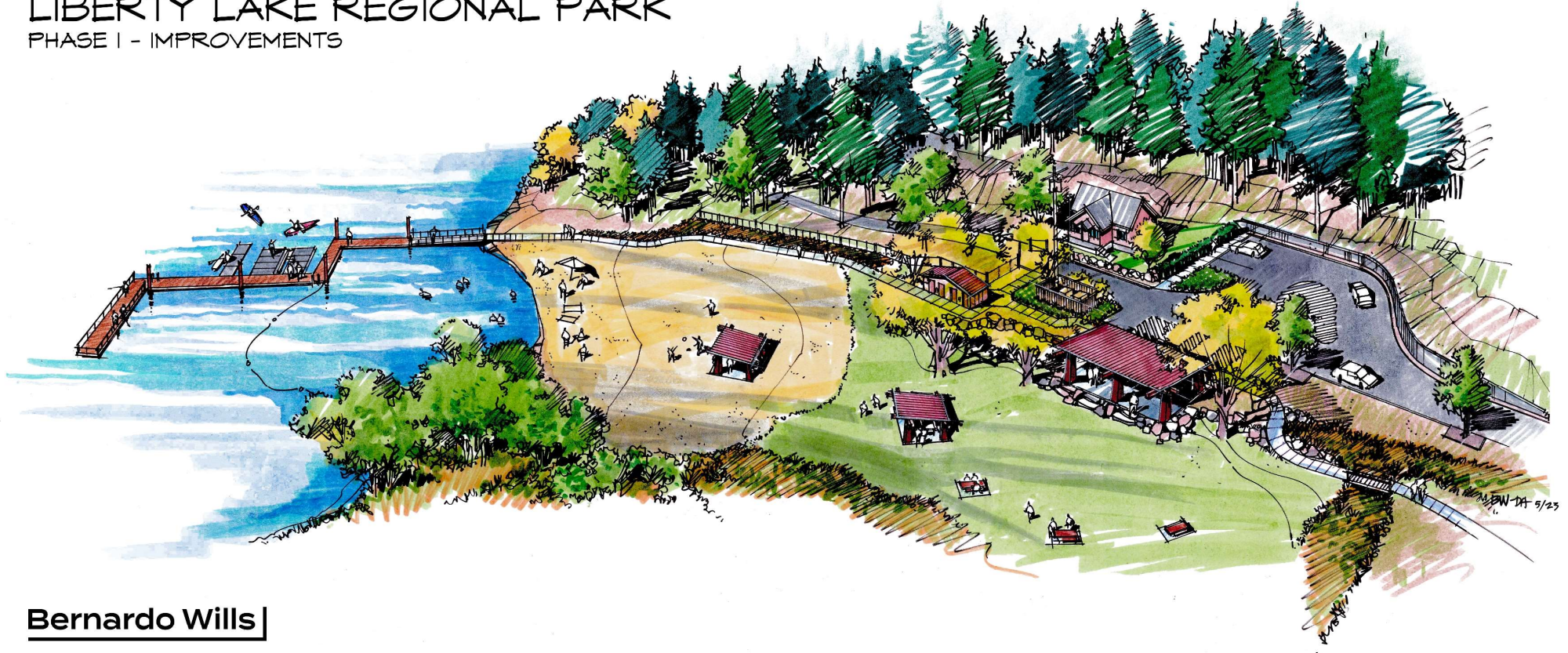


LIBERTY LAKE REGIONAL PARK

PHASE I - IMPROVEMENTS



Bernardo Wills



Spokane County
PARKS, RECREATION AND GOLF

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



12/31/1868 5:00:00 pm



Washington

Idaho

City of Spokane Valley

City of Liberty Lake

Liberty Lake

Liberty Lake Regional Park



Google Earth



Project Budget

Spokane County Match (REET):	\$450,000
RCO Grant - Water Access Grant Award:	\$950,000
RCO Grant – ALEA Grant Award:	\$500,000
Spokane County Parking Lot (REET):	\$700,000
Spokane County 2024 6-YR. CIP Funding (REET):	\$750,000
Total Project Budget:	\$3,350,000



