

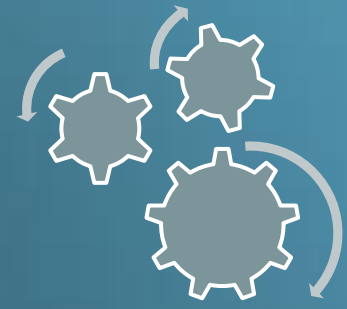
SPOKANE MATTERS – DISTRICT 2 TEAM

GRANT PARK PARKING SOLUTIONS

AUGUST 29, 2017

Team Members: Garrett Jones, Council Member Beggs, Shauna Harshman, Dave Steele, Andy Schenk

DESIGN PROCESS: *RESEARCH*



Currently have legal access
to existing parking lot
(20ft)

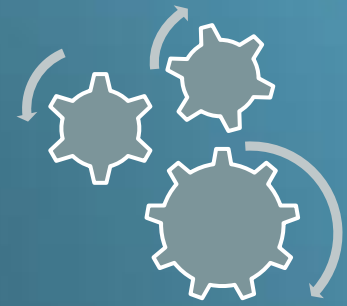
No land swap needed
(ROWs are vacated)

No apparent zoning
hurdles for parking
expansion



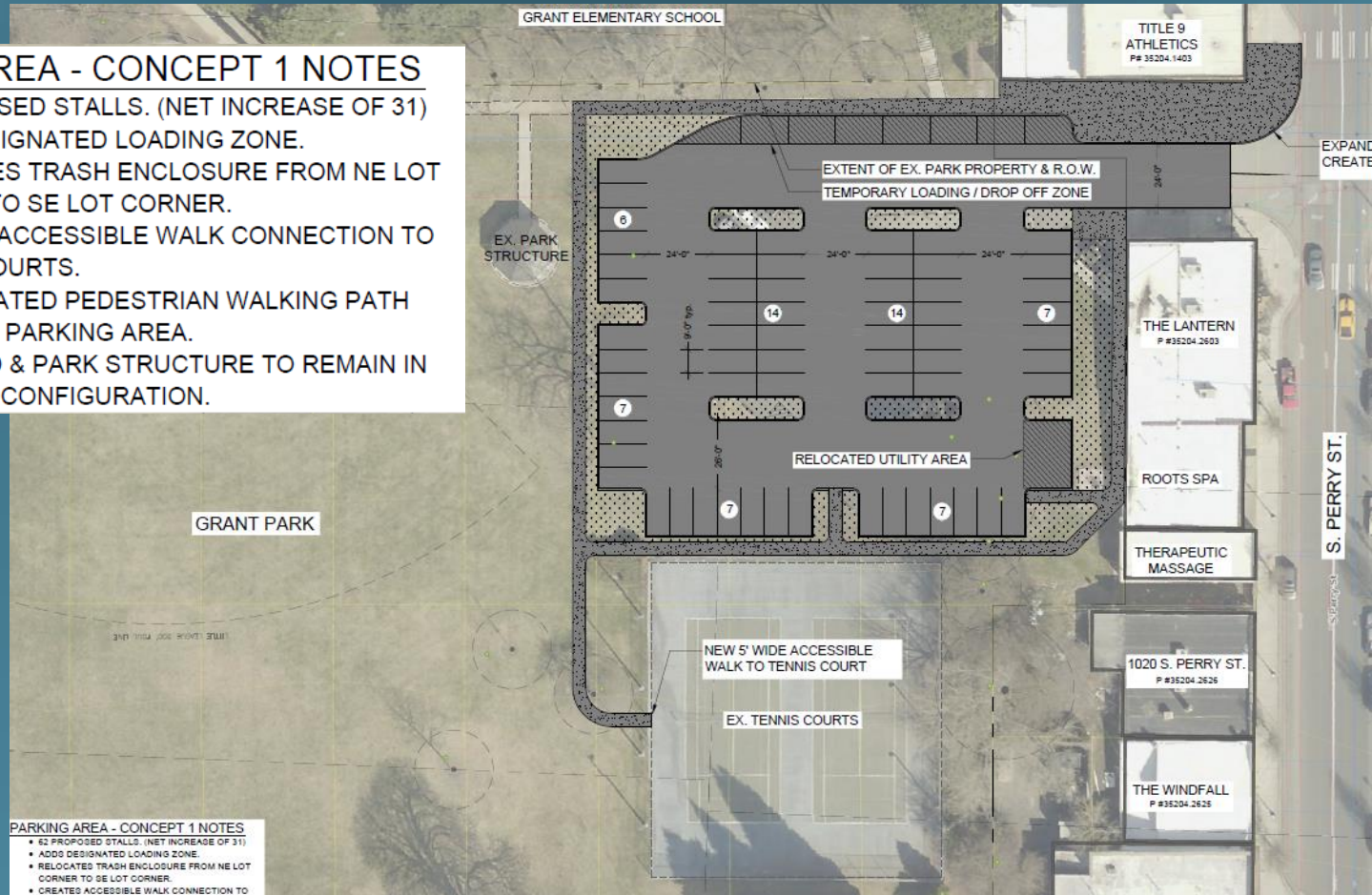
DESIGN PROCESS: *CONCEPTS*

Concept 1:

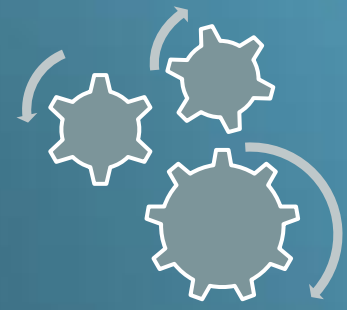


PARKING AREA - CONCEPT 1 NOTES

- 62 PROPOSED STALLS. (NET INCREASE OF 31)
- ADDS DESIGNATED LOADING ZONE.
- RELOCATES TRASH ENCLOSURE FROM NE LOT CORNER TO SE LOT CORNER.
- CREATES ACCESSIBLE WALK CONNECTION TO TENNIS COURTS.
- NO DEDICATED PEDESTRIAN WALKING PATH THROUGH PARKING AREA.
- BALLFIELD & PARK STRUCTURE TO REMAIN IN CURRENT CONFIGURATION.



DESIGN PROCESS: *CONCEPTS*



Concept 1:

CONCEPT 1 GRANT PARK EAST PARKING AREA					2017.02.02
ITEM	UNIT	QTY	UNIT PRICE	EXTENDED COST	
