



# Lake Forest Park Lakefront Improvements

# Lake Forest Park Lakefront Improvements

Prepared for:  **FACET**

Amber Mikluscak  
Facet  
9706 4th Ave NE  
Suite 300  
Seattle, WA 98115  
(425) 650-1332

Prepared by:



Ryan Fouts  
DCW  
415 1st Ave N  
Suite 9671  
Seattle, WA 98109  
(206) 259-2995

# Lake Forest Park Lakefront Improvements

## Contents

Overall Summary	4
Scope of Work	5
Basis of Report	6
Big Building	7
Annex	14
Restroom	21
Picnic Shelter	28
Site Development	33

# Lake Forest Park

## Lakefront Improvements

### Overall Summary

	SF	\$/SF	TOTAL
 Big House	1,500	787.17	1,180,762
 Annex Building	560	1,026.73	574,968
 Restroom	365	1,470.75	536,824
 Picnic Shelter	597	412.79	246,436
 Site Development	88,350	72.73	6,425,284
<b>TOTAL RECOMMENDED BUDGET</b>			<b>8,964,273</b>

**TOTAL RECOMMENDED BUDGET (incl. Owner's cost/WSST)** 12,926,482

*\*see Basis of Report section for breakdown*

# Lake Forest Park

## Lakefront Improvements

### Scope of Work

#### Project Scope Description

The project comprises cost planning for the three parcels including an existing public preserve and two parcels previously programmed as a single residential property with multiple outbuildings. The project is encumbered by shoreline and critical area regulations, including the shoreline management area of Lake Washington and encumbrances from onsite wetlands and Lyon Creek, a natural salmon-bearing stream.

A new lakefront park will be developed through site improvements and adaptive reuse of existing structures. Park amenities will include new parking area, paved plaza and paths, viewing platforms, gathering deck, play area, picnic shelter, bathhouse, community flex space, and small city office. A new dock will be constructed for public water access and recreation.

#### Project Design

The cost herein are based on the following documents:

- 250528\_Lake Forest Park\_Basis of Design
- Lakefront\_CostEstCover\_70pct\_2025-05-23
- 250528\_BOD Drawing
- 20250523a\_LFP Lakefront Park Ph 2\_70pct\_2025-05-23

#### Procurement

It is anticipated that the project will be delivered by traditional low bid procurement. It is expected that there will be 4 to 5 qualified General Contractors to maintain competitive pricing.

# Lake Forest Park Lakefront Improvements

## Basis of Report

### Assumptions and Clarifications

This estimate is based on the following assumptions and clarifications:

- 1 Hazardous materials abatement is included in Phase 1.
- 2 The majority of work will be performed during typical daytime hours.
- 3 Prevailing wages apply.
- 4 Includes fees and Owner's contingency.
- 5 Sales tax is assumed to be included in Owner's Project Cost Estimate.

Owner's soft cost recommendation is as follows:

- Jurisdictional cost and permits (7%)
- A&E fees (13%)
- Other consultants (5%)
- Administrative costs (2%)
- Special inspections and commissioning (2%)
- Owner's contingency (5%)
- Sales tax (10.2%)

**General Markups Total - 44.2%**

In preparing the cost models, multiple sources were used. The source information includes a perspective on current codes, technology, energy conservation, specific site elements, local general and sub construction markets and labor agreements, material costs and availability and labor efficiencies.

# Lake Forest Park

## Lakefront Improvements

### Big House Summary

	Substructure	Shell	Interiors	Services	Equipment & Furnishings	Special Construction & Demolition	General Requirements	Contingencies	Mark-ups	Escalation	
\$	169427.4074	843452.605	229879.5	585028.465	55400	0	141239.0983	420068.6182	326584.6247	154702.4692	
Total Gross Area: 01,500 SF								%	\$/SF	TOTAL	
A10	Foundations						10%	81.47	122,203		
A20	Basement Construction						0%	0.00	0		
A	Substructure						10%	81.47	122,203		
B10	Superstructure						10%	75.17	112,751		
B20	Exterior Enclosure						10%	78.86	118,285		
B30	Roofing						7%	57.94	86,913		
B	Shell						27%	211.97	317,949		
C10	Interior Construction						3%	23.82	35,732		
C20	Stairways						0%	0.00	0		
C30	Interior Finishes						3%	25.94	38,911		
C	Interiors						6%	49.76	74,644		
D10	Conveying Systems						0%	0.00	0		
D20	Plumbing Systems						4%	31.23	46,848		
D30	Heating, Ventilation & Air Conditioning						8%	63.79	95,688		
D40	Fire Protection						0%	0.25	375		
D50	Electrical Lighting, Power & Communications						12%	93.79	140,688		
D	Services						24%	189.07	283,599		
E10	Equipment						0%	0.47	700		
E20	Furnishings						1%	4.47	6,700		
E	Equipment & Furnishings						1%	4.93	7,400		
F10	Special Construction						0%	0.00	0		
F20	Selective Demolition						0%	0.00	0		
F	Special Construction & Demolition						0%	0.00	0		
	Direct Building Elemental Costs						68%	537.20	805,795		
Z20	Design Contingency					10.00%	7%	53.72	80,579		
Z21	Construction Contingency					5.00%	4%	29.55	44,319		
	Building Elemental Cost Including Contingencies						79%	620.46	930,693		
Z10	General Conditions					7.50%	6%	46.53	69,802		
Z30	General Requirements					8.50%	7%	56.69	85,042		
Z33	Office Overhead & Profit					4.50%	4%	32.57	48,849		
Z34	Bonds and Insurance					1.50%	1%	11.34	17,016		
Z35	Permit										By Owner
	Building Construction Cost Before Escalation						98%	767.60	1,151,402		
Z40	Escalation to Q1 2026					2.55%	2%	19.57	29,361		
	Recommended Budget						100%	787.17	1,180,762		

# Lake Forest Park

## Lakefront Improvements

### Big House

	Quantity	Unit	Rate	Total
Areas	1,500	Total GSF		
Building Footprint	1,500	SF		
<b>A10 Foundations</b>	<b>1,500</b>	<b>SF</b>	<b>81.47</b>	<b>122,203</b>
A1010 Standard Foundations	1,500	SF	81.47	122,203
Excavation required for footings & slab	134	CY	22.50	3,015
Haul and leave on site	106	CY	25.00	2,656
Mat slab, 18" w/ #6 @ 12" O.C.	83	CY	940.00	78,333
Step footing - 18"	6	CY	940.00	5,379
Anchors and connections, allow	1	LS	10,000.00	10,000
Perimeter drainage	163	LF	30.00	4,890
Temporary shoring, allow	815	SF	22.00	17,930
A1030 Slab On Grade	1,500	SF		
No work anticipated				NIC
<b>B10 Superstructure</b>	<b>1,500</b>	<b>SF</b>	<b>75.17</b>	<b>112,751</b>
B1010 Floor Construction	1,500	SF	23.21	34,812
Columns				
GLB 5-1/2"x15" (x2)	68	LF	74.50	5,066
Shearwall				
7/16" sheathing w/ nailing and plates 6" OC	315	SF	8.50	2,678
7/16" sheathing w/ nailing and plates 4" OC	290	SF	9.37	2,717
1st floor framing	650	SF		
Sheathing 1/2"	650	SF	6.11	3,972
4x6	305	LF	12.80	3,900
4x12	33	LF	22.30	725
2x12	491	LF	18.75	9,200
Misc. plates and connections	650	SF	4.00	2,600
Access hatch	1	EA	3,500.00	3,500
Firestopping	650	SF	0.70	455
B1020 Roof Construction	1,500	SF	51.96	77,940
Wood decking - mass timber	1,820	SF	28.65	52,143
Framing				
4x6	7	LF	12.80	90
4x8	43	LF	15.10	642
6x12	89	LF	25.60	2,278
GL 5 1/2x9	118	LF	57.50	6,785

