

A wide-angle photograph of a calm lake under a bright blue sky with scattered white clouds. The far shore is lined with a dense forest of evergreen trees. The water in the foreground shows gentle ripples.

# Lake Forest Park Lakefront Improvements

Design, Engineering, Environmental, and Permitting



# Schedule overview

Notice to Proceed received July 11, 2023

## Pre-design (July to October):

- Data Collection
- Site Analysis
- Early Engagement

## Concept Design (October to January 2024):

- Design programming
- Alternatives development
- Feasibility analysis
- Permit mapping
- Cost estimation

Council Update  
11/9/2023

## Alternatives Analysis (January 2024 to March):

- Presentation of alternatives
- Refinement
- Selection of preferred design

Council Update  
3/7/2024

## Schematic Design (March to June):

- Advance preferred design
- Draft schematic design
- Final schematic design package
  - End of current phase 1 contract

Council Update  
5/9/2024

Council Update  
6/13/2024

## Early Works Demolition (March to December):

- Pre-design
- Plans Preparation
- Procurement
- Construction

**Design Development – *targeting Notice to Proceed by July 8, 2024***

# Progress report

## Schematic Design (March to June):

- [RCO grant support](#)
- Final schematic design package

## Completed:

RCO programs WWRP and ALEA

Technical presentations completed

Final presentations will occur in August

# Progress report

## Schematic Design (March to June):

- RCO grant support
- **Final schematic design package**

## Completed:

### Schematic design package submitted

- Report and renderings
- Scope and fee proposal for implementation of schematic design

# Progress report

## Early Works (March to December):

- Predesign activities
- Plans preparation
- ~~◦ Permitting (May – July)~~
- **Final design (June)**
- **Procurement (June/July)**
- Construction (August – November)
- *November 30, 2024, RCO award expires*

## Completed:

Bid documents submitted, in city review

Cost estimation, draft received

## Next steps:

Bid solicitation from small works roster

Award and contracting (Council approval)

Construction

# Schematic Design Package

- Summarizes the product of the phase 1 design process
- Presents the vision for phase 2 design development
- Provides an overview of crucial considerations to assist with planning and implementation

## Schematic Design

- Design rationale and narrative
- Design vision

## Visitor Experience and Considerations

- Accessibility considerations
- Safety
- Stakeholder impact
- Preliminary engineering summary
- Sustainability strategies
- Signage and wayfinding
- Public art integration

## Implementation Summary

- Cost estimate
- Environmental impact
- Permit pathway
- Phasing plan
- Maintenance and operations outlook and recommendations



SITE PLAN



The letters keyed on this site plan indicate the viewpoint for the perspective views on the following pages.



New sidewalk and improvements to Beach Drive.

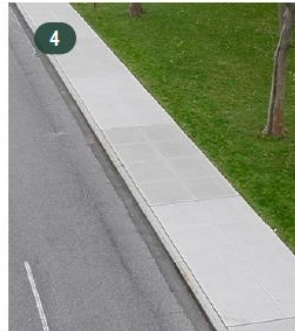




- 1 Park entry sign
- 2 Frontage fence and gate
- 3 Public art
- 4 Curb and gutter on Beach Dr



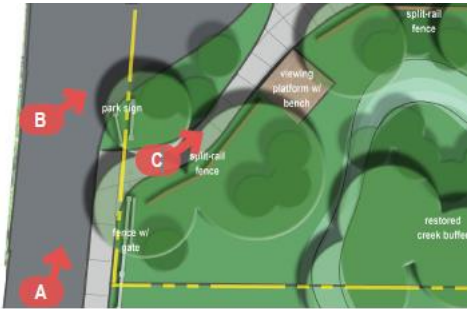
PARK ENTRY FROM BEACH DRIVE



PEDESTRIAN ENTRANCE



- 1 Park entry walkway
- 2 Lyon Creek overlook platform
- 3 Public art
- 4 Split rail fence



