



# CITY OF LAKE FOREST PARK CITY COUNCIL REGULAR MEETING

**Thursday, July 24, 2025 at 7:00 PM**

**Meeting Location: In Person and Virtual / Zoom**

**17425 Ballinger Way NE Lake Forest Park, WA 98155**

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## **INSTRUCTIONS FOR ATTENDING THIS MEETING VIRTUALLY:**

**Join Zoom Webinar:** <https://us06web.zoom.us/j/87270367774>

**Call into Webinar: 253-215-8782 | Webinar ID: 872 7036 7774**

The City Council is providing opportunities for public comment by submitting a written comment or by attending in person to provide oral public comment.

### **HOW TO PARTICIPATE WITH ORAL COMMENTS:**

If you are attending the meeting in person, there is a sign-in sheet located near the entrance to the Council Chambers. Simply fill the form out and the Mayor will call your name at the appropriate time. Oral comments are limited to 3:00 minutes per speaker. Oral comments are not being accepted via Zoom.

The meeting is being recorded.

### **HOW TO SUBMIT WRITTEN COMMENTS:**

Written comments will be submitted to the Council if received by 5:00 p.m. on the date of the meeting; otherwise, they will be provided to the City Council the next day. The City Clerk will read your name and subject matter into the record during Public Comments.

As allowed by law, the Council may add and take action on items not listed on the agenda. For up-to-date information on agendas, please visit the City's website at [www.cityofflp.gov](http://www.cityofflp.gov)

Meetings are shown on the city's website and on Comcast channel 21 for subscribers within the Lake Forest Park city limits.

## **AGENDA**

1. CALL TO ORDER: 7:00 PM
2. PLEDGE OF ALLEGIANCE
3. ADOPTION OF AGENDA
4. PUBLIC COMMENTS

***State law, RCW 42.17A.555, does not allow the use of public facilities to promote or oppose ballot measures. Promoting or opposing the City's levy lid lift ballot measure during a council meeting would be use of a public facility in violation of state law. This includes comments made during the Public Comment section of a Council meeting. The statute, however, does not limit your ability to support or oppose a ballot measure on your own time using your own resources.***

***The Council will not be accepting online public comments. This portion of the agenda is set aside for the public to address the Council on agenda items or any other topic the Council might have purview or control over. However, the Mayor or Council may not respond to comments from the public. If the comments are of a nature that the Council does not have influence or control over, then the Mayor or presiding officer may request the speaker suspend their comments. The Council may direct staff to follow up on items brought up by the public. Comments are limited to a three (3) minute time limit.***

5. FINAL CONFIRMATION

**A.** Appointment of Maurice Jones to Position 5 of the Parks and Recreation Advisory Board

6. CONSENT CALENDAR

*The following items are considered to be routine and non-controversial by the Council and will be approved by one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which case the item will be removed from the Consent Calendar in its normal sequence on the agenda.*

**A.** July 10, 2025 City Council Work Session Minutes

**B.** July 10, 2025 City Council Regular Meeting Minutes

**C.** City Expenditures for the Period Ending 7/24/2025

**D.** Resolution 25-2022/Authorizing the Mayor to Sign a Professional Services Agreement with Linebarger Goggan Blair & Sampson, LLP for Municipal Court Collection Services

7. COUNCIL DISCUSSION AND ACTION

**A.** Lakefront Park Property – Proceeding with Design and Permitting

**B.** Appointing Members to the Pro and Con Committee for the Proposition 1, Public Safety Services Levy Lid Lift, on the November 4, 2025 General Election Ballot

## **8. OTHER BUSINESS**

## **9. COUNCIL COMMITTEE REPORTS**

- A. Councilmember Reports
- B. Mayor's Report
- C. City Administrator's Report

## **10. ADJOURN**

### **FUTURE SCHEDULE**

- Thursday, August 21, 2025, 6:00 p.m. Budget & Finance Committee Meeting – *hybrid meeting (City Hall and via Zoom)*
- Monday, August 25, 2025, 6:00 p.m. Committee of the Whole Meeting – *hybrid meeting (City Hall and via Zoom)*
- Thursday, August 28, 2025, 7:00 p.m. City Council Regular Meeting – *hybrid meeting (City Hall and via Zoom)*
- Monday, September 1, 2025 – Labor Day, City Hall closed

*As allowed by law, the Council may add and take action on items not listed on the agenda.*

