

BOARD REPORT

Lumber Yard at Paint Creek

Cost-to-Complete Budget

Remaining Site Elements and Project Funding Plan | September 2026

Purpose. This report presents a comprehensive budget for the remaining elements required to complete and operationalize the Lumber Yard at Paint Creek. It is intended to accompany the separate Site Development Budget Comparison Report and provide the Board with a single funding framework for review and approval.

Conclusion. Based on \$1.90 million in available funds, the \$1.20 million site-development package, the contracted \$74,000 fire-suppression system, and \$379,500 for the remaining completion work and related contingency, the project retains an uncommitted reserve of \$246,500.

Executive Funding Summary

Budget Component	Amount
Available project funds	\$1,900,000
Site-development package	(\$1,200,000)
Contracted fire-suppression system	(\$74,000)
Seven remaining completion categories	(\$330,000)
15% contingency on remaining completion categories	(\$49,500)
Total projected project use	\$1,653,500
Uncommitted project reserve	\$246,500

Funding position. The proposed budget commits approximately 87.0% of available funds and preserves approximately 13.0% as an unassigned reserve. The reserve should remain under Board control until pricing is confirmed for the most variable remaining scopes.

Added Completion Budget

Remaining Category	Planning Allowance
1. Bakery-building electrical service and heating	\$60,000
2. Irrigation cisterns, pumps, controls and irrigation system	\$35,000
3. Relocation and buildout of concession shed	\$85,000
4. Exterior and interior lighting fixtures	\$55,000
5. Site, building, wayfinding and regulatory signs	\$40,000
6. Furnishings, equipment and operational items	\$30,000
7. Professional fees, testing, permits and closeout	\$25,000
Added-work subtotal	\$330,000

Remaining Category	Planning Allowance
Cost-to-complete contingency - 15%	\$49,500
Total added completion budget	\$379,500

Budget basis. The category amounts are planning allowances for Board budgeting. They are not contract awards. The separate 15% contingency is applied to the \$330,000 added-work subtotal and is not embedded within the individual line items.

1. Bakery-Building Electrical Service and Heating

Component	Allowance
Electrical service connection, meter and disconnect	\$9,000
Electrical panel and distribution equipment	\$6,000
Interior branch wiring, receptacles and dedicated equipment circuits	\$10,000
Interior, exterior and emergency lighting	\$7,000
Two-zone mini-split heating and cooling system	\$18,000
Controls, ventilation and miscellaneous HVAC work	\$4,000
Electrical and mechanical permits	\$3,000
Testing, startup and contractor closeout	\$3,000
Bakery-building total	\$60,000

Scope assumption. Assumes retail occupancy without commercial ovens or a commercial kitchen. Specialized tenant equipment and future food-service improvements are excluded.

2. Irrigation Cisterns, Pumps and Distribution

Component	Allowance
Water-storage cisterns and associated fittings	\$9,000
Tank bases and anchoring	\$3,000
Pump, pressure tank and pump enclosure	\$6,000
Filtration, backflow protection and controls	\$4,000
Irrigation mainline, lateral piping and valves	\$7,000
Drip irrigation and planting-zone distribution	\$3,000
Trenching, electrical connection and restoration	\$2,000
Testing, programming and winterization setup	\$1,000
Irrigation-system total	\$35,000

Scope assumption. Assumes a water-efficient, drip-oriented system serving the principal landscaped areas rather than full lawn irrigation.

3. Concession-Shed Relocation and Buildout

Component	Allowance
Utility disconnections and preparation for relocation	\$4,000
Structural bracing, lifting and building relocation	\$14,000
New foundation, piers or slab	\$12,000
Exterior and roof repairs following relocation	\$8,000
Doors, service window and security hardware	\$7,000
Electrical service, panel, outlets and lighting	\$10,000
Interior wall, ceiling and floor finishes	\$9,000
Service counter, cabinets and shelving	\$9,000
Basic refrigeration and non-cooking concession equipment	\$5,000
Permits, inspections and miscellaneous connections	\$4,000
Accessibility and minor site-transition work	\$3,000
Concession-shed total	\$85,000

Scope assumption. Assumes a non-food-preparation concession operation selling packaged products and beverages. Commercial cooking equipment, a hood, grease interceptor and full kitchen improvements are excluded.

4. Exterior and Interior Lighting Fixtures

Component	Allowance
Main barn exterior gooseneck fixtures	\$10,000
Main barn interior event and market lighting	\$10,000
Market shed exterior fixtures	\$7,000
Market stall interior fixtures	\$7,000
Trailhead and pedestrian-area fixtures	\$7,000
Public-art and feature lighting	\$4,000
Poles, brackets and specialty mounting hardware	\$4,000
Photocells, timers, dimming and lighting controls	\$3,000
Installation adjustments and fixture commissioning	\$3,000
Lighting-fixture total	\$55,000

Scope assumption. Limited to decorative and operational fixtures not already included in the site-development and electrical package.

5. Site, Building, Wayfinding and Regulatory Signs

Component	Allowance
Primary Lumber Yard identification sign	\$9,000
Building-identification signs	\$5,000
Vehicular and pedestrian wayfinding signs	\$7,000
Parking, ADA and regulatory signs	\$5,000
Trailhead and trail-connection signs	\$4,000
Historic and interpretive signage	\$5,000
Sign supports, foundations and installation	\$5,000
Signage total	\$40,000

6. Furnishings, Equipment and Operational Items

Component	Allowance
Movable tables, chairs and event seating	\$9,000
Benches and miscellaneous outdoor furnishings	\$4,000
Waste and recycling receptacles	\$3,000
Portable barriers, stanchions and crowd-control equipment	\$3,000
Storage racks, carts and maintenance equipment	\$4,000
Wi-Fi, communications and basic event technology	\$3,000
Safety equipment, first-aid stations and supplies	\$2,000
Opening inventory and miscellaneous operational supplies	\$2,000
Furnishings and equipment total	\$30,000

7. Professional Fees, Testing, Permits and Closeout

Component	Allowance
Supplemental architectural and engineering services	\$6,000
Construction observation and field coordination	\$4,000
Materials, soil and utility testing	\$3,000
Building, electrical, mechanical and sign permits	\$4,000
Final inspections and systems commissioning	\$2,000
Survey, record drawings and closeout documentation	\$3,000

Component	Allowance
Legal, administrative and contract closeout expenses	\$3,000
Professional and closeout total	\$25,000

Budget Controls and Implementation

- Treat the seven category totals as maximum planning allocations unless the Board approves a transfer or amendment.
- Obtain competitive proposals or bids in accordance with applicable DDA and Village procurement requirements.
- Credit unused balances within a category back to the project reserve rather than automatically reallocating them.
- Return contracts and purchases requiring Board approval under existing policy to the Board before commitment.
- Confirm that lighting fixtures and electrical work are not duplicated in the site-development package.
- Maintain the \$246,500 reserve until major variable scopes are bid and project closeout exposure is better defined.

Principal Cost Variables

The following scopes present the greatest potential for movement from the planning allowances:

- Condition of the concession shed after lifting and relocation, including foundation and repair requirements.
- Final electrical-service needs and heating-load calculations for the bakery building.
- Cistern capacity, irrigation coverage, trenching distances and final landscape-zone design.
- Final fixture quantities, mounting conditions, control systems and avoidance of overlap with the base electrical contract.
- Fabrication and installation requirements for primary identification and interpretive signage.

Recommended Board Action

Recommended approval. Approve the Lumber Yard at Paint Creek cost-to-complete funding framework, including the \$1.20 million site-development budget, the existing \$74,000 fire-suppression contract, \$330,000 in planning allowances for the seven remaining completion categories, and a \$49,500 cost-to-complete contingency, while retaining \$246,500 as an uncommitted project reserve.

Relationship to accompanying report. The separate Site Development Budget Comparison Report documents the basis for the \$1.20 million site-development budget. This report addresses the remaining site elements and the overall funding available to complete the project.