



Lake Forest Park Lakefront Improvements

Lake Forest Park Lakefront Improvements

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Overall Summary		SF	\$/SF	TOTAL
<div></div>	Big House	1,500	787.17	1,180,762
<div></div>	Annex Building	560	1,026.73	574,968
<div></div>	Restroom	365	1,470.75	536,824
<div></div>	Picnic Shelter	597	412.79	246,436
<div></div>	Site Development	88,350	72.73	6,425,284
TOTAL RECOMMENDED BUDGET				8,964,273
TOTAL RECOMMENDED BUDGET (incl. Owner's cost/WSST)				12,926,482
<i>*see Basis of Report section for breakdown</i>				

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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.

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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.

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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

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Big House

	Quantity	Unit	Rate	Total
Areas	1,500	Total GSF		
Building Footprint	1,500	SF		
A10 Foundations	1,500	SF	81.47	122,203
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
B10 Superstructure	1,500	SF	75.17	112,751
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

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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
B20 Exterior Enclosure	1,500	SF	78.86	118,285
B2010 Exterior Walls	1,500	SF	27.68	41,515
Brick wall repointing, allow	800	SF	18.50	14,800
W2 2x6	822	SF	32.50	26,715
B2020 Exterior Windows	1,500	SF	33.18	49,770
Dormer	47	SF	90.00	4,230
Storefront	396	SF	115.00	45,540
B2030 Exterior Doors	1,500	SF	18.00	27,000
Sliding glass doors - 3 panel	2	EA	9,500.00	19,000
Custom single w/ glazed panel	2	EA	4,000.00	8,000
B30 Roofing	1,500	SF	57.94	86,913
B3010 Roof Coverings	1,500	SF	57.94	86,913
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
B3020 Roof Openings	1,500	SF		
No work anticipated				NIC
C10 Interior Construction	1,500	SF	23.82	35,732
C1010 Partitions	1,500	SF	14.69	22,032
W10 2x4	493	SF	26.50	13,065
W10 2x6	170	SF	28.75	4,888

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	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
C1020 Interior Doors	1,500	SF	7.70	11,550
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
C1030 Fittings	1,500	SF	1.43	2,150
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
C20 Stairways	1,500	SF		
C2010 Stair Construction	1,500	SF		
No work anticipated				NIC
C30 Interior Finishes	1,500	SF	25.94	38,911
C3010 Wall Finishes	1,500	SF	9.46	14,185
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
C3020 Floor Finishes	1,500	SF	12.00	18,000
Floor finish salvage and reinstall, allow	1,500	SF	12.00	18,000
C3030 Ceiling Finishes	1,500	SF	4.48	6,726
GWB	356	SF	10.50	3,738
Exposed mass timber, sealed	964	SF	3.10	2,988
D10 Conveying Systems	1,500	SF		
D1010 Elevators & Lifts	1,500	SF		
No work anticipated				NIC

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	Quantity	Unit	Rate	Total
D20 Plumbing Systems	1,500	SF	31.23	46,848
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
D30 Heating, Ventilation & Air Conditioning	1,500	SF	63.79	95,688
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

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	Quantity	Unit	Rate	Total
D40 Fire Protection	1,500	SF	0.25	375
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
D50 Electrical Lighting, Power & Communications	1,500	SF	93.79	140,688
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

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	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

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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

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Annex Building

	Quantity	Unit	Rate	Total
Areas	560	Total GSF		
Building Footprint	560	SF		
A10 Foundations	560	SF	82.10	45,976
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
B10 Superstructure	560	SF	65.22	36,525
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
B20 Exterior Enclosure	560	SF	143.91	80,588
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

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Annex Building

	Quantity	Unit	Rate	Total
Cladding - reclaimed wood	168	SF	21.92	3,683
B2020 Exterior Windows	560	SF	30.38	17,010
Glazing	189	SF	90.00	17,010
B2030 Exterior Doors	560	SF	6.52	3,650
Single w/ glazing	1	EA	3,650.00	3,650
B30 Roofing	560	SF	52.46	29,375
B3010 Roof Coverings	560	SF	52.46	29,375
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
B3020 Roof Openings	560	SF		
No work anticipated				NIC
C10 Interior Construction	560	SF	81.96	45,899
C1010 Partitions	560	SF	54.69	30,625
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
C1020 Interior Doors	560	SF	6.25	3,500
Single door	1	EA	3,500.00	3,500
C1030 Fittings	560	SF	21.03	11,774
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

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Annex Building

	Quantity	Unit	Rate	Total
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Mirrors	1	EA	350.00	350
Exterior sign, allow	1	LS	10,000.00	10,000

C20 Stairways	560	SF		
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C2010 Stair Construction	560	SF		
No work anticipated				NIC

C30 Interior Finishes	560	SF	46.32	25,937
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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

D10 Conveying Systems	560	SF		
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D1010 Elevators & Lifts	560	SF		
No work anticipated				NIC

D20 Plumbing Systems	560	SF	76.57	42,878
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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

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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				NIC
Casework - lowers	9	LF	450.00	4,050
F20 Selective Demolition	560	SF		
F2020 Hazardous Components Abatement	560	SF		
No work anticipated				NIC

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

A10 Foundations 365 SF 92.54 33,777

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

B10 Superstructure 365 SF 59.30 21,645

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

B20 Exterior Enclosure 365 SF 209.27 76,384

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
B2020 Exterior Windows	365	SF		
No work anticipated				NIC
B2030 Exterior Doors	365	SF	54.79	20,000
WD, single	4	EA	3,500.00	14,000
HM, single	2	EA	3,000.00	6,000
B30 Roofing	365	SF	76.95	28,087
B3010 Roof Coverings	365	SF	65.11	23,767
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
B3020 Roof Openings	365	SF	11.84	4,320
Skylight (x4)	27	SF	160.00	4,320
C10 Interior Construction	365	SF	100.44	36,661
C1010 Partitions	365	SF	78.45	28,636
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
C1020 Interior Doors	365	SF		
No work anticipated				NIC
C1030 Fittings	365	SF	21.99	8,025
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

