



# Spokane Valley Park/Library Conceptual Site Plan

## **BALFOUR PARK MASTER PLAN**

### **2019 UPDATE**



Prepared for:

**Spokane Valley Parks and Recreation Department  
Spokane County Library District**

November 12, 2019

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# Balfour Park Master Plan Update

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## ACKNOWLEDGEMENTS

Special thanks to:

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*Spokane County Library District*

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### **Architect**

Dell Hatch - Landscape Architect

Bill LaRue - Landscape Architect



## MASTER PLAN UPDATE NARRATIVE

The purpose of this master plan update effort is to validate the 2013 conceptual “Master Development Plan” so that the City of Spokane Valley (COSV) Parks Department can pursue funding opportunities with an accurate master plan and include this study as part of their Parks and Recreation Master Plan.

The project approach included stakeholder interviews and a public engagement component to review desired park development suggested by the public, and projected construction cost inflation. It also reviewed recent policy changes or changes within the community that may affect the direction of the previously approved master plan and provide an update to the document. The project team initially met with the Parks and Recreation Department to review any changes that affect the design criteria influencing the previous plan. It was noted that the Veterans Memorial Plaza space may become more prominent or have a higher priority in the master plan due to recent conversations with the public and city council, and a potential art donation that could be used in the Veterans plaza. The larger event plaza outside of the library, originally programmed for the farmers market, can still be programmed for other larger events since the farmers market has moved to an alternate location. Demand for a splash pad seems to be more of a priority, as well as establishing connectivity to the Trail. This may include some type of controlled pedestrian crossing at Sprague Avenue due to the recently developed COSV City Hall.

The Spokane County Library District is a major stakeholder and shares a portion of the site with Balfour Park expansion. The library building programming has not changed significantly since the original master plan. However, the district continues to refine their plans as they prepare for another bond measure effort to fund the improvements. Recently, the district was successful in passing a maintenance and operations levy for the first time in 9 years with 53.3% approval. Potential changes to the building programming include a footprint reduction from 30,000 square footage to 25,000 square feet, single-story to reduce construction costs. (A large portion can be warehouse and a multi-purpose room may still be included, but is not a major need by the library.) The outdoor learning space is still a strong priority to fulfill library programs. The Library District has started a capital campaign for feasibility of funding through philanthropy or donations in order to reduce the bond amount needed for funding alone.

## PUBLIC ENGAGEMENT

**Spokane Valley Farmers Market Public Workshop #1 – Pop Up**  
Studio Friday July 26, 2019: City staff and the design team set up a booth at the farmers market event located in the Center Place parking lot to take advantage of interaction with potential Spokane Valley summer park users. There was a good sampling of visitors that provided conversational information about how they would like to see the park developed. Twenty-eight of those visitors filled out the mini-poll which provided the design team with their desired general direction for the park’s development. General characterizations or common threads that were discussed are:

1. Most people liked the 2013 plan with little changes or additions.
2. There were some perceived safety concerns about the homeless population that has moved into the park.
3. Questions about what the city is going to do about the homeless in the park.





4. When will the park be built? There is a need and excitement for this park to be constructed soon.
5. Is the park dependent upon the Library? Can the improvements begin right away?
6. How much will the park cost the taxpayers?
7. There was a lot of enthusiasm for the splash pad. (This may have been skewed due to the high temperatures at the event.)

#### **Spokane Valley “Game On” Workshop #2 – Pop Up Studio**

Saturday, July 28, 2019: City staff and the design team set up a pop-up booth for the Balfour Park update as well as an associated booth for the City of Spokane Valley Parks and Recreation Master Plan 2019 Update at the “Game On” event. This event was sponsored by the Parks Department and offered free food, drinks and music as a draw to highlight and celebrate the park system. The event was located at Terrace View Park and provided a great opportunity to interact with potential Spokane Valley summer park users. There was a good sampling of visitors that provided conversational information about how they would like to see the park developed. Sixteen of those visitors also filled out the mini-poll which provided the design team information about their desired development direction for the park. General characterizations or common threads that were discussed are:

1. Similar demographic and consistency of characterizations with the previous farmers market event.
2. Most people liked the 2013 plan with little to add or change.
3. There were some perceived safety concerns about the homeless population that has moved into the park.
4. Questions about what the City is going to do about the homeless in the park.
5. Some wanted to see the picnic tables reinstalled in the park.
6. When will the park be built? There is a need and excitement for this park to be constructed soon.
7. Is the park dependent upon the Library? Can the improvements begin right away?
8. How much will the park cost the taxpayers?
9. There was still a lot of enthusiasm for the splash pad.