SITE GRUBBING & DEMOLITION	EA	1.0	\$ 41,750.00	\$	41,750.00
STORM DRAINAGE & SWALE CONSTRUCTION	EA	1.0	\$ 36,500.00	\$	36,500.00
CONCRETE FLATWORK & CURBING	EA	1.0	\$ 81,000.00	\$	81,000.00
ASPHALT PAVING (3" THICK) & BASE	EA	1.0	\$ 70,000.00	\$	70,000.00
SITE LIGHTING	EA	1.0	\$ 61,000.00	\$	61,000.00
LOT LANDSCAPE, PLANTING & IRRIGATION	EA	1.0	\$ 32,000.00	\$	32,000.00
BALLFIELD RELOCATION & REPAIR	EA	1.0	\$ -	\$	-
PARK STRUCTURE RELOCATION	EA	1.0	\$ -	\$	-
PROPERTY ACQUISITION / ACCESS EASEMENT	EA	1.0	\$ -	\$	-
				Subtotal Construction:	\$ 322,250.00
				Scope Contingency (10%):	\$ 32,225.00
				Subtotal Inc'l Scope Contingency	\$ 354,475.00
				Contractor Mobilization (10%):	\$ 35,447.50
				TOTAL CONSTRUCTION ESTIMATE:	\$ 389,922.50
				Design & Engineering (10%):	\$ 39,000.00
				Construction Management & Testing (10%):	\$ 39,000.00
				WSST (8.7%):	\$ 33,923.26
				TOTAL BUDGET ESTIMATE - CONCEPT 1:	\$ 501,845.76
				cost per proposed stall (62)	\$ 8,090.00
				cost per sf of installed hardscape (34,900)	\$ 14.38
				cost per sf total project area (40,900)	\$ 12.27



PARKING AREA - CONCEPT 2 NOTES

- 100 PROPOSED STALLS. (NET INCREASE OF 69)
- CREATES DEDICATED PEDESTRIAN WALKING PATH THROUGH PARKING AREA.
- NO DESIGNATED LOADING ZONE.
- REMOVES TRASH ENCLOSURE.
- CREATES ACCESSIBLE WALK CONNECTION TO TENNIS COURTS.
- RELOCATES BALLFIELD AND PARK STRUCTURE.

DESIGN PROCESS: *CONCEPTS*



Concept 2:

CONCEPT 2 GRANT PARK EAST PARKING AREA					
ITEM	UNIT	QTY	UNIT PRICE	EXTENDED COST	
SITE GRUBBING & DEMOLITION	EA	1.0	\$ 51,500.00	\$	51,500.00
STORM DRAINAGE & SWALE CONSTRUCTION	EA	1.0	\$ 50,000.00	\$	50,000.00
CONCRETE FLATWORK & CURBING	EA	1.0	\$ 104,000.00	\$	104,000.00
ASPHALT PAVING (3" THICK) & BASE	EA	1.0	\$ 94,500.00	\$	94,500.00
SITE LIGHTING	EA	1.0	\$ 66,000.00	\$	66,000.00
LOT LANDSCAPE, PLANTING & IRRIGATION	EA	1.0	\$ 43,000.00	\$	43,000.00
BALLFIELD RELOCATION & REPAIR	EA	1.0	\$ 57,000.00	\$	57,000.00
PARK STRUCTURE RELOCATION	EA	1.0	\$ 20,000.00	\$	20,000.00
PROPERTY ACQUISITION / ACCESS EASEMENT	EA	1.0	\$ -	\$	-
				Subtotal Construction:	\$ 486,000.00
				Scope Contingency (10%):	\$ 48,600.00
				Subtotal Inc'l Scope Contingency	\$ 534,600.00
				Contractor Mobilization (10%):	\$ 53,460.00
				TOTAL CONSTRUCTION ESTIMATE:	\$ 588,060.00
				Design & Engineering (10%):	\$ 59,000.00
				Construction Management & Testing (10%):	\$ 59,000.00
				WSST (8.7%):	\$ 51,161.22
				TOTAL BUDGET ESTIMATE - CONCEPT 1:	\$ 757,221.22
				cost per proposed stall (100)	\$ 7,570.00
				cost per sf of installed hardscape (45,076)	\$ 16.80
				cost per sf total project area (73,460)	\$ 10.31