C20 Stairways 365 SF

C2010 Stair Construction 365 SF

No work anticipated *NIC*

C30 Interior Finishes 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

D10 Conveying Systems 365 SF

D1010 Elevators & Lifts 365 SF

No work anticipated *NIC*

D20 Plumbing Systems 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>
D2030 Sanitary Waste	365	SF	61.64	22,500
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
D2040 Rain Water Drainage	365	SF	5.41	1,975
Gutters and downspouts	57	LF	34.65	1,975
D30 Heating, Ventilation & Air Conditioning	365	SF	68.52	25,010
D3020 Heat Generating Systems	365	SF	43.77	15,977
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
D3060 Controls and Instrumentation	365	SF	10.50	3,833
Building automation systems	365	SF	10.50	3,833
D3070 Systems Testing & Balancing	365	SF	14.25	5,200
Testing and balancing	40	HRs	130.00	5,200
D40 Fire Protection	365	SF	1.03	375
D4010 Sprinklers	365	SF		
No work anticipated				<i>NIC</i>
D4030 Fire Protection Specialties	365	SF	1.03	375
Fire extinguishers, FEC	1	EA	375.00	375

Lake Forest Park

Lakefront Improvements

Restroom

Quantity Unit Rate Total

D50 Electrical Lighting, Power & Communications 365 SF 87.33 31,877

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

E10 Equipment 365 SF

E1010 Commercial Equipment 365 SF

No work anticipated *NIC*

E20 Furnishings 365 SF 6.93 2,530

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		
A10 Foundations	597	SF	101.16	60,393
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
B10 Superstructure	597	SF	73.00	43,580
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				N/C
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				N/C
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
NET SITE AREAS	88,350	SF		
Roadwork	11,808	SF		
Asphalt - grind and overlay	5,825	SF		
Asphalt full depth	2,270	SF		
Concrete sidewalk with thickened edge - vehicle reinforce	3,713	SF		
Parking Lot	6,880	SF		
Asphalt full depth	6,880	SF		
Pedestrian Paving	12,558	SF		
Concrete paving	10,262	SF		
Engineered wood fiber area	1,585	SF		
Permeable pavers	711	SF		
Landscaping	47,350	SF		
Lawn area	6,280	SF		
Planting area 1 - wetland low mix	742	SF		
Planting area 2 - shady, low, and moist mix	1,033	SF		
Planting area 3 - shady, low, and dry mix	11,097	SF		
Planting area 4 - wetland screening mix	503	SF		
Planting area 5 - dry screening mix	982	SF		
Planting area 6 - sunny, low, and dry mix	3,301	SF		
Planting area 7 - sunny shoreline mix	1,035	SF		
Planting area 8 - bioretention mix	869	SF		
Planting area 9 - enhanced mitigation wetland buffer mix	13,250	SF		
Planting area 10 - enhanced mitigation wetland mix	7,280	SF		
Planting area 11 - shoreline wetland enhancement	410	SF		
Planting area 12 - vegetated roof mix	568	SF		
Buildings & Structures	9,754	SF		
Dock	3,973	SF		
Big Building	1,500	SF		
Annex Building	560	SF		
Restroom	365	SF		
Picnic Shelter	597	SF		
Footbridge, relocated	250	SF		
Deck (big building)	1,780	SF		
Raised permeable decks (x3)	500	SF		
Stadium seating	115	SF		
Viewing deck (renovated)	114	SF		

Lake Forest Park

Lakefront Improvements

Site Development

	Quantity	Unit	Rate	Total
G10 Site Preparation	88,350	SF	10.24	905,081
G1010 Site Clearing	88,350	SF	0.80	70,635
SPCC plan	1	EA	5,000.00	5,000
Construction fence	173	LF	12.00	2,076
Daily and final cleanup incudes 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
G1020 Site Demolition and Relocations	88,350	SF	6.89	608,951
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 - cup/cap sewer service	3	EA	5,000.00	15,000
SS - cut/cap gas service	1	EA	10,000.00	10,000
G1030 Site Earthwork	88,350	SF		225,495
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
G1040 Hazardous Waste Remediation	88,350	SF		
Building, 1-5, 9 - hazardous remediation (Phase 1)				NIC
Building, 6-8 hazardous remediation, allow.	2,974	SF	5.00	14,870
G20 Site Improvements	88,350	SF		2,849,648
G2010 Roadways	88,350	SF		109,162
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
G2020 Parking Lots	88,350	SF	0.78	69,137
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
G2030 Pedestrian Paving	88,350	SF	1.82	160,412
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
G2040 Site Development	88,350	SF	25.32	2,236,845
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				included above.
Guardrail (community building deck)	270	LF	225.00	60,750

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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

G2050 Landscaping	88,350	SF	3.10	274,092
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

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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		

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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 contrtols, allow.	1	LS	10,000.00	10,000

G30 Site Mechanical Utilities	88,350	SF	3.90	344,946
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G3010 Water Supply	88,350	SF	0.80	70,700
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

G3020 Sanitary Sewer	88,350	SF	0.37	32,702
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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
G3030 Storm Sewer	88,350	SF	2.73	241,544
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

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Site Development				
	Quantity	Unit	Rate	Total
G4030 Site Communications & Security	88,350	SF	1.21	106,870
G4010 Electrical Distribution	88,350	SF	1.21	106,870
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