# Lake Forest Park

## Lakefront Improvements

### Big House

	Quantity	Unit	Rate	Total
GL 5 1/2x12 Truss	152	LF	68.00	10,336
Overframing	237	SF	9.70	2,299
Strapping/blocking/connection, add	1,820	SF	1.85	3,367
<b>B20 Exterior Enclosure</b>	<b>1,500</b>	<b>SF</b>	<b>78.86</b>	<b>118,285</b>
<b>B2010 Exterior Walls</b>	<b>1,500</b>	<b>SF</b>	<b>27.68</b>	<b>41,515</b>
Brick wall repointing, allow	800	SF	18.50	14,800
W2 2x6	822	SF	32.50	26,715
<b>B2020 Exterior Windows</b>	<b>1,500</b>	<b>SF</b>	<b>33.18</b>	<b>49,770</b>
Dormer	47	SF	90.00	4,230
Storefront	396	SF	115.00	45,540
<b>B2030 Exterior Doors</b>	<b>1,500</b>	<b>SF</b>	<b>18.00</b>	<b>27,000</b>
Sliding glass doors - 3 panel	2	EA	9,500.00	19,000
Custom single w/ glazed panel	2	EA	4,000.00	8,000
<b>B30 Roofing</b>	<b>1,500</b>	<b>SF</b>	<b>57.94</b>	<b>86,913</b>
<b>B3010 Roof Coverings</b>	<b>1,500</b>	<b>SF</b>	<b>57.94</b>	<b>86,913</b>
Standing seam metal roof	1,820	SF		
Metal roof panels	1,820	SF	20.70	37,676
Membrane underlayment	1,820	SF	2.85	5,187
Coverboard	1,820	SF	5.50	10,010
Insulation	1,820	SF	6.35	11,557
Vapor barrier	1,820	SF	3.20	5,824
CDX plywood sheathing	1,820	SF	5.85	10,647
Flashing and trim	405	LF	11.25	4,556
Caulking and sealants	1,820	SF	0.80	1,456
Fall protection posts, not required				NIC
<b>B3020 Roof Openings</b>	<b>1,500</b>	<b>SF</b>		
No work anticipated				NIC
<b>C10 Interior Construction</b>	<b>1,500</b>	<b>SF</b>	<b>23.82</b>	<b>35,732</b>
<b>C1010 Partitions</b>	<b>1,500</b>	<b>SF</b>	<b>14.69</b>	<b>22,032</b>
W10 2x4	493	SF	26.50	13,065
W10 2x6	170	SF	28.75	4,888

# Lake Forest Park

## Lakefront Improvements

### Big House

	Quantity	Unit	Rate	Total
Rough carpentry, allow	663	SF	2.10	1,392
Blocking, allow	663	SF	0.75	497
Interior of exterior - reclaimed wood	379	SF	5.78	2,191
<b>C1020 Interior Doors</b>	<b>1,500</b>	<b>SF</b>	<b>7.70</b>	<b>11,550</b>
Sliding door	1	EA	3,800.00	3,800
Pocket sliding door	1	EA	4,250.00	4,250
Single door	1	EA	3,500.00	3,500
<b>C1030 Fittings</b>	<b>1,500</b>	<b>SF</b>	<b>1.43</b>	<b>2,150</b>
Wayfinding and signage, allow	1,500	SF	0.40	600
Toilet and bath accessories, incl. hand dryer & grab bars	1	EA	1,200.00	1,200
Mirrors	1	EA	350.00	350
<b>C20 Stairways</b>	<b>1,500</b>	<b>SF</b>		
<b>C2010 Stair Construction</b>	<b>1,500</b>	<b>SF</b>		
No work anticipated				NIC
<b>C30 Interior Finishes</b>	<b>1,500</b>	<b>SF</b>	<b>25.94</b>	<b>38,911</b>
<b>C3010 Wall Finishes</b>	<b>1,500</b>	<b>SF</b>	<b>9.46</b>	<b>14,185</b>
Paint existing interiors, allow	1,500	SF	3.85	5,775
Paint new partitions	1,305	SF	2.80	3,654
Tile, restrooms	200	SF	18.00	3,600
Reclaimed wood	200	SF	5.78	1,156
<b>C3020 Floor Finishes</b>	<b>1,500</b>	<b>SF</b>	<b>12.00</b>	<b>18,000</b>
Floor finish salvage and reinstall, allow	1,500	SF	12.00	18,000
<b>C3030 Ceiling Finishes</b>	<b>1,500</b>	<b>SF</b>	<b>4.48</b>	<b>6,726</b>
GWB	356	SF	10.50	3,738
Exposed mass timber, sealed	964	SF	3.10	2,988
<b>D10 Conveying Systems</b>	<b>1,500</b>	<b>SF</b>		
<b>D1010 Elevators &amp; Lifts</b>	<b>1,500</b>	<b>SF</b>		
No work anticipated				NIC

# Lake Forest Park

## Lakefront Improvements

### Big House

	Quantity	Unit	Rate	Total
<b>D20 Plumbing Systems</b>	<b>1,500</b>	<b>SF</b>	<b>31.23</b>	<b>46,848</b>
D2010 Plumbing Fixtures	1,500	SF	3.23	4,850
Water closets	1	EA	1,400.00	1,400
Lavatories	1	EA	1,200.00	1,200
Kitchen sink	1	EA	1,350.00	1,350
Hose bibb, allow	2	EA	450.00	900
D2020 Domestic Water Distribution	1,500	SF	16.40	24,603
C/H pipes & fittings	350	LF	58.00	20,300
Insulation	350	LF	5.15	1,803
Fittings and valves, allow	1	LS	2,500.00	2,500
Water heating & equipment - included in restroom				NIC
D2030 Sanitary Waste	1,500	SF	9.33	14,000
Waste/vent pipe and fittings	150	LF	60.00	9,000
Fittings and valves, allow	1	LS	5,000.00	5,000
Floor drains - not required				NIC
D2040 Rain Water Drainage	1,500	SF	2.26	3,396
Gutters and downspouts	98	LF	34.65	3,396
<b>D30 Heating, Ventilation &amp; Air Conditioning</b>	<b>1,500</b>	<b>SF</b>	<b>63.79</b>	<b>95,688</b>
D3020 Heat Generating Systems	1,500	SF	45.93	68,888
ERV system	1,500	SF	26.50	39,750
Fan coil - included above				NIC
Condensing unit - included above				NIC
Ceiling fan	3	EA	1,500.00	4,500
In-wall unit heater	1	EA	1,800.00	1,800
Ductwork and flex duct	1,275	LB	14.50	18,488
Dampers, grills and diffusers	10	EA	180.00	1,800
Seismic bracing, hangers, layout	1,500	SF	1.70	2,550
D3060 Controls and Instrumentation	1,500	SF	10.50	15,750
Building automation systems	1,500	SF	10.50	15,750
D3070 Systems Testing & Balancing	1,500	SF	7.37	11,050
Testing and balancing	85	HRs	130.00	11,050

# Lake Forest Park

## Lakefront Improvements

### Big House

	Quantity	Unit	Rate	Total
<b>D40 Fire Protection</b>	<b>1,500</b>	<b>SF</b>	<b>0.25</b>	<b>375</b>
D4010 Sprinklers	1,500	SF		
No work anticipated				NIC
D4030 Fire Protection Specialties	1,500	SF	0.25	375
Fire extinguishers, FEC	1	EA	375.00	375
<b>D50 Electrical Lighting, Power &amp; Communications</b>	<b>1,500</b>	<b>SF</b>	<b>93.79</b>	<b>140,688</b>
D5010 Electrical Service & Distribution	1,500	SF	32.23	48,340
Primary transformer - by franchise utility				NIC
Meter base - by franchise utility				NIC
Panel - 400 A, allow	1	LS	21,300.00	21,300
CT cabinet	1	EA	4,500.00	4,500
Conduit and wiring, allow	1,500	SF	5.10	7,650
Receptacles	18	EA	450.00	8,100
Receptacles, GFI	14	EA	485.00	6,790
Feeders and wire to structures (x3), included in site				NIC
D5020 Lighting & Branch Wiring	1,500	SF	19.35	29,023
Branch wiring for lighting and devices, allow	1,500	SF	3.80	5,700
Lighting controls, allow	1,500	SF	6.50	9,750
Linear troffer, 4"x4'	3	EA	385.00	1,155
Linear direct/indirect pendant, 4"x4'	2	EA	427.00	854
Linear direct/indirect pendant, 4"x8'	6	EA	794.00	4,764
Flat panel 1x4	2	EA	325.00	650
Vanity fixture, 3'	1	EA	300.00	300
Exit sign	2	EA	250.00	500
Emergency egress light	1	EA	250.00	250
Wallpack LED board incl. photocell/motion sensor	4	EA	600.00	2,400
Wallpack LED board incl. photocell/motion sensor, backup battery, relay	4	EA	675.00	2,700
D5030 Communications & Security	1,500	SF	13.75	20,625
Phone and data incl. wiring and conduit	1,500	SF	5.65	8,475
Fire alarm systems, allow	1,500	SF	7.00	10,500
Wireless access points, allow	1	EA	1,650.00	1,650
Access control and security, not in contract				NIC

# Lake Forest Park

## Lakefront Improvements

### Big House

	Quantity	Unit	Rate	Total
D5090 Other Electrical Systems	1,500	SF	28.47	42,700
Disconnect switches, equipment connections	4	EA	550.00	2,200
PV incl. equipment, allow	10	kW	4,050.00	40,500
PV inverter, incl. above				NIC
E10 Equipment	1,500	SF	0.47	700
E1010 Commercial Equipment	1,500	SF	0.47	700
Refrigerator - by Owner				NIC
Dishwasher	1	EA	700.00	700
E20 Furnishings	1,500	SF	4.47	6,700
E2010 Fixed Furnishings	1,500	SF	4.47	6,700
Casework				
Casework - lowers	12	LF	450.00	5,400
Casework - full height cabinet	2	LF	650.00	1,300
F20 Selective Demolition	1,500	SF		
F2020 Hazardous Components Abatement	1,500	SF		
No work anticipated				NIC

# Lake Forest Park

## Lakefront Improvements

### Annex Building Summary

	Substructure	Shell	Interiors	Services	Equipment & Furnishings	Special Construction & Demolition	General Requirements	Contingencies	Mark-ups	Escalation	
\$	169427.4074	843452.605	229879.5	585028.465	55400	0	141239.0983	420068.6182	326584.6247	154702.4692	
Total Gross Area: 0560 SF								%	\$/SF	TOTAL	
A10	Foundations						8%	82.10	45,976		
A20	Basement Construction						0%	0.00	0		
A	Substructure						8%	82.10	45,976		
B10	Superstructure						6%	65.22	36,525		
B20	Exterior Enclosure						14%	143.91	80,588		
B30	Roofing						5%	52.46	29,375		
B	Shell						25%	261.59	146,488		
C10	Interior Construction						8%	81.96	45,899		
C20	Stairways						0%	0.00	0		
C30	Interior Finishes						5%	46.32	25,937		
C	Interiors						12%	128.28	71,836		
D10	Conveying Systems						0%	0.00	0		
D20	Plumbing Systems						7%	76.57	42,878		
D30	Heating, Ventilation & Air Conditioning						7%	68.25	38,218		
D40	Fire Protection						0%	0.67	375		
D50	Electrical Lighting, Power & Communications						7%	74.75	41,858		
D	Services						21%	220.23	123,329		
E10	Equipment						0%	1.25	700		
E20	Furnishings						1%	7.23	4,050		
E	Equipment & Furnishings						1%	8.48	4,750		
F10	Special Construction						0%	0.00	0		
F20	Selective Demolition						0%	0.00	0		
F	Special Construction & Demolition						0%	0.00	0		
Direct Building Elemental Costs								68%	700.68	392,379	
Z20	Design Contingency					10.00%	7%	70.07	39,238		
Z21	Construction Contingency					5.00%	4%	38.54	21,581		
Building Elemental Cost Including Contingencies								79%	809.28	453,198	
Z10	General Conditions					7.50%	6%	60.70	33,990		
Z30	General Requirements					8.50%	7%	73.95	41,411		
Z33	Office Overhead & Profit					4.50%	4%	42.48	23,787		
Z34	Bonds and Insurance					1.50%	1%	14.80	8,286		
Z35	Permit										By Owner
Building Construction Cost Before Escalation								98%	1,001.20	560,671	
Z40	Escalation to Q1 2026					2.55%	2%	25.53	14,297		
Recommended Budget								100%	1,026.73	574,968	

# Lake Forest Park

## Lakefront Improvements

### Annex Building

	Quantity	Unit	Rate	Total
Areas	560	Total GSF		
Building Footprint	560	SF		
<b>A10 Foundations</b>	<b>560</b>	<b>SF</b>	<b>82.10</b>	<b>45,976</b>
A1010 Standard Foundations	560	SF	82.10	45,976
Excavation required for footings & slab	39	CY	22.50	878
Haul and leave on site	29	CY	25.00	716
Mat slab, 15"	26	CY	940.00	24,370
Topping slab, 4"	560	SF	8.95	5,012
Anchors and connections, allow	1	LS	6,000.00	6,000
Perimeter drainage	300	LF	30.00	9,000
A1030 Slab On Grade	560	SF		
No work anticipated				NIC
<b>B10 Superstructure</b>	<b>560</b>	<b>SF</b>	<b>65.22</b>	<b>36,525</b>
B1010 Floor Construction	560	SF	3.48	1,948
Headers 4x6	36	LF	12.80	461
Headers 4x10	8	LF	17.10	137
Headers 6x10	5	LF	23.60	118
Misc. plates and connections	560	SF	1.50	840
Firestopping	560	SF	0.70	392
B1020 Roof Construction	560	SF	61.74	34,577
Wood decking	780	SF	18.75	14,625
Premanufactured wood trusses	290	LF	58.75	17,038
Framing				
GLB 5-1/2x18	29	LF	77.00	2,233
Strapping/blocking/connection, add	290	SF	2.35	682
<b>B20 Exterior Enclosure</b>	<b>560</b>	<b>SF</b>	<b>143.91</b>	<b>80,588</b>
B2010 Exterior Walls	560	SF	107.01	59,928
Simpson strongwall WSWH 18x9	3	EA	285.00	855
CLT	330	SF	8.15	2,690
W3 2x6	724	SF	32.50	23,530
W4, allow.	168	SF	32.50	5,460
Cladding - reclaimed brick	724	SF	32.75	23,711

# Lake Forest Park

## Lakefront Improvements

### Annex Building

	Quantity	Unit	Rate	Total
Cladding - reclaimed wood	168	SF	21.92	3,683
<b>B2020 Exterior Windows</b>	<b>560</b>	<b>SF</b>	<b>30.38</b>	<b>17,010</b>
Glazing	189	SF	90.00	17,010
<b>B2030 Exterior Doors</b>	<b>560</b>	<b>SF</b>	<b>6.52</b>	<b>3,650</b>
Single w/ glazing	1	EA	3,650.00	3,650
<b>B30 Roofing</b>	<b>560</b>	<b>SF</b>	<b>52.46</b>	<b>29,375</b>
<b>B3010 Roof Coverings</b>	<b>560</b>	<b>SF</b>	<b>52.46</b>	<b>29,375</b>
Roof assembly, R2 2x6 incl. membrane, insul., weather barrier	780	SF	36.50	28,470
Flashing and trim	25	LF	11.25	281
Caulking and sealants	780	SF	0.80	624
Fall protection posts, not required				NIC
<b>B3020 Roof Openings</b>	<b>560</b>	<b>SF</b>		
No work anticipated				NIC
<b>C10 Interior Construction</b>	<b>560</b>	<b>SF</b>	<b>81.96</b>	<b>45,899</b>
<b>C1010 Partitions</b>	<b>560</b>	<b>SF</b>	<b>54.69</b>	<b>30,625</b>
W10 2x4	905	SF	26.50	23,983
Rough carpentry, allow	905	SF	2.10	1,901
Blocking, allow	905	SF	0.75	679
Interior of exterior - reclaimed wood	703	SF	5.78	4,063
<b>C1020 Interior Doors</b>	<b>560</b>	<b>SF</b>	<b>6.25</b>	<b>3,500</b>
Single door	1	EA	3,500.00	3,500
<b>C1030 Fittings</b>	<b>560</b>	<b>SF</b>	<b>21.03</b>	<b>11,774</b>
Wayfinding and signage, allow	560	SF	0.40	224
Toilet and bath accessories, incl. hand dryer & grab bars	1	EA	1,200.00	1,200

# Lake Forest Park

## Lakefront Improvements

### Annex Building

	Quantity	Unit	Rate	Total
Mirrors	1	EA	350.00	350
Exterior sign, allow	1	LS	10,000.00	10,000
<b>C20 Stairways</b>	<b>560</b>	<b>SF</b>		
C2010 Stair Construction	560	SF		
No work anticipated				NIC
<b>C30 Interior Finishes</b>	<b>560</b>	<b>SF</b>	<b>46.32</b>	<b>25,937</b>
C3010 Wall Finishes	560	SF	17.15	9,602
Painting, allow	2,327	SF	2.85	6,632
Tile, restrooms	165	SF	18.00	2,970
C3020 Floor Finishes	560	SF	15.54	8,705
Hardwood	500	SF	15.25	7,625
Tile	60	SF	18.00	1,080
C3030 Ceiling Finishes	560	SF	13.63	7,630
Reclaimed wood	500	SF	14.00	7,000
GWB	60	SF	10.50	630
<b>D10 Conveying Systems</b>	<b>560</b>	<b>SF</b>		
D1010 Elevators & Lifts	560	SF		
No work anticipated				NIC
<b>D20 Plumbing Systems</b>	<b>560</b>	<b>SF</b>	<b>76.57</b>	<b>42,878</b>
D2010 Plumbing Fixtures	560	SF	8.66	4,850
Water closets	1	EA	1,400.00	1,400
Lavatories	1	EA	1,200.00	1,200
Hose bibb, allow	2	EA	450.00	900
Kitchen sink	1	EA	1,350.00	1,350

# Lake Forest Park

## Lakefront Improvements

### Annex Building

	Quantity	Unit	Rate	Total
D2020 Domestic Water Distribution	560	SF	36.51	20,445
C/H pipes & fittings	300	LF	58.00	17,400
Insulation	300	LF	5.15	1,545
Fittings and valves, allow	1	LS	1,500.00	1,500
D2030 Sanitary Waste	560	SF	26.70	14,950
Waste/vent pipe and fittings	150	LF	60.00	9,000
Fittings and valves, allow	1	LS	5,000.00	5,000
Floor drain	1	EA	950.00	950
D2040 Rain Water Drainage	560	SF	4.70	2,633
Gutters and downspouts	76	LF	34.65	2,633
D30 Heating, Ventilation & Air Conditioning	560	SF	68.25	38,218
D3020 Heat Generating Systems	560	SF	43.82	24,538
ERV system	560	SF	24.65	13,804
Fan coil - included above.				NIC
Condensing unit - included above				NIC
In-wall unit heater	1	EA	1,800.00	1,800
Ductwork and flex duct	476	LB	14.50	6,902
Dampers, grills and diffusers	6	EA	180.00	1,080
Seismic bracing, hangers, layout	560	SF	1.70	952
D3060 Controls and Instrumentation	560	SF	10.50	5,880
Building automation systems	560	SF	10.50	5,880
D3070 Systems Testing & Balancing	560	SF	13.93	7,800
Testing and balancing	60	HRs	130.00	7,800
D40 Fire Protection	560	SF	0.67	375
D4010 Sprinklers	560	SF		
No work anticipated				NIC

# Lake Forest Park

## Lakefront Improvements

### Annex Building

	Quantity	Unit	Rate	Total
D4030 Fire Protection Specialties	560	SF	0.67	375
Fire extinguishers, FEC	1	EA	375.00	375
D50 Electrical Lighting, Power & Communications	560	SF	74.75	41,858
D5010 Electrical Service & Distribution	560	SF	37.91	21,231
Panel - 100 A, NEMA 1, allow	1	LS	7,850.00	7,850
Conduit and wiring, allow	560	SF	5.10	2,856
Receptacles	18	EA	450.00	8,100
Receptacles, GFI	5	EA	485.00	2,425
Primary transformer - not required				NIC
Feeders and wire to structure - included in site				NIC
D5020 Lighting & Branch Wiring	560	SF	18.29	10,243
Branch wiring for lighting and devices, allow	560	SF	3.80	2,128
Lighting controls, allow	560	SF	6.50	3,640
Flat panel 1x4	6	EA	325.00	1,950
Exit sign	1	EA	250.00	250
Emergency egress light	1	EA	250.00	250
Wallpack LED board incl. photocell/motion sensor, backup battery, relay	3	EA	675.00	2,025
D5030 Communications & Security	560	SF	15.60	8,734
Phone and data incl. wiring and conduit	560	SF	5.65	3,164
Fire alarm systems, allow	560	SF	7.00	3,920
Wireless access points, allow	1	EA	1,650.00	1,650
Access control and security, not in contract				NIC
D5090 Other Electrical Systems	560	SF	2.95	1,650
Disconnect switches, equipment connections	3	EA	550.00	1,650
E10 Equipment	560	SF	1.25	700
E1010 Commercial Equipment	560	SF	1.25	700
Dishwasher	1	EA	700.00	700

Lake Forest Park  
Lakefront Improvements

Annex Building				
	Quantity	Unit	Rate	Total
E20 Furnishings	560	SF	7.23	4,050
E2010 Fixed Furnishings	560	SF	7.23	4,050
Casework				
Desk - by Owner				<i>NIC</i>
Casework - lowers	9	LF	450.00	4,050
F20 Selective Demolition	560	SF		
F2020 Hazardous Components Abatement	560	SF		
No work anticipated				<i>NIC</i>

# Lake Forest Park Lakefront Improvements

## Restroom Summary

	Substructure	Shell	Interiors	Services	Equipment & Furnishings	Special Construction & Demolition	General Requirements	Contingencies	Mark-ups	Escalation	
\$	169427.4074	843452.605	229879.5	585028.465	55400	0	141239.0983	420068.6182	326584.6247	154702.4692	
Total Gross Area: 0365 SF								%	\$/SF	TOTAL	
A10	Foundations						6%	92.54	33,777		
A20	Basement Construction						0%	0.00	0		
A	Substructure						6%	92.54	33,777		
B10	Superstructure						4%	59.30	21,645		
B20	Exterior Enclosure						14%	209.27	76,384		
B30	Roofing						5%	76.95	28,087		
B	Shell						23%	345.52	126,115		
C10	Interior Construction						7%	100.44	36,661		
C20	Stairways						0%	0.00	0		
C30	Interior Finishes						3%	48.68	17,769		
C	Interiors						10%	149.12	54,429		
D10	Conveying Systems						0%	0.00	0		
D20	Plumbing Systems						17%	252.70	92,235		
D30	Heating, Ventilation & Air Conditioning						5%	68.52	25,010		
D40	Fire Protection						0%	1.03	375		
D50	Electrical Lighting, Power & Communications						6%	87.33	31,877		
D	Services						28%	409.58	149,497		
E10	Equipment						0%	0.00	0		
E20	Furnishings						0%	6.93	2,530		
E	Equipment & Furnishings						0%	6.93	2,530		
F10	Special Construction						0%	0.00	0		
F20	Selective Demolition						0%	0.00	0		
F	Special Construction & Demolition						0%	0.00	0		
Direct Building Elemental Costs							68%	1,003.69	366,348		
Z20	Design Contingency					10.00%	7%	100.37	36,635		
Z21	Construction Contingency					5.00%	4%	55.20	20,149		
Building Elemental Cost Including Contingencies							79%	1,159.26	423,131		
Z10	General Conditions					7.50%	6%	86.94	31,735		
Z30	General Requirements					8.50%	7%	105.93	38,664		
Z33	Office Overhead & Profit					4.50%	4%	60.85	22,209		
Z34	Bonds and Insurance					1.50%	1%	21.19	7,736		
Z35	Permit					0.00%	0%			By Owner	
Building Construction Cost Before Escalation							98%	1,434.18	523,475		
Z40	Escalation to Q1 2026					2.55%	2%	36.57	13,349		
Recommended Budget							100%	1,470.75	536,824		

# Lake Forest Park

## Lakefront Improvements

### Restroom

	Quantity	Unit	Rate	Total
Areas	365	Total GSF		
Building Footprint	365	SF		
<b>A10 Foundations</b>	<b>365</b>	<b>SF</b>	<b>92.54</b>	<b>33,777</b>
A1010 Standard Foundations	365	SF	67.81	24,750
Excavation required for footings & slab	30	CY	22.50	675
Haul and leave on site	23	CY	25.00	581
Mat slab, 15"	17	CY	940.00	15,884
Anchors and connections, allow	1	LS	5,000.00	5,000
Perimeter drainage	87	LF	30.00	2,610
A1030 Slab On Grade	365	SF	24.73	9,026
4" topping slab	365	SF	12.35	4,508
Rigid insulation	365	SF	3.75	1,369
Vapor barrier	365	SF	2.00	730
Miscellaneous concrete specialties, allow	365	SF	1.15	420
Allowance for blockouts	1	LS	2,000.00	2,000
<b>B10 Superstructure</b>	<b>365</b>	<b>SF</b>	<b>59.30</b>	<b>21,645</b>
B1010 Floor Construction	365	SF		
No work anticipated				NIC
B1020 Roof Construction	365	SF	59.30	21,645
1/2" plywood sheathing	530	SF	6.85	3,631
Framing				
Truss	202	LF	68.00	13,736
GLB 5-1/2x18	42	LF	77.00	3,234
Strapping/blocking/connection, add	530	SF	1.85	981
Headers 4x6	5	LF	12.80	64
<b>B20 Exterior Enclosure</b>	<b>365</b>	<b>SF</b>	<b>209.27</b>	<b>76,384</b>
B2010 Exterior Walls	365	SF	154.48	56,384
W3 2x6	724	SF	32.50	23,530
W4	168	SF	32.50	5,460

# Lake Forest Park

## Lakefront Improvements

### Restroom

	Quantity	Unit	Rate	Total
Cladding - reclaimed brick	724	SF	32.75	23,711
Cladding - reclaimed wood	168	SF	21.92	3,683
<b>B2020 Exterior Windows</b>	<b>365</b>	<b>SF</b>		
No work anticipated				NIC
<b>B2030 Exterior Doors</b>	<b>365</b>	<b>SF</b>	<b>54.79</b>	<b>20,000</b>
WD, single	4	EA	3,500.00	14,000
HM, single	2	EA	3,000.00	6,000
<b>B30 Roofing</b>	<b>365</b>	<b>SF</b>	<b>76.95</b>	<b>28,087</b>
<b>B3010 Roof Coverings</b>	<b>365</b>	<b>SF</b>	<b>65.11</b>	<b>23,767</b>
Roof assembly, R2 2x6 incl. membrane, insul., weather barrier	530	SF	36.50	19,345
Flashing and trim	225	LF	11.25	2,531
Caulking and sealants	2,363	SF	0.80	1,890
<b>B3020 Roof Openings</b>	<b>365</b>	<b>SF</b>	<b>11.84</b>	<b>4,320</b>
Skylight (x4)	27	SF	160.00	4,320
<b>C10 Interior Construction</b>	<b>365</b>	<b>SF</b>	<b>100.44</b>	<b>36,661</b>
<b>C1010 Partitions</b>	<b>365</b>	<b>SF</b>	<b>78.45</b>	<b>28,636</b>
W10 2x4	800	SF	26.50	21,200
Rough carpentry, allow	800	SF	2.10	1,680
Blocking, allow	800	SF	0.75	600
Interior of exterior - reclaimed wood	892	SF	5.78	5,156
<b>C1020 Interior Doors</b>	<b>365</b>	<b>SF</b>		
No work anticipated				NIC
<b>C1030 Fittings</b>	<b>365</b>	<b>SF</b>	<b>21.99</b>	<b>8,025</b>
Wayfinding and signage, allow	365	SF	5.00	1,825
Toilet and bath accessories, incl. hand dryer & grab bars	4	EA	1,200.00	4,800
Mirrors	4	EA	350.00	1,400

# Lake Forest Park

## Lakefront Improvements

### Restroom

	Quantity	Unit	Rate	Total
<b>C20 Stairways</b>	365	SF		
C2010 Stair Construction	365	SF		
No work anticipated				NIC
<b>C30 Interior Finishes</b>	365	SF	48.68	17,769
C3010 Wall Finishes	365	SF	35.00	12,775
Paint	191	SF	2.80	535
Tile, restrooms	680	SF	18.00	12,240
C3020 Floor Finishes	365	SF	4.25	1,551
Sealed concrete	365	SF	4.25	1,551
C3030 Ceiling Finishes	365	SF	9.43	3,443
GWB weather resistant	270	SF	12.75	3,443
<b>D10 Conveying Systems</b>	365	SF		
D1010 Elevators & Lifts	365	SF		
No work anticipated				NIC
<b>D20 Plumbing Systems</b>	365	SF	252.70	92,235
D2010 Plumbing Fixtures	365	SF	34.25	12,500
Water closets	4	EA	1,400.00	5,600
Lavatories	4	EA	1,200.00	4,800
Mop sink	1	EA	1,200.00	1,200
Hose bibb, allow	2	EA	450.00	900
D2020 Domestic Water Distribution	365	SF	151.40	55,260
C/H pipes & fittings	400	LF	58.00	23,200
Insulation	400	LF	5.15	2,060
Fittings and valves, allow	1	LS	5,000.00	5,000

# Lake Forest Park

## Lakefront Improvements

### Restroom

	Quantity	Unit	Rate	Total
Water heating & equipment - included in restroom	1	EA	25,000.00	25,000
Heat pump				<i>included above.</i>
Hot water recirculation pump				<i>included above.</i>
<b>D2030 Sanitary Waste</b>	<b>365</b>	<b>SF</b>	<b>61.64</b>	<b>22,500</b>
Waste/vent pipe and fittings	270	LF	60.00	16,200
Fittings and valves, allow	1	LS	2,500.00	2,500
Floor drains, allow	4	EA	950.00	3,800
<b>D2040 Rain Water Drainage</b>	<b>365</b>	<b>SF</b>	<b>5.41</b>	<b>1,975</b>
Gutters and downspouts	57	LF	34.65	1,975
<b>D30 Heating, Ventilation &amp; Air Conditioning</b>	<b>365</b>	<b>SF</b>	<b>68.52</b>	<b>25,010</b>
<b>D3020 Heat Generating Systems</b>	<b>365</b>	<b>SF</b>	<b>43.77</b>	<b>15,977</b>
Exhaust fan	1	EA	2,200.00	2,200
In-wall unit heater	5	EA	1,800.00	9,000
Ductwork and flex duct	237	LB	14.50	3,437
Dampers, grills and diffusers	4	EA	180.00	720
Seismic bracing, hangers, layout	365	SF	1.70	621
<b>D3060 Controls and Instrumentation</b>	<b>365</b>	<b>SF</b>	<b>10.50</b>	<b>3,833</b>
Building automation systems	365	SF	10.50	3,833
<b>D3070 Systems Testing &amp; Balancing</b>	<b>365</b>	<b>SF</b>	<b>14.25</b>	<b>5,200</b>
Testing and balancing	40	HRs	130.00	5,200
<b>D40 Fire Protection</b>	<b>365</b>	<b>SF</b>	<b>1.03</b>	<b>375</b>
<b>D4010 Sprinklers</b>	<b>365</b>	<b>SF</b>		
No work anticipated				<i>NIC</i>
<b>D4030 Fire Protection Specialties</b>	<b>365</b>	<b>SF</b>	<b>1.03</b>	<b>375</b>
Fire extinguishers, FEC	1	EA	375.00	375

# Lake Forest Park

## Lakefront Improvements

### Restroom

	Quantity	Unit	Rate	Total
<b>D50 Electrical Lighting, Power &amp; Communications</b>	<b>365</b>	<b>SF</b>	<b>87.33</b>	<b>31,877</b>
D5010 Electrical Service & Distribution	365	SF	36.44	13,300
Panel - 100 A, NEMA 3R, allow	1	LS	8,500.00	8,500
Conduit and wiring, allow	365	SF	3.85	1,405
Receptacles, GFI	7	EA	485.00	3,395
Feeders and wire to structure - included in site				NIC
D5020 Lighting & Branch Wiring	365	SF	24.68	9,010
Branch wiring for lighting and devices, allow	365	SF	3.80	1,387
Lighting controls, allow	365	SF	6.50	2,373
Valdan resistant vaportite, 4"	6	EA	550.00	3,300
Wallpack LED board incl. photocell/motion sensor	1	EA	600.00	600
Wallpack LED board incl. photocell/motion sensor, backup battery, relay	2	EA	675.00	1,350
D5030 Communications & Security	365	SF	17.17	6,267
No work anticipated	365	SF	5.65	2,062
Fire alarm systems, allow	365	SF	7.00	2,555
Wireless access points, allow	1	EA	1,650.00	1,650
Access control and security, not in contract				NIC
D5090 Other Electrical Systems	365	SF	9.04	3,300
Disconnect switches, equipment connections	6	EA	550.00	3,300
<b>E10 Equipment</b>	<b>365</b>	<b>SF</b>		
E1010 Commercial Equipment	365	SF		
No work anticipated				NIC
<b>E20 Furnishings</b>	<b>365</b>	<b>SF</b>	<b>6.93</b>	<b>2,530</b>
E2010 Fixed Furnishings	365	SF	6.93	2,530
Casework - vanity	11	LF	230.00	2,530

# Lake Forest Park Lakefront Improvements

Restroom		Quantity	Unit	Rate	Total
F20 Selective Demolition		365	SF		
F2020 Hazardous Components Abatement		365	SF		
No work anticipated					NIC

# Lake Forest Park

## Lakefront Improvements

### Picnic Shelter Summary

	Substructure	Shell	Interiors	Services	Equipment & Furnishings	Special Construction & Demolition	General Requirements	Contingencies	Mark-ups	Escalation	
\$	169427.4074	843452.605	229879.5	585028.465	55400	0	141239.0983	420068.6182	326584.6247	154702.4692	
Total Gross Area: 0597 SF								%	\$/SF	TOTAL	
A10	Foundations						25%	101.16	60,393		
A20	Basement Construction						0%	0.00	0		
A	Substructure						25%	101.16	60,393		
B10	Superstructure						18%	73.00	43,580		
B20	Exterior Enclosure						0%	0.00	0		
B30	Roofing						13%	54.18	32,343		
B	Shell						31%	127.17	75,923		
C10	Interior Construction						0%	0.00	0		
C20	Stairways						0%	0.00	0		
C30	Interior Finishes						1%	3.10	1,851		
C	Interiors						1%	3.10	1,851		
D10	Conveying Systems						0%	0.00	0		
D20	Plumbing Systems						8%	34.81	20,780		
D30	Heating, Ventilation & Air Conditioning						0%	0.00	0		
D40	Fire Protection						0%	0.00	0		
D50	Electrical Lighting, Power & Communications						7%	29.54	17,638		
D	Services						16%	64.35	38,418		
E10	Equipment						0%	0.00	0		
E20	Furnishings						0%	0.00	0		
E	Equipment & Furnishings						0%	0.00	0		
F10	Special Construction						0%	0.00	0		
F20	Selective Demolition						0%	0.00	0		
F	Special Construction & Demolition						0%	0.00	0		
Direct Building Elemental Costs							72%	295.79	176,585		
Z20	Design Contingency					10.00%	7%	29.58	17,659		
Z21	Construction Contingency									NIC	
Building Elemental Cost Including Contingencies							79%	325.37	194,244		
Z10	General Conditions					7.50%	6%	24.40	14,568		
Z30	General Conditions					8.50%	7%	29.73	17,749		
Z33	Liability Insurance					4.50%	4%	17.08	10,195		
Z34	Payment & Performance Bond					1.50%	1%	5.95	3,551		
Z35	Overhead & Profit Fee									By Owner	
Building Construction Cost Before Escalation							98%	402.53	240,308		
Z40	Escalation to Q1 2026					2.55%	2%	10.26	6,128		
Recommended Budget							100%	412.79	246,436		

# Lake Forest Park

## Lakefront Improvements

### Picnic Shelter

	Quantity	Unit	Rate	Total
Areas	597	Total GSF		
Building Footprint	597	SF		
<b>A10 Foundations</b>	<b>597</b>	<b>SF</b>	<b>101.16</b>	<b>60,393</b>
A1010 Standard Foundations	597	SF	83.47	49,834
Excavation required for footings & slab	65	CY	22.50	1,463
Haul and leave on site	54	CY	25.00	1,349
Mat slab, 21"	39	CY	940.00	36,373
Anchors and connections, allow	1	LS	7,500.00	7,500
Perimeter drainage	105	LF	30.00	3,150
A1030 Slab On Grade	597	SF	17.69	10,560
4" topping slab	597	SF	12.35	7,373
Miscellaneous concrete specialties, allow	597	SF	1.15	687
Allowance for blockouts	1	LS	2,500.00	2,500
<b>B10 Superstructure</b>	<b>597</b>	<b>SF</b>	<b>73.00</b>	<b>43,580</b>
B1010 Floor Construction	597	SF	32.21	19,229
Columns				
Custom Alaska cedar column	96	LF	96.00	9,216
Concrete base, 9" sq.	8	EA	485.00	3,880
Concrete curb - under mass timber wall	5	SF	64.00	320
Misc. plates and connections	597	SF	2.50	1,493
Firestopping - not required				NIC
CLT wall panel	96	SF	45.00	4,320
B1020 Roof Construction	597	SF	40.79	24,352
Wood decking - mass timber	597	SF	18.75	11,194
1/2" plywood sheathing	597	SF	6.85	4,089
Framing				
GL 5 1/2x12	115	LF	57.50	6,613
Strapping/blocking/connection, add	597	SF	1.85	1,104
Wood curb, allow.	51	SF	26.50	1,352

# Lake Forest Park

## Lakefront Improvements

Picnic Shelter		Quantity	Unit	Rate	Total
B20 Exterior Enclosure		597	SF		
No work anticipated					NIC
B30 Roofing		597	SF	54.18	32,343
B3010 Roof Coverings		597	SF	54.18	32,343
Green roof, incl. insulation, root barrier, membrane		597	SF	44.43	26,525
Fall protection posts, allow		1	LS	2,500.00	2,500
Flashing and trim		253	LF	11.25	2,841
Caulking and sealants		597	SF	0.80	478
C10 Interior Construction		597	SF		
No work anticipated					NIC
C20 Stairways		597	SF		
No work anticipated					NIC
C30 Interior Finishes		597	SF	3.10	1,851
C3030 Ceiling Finishes		597	SF	3.10	1,851
Exposed mass timber, sealed		597	SF	3.10	1,851
D20 Plumbing Systems		597	SF	34.81	20,780
D2010 Plumbing Fixtures		597	SF	3.02	1,800
Sink		1	EA	1,350.00	1,350
Hose bibb, allow		1	EA	450.00	450
D2020 Domestic Water Distribution		597	SF	23.42	13,980
C/H pipes & fittings		200	LF	58.00	11,600
Insulation		200	LF	5.15	1,030
Fittings and valves, allow		1	LS	1,350.00	1,350
D2030 Sanitary Waste		597	SF	8.38	5,000
Waste/vent pipe and fittings		75	LF	60.00	4,500
Fittings and valves, allow		1	LS	500.00	500
D2040 Rain Water Drainage		597	SF		
No work anticipated					NIC

# Lake Forest Park

## Lakefront Improvements

### Picnic Shelter

	Quantity	Unit	Rate	Total
D50 Electrical Lighting, Power & Communications	597	SF	29.54	17,638
D5010 Electrical Service & Distribution	597	SF	17.58	10,495
Primary transformer - by franchise utility				NIC
Panel - 60 A, NEMA 3R, allow	1	LS	6,350.00	6,350
Conduit and wiring, allow	597	SF	5.10	3,045
Receptacles, WP GFI	2	EA	550.00	1,100
D5020 Lighting & Branch Wiring	597	SF	11.97	7,144
Branch wiring for lighting and devices, allow	597	SF	3.80	2,269
Lighting controls, allow	1	LS	1,500.00	1,500
Wallpack LED board incl. photocell/motion sensor, backup battery, relay	5	EA	675.00	3,375
D5030 Communications & Security	597	SF		
No work anticipated				NIC
E10 Equipment	597	SF		
E1010 Commercial Equipment	597	SF		
No work anticipated				NIC
E20 Furnishings	597	SF		
E2010 Fixed Furnishings	597	SF		
No work anticipated				NIC
F20 Selective Demolition	597	SF		
F2020 Hazardous Components Abatement	597	SF		
No work anticipated				NIC

# Lake Forest Park Lakefront Improvements

Picnic Shelter	Quantity	Unit	Rate	Total
G20 Site Improvements	597	SF		
G2040 Site Development	597	SF		
No work anticipated				NIC

Lake Forest Park  
Lakefront Improvements

Site Development Summary					
		%	\$/SF	TOTAL	
		Gross Area:	88,350 SF		
01	Site Preparation		14%	10.24	905,081
02	Site Improvements		44%	32.25	2,849,648
03	Site Mechanical Utilities		5%	3.90	344,946
04	Site Electrical Utilities		2%	1.21	106,870
SITE CONSTRUCTION			68%	49.63	4,384,844
05	Design Contingency	10.00%	7%	4.96	438,484
05	Construction Contingency	5.00%	4%	2.73	241,166
SITE CONSTRUCTION INCL. CONTINGENCY			79%	57.32	5,064,494
06	General Conditions	7.50%	6%	4.30	379,837
07	General Requirements	8.50%	7%	5.24	462,768
08	Overhead & Profit	4.50%	4%	3.01	265,819
09	Bonds & Insurance	1.50%	1%	1.05	92,594
010	Permits & Fees - by Owner				NIC
PLANNED SITE CONSTRUCTION COST			98%	70.92	6,265,513
011	Escalation to Q1 2026	2.55%	2%	1.81	159,771
RECOMMENDED BUDGET			100%	72.73	6,425,284
	Site Dewatering Contingency				500,000
RECOMMENDED BUDGET incl. DEWATERING CONTINGENCY			108%	78.38	6,925,284

# Lake Forest Park

## Lakefront Improvements

### Site Development

	Quantity	Unit	Rate	Total
<b>NET SITE AREAS</b>	<b>88,350</b>	<b>SF</b>		
<b>Roadwork</b>	<b>11,808</b>	<b>SF</b>		
<i>Asphalt - grind and overlay</i>	5,825	SF		
<i>Asphalt full depth</i>	2,270	SF		
<i>Concrete sidewalk with thickened edge - vehicle reinforce</i>	3,713	SF		
<b>Parking Lot</b>	<b>6,880</b>	<b>SF</b>		
<i>Asphalt full depth</i>	6,880	SF		
<b>Pedestrian Paving</b>	<b>12,558</b>	<b>SF</b>		
<i>Concrete paving</i>	10,262	SF		
<i>Engineered wood fiber area</i>	1,585	SF		
<i>Permeable pavers</i>	711	SF		
<b>Landscaping</b>	<b>47,350</b>	<b>SF</b>		
<i>Lawn area</i>	6,280	SF		
<i>Planting area 1 - wetland low mix</i>	742	SF		
<i>Planting area 2 - shady, low, and moist mix</i>	1,033	SF		
<i>Planting area 3 - shady, low, and dry mix</i>	11,097	SF		
<i>Planting area 4 - wetland screening mix</i>	503	SF		
<i>Planting area 5 - dry screening mix</i>	982	SF		
<i>Planting area 6 - sunny, low, and dry mix</i>	3,301	SF		
<i>Planting area 7 - sunny shoreline mix</i>	1,035	SF		
<i>Planting area 8 - bioretention mix</i>	869	SF		
<i>Planting area 9 - enhanced mitigation wetland buffer mix</i>	13,250	SF		
<i>Planting area 10 - enhanced mitigation wetland mix</i>	7,280	SF		
<i>Planting area 11 - shoreline wetland enhancement</i>	410	SF		
<i>Planting area 12 - vegetated roof mix</i>	568	SF		
<b>Buildings &amp; Structures</b>	<b>9,754</b>	<b>SF</b>		
<i>Dock</i>	3,973	SF		
<i>Big Building</i>	1,500	SF		
<i>Annex Building</i>	560	SF		
<i>Restroom</i>	365	SF		
<i>Picnic Shelter</i>	597	SF		
<i>Footbridge, relocated</i>	250	SF		
<i>Deck (big building)</i>	1,780	SF		
<i>Raised permeable decks (x3)</i>	500	SF		
<i>Stadium seating</i>	115	SF		
<i>Viewing deck (renovated)</i>	114	SF		

# Lake Forest Park

## Lakefront Improvements

### Site Development

	Quantity	Unit	Rate	Total
<b>G10 Site Preparation</b>	<b>88,350</b>	<b>SF</b>	<b>10.24</b>	<b>905,081</b>
<b>G1010 Site Clearing</b>	<b>88,350</b>	<b>SF</b>	<b>0.80</b>	<b>70,635</b>
SPCC plan	1	EA	5,000.00	5,000
Construction fence	173	LF	12.00	2,076
Daily and final cleanup includes street cleaning	12	MO	1,200.00	14,400
Utility protection	12	MO	900.00	10,800
Tree protection fence	2,050	LF	7.50	15,375
Erosion control, incl. catch basins, monitoring, & silt fence	88,350	SF	0.25	22,088
Coir log	128	LF	7.00	896
<b>G1020 Site Demolition and Relocations</b>	<b>88,350</b>	<b>SF</b>	<b>6.89</b>	<b>608,951</b>
Clear and grub	73,350	SF	0.75	55,013
Demo - hardscape	15,000	SF	2.50	37,500
Demo - sawcut	485	LF	7.50	3,638
Manual cleaning of beach, allow	1	LS	25,000.00	25,000
Remove invasive species, shoreline wetland, allow	35,000	SF	5.00	175,000
Deconstruction - existing cabin, chimney to remain	608	SF	16.50	10,032
Deconstruction - existing garage, salvage bricks	914	SF	17.00	15,538
Deconstruction - existing house, 2nd floor and roof only	1,673	SF	25.00	41,825
Demo - existing foundation	620	SF	12.00	7,440
Demo - pier	1	LS	50,000.00	50,000
Demo - trees	61	EA	1,200.00	73,200
Demo - fence	431	LF	8.75	3,771
Demo - well, fill with material, allow	1	LS	10,000.00	10,000
Demo - pond, no heavy equip., allow	1	LS	2,000.00	2,000
deck	465	SF	3.00	1,395
Salvage - paving, no heavy equip., allow	100	SF	8.00	800
Salvage - sand set brick	500	SF	6.50	3,250
Salvage/reinstall - bench	2	EA	950.00	1,900
Salvage - boulders, allow.	1	LS	4,000.00	4,000
Salvage - bridge	1	LS	2,250.00	2,250
Salvage - ecology blocks, allow	1	LS	1,500.00	1,500
Salvage - sign	13	EA	300.00	3,900
Salvage - trees, shrubs, groundcovers, allow.	320	SF	156.25	50,000
WS - cut/cap water service & remove water meter	1	EA	5,000.00	5,000
SS - cut/cap sewer service	3	EA	5,000.00	15,000
SS - cut/cap gas service	1	EA	10,000.00	10,000
<b>G1030 Site Earthwork</b>	<b>88,350</b>	<b>SF</b>		<b>225,495</b>
Site cut - 1' deep	3,272	CY	20.00	65,440
Haul and dispose	3,272	CY	25.00	81,800
Rough grading	47,350	SF	0.30	14,205

# Lake Forest Park

## Lakefront Improvements

### Site Development

	Quantity	Unit	Rate	Total
Fine grading and compaction	41,000	SF	0.50	20,500
Base aggregates - 6" depth	670	CY	65.00	43,550
<b>G1040 Hazardous Waste Remediation</b>	<b>88,350</b>	<b>SF</b>		
Building, 1-5, 9 - hazardous remediation (Phase 1)				<i>NIC</i>
Building, 6-8 hazardous remediation, allow.	2,974	SF	5.00	14,870
<b>G20 Site Improvements</b>	<b>88,350</b>	<b>SF</b>		<b>2,849,648</b>
<b>G2010 Roadways</b>	<b>88,350</b>	<b>SF</b>		<b>109,162</b>
Asphalt - grind and overlay	5,825	SF	2.85	16,601
Asphalt full depth	2,270	SF	4.95	11,237
Curb & gutter	590	LF	34.00	20,060
Concrete sidewalk with thickened edge - vehicle reinforce	3,713	SF	16.50	61,265
<b>G2020 Parking Lots</b>	<b>88,350</b>	<b>SF</b>	<b>0.78</b>	<b>69,137</b>
Asphalt full depth	5,882	SF	4.95	29,116
Striping	5,882	SF	0.28	1,647
Permeable pavers	711	SF	24.00	17,064
Curb & gutter	590	LF	34.00	20,060
Wheel stop	5	EA	250.00	1,250
<b>G2030 Pedestrian Paving</b>	<b>88,350</b>	<b>SF</b>	<b>1.82</b>	<b>160,412</b>
Concrete paving	10,262	SF	12.50	128,275
Detectable warning pavers	4	EA	200.00	800
ADA ramps	4	EA	2,800.00	11,200
Engineered wood fiber area	1,585	SF	2.85	4,517
Brick inlay	446	SF	13.75	6,133
Wood stairs	115	SF	82.50	9,488
<b>G2040 Site Development</b>	<b>88,350</b>	<b>SF</b>	<b>25.32</b>	<b>2,236,845</b>
Air pump	1	EA	2,500.00	2,500
Backed bench	5	EA	1,800.00	9,000
Bike rack	2	EA	650.00	1,300
CIP wall, 12" wide	167	LF	75.00	12,525
Big building deck	1,780	SF		
Accoya deck, 2x12	1,260	SF	38.50	48,510
Typical ramp framing, 2x6 @ 16" O.C.	520	SF	47.50	24,700
4x4 post, incl. deck diamond pier footings, allow	1,780	SF	53.00	94,340
Cedar 4x12				<i>included above.</i>
Guardrail (community building deck)	270	LF	225.00	60,750

# Lake Forest Park

## Lakefront Improvements

### Site Development

	Quantity	Unit	Rate	Total
Modular dock blocks	3,973	SF	72.00	286,056
2x4 timber deck sleepers, under ADA compliance slip grating	3,973	SF	38.00	150,974
Dock piles	3,850	VLF	220.00	847,000
Pile driver mobilization	1	LS	160,000.00	160,000
Lakefront dock abutment	1	LS	20,000.00	20,000
Dock railing, allow.	282	LF	190.00	53,580
Misc. hardware & launch equipment, allow	1	LS	20,000.00	20,000
Accessible kayak launch				<i>included above.</i>
Swim bouy line				<i>included above.</i>
Ladders	5	EA	1,200.00	6,000
Fire extinguisher cabinet	2	EA	750.00	1,500
Life ring cabinet	2	EA	625.00	1,250
Signage, allow	1	LS	5,000.00	5,000
Motorized entrance gate	2	EA	15,000.00	30,000
Kayak rack	2	EA	1,250.00	2,500
Litter receptacles, allow	1	LS	5,000.00	5,000
Outdoor shower, incl. enclosure	1	EA	7,500.00	7,500
Pet waste station	1	EA	700.00	700
Picnic table	2	EA	2,000.00	4,000
Play structure, incl. installation, allow	1	LS	150,000.00	150,000
Porch swing bench	1	EA	3,500.00	3,500
Railing (viewing platforms)	110	LF	165.00	18,150
Raised platforms - plastic grid pavers	500	SF	22.50	11,250
HSS 10x8, assume 15LB/LF	1.37	TNs	9,500.00	13,015
L4x4x3/8 @ 3' O.C.	0.65	TNs	9,500.00	6,175
L2x2 assume 5LB/LF	0.46	TNs	9,500.00	4,370
Steel pipe incl. diamond pier footings	12	EA	1,200.00	14,400
Seat wall, 18" high	36	LF	210.00	7,560
Split rail fence	655	LF	65.00	42,575
Privacy fence incl. wood slats, metal posts	192	LF	90.00	17,280
Signage incl. monument sign, allow	1	LS	30,000.00	30,000
Viewing deck - renovation, allow	1	LS	25,575.00	25,575
Footbridge - relocated, allow	1	LS	10,000.00	10,000
Resurface with plastic grid pavers				<i>incl. above</i>
CIP abutments, allow	3	CY	850.00	2,550
Heavy timber arch railing, allow.	184	LF	140.00	25,760

<b>G2050 Landscaping</b>	<b>88,350</b>	<b>SF</b>	<b>3.10</b>	<b>274,092</b>
--------------------------	---------------	-----------	-------------	----------------

Tree - 2 gal.	65	EA	350.00	22,750
Site preparation areas				
Site prep area 1 - preserve infill planting	16,275	SF		
Mulch - 3"	151	CY	40.00	6,040
Site prep area 2 - impervious to planting	5,760	SF		
Mulch - 3"	53	CY	40.00	2,120

# Lake Forest Park

## Lakefront Improvements

### Site Development

	Quantity	Unit	Rate	Total
Top soil - 6"	107	CY	45.00	4,815
Mycorrhizal inoculant	5,760	SF	0.16	922
Site prep area 3 - lawn to planting	5,235	SF		
Mulch - 3"	48	CY	40.00	1,920
Compost - 3"	48	CY	35.00	1,680
Site prep area 4 - temp impact to planting	13,445	SF		
Mulch - 3"	124	CY	40.00	4,960
Top soil - 6"	249	CY	45.00	11,205
Mycorrhizal inoculant	13,445	SF	0.16	2,151
Site prep area 5 - engineered wood fiber	1,590	SF		
Weed fabric	1,590	SF	0.85	1,352
Site prep area 6 - bioretention planter	870	SF		
Bioretention soil - 18"	48	CY	75.00	3,600
Aggregate - 30"	80	CY	60.00	4,800
Drain mats	869	SF	6.15	5,344
River rock pad, 2'x2'x1'	3	EA	450.00	1,350
Planting areas				
Lawn area	6,280	SF		
Hydroseed	6,280	SF	0.35	2,198
Planting area 1 - wetland low mix	742	SF		
Shrubs - 1 gal.	193	EA	12.50	2,413
Planting area 2 - shady, low, and moist mix	1,033	SF		

# Lake Forest Park

## Lakefront Improvements

### Site Development

	Quantity	Unit	Rate	Total
Shrubs - 1 gal.	259	EA	12.50	3,238
Shrubs - 4" pot	40	EA	5.25	210
Planting area 3 - shady, low, and dry mix	11,097	SF		
Shrubs - 1 gal.	3,215	EA	12.50	40,188
Planting area 4 - wetland screening mix	503	SF		
Shrubs - 1 gal.	33	EA	12.50	413
Planting area 5 - dry screening mix	982	SF		
Shrubs - 1 gal.	70	EA	12.50	875
Planting area 6 - sunny, low, and dry mix	3,301	SF		
Shrubs - 1 gal.	663	EA	12.50	8,288
Shrubs - 4" pot	428	EA	5.25	2,247
Shrubs - bulb	1,000	EA	3.85	3,850
Planting area 7 - sunny shoreline mix	1,035	SF		
Shrubs - 1 gal.	296	EA	12.50	3,700
Shrubs - bulb	430	EA	3.85	1,656
Planting area 8 - bioretention mix	869	SF		
Shrubs - 1 gal.	212	EA	12.50	2,650
Shrubs - bulb	100	EA	3.85	385
Planting area 9 - enhanced mitigation wetland buffer mix (30% existing)	13,250	SF		
Shrubs - 1 gal.	680	EA	12.50	8,500
Planting area 10 - enhanced mitigation wetland mix (30% existing)	7,280	SF		
Shrubs - 1 gal.	400	EA	40.00	16,000
Planting area 11 - shoreline wetland enhancement	410	SF		
Shrub - plug	470	EA	3.10	1,457
Planting area 12 - vegetated roof mix	568	SF		
LifeRoof module	568	SF	16.00	9,088
Engineered soil - 12"	21	CY	52.00	1,092
Plants, 95% coverage, allow	568	SF	6.00	3,408
Root cell system	150	SF	75.00	11,250
Irrigation - planting	23,151	SF	2.85	65,980
Irrigation devices and controls, allow.	1	LS	10,000.00	10,000

<b>G30 Site Mechanical Utilities</b>	<b>88,350</b>	<b>SF</b>	<b>3.90</b>	<b>344,946</b>
--------------------------------------	---------------	-----------	-------------	----------------

<b>G3010 Water Supply</b>	<b>88,350</b>	<b>SF</b>	<b>0.80</b>	<b>70,700</b>
Connection to existing	1	EA	10,000.00	10,000
Fire hydrant	1	EA	5,800.00	5,800
WS - 1" pipe, incl. trenching & backfill	261	LF	70.00	18,270
WS - 8" pipe, incl. trenching & backfill	138	LF	125.00	17,250
WS - 8" pipe DI, incl. trenching & backfill	62	LF	240.00	14,880
Water meter	1	EA	4,500.00	4,500

<b>G3020 Sanitary Sewer</b>	<b>88,350</b>	<b>SF</b>	<b>0.37</b>	<b>32,702</b>
-----------------------------	---------------	-----------	-------------	---------------

# Lake Forest Park

## Lakefront Improvements

### Site Development

	Quantity	Unit	Rate	Total
Connection to existing	1	EA	10,000.00	10,000
SS - 6" pipe, incl. trenching & backfill	37	LF	210.00	7,770
Cleanout	5	EA	850.00	4,250
SSFM pigport	2	EA	2,500.00	5,000
SSMH - 48"	1	EA	5,682.00	5,682
<b>G3030 Storm Sewer</b>	<b>88,350</b>	<b>SF</b>	<b>2.73</b>	<b>241,544</b>
SD - 4" PVC, incl. trenching & backfill	130	LF	80.00	10,400
SD - 6" pipe, incl. trenching & backfill	12	LF	95.00	1,140
SD - 6" perf. pipe, incl. trenching & backfill	268	LF	65.00	17,420
SD - 8" pipe, incl. trenching & backfill	157	LF	115.00	18,055
SD - 12" DI pipe, incl. trenching & backfill	274	LF	215.00	58,910
Perforated pipe, incl. trenching & backfill	268	LF	52.00	13,936
CMP detention pipe - 48", incl. anchoring, allow	1	EA	45,000.00	45,000
Crushed rock dispersion pad/trench	1,030	SF	5.50	5,665
Cleanout	6	EA	850.00	5,100
Catch basin - type 1	12	EA	3,150.00	37,800
Catch basin - type 2	1	EA	3,500.00	3,500
Test/utility potholes	4	EA	900.00	3,600
Bioretention planter	870	SF		
Mineral aggregate	40	CY	85.00	3,400
Impermeable liner	870	SF	4.50	3,915
Concrete base - 12"	870	SF	15.75	13,703

Lake Forest Park  
Lakefront Improvements

Site Development				
	Quantity	Unit	Rate	Total
<b>G4030 Site Communications &amp; Security</b>	<b>88,350</b>	<b>SF</b>	<b>1.21</b>	<b>106,870</b>
<b>G4010 Electrical Distribution</b>	<b>88,350</b>	<b>SF</b>	<b>1.21</b>	<b>106,870</b>
Connection/modification to existing	1	EA	50,000.00	50,000
SCL service feeder, incl. trenching & backfill	128	LF	190.00	24,320
Wiring & conduit, incl. trenching & backfill, allow	310	LF	105.00	32,550