**Spokane Valley “Roll Out” Workshop #3** –A third public engagement opportunity was set up September 18, 2019 at the Center Place Conference Room: The workshop was an open house format with City staff and the design team presenting a PowerPoint slide deck highlighting the 2013 plan, Stakeholder interviews, and public engagement and mini poll results leading up to the Balfour Park update recommendations. Additional City Staff and Councilmembers were there to help answer questions. Nine of those visitors filled out the mini-poll which provided the design team with their desired general direction for the park’s development. General characterizations or common threads that were discussed are:

1. Similar demographic and consistency of characterizations with the previous farmers market and “Game On” events.
2. Most people liked the 2013 plan.
3. There were some perceived safety concerns about the homeless population that has moved into the park.



4. Questions about what the city is going to do about the homeless in the park.

## MINI POLL SUMMARY

The Mini-Poll consisted of Four Park Priority Concepts:

- Connectivity
- Range of Activities
- Park Management Style
- Programmed Local or Regionally.

The mini poll can be viewed in the Appendix portion of this report. A bar scale indicates weighted values between the concepts.

1. Generally, most people surveyed agreed to the need to embrace more connectivity and provide a wide range of activities; however, because the park is not associated with a big neighborhood there were some thoughts that the park could become a destination to attract park-users regionally.
2. Cost sharing by user groups and other agencies was popular, but the self-sustaining concept to cover maintenance and operations also brought positive comments.
3. Community gathering space and local use was a popular concept, but there was also quite a bit of discussion about creating a destination park with features and programming to attract users from some distance away.

## MASTER PLAN UPDATE RECOMMENDATION

It is the recommendation of this plan update that the previously adopted 2013 plan generally remain as previously finalized with the caveat that additional studies should be made during the design phase to prioritize the Veteran's Memorial Plaza space, splash pad, connectivity with the new City Hall and Appleway Trail corridor. Improving user safety and security in the park is a public concern and the city is currently addressing some of the issues that were brought up during the plan update.