Phase 1 – Project Area



LIBERTY LAKE REGIONAL PARK

Grant Obligated Park Improvements

LIBERTY LAKE REGIONAL PARK PHASE I - IMPROVEMENTS

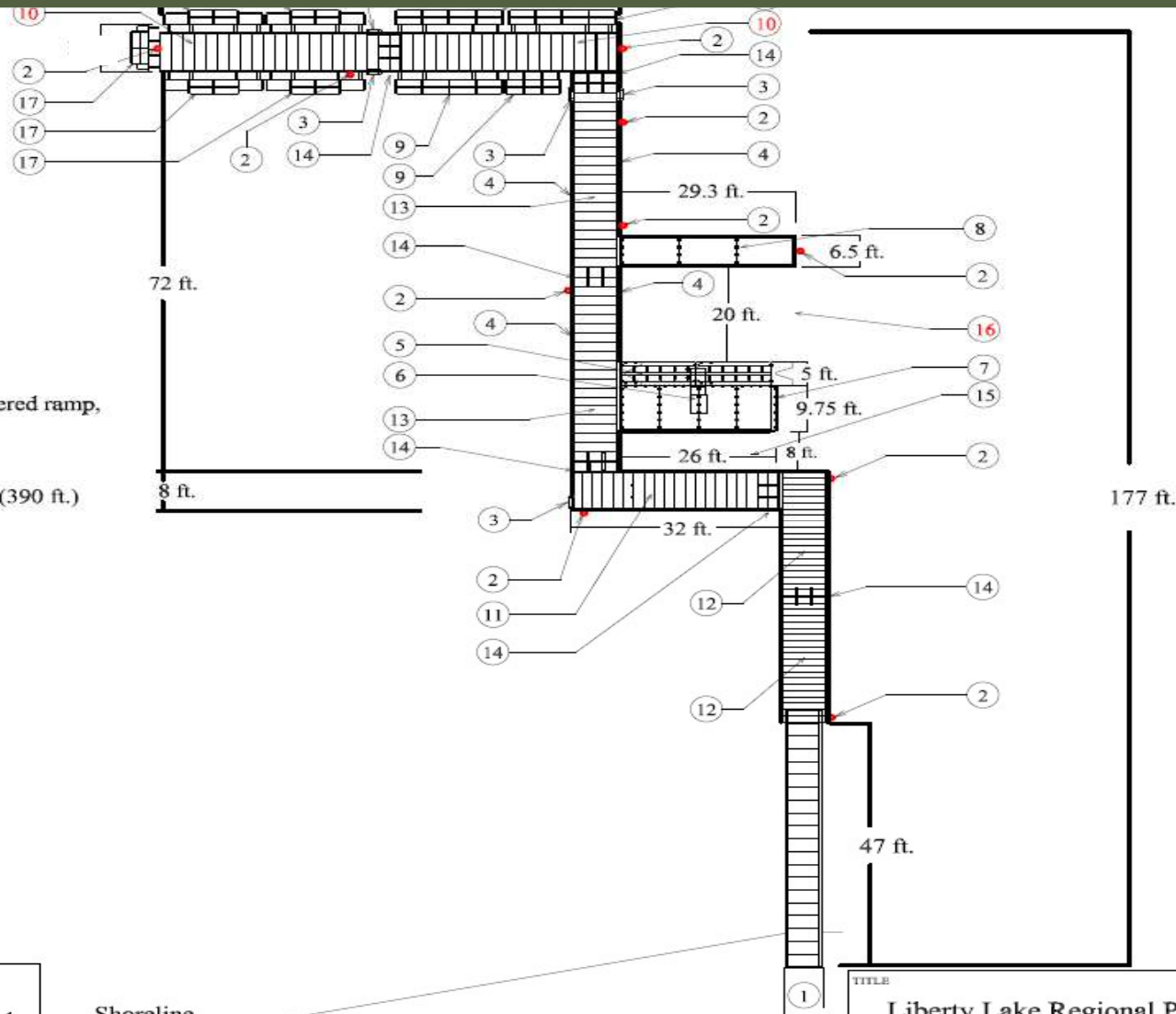


Bernardo Wills

- ADA Parking – Beach Area
- Large Picnic Shelter
- Two Small Shade Structures
- CXT Restroom
- Pathways
- Accessible Dock
- Lighting and Landscaping
- Stormwater Facilities

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 handrailing 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 handrailing (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

Shoreline

Dimensions are approximate

Knight Boat Docks
 2401 E. 6th Street
 Deer Park, WA 99006
 (509) 276-9501

TITLE Liberty Lake Regional Park		DATE 2/7/24
Plan View		DD
SHEET OF 1 of 3	Scale 1:360	Rev. No. 7.0