STAGING AREA



1 Curb ramp

2 Seat wall

3 Paving with reclaimed brick edge

4 Bike racks

5 Kayak rack and pump station



ENTRY PLAZA



1 Big House

2 Bathhouse

3 Seat Wall

4 Curb ramp

5 Ramp to front entrance



BATHHOUSE AND PATH TO LYON CREEK



- 1

Bathhouse
- 2

Seat wall
- 3

Ramp to gathering deck
- 4

Path to preserve
- 5

Split rail fence





GATHERING DECK AND PLAY AREA



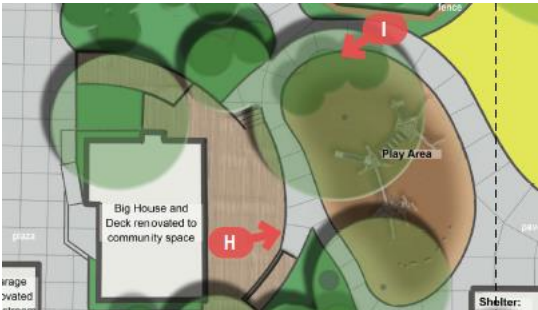
1 Play structure

3 Log Stepper

5 Gathering deck

2 Standing log play elements

4 Custom deck railing



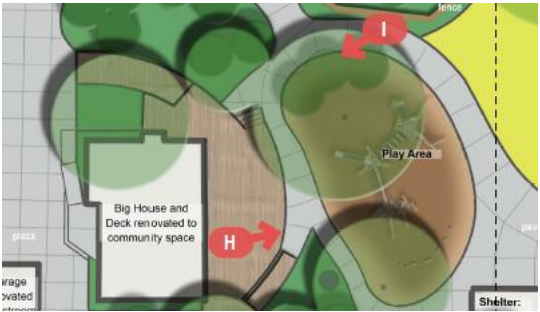
GATHERING DECK



1 Reclaimed brick accent

2 Gathering deck

3 Custom deck railing





# PICNIC SHELTER



1 Picnic shelter

3 Outdoor shower

2 Commercial porch swing



MULTIUSE DOCK



- 1 Viewing area with seating
- 2 Dock
- 3 Watercraft and accessible launch
- 4 Swim platform



# DOCK, WADING AREA, BEACH, AND LAWN

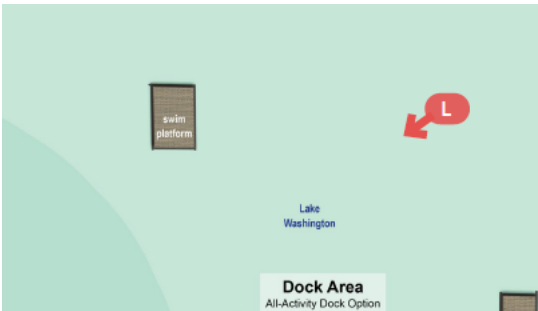


- 1 Multiuse dock
- 2 Swim platform

- 3 Lyon Creek viewing platform
- 4 Watercraft launch area

- 5 Beach
- 6 Multipurpose lawn

- 7 Picnic shelter
- 8 Play area



# Cost estimate

## Considerations:

- Planning-level cost; used to inform funding applications
- Multiple contingencies applied (within unit prices, construction, owner costs)
- Priced conservatively, leaves room for value engineering and cost management
- Includes past expenses (consultants, assessments)
- Includes potential expenses (piling reinforcement)