# OPINION OF PROBABLE COST



## TAKEOFFS - COST ESTIMATE

9/24/2019							B W A	BERNARDO   WILLS				
City of Spokane Valley - Balfour Park							ARCHITECTS PC					
Bid Item #	RESPONSIBLE	ITEM	UNIT	QUANTITY	COST							
					RATE	AMOUNT						
							(\$/UNIT)	(\$)				
<b>Cost A: East End Remodel</b>												
<b>MOBILIZATION</b>							<b>SUBTOTAL:</b>	<b>\$ 235,125.00</b>				
100	BWA	Mobilization	LS	1	\$ 220,000.00	\$ 220,000.00						
101	BWA	Traffic Control	LS	1	\$ 5,000.00	\$ 5,000.00						
102	BWA	Site Access & Protection / Erosion & Sediment Control / Construction Entry	LS	1	\$ 6,000.00	\$ 6,000.00						
103	BWA	Temporary Site Fence	LF	1,500	\$ 2.75	\$ 4,125.00						
<b>DEMOLITION</b>							<b>SUBTOTAL:</b>	<b>\$ 24,844.00</b>				
104	CIVIL	Remove Existing Hardscape (Parking Lot)	SF	11,270	\$ 1.20	\$ 13,524.00						
105	CIVIL	Remove Existing Curb & Gutter	LF	620	\$ 6.00	\$ 3,720.00						
106	BWA	Remove Existing Trees	EA	8	\$ 950.00	\$ 7,600.00						
<b>EARTHWORK / EXCAVATION</b>							<b>SUBTOTAL:</b>	<b>\$ 59,433.00</b>				
107	CIVIL	Soil Excavation & Haul Off	CY	1,801	\$ 22.00	\$ 39,622.00						
108	CIVIL	Earthwork Grading	CY	1,801	\$ 11.00	\$ 19,811.00						
<b>SITE UTILITIES</b>							<b>SUBTOTAL:</b>	<b>\$ 60,000.00</b>				
109	CIVIL	Site Utilities / Upgrades	LS	1	\$ 60,000.00	\$ 60,000.00						
<b>SLEEVING / CONDUIT</b>							<b>SUBTOTAL:</b>	<b>\$ 2,610.00</b>				
110	BWA	(2") Irrigation Sleevng	LF	150	\$ 5.30	\$ 795.00						
111	BWA	(4") Irrigation Sleevng	LF	150	\$ 6.50	\$ 975.00						
112	BWA	(1") Irrigation Electrical Conduit Sleevng	LF	150	\$ 5.60	\$ 840.00						
113	BWA	Concrete C.I.P. Seat Wall	FF	210	\$ 50.00	\$ 10,500.00						
<b>ROCKWORK</b>							<b>SUBTOTAL:</b>	<b>\$ 4,000.00</b>				
114	BWA	(3-4 Man) Landscape Boulder	EA	25	\$ 160.00	\$ 4,000.00						
<b>HARDSCAPE / PAVING</b>							<b>SUBTOTAL:</b>	<b>\$ 274,061.84</b>				
115	CIVIL	Compacted Type A3: 3/4" - Minus Crushed Aggregate	CY	323	\$ 35.00	\$ 11,291.84						
116	CIVIL	(4") Thick HMA CL 3/8" PG 64H-28 (Class Suitable for Local Access, Private Streets, & Alleys)	SF	19,650	\$ 2.00	\$ 39,300.00						
117	BWA	(4") Depth Compacted 5/8" - Minus Crushed Aggregate Base	SF	13,300	\$ 1.90	\$ 25,270.00						
118	BWA	(4") Concrete Flatwork (#3 Rebar 15" O.C.E.W., 3500 PSI Mix, Broom Finish, Natural Grey Color)	SF	13,300	\$ 12.00	\$ 159,600.00						
119	BWA	Pedestrian Ramp w/ Detectable Warning Domes	EA	4	\$ 3,800.00	\$ 15,200.00						
120	CIVIL	Vertical Curb	LF	1,300	\$ 18.00	\$ 23,400.00						
<b>IRRIGATION</b>							<b>SUBTOTAL:</b>	<b>\$ 82,755.00</b>				
121	BWA	Landscape Irrigation	SF	61,300	\$ 1.35	\$ 82,755.00						
<b>SOIL WORK</b>							<b>SUBTOTAL:</b>	<b>\$ 77,938.20</b>				
