LIBERTY LAKE REGIONAL PARK
PHASE I - IMPROVEMENTS

Bernardo Wills

Spokane County Board of County Commissioners
Date 2/20/2024
PRESENTATION OUTLINE:

• Liberty Lake Regional Park Phase 1 Improvements Project:
  ▪ Project Overview
  ▪ Bidding and Procurement
  ▪ Action Requested
  ▪ Next Steps - Project Schedule
### Project Budget

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Spokane County Match (REET)</td>
<td>$450,000</td>
</tr>
<tr>
<td>RCO Grant - Water Access Grant Award</td>
<td>$950,000</td>
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<tr>
<td>RCO Grant – ALEA Grant Award</td>
<td>$500,000</td>
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<tr>
<td>Spokane County Parking Lot (REET)</td>
<td>$700,000</td>
</tr>
<tr>
<td>Spokane County 2024 6-YR. CIP Funding (REET)</td>
<td>$750,000</td>
</tr>
<tr>
<td><strong>Total Project Budget</strong></td>
<td><strong>$3,350,000</strong></td>
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</tbody>
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LIBERTY LAKE REGIONAL PARK
Grant Obligated Park Improvements

- ADA Parking – Beach Area
- Large Picnic Shelter
- Two Small Shade Structures
- CXT Restroom

- Pathways
- Accessible Dock
- Lighting and Landscaping
- Stormwater Facilities

Bernardo Wills
LIBERTY LAKE REGIONAL PARK
Knight Dock - Harbor Plan

Items List:
1. Access point: Aluminum Ramp: 5'x50' pre-engineered ramp, abutment hinge, rollers, transition plate, handrails
2. 3" Pipe Brackets & Helical Piles (10)
3. 4-step swim ladders (5)
4. 4" perimeter kick rail all main dock and EZ Dock (390 ft.)
5. EZ Kayak Launch Kit
6. ADA Transfer Bench
7. SUP Rack
8. Low profile docks 5-6" freeboard
9. Fishing dock handrail: standard (4) 42" height
10. Fishing dock: Sections (2) 8' x 36'
11. Main walkway "L" section (1) 8' x 32'
12. Main Access: Dock sections (2) 8' x 24'
13. Main Access: Dock section (2) 8' x 36'
14. Joints: connections section-to-section
15. Temporary non-motorized slip #1: 8' x 26'
16. Temporary slip #2: 20' x 26'
17. Seated fishing dock handrail (5) 32" height

NOTE:
Knight Dock freeboard: 14" @ 32 psf live load
Low-profile dock freeboard: 5"-6" @ 33 psf live load
EZ Dock freeboard: 12" @ 62 psf live load

Dimensions are approximate
LIBERTY LAKE REGIONAL PARK

ADA Kayak Launch
Desired parking lot improvements county funded (REET) include:

- Parking Lot
- Stormwater facilities
- Landscaping
- Lighting

Date 11/28/23
LIBERTY LAKE REGIONAL PARK
Parking Lot - Existing Conditions
PROJECT WITH PARKING LOT

Construction Cost (Grant Obligated)
- Construction Base Bid: $1,686,886.45
- Dock: $374,339.49
- CXT Restroom: $217,821.50
- Enviro Mitigation (Est.): $97,290.00
Construction Total $2,376,337.44

Construction Cost (Non-grant Obligated)
- Main Parking Lot $767,624.59

Total Estimated Construction Cost
- Park Imp. & Parking Lot: $3,143,962.02

Actual Construction Budget:
- $2,978,183.46
  - Difference: $-165,778.56

Construction Contingency
- (10% of Estimated Construction Budget) $314,396.20

Total Estimated Construction Cost
- Imp., Parking Lot, & Contingency: $3,458,360.23

Soft Costs (Design, permits, testing, cultural resources..): $371,816.54

Project Total (Construction & Soft Costs): $3,830,174.77

Total existing budget: $3,350,000.00

Projected Shortfall: $-480,174.77

PROJECT WITHOUT PARKING LOT

Construction Cost (Grant Obligated)
- Construction Base Bid: $1,686,886.45
- Dock: $374,339.49
- CXT Restroom: $217,821.50
- Enviro Mitigation (Est.): $97,290.00
Construction Total $2,376,337.44

Total Estimated Construction Cost
- Park (grant) Imp. only: $2,376,337.44

Construction Contingency
- 10% of Estimated Construction Budget: $237,633.74

Total Estimated Construction Cost
- Imp. & Contingency: $2,613,971.18

Soft Costs (Design, permits, testing, cultural resources..): $371,816.54

Project Total (Construction & Soft Costs): $2,985,787.72

Total existing budget: $3,350,000.00

Projected Remaining Budget: $364,212.28
ACTION REQUESTED:

OPTIONS

A. Allocate additional funding in the amount of $480,000 and direct staff to proceed with project award to qualified low bidder consisting of the base bid $1,686,886.45 AND bid alternate $767,624.59 inclusive of sales tax for a combined total of $2,454,511.03

B. Direct staff to Utilize existing budget, including portion of funds allocated for the main parking lot (bid alternate) to award & complete the base bid only, to qualified low bidder, and pursue completion of the parking lot at a later date and time to be determined.

C. Other ...
Anticipated Project Schedule

February 2024 - Award Construction Bid
  - Pending BoCC Authorization

Spring 2024 - Construction Start

Summer 2024 – Substantial Completion (June 15, 2024)
THANK YOU!