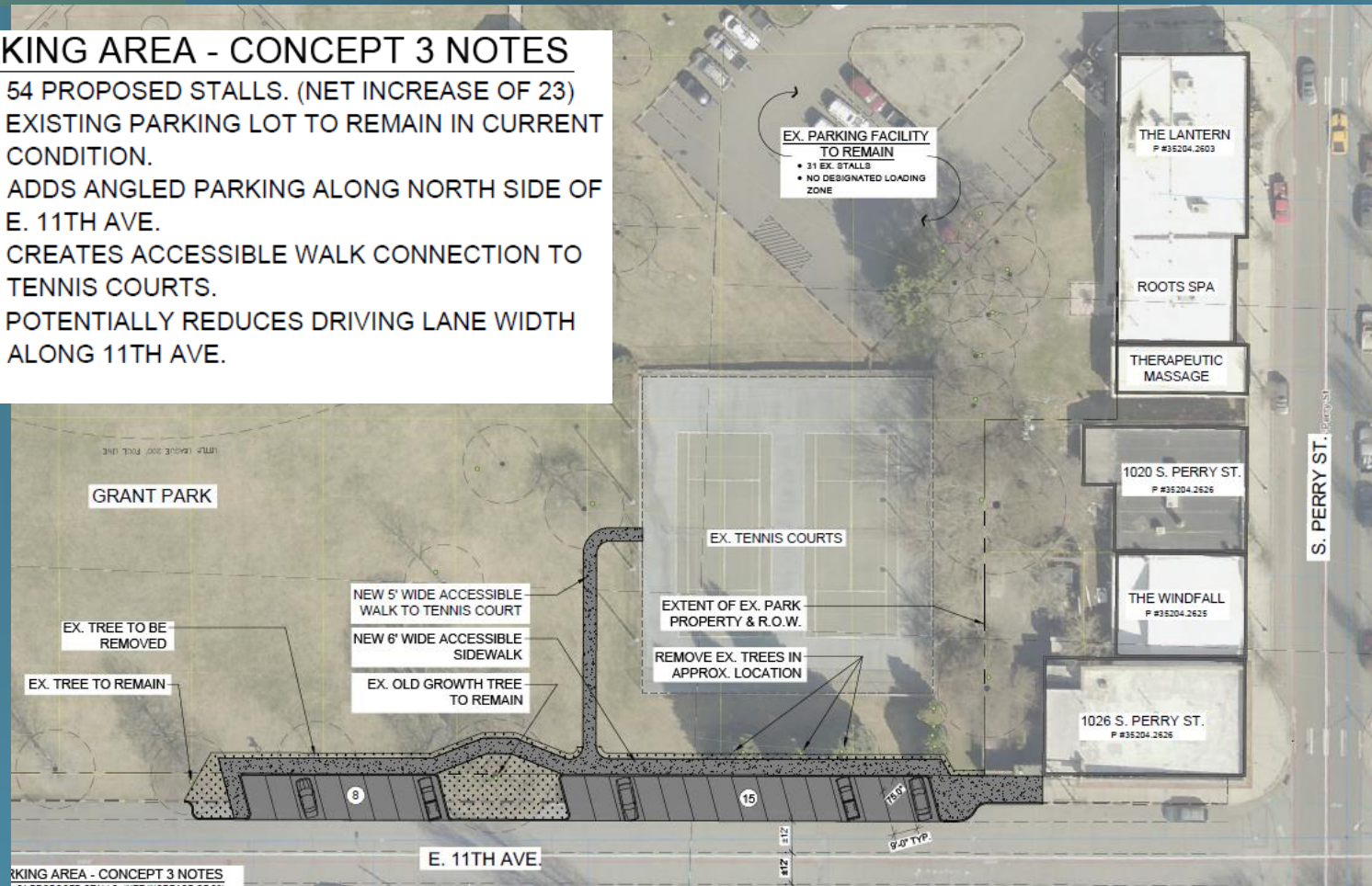


DESIGN PROCESS: *CONCEPTS*

Concept 3:

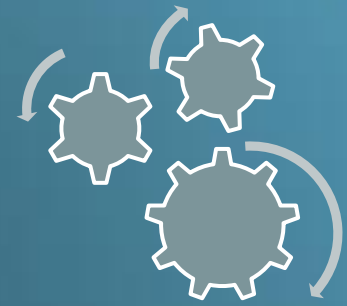
PARKING AREA - CONCEPT 3 NOTES

- 54 PROPOSED STALLS. (NET INCREASE OF 23)
- EXISTING PARKING LOT TO REMAIN IN CURRENT CONDITION.
- ADDS ANGLED PARKING ALONG NORTH SIDE OF E. 11TH AVE.
- CREATES ACCESSIBLE WALK CONNECTION TO TENNIS COURTS.
- POTENTIALLY REDUCES DRIVING LANE WIDTH ALONG 11TH AVE.



PARKING AREA - CONCEPT 3 NOTES
(ELABORATED STALLS - NET INCREASE OF 23)

DESIGN PROCESS: *CONCEPTS*



Concept 3:

CONCEPT 3 | GRANT PARK PARKING AREA - 11TH AVE.

ITEM	UNIT	QTY	UNIT PRICE	EXTENDED COST
SITE GRUBBING & DEMOLITION	EA	1.0	\$ 20,500.00	\$ 20,500.00
STORM DRAINAGE & DRYWELL	EA	1.0	\$ 17,000.00	\$ 17,000.00
CONCRETE FLATWORK & CURBING	EA	1.0	\$ 31,000.00	\$ 31,000.00
ASPHALT PAVING (3" THICK) & BASE	EA	1.0	\$ 10,000.00	\$ 10,000.00
SITE LIGHTING	EA	1.0	\$ 25,000.00	\$ 25,000.00
LOT LANDSCAPE, PLANTING & IRRIGATION	EA	1.0	\$ 14,000.00	\$ 14,000.00
BALLFIELD RELOCATION & REPAIR	EA	1.0	\$ -	\$ -
PARK STRUCTURE RELOCATION	EA	1.0	\$ -	\$ -
PROPERTY ACQUISITION / ACCESS EASEMENT	EA	1.0	\$ -	\$ -



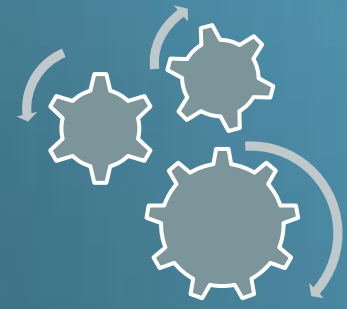
Subtotal Construction: \$ 117,500.00
 Scope Contingency (10%): \$ 11,750.00
 Subtotal Inc'l Scope Contingency \$ 129,250.00

Contractor Mobilization (10%): \$ 12,925.00
TOTAL CONSTRUCTION ESTIMATE: \$ 142,175.00

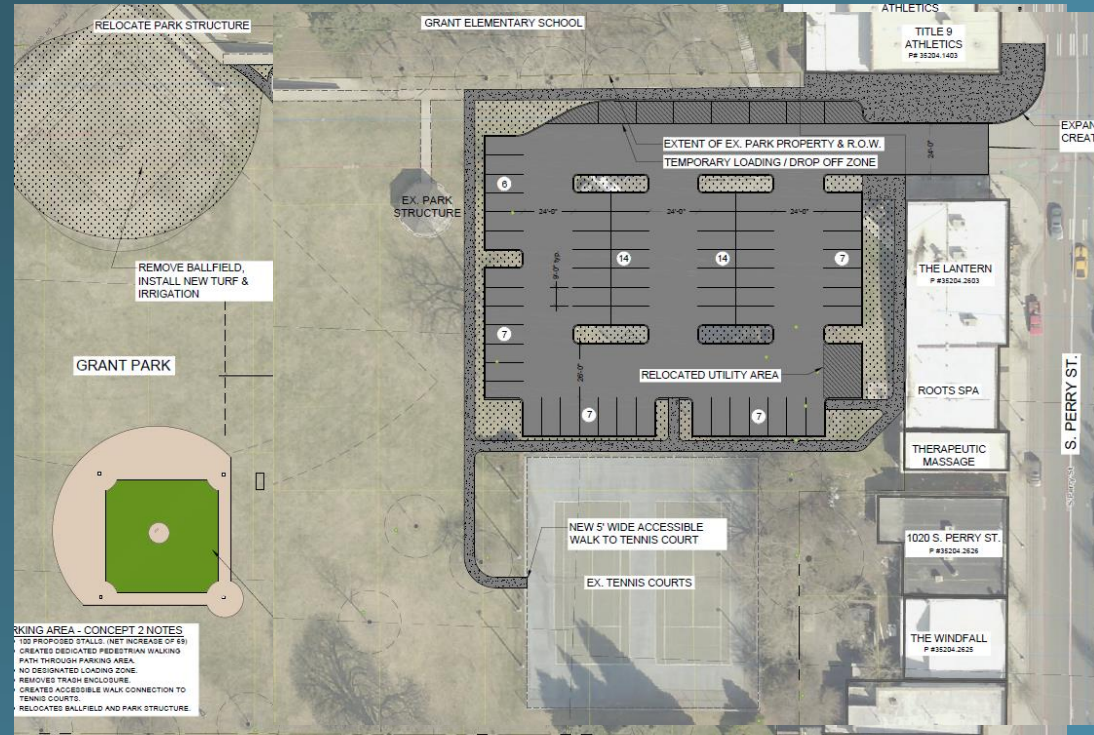
Design & Engineering (10%): \$ 14,000.00
 Construction Management & Testing (10%): \$ 14,000.00
 WSST (8.7%): \$ 12,369.23
TOTAL BUDGET ESTIMATE - CONCEPT 1: \$ 182,544.23