122	BWA	Lawn Areas - 4" Free-Draining Topsoil	SF	71,820	\$ 0.60	\$ 43,092.00						
123	BWA	Planting Areas - 12" Free-Draining Topsoil	SF	9,709	\$ 1.80	\$ 17,476.20						
124	BWA	Earth Soil Berms (12" Contours)	SF	9,650	\$ 1.80	\$ 17,370.00						
<b>PLANTS</b>							<b>SUBTOTAL:</b>	<b>\$ 42,097.50</b>				
125	BWA	1 Gal Shrub (60% of SF, 42" O.C.)	EA	415	\$ 18.50	\$ 7,677.50						
126	BWA	2 Gal Shrub (10% of SF, 42" O.C.)	EA	70	\$ 28.00	\$ 1,960.00						
127	BWA	3 Gal Shrub (10% of SF, 42" O.C.)	EA	70	\$ 36.00	\$ 2,520.00						
128	BWA	5 Gal Shrub (20% of SF, 42" O.C.)	EA	140	\$ 46.00	\$ 6,440.00						
129	BWA	Deciduous Trees	EA	30	\$ 500.00	\$ 15,000.00						
130	BWA	Conifer Trees	EA	17	\$ 500.00	\$ 8,500.00						
<b>MULCH</b>							<b>SUBTOTAL:</b>	<b>\$ 4,745.00</b>				
131	BWA	Planting Areas - 2" Depth Dark Fines or Medium Bark Mulch	SF	7,300	\$ 0.65	\$ 4,745.00						
<b>HYDROSEED</b>							<b>SUBTOTAL:</b>	<b>\$ 16,200.00</b>				
132	BWA	Turf Seed	SF	54,000	\$ 0.30	\$ 16,200.00						
<b>LANDSCAPE ESTABLISHMENT MAINTENANCE</b>							<b>SUBTOTAL:</b>	<b>\$ 6,626.00</b>				
133	BWA	Tree & Landscape Bed Maintenance (3-Months)	SF	7,300	\$ 0.02	\$ 146.00						
134	BWA	Formal Turf Mowing, Fertilizer, & Spray Treatments (3-Months)	SF	54,000	\$ 0.12	\$ 6,480.00						
<b>SITE FURNISHINGS</b>							<b>SUBTOTAL:</b>	<b>\$ 59,600.00</b>				
135	BWA	Landscape Benches	EA	9	\$ 2,600.00	\$ 23,400.00						
136	BWA	Litter Bin	EA	3	\$ 1,900.00	\$ 5,700.00						
137	BWA	Site Lighting	EA	6	\$ 4,000.00	\$ 24,000.00						
138	BWA	Drinking Fountain	EA	1	\$ 6,500.00	\$ 6,500.00						
<b>BASKETBALL COURT</b>							<b>BASKETBALL COURT TOTAL:</b>	<b>\$ 217,220.00</b>				
<b>BASKETBALL COURT</b>												
139	BWA	(4") Depth Compacted 5/8" - Minus Crushed Aggregate Base	SF	6,800	\$ 1.90	\$ 12,920.00						
140	BWA	(4") Concrete Flatwork (#3 Rebar 15" O.C.E.W., 3500 PSI Mix, Broom Finish, Natural Grey Color)	SF	6,800	\$ 12.00	\$ 81,600.00						
141	BWA	Sport Court Surfacing	SF	6,800	\$ 10.50	\$ 71,400.00						
142	BWA	12ft. Black Vinyl Chainlink Fence	LF	340	\$ 105.00	\$ 35,700.00						
143	BWA	Black Vinyl Chainlink Gate(s)	EA	2	\$ 1,800.00	\$ 3,600.00						
144	BWA	Basketball Hoop	EA	2	\$ 6,000.00	\$ 12,000.00						
<b>VOLLEYBALL COURT REFRESH</b>							<b>VOLLEYBALL COURT TOTAL:</b>	<b>\$ 21,105.56</b>				
145	BWA	(18") Depth Clean Sand	CY	186	\$ 50.00	\$ 9,305.56						
146	BWA	6" x 12" Reinforced Concrete Edging	LF	250	\$ 20.00	\$ 5,000.00						
147	BWA	Volleyball Net and Posts	LS	1	\$ 6,800.00	\$ 6,800.00						
<b>LARGE PARK FEATURES</b>							<b>LARGE PARK FEATURES TOTAL:</b>	<b>\$ 860,600.00</b>				
<b>LARGE PARK FEATURES</b>												
148	BWA	Inclusive Play Playground	LS	1	\$ 325,000.00	\$ 325,000.00						



## OPINION OF PROBABLE COST

149	BWA	Splash Pad	LS	1	\$ 295,000.00	\$ 295,000.00
150	BWA	Restroom Remodel	LS	1	\$ 192,600.00	\$ 192,600.00
151	BWA	Gateway Signage	LS	1	\$ 48,000.00	\$ 48,000.00

*This document shall be used for preliminary budgetary purposes only, and should not be considered a formal bid or estimate.*

SUBTOTAL	\$ 2,048,961.09
CONTINGENCY 20%	\$ 409,792.22
<b>TOTAL</b>	<b>\$ 2,458,753.31</b>

# OPINION OF PROBABLE COST



## TAKEOFFS - COST ESTIMATE

		9/24/2019		B W A		BERNARDO WILLS										
		City of Spokane Valley - Balfour Park				ARCHITECTS PC										
Bid Item #	RESPONSIBLE	ITEM	UNIT	QUANTITY	COST											
					RATE	AMOUNT										
						(\$/UNIT)										
<b>Cost B: West End of Existing Remodel</b>																
<b>MOBILIZATION</b>																
100	BWA	Mobilization	LS	1	\$ 65,000.00	\$ 65,000.00										
101	BWA	Traffic Control	LS	1	\$ 5,000.00	\$ 5,000.00										
102	BWA	Site Access & Protection / Erosion & Sediment Control / Construction Entry	LS	1	\$ 6,000.00	\$ 6,000.00										
103	BWA	Temporary Site Fence	LF	1,000	\$ 2.75	\$ 2,750.00										
<b>EARTHWORK / EXCAVATION</b>																
104	CIVIL	Soil Excavation & Haul Off	CY	781	\$ 22.00	\$ 17,182.00										
105	CIVIL	Earthwork Grading	CY	781	\$ 11.00	\$ 8,591.00										
<b>SITE UTILITIES</b>																
106	CIVIL	Site Utilites / Upgrades	LS	1	\$ 40,000.00	\$ 40,000.00										
<b>SLEEVING / CONDUIT</b>																
107	BWA	(2") Irrigation Sleeving	LF	100	\$ 5.30	\$ 530.00										
108	BWA	(4") Irrigation Sleeving	LF	100	\$ 6.50	\$ 650.00										
109	BWA	(1") Irrigation Electrical Conduit Sleeving	LF	100	\$ 5.60	\$ 560.00										
<b>ROCKWORK</b>																
110	BWA	(3-4 Man) Landscape Boulder	EA	15	\$ 160.00	\$ 2,400.00										
<b>HARDSCAPE / PAVING</b>																
111	CIVIL	Compacted Type A3: 3/4" - Minus Crushed Aggregate	CY	170	\$ 35.00	\$ 5,948.06										
112	CIVIL	(6") Thick HMA CL 3/8" PG 64H-28 (Class Suitable for Local Access, Private Streets, & Alleys)	SF	6,900	\$ 12.25	\$ 84,525.00										
113	BWA	(4") Depth Compacted 5/8" - Minus Crushed Aggregate Base	SF	5,930	\$ 1.90	\$ 11,267.00										
114	BWA	(4") Concrete Flatwork (#3 Rebar 15" O.C.E.W., 3500 PSI Mix, Broom Finish, Natural Grey Color)	SF	5,930	\$ 12.00	\$ 71,160.00										
115	BWA	Pedestrian Ramp w/ Detectable Warning Domes	EA	2	\$ 3,800.00	\$ 7,600.00										
<b>IRRIGATION</b>																
116	BWA	Landscape Irrigation	SF	30,560	\$ 1.35	\$ 41,256.00										
<b>SOIL WORK</b>																
117	BWA	Lawn Areas - 4" Free-Draining Topsoil	SF	30,560	\$ 0.60	\$ 18,336.00										
118	BWA	Earth Soil Berms (12" Contours)	SF	4,125	\$ 1.80	\$ 7,425.00										
<b>PLANTS</b>																
119	BWA	Deciduous Trees	EA	14	\$ 500.00	\$ 7,000.00										
120	BWA	Conifer Trees	EA	5	\$ 500.00	\$ 2,500.00										
<b>HYDROSEED</b>																
121	BWA	Turf Seed	SF	30,560	\$ 0.30	\$ 9,168.00										
<b>LANDSCAPE ESTABLISHMENT MAINTENANCE</b>																
122	BWA	Formal Turf Mowing, Fertilizer, & Spray Treatments (3-Months)	SF	30,560	\$ 0.12	\$ 3,667.20										
<b>SITE FURNISHINGS</b>																
123	BWA	Landscape Benches	EA	4	\$ 2,600.00	\$ 10,400.00										
124	BWA	Site Lighting	EA	8	\$ 4,000.00	\$ 32,000.00										
125	BWA	Litter Bin	EA	2	\$ 1,900.00	\$ 3,800.00										
<b>PICNIC STRUCTURE TOTAL:</b>																
<b>PICNIC STRUCTURE</b>																
126	BWA	Picnic Structure	LS	1	\$ 290,000.00	\$ 290,000.00										

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SUBTOTAL	\$ 754,715.26
CONTINGENCY 20%	\$ 150,943.05
<b>TOTAL</b>	<b>\$ 905,658.31</b>

# OPINION OF PROBABLE COST



## TAKEOFFS - COST ESTIMATE

		9/24/2019		B W A		BERNARDO WILLS							
		City of Spokane Valley - Balfour Park				ARCHITECTS PC							
Bid Item #	RESPONSIBLE	ITEM	UNIT	QUANTITY	COST								
					RATE	AMOUNT							
						(\$/UNIT)	(\$)						
<b>Cost C: West End (New Park)</b>													
<b>MOBILIZATION</b>													
100	BWA	Mobilization	LS	1	\$ 210,000.00	\$ 210,000.00							
101	BWA	Traffic Control	LS	1	\$ 5,000.00	\$ 5,000.00							
102	BWA	Site Access & Protection / Erosion & Sediment Control / Construction Entry	LS	1	\$ 12,000.00	\$ 12,000.00							
103	BWA	Temporary Site Fence	LF	2,500	\$ 2.75	\$ 6,875.00							
<b>EARTHWORK / EXCAVATION</b>													
104	CIVIL	Soil Excavation & Haul Off (minus excavated soils for building berms)	CY	7,737	\$ 22.00	\$ 170,214.00							
105	CIVIL	Earthwork Grading	CY	8,472	\$ 11.00	\$ 93,192.00							
<b>SITE UTILITIES</b>													
106	CIVIL	Site Utilities / Upgrades / Drainage	LS	1	\$ 125,000.00	\$ 125,000.00							
<b>SLEEVING / CONDUIT</b>													
107	BWA	(2") Irrigation Sleevng	LF	300	\$ 5.30	\$ 1,590.00							
108	BWA	(4") Irrigation Sleevng	LF	300	\$ 6.50	\$ 1,950.00							
109	BWA	(1") Irrigation Electrical Conduit Sleevng	LF	300	\$ 5.60	\$ 1,680.00							
<b>WALLS</b>													
110	BWA	3FT. Concrete C.I.P. Retaining Wall	FF	1,536	\$ 50.00	\$ 76,800.00							
111	BWA	6FT. Concrete C.I.P. Retaining Wall	FF	360	\$ 50.00	\$ 18,000.00							
112	BWA	Concrete C.I.P. Stairs	LS	1	\$ 45,000.00	\$ 45,000.00							
<b>ROCKWORK</b>													
113	BWA	(3-4 Man) Landscape Boulder	EA	40	\$ 160.00	\$ 6,400.00							
<b>HARDSCAPE / PAVING</b>													
114	CIVIL	Compacted Type A3: 3/4" - Minus Crushed Aggregate	CY	374	\$ 35.00	\$ 13,101.98							
115	CIVIL	(6") Thick HMA CL 3/8" PG 64H-28 (Class Suitable for Local Access, Private Streets, & Alleys)	SF	22,800	\$ 12.25	\$ 279,300.00							
116	BWA	(4") Depth Compacted 5/8" - Minus Crushed Aggregate Base	SF	29,300	\$ 1.90	\$ 55,670.00							
117	BWA	(4") Concrete Flatwork (#3 Rebar 15" O.C.E.W., 3500 PSI Mix, Broom Finish, Natural Grey Color)	SF	29,300	\$ 12.00	\$ 351,600.00							
118	BWA	Pedestrian Ramp w/ Detectable Warning Domes	EA	2	\$ 3,800.00	\$ 7,600.00							
119	CIVIL	Vertical Curb	LF	1,000	\$ 18.00	\$ 18,000.00							
<b>IRRIGATION</b>													
120	BWA	Landscape Irrigation	SF	127,615	\$ 1.35	\$ 172,280.25							
<b>SOIL WORK</b>													
121	BWA	Lawn Areas - 4" Free-Draining Topsoil	SF	116,075	\$ 0.60	\$ 69,645.00							
122	BWA	Planting Areas - 12" Free-Draining Topsoil	SF	11,540	\$ 1.80	\$ 20,772.00							
<b>PLANTS</b>													
123	BWA	1 Gal Shrub (60% of SF, 42" O.C.)	EA	650	\$ 18.50	\$ 12,025.00							
124	BWA	2 Gal Shrub (10% of SF, 42" O.C.)	EA	110	\$ 28.00	\$ 3,080.00							
125	BWA	3 Gal Shrub (10% of SF, 42" O.C.)	EA	110	\$ 36.00	\$ 3,960.00							
126	BWA	5 Gal Shrub (20% of SF, 42" O.C.)	EA	218	\$ 46.00	\$ 10,028.00							
127	BWA	Deciduous Trees	EA	64	\$ 500.00	\$ 32,000.00							
128	BWA	Conifer Trees	EA	26	\$ 500.00	\$ 13,000.00							
<b>MULCH</b>													
129	BWA	Planting Areas - 2" Depth Dark Fines or Medium Bark Mulch	SF	11,540	\$ 0.65	\$ 7,501.00							
<b>HYDROSEED</b>													
130	BWA	Turf Seed	SF	116,075	\$ 0.30	\$ 34,822.50							
<b>LANDSCAPE ESTABLISHMENT MAINTENANCE</b>													
131	BWA	Tree & Landscape Bed Maintenance (3-Months)	SF	11,540	\$ 0.02	\$ 230.80							
132	BWA	Formal Turf Mowing, Fertilizer, & Spray Treatments (3-Months)	SF	116,075	\$ 0.12	\$ 13,929.00							
<b>SITE FURNISHINGS</b>													
133	BWA	4ft. X 8ft. Iron Tree Grate & Galvanized Frame	EA	2	\$ 5,800.00	\$ 11,600.00							
134	BWA	Landscape Benches	EA	6	\$ 2,600.00	\$ 15,600.00							
135	BWA	Litter Bin	EA	3	\$ 1,900.00	\$ 5,700.00							
136	BWA	Drinking Fountain	EA	1	\$ 6,500.00	\$ 6,500.00							
137	BWA	Site Lighting	EA	11	\$ 4,000.00	\$ 44,000.00							
138	BWA	Removeable Bollard	EA	5	\$ 900.00	\$ 4,500.00							
<b>MULTI-PURPOSE SHELTER w/ RESTROOMS TOTAL:</b>													
139	BWA	Multi-Purpose Shelter w/ Restrooms	LS	1	\$ 375,000.00	\$ 375,000.00							

*This document shall be used for preliminary budgetary purposes only, and should not be considered a formal bid or estimate.*

SUBTOTAL	\$ 2,355,146.53
CONTINGENCY 20%	\$ 471,029.31
<b>TOTAL</b>	<b>\$ 2,826,175.83</b>

## APPENDIX: MINI-POLL RESULTS



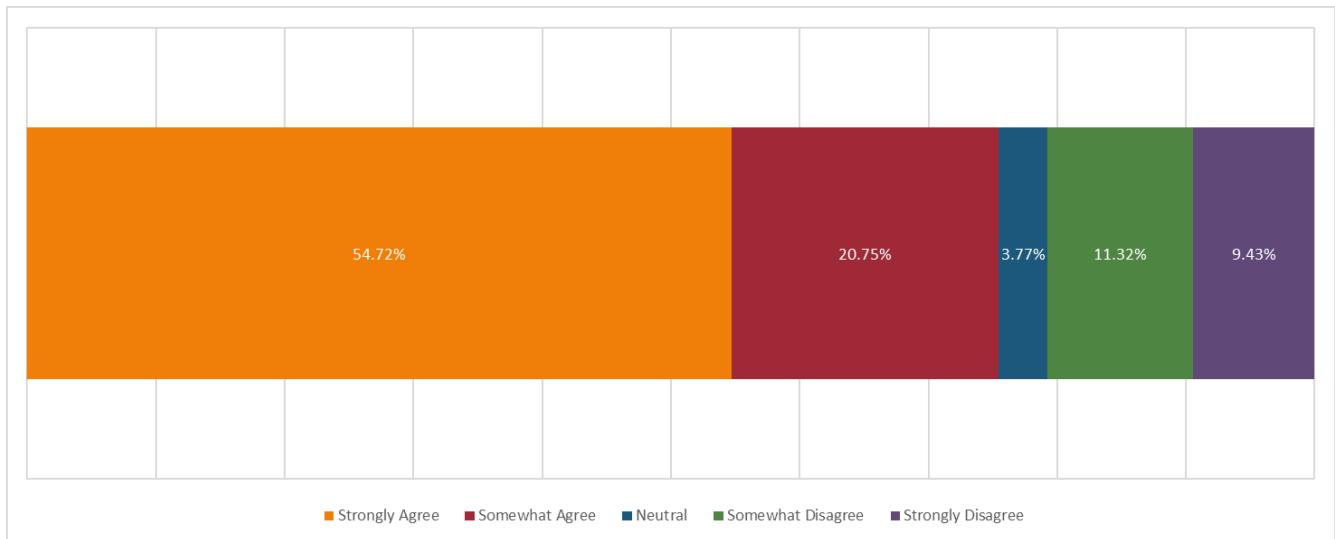
### Respondent Locations:

Farmer's Market: 28  
Game On: 16  
Additional: 9  
Total Responses: 53

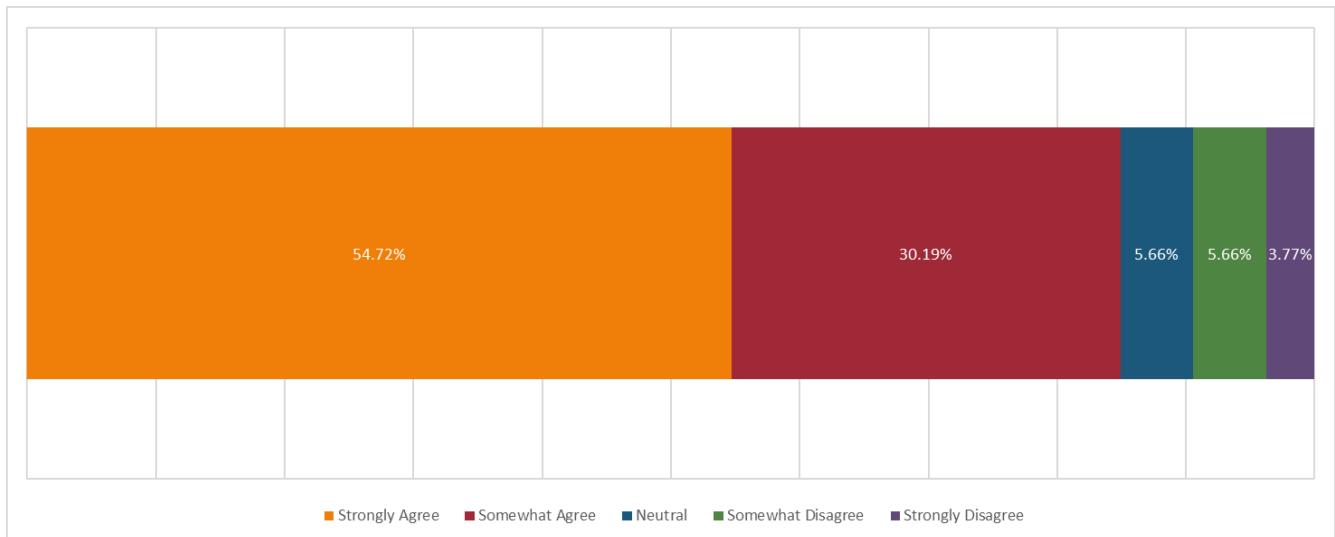
### Respondent Residence:

City of Spokane Valley: 73.4%  
Unincorporated County: 11.3%  
Other or Unanswered: 13.2%

The park should embrace a larger connectivity to nearby features and opportunities and be a community hub.

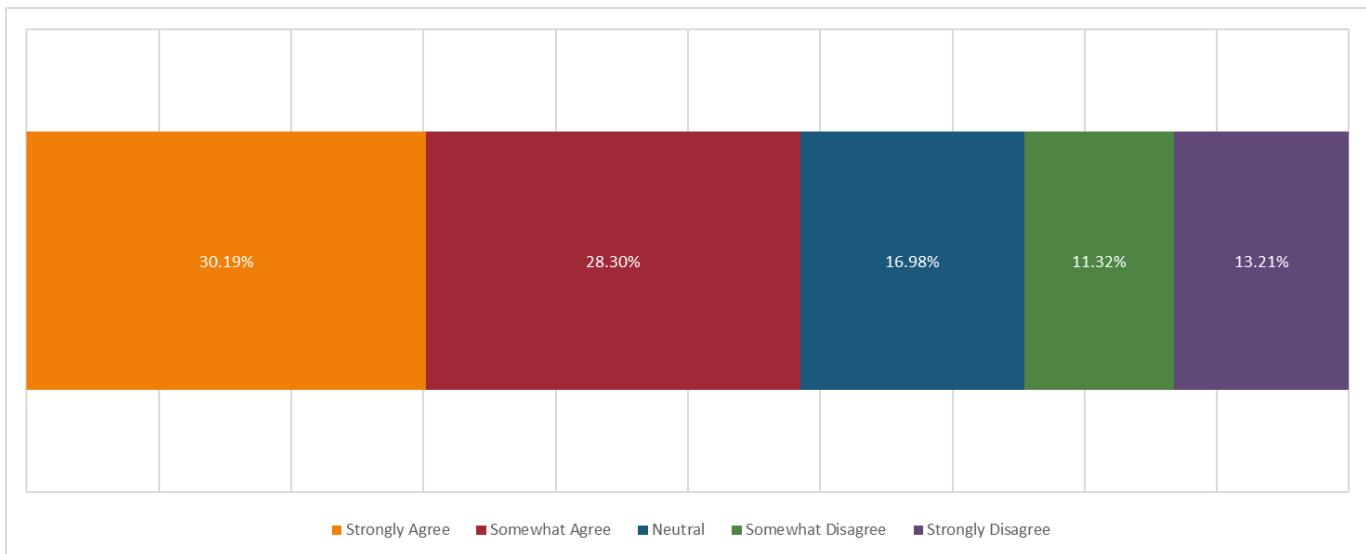


The park should focus on a wide range of activity types and interests.



The park should be designed and managed as a partnership and anticipate cost-sharing by users, community groups, other agencies and the City of Spokane Valley.

## APPENDIX: MINI-POLL RESULTS



The park should be improved and maintained to target the needs of the local, casual user base.