*Any person requiring a disability accommodation should contact city hall at 206-368-5440 by 4:00 p.m. on the day of the meeting for more information.*



## LAKE FOREST PARK WASHINGTON

*Search Meeting Files*

## Submission #61

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### Submission information

Form: [City of Lake Forest Park Boards and Commissions Application](#)

Submitted by Visitor (not verified)

Wed, 07/16/2025 - 1:47pm

67.185.253.211

### First Name

Maurice

### Last Name

Jones Jr

### Home Address

### Mailing Address (if different from above)

### Phone Number

### Do you own property in Lake Forest Park?

Yes

### Email

Maurice\_Jones@mac.com

### Board, Commission, Committee



## Parks and Recreation Advisory Board

Section 5, ItemA.

**Years a Resident of this Municipality**

25

**Experience/Professional Expertise/Education (Please provide dates of education and experience.)**

I attended University of Washington with a focus on business and film and social justice advocacy. See my resume for more information on dates. Concurrently I have been a professional musician, record producer, recording engineer and I run the programming as the Program director for KVRU Radio 105.7 FM which is in South Seattle/Columbia City area. I also own a recording studio in Lake Forest Park and work on artist projects. I sit on one other board - Black and Loud Fest. I am also an accomplished carpenter with remodeling and construction skills. In the past I was the designer and project manager for a multi million dollar recording studio and production facility for Wideawake Entertainment in Toronto, Ontario. I have also designed and assisted with the construction for studios in Washington State and Jamaica. My strengths are in practical knowledge both in construction and in community organizing, the music industry both recording and live performance and in coalition building with other like minded groups. My job at KVRU allows me extensive experience working in the BIPOC community with people who are multi lingual and multi cultural. My job with KVRU also allows me to create programing that creates diversity.

**Current or Prior Experience on Boards/Commissions/Committees**

I am core to the KVRU Executive Team. I also serve on the Black and Loud Board see [www.blackandloudfest.com/about](http://www.blackandloudfest.com/about). With my job at KVRU I have STRONG expertise in Community programing which I believe will be vital in the coming years in all LFP Parks/Rec programming but especially with the new lakefront/community space in development now. Programming is a strong area for me. Sensitivity to diversity is also a strong area for me.

**Civic Activities and Memberships (Roles with fraternal, business, church, or social groups- please provide dates)**

I am a member of the Lake Forest Park Civic Club, I am not associated with any church or social group. I am involved in attending community meetings in our region and city and I am a strong advocate for a healthy environment, diversity in participation and story telling that allows our community to be a living culture.

**Reasons for Wanting to Serve**

I wish to serve partly because I have great trust in Cory's leadership. I also want to be active in our community and network as I love Lake Forest Park, and our natural resources here and the liberal community we foster. As a person of color, I am one of the few African Americans living in my neighborhood and there has never been one moment where I haven't felt welcomed and included by my neighbors. This is my way of giving back.

Note my resume does not include my KVRU job which I have been doing for the past 5 years. My skill set for KVRU includes: radio programing, community organizing , live and studio production, community outreach, technical services and accountability to the managing Board of Directors for KVRU. I have skills including Pro Tools, Final Cut, WORD, EXCEL, POWER POINT, and other technical skills and programming technical skills related to in studio radio programing and radio station operations

**Are you able to attend evening meetings?**

Yes

**Resume, Education, etc. (Optional)**

[1-2017\\_maurice\\_jones\\_jr.\\_resume.pdf](#)

[Previous submission](#)

[Next submission](#)

[Home](#) [Logout](#) [Dashboard](#)

CITY OF LAKE FOREST PARK  
CITY COUNCIL WORK SESSION MEETING MINUTES  
July 10, 2025

It is noted this meeting was held in person in the Emergency Operations Center at City Hall and virtually via Zoom.

**Councilmembers present:** Tracy Furutani, Deputy Mayor; Larry Goldman, Vice Chair; Paula Goode, Jon Lebo, Ashton McCartney; Semra Riddle, Ellyn Saunders

**Councilmembers absent:** none

**Staff present:** Tom French, Mayor; Phillip Hill, City Administrator; Rebecca Dickinson, Public Works Director; Cory Mattson, Community Programs Planner; Matt McLean, City Clerk

**Others present:** Amber Mikluscak, Facet  
2 visitors

**CALL TO ORDER**

Mayor French called the July 10, 2025, City Council work session meeting to order at 6:00 p.m.

**ADOPTION OF AGENDA**

Cmbr. Riddle moved to adