

DAVID A. CONDON
MAYOR



CITY OF SPOKANE - PURCHASING
808 W. Spokane Falls Blvd.
Spokane, Washington 99201-3316
(509) 625-6400

REQUEST FOR BIDS

City of Spokane, Washington

BID NUMBER: 4510-19
DESCRIPTION: Sister Cities Garden
DUE DATE: MONDAY, February 4th, 2019
No later than 1:00 p.m.

City of Spokane - Purchasing
4TH Floor, City Hall
808 W. Spokane Falls Blvd.
Spokane WA 99201-3316

BID SUBMITTED BY:

COMPANY _____

MAILING ADDRESS _____

PHYSICAL ADDRESS _____

PHONE NUMBER _____

E-MAIL ADDRESS _____

THEA PRINCE
Purchasing

CITY OF SPOKANE
REQUEST FOR PUBLIC WORKS BID
USING AIA FORM A201 – 2007
GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION
REVISED MARCH 18, 2014

INSTRUCTIONS TO BIDDERS

1. **BID PREPARATION.**

A. **PREPARATION OF BIDS.**

Bids shall be typed or printed in ink, prepared on the form furnished by the City of Spokane and signed by authorized person of the bidder's firm. Errors may be crossed out with corrections printed in ink or typewritten adjacent and initialed in ink by the person signing the bid. If the bid contains any omission, erasures, alterations, additions, or items not called for in the proposal, or contains irregularities of any kind, it may constitute sufficient cause for rejection. Corrections and/or modifications received after bid opening will not be accepted.

B. **PREPARATION OF ENVELOPE.**

Place the completed bid in a sealed envelope. On the front of the envelope, clearly note if it contains the original or a copy and mark with the following wording:

"SEALED BID - IMPORTANT"
NAME OF PROJECT
OPENING DATE AND TIME
COMPANY NAME

2. **SUBMISSION OF BIDS.**

Submit one (1) original copy of the bid by 1:00 p.m., MONDAY, February 4th, 2019 to:

DELIVERY BY MAIL:

City of Spokane – Purchasing
4th Floor – City Hall
808 West Spokane Falls Boulevard
Spokane, WA 99201-3316

HAND DELIVERY:

City of Spokane – “My Spokane” Service Desk
1st Floor – City Hall
808 West Spokane Falls Boulevard
Spokane, WA 99201-3316

The City of Spokane is not responsible for bids delivered late. It is the responsibility of the Bidder to be sure the bids are sent sufficiently ahead of time to be received no later than 1:00 p.m. on the bid opening date. City Hall is now a secured building. If the Bidder is hand delivering a bid, note that additional time is required to sign in and gain entrance to the building.

Sealed bids will be opened at 1:15 p.m., MONDAY, February 4th, 2019 in the Council Chambers, 808 West Spokane Falls Boulevard, Spokane, Washington 99201.

NOTE: Sealed bids will not be accepted by fax or email.

3. **BIDDERS' REPRESENTATION.**

Each bidder by making its bid represents that it has read and understands the bidding documents. Each bidder by making its bid represents that it has visited the site and

familiarized itself with the local conditions under which the work is to be performed.

4. **SUBSTITUTIONS.**

- A. Each bidder represents that its bid is based upon the materials and equipment described in the bidding documents.
- B. No substitution will be considered unless written request has been submitted to the City department representative for approval at least five (5) days prior to the date for receipt of bids. Each request shall include a complete description of the proposed substitute, the name of the material or equipment for which it is to be substituted, manufacturer, warranty, availability of qualified and trained installers, drawings, cuts, performance and test data and any other data or information necessary for a complete evaluation.
- C. If the City department representative approves any proposed substitution, the approval will be set forth in an addendum.

5. **INTERPRETATION.**

If a bidder discovers any errors, discrepancies or omissions in the bid specifications, or has any questions about the specifications, it shall notify the City department representative in writing. Any addenda issued by the City will be incorporated into the contract.

6. **WITHDRAWAL OF BIDS.**

The bidder may make written request to the City for withdrawal of a sealed bid prior to the scheduled opening. Unless otherwise specified, no bid may be withdrawn for a minimum of sixty (60) calendar days after the opening date.

7. **BIDDER PREQUALIFICATION.**

Prior to the award of contract, the apparent successful bidder shall be required to submit evidence of sufficient facilities, equipment, certified or trained workers with project experience and financial ability to insure completion of the work, and ability to provide a full service landscape and concrete installation.

8. **BID SECURITY.**

The bid shall be accompanied by cash, a bid bond, certified or cashier's check payable to the order of the City of Spokane, in an amount of not less than five percent (5%) of the total bid amount. Bid bonds must be by a surety company authorized to do business as a surety in Washington State. As soon as the bid prices have been compared, the City will release the bid security of all except the three (3) lowest responsible bidders. When the construction agreement is signed and returned with executed payment and performance bonds, the other bid security will be released.

9. **AWARD OF CONTRACT.**

Award of contract, when made by the City, will be to the lowest responsive responsible bidder. Unsuccessful bidders will not automatically be notified of results.

10. **RECIPROCAL PREFERENCE FOR RESIDENT CONTRACTORS.**

- A. In accordance with RCW 39.04.380 effective *March 30, 2012* the City of Spokane is enforcing a Reciprocal Preference for Resident Contractors. Any public works bid received from a nonresident contractor from a state that provides an in-state percentage bidding preference, a comparable percentage disadvantage must be applied to the bid of that nonresident contractor. A nonresident contractor from a

state that provides a percentage bid preference means a contractor that: a) is from a state that provides a percentage bid preference to its resident contractors bidding on public works contracts; and b) at the time of bidding on a public works project, does not have a physical office located in Washington.

- B. The state of residence for a nonresident contractor is the state in which the contractor was incorporated or, if not a corporation, the state where the contractor's business entity was formed. All nonresident contractors will be evaluated for out of state bidder preference. If the state of the nonresident contractor provides an in-state contractor preference, a comparable percentage disadvantage will be applied to their bid prior to contract award.
- C. This section does not apply to public works procured pursuant to RCW 39.04.155, 39.04.280, or any other procurement exempt from competitive bidding.

11. **BIDDER RESPONSIBILITY CRITERIA (MANDATORY).**

Before award, the bidder must meet the following mandatory bidder responsibility criteria to be considered a responsible bidder. The bidder may be required by the Owner to submit documentation demonstrating compliance with the criteria. The bidder must:

- A. Have a current certificate of registration as a contractor in compliance with chapter 18.27 RCW, which must have been in effect at the time of bid submittal;
- B. Have a current Washington Unified Business Identifier (UBI) number;
- C. If applicable:
 - 1) Have Industrial Insurance (workers' compensation) coverage for the bidder's employees working in Washington, as required in title 51 RCW;
 - 2) Have a Washington Employment Security Department number, as required in title 50 RCW;
 - 3) Have a Washington Department of Revenue state excise tax registration number, as required in title 82 RCW.
- D. Not be disqualified from bidding on any public works contract under RCW 39.06.010 or 39.12.065(3).
- E. If bidding on a public works project subject to the apprenticeship utilization requirements in RCW [39.04.320](#), not have been found out of compliance by the Washington state apprenticeship and training council for working apprentices out of ratio, without appropriate supervision, or outside their approved work processes as outlined in their standards of apprenticeship under chapter [49.04](#) RCW for the one-year period immediately preceding the date of the bid solicitation; and

12. **BIDDER RESPONSIBILITY CRITERIA (SUPPLEMENTAL).**

A bidder will be deemed not responsible if:

- A. the bidder does not meet the mandatory bidder responsibility criteria in SMC 7.06.500 and RCW 39.04.350(1), as amended; or

- B. the bidder does not meet the supplemental bidder responsibility criteria as shown in these bid specifications. The bidder may be required by the City to submit documentation demonstrating compliance with the criteria.

If a potential bidder believes that the supplemental bidder responsibility criteria will exclude it from bidding, it may request the City to consider modifying the criteria. Any request shall be submitted to the Purchasing Section of the Accounting Department no later than five (5) days before the bid opening. The City shall evaluate any such request, and if a decision is made by the City to modify the criteria, the modification shall be communicated to all bidders and plan holders via the issuance of an addendum to the bidding documents. Likewise, in the event the City decides not to modify the criteria, it will endeavor to notify the requesting bidder of its decision.

As evidence that the Bidder meets the supplemental bidder responsibility criteria, the apparent lowest Bidder shall submit to the City within twenty four (24) hours of the notification time the completed supplementary bidder responsibility form with any required documentation. The City reserves the right to request this documentation from other bidders as well, and to request further documentation as needed to assess the bidder's responsibility.

The basis for evaluation of bidder compliance with the supplemental criteria shall be any documents or facts obtained by the City (whether from the bidder or third parties) which any reasonable owner would rely on for determining compliance. Determinations of responsibility or non-responsibility of a bidder due to the supplemental criteria shall be based on a review of all the supplemental criteria factors as a whole with no single item being determinative.

If the City determines the low bidder does not meet either the mandatory bidder criteria or the supplemental bidder criteria and is therefore not a responsible bidder, the Contracting Agency shall notify the bidder in writing with reasons for the determination. If the bidder disagrees with this determination, it will have a minimum of three (3) business days from receiving the determination to submit additional written information to the City. The City will consider any timely submitted additional information received from the bidder before issuing its subsequent determination. If the bidder disagrees with the City's subsequent determination it may appeal the determination to the Mayor or designee in writing within two (2) business days of receiving the City's determination. If the final appeal affirms that the bidder is not responsible, the City will not execute a contract with any other bidder until at least two (2) business days after the bidder determined to be not responsible has received the final determination.

13. REJECTION OF BIDS.

The City reserves the right to reject any or all bids, to waive minor deviations from the specifications, to waive minor informalities in bidding, whenever it is in the City's best interest, and to accept or reject all or part of this Request for Bids, at the prices shown.

14. CONTRACTOR REGISTRATION.

The City is prohibited from executing a contract with a contractor who is not registered or licensed as required by state law.

15. EXECUTION OF CONTRACT.

Within ten (10) days of contract award, the Contractor shall sign and return to the City an executed copy of the contract and payment/performance bonds and approved evidence of insurance unless otherwise mutually agreed by the City and Contractor.

16. **PUBLIC WORKS REQUIREMENTS.**

The scope of work for this project constitutes a public work under state law. Bidders are warned to take into consideration statutory legal requirements, particularly, the payment of prevailing wages, payment/performance bonds and sales tax implications in making their bids.

17. **PROJECT CONTACT.**

The City of Spokane's project contact is:

Name: Jo-Lynn Brown
Department: Parks
Phone: 509-625-6264
Email: Jlbrown@spokanecity.org

SCOPE OF WORK

1. PERFORMANCE.

The Contractor will do all work, furnish all labor, materials, tools, construction equipment, transportation, supplies, supervision, permits (Parks will pay for permits, Contractor to apply for the permits), organization and other items of work and cost necessary for the proper execution and completion of the work described as Sister Cities Garden.

2. ATTACHMENTS.

Attached to this Bid and incorporated herein by reference are the following background documents: Sister Cities Garden July 16, 2018 Bid Set Revised 8/7/18 & 12/18/18.

2. SCOPE OF WORK.

Base bid: Work includes but is not limited to installation of BMPs, site preparation, tree protection, grading and drainage, topsoil, sod lawn and plantings, mulch, irrigation system, boulders, lawn edging, minor concrete flatwork, electrical conduit, placement & backfill of boulders, and coordination with other trades on-site.

Artwork, lighting and electrical is not a part of the Base Bid scope of work.

Alternate work #1: Omit 2,800sf landscape and irrigation; Add 2,800sf of decorative concrete flatwork with seeded colored glass, expansion jointing and saw cut jointing. Work includes, but not limited to; site preparation, gravel base and concrete slab installation per plans and specifications. This work must be delineated separately on the schedule of values and pay application(s).

Alternate work #2: Deductive. Replace colored glass seeding with light acid-wash concrete flatwork in configuration indicated on the plans and specifications.

Alternate work #3: Add "Grasspave2" area including gravel base, sand bedding, and Grasspave2 cells in area shown on plans and specifications.

Alternate work #4: Omit colored glass seeding as defined in alternate #1; add stained and stamped concrete finish per plans and specifications.

BID PROPOSAL

To: Honorable Mayor
Members of the City Council
City of Spokane, Washington

PROJECT: #4510-19 Sister Cities Garden

BIDDER'S DECLARATION.

The undersigned bidder certifies that it has examined the site, read and understands the specifications for the above project, and agrees to comply with all applicable federal, state and local laws and regulations. The bidder is advised that by signature of this bid proposal it has acknowledged all bid requirements and signed all certificates contained herein.

BID OFFER.

The price(s) listed in this bid proposal is tendered as an offer to furnish 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: \$ _____

SALES TAX: (%) \$ _____

TOTAL: \$ _____

ALTERNATE #1: \$ _____

Omit 2,800sf landscape and Add 2,800sf of concrete flatwork (including base preparation) as shown on Sheet L1.3. This work must be delineated separately on the schedule of values and pay application(s).

DEDUCTIVE ALTERNATE #2: \$
Replace colored, seeded glass in concrete with light acid wash finish concrete slab in same configuration as indicated in drawings.

ALTERNATE #3: \$ _____
Add Grasspave2 (including base preparation) in area shown on Sheet L1.1.

ALTERNATE #4: \$ _____
Replace colored, seeded glass in concrete with stamped, stained concrete slab in same configuration as indicated in Sheet L1.3.1.

ADDENDA.

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

CONTRACT COMPLETION TIME.

The bidder agrees to start the work under this contract within ten (10) days of the Notice to proceed and to substantially complete the specified work by **May 10, 2019.**

LIQUIDATED DAMAGES.

In the event the bidder is awarded the contract and fails to complete the work within the time limit or any agreed upon time extensions, liquidated damages shall be paid to the City of Spokane in the amount of 150.00 DOLLARS (\$150.00) per working day until the work is satisfactorily completed.

BIDDER RESPONSIBILITY.

Washington State Contractor’s Registration No. _____
(must be in effect at time of bid submittal)

U.B.I. Number _____

Washington Employment Security Department Number _____

Washington Excise Tax Registration Number _____

City of Spokane Business License Number _____
(The successful bidder and all subcontractors shall be licensed or have applied for a license to do business in the City of Spokane prior to proceeding with the proposed project.)

BID SECURITY.

A bid security in the amount of FIVE PERCENT (5%) of the total project bid as indicated above, is attached to this bid proposal. If the bidder is awarded the contract and fails to enter into a construction contract and/or furnish payment / performance bond(s) and proof of insurance within the required time period, the bid security shall be forfeited to the City of Spokane.

NON-COLLUSION.

The undersigned authorized representative of the undersigned firm, being first sworn on oath, certifies that the firm has not, directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with the project for which this bid proposal is submitted.

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.

Name of Bidder: _____

Signature of Bidder's Authorized Representative

Title

Address

Phone

IF INDIVIDUAL

Signed and Sworn To (or Affirmed) Before Me On _____
date

(Seal Or Stamp) _____
Signature of Notary Public

My appointment expires _____

IF PARTNERSHIP

I certify that I know or have satisfactory evidence that the above named person signed this bid proposal, on oath stated that he/she was authorized to sign it and acknowledged it as the partner(s) of the bidder, a partnership, to be the free and voluntary act of such party for the uses and purposes herein mentioned.

Signed and Sworn To (or Affirmed) Before Me On _____
date

(Seal Or Stamp) _____
Signature of Notary Public

My appointment expires _____

IF CORPORATION

I certify that I know or have satisfactory evidence that the above named person signed this bid proposal, on oath stated that he/she was authorized to sign it and acknowledged it as the representative of the bidder, a corporation, to be the free and voluntary act of such party for the uses and purposes herein mentioned.

Signed and Sworn To (or Affirmed) Before Me On _____
date

(Seal Or Stamp) _____
Signature of Notary Public

My appointment expires _____

SUBCONTRACTOR LIST

PROJECT NAME: SISTER CITIES GARDEN

IMPORTANT: REFER TO SECTION 5.2.1 OF THE SUPPLEMENTAL CONDITIONS FOR INSTRUCTIONS ON COMPLETING THE SUBCONTRACTOR LIST *(use additional pages if necessary):*

CONTRACTOR/SUPPLIER _____

TYPE OF WORK/BID ITEM _____

AMOUNT _____

CONTRACTOR'S REGISTRATION NO. _____

CONTRACTOR/SUPPLIER _____

TYPE OF WORK/BID ITEM _____

AMOUNT _____

CONTRACTOR'S REGISTRATION NO. _____

CONTRACTOR/SUPPLIER _____

TYPE OF WORK/BID ITEM _____

AMOUNT _____

CONTRACTOR'S REGISTRATION NO. _____

CONTRACTOR/SUPPLIER _____

TYPE OF WORK/BID ITEM _____

AMOUNT _____

CONTRACTOR'S REGISTRATION NO. _____

_____ NO SUBCONTRACTORS WILL BE USED ON THIS PROJECT

MINORITY AND WOMEN'S BUSINESS ENTERPRISE GOALS

The City of Spokane has established laudatory goals for the procurement of supplies, materials and services, or for subcontracting work for this project from Minority Business Enterprises (MBE) and Women's Business Enterprises (WBE) as follows:

**EITHER MBE OR WBE OR A COMBINATION OF BOTH IN THE AMOUNT OF
THREE PERCENT (3%) OF THE TOTAL PROJECT BID AMOUNT**

The current list of the Washington State Office of Minority and Women's Business Enterprises shall be used for all public works construction projects administered by the City.

**ACHIEVEMENT OF THE ABOVE GOALS IS ENCOURAGED. WHETHER OR NOT THE
BIDDER ATTAINS THE ABOVE SPECIFIED GOALS WILL NOT BE USED TO DETERMINE
THE RESPONSIVENESS OF THE BIDDER'S BID PROPOSAL.**

The bidder shall take the following affirmative steps in considering award of subcontracts to the fullest extent possible to qualified minority and women owned businesses:

- (1) including qualified minority and women's businesses on solicitation lists;
- (2) insuring that minority and women's businesses are solicited whenever they are potential sources;
- (3) dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation of minority and women's businesses;
- (4) establishing delivery schedules, where requirements of the work permit, which will encourage participation of minority and women's businesses;
- (5) using the services and assistance of the Small Business Administration and the Washington State Office of Minority and Women's Business Enterprise as appropriate.

MINORITY AND WOMEN'S BUSINESS ENTERPRISE UTILIZATION

The bidder has contacted minority and women's business enterprises (MBE/WBE) and, if the successful bidder on this project, it may award subcontracts to or enter into supply agreements with the following firms as indicated *(use additional sheets if necessary)*:

NAME OF MBE/WBE* WA. STATE CERTIFICATION NO.	IDENTIFICATION & VALUE OF SUBCONTRACTS / SUPPLIES

MINORITY BUSINESS SUBCONTRACTING GOAL	\$ _____	MBE TOTAL	\$ _____
WOMEN'S BUSINESS SUBCONTRACTING GOAL	\$ _____	WBE TOTAL	\$ _____
COMBINATION GOAL:	\$ _____	MBE/WBE TOTAL	\$ _____

*Designate MBE or WBE

Mr./ Mrs./ Ms. _____ has been designated as the liaison officer for the administration of the dollar value of contract work to be performed by MBE/WBE firms.

BID DEPOSIT

Herewith find the bid deposit in the form of cash, cashier's check or certified check in the amount of \$ _____, which is equal to or more than five percent (5%) of the total bid.

Signature _____

Deposit returned on _____ by _____
(Date) (Name)

BID BOND

We, _____ as Principal,
and _____ as Surety,
are held and firmly bound unto the CITY OF SPOKANE, a Washington State municipal corporation, in the penal sum of FIVE PERCENT (5%) OF THE TOTAL AMOUNT BID, for the payment of which we jointly and severally bind ourselves, and our legal representatives and successors.

THE CONDITIONS OF THE OBLIGATION are that if the City of Spokane shall make timely award to the Principal for the

SISTER CITIES GARDEN

according to the terms of the bid made by the Principal; and the Principal shall, within the specified time, enter into a contract with the City of Spokane and furnish bond(s) acceptable to the City, if required, then this obligation shall be null and void; otherwise it shall remain in full force and effect; but in no event will the surety's liability exceed this bond's face amount.

SIGNED AND SEALED on _____

AS PRINCIPAL

By: _____

Title: _____

A valid POWER OF ATTORNEY must accompany this bond.

AS SURETY

By: _____

Attorney in Fact

AIA DOCUMENT A201

“GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION”

By reference, the printed document “General Conditions of the Contract for Construction, AIA Document A201, 2007 edition, is hereby included and shall be part of the Contract Documents. Copies of AIA Document A201 are available for review at the offices of the Owner. Copies may also be purchased from the American Institute of Architects or its local distributor.

SUPPLEMENTARY GENERAL CONDITIONS OF THE CONTRACT

The following supplements modify the "General Conditions of the Contract for Construction," AIA Document A201, 2007. Where a portion of the General Conditions is modified or deleted by these Supplementary Conditions, the unaltered portions of the General Conditions shall remain in effect.

ARTICLE 1 - GENERAL PROVISIONS

1.1 BASIC DEFINITIONS

1.1.1 Change the last sentence in paragraph 1.1.1 to read:

The Contract Documents include Request for Bids, Instructions to Bidders, Bid Proposal Forms, Bid Bond, Performance Bond, Payment Bond and Contractor’s Bid.

1.1.1 Add the following to paragraph 1.1.1:

It shall be the responsibility of the Contractor and each subcontractor to appraise themselves of all conditions, limitations and requirements of these documents which are considered a part of each section of each division of this specification as if printed therein.

1.1.1.2 Add a subparagraph 1.1.1.2 to read:

Should conflict occur in or between drawings and specifications, Contractor is deemed to have estimated the more expensive way of doing work unless he asked for and obtained written decision by addenda as to which method or materials will be required.

1.1.1.3 Add a subparagraph 1.1.1.3 to read:

Where the word "similar" occurs on drawings, it shall be used in its general sense and not as meaning identical, and all details shall be worked out in relationship to their location and their connection to other parts of the work.

1.1.1.4 Add a subparagraph 1.1.1.4 to read:

Where used in conjunction with the Architect's response to submittals, requests, applications, inquiries, reports and claims by the Contractor, the meaning of the term "approved" will be held to the limitations of the Architect's responsibilities and duties as specified in the Conditions of the Contract. In no case will "approval" by the Architect be interpreted as an assurance to the Contractor that the requirements of the contract documents have been fulfilled.

1.1.5 Add the following to paragraph 1.1.5

Where on any drawings a portion of work is drawn out and remainder is indicated in outline, the drawn out parts shall apply also to other like portions of the work. Where detail is indicated by starting only, such details shall be continued throughout the courses or parts in which it occurs and shall also apply to all other similar parts in the work unless otherwise indicated.

Drawings are in general diagrammatic and do not necessarily show complete details of the work, or materials, and do not necessarily show the construction sequence that may affect the Contractor means and methods. The Contractor shall coordinate to sequence the parts to a completed whole.

1.1.6 Add the following to paragraph 1.1.6:

These specifications are of the abbreviated or "streamlined" type and frequently include incomplete sentences. The word "product" includes materials, systems and equipment. The word "selected" means "selected by the Architect". The word "coordinate" means "satisfactorily combine the work of all trades for a complete and operating installation." Words such as "shall", "the Contractor shall", "shall be", and similar mandatory phrases shall be supplied by inference in the same manner as they are in a note on the drawings. The Contractor shall provide all items, articles, materials, and operations listed, including all labor, materials, equipment and incidentals required for their completion.

1.2 CORRELATION AND INTENT OF THE CONTRACT DOCUMENTS

1.2.1 Add a subparagraph 1.2.1 to read:

Conflicts in the documents shall be brought to the Architect's attention. In the event of conflicts or discrepancies among the contract documents, interpretations will be made by the Architect in accordance with this principle of complementary relationship among documents, with reference to the following priorities if necessary to reach a conclusion:

- a. Modifications.
- b. Agreement.
- c. National, State and Local Codes and Ordinances.
- d. Supplementary Conditions.
- e. General Conditions of the Contract for Construction.
- f. Project Manual and any Addenda. Addenda of later date take precedence over those of earlier date.
- g. Drawings. Drawings of larger scale and greater detail take precedence over drawings of smaller scale and less detail.

1.2.2 Add the following to Paragraph 1.2.2:

Such organization shall not operate to make the Architect an arbiter to establish subcontract limits between Contractor and Subcontractor.

1.2.4 Add a subparagraph 1.2.4 to read:

Conditions of the Contract shall be read by all prime contractors and by each subcontractor or sub-subcontractor and shall be considered a part of each section of the Technical Specifications. Provisions of Contract Documents are binding on the contractors, subcontractor and sub-subcontractors for all work shown or indicated on the original Contract Documents plus any additional work authorized by change order, interpretation or field orders.

1.2.5 Add a subparagraph 1.2.5 to read:

The Contractor shall notify the Architect of any condition he finds where, in his judgment, it will be desirable to modify the requirements to produce the best results. If the Contractor fails to make such request, it is deemed to have accepted the specified and/or detailed method of installation as being adequate to produce first class, satisfactory work. Should conflict occur in or between drawings and specifications, the Contractor is deemed to have estimated on the more expensive way of doing the work unless it shall have asked for, and obtained a written decision seven (7) calendar days before submission of proposal as to which method or materials will be required. Manufacturer's equipment specifications are based on models and/or construction and installation methods prevailing at the date of invitation and/or advertisement to submit to manufacturer's model and/or construction changes and other variations from the items specified shall be furnished and installed at no additional cost to Owner.

1.2.6 Add a subparagraph 1.2.6 to read:

Requests by the Contractor for written interpretations and/or detail drawings shall be made to the Architect in a timely manner such as will allow ample time for their preparation and delivery without causing delays in the work. Failure of the Contractor to request needed clarifications and/or its proceeding with affected work prior to receiving same shall indicate its acceptance of any and all costs and/or delays required on account of necessary corrections.

ARTICLE 2 - OWNER

2.1 GENERAL

2.1.1 Add a new sentence to read:

The Owner is the City of Spokane, Washington.

2.2 INFORMATION AND SERVICES REQUIRED OF THE OWNER

2.2.5 Delete subparagraph 2.2.5 and replace with:

The Contractor will be furnished free of charge three (3) copies of drawings and project manuals. Unless otherwise agreed, additional sets will be furnished at the cost of reproduction, postage and handling.

ARTICLE 3 - CONTRACTOR

3.2 REVIEW OF CONTRACT DOCUMENTS AND FIELD CONDITIONS BY CONTRACTOR

3.2.1 Add the following to subparagraph 3.2.1:

If the Contractor observes any errors, discrepancies or omissions in the Contract Documents, it shall promptly notify the Architect, requesting clarification. If the Contractor proceeds with Work affected by such errors, discrepancies or omissions without receiving such clarification, it does so at its own risk. Any adjustments involving such circumstances made by the Contractor, prior to approval by the Architect, shall be at the Contractor's risk and the settlement of any complications or disputes arising therefrom shall be at the Contractor's sole expense.

3.3 SUPERVISION AND CONSTRUCTION PROCEDURES

3.3.4 Add a subparagraph 3.3.4 to read:

The Contractor shall be solely responsible for any claims for wages or compensations by the Contractor's employee, agents, representatives, including subcontractors.

3.3.5 Add a subparagraph 3.3.5 to read:

All grades, levels, bench marks, locations and corners shall be correctly verified by the Contractor.

3.3.6 Add a subparagraph 3.3.6 to read:

In accordance with RCW 39.06.020, the Contractor must verify responsibility criteria for each first tier subcontractor, and a subcontractor of any tier that hires other subcontractors must verify responsibility criteria for each of its subcontractors. Verification shall include that each subcontractor, at the time of subcontract execution, meets the responsibility criteria listed in RCW [39.04.350\(1\)](#) and possesses an electrical contractor license, if required by chapter [19.28](#) RCW, or an elevator contractor license, if required by chapter [70.87](#) RCW. This verification requirement, as well as the responsibility criteria, must be included in every public works contract and subcontract of every tier.

3.4 LABOR AND MATERIALS

3.4.1 Add the following to subparagraph 3.4.1:

The Contractor shall be solely responsible for all materials and equipment until the completed project is delivered and accepted by the Owner. The Contractor shall, at its own expense, secure and maintain a storage area for his materials and equipment."

3.4.2 Add the following to subparagraph 3.4.2:

After the Contract has been executed the Owner and the Architect will consider a formal request for the substitution of products in place of those specified only under the following conditions set forth in the General Requirements (Division 1 of the Specifications).

- a. Required product cannot be supplied in time for compliance with Contract time requirements.
- b. Required product is not acceptable to governing authority, or determined to be non-compatible, or cannot be properly coordinated, warranted, or insured, or has other recognized disability as certified by Contractor.
- c. Substantial advantage is offered Owner after deducting offsetting disadvantages including delays, additional compensation to Architect for redesign, investigation, evaluation, and other necessary services, and similar considerations.

By making requests for substitutions based on the above paragraph, the Contractor:

- a. represents that it has personally investigated the proposed substitute product and determined that it is equal or superior in all respects to that specified;
- b. represents that it will provide the same warranty for the substitutions as it would have for the product specified;
- c. certifies that the cost data presented is complete and includes all related costs for the substituted product and for Work that must be changed as a result of the substitution, except for the Architect's redesign costs, and waives all claims for additional costs related to the substitution which subsequently become apparent; and
- d. will coordinate the installation of the accepted substitute, making such changes as may be required for the work to be complete in all respects.

3.5 WARRANTY

3.5 Revise the third sentence to read:

Work not conforming to these requirements, including substitutions not properly approved and authorized, shall be considered defective.

Revise the last sentence to read;

The Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment.

3.5.1 Add a subparagraph 3.5.1 to read:

The Contractor guarantees all work, labor and materials for one (1) year following final acceptance of the Work. If any unsatisfactory condition or defect develops within that time, the Contractor shall immediately place the Work in a satisfactory condition and repair all damage caused by the condition or defects at its sole expense. This guarantee does not apply to Work which has been abused or neglected by the Owner. This guarantee shall be separate from and in addition to any more extensive warranty requirements specified for certain elements and products used in the Work.

3.6 TAXES:

3.6.1 Add a subparagraph 3.6.1 to read:

The Washington Department of Revenue has issued special rules designed to assist the Contractor in accurately reporting to the Department of Revenue the Contractor's tax liability. Although the Owner may furnish information in the specification regarding the application of state taxes to a particular contract or bid item, it shall be the Contractor's responsibility as to the correct interpretation of the laws and regulations relating to such taxes. Adjustments will not be made in the amount to be paid by the Owner under the contract because of any misunderstanding by the Contractor as to the Contractor's liability for, or the amount of, any taxes. If the Contractor is in doubt as to the tax procedures in any particular case, the Contractor shall consult with the Washington State Department of Revenue.

3.6.2 Add a subparagraph 3.6.2 to read:

The contract sum and any agreed variations thereof shall include all taxes imposed by law, and properly chargeable to the project except Sales Tax. Sales Tax applicable to the contract sum will be collected from the Owner and shall be paid to the State Department of Revenue by the Contractor in conformance with the law. State of Washington Sales Tax shall not be included in the bid price, except that the retail sales tax upon sales and rentals to prime contractors and subcontractors of tools, machinery and equipment, and consumable supplies, such as hand and machine tools, cranes, air compressors, bulldozers, lubricating oil, sandpaper and form lumber which are primarily for use by the Contractor rather than for resale as a component part of the finished structure, shall be included in the bid price. (WAC-458-20-170).

3.7 PERMITS, FEES AND NOTICES

3.7.1 Add the following to subparagraph 3.7.1:

Below is a list of permits that may be required on typical projects, and where they may be obtained. The list is included for the Contractor's benefit and is not considered exhaustive:

Building Permit, Building Services	625-6300
Electrical Permit, Building Services	625-6300
City Business License, Taxes and Licenses	625-6070
Hydrant Permit, Hydrant Foreman	625-7800
Hydrant Permit, Engineering Services	625-6300
Obstruction Permit, Engineering Services	625-6300
Sewer Permit, Engineering Services	625-6300
Water Service Application, Engineering Services	625-6300

3.7.6 Add a subparagraph 3.7.6 to read:

The Contractor and every subcontractor (and suppliers when legally required) shall obtain a City business license prior to beginning their work.

3.7.7 Add a subparagraph 3.7.7 to read:

The Contractor shall pay for the use of municipal or private property for storage of

materials, parking, temporary obstructions, enclosures, opening and patching of streets, etc., off of the property arising from construction and completion of work. The Contractor shall furnish to the Owner and the Architect no later than the preconstruction conference the permit numbers for mechanical, electrical, plumbing and any other required permits that must be obtained through governing agencies.

3.9 SUPERINTENDENT

3.9.1 Delete subparagraph 3.9.1 and replace with:

The Contractor shall employ a competent superintendent and necessary assistant who shall be in attendance at the Project site during the progress of the Work. The superintendent shall be satisfactory to the Owner and the Architect and shall not be changed except with the consent of the Owner and the Architect, which shall not be unreasonably withheld, unless the superintendent proves to be unsatisfactory to the Contractor and ceases to be in his employ. The superintendent shall represent the Contractor and all communication given to the superintendent shall be as binding as if given to the Contractor. Important communications will be confirmed in writing. Other communications will be so confirmed on written request in each case.

3.9.4 Add a subparagraph 3.9.4 to read:

Contractor shall be responsible to fully inform its superintendent of all project progress, problems, decisions, changes, and deficiencies as they happen.

3.11 DOCUMENTS AND SAMPLES AT THE SITE

3.11.1 Add a subparagraph 3.11.1 to read:

Record drawings shall be kept clean, and notations shall be made using clear, concise drafting techniques acceptable to the Architect.

The Contractor shall also maintain at the site for availability of the Owner and/or Architect one copy of all inspection reports and other written communications from the Architect and/or subcontractors, other prime contractors, materials suppliers, etc.

3.18 INDEMNIFICATION

3.18.2 Add the following to subparagraph 3.18.2:

The Contractor recognizes that this waiver was specifically entered into pursuant to the provisions of RCW 4.24.115 and was the subject of mutual negotiation.

ARTICLE 4 - ADMINISTRATION OF THE CONTRACT

4.2 ADMINISTRATION OF THE CONTRACT

4.2.1 Add the following to subparagraph 4.2.1:

If the Owner has not designated an Architect to provide Contract Administration, the word "Architect" shall be read as the Owner's

ARTICLE 5 - SUBCONTRACTORS

5.2 AWARD OF SUBCONTRACTS AND OTHER CONTRACTS FOR PORTIONS OF THE WORK

5.2.1 Delete subparagraph 5.2.1 and replace with:

The Bidder shall at time of bid opening submit the names of the subcontractors with whom the Bidder, if awarded the contract, will subcontract for performances of the work. The Bidder shall not list more than one subcontractor for each category of work identified, unless the subcontractors vary with bid alternates, in which case the Bidder must indicate which subcontractor will be used for which alternate. As circumstances change during the Work, the Contractor shall submit the names of all person or entities (including those who are to furnish materials or equipment fabricated to a special design).

Not later than seven (7) days after the date of Notice to Proceed, the Contractor shall furnish in writing to the Owner through the Architect the names of persons or entities proposed as manufacturers for each of the products identified in the General Requirements (Division 1 of the Specifications) and, where applicable, the name of the installing subcontractor.

5.3 SUBCONTRACTUAL RELATIONS

5.3.1 Add a subparagraph 5.3.1 to read:

It is the responsibility of any subcontractor whose work must be applied or installed on or within work of other trades to examine conditions affecting its work. The subcontractor should notify the Contractor, in writing, with copy to the Architect, of any unsuitable or improperly prepared surfaces or conditions. Commencing work or absence of notification in writing constitutes acceptance of surfaces or conditions by a subcontractor, and it will be its responsibility to correct any defect in its work appearing thereafter.

ARTICLE 7 - CHANGES IN THE WORK

7.1 GENERAL

7.1.4 Add a new subparagraph 7.1.4 to read:

The combined overhead and profit included in the total cost to the Owner for a change in the Work shall be based on the following schedule:

- a. For Contractor, for any work actually performed by Contractor's own forces, fifteen percent (15%) of the direct cost of material and labor up to \$50,000 or ten percent (10%) of direct costs of changes exceeding \$50,000.
- b. For Contractor, for any work performed by its subcontractor(s), eight percent (8%) of the amount due each subcontractor up to \$50,000 or six percent (6%) of the cots due each subcontractor for costs exceeding \$50,000.
- c. For each subcontractor (including lower tier subcontractors), for any work actually performed by its own forces, fifteen percent (15%) of the direct cost of materials and labor up to \$50,000 or ten percent (10%) of direct costs of changes exceeding \$50,000.

- d. For each subcontractor, for any work performed by its subcontractor(s) of any lower tier, eight percent (8%) of the amount due the sub-subcontractor up to \$50,000, or six percent (6%) of the costs due each subcontractor for costs exceeding \$50,000.

7.2 CHANGE ORDERS

- 7.2.2 Add a subparagraph 7.2.2 to read:

Any Change Order prepared, shall constitute a final and full settlement of all matters relating to or affected by the change in the Work, including, but not limited to, all direct, indirect, and consequential costs associated with the change and any and all adjustments to the Contract Sum and Contract Time. In the event a Change Order increases the Contract Sum, the Contractor shall include the work covered by such Change Order in the Application for Payment as if such work were originally part of the Project and Contract Documents.

- 7.2.3 Add a subparagraph 7.2.3 to read:

Contractor shall promptly respond to Change Order request for proposal within fifteen (15) days or such longer period as may be mutually acceptable for complex changes.

- 7.2.4 Add a subparagraph 7.2.4 to read:

The Contractor shall provide a cost breakdown for all adjustments in the contract sum, i.e. Change Orders, Proposals, and Construction Change Directives.

7.3 CONSTRUCTION CHANGE AUTHORIZATION

- 7.3.6 Revise the last sentence in subparagraph 7.3.6 to read:

Such agreement shall be effective immediately and shall be incorporated into a future Change Order.

- 7.3.11 Add a subparagraph 7.3.11 to read:

Overhead is defined as costs for all noncraft labor, temporary construction facilities, field engineering, schedule updating, as-built drawings, home office cost, B&O taxes, office engineering, estimating costs, small tools, safety, insurance and any other cost incidental to the change in the Work.

ARTICLE 8 - TIME

- 8.3 DELAYS AND EXTENSIONS OF TIME:

- 8.3.1 Delete paragraph 8.3.1 and replace with:

If the Contractor is delayed at any time in the commencement or progress of the Work by an act or neglect of the Owner or Architect, or of an employee of either, or of a separate contractor employed by the Owner, or by changes ordered in the Work, or by labor disputes, fire, unavoidable casualties or other causes beyond the contractor's control, or by delay authorized by the Owner pending mediation and arbitration or by other causes which may justify delay as determined both by the Architect and Owner, then the Contract Time shall be extended by Change Order for

such reasonable time.

8.3.4 Add a subparagraph 8.3.4 to read:

The Contract time shall be adjusted only for changes in the work pursuant to Article 7, and excusable delay pursuant to this Paragraph 8.3 as determined by the Architect. In the event the Contractor requests an extension of the contract time, it shall furnish the justification and supporting evidence as the Architect may deem necessary for a determination as to whether the Contractor is entitled to an extension of time under this Contract. After receipt of such documentation, the Architect shall make its findings of fact and so advise the Contractor in writing. The determination shall be based upon the approved Contractor's schedule current at the time of the delay.

8.4 Add a new section to read:

8.4 LIQUIDATED DAMAGES

8.4.1 Time is of the essence of the contract. Delays inconvenience the traveling public, obstructing traffic, interfere with daily commerce, and increase risk to the traveling public. Delays also cost taxpayers undue sums of money, adding time needed for administration, engineering, inspections and supervision.

8.4.2 Because the Owner finds it impractical and extremely difficult to calculate the actual damages which will be suffered by the Owner as a result of the Contractor's failure to complete the work on time, the Owner has adopted liquidated damages for this Work as set forth in the bid proposal.

ARTICLE 9 - PAYMENTS AND COMPLETION

9.1 CONTRACT SUM

9.1 Delete paragraph 9.1 and replace with:

The Contract Sum is stated in the Agreement and, including authorized adjustments, is the total amount payable by the Owner to the Contractor for performance of the Work under the Contract Documents. The Contract Sum and adjustment thereof shall include all taxes imposed by law except the Washington State Sales Tax, which will be paid by the Owner to Contractor, who shall pay tax to the State of Washington in accordance with the law.

9.3 APPLICATIONS FOR PAYMENT

9.3.4 Add a subparagraph 9.3.4 to read:

The Owner will pay ninety-five percent (95%) of the amount due the Contractor on account of progress payments. Five percent (5%) will be held as retainage pursuant to chapter 60.28 RCW.

9.4 CERTIFICATES FOR PAYMENT

9.4.2 Add the following to subparagraph 9.4.2:

Payment will not constitute a waiver of any claims by the Owner that the Work fails to

comply with the Contract Documents.

9.6 PROGRESS PAYMENTS

9.6.8 Add a subparagraph 9.6.8 to read:

Pursuant to chapter 60.28 RCW there will be reserved and retained from monies earned by the Contractor on estimates during the progress of the Work a sum not to exceed five percent (5%) of the monies earned by the Contractor. The retainage shall be used as a trust fund for the protection and payment: (1) to the State with respect to taxes imposed pursuant to Title 82, RCW which may be due from such Contractor, and (2) of any person or persons, mechanic, subcontractor or material supplier who shall perform any labor upon the contract or the doing of the work, and all persons who shall supply such person or persons or subcontractor with provisions or supplies for carrying on the work. Release of retainage will be made forty five (45) days following final acceptance of the work provided the following conditions are met:

- a. The City has received from the Contractor and each subcontractor a copy of a "Statement of Intent to Pay Prevailing Wages" and an "Affidavit of Wages Paid", approved by the State Department of Labor and Industries.
- b. On contracts greater than \$35,000, the City has received a release of liability from the State Department of Employment Security.
- c. On contracts greater than \$35,000, the City has received a release of liability from the State Department of Labor and Industries.
- d. On contracts greater than \$35,000, the City has received a release from the State Department of Revenue.
- e. No claims, as provided by law, have been filed against the retainage.

In the event a claim is filed, the Contractor shall be paid a portion of the retainage which is less an amount sufficient to pay the claim and potential legal costs.

9.6.9 Add a subparagraph 9.6.9 to read:

Before payment is made, the Owner shall require the Contractor and each subcontractor to submit a Statement of Intent to Pay Prevailing Wages to the Owner's Accounting Department which has been approved by the State Department of Labor and Industries before submittal. Unless otherwise authorized by the Department of Labor and Industries, each voucher claim (invoice) submitted by a Contractor for payment on a project estimate shall have a certification which states that the prevailing wages have been paid in accordance with the prefiled Statement(s) of Intent to Pay Prevailing Wages. Below is an example of the certification which is to appear on each voucher claim (invoice) submitted by the Contractor for payment.

CERTIFICATE

I certify that wages have been paid in accordance with the Statement (s) of Intent to Pay Prevailing Wages previously certified and filed pursuant to this contract.

By: _____ Date: _____

The fee for the approval of Statements of Intent to Pay Prevailing Wages and Affidavits of Wages is forty dollars (\$40.00) for each form. The Contractor is responsible for payment of these fees and shall make all application directly to the

Department of Labor and Industries. Reimbursement for the fees paid by the Contractor will be added to the amounts due the Contractor. In order to receive this reimbursement the Contractor will be required to submit to the Owner prior to final acceptance of the Work a list of its subcontractors at all tiers and have their Statements of Intent to Pay Prevailing Wages on file with the Owner.

ARTICLE 10 - PROTECTION OF PERSONS AND PROPERTY

10.1 SAFETY PRECAUTIONS AND PROGRAMS

10.1.1 Add a subparagraph 10.1.1 to read:

If the Work involves trench excavation which will exceed a depth of four feet, the Contractor shall provide adequate safety systems for the trench excavation that meet the requirements of the Washington industrial safety and health act (chapter 49.17 RCW).

10.2 SAFETY OF PERSONS AND PROPERTY

10.2.4 Add the following to subparagraph 10.2.4:

The Contractor shall give the Owner reasonable advance notice of the use or storage.

ARTICLE 11 – INSURANCE AND BONDS

11.1 CONTRACTOR'S LIABILITY INSURANCE

11.1 Delete paragraph 11.1 and replace with:

During the term of the contract, the Contractor shall maintain in force at its own expense, the below insurance:

- a. Worker's Compensation Insurance in compliance with RCW 51.12.020, which requires subject employers to provide workers' compensation coverage for all their subject workers and Employer's Liability or Stop Gap Insurance in the Amount of one million (\$1,000,000);
- b. General Liability Insurance on an occurrence basis, with a combined single limit of not less than one million (\$1,000,000) each occurrence for bodily injury and property damage. It shall include premises and operations, independent contractors, products and completed operations, personal injury liability and contractual liability coverage for the indemnity provided under the contract. It shall provide that the City, its officers, and employees and the Architect are additional insureds but only with respect to the Contractor's services to be provided under the contract;
- c. Automobile Liability Insurance with a combined single limit, or the equivalent of not less than \$1,000,000 each accident for bodily injury and property damage, including coverage for owned, hired and non-owned vehicles.

There shall be no cancellation, material change, reduction of limits or intent not to renew insurance coverage(s) without thirty (30) days written notice from the Contractor or its insurer(s) to the City. The Contractor shall furnish acceptable

insurance certificates to the City at the time it returns the signed contract. The certificate shall specify all of the parties who are additionally insured; and include applicable policy endorsements, the thirty (30)-day cancellation clause, and the deduction or retention level. Insuring companies or entities are subject to City acceptance.

11.3 PROPERTY INSURANCE

11.3.1 Revise "Owner" to "Contractor" in subparagraph 11.3.1.

11.3.1.2 Delete subparagraph 11.3.1.2.

11.3.1.3 Revise "Owner" to "Contractor" in subparagraph 11.3.1.3.

11.4 PERFORMANCE AND PAYMENT BOND

11.4 Delete entirely and revise to read:

The Contractor shall furnish at its sole cost, a performance bond and a payment bond to the Owner on the form to be provided by the Owner, each equal to one hundred percent (100%) of the contract price. The bonds are to insure faithful and complete performance of the contract and payment of all obligations to laborers and material men arising from the project. The bonds are to be executed by a surety company authorized to do business as a surety in Washington State, and shall remain in effect for one (1) year following the Owner's final acceptance of the Work. Unless approved by the Owner, the surety's name shall appear on the United States Treasury Department's list of authorized sureties - Circular 570 as amended.

ARTICLE 13 - MISCELLANEOUS PROVISIONS

13.5.1 Add the following to subparagraph 13.5.1:

The Owner shall employ and pay for the services of an independent agency, testing laboratory or other qualified firm to perform services which are the Owner's responsibility as defined by the International Building Code and the "Special Inspection Manual" for the International Building Code.

13.8 Add a paragraph 13.8 to read:

NONDISCRIMINATION. No individual shall be excluded from participation in, denied the benefit of, subjected to discrimination under, or denied employment in the administration of or in connection with this agreement because of age, sex, race, color, religion, creed, marital status, familial status, sexual orientation, national origin, honorably discharged veteran or military status, the presence of any sensory, mental or physical disability, or use of a service animal by a person with disabilities. The Contractor agrees to comply with, and to require that all subcontractors comply with, Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act, as applicable to the Contractor.

13.9 Add a paragraph 13.9 to read:

ANTI-KICKBACK. No officer or employee of the City of Spokane, having the power or duty to perform an official act or action related to this agreement shall have or acquire any interest in the agreement, or have solicited, accepted or granted a

present or future gift, favor, service or other thing of value from or to any person involved in this agreement.

13.10 Add a paragraph 13.10 to read:

APPRENTICES. For all public works estimated to cost six hundred thousand dollars (\$600,000.00) or more, the Contractor is required to have no less than fifteen percent (15%) of the labor hours performed by apprentices.

13.11 Add a paragraph 13.11 to read:

WORKERS' HOURS. Notwithstanding the provisions of RCW 49.28.010 through 49.28.060, a contractor or subcontractor in any public works contract subject to those provisions may enter into an agreement with his or her employees in which the employees work up to ten hours in a calendar day. No such agreement may provide that the employee work ten-hour days for more than four calendar days a week. Any such agreement is subject to approval by the employees. The overtime provisions of RCW 49.28.020 shall not apply to the hours, up to forty hours per week, worked pursuant to agreements entered into under this section.

13.12 Add a paragraph 13.12 to read:

PREVAILING WAGES - LOCAL AND STATE ASSISTED CONSTRUCTION.

- A. The prevailing rate of wages to be paid to all workmen, laborers or mechanics employed in the performance of any part of this contract shall be in accordance with the provisions of Chapter 39.12 of the Revised Code of Washington (RCW) and the rules and regulations of the Washington State Department of Labor and Industries. The schedule of prevailing wage rates for the locality or localities where this contract will be performed will be determined by the Industrial Statistician of the Department of Labor and Industries.
- B. The State of Washington prevailing wage rates applicable for this public works project, which is located in Spokane County, may be found at the following website address of the Department of Labor and Industries:
<https://fortress.wa.gov/lni/wagelookup/prvWagelookup.aspx>.
Based on the bid submittal deadline for this project, the applicable effective date for prevailing wages for this project is MONDAY, February 4, 2019.
- C. As the successful Bidder and its subcontractors will be held responsible for paying the prevailing wages, it is imperative that all contractors familiarize themselves with the current wage rates before submitting bids based on these specifications.
- D. Questions about current prevailing wage data may be directed to the City of Spokane Office of Contract Administration/Compliance, (509) 625-6065 or Washington State Department of Labor and Industries, (509) 324-2586.
- E. If apprentices are to be used, they must be registered with the State Apprenticeship Council; otherwise, they are to be paid prevailing journeyman wages.

ARTICLE 15 - CLAIMS AND DISPUTES

15.1 CLAIMS

15.1.5.2 Add the following to subparagraph 15.1.5.2:

Source of the weather data to be used in documenting weather delays will be the National Oceanic and Atmospheric Administration (NOAA).

15.2 INITIAL DECISION

15.2.8 Delete subparagraph 15.2.8.

15.4 ARBITRATION

15.4.4 Delete Subparagraph 15.4.4.

END OF SUPPLEMENTARY GENERAL CONDITIONS



City of Spokane, Washington

Supplemental Bidder Responsibility Criteria

After bid opening and prior to award, the apparent low bidder shall complete, sign and submit this form with attachments to the City (See instructions at the end of this form). The form shall be submitted within twenty four (24) hours after the notification, unless a different time and date is required by the specifications or otherwise mutually agreed upon.	
Project Name: Sister Cities Garden	
	Project #4510-19
Part A: General Company Information	
Company Name	
Address	
Contact Name and Title	
Contact Phone	Contact E-mail
Years in business as a Prime Contractor	Years in business as a sub-contractor
Years in business under present Name	
List any former company names under which the company, its owners, and/or its principals has operated in the past five (5) years	
Explain reason for name change(s) in the past five (5) years	
Part B: Work Experience	
If the request for bids has project specific criteria, including work experience, list at least the requested number of construction projects completed within the required time frame on the attached Project Experience form which are similar in type, size and scope of work required for this project. If number of construction projects is not requested in Request for Bids document, list two (2) construction projects.	
Part C: Performance Evaluation	
Under past or present names does the bidder have a history of receiving “deficient” or “inadequate” evaluations on two (2) or more contracts from the City or other municipalities or another governmental agency on a public works project within the last five (5) years?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
If “Yes” attach a separate, signed / dated statement listing the projects and an explanation.	
Part D: Record of Debarment / Disqualification	
Has the bidder (including the primary contractor, any firm with which any of the primary contractor’s owners, officers, or partners was associated) been debarred, disqualified, removed or has been otherwise prevented from bidding on, or completing any governmental agency or public works projects, including debarment by the federal, state or other municipal government during the last five (5) years?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
If “Yes”, attach a separate signed / dated statement listing any debarments, disqualifications, removal, etc. from any governmental public works project and the basis for the action.	

Part E: Safety
In the last five (5) years, has the bidder received willful or repeat violations of safety or health regulations by the OSHA or other agencies responsible for safety oversight?
<input type="checkbox"/> Yes <input type="checkbox"/> No
If "Yes," attach a separate signed /dated statement describing each willful or repeat violation, including information about the dates and nature of the violations, the project on which the citation(s) was or were issued, the amount of penalty paid, if any. If the citation was appealed and a decision has been issued, state the case number and the date of the decision.
Part F: Environmental
In the last five (5) years, has the bidder received serious citations from government environmental enforcement agencies on projects for which the bidder was the contractor?
<input type="checkbox"/> Yes <input type="checkbox"/> No
If "Yes," attach a separate signed / dated statement describing each serious citation, including information about the dates of the citations, the nature of the violation, the project on which the citation(s) was or were issued, the amount of penalty paid, if any. If the citation was appealed and a decision has been issued, state the case number and the date of the decision.
Part G. Utilization Requirements
In the last five (5) years, has it been determined by a government agency that the bidder did not comply with disadvantaged business enterprises, apprenticeship or other similar utilization requirements on public works projects?
<input type="checkbox"/> Yes <input type="checkbox"/> No
If "Yes", attach a separate signed / dated statement listing the violations or failures to meet utilization requirements along with a detailed explanation of the extenuating circumstances surrounding the violation and/or failure.
Part H: Discrimination
Has the bidder or any of its owners, officers or partners been found guilty of violating or failing to comply with discrimination laws in contracting, employment or provision of public services?
<input type="checkbox"/> Yes <input type="checkbox"/> No
If "Yes", attach a separate signed / dated statement identifying the type of violation, who was involved, the name of the public agency, year of the investigation, the resolution in court or administrative process, and the grounds for the findings.
Part I. Prevailing Wage
In the last five (5) years, has the bidder received prevailing wage violations as determined by the applicable state or federal government agency monitoring prevailing and/or Davis Bacon wage compliance?
<input type="checkbox"/> Yes <input type="checkbox"/> No
If "Yes," attach a separate signed/dated statement listing the prevailing wage violations, along with an explanation of each violation and how it was resolved. The City shall evaluate these explanations and the resolution of each violation to determine whether the violations demonstrate a pattern of failure to pay prevailing wages to workers unless there are extenuating circumstances acceptable to the City.

Part J: Public Bidding Crime (Criminal Convictions)
Has the bidder been convicted of a crime involving bidding on a public works contract within the last five (5) years?
<input type="checkbox"/> Yes <input type="checkbox"/> No
If "Yes", attach a separate signed / dated statement listing the dates of conviction(s), the offense(s) convicted of, the punishment, and a brief statement of the facts underlying the conviction(s)
Part K. Claims Against Retainage and Bonds
Does the bidder have a record of multiple claims filed against the retainage or payment bonds for public works projects during the previous three (3) years?
<input type="checkbox"/> Yes <input type="checkbox"/> No
If "Yes", attach a separate signed / dated statement listing the claims filed against the retainage and/or payment bond for any completed public works projects and include for each project a written explanation of the circumstances surrounding the claim and the ultimate resolution of the claim. The City shall evaluate the statement to determine if it demonstrates a lack of effective management by the bidder of making timely and appropriate payments, unless there are extenuating circumstances acceptable to the City in its sole discretion.
Part L. Termination for Cause
Has the bidder had any public works contract terminated for cause by any government agency during the previous five (5) years?
<input type="checkbox"/> Yes <input type="checkbox"/> No
If "Yes", attach a separate signed / dated statement listing each contract terminated, the government agency terminating the contract and the circumstances involving the termination for cause. The City will determine if there are extenuating circumstances acceptable to the City in its sole discretion.
Part M: Litigation
Has the bidder been involved in lawsuits (or arbitrations for those instances where arbitration is completed in lieu of a lawsuit) with judgments entered against the bidder for failure to meet terms on contracts in the previous five (5) years?
<input type="checkbox"/> Yes <input type="checkbox"/> No
If "Yes", attach a list of lawsuits and/or arbitrations with judgments / arbitration awards entered against the bidder along with a written explanation of the circumstances surrounding each lawsuit and/or arbitration. The City will evaluate the explanations to determine whether the lawsuits and/or arbitrations demonstrate a pattern of failing to meeting terms of conditions of contracts, unless there are extenuating circumstances acceptable to the City in its sole discretion.
Part N: Delinquent State Taxes
Does the bidder owe delinquent taxes to the Washington State Department of Revenue without a payment plan approved by the Department before the date of contract award?
<input type="checkbox"/> Yes <input type="checkbox"/> No
If "Yes", attach a separate signed / dated statement describing the circumstances and stating that the bidder is not on the Washington State Department of Revenue's "Delinquent Taxpayer List".

Part O: Subcontractor Responsibility	
Does the bidder's standard subcontract form include the subcontractor language required by RCW 39.06.020? Does the bidder have an established procedure which it uses to validate the responsibility of each of its subcontractor? Does the subcontract form require that each of the bidder's subcontractors have and document a similar procedure for sub-tier subcontractors?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
If "Yes" or "No", provide a copy of its standard subcontract form and a copy of the procedures used to validate the responsibility of subcontractors.	
Signature	
The undersigned certifies that the information and data contained herein is correct and complete. Failure to disclose information or submitting false or misleading information may result in rejection of my bid, revocation of award, contract termination, or may impact my firm's ability to bid on future projects by the City of Spokane.	
Signature of Authorized Representative	Date
Printed Name of Authorized Representative	Title

Instructions for the Supplemental Bidder Responsibility Form

<p>After bid opening and prior to award, the apparent low bidder shall complete, sign and submit this form with attached documentation to the City of Spokane Purchasing Section by one of the methods listed below within twenty four (24) hours of notification.</p>	
<p>The City's evaluation may include further investigations to establish the responsibility, qualifications, financial resources and experience of a bidder to complete the work of this contract. The City may contact previous owners or others to validate the information provided by the bidder. The City will assess the information provided and other information gathered in determining whether a bidder is responsible. List all information you feel is relevant to the City making an informed decision. The City reserves the right to request additional information from the bidder.</p>	
<p>For criteria with check boxes, the bidder will check either "Yes" or "No. " For each "Yes" answer on the form, the Bidder shall provide a signed and dated statement providing the project information requested and explaining the extenuating circumstances.</p>	
<p>Form Submittal:</p>	
<p>Submit this form to Purchasing Section of the City of Spokane Accounting Department by one of the following methods within twenty four (24) hours after the time of notification (unless the specifications provide a different time or date)</p>	
Email (preferable)	<p>purchasinghelp@spokanecity.org with the Email Subject line: Supplemental Bidder Form for Sister Cities Garden</p>
Hand Delivered or Mailed:	Supplemental Bidder Form for Sister Cities Garden
Street Address	<p>Purchasing Section 808 West Spokane Falls Boulevard, WA 99201 Attention: Thea Prince / Connie Wahl Supplemental Bidder Form for Intermodal Police Precinct Building Remodel</p>
<p>Questions: Please call (509) 625-6400</p>	

Attachment to Supplemental Bidder Responsibility Criteria Work Experience Form

Please complete one form per project and include the minimum number of projects (and forms) as requested. You may include any additional work experience you deem relevant in determining bidder responsibility. Please be sure to provide a thorough description of the work in order to demonstrate how your firm meets any required experience detailed in the specifications. You may attach additional documentation if needed.			
PROJECT DETAIL			
Bidder's Company Name		Bidders Contact Name & Phone Number	
Project Name		Project Contract Number:	
Project Owner		Project Location	
Project Owner Contact Name & Title		Owner's Telephone Number	
Notice to Proceed Date	Final Completion Date	Awarded Contract Value	Final Contract Price
Prime Contractor Name (If Not Bidder)		Contractor Contact Name & Phone Number (If Not Bidder)	
Brief Project Description			
Brief Summary Of Technical Work Completed By Bidder, Including Any Relevant Details To Demonstrate Similar Experience And Any Required Experience Detailed In the Specifications			

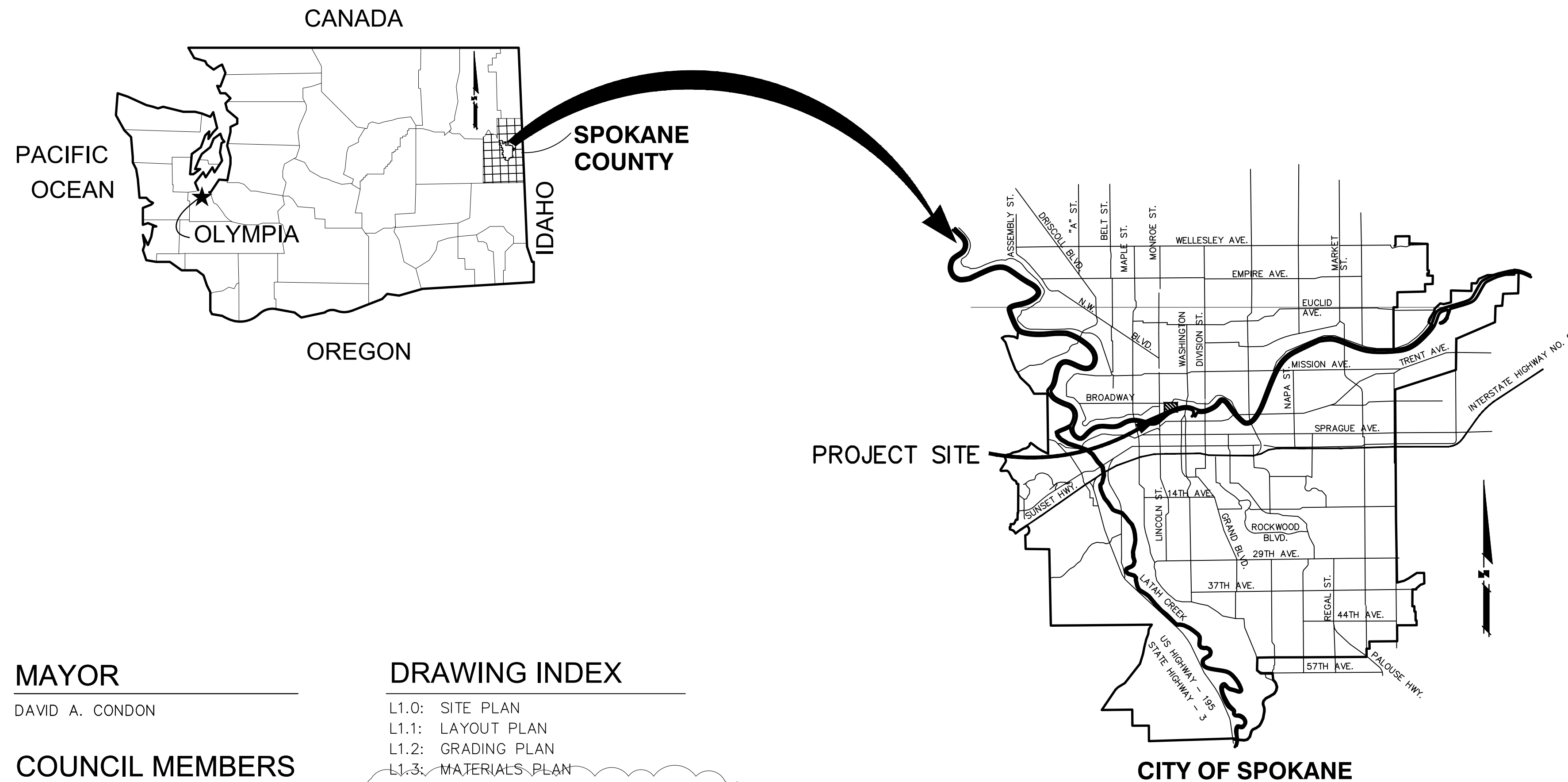
CITY OF SPOKANE, WASHINGTON

DEPARTMENT OF PARKS AND RECREATION

RIVERFRONT PARK SISTER CITIES GARDEN JULY 16, 2018 BID SET

REVISION #1 - CITY REVIEW COMMENTS 08.07.18
SEE RELEVANT SHEETS IN SET FOR CHANGES 1

REVISION #2 - VARIOUS PLAN CHANGES 12.18.18
SEE RELEVANT SHEETS IN SET FOR CHANGES 2



PROJECT SITE

CITY OF SPOKANE

WORK LOCATION

RIVERFRONT PARK, SPOKANE, WASHINGTON
SISTER CITIES GARDEN

DESCRIPTION OF WORK

BASE BID SCOPE

CONSTRUCT EARTHWORK, TOPSOIL, SOD LAWN AND PLANTINGS, MULCH, IRRIGATION SYSTEM, BOULDERS, LAWN EDGING AND MINOR CONCRETE FLATWORK.

ALTERNATE #1

CONSTRUCT NEW 2800 SQUARE FOOT DECORATIVE CONCRETE SLAB WITH SEEDED, COLORED GLASS, EXPANSION, AND SAW CUT JOINTING.

- WORK INCLUDES, BUT IS NOT LIMITED TO; SITE PREPARATION, GRAVEL BASE AND CONCRETE SLAB INSTALLATION PER THESE DOCUMENTS.

ALTERNATE 2 – DEDUCTIVE

- REPLACE COLORED GLASS SEEDING WITH LIGHT ACID WASH CONCRETE SLAB IN CONFIGURATION INDICATED IN THESE PLANS.

ALTERNATE 3

CONSTRUCT 'GRASSPAVE2' AREA INCLUDING GRAVEL BASE, SAND BEDDING AND GRASSPAVE2 CELLS IN AREA DENOTED ON PLANS.

ALTERNATE 4

IN LIEU OF COLORED GLASS SEEDING, PROVIDE AND INSTALL ALL STAINED AND STAMPED COLORED CONCRETE PER SHEET L.1.3.1.

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 2015 INTERNATIONAL BUILDING CODE (IBC) WITH ICC/ANSI A 117.1-2009*. THESE CODES 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 SHALL BE COMPLETED BY **MAY 10, 2019** 2

GENERAL NOTES

1. DRAWINGS ARE TO BE PRINTED IN COLOR TO REFERENCE THE SEEDED GLASS CONCRETE PATTERNS. 2
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONDITIONS IN THE FIELD PRIOR TO BID SUBMISSION. ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND PROJECT INTENT/CONTRACT DOCUMENTS AFFECTING THE COST OF THE PROJECT SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. COST OF LOCATES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
5. CONTRACTOR IS RESPONSIBLE FOR INCIDENTAL TRAFFIC CONTROL MEASURES IF REQUIRED IN ACCORDANCE WITH THE MANUAL ON TRAFFIC CONTROL DEVICES (MUTCD) AND WASHINGTON STATE MODIFICATIONS TO THE MUTCD.
6. PRESERVE AND PROTECT EXISTING VEGETATION AND IMPROVEMENTS TO REMAIN. REPAIR OR REPLACE ALL HARDSCAPE AND SOFTSCAPE DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY.
7. TREE PRUNING, AIR SPADING AND ROOT PRUNING SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST LICENSED IN THE CITY OF SPOKANE.
8. OWNER WILL FURNISH COMPACTION & MATERIAL TESTING. IF CONTRACTOR FAILS TESTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL TESTING UNTIL COMPACTION AND MATERIALS MEET SPECIFICATION.

MAYOR

DAVID A. CONDON

COUNCIL MEMBERS

BEN STUCKART, CITY COUNCIL PRESIDENT
KATE BURKE
MIKE FAGAN
BREEAN BEGGS
LORI KINNEAR
CANDACE MUMM
KAREN STRATTON

CITY ADMINISTRATOR

THERESA SANDERS

DIRECTOR OF PARKS

LEROY EADIE

PROJECT CONTACT(S)

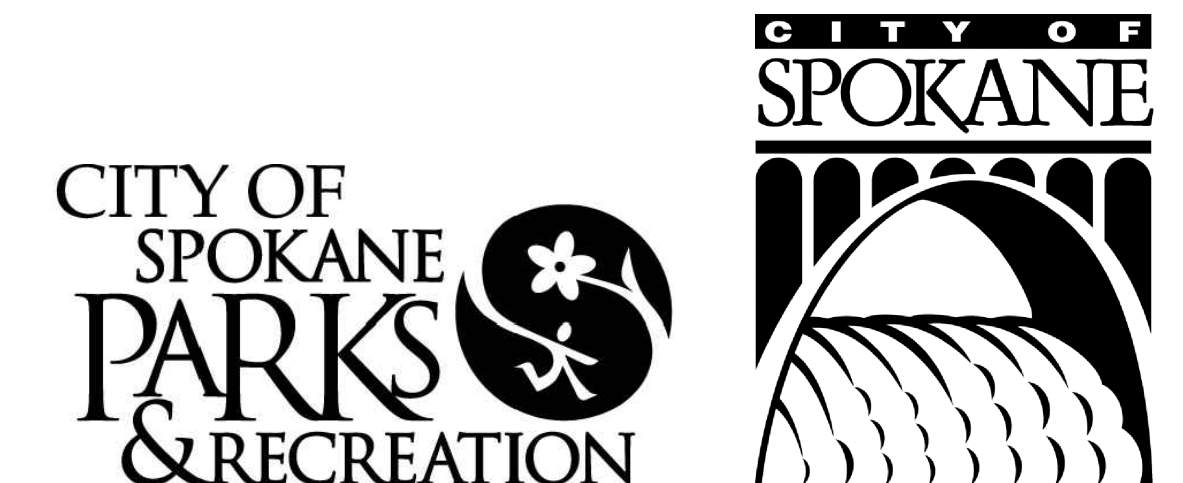
BERRY ELLISON, P.L.A.
SPOKANE PARKS AND RECREATION
PROJECT MANAGER, (509) 363-5452

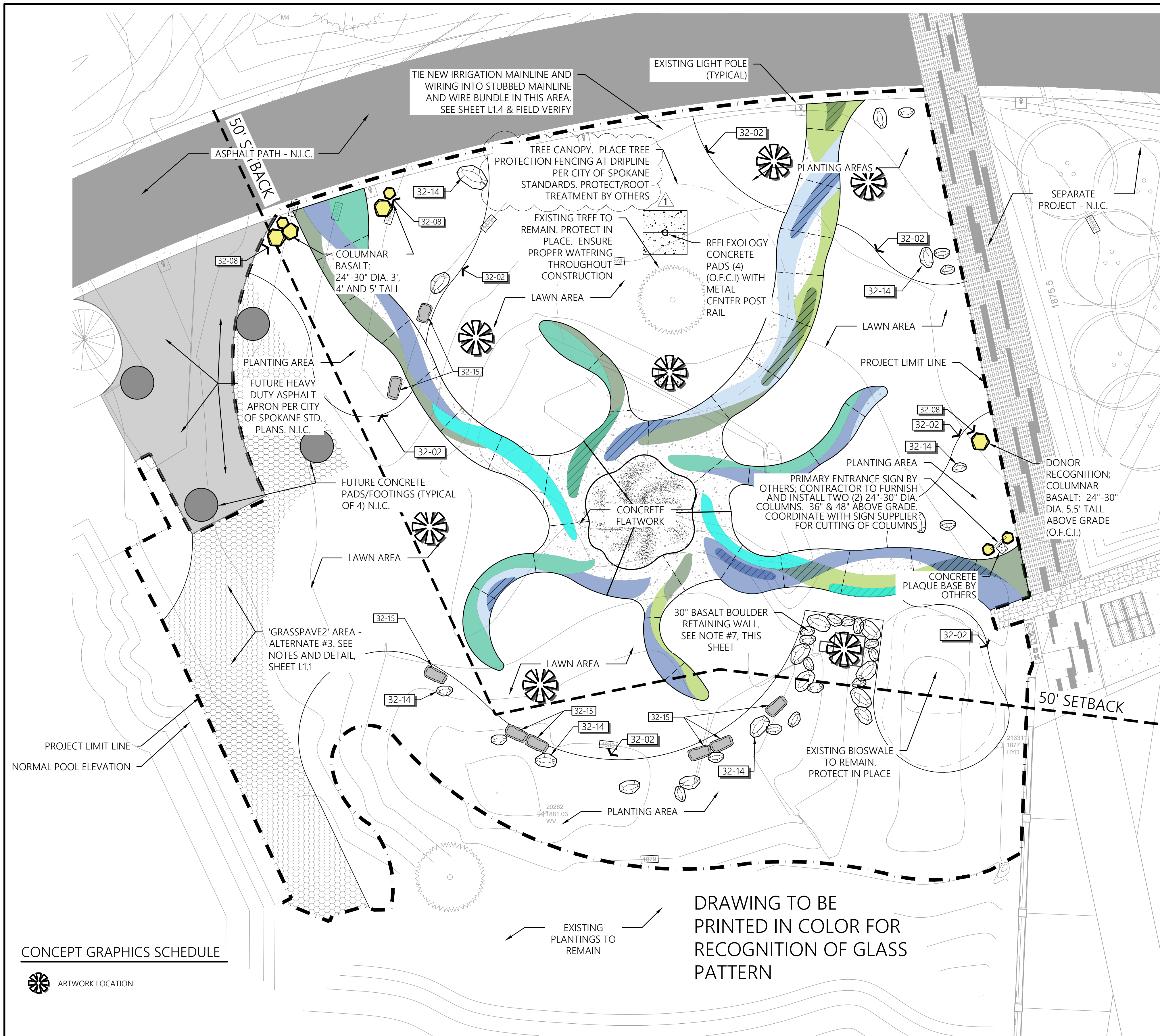
DRAWING INDEX

L1.0: SITE PLAN
L1.1: LAYOUT PLAN
L1.2: GRADING PLAN
L1.3: MATERIALS PLAN
L1.3.1 MATERIALS PLAN – ALTERNATE #4 2
L1.4: LANDSCAPE IRRIGATION PLAN
L1.5: LANDSCAPE PLANTING PLAN
L1.6: LANDSCAPE NOTES & SCHEDULES
L1.7: LIGHTING CONDUIT PLAN
L1.8: SITE AND LANDSCAPE DETAILS
L1.9: LANDSCAPE & IRRIGATION DETAILS



5615 E. DAY MT. SPOKANE RD. MEAD, WA 99021
P: 509.466.6683 W: LandExpressions.com





REFERENCE NOTES SCHEDULE

SYMBOL	32 EXTERIOR IMPROVEMENTS DESCRIPTION	QTY
32-02	INTEGRAL COLOR (CHARCOAL) CAST-IN-PLACE CONCRETE EDGING WITH MED. EXPOSED AGG. FINISH BETWEEN LAWN & BED AREAS (AS SHOWN).	515 LF
32-08	COLUMNAR BASALT. SEE PLAN FOR STONE DIAMETER & HEIGHT ABOVE FINISH GRADE.	8
32-14	BASALT BOULDER - SEE BOULDER NOTES; SHEET L1.6	25
32-15	BENCH ROCK/BOULDER - SEE BOULDER NOTES; SHEET L1.6	8
SYMBOL	03 CONCRETE DESCRIPTION	QTY
[Green Swirl]	TERRAZZO CHIP GLASS, SIZES #1 & #2 - (LG) LIGHT GREEN	284 SF
[Dark Green Swirl]	TERRAZZO CHIP GLASS, SIZES #1 & #2 - (DG) DARK GREEN	378 SF
[Teal Swirl]	TERRAZZO CHIP GLASS, SIZES #1 & #2 - (T) TEAL	320 SF
[Turquoise Swirl]	TERRAZZO CHIP GLASS, SIZES #1 & #2 - (B) TURQUOISE	172 SF
[Light Blue Swirl]	TERRAZZO CHIP GLASS, SIZES #1 & #2 - (LB) LIGHT BLUE	316 SF
[Dark Blue Swirl]	TERRAZZO CHIP GLASS, SIZES #1 & #2 - (DB) DARK BLUE	597 SF
[Hatched Box]	AREA OF COMBINED GLASS MATERIAL	259 SF
[Grey Box]	STANDARD GREY CONCRETE - SAND WASHED FINISH DO NOT USE BLACK OR WHITE SAND	1,010 SF
[Swirl Symbol]	CENTER GLASS MIX 'SWIRL' - SEE NOTE 7.3, SHEET L1.3	
[Dashed Line]	EXPANSION JOINT MATERIAL	
[Dashed Line]	SAW CUT CONTRACTION JOINT	
SYMBOL	32 EXTERIOR IMPROVEMENTS DESCRIPTION	QTY
[Hatched Box]	GRAVEL BASE, SAND AND 'GRASS PAVE2' - ALTERNATE #3.	1,446 SF



ALTERNATE #1
 1. INCLUDE GLASS EMBEDDED CONCRETE FLATWORK AS INDICATED IN THESE PLANS.

ALTERNATE #2
 1. DEDUCTIVE: REPLACE GLASS EMBEDDED CONCRETE FLATWORK WITH LIGHT ACID WASH CONCRETE SLAB IN CONFIGURATION INDICATED IN THESE DRAWINGS.

ALTERNATE #3
 1. PROVIDE AND INSTALL ALL 'GRASSPAVE2' COMPONENTS AS INDICATED IN THESE PLANS. INSTALL PER MANUFACTURER RECOMMENDATIONS

ALTERNATE #4
 1. IN LIEU OF COLORED GLASS SEEDING, PROVIDE AND INSTALL ALL STAMPED, STAINED CONCRETE PER SHEET L1.3.1.

GENERAL NOTES:

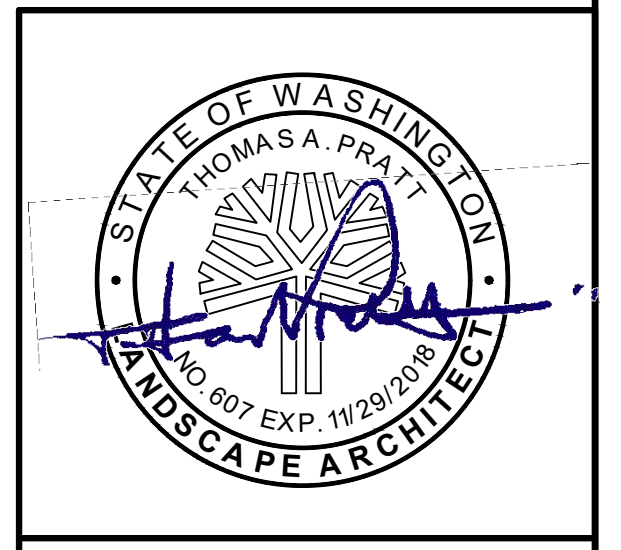
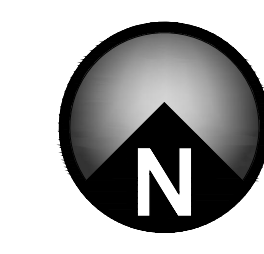
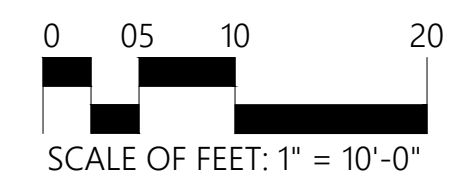
- CONTRACTOR TO LOCATE UNDERGROUND UTILITIES, i.e., CABLES, CONDUIT, GAS, WATER, SEWER, ETC. PRIOR TO DIGGING; CONTRACTOR TO BE LIABLE AND PAY FOR REPAIR TO ANY AND ALL UTILITY DAMAGES AT NO EXTRA COST TO THE OWNER. CALL BEFORE YOU DIG: TELEPHONE #811.
- CONTRACTOR IS RESPONSIBLE FOR APPLICATION OF ALL REQUIRED PERMITS AND INSPECTIONS. LOCAL CODES PREVAIL. OWNER IS RESPONSIBLE FOR PAYMENT OF ALL REQUIRED PERMITS.
- CONTRACTOR TO PROVIDE ROUGH GRADE IN ALL LANDSCAPE AREAS WITHIN 0.10 FOOT OF GRADE SHOWN ON SHEET L1.1 MINUS DEPTH OF SPECIFIED TOPSOIL.
- CONTRACTOR TO CLEAR AND GRUB TURF AREAS AND PLANTING BEDS OF ALL WEEDS, ROOTS, LAWN, AND DEBRIS; SPECIFIED LANDSCAPE AREAS TO BE SMOOTH AND CONTOURED AS SHOWN ON PLANS; ANY ROCK/DEBRIS LARGER THAN 1.0" TO BE REMOVED FROM TOP 6" OF SOIL AS MEASURED FROM FINISH GRADES SHOWN ON PLANS.
- PROVIDE SCH. 40 PVC IRRIGATION SLEEVES PER IRRIGATION PLAN L1.4. ALL SLEEVES SHALL EXTEND A MIN. OF 18" BEYOND THE FEATURES THEY CROSS & SHALL BE CAPPED WITH DUCT TAPE TO PREVENT DEBRIS FROM PLUGGING THE ENDS. MARK SLEEVE LOCATIONS WITH SURVEY LATH, PAINTED FLUORESCENT ORANGE AND LABELED WITH SIZE AND QTY. INFORMATION.
- EXTEND IRRIGATION FROM EXISTING MAINLINE STUB AS INDICATED ON SHEET L1.4. WIRING TO BE '2-WIRE' CONTROL WIRE. CONTROLS SHALL BE MANAGED BY CONTROLLER INSTALLED UNDER SEPARATE CONTRACT FOR 'HOWARD STREET PROMENADE' PROJECT AND IS LOCATED NORTH OF THIS SITE. (NOT SHOWN).
- 30" BASALT RETAINING WALL. OWNER FURNISHED BOULDERS ARE ON SITE.
- PRIOR TO STREET/PUBLIC TREE INSTALLATION, PRUNING (CROWN/ROOT) OR REMOVAL. PLEASE HAVE THE CONTRACTED LICENSED CERTIFIED ARBORIST SUBMIT A COMPLETE PUBLIC TREE PERMIT APPLICATION AT LEAST 10 DAYS PRIOR TO WORK BEING PERFORMED FOR THIS PROJECT. APPLICATION TO INCLUDE CERTIFIED ARBORIST INFORMATION, START AND COMPLETION DATES.

CONCEPT GRAPHICS SCHEDULE



DRAWING TO BE PRINTED IN COLOR FOR RECOGNITION OF GLASS PATTERN

BAR IS ONE INCH ON ORIGINAL DRAWING.



TP	REVISIONS	DATE
1	CITY REVIEW COMMENTS	08.07.18
2	VARIOUS PLAN CHANGES	12.18.18

LOCATION	BRASS CAP IN WALL SW CORNER OF NORTH RIVER DRIVE & DIVISION	
ELEVATION	1888.71	HORIZONTAL
CBM NO.	# Old City #173	VERTICAL
NAVDS88 DATUM	SCALE	

CURRENT DESIGN STANDARDS	CCS - ADOPTED 2/95
BAR IS ONE INCH ON ORIGINAL DRAWING.	0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	

TAP	DRAWN
TAP	DESIGNED
KS	CHECKED
	APPROVED

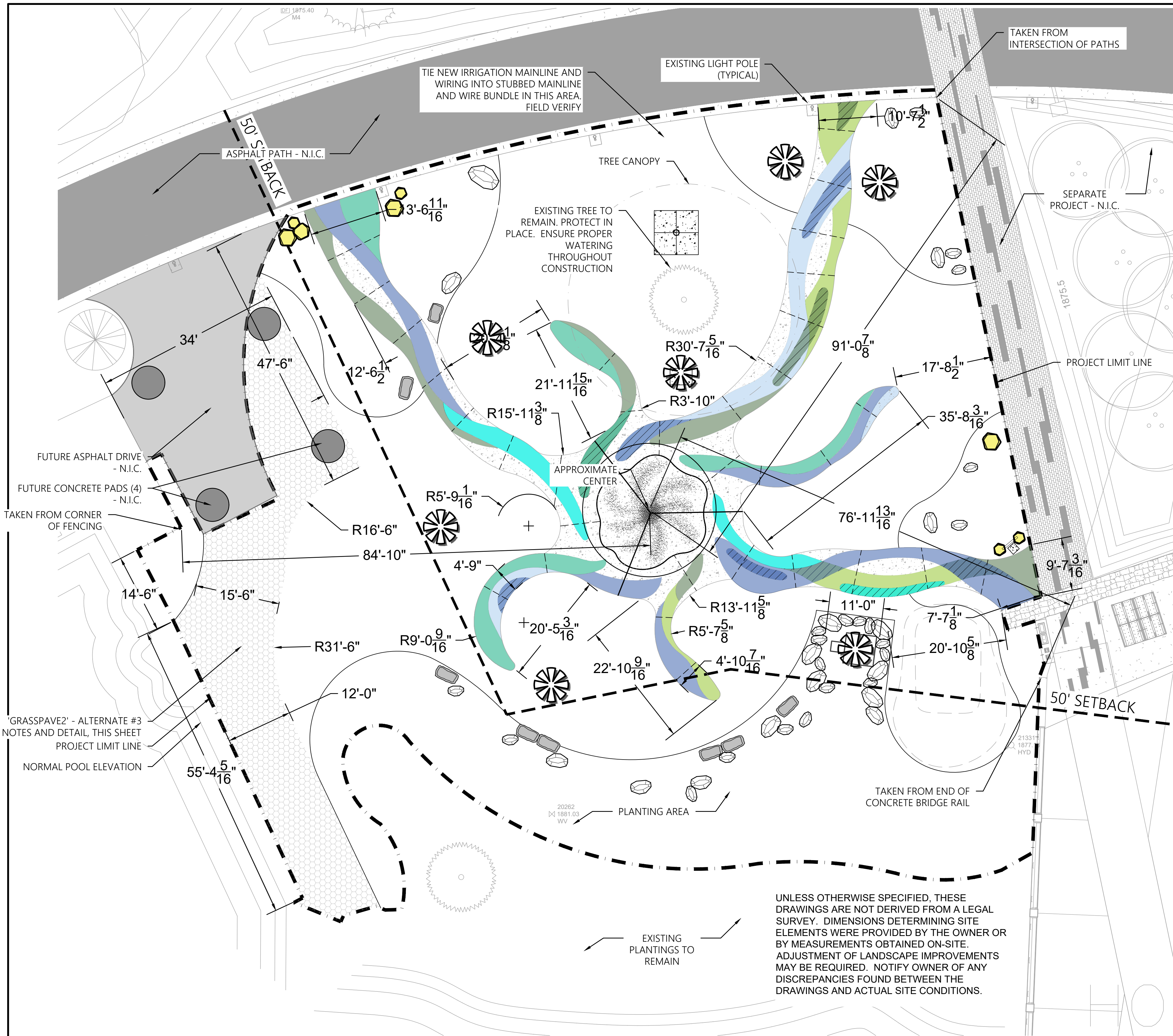
CITY OF SPOKANE, WASHINGTON
 DEPARTMENT OF PARKS AND RECREATION
 808 WEST SPOKANE FALLS BLVD.
 SPOKANE, WASHINGTON 99201-3343
 (509) 625-6200

PROJECT TITLE: **SISTER CITIES OF SPOKANE**
 SHEET TITLE: **SITE PLAN**

DIGITALLY SIGNED:	
TYPE OF IMPROVEMENT:	PARK
CITY PURCHASING NUMBER	DRAWING NUMBER
	L1.0
PP: OF	REVISION NO.:

DATE: JULY 16, 2018

FILE NAME:



GENERAL NOTES FOR ALTERNATE #1:

1. INSTALL SEEDED, COLORED GLASS IN CONCRETE AS INDICATED ON SHEET L1.3.
2. CONTRACTOR RESPONSIBLE FOR STAKING AND/OR MARKING FORMWORK ON SITE.
3. STAKING/MARKING AND SAWCUT LINES TO BE CLOSELY COORDINATED WITH AND APPROVED BY THE OWNER/ARTIST PRIOR TO BEGINNING ANY FORMWORK INSTALLATION.
4. MAJORITY OF DIMENSIONS SHOWN ARE FOR REFERENCE ONLY. CENTER OF CONCRETE PAD IS TRIANGULATED AS INDICATED. ELECTRONIC LAYOUT INFORMATION WILL BE MADE AVAILABLE TO THE CONTRACTOR.
5. REFER TO GRADING PLAN SHEET L1.2 FOR CROSS SLOPE AND GRADING INFORMATION.

GENERAL NOTES FOR ALTERNATE #2:

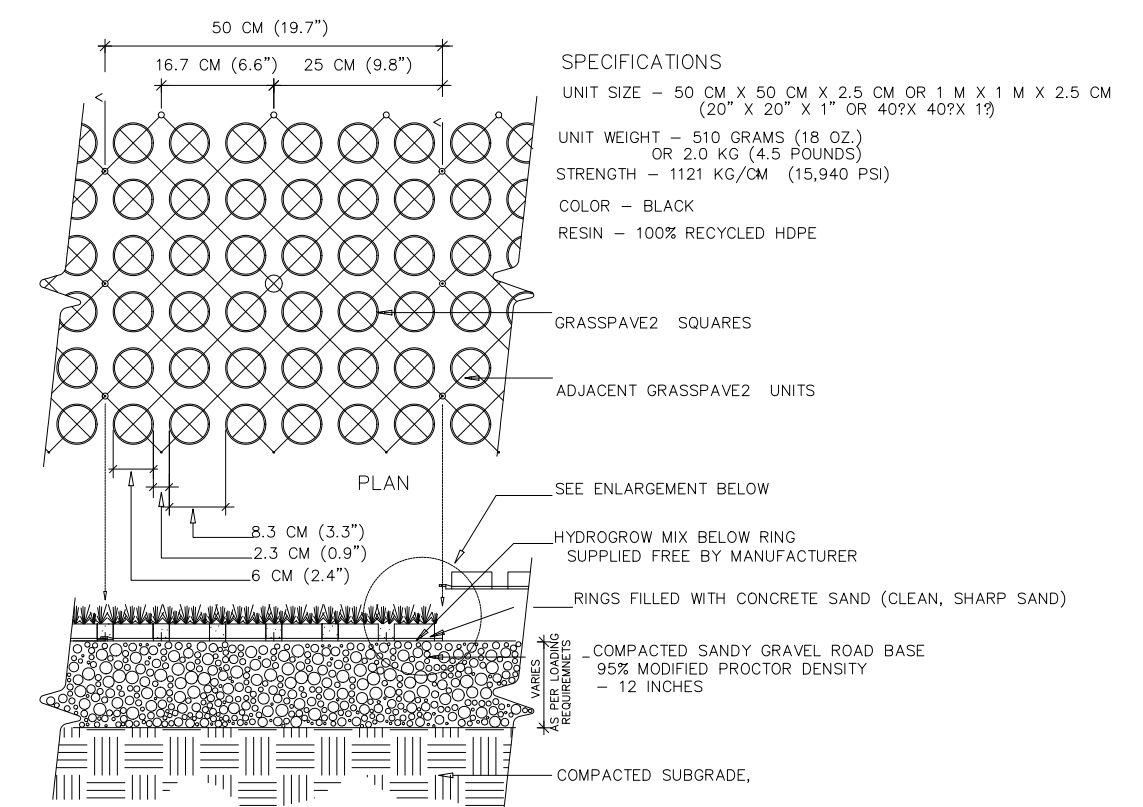
1. DEDUCTIVE: REPLACE COLORED, SEEDED GLASS IN CONCRETE SLAB AND PROVIDE CONCRETE SLAB IN CONFIGURATION INDICATED IN THESE PLANS WITH A LIGHT ACID WASH FINISH ONLY. EXPANSION JOINTS AND CONTRACTION JOINTS PER ALTERNATE #1.

GENERAL NOTES FOR ALTERNATE #3:

1. CONTRACTOR RESPONSIBLE FOR STAKING AND/OR MARKING EXTENTS OF GRASSPAVE2 CELLS ON SITE. AREA TO BE APPROVED BY OWNER PRIOR TO INSTALLATION.
2. CONSTRUCT 'GRASSPAVE2' AREA INCLUDING GRAVEL BASE, SAND BEDDING AND GRASSPAVE2 CELLS IN AREA DENOTED. SEE DETAIL, THIS SHEET.
3. DIMENSIONS ARE INDICATED ON PLANS.
4. REFER TO GRADING PLAN SHEET L1.2 FOR AREA GRADES.

GENERAL NOTES FOR ALTERNATE #4:

1. IN LIEU OF COLORED, SEEDED GLASS, PROVIDE AND INSTALL STAMPED, STAINED CONCRETE FLATWORK PER SHEET L1.3.1 - ALTERNATE #4. DIMENSIONS AND STAINING DIRECTIONS ARE INDICATED ON PLANS.
2. REFER TO GRADING PLAN SHEET L1.2 FOR AREA GRADES.



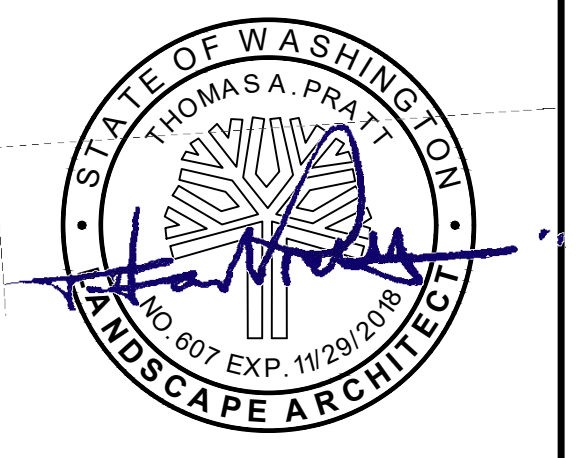
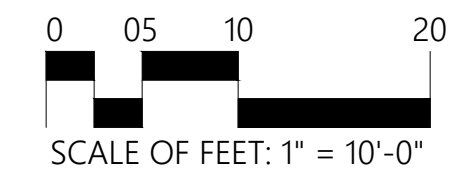
1 GRASSPAVE2
NTS
NOTE: 500 LAMIN INSTALLED ON GRASSPAVE2
L-SI-EDG-20

DRAWING TO BE PRINTED IN COLOR FOR RECOGNITION OF GLASS PATTERN



UNLESS OTHERWISE SPECIFIED, THESE DRAWINGS ARE NOT DERIVED FROM A LEGAL SURVEY. DIMENSIONS DETERMINING SITE ELEMENTS WERE PROVIDED BY THE OWNER OR BY MEASUREMENTS OBTAINED ON-SITE. ADJUSTMENT OF LANDSCAPE IMPROVEMENTS MAY BE REQUIRED. NOTIFY OWNER OF ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS.

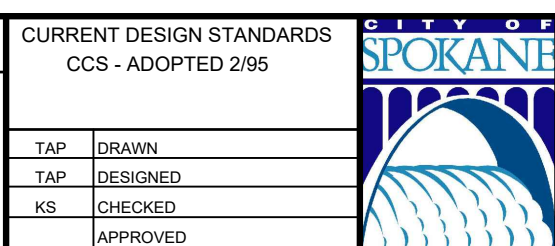
BAR IS ONE INCH ON ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF LAND EXPRESSIONS LLC, AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF LAND EXPRESSIONS LLC.



TP	REVISIONS	DATE
1	VARIOUS PLAN CHANGES	12.18.18

LOCATION	BRASS CAP IN WALL SW CORNER OF NORTH RIVER DRIVE & DIVISION
ELEVATION	1886.71
CBM NO.	# Old City #173
NAVDS8 DATUM	
HORIZONTAL	
VERTICAL	
SCALE	

BAR IS ONE INCH ON ORIGINAL DRAWING.	IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY
CURRENT DESIGN STANDARDS	CDS - ADOPTED 2/95
TAP	DRAWN
TAP	DESIGNED
XS	CHECKED
	APPROVED

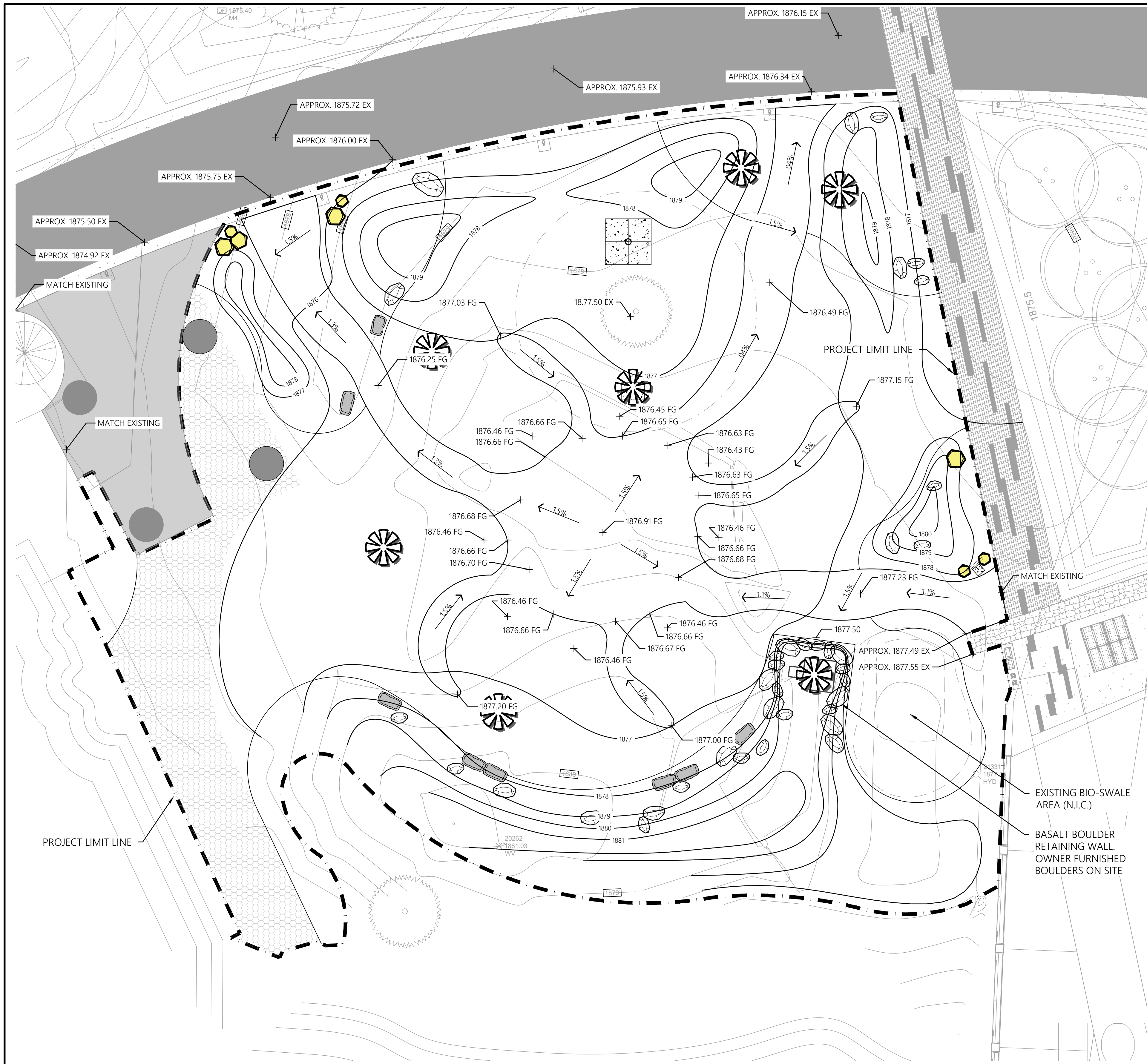


CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE: SISTER CITIES OF SPOKANE
SHEET TITLE: LAYOUT PLAN
DATE: JULY 16, 2018

DIGITALLY SIGNED:	
TYPE OF IMPROVEMENT:	PARK
CITY PURCHASING NUMBER	DRAWING NUMBER
	L1.1
PP	OF
REVISION NO.	

FILE NAME:



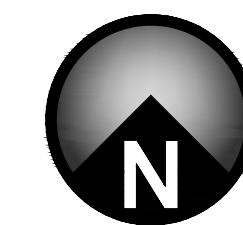
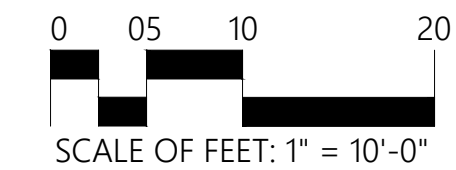
GENERAL GRADING NOTES:

- UNLESS OTHERWISE SPECIFIED, THESE DRAWINGS ARE NOT DERIVED FROM A LEGAL SURVEY. DIMENSIONS DETERMINING SITE ELEMENTS WERE PROVIDED BY THE OWNER OR BY FIELD MEASUREMENTS OBTAINED ON-SITE. ADJUSTMENT OF LANDSCAPE IMPROVEMENTS MAY BE REQUIRED. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS.
- GRADING & DRAINAGE INFORMATION ARE DIAGRAMMATIC. EXISTING SPOT ELEVATIONS AND EXISTING CONTOURS ARE UNKNOWN, BUT RELATIVE TO KNOWN FUTURE GRADES ON WALKS AND PATHS ADJACENT TO THIS SITE (AS NOTED ON THE PLANS). CONTRACTOR TO FIELD VERIFY EXISTING GRADES PRIOR TO CONSTRUCTION AND BRING DISCREPANCIES UP TO THE OWNER/LANDSCAPE ARCHITECT.
- CONTRACTOR TO LOCATE UNDERGROUND UTILITIES, I.E., CABLES, CONDUIT, GAS, WATER, SEWER, ETC. PRIOR TO DIGGING; CONTRACTOR TO BE LIABLE AND PAY FOR REPAIR TO ANY AND ALL UTILITY DAMAGES AT NO EXTRA COST TO THE OWNER. CALL BEFORE YOU DIG: TELEPHONE #811.
- CONTRACTOR IS RESPONSIBLE FOR APPLICATION FOR ALL REQUIRED PERMITS AND INSPECTIONS. LOCAL CODES PREVAIL. OWNER TO PAY ALL REQUIRED PERMITS.
- GENERAL CONTRACTOR TO PROVIDE ROUGH GRADE IN ALL LANDSCAPE AREAS WITHIN 0.10 FOOT OF GRADE SHOWN ON PLANS MINUS DEPTH OF SPECIFIED TOPSOIL AND OTHER AMENDMENTS.
- ALLOWANCES FOR TOPSOIL: 6" IN ALL PLANTING BEDS, 6" IN ALL LAWN AREAS.
- ADDITIONAL ALLOWANCES FOR FINISHED MATERIALS: 7" FOR SOIL AND SOD IN LAWN AREAS, 9" FOR SOIL AND MULCH IN ALL PLANTING AREAS.
- CONTRACTOR TO CLEAR AND GRUB TURF AREAS AND PLANTING BEDS OF ALL WEEDS, ROOTS, LAWN, AND DEBRIS; SPECIFIED LANDSCAPE AREAS TO BE SMOOTH AND CONTOURED AS SHOWN ON PLANS; ANY ROCK/DEBRIS LARGER THAN 1.0" TO BE REMOVED FROM TOP 6" OF SOIL AS MEASURED FROM FINISH GRADES SHOWN ON PLANS.

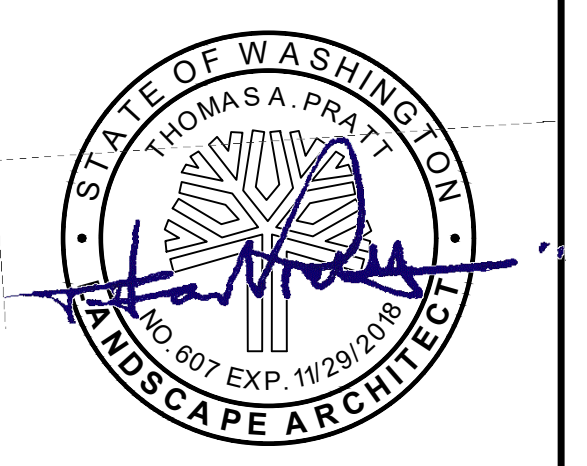
GRADING SCHEDULE

- APPROX. 1877.55 EX → APPROX. EXISTING SPOT ELEVATION - CONTRACTOR TO VERIFY PRIOR TO BEGINNING CONSTRUCTION
- 1877.23 FG → PROPOSED SPOT ELEVATION
- ← 1.1% → SLOPE PERCENTAGE AND DIRECTION ARROW
- 1878 → PROPOSED CONTOUR
- APPROXIMATE POSITION OF EXISTING CONTOUR
- 1877.23 TW → SPOT ELEVATION - TOP OF WALL
- 1877.23 BW → SPOT ELEVATION - BOTTOM OF WALL

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



LAND EXPRESSIONS
5615 E. DAY MT. SPOKANE RD. MEAD, WA 99021
P: 509.466.6683 W: LandExpressions.com



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TP	REVISIONS	DATE
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LOCATION	BRASS CAP IN WALL SW CORNER OF NORTH RIVER DRIVE & DIVISION	
ELEVATION	1888.71	HORIZONTAL
CBM NO.	# Old City #173	VERTICAL
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CURRENT DESIGN STANDARDS	CCS - ADOPTED 2/95
TAP	DRAWN
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KS	CHECKED
	APPROVED



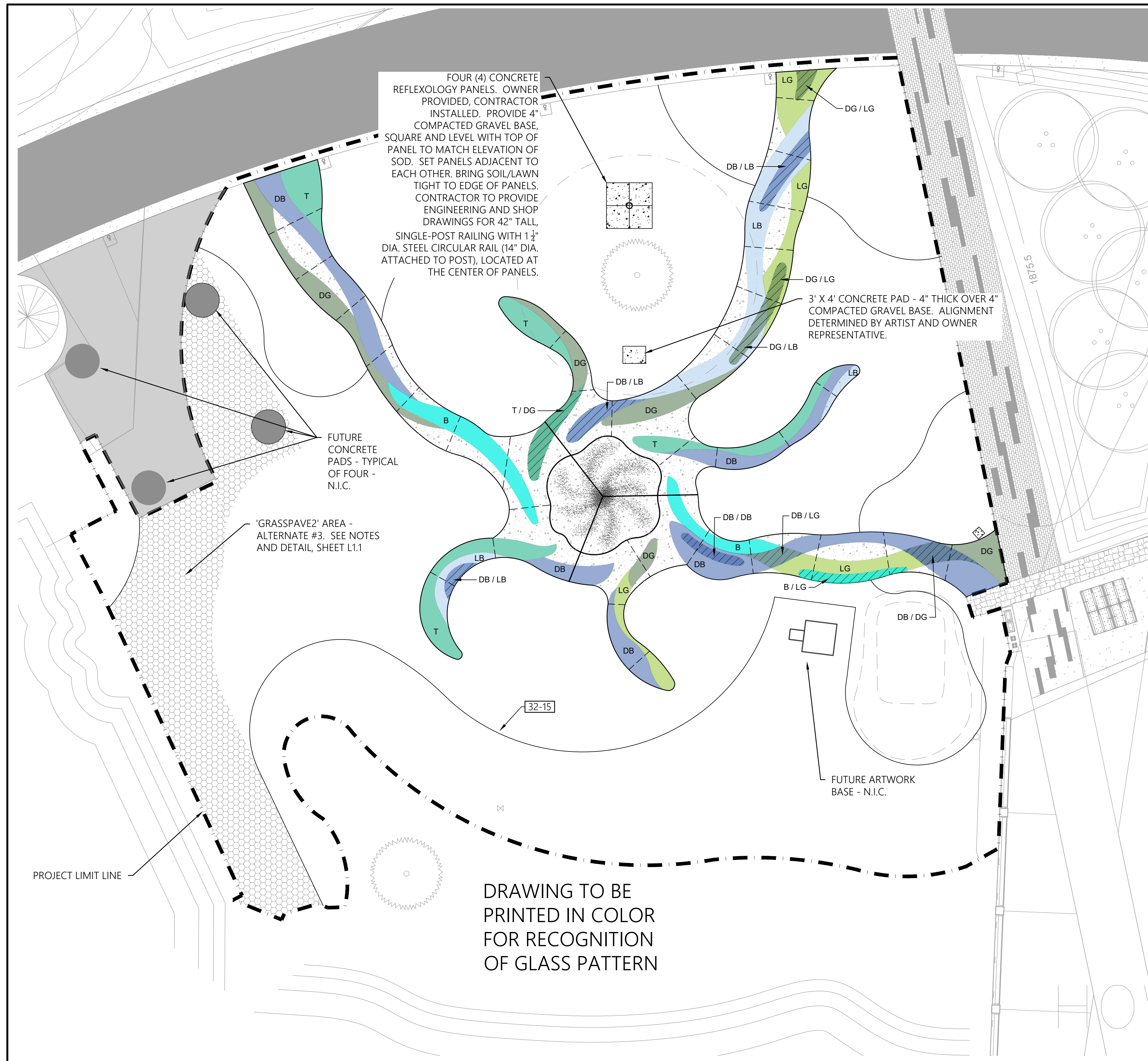
CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE: **SISTER CITIES OF SPOKANE**
SHEET TITLE: **GRADING PLAN**

DIGITALLY SIGNED:	
TYPE OF IMPROVEMENT:	PARK
CITY PURCHASING NUMBER	DRAWING NUMBER
	L1.2
PP: OF	REVISION NO.

DATE: JULY 16, 2018

FILE NAME:



FOUR (4) CONCRETE REFLEXOLOGY PANELS. OWNER PROVIDED, CONTRACTOR INSTALLED. PROVIDE 4" COMPACTED GRAVEL BASE, SQUARE AND LEVEL WITH TOP OF PANEL TO MATCH ELEVATION OF SOD. SET PANELS ADJACENT TO EACH OTHER. BRING SOIL/LAWN TIGHT TO EDGE OF PANELS. CONTRACTOR TO PROVIDE ENGINEERING AND SHOP DRAWINGS FOR 42" TALL, SINGLE-POST RAILING WITH 1 1/4" DIA. STEEL CIRCULAR RAIL (14" DIA. ATTACHED TO POST), LOCATED AT THE CENTER OF PANELS.

3' X 4' CONCRETE PAD - 4" THICK OVER 4" COMPACTED GRAVEL BASE. ALIGNMENT DETERMINED BY ARTIST AND OWNER REPRESENTATIVE.

FUTURE CONCRETE PADS - TYPICAL OF FOUR - N.I.C.

'GRASSPAVE2' AREA - ALTERNATE #3. SEE NOTES AND DETAIL, SHEET L1.1

FUTURE ARTWORK BASE - N.I.C.

DRAWING TO BE PRINTED IN COLOR FOR RECOGNITION OF GLASS PATTERN

REFERENCE NOTES SCHEDULE

SYMBOL	03 CONCRETE DESCRIPTION	QTY
[Green Box]	TERRAZZO CHIP GLASS, SIZES #1 & #2 - (LG) LIGHT GREEN	284 SF
[Dark Green Box]	TERRAZZO CHIP GLASS, SIZES #1 & #2 - (DG) DARK GREEN	378 SF
[Teal Box]	TERRAZZO CHIP GLASS, SIZES #1 & #2 - (T) TEAL	320 SF
[Turquoise Box]	TERRAZZO CHIP GLASS, SIZES #1 & #2 - (B) TURQUOISE	172 SF
[Light Blue Box]	TERRAZZO CHIP GLASS, SIZES #1 & #2 - (LB) LIGHT BLUE	316 SF
[Dark Blue Box]	TERRAZZO CHIP GLASS, SIZES #1 & #2 - (DB) DARK BLUE	597 SF
[Hatched Box]	AREA OF COMBINED GLASS MATERIAL	259 SF
[Grey Box]	STANDARD GREY CONCRETE - SAND WASHED FINISH DO NOT USE BLACK OR WHITE SAND	1,010 SF
[Swirl Symbol]	CENTER GLASS MIX 'SWIRL' - SEE NOTE 7.3, SHEET L1.3	
[Line Symbol]	EXPANSION JOINT MATERIAL	
[Dashed Line Symbol]	SAW CUT CONTRACTION JOINT	
SYMBOL	32 EXTERIOR IMPROVEMENTS DESCRIPTION	QTY
[Gravel Box]	GRAVEL BASE, SAND AND 'GRASS PAVE2' - ALTERNATE #3.	1,446 SF

LEGEND

DB / LB DB LAYER OVER LB LAYER. APPLY LB LAYER FIRST THEN APPLY DB LAYER.

ALTERNATE #1

1. INCLUDE GLASS EMBEDDED CONCRETE FLATWORK AS INDICATED IN THESE PLANS.

ALTERNATE #2

1. DEDUCTIVE: REPLACE GLASS EMBEDDED CONCRETE FLATWORK WITH LIGHT ACID WASH CONCRETE SLAB IN CONFIGURATION INDICATED IN THESE DRAWINGS.

ALTERNATE #3

1. PROVIDE AND INSTALL ALL 'GRASSPAVE2' COMPONENTS AS INDICATED IN THESE PLANS. INSTALL PER MANUFACTURER RECOMMENDATIONS

ALTERNATE #4

1. IN LIEU OF COLORED, SEEDED GLASS, PROVIDE AND INSTALL STAMPED, STAINED CONCRETE FLATWORK PER SHEET L1.3.1 - ALTERNATE #4. DIMENSIONS AND STAINING DIRECTIONS ARE INDICATED ON PLANS.

INSTALLATION AND FINISH NOTES:

1. PROVIDE COMPLETE PROTECTION WITH CONSTRUCTION FENCING SURROUNDING ALL NEW CONCRETE TO PROHIBIT USE THROUGHOUT DURATION OF CURING AND SEALER DRYING.
2. CONCRETE TO BE INSTALLED WITH #4 REBAR O.C., E.W. @ 18" SPACING PER DETAIL #7/SHEET L1.8
3. CUT EVERY OTHER LONGITUDINAL REBAR AT SAW CUT JOINT LOCATIONS.
4. PROVIDE AND INSTALL 15 MIL. WRAP VAPOR BARRIER AS PROVIDED BY STEGO INDUSTRIES OR APPROVED EQUAL BELOW ALL CONCRETE PER DETAIL #7/SHEET L1.8
5. SAW CUT ALL CONTRACTION JOINTS (1/4" DEPTH) PER PLAN AND DETAILS. ALL SAW CUTS TO BE COMPLETED PRIOR TO SEALING CONCRETE.
6. PROVIDE AND INSTALL CONCRETE SEALANT PER MANUFACTURER RECOMMENDATIONS. SEALANT TO BE: NOX-CRETE 1315A, OR APPROVED EQUAL. ALLOW CONCRETE TO CURE NO LESS THAN 14 DAYS FROM FINAL POUR BEFORE SEALING.
7. AS INDICATED BY COLOR PATTERN ON PLANS, CONCRETE TO BE HAND-SEEDING WITH TERRAZZO GLASS PRODUCTS PRIOR TO APPLYING SURFACE TREATMENT AT THE FOLLOWING RATES:
 - 7.1. ALL INDIVIDUALLY COLORED GLASS AREAS: .6 LBS/SQUARE FOOT (MINIMUM).
 - 7.2. WITH TWO OR MORE COLORS: .75 LBS/SQUARE FOOT (COMBINED) (MINIMUM).
 - 7.3. CENTER 'SWIRL': .6 LBS/SQUARE FOOT (MINIMUM) OF THE FOLLOWING COLORS:
 - 7.3.1. 20% AMBIENT GLOW TECHNOLOGIES (AGT) ULTRA-GRADE GLOW STONES - AQUA BLUE OR APPROVED EQUAL
 - 7.3.2. 20% AMBIENT GLOW TECHNOLOGIES (AGT) ULTRA-GRADE GLOW STONES - SKY BLUE OR APPROVED EQUAL
 - 7.3.3. 10% ASG DARK BLUE
 - 7.3.4. 10% ASG DARK GREEN
 - 7.3.5. 10% ASG TURQUOISE
 - 7.3.6. 10% ASG CHUNKY RED
 - 7.3.7. 10% ASG SUNSHINE
 - 7.3.8. 10% ASG ALL SIDED MIRROR
 - 7.4. THROUGHOUT PROJECT AS HIGHLIGHTS: USE 'ALL-SIDE MIRROR' @ .25 LBS/SQUARE FOOT. CONSULT WITH ARTIST WHEN INSTALLING MIRROR ELEMENTS. PROVIDE A MINIMUM AMOUNT OF PRODUCT TO COVER 400' X 3".
8. APPLY W.R. GRACE CO. TOP CAST SURFACE RETARDANT PER MANUFACTURER RECOMMENDATIONS.
9. WHEN INSTALLING GLASS, SLIGHTLY BLEND COLORS AT TRANSITIONS BETWEEN INDIVIDUAL COLORS BY 1" - 4" (VARIABLE).
10. CONSULT WITH ARTIST AS GLASS IS BEING SEEDED.
11. CONCRETE TO RECEIVE LIGHT ACID WASH THROUGHOUT.
12. PROVIDE SIX (6) ADJACENT, 2'X2' MOCK UP PANELS ON-SITE OF FINISH AND PATTERN FOR REFLECTING BANDS OF COLOR(S) AND BLENDED TRANSITIONS OF COLORS. CONSULT WITH OWNER/ARTIST DURING MOCK UP. MOCK UP SHALL BE APPROVED BY OWNER/ARTIST PRIOR TO WORK BEGINNING AND SHALL BE AT NO COST TO THE OWNER.

CONCRETE NOTES:

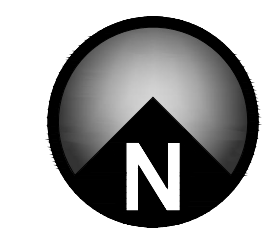
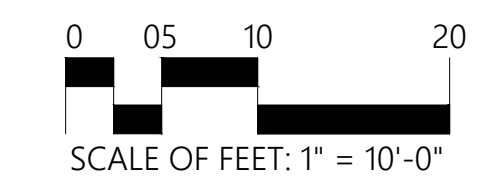
ALL TERRAZZO CHIP GLASS PRODUCTS TO BE ASG GLASS AS PROVIDED BY AMERICAN SPECIALTY GLASS, INC. (WWW.ASGGLASS.COM) OR APPROVED EQUAL.



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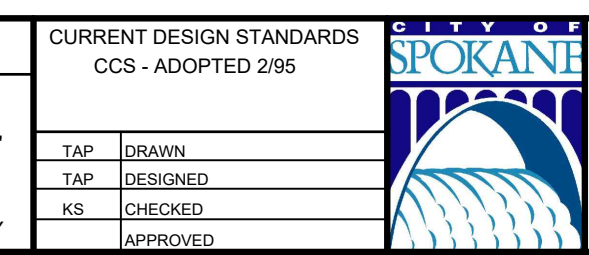
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TP	REVISIONS	DATE
2	VARIOUS PLAN CHANGES	12.18.18

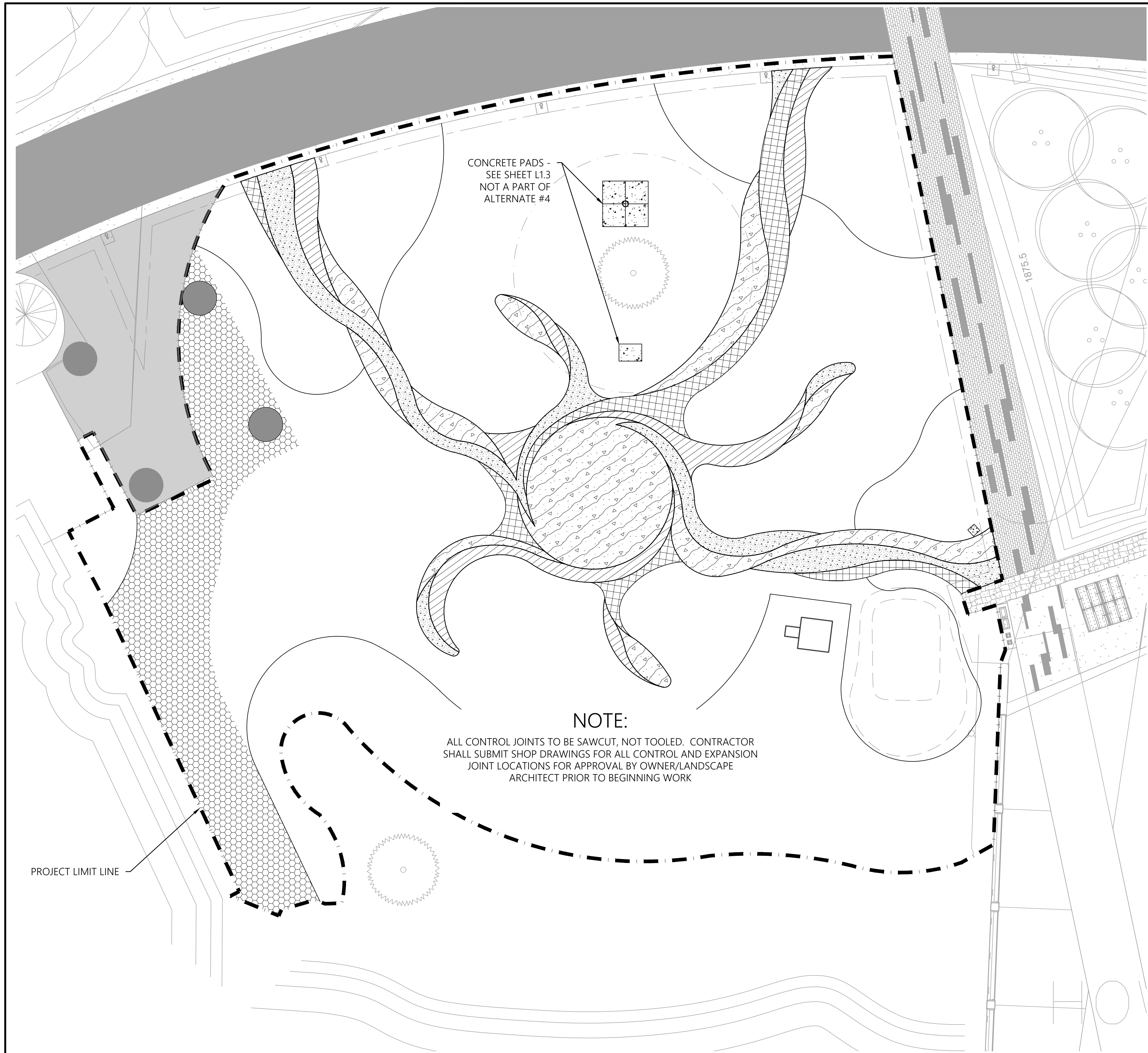
LOCATION	BRASS CAP IN WALL SW CORNER OF NORTH RIVER DRIVE & DIVISION
ELEVATION	1886.71
CBM NO.	# Old City #173
NAV88 DATUM	SCALE

CURRENT DESIGN STANDARDS	CCS - ADOPTED 2/95
TAP	DRAWN
TAP	DESIGNED
KS	CHECKED
	APPROVED



CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE:	SISTER CITIES OF SPOKANE
SHEET TITLE:	MATERIALS PLAN
DATE:	JULY 16, 2018
TYPE OF IMPROVEMENT:	PARK
CITY PURCHASING NUMBER	DRAWING NUMBER
	L1.3
FILE NAME:	



REFERENCE NOTES SCHEDULE

ALTERNATE #4

SYMBOL	03 CONCRETE DESCRIPTION	QTY
	STAMPED CONCRETE WITH ENDURA FAUX FUSION STAIN #1	1,210 SF
	STAMPED CONCRETE WITH ENDURA FAUX FUSION STAIN #2	486 SF
	STAMPED CONCRETE WITH ENDURA FAUX FUSION STAIN #3	473 SF
	STAMPED CONCRETE WITH ENDURA FAUX FUSION STAIN #4	618 SF
SYMBOL	32 EXTERIOR IMPROVEMENTS DESCRIPTION	QTY
	FUTURE GRASS PAVE - ALTERNATE #3.	1,446 SF

1. IN LIEU OF COLORED, SEEDED GLASS, PROVIDE AND INSTALL STAMPED, STAINED CONCRETE FLATWORK PER THIS SHEET - ALTERNATE #4. DIMENSIONS AND STAINING DIRECTIONS ARE INDICATED ON PLANS.

CONCRETE STAIN NOTES:

STAIN PRODUCT TO BE 'ENDURA FAUX FUSION' AS PROVIDED BY NEWLOOK INTERNATIONAL (WWW.GETNEWLOOK.COM) OR APPROVED EQUAL.

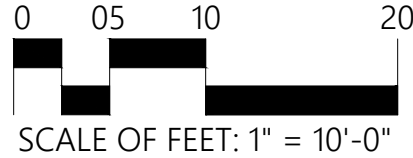
- NEWLOOK INTERNATIONAL ENDURA FAUX FUSION STAIN #1: 100% #429 MAHALO TEAL
- NEWLOOK INTERNATIONAL ENDURA FAUX FUSION STAIN #2: 100% #439 POSIEDON BLUE
- NEWLOOK INTERNATIONAL ENDURA FAUX FUSION STAIN #3: TWO(2) COATS - 100% #429 MAHALO TEAL
- NEWLOOK INTERNATIONAL ENDURA FAUX FUSION STAIN #4: TWO(2) COATS - 100% #439 POSIEDON BLUE

INSTALLATION AND FINISH NOTES:

- PROVIDE COMPLETE PROTECTION WITH CONSTRUCTION FENCING SURROUNDING ALL NEW CONCRETE TO PROHIBIT USE THROUGHOUT DURATION OF CURING AND SEALER DRYING.
- CONCRETE TO BE INSTALLED WITH #4 REBAR O.C., E.W. @ 12" SPACING PER DETAIL #7/SHEET L1.8
- CUT EVERY OTHER LONGITUDINAL REBAR AT SAW CUT JOINT LOCATIONS.
- PROVIDE AND INSTALL 15 MIL. WRAP VAPOR BARRIER AS PROVIDED BY STEGO INDUSTRIES OR APPROVED EQUAL BELOW ALL CONCRETE PER DETAIL #7/SHEET L1.8
- SAW CUT ALL CONTROL JOINTS PER PLAN AND DETAILS.
- INSTALL DECORATIVE CURVE SAW CUTS PER PLAN (1/4" DEPTH). MARK CUTS WITH SOLUBLE MARKING MATERIAL. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CUTTING.
- ALL SAW CUTS TO BE COMPLETED PRIOR TO STAINING OR SEALING CONCRETE.
- ALL CONCRETE TO CURE A MINIMUM OF 30 DAYS PRIOR TO STAINING PROCESS.
- ALL CONCRETE TO BE STAMPED WITH 'OLD GRANITE CLEFT STONE' STAMP AS PROVIDED BY 'PROLINE CONCRETE TOOLS', OR APPROVED EQUAL PRIOR TO STAINING PROCESS.
- STAIN TO BE APPLIED ONLY ON DRY CONCRETE. DO NOT APPLY STAIN WITHIN 48 HOURS PRIOR TO A RAIN EVENT OR 48 HOURS AFTER A RAIN EVENT.
- APPLY STAIN USING PUMP OR AIRLESS SPRAYER ONLY, AND WITHIN TEMPERATURE RANGE OF 50-90 DEGREES FAHRENHEIT.
- CONSULT WITH STAIN MANUFACTURER PRIOR TO EACH STEP OF THE COLORING PROCESS.
- CLEAN ALL CONCRETE WITH 'NEWLOOK 3-IN-1 PREP' OR APPROVED EQUAL PRIOR TO STAIN. FOLLOW MANUFACTURERS REQUIREMENTS FOR CLEANING AND STAIN PREPARATION.
- APPLY 'NEWLOOK ENDURA STAIN' SOLID WHITE BASE COAT TO ALL SURFACES PRIOR TO THE STAINING PROCESS. FOLLOW MANUFACTURERS RECOMMENDATION WHEN BLENDING/MIXING STAIN.
- APPLY 'NEWLOOK FAUX FUSION' USING 'NEWLOOK' APPLICATION BRUSH OR APPROVED EQUAL.
- APPLICATION METHOD FOR HIGHLIGHT COLOR TO BE APPROVED BY LANDSCAPE ARCHITECT.
- PROVIDE SIX (6) ADJACENT, 2'X2' MOCK UP PANELS ON-SITE OF FINISH AND PATTERN FOR REFLECTING BANDS OF COLOR(S) AND BLENDED TRANSITIONS OF COLORS. CONSULT WITH OWNER/ARTIST DURING MOCK UP. MOCK UP SHALL BE APPROVED BY OWNER/ARTIST PRIOR TO WORK BEGINNING AND SHALL BE AT NO COST TO THE OWNER.
- SEAL ALL NEW, STAINED CONCRETE WITH 'NEWLOOK SHARK SEAL' ENHANCED SATIN, PENETRATING SEAL OR APPROVED EQUAL. INSTALL PER MANUFACTURERS RECOMMENDATIONS. COVERAGE: APPLY HEAVY TO THE POINT OF REJECTION WITH TWO (2) WET-ON-WET COATS ACHIEVING APPROX. 200-300 SQ. FT. USING A PUMP OR AIRLESS SPRAYER OR WITH A BRUSH, LOW-NAP ROLLER OR MICROFIBER PAD ON TIGHTER SURFACES.

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DIGITALLY SIGNED:

TP	REVISIONS	DATE
2	VARIOUS PLAN CHANGES	12.18.18

LOCATION BRASS CAP IN WALL SW CORNER OF NORTH RIVER DRIVE & DIVISION	
ELEVATION 1886.71	HORIZONTAL
CBM NO. # Old City #173	VERTICAL
NAVD88 DATUM	SCALE

CURRENT DESIGN STANDARDS CCS - ADOPTED 2/95	
TAP	DRAWN
TAP	DESIGNED
KS	CHECKED
	APPROVED

CITY OF SPOKANE, WASHINGTON DEPARTMENT OF PARKS AND RECREATION	
808 WEST SPOKANE FALLS BLVD. SPOKANE, WASHINGTON 99201-3343 (509) 625-6200	

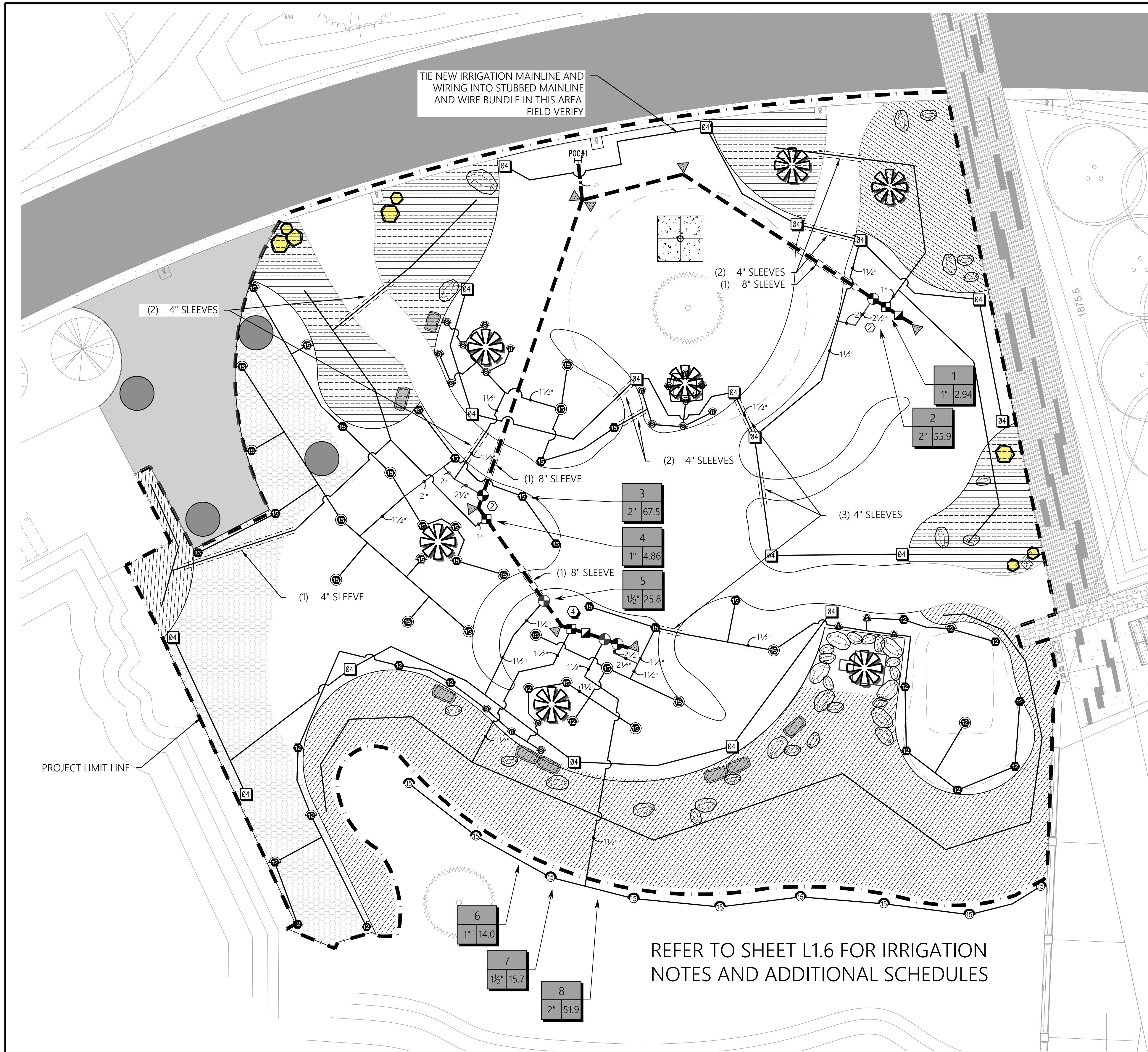
PROJECT TITLE: SISTER CITIES OF SPOKANE	
SHEET TITLE: MATERIALS PLAN - ALTERNATE #4	

CITY PURCHASING NUMBER	DRAWING NUMBER
	L1.3.1

TYPE OF IMPROVEMENT: PARK	REVISION NO.
	2

DATE: JULY 16, 2018

FILE NAME:



TIE NEW IRRIGATION MAINLINE AND WIRING INTO STUBBED MAINLINE AND WIRE BUNDLE IN THIS AREA. FIELD VERIFY

REFER TO SHEET L1.6 FOR IRRIGATION NOTES AND ADDITIONAL SCHEDULES

IRRIGATION SCHEDULE

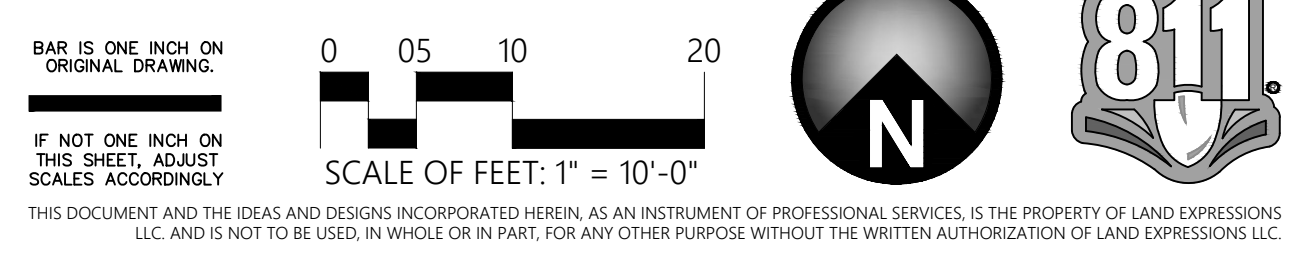
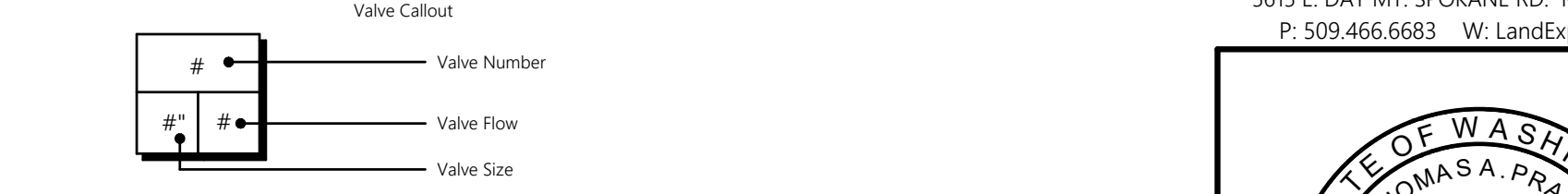
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD 1806-SAM-PRS 15 STRIP SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	3	30
	RAIN BIRD 1806-SAM-PRS 8 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	19	30
	RAIN BIRD 1806-SAM-PRS 12 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	7	30
	RAIN BIRD 1806-SAM-PRS 15 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	22	30
	RAIN BIRD 1806-SAM-PRS ADJ TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	23	30
	RAIN BIRD 1806-SAM-PRS 15 SERIES MPR SHRUB SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	9	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
	HUNTER I-25-06-SS TURF ROTOR, 6.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	19	50	4.30	41'

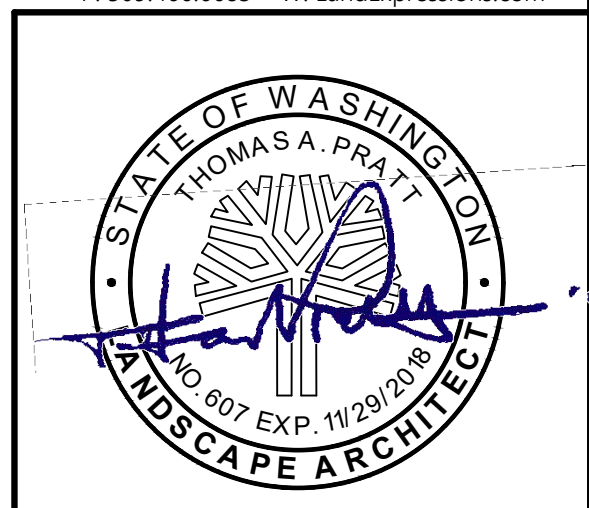
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XCZ-100-PRB-LC WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1" PEB VALVE, WITH 1" PRESSURE REGULATING 40PSI BASKET FILTER. 0.3GPM TO 20GPM.	3
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-06-18(1B) TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.6GPH EMITTERS AT 18.0" O.C. DRIPLINE LATERALS SPACED AT 18.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.	5,267 S.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PGA-PRS-D ANGLE 1", 1-1/2", 2" ELECTRIC REMOTE CONTROL VALVE, ANGLE. WITH PRESSURE REGULATOR MODULE.	5
	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	2
	BASELINE BL-5202 TWO STATION DIRECT BURIAL BICO DER	2
	BASELINE BL-5402 DIRECT BURIAL EVENT BICO DER. INTERFACES WITH ANY STANDARD NORMALLY OPEN OR NORMALLY CLOSED RAIN, FLOW, WIND OR PRESSURE SENSOR. INCLUDES EVENT BICO DER AND QUICK INSTALL GUIDE.	1
	MAINLINE THRUST BLOCK	7
	POINT OF CONNECTION 4" 4" STUB LOCATED ALONG SOUTH EDGE OF NORTHERN WALKWAY. CONNECT TO EXISTING GATE VALVE	1

	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	1,930 L.F.
	IRRIGATION MAINLINE: PVC C900 DR 18 CLASS 235	168.3 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40	112.0 L.F.



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TP	REVISIONS	DATE
2	VARIOUS PLAN CHANGES	12.18.18

ELEVATION	HORIZONTAL
1886.71	0

LOCATION	SCALE
BRASS CAP IN WALL SW CORNER OF NORTH RIVER DRIVE & DIVISION	NAVD88 DATUM

CURRENT DESIGN STANDARDS	DESIGNER
CCS - ADOPTED 2/95	SPokane

CITY OF SPOKANE, WASHINGTON
 DEPARTMENT OF PARKS AND RECREATION
 808 WEST SPOKANE FALLS BLVD.
 SPOKANE, WASHINGTON 99201-3343
 (509) 625-6200

PROJECT TITLE:	TYPE OF IMPROVEMENT:
SISTER CITIES OF SPOKANE	PARK
SHEET TITLE:	DRAWING NUMBER
LANDSCAPE IRRIGATION PLAN	L1.4

DATE: JULY 16, 2018

FILE NAME:



REFER TO SHEET L1.6
FOR LANDSCAPE
PLANTING NOTES AND
PLANTING SCHEDULE

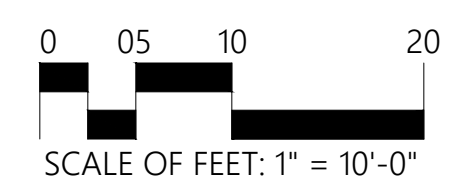
CONCEPT GRAPHICS SCHEDULE



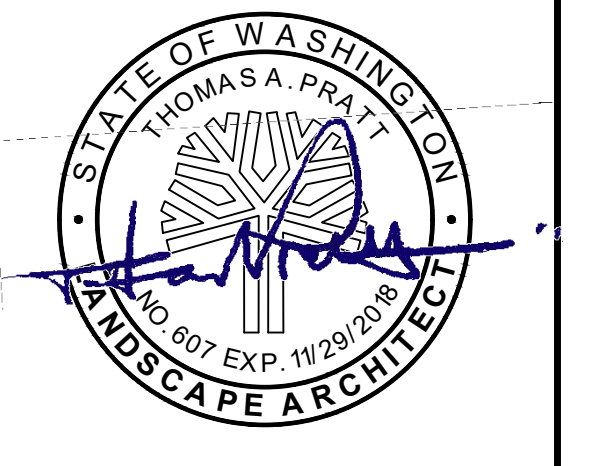
FUTURE ASPHALT DRIVE - N.I.C.
FUTURE CONCRETE PAD - TYPICAL OF 4 - N.I.C.

PROJECT LIMIT LINE 'GRASSPAVE2' - ALTERNATE #3

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TP	2	VARIOUS PLAN CHANGES	12.18.18
BY		REVISIONS	DATE

ELEVATION	1886.71	HORIZONTAL	1" = 10'-0"
CBM NO.	# Old City #173	VERTICAL	1" = 10'-0"
NAVD88 DATUM		SCALE	

LOCATION	BRASS CAP IN WALL SW CORNER OF NORTH RIVER DRIVE & DIVISION
CURRENT DESIGN STANDARDS	CCS - ADOPTED 2/95

TAP	DRAWN
TAP	DESIGNED
KS	CHECKED
KS	APPROVED

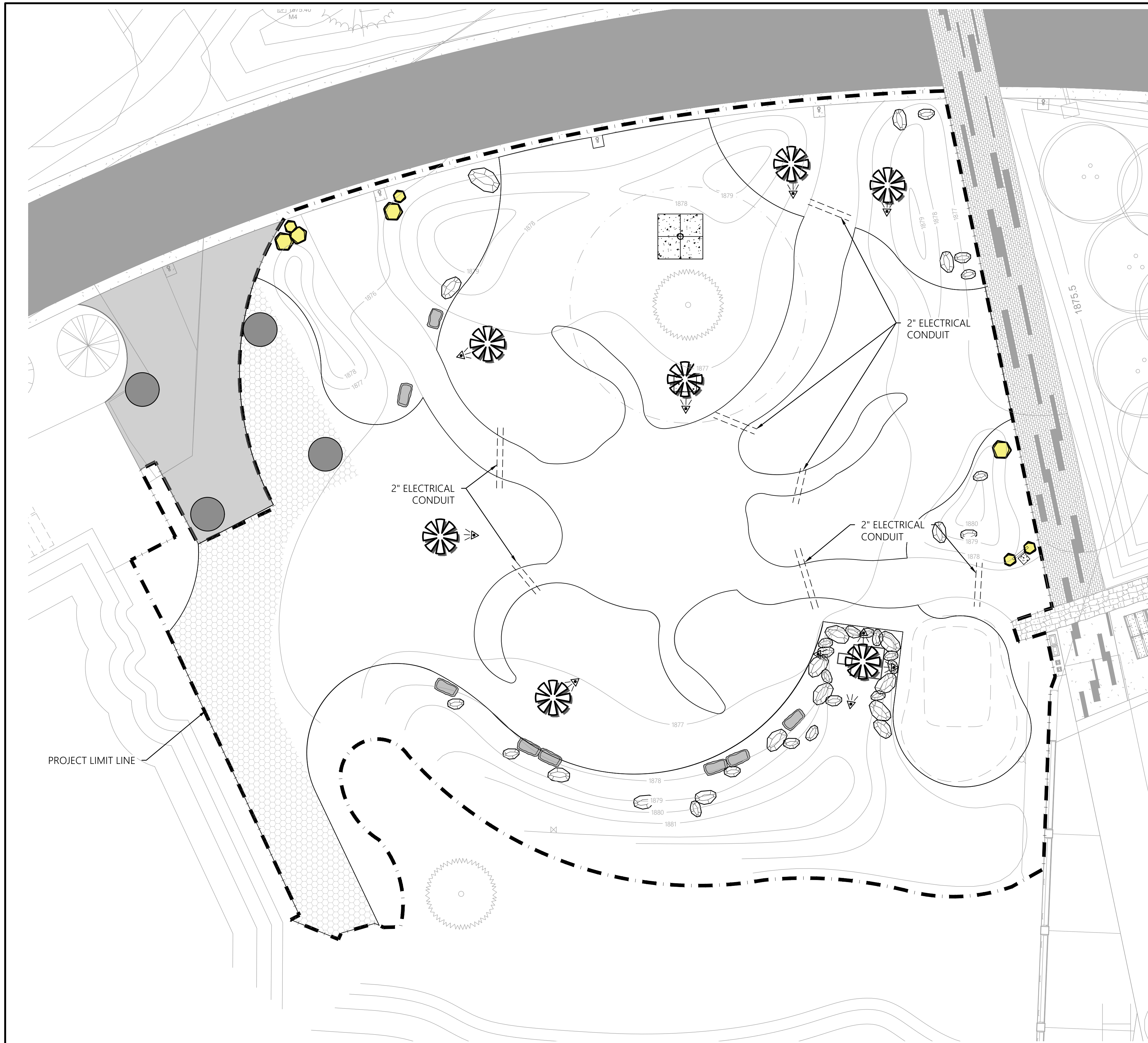


CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE:	SISTER CITIES OF SPOKANE
SHEET TITLE:	LANDSCAPE PLANTING PLAN
TYPE OF IMPROVEMENT:	PARK
CITY PURCHASING NUMBER	DRAWING NUMBER
	L1.5
DATE:	JULY 16, 2018
FILE NAME:	

DIGITALLY SIGNED:

REVISION NO. 2



LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	LIGHTING FIXTURE LOCATION - FIXTURE N.I.C.	10	

CONCEPT GRAPHICS SCHEDULE

	ARTWORK LOCATION
--	------------------

LIGHTING NOTES:

1. CONTRACTOR TO INSTALL 2" ELECTRICAL CONDUIT AS INDICATED.
2. FUTURE POWER TO COME FROM UTILITY UNITS INSTALLED UNDER SEPARATE CONTRACT. COORDINATE WITH THE CITY OF SPOKANE PROJECT MANAGER FOR CONNECTION.
3. ALL LIGHT FIXTURES SHALL BE LOW VOLTAGE, LED WITH NO MORE THAN A 3500K VALUE.
4. CONDUIT TO BE PLACED A MINIMUM OF 18" BELOW FINISHED GRADE.

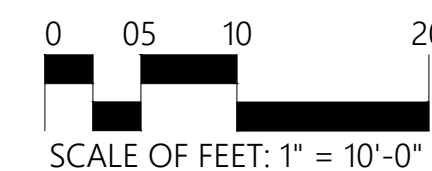
PROJECT LIMIT LINE

2" ELECTRICAL CONDUIT

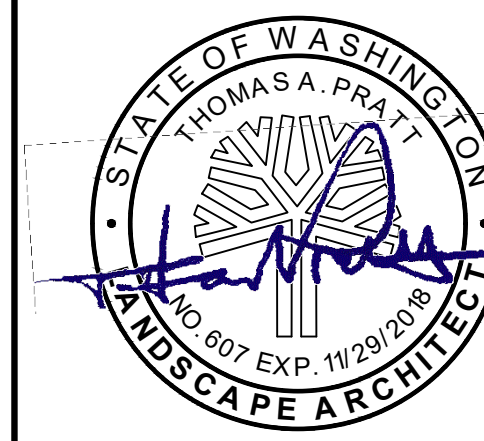
2" ELECTRICAL CONDUIT

2" ELECTRICAL CONDUIT

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DIGITALLY SIGNED:

TP	REVISIONS	DATE
2	VARIOUS PLAN CHANGES	12.18.18

LOCATION	HORIZONTAL SCALE	VERTICAL SCALE
BRASS CAP IN WALL SW CORNER OF NORTH RIVER DRIVE & DIVISION	1" = 10'-0"	1" = 10'-0"

ELEVATION	CBM NO.	NAVD88 DATUM
1886.71	# Old City #173	

BAR IS ONE INCH ON ORIGINAL DRAWING.
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TAP	DESIGNED	DRAWN
KS		
KS		
KS		

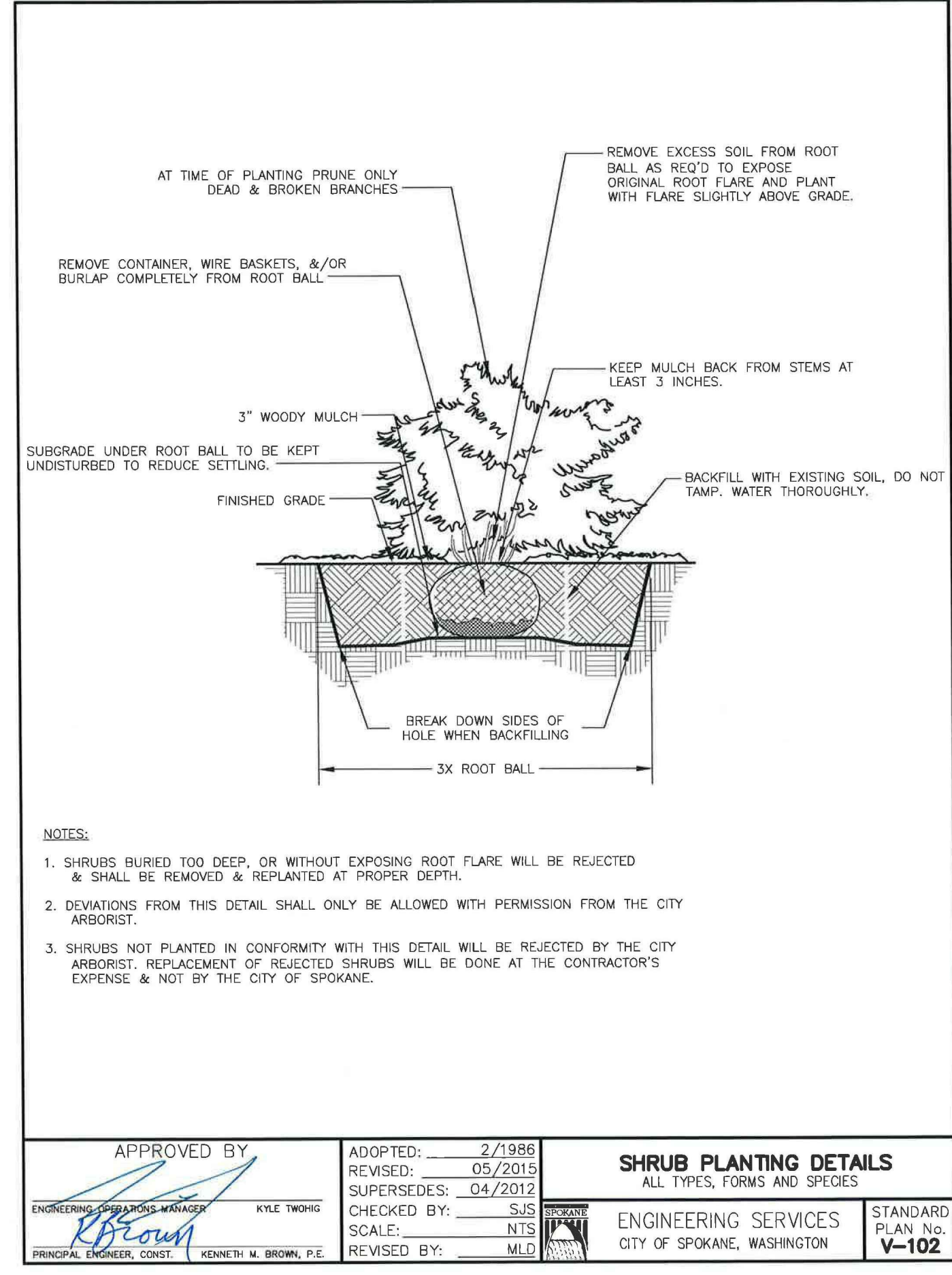
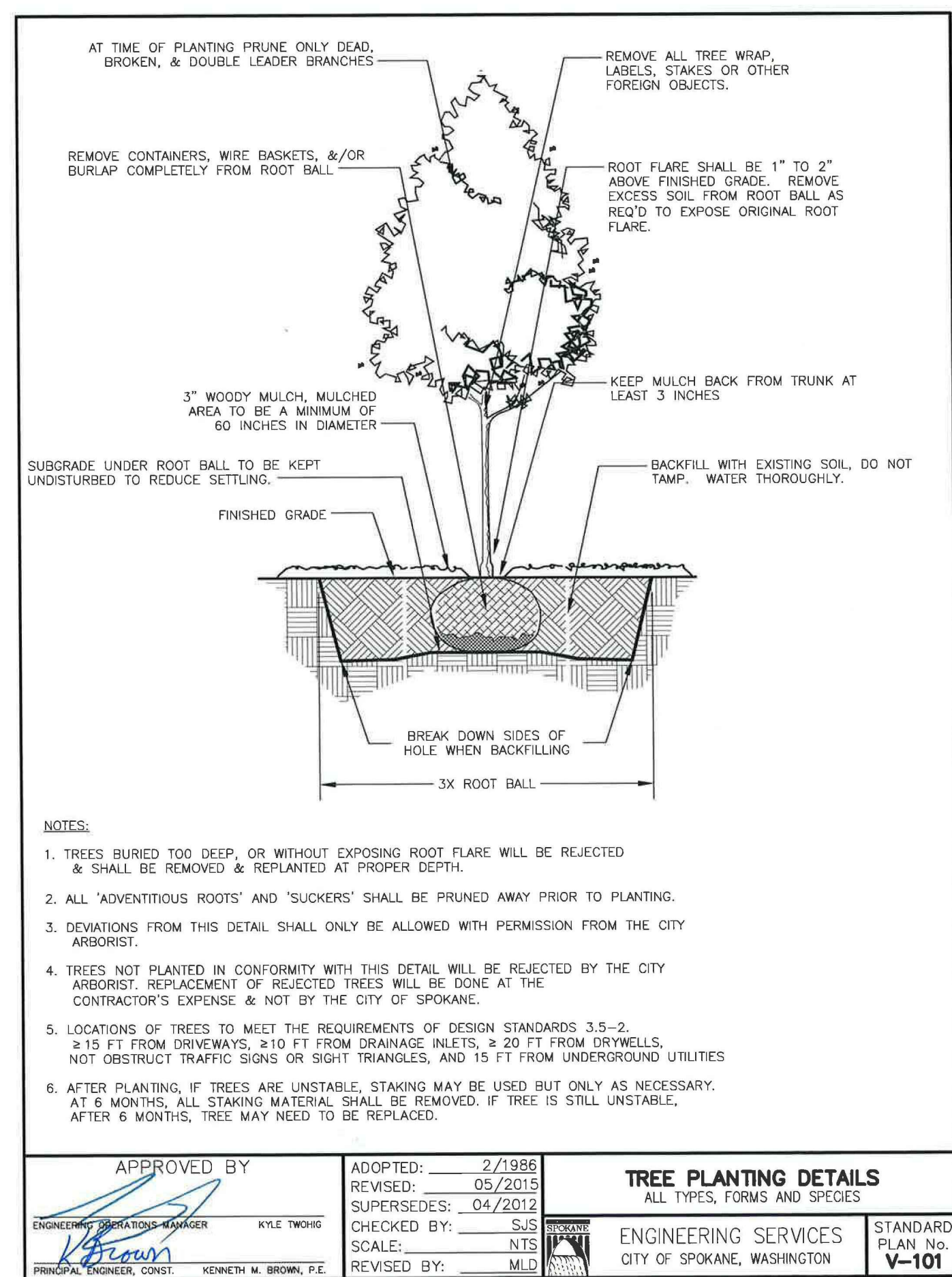


CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

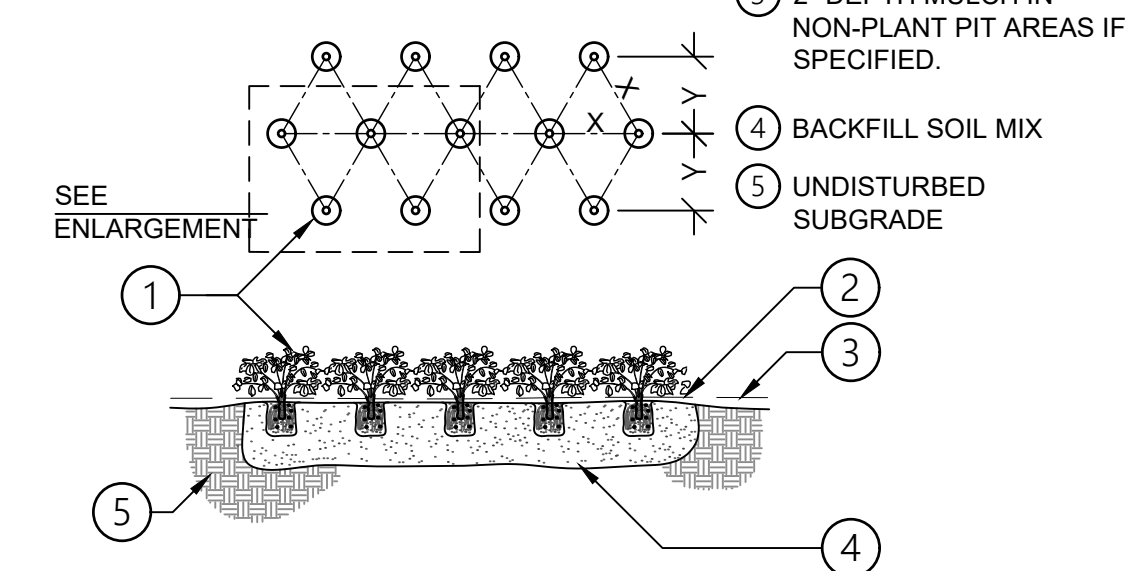
PROJECT TITLE:	CITY PURCHASING NUMBER	DRAWING NUMBER
SISTER CITIES OF SPOKANE		L1.7
SHEET TITLE:		2
LIGHTING CONDUIT PLAN		

DATE: JULY 16, 2018

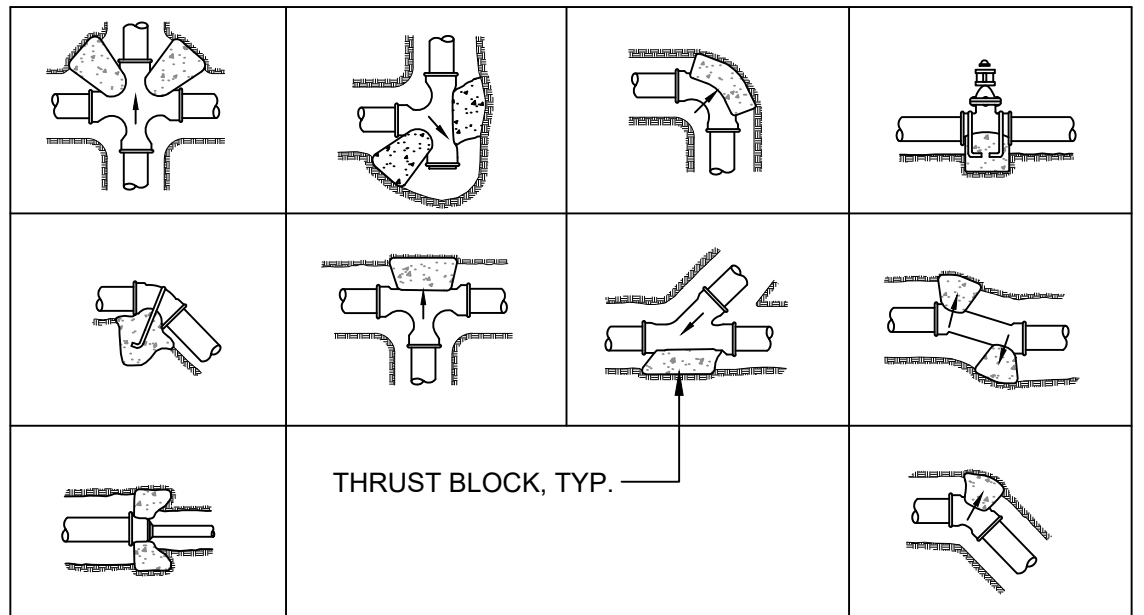
FILE NAME:



- NOTE:**
- DIMENSION "X" IS NOTED ON THE PLANS. DIMENSION "Y" EQUALS 86% OF DIMENSION "X". TILL SOIL TO A DEPTH OF 6". APPLY DACTHOL OR SURFLAN TO ALL GROUNDCOVER BEDS AT THE MANUFACTURER'S RECOMMENDED RATE.
 - ALL GROUNDCOVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN.
 - 1" DEPTH MULCH OVER PLANT BEDS/PITS IF SPECIFIED.
 - 2" DEPTH MULCH IN NON-PLANT PIT AREAS IF SPECIFIED.
 - BACKFILL SOIL MIX
 - UNDISTURBED SUBGRADE

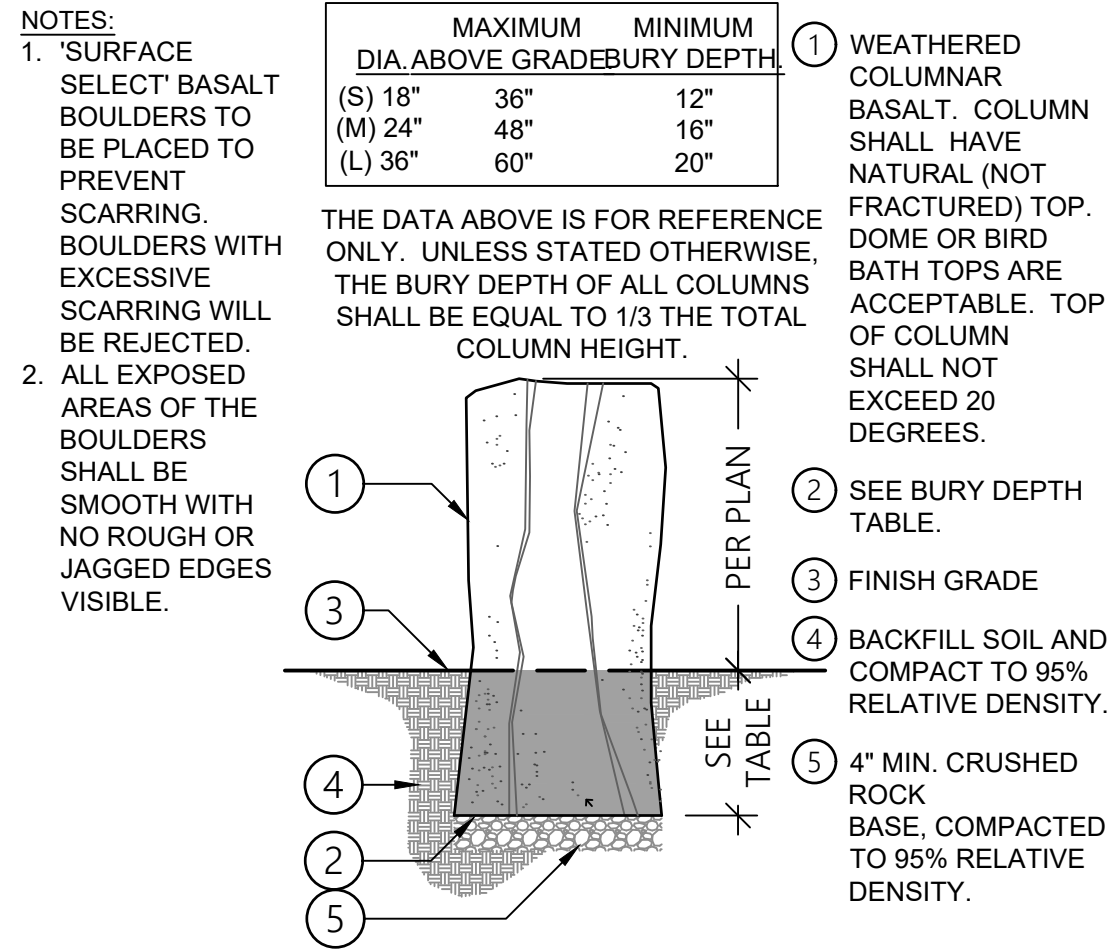
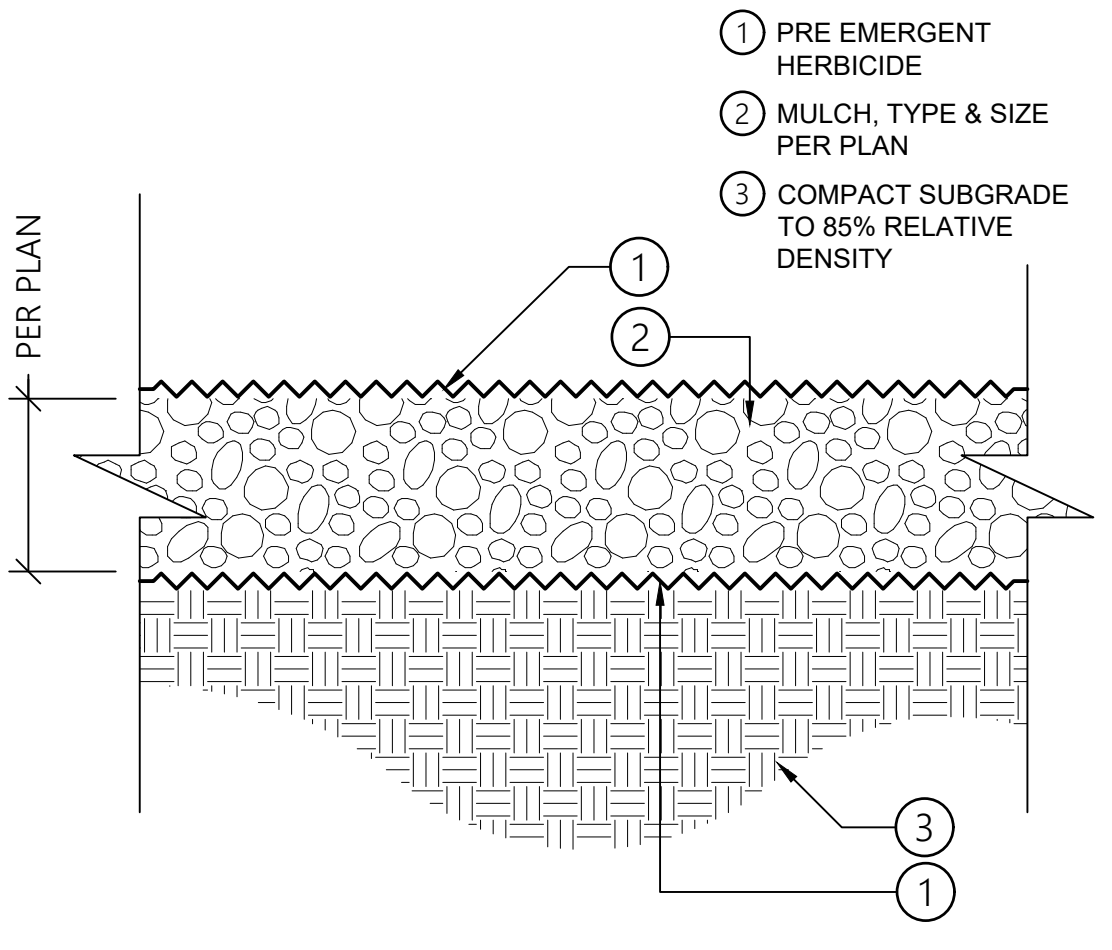


3 GROUNDCOVER PLANTING DETAIL
 NTS L-SI-EDG-29



- INSTALLATION NOTES**
- ALL MAIN LINE TO BE INSTALLED AND TESTED ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS WHICH SHALL BE A PART OF THE INSTALLATION SPECIFICATIONS.
 - ALL TRENCH DEPTH AND WIDTH SHALL BE AS SHOWN ON THE IRRIGATION PLANS.
 - ALL THRUST BLOCKS SHALL BE CONCRETE AS SHOWN.
 - WRAP ALL PIPE WITH 10 MIL PLASTIC PRIOR TO POURING CONCRETE.
 - THRUST BLOCKS REQUIRED ONLY ON MAINLINE 2-1/2" & LARGER.

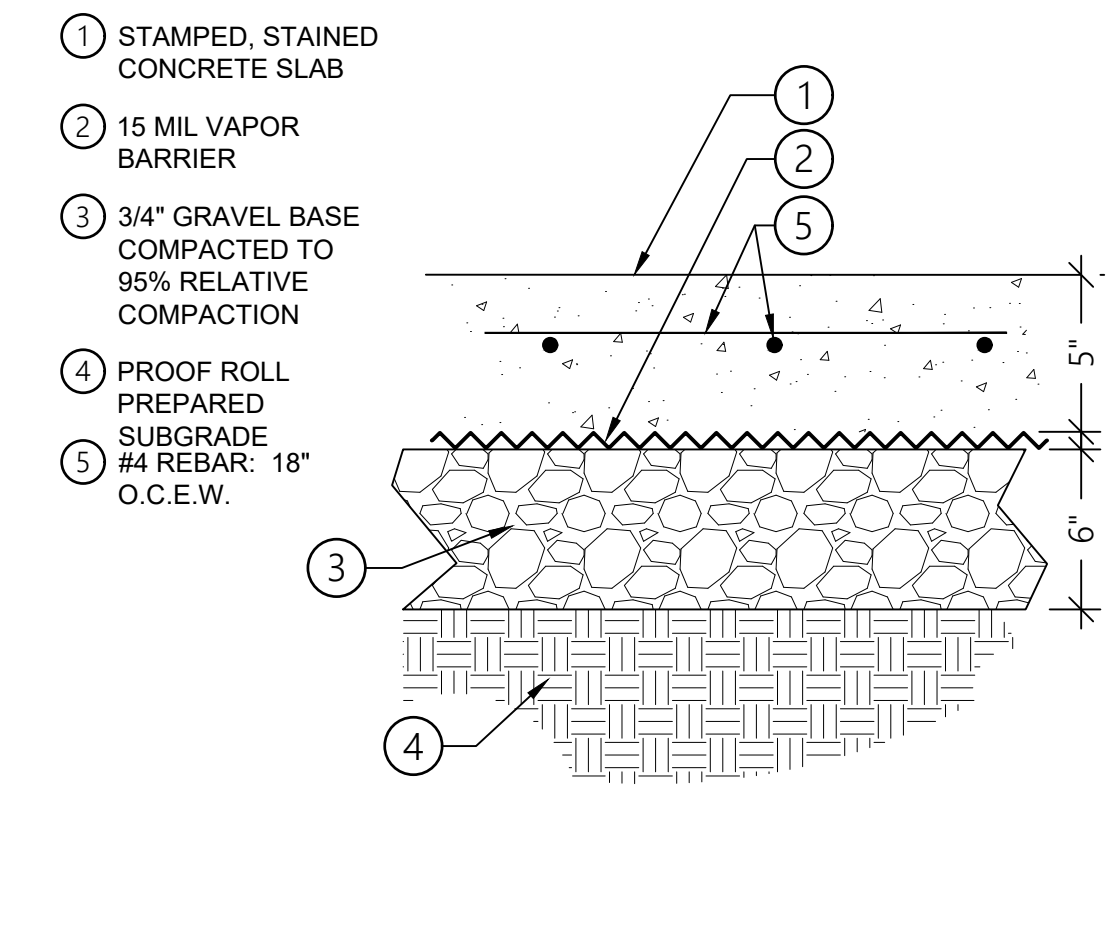
1 SMC - TREE PLANTING DETAIL
 NTS L-SI-EDG-16



5 TYPICAL MULCH DETAIL
 6" = 1'-0" L-SI-EDG-19

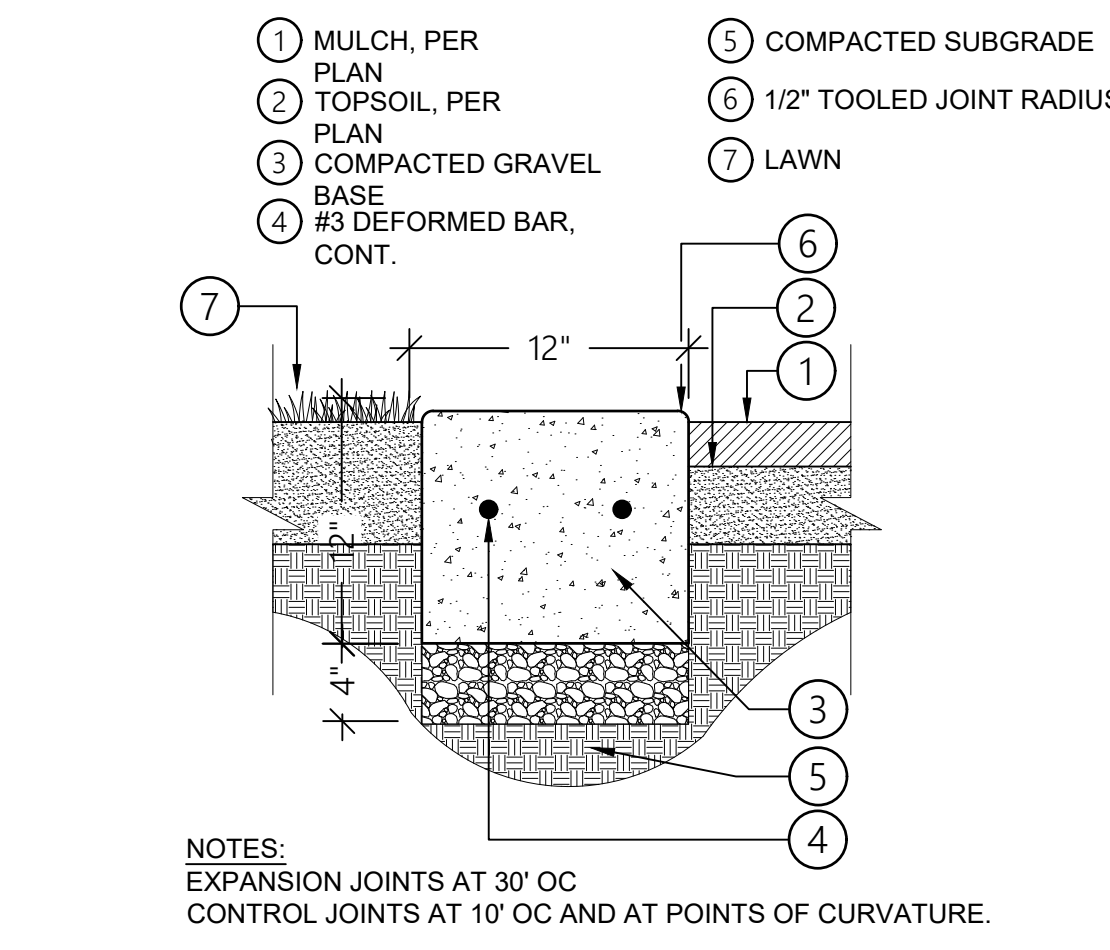
6 COLUMNAR BASALT INSTALLATION
 NTS L-SI-EDG-10

2 SMC - SHRUB PLANTING DETAIL
 NTS L-SI-EDG-17



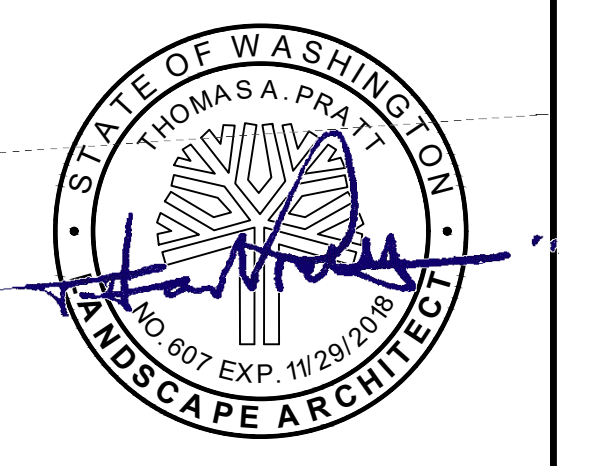
7 CONCRETE SLAB
 6" = 1'-0" L-SI-EDG-18

4 MAINLINE THRUST BLOCKS
 NTS L-SI-EDG-28



8 CONCRETE MOWSTRIP
 NTS L-SI-EDG-55

LAND EXPRESSIONS
 5615 E. DAY MT. SPOKANE RD. MEAD, WA 99021
 P. 509.466.6683 W. LandExpressions.com



BY	REVISIONS	DATE

LOCATION	ELEVATION	CBSM NO.	NAV88 DATUM
BRASS CAP IN WALL SW CORNER OF NORTH RIVER DRIVE & DIVISION	1886.71	# Old City #173	

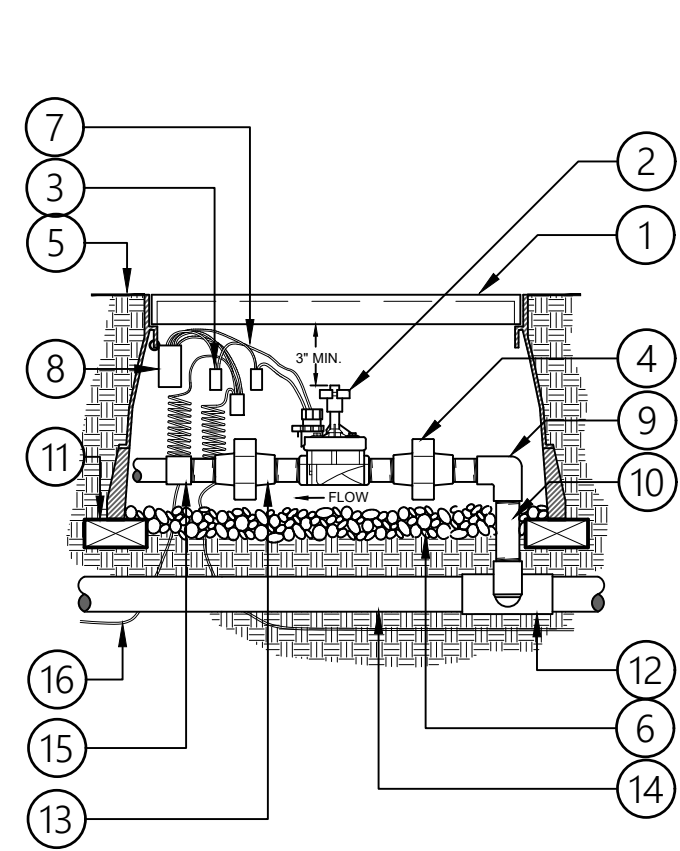
CURRENT DESIGN STANDARDS	BAR IS ONE INCH ON ORIGINAL DRAWING.	IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY
CCS - ADOPTED 2/95	0" = 1"	

TAP	DRAWN	DESIGNED	CHECKED	APPROVED

CITY OF SPOKANE, WASHINGTON
 DEPARTMENT OF PARKS AND RECREATION
 808 WEST SPOKANE FALLS BLVD.
 SPOKANE, WASHINGTON 99201-3343
 (509) 625-6200

PROJECT TITLE:
SISTER CITIES OF SPOKANE
 SHEET TITLE:
SITE & LANDSCAPE DETAILS

DIGITALLY SIGNED:	TYPE OF IMPROVEMENT:	CITY PURCHASING NUMBER	DRAWING NUMBER
	PARK		L1.8



- 1 STANDARD RECTANGULAR VALVE BOX WITH OVERLAPPING LID AND LOCKING BOLT. SET TOP OF BOX 1/2" ABOVE GRADE IN TURF, 1 1/2" ABOVE GRADE IN MULCH AREAS.
- 2 REMOTE CONTROL VALVE PER PLAN.
- 3 SNAP TITE WIRE CONNECTORS OR EQUAL AND EXPANSION COILS. 10 WRAPS AROUND 1/2" PIPE.
- 4 PVC UNION, VALVE SIZE. DOWNSTREAM.
- 5 FINISHED GRADE
- 6 PEA GRAVEL. 4" TO 6" IN DEPTH.
- 7 ELECTRIC CONTROL WIRES (FROM DECODER TO VALVE)
- 8 VALVE DECODER. ZIP TIE TO INSIDE OF VALVE BOX FROM LOCKING HOLE.
- 9 SCH. 80 PVC EL (FIPTXFIPT)
- 10 SCH. 80 PVC NIPPLE (LENGTH AS REQ'D)
- 11 BRICK (1 OF 4)
- 12 SCH. 80 TEE OR EL
- 13 PVC UNION, VALVE SIZE. DOWNSTREAM.
- 14 MAINLINE
- 15 ADAPT TO LATERAL
- 16 TWO-WIRE COMMUNICATION CABLE

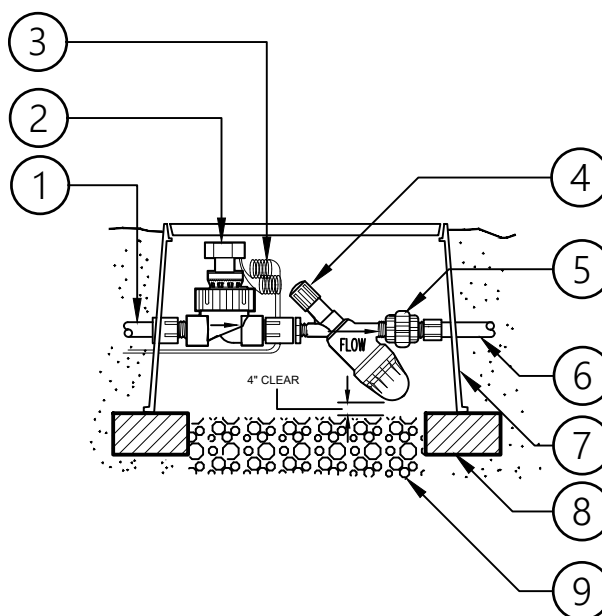
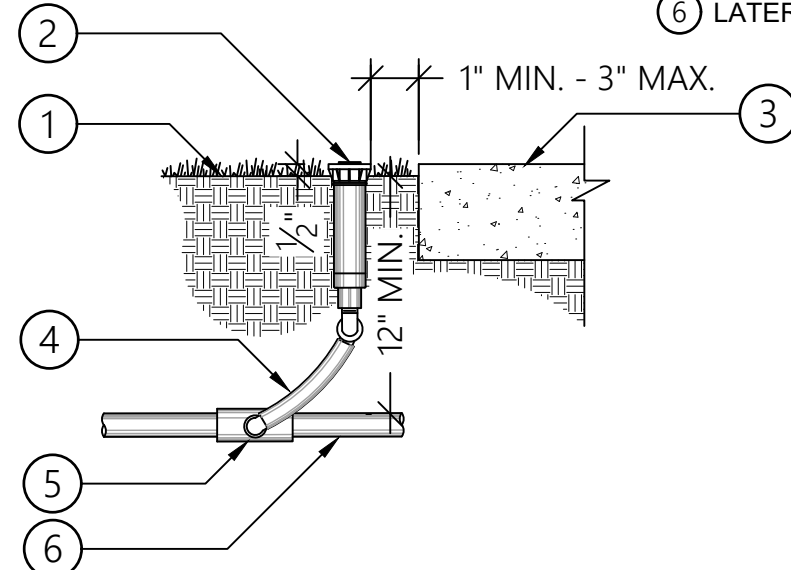
1 ELECTRIC CONTROL VALVE & 2 WIRE DECODER
NTS

L-IR-VAL-09

- 1 FINISH GRADE
- 2 SPRINKLER HEAD, PER PLAN
- 3 SIDEWALKS, CURBS, ETC., TYPICAL
- 4 SWING PIPE RISER. LENGTH AS REQ'D
- 5 PVC SCH 80
- 6 LATERAL PER PLAN

NOTE:
FOR TWO-WIRE SYSTEMS: CONTRACTOR TO CONNECT VALVE DECODER TO TWO-WIRE PATH AND VALVE SOLENOID PER MANUFACTURERS WRITTEN INSTRUCTION.

- 1 PVC MAINLINE
- 2 REMOTE CONTROL VALVE
- 3 30' LINEAL LENGTH OF WIRE (COILED)
- 4 DISK FILTER (PER PLAN)
- 5 1" SCH 80 UNION
- 6 PVC OR PE LATERAL
- 7 12"x18" VALVE BOX
- 8 BRICK (TYP OF 4)
- 9 3/4" GRAVEL SUMP (1 CY)



5 POP-UP SPRAY OR ROTOR W/ SWING PIPE
1 1/2" = 1'-0"

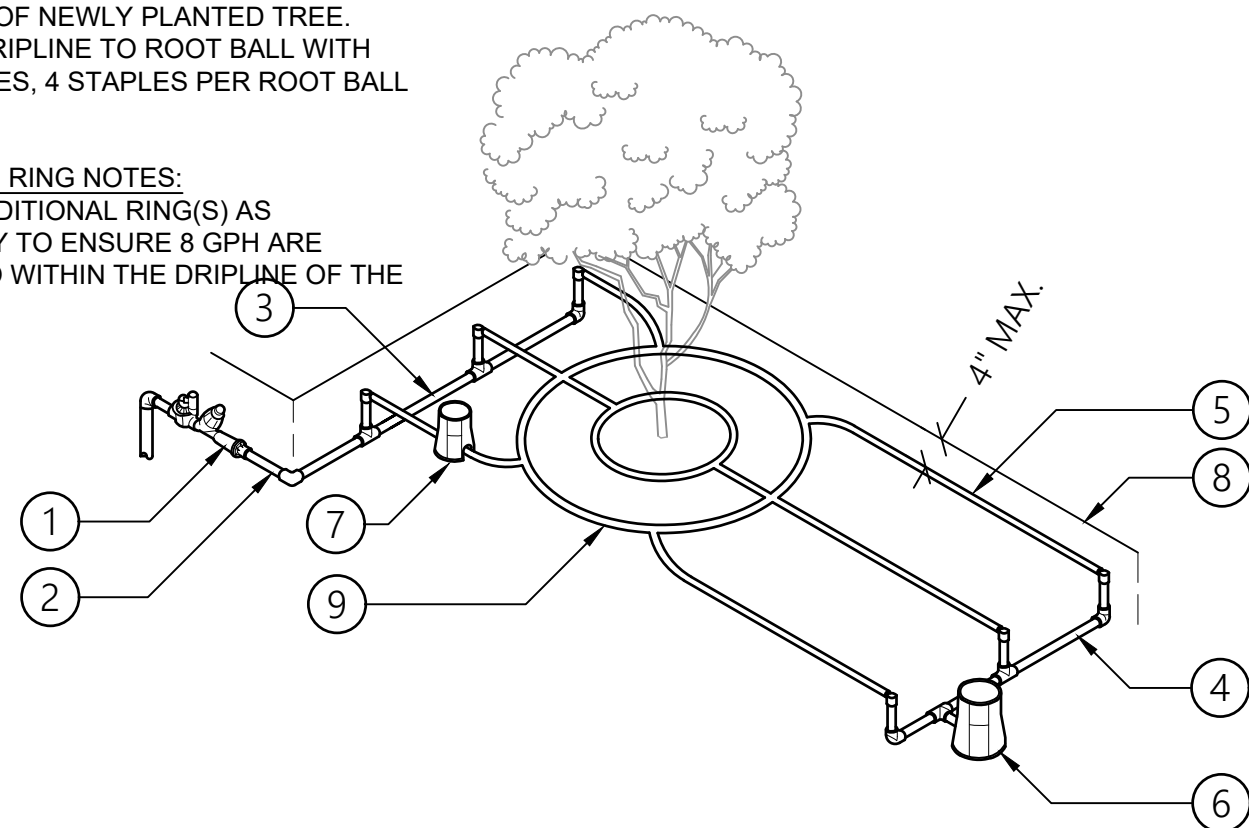
L-IR-SPR-01

6 DRIP VALVE ASSEMBLY
3" = 1'-0"

L-SI-EDG-26

- INNER RING NOTES:**
- ENSURE INNERMOST TREE RING IS SMALLER IN DIAMETER THAN THE ROOTBALL OF NEWLY PLANTED TREE.
 - ANCHOR DRIPLINE TO ROOT BALL WITH SOD STAPLES, 4 STAPLES PER ROOT BALL (MIN).

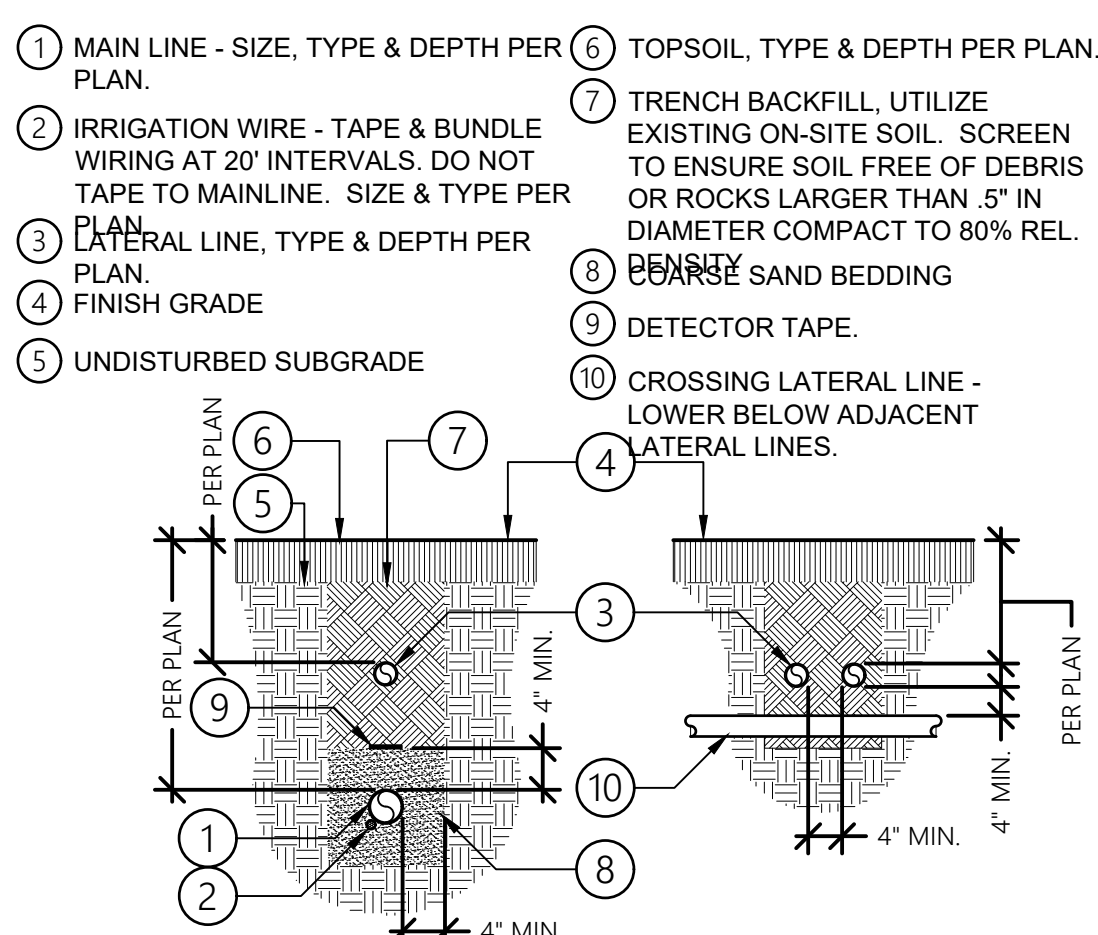
- SUPPLEMENTAL RING NOTES:**
- SUPPLY ADDITIONAL RING(S) AS NECESSARY TO ENSURE 8 GPH ARE APPLIED TO WITHIN THE DRIPLINE OF THE TREE.



- 1 WATER SUPPLY: REMOTE CONTROL VALVE, FILTER, AND PRESSURE REGULATOR.
- 2 LATERAL: SIZE AS REQ'D FOR TOTAL ZONE FLOW.
- 3 SUPPLY HEADER: RIGID PVC. SIZE FOR TOTAL ZONE FLOW.
- 4 EXHAUST HEADER: RIGID PVC. PLACE AT EACH END OF THE ZONE.
- 5 INLINE DRIP TUBING: PER PLAN & SPEC.
- 6 FLUSH VALVE ASSEMBLY: PLACE AT FARTHEST POINT FROM SUPPLY LATERAL.
- 7 AIR/VACUUM RELIEF VALVE: INSTALL AT HIGHEST POINT OF ZONE.
- 8 EDGE OF PLANTED AREA.
- 9 TREE RING: INTERRUPT REGULARLY SPACED LINES TO AVOID TREE ROOTBALL

9 DRIPLINE - TREE RING LAYOUT WITHIN BED
NTS

L-SI-EDG-24



2 IRRIGATION TRENCH DETAIL
NTS

L-IR-PIP-02

NOTES:

1. BOULDERS TO BE PLACED PER PLAN OR UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT.
2. PLACE BOULDERS USING STRAPS OR CABLES WITH CARPET TO PREVENT SCARRING. BOULDERS WITH EXCESSIVE SCARRING WILL BE REJECTED.
3. EXPOSED AREAS OF THE BOULDERS SHALL BE SMOOTH WITH NO ROUGH OR JAGGED EDGES VISIBLE.

*QTY.	DESC.	(B / W / H) APPX. SIZE	APPX. WEIGHT
30%	(S) SMALL	2'X2'X1.5'	0.5 TON
50%	(M) MEDIUM	3'X3'X2'	1.0 TO 1.5 TONS
20%	(L) LARGE	4'X4'X2.5'	+ 1.5 TONS
TBD	(OS) OVERSIZE	SEE PLAN	TBD

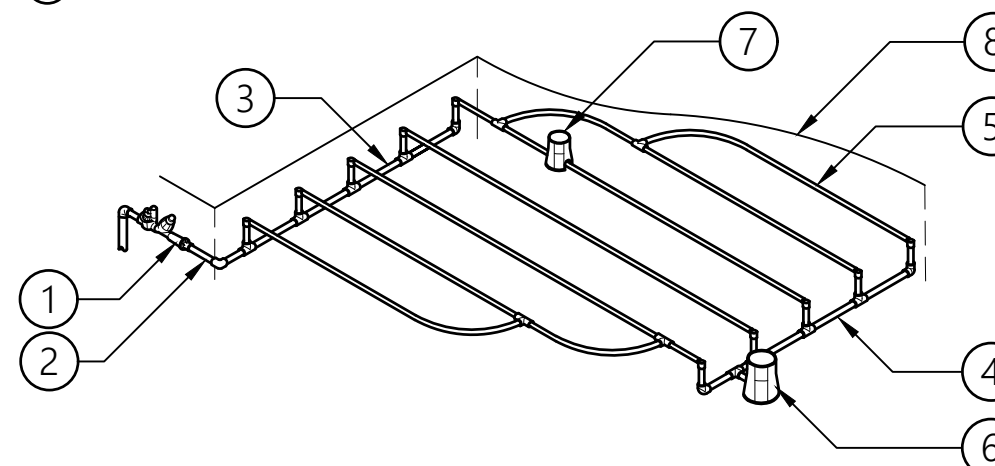
* IF ACTUAL PIECE COUNT IS NOT PROVIDED, USE THE MIX SHOWN

PROVIDE ROCK AS MARKED BELOW:

- "SURFACE SELECT" - BOULDERS HARVESTED FROM NATURALLY OCCURRING, ABOVE GROUND CONDITIONS. MOSS, LICHEN, AND WEATHERED CHARACTERISTICS SHALL BE SIGNIFICANTLY PRESENT ON NO LESS THAN 25% OF THE MATERIAL. QUARRIED, SHOT, STERILE, & SUBTERRANEAN ROCK ARE NOT ACCEPTABLE.
- "BLOCK/ANGULAR" - BOULDERS GENERALLY FOUND IN HIGHER ALTITUDE SLIDES OR ALPINE CONDITIONS. THIS ROCK IS GENERALLY RECTANGULAR AND CHUNKY. OBLONG OR ROUND MATERIAL IS NOT ACCEPTABLE.
- "FIELD STONE" - SEMI ROUND OR OBLONG STONE GENERALLY FOUND IN THE LOWER VALLEY AREAS. THIS STONE HAS MANY CHARACTERISTICS OF "SURFACE SELECT" MATERIAL.
- "RIVER STONE" - OBLONG OR ROUND, SMOOTH BOULDERS THAT ARE GENERALLY STERILE.
- "GRANITE BOULDER", GENERALLY QUARRIED.

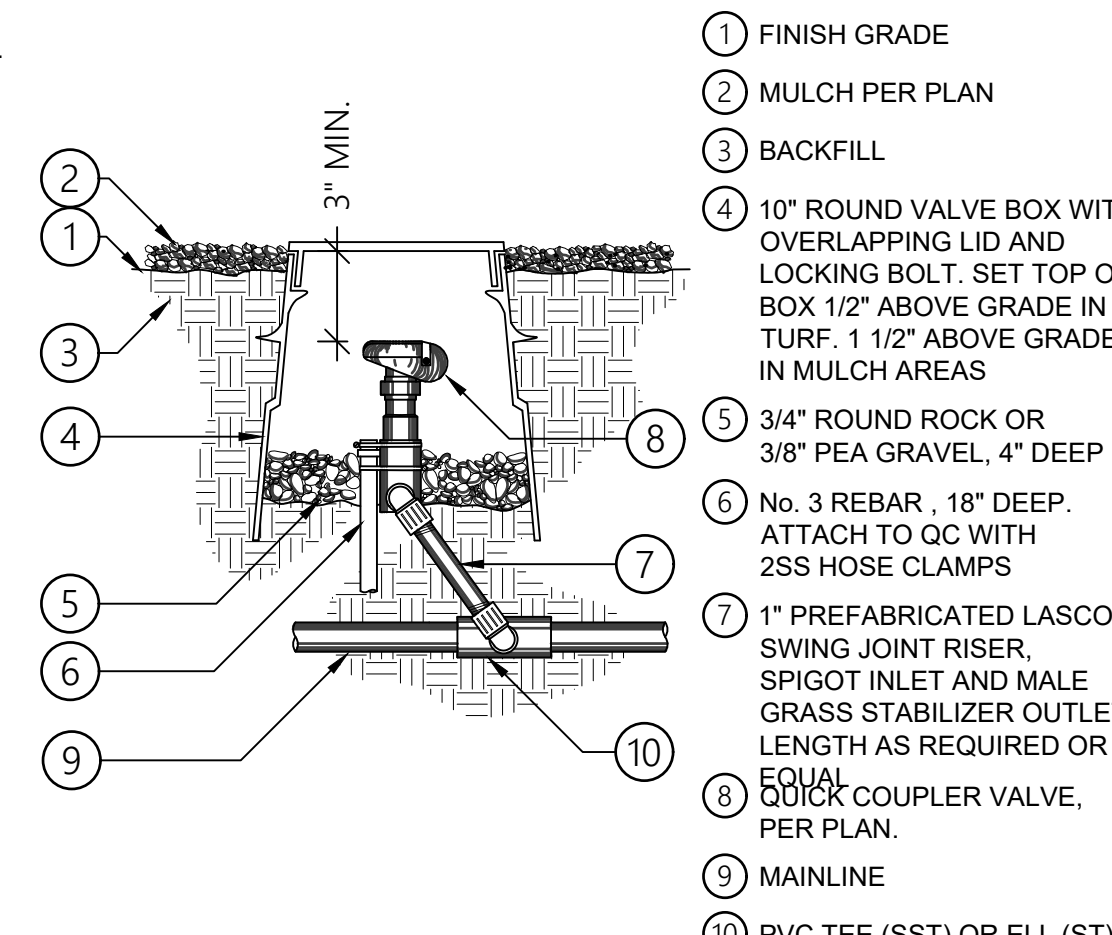
7 GRANITE LANDSCAPE BOULDER PLACEMENT
NTS

- 1 WATER SUPPLY: REMOTE CONTROL VALVE, FILTER, AND PRESSURE REGULATOR.
- 2 LATERAL: SIZE AS REQ'D FOR TOTAL ZONE FLOW.
- 3 SUPPLY HEADER: RIGID PVC. SIZE FOR TOTAL ZONE FLOW.
- 4 EXHAUST HEADER: RIGID PVC. PLACE AT EACH END OF THE ZONE.
- 5 INLINE DRIP TUBING: PER PLAN & SPEC.
- 6 FLUSH VALVE ASSEMBLY: PLACE AT FARTHEST POINT FROM SUPPLY LATERAL.
- 7 AIR/VACUUM RELIEF VALVE: INSTALL AT HIGHEST POINT OF ZONE.
- 8 EDGE OF PLANTED AREA.



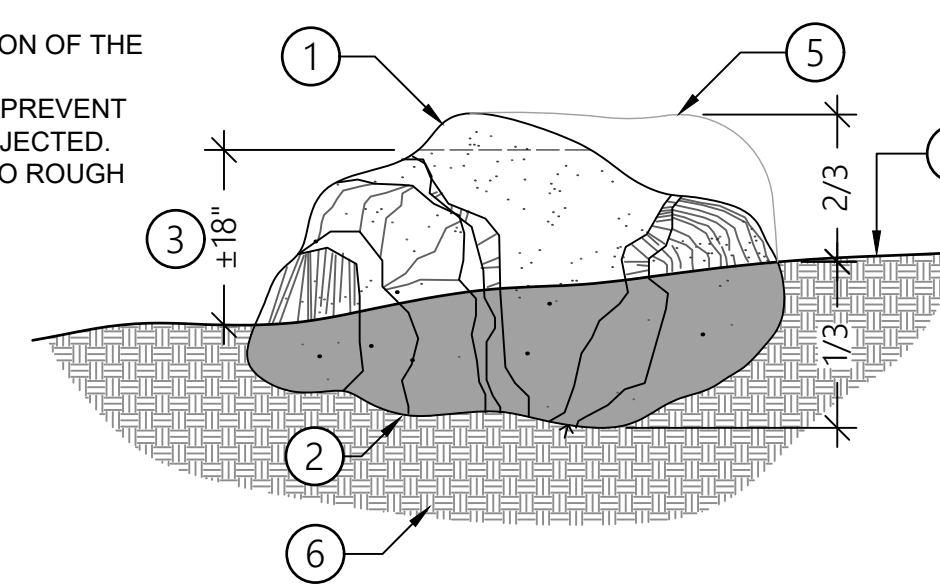
10 DRIPLINE - "EDGE CONDITIONS" LAYOUT
NTS

L-SI-EDG-25



3 QUICK COUPLER
NTS

L-IR-VAL-08



- 1 LANDSCAPE BOULDER. REFER TO LANDSCAPE PLAN FOR LOCATION. SEE CHART BELOW FOR APPROXIMATE SIZE & TYPE.
- 2 BURY 1/3 OF BOULDER AND BACKFILL TO PROVIDE NATURAL APPEARANCE.
- 3 "FLAT SURFACE" FOR BENCH TOP IF SPECIFIED.
- 4 FINISH GRADE
- 5 BOULDER, BEYOND
- 6 UNDISTURBED SOIL

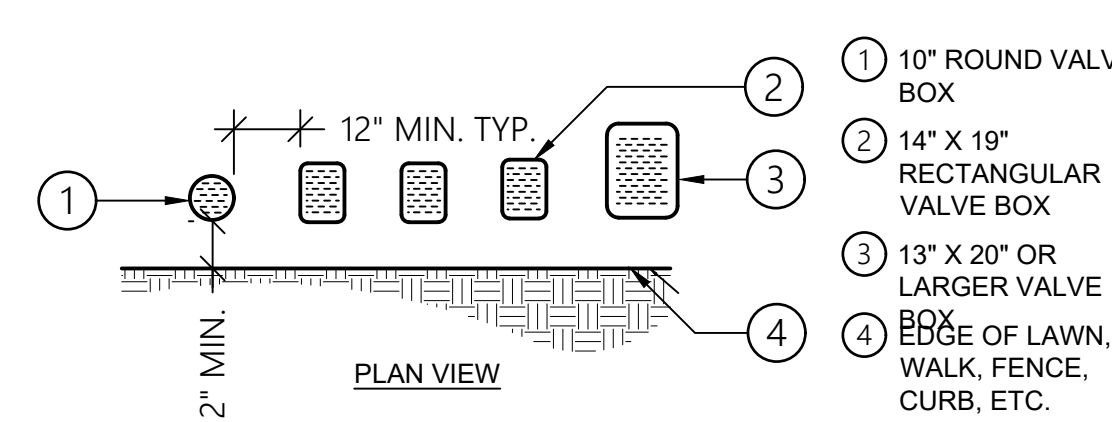
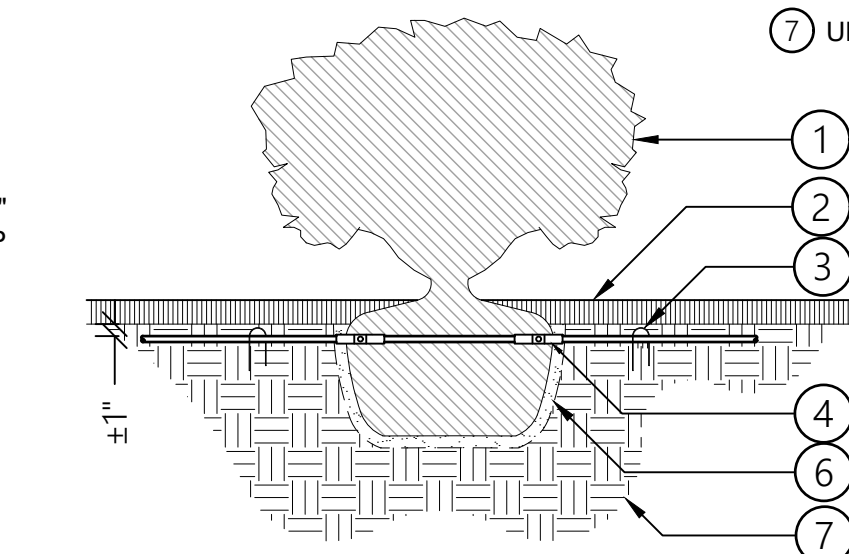
8 DRIPLINE TUBING
3/4" = 1'-0"

L-SI-EDG-23

NOTES:

1. STAKE TUBING AT 5'-0" O.C. & WITHIN 12" OF FITTINGS.
2. INSTALL FLUSH VALVES AT END OF DRIP TUBING.
3. THOROUGHLY FLUSH DRIP TUBING PRIOR TO FINAL CONNECTIONS.
4. TEST DRIP LINE FOR PROPER OPERATION PRIOR COVERING WITH MULCH.

- 1 PLANTING, PER PLAN
- 2 MULCH, PER PLAN
- 3 STAKES, TYP.
- 4 DRIP TUBING, PER PLAN
- 5 DRIP EMITTER
- 6 PLANTING PIT
- 7 UNDISTURBED EARTH



NOTES:

1. CENTER BOX OVER VALVE TO FACILITATE SERVICING VALVE.
2. INSTALL BOXES 1.5" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND 1/2" ABOVE FINISH GRADE IN TURF AREA.
3. INSTALL VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN AREA ONLY WHERE GROUND COVER/SHRUB AREA IS NOT PRESENT ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO ADJACENT HARDSCAPE EDGE(S).
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOX EDGES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. VALVE BOXES SHALL HAVE BOLT DOWN LIDS WITH BOLTS INSTALLED. VALVE BOXES SHALL BE BY CARSON INDUSTRIES OR EQUAL.

11 VALVE BOX LAYOUT & INSTALLATION
NTS

L-SI-EDG-27



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BY		REVISIONS		DATE		LOCATION BRASS CAP IN WALL SW CORNER OF NORTH RIVER DRIVE & DIVISION		CURRENT DESIGN STANDARDS CCS - ADOPTED 2/95		CITY OF SPOKANE, WASHINGTON DEPARTMENT OF PARKS AND RECREATION 808 WEST SPOKANE FALLS BLVD. SPOKANE, WASHINGTON 99201-3343 (509) 625-6200		PROJECT TITLE: SISTER CITIES OF SPOKANE LANDSCAPE & IRRIGATION DETAILS		TYPE OF IMPROVEMENT: PARK		CITY PURCHASING NUMBER		DRAWING NUMBER L1.9					
NAV88 DATUM		SCALE		ELEVATION 1886.71		HORIZONTAL		VERTICAL		BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY		TAP DRAWN		TAP DESIGNED		TAP CHECKED		TAP APPROVED		DATE: JULY 16, 2018		FILE NAME:	