cost per proposed stall (23) \$ 7,940.00
 cost per sf of installed hardscape (6,900) \$ 26.46
 cost per sf total project area (8,800) \$ 20.74

DESIGN PROCESS: PREFERRED CONCEPT



- 62 proposed stall configuration
- Relocate Ballfield and improve infrastructure and access



NEXT STEPS

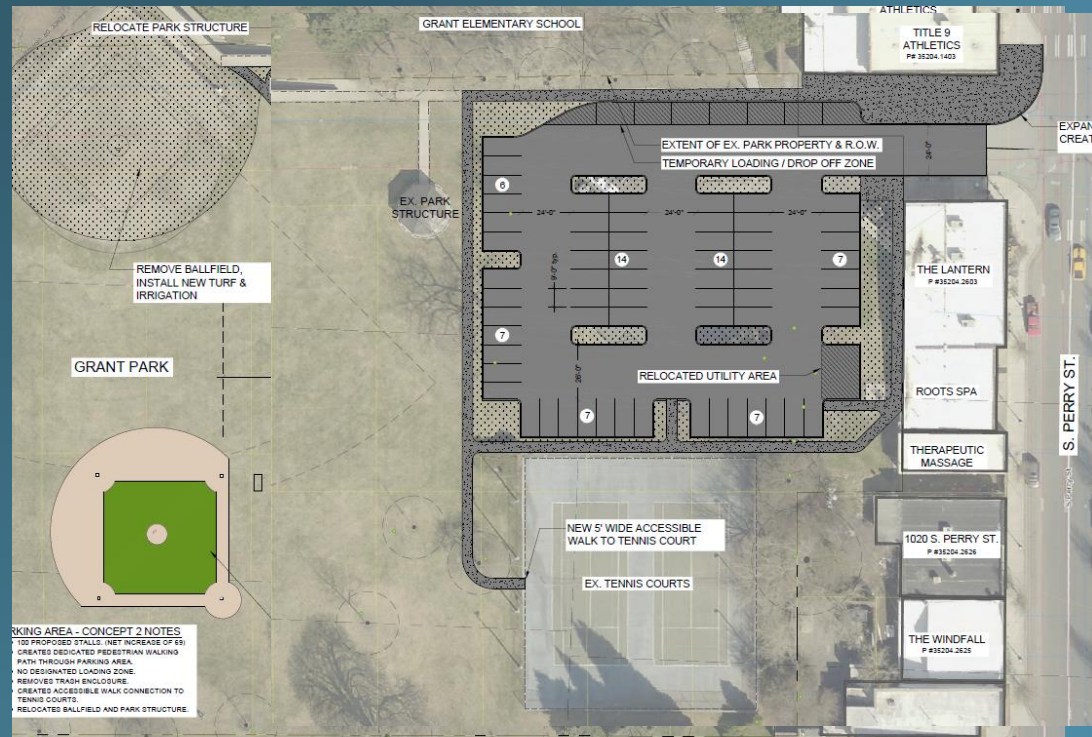
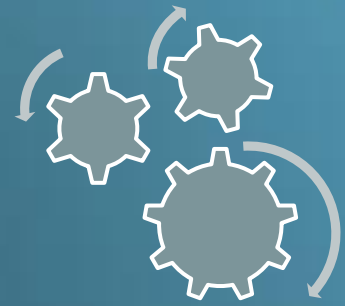
Refine design and budget with the preferred concept

Funding Options:

- Grants – YAF in 2018
- CDBG Funds
- M&O dollars

Stakeholder outreach:

- Neighborhood
- Businesses
- School District



OUTREACH