Table 2. Summary Schematic Cost Estimate

Proposed Site Improvement	Est. Construction Cost (with Construction Markup + Escalation)	Anticipated Total Project Cost (with Owner Costs)
Site Preparation	\$1,198,660	\$1,728,468
<b>Site Improvements</b>		
• Right-of-Way Improvements	\$142,131	\$204,953
• Parking & Entry Area	\$359,812	\$518,849
• Preserve Area	\$1,018,432	\$1,468,579
• Staging & Play Areas	\$508,560	\$733,344
• Beach Areas	\$198,432	\$286,139
• Dock	\$1,849,670	\$2,667,224
• Swimming Platform	\$138,291	\$199,416
• Gathering Deck	\$380,362	\$548,482
• Landscape	\$118,770	\$171,266
<b>Structure Improvements</b>		
• Main House Renovations	\$833,295	\$1,201,611
• New Bathhouse	\$511,355	\$737,374
• Cabin Renovations	\$464,435	\$669,715
• New Picnic Shelter	\$450,955	\$650,277
Site Mechanical Utilities	\$924,463	\$1,333,076
Site Electrical Utilities	\$273,329	\$394,140
<b>Anticipated Subtotal Project Cost</b>	<b>\$9,370,952</b>	<b>\$13,512,913</b>
<b>Add Service:</b> Additional structural reinforcement (e.g., piling foundations), if required	\$813,479	\$1,173,037
<b>Potential Total Project Cost with Add Service</b>	<b>\$10,184,431</b>	<b>\$14,685,950</b>

# Phasing Plan

Considerations:

- Permitting
- Work windows
- Work sequence and efficiencies
- Availability of funding

Table 4. Schematic-level Phasing Plan

Phase	Task	Est. Start	Est. End	Est. Construction Cost
1 <sup>1</sup>	Hazardous materials abatement	8/1/2024 <sup>2</sup>	11/30/2024	\$165,000
	Selective structure deconstruction and salvage			
	Site security, fencing installation			
2 <sup>3</sup>	Demolition of eastern dock	7/1/2025 <sup>4</sup>	2/29/2025	\$192,131
	Right-of-way improvements <sup>5</sup>			
3	Site preparation and demolition	3/1/2025	11/30/2025	\$7,744,339
	Site utilities			
	Parking and entry area improvements			
	Site development (amenities)			
	Site improvements (structures and structure renovations)			
4 <sup>6</sup>	Demolition of western dock	12/1/2026	2/29/2026	\$2,082,961
	New swimming buoy line			
	New swim platform			
	New dock construction			
Phasing Summary		8/1/2024	2/29/2026	\$10,184,431

<sup>1</sup> Phase coincides with funding available for initial demolition work

<sup>2</sup> Date represents expiration of current grant funding to support structure demolition

<sup>3</sup> Phase aligns with anticipated issuance of water-related work permits and captures in-water work windows in July 2025 and winter 2025/2026

<sup>4</sup> Date coincides with anticipated availability of RCO funding, if awarded

<sup>5</sup> Timing of right-of-way work to coincide with adjacent project (sewer lift station improvements)

<sup>6</sup> Phase captures in-water work window for winter 2026/2027

# Phase 1 Closeout

- Completed on schedule
- Unused \$5K technical reserve will carry to phase 2

## Phase 1 final deliverables

- 6/13 – Final presentation to Council
  - First touch for phase 2 scope and fee proposal
- 6/27 – Final biweekly meeting with project manager
- 7/3 – Submittal of final monthly progress report

## Next steps

- Phase 2 contract consideration and approval
- RCO final presentations, scheduled for late August
- Continuation of early works demolition
- Transition project from phase 1 to phase 2

# Next steps

## Phase 2 Initial Milestones (all dates TBD):

- Late September – Delivery of 50% DD package
- End of September 2024 – Submit for federal shoreline permits

## Future Milestones (all dates TBD):

- **Construction Documentation & Permit Review** – *targeting September – December 2025*
- **Bid Support and Coordination** – *targeting December 2025 – March 2026*
- **Construction** – *target April – September 2026*
- **Post Occupancy / Site Commissioning** – *estimated October 2026 – October 2027*

# Questions and Discussion



A wide-angle photograph of a calm lake under a bright blue sky with scattered white clouds. The far shore is lined with a dense forest of evergreen trees. The water in the foreground shows gentle ripples.

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