the Park Board is empowered by the City Charter to improve and adorn parks and park property and do all things necessary or proper to render the parks or other property of value to the public; and

WHEREAS the Park Board is empowered by the City Charter to grant concessions, leases and privileges under such restrictions and for such compensation as it shall prescribe; and

WHEREAS, the Spokane Public Library has recommended and the Spokane City Council (“City Council”) plans to present a Library Bond to be considered in a vote by the citizens of Spokane in 2018; and

WHEREAS the Park Board wishes to express support to the City Council to submit a bond proposition to acquire and construct certain capital improvements to the park and recreation system of the City, including but not limited to: improvements and additions to the planned activities complex/stadium on the North Bank of the Spokane River; and the installation of additional activity/athletic fields at the Dwight Merkel Sports Complex;

WHEREAS, the current East Center Library in the East Central Neighborhood Community Center is not adequate to serve the needs of the East Central and South Perry neighborhoods, and cannot fully offer a 21st century library experience in its current location; and

WHEREAS, Liberty Park on East 5th Avenue has an area approximately 21.3 acres in size, which may be suitable for a branch library and parking for the library, current aquatic center and other recreational uses in Liberty Park.
WHEREAS the current Shadle Park Library located on Park Land in and adjacent to Shadle Park is insufficient to provide necessary library services to the neighborhood and the library in proposing the expansion of the Facility. The Park Board supports this joint use of the City owned and operated facilities which improves community health and vitality for the entire area.

WHEREAS the co-location of Library Facilities and Parks at Liberty Park and the expansion of current library facilities at Shadle Park is in the best interests of the Park Board, Department, the City and its residents because:

1. Proximity of library facilities to surrounding park land will allow for more educational opportunities in collaboration with the Department in outdoor learning; and

2. There is potential to increase the usage of both Liberty Park and Shadle Park because of the location of library facilities; and

3. The policy embodied in the City of Spokane Comprehensive Plan encourages the joint location of public facilities; and

4. Location of a new library facility in Liberty Park will serve to revitalize and strengthen the East Central and Perry District neighborhoods; and

5. Construction of new and or additional library facilities in and near these two parks allows for the acquisition and construction of additional parking capacity and other infrastructure improvements that support parks and libraries.

WHEREAS, the demand for increased athletic/activity fields with synthetic surfaces to support the athletic and recreational programs of the Department and of Spokane Public Schools (District) requires the acquisition and installation of additional fields;

WHEREAS, if the current Joe Albi Stadium were relocated, the space freed up at the current site of Joe Albi would allow for the construction of multi-purpose fields and facilities for use by the Department and the District for programing for soccer, baseball, softball and other outdoor activities;

WHEREAS, the Park Board wishes to endorse the relocation of the current Joe Albi Stadium to a different site; the construction of the additional athletic facilities at the Dwight Merkel Sports Complex and the scheduling and programing of these additional facilities by the Department;

NOW THEREFORE, IT IS HEREBY RESOLVED BY THE SPOKANE PARK BOARD AS FOLLOWS;

1. Incorporates the recitals set forth above by this reference as part of its action;
2. Supports the construction of a new library facility on or near Liberty Park as shown on Exhibit A attached hereto, subject to the development of a lease/use agreement between the Park Board and the Spokane Public Library;

3. Supports the construction of improvements to expand the Shadle Park Branch Library in Shadle Park as shown in Exhibit B attached hereto, subject to the development of a lease/use agreement between the Park Board and the Spokane Public Library;

4. Supports the installation of additional athletic/recreational fields at the Dwight Merkel Sports Complex in Northeast Spokane in the area generally shown on the map attached hereto as Exhibit C; and

5. Supports the construction of improvements to the proposed activity/athletic facility on the North Bank on land currently owned by the Spokane Public Facilities District.

Dated this 30th day of July, 2018.

__________________________________
Park Board President

__________________________________
City Clerk

Approved as to form:

__________________________________
Assistant City Attorney
New Library Facility on or near Liberty Park – Exhibit A

- Close to and highly visible to neighborhood
- Synergies with Aquatics center
- Shared parking
Shadle Library Branch Expansion – Exhibit B
Installation of Additional Athletic/Recreational Fields at the Dwight Merkel Sports Complex – Exhibit C

Amenities
- Demolition of Existing Stadium & Supporting Structures
- Field Surface: Six New Artificial Turf Fields
- Field Lighting
- Concessions: N/A
- Toilet Facilities: N/A
- Parking: New Paved and Lighted Lot
- Drop-Off: Yes
School District & City Facility Improvement Partnership Projects

June 2018
Schools, City, Library, & Park Facility Interests

- Additional schools for class size reduction at elementary level – need 3 additional middle schools to accommodate moving 6th graders into a 6-8 grade configuration to reduce class size and overcrowding at elementary schools
- Modernizing or replacing old schools to improve learning environments and school safety
- Additional space for option programs
- Modernizing or replacing aging stadium
- More recreational facilities for City Park users
- Expanding and transforming City libraries
- Better use of City’s non-performing properties and assets
Reasons & Benefits for Partnership Ideas

• **Tax Rates:** School levy tax rates in Spokane are dropping significantly, starting in 2019, due to State assuming more responsibility for basic education funding.

• **School District Bond Schedule:** Accelerate reduction in class size and replacement/modernization of old schools.

• **School District/City Bond Plan:** Opportunity to improve School District and City facilities while still reducing tax rate.

• **Government Efficiencies:** Save citizens monies by partnering for community benefit.
## School Tax Rate Information

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<td><strong>$6.26</strong></td>
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Decrease – from 2018  

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<td>$2.50</td>
<td>$2.20</td>
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Tax Rate Goal of Proposed School District/City Bond Plan

$2.20  (per thousand of assessed valuation)  total local tax rate reduction, starting in 2020

$1.10  (per thousand of assessed valuation)  local investment in schools, libraries and recreation

$1.10  (per thousand of assessed valuation)  local tax rate reduction for citizens
School District & Facility Improvement Partnership Projects

**School District Projects**
- 3 New Middle Schools
  - Northeast
  - Northwest
  - Southside
- 3 Replacement Middle Schools
  - Glover
  - Spokane
  - Shaw

**City Projects**
- 3 New Libraries
  - Libby
  - Spokane
  - East Central
- 4 Modernized Libraries
  - Madison
  - Downtown
  - South Hill
  - Indian Trail

**Technology**
- Bond
  - State Match
  - Total
  - $495.3 million
  - $57.9 million
  - $553.2 million

**Safety**
- Library Bond
  - $77.0 million
- Recreation Bond
  - $31.0 million
- Total
  - $108 million

**On Track Academy**
- Lewis & Clark Commons
- Libby Remodel

**Smaller Building Improvement Projects**
- Stadium Project
- Expansion of Fields at Merkel Park
- Stadium Project
- Recreation Bond
- *Total Information Missing*
School District & Facility Improvement Partnership Projects
New Downtown Stadium – Capacity 5000 seats

Amenities
- Field Surface: New Artificial Turf
- Field Lighting: New Lighting
- Sound System: New System
- Concessions: Full Capacity
- Toilet Facilities: New
- Locker Rooms: 2 Dedicated
- Parking: Additional parking included
- Bus Drop-Off: Yes
- Scoreboard: Yes
Convert Albi Stadium to Additional Fields – Capacity
Six Fields

Amenities
Demolition of Existing Stadium & Supporting Structures
Field Surface: Six New Artificial Turf Fields
Field Lighting
Concessions: N/A
Toilet Facilities: N/A
Parking: New Paved and Lighted Lot
Drop-Off: Yes