LIBERTY LAKE REGIONAL PARK

ADA Kayak Launch



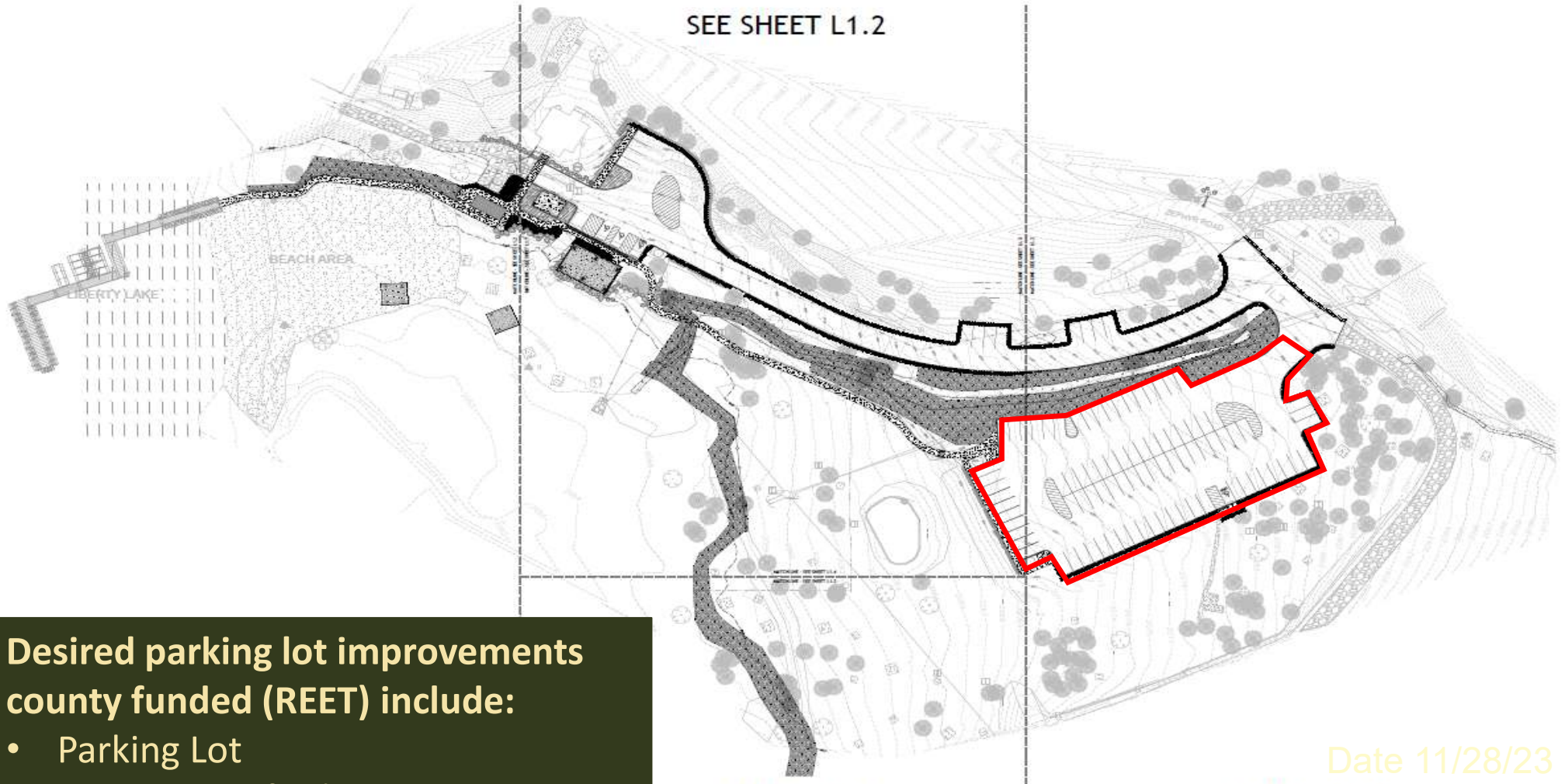
LIBERTY LAKE REGIONAL PARK

SWIMMING AREA



LIBERTY LAKE REGIONAL PARK

Non-Grant Planned Improvements – Parking Lot



Desired parking lot improvements county funded (REET) include:

- Parking Lot
- Stormwater facilities
- Landscaping
- Lighting

Date 11/28/23

SEE SHEET L1.4

SEE SHEET L1.3

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

Actual Construction Budget:

- \$2,978,183.46
- **Difference: \$ 601,846.02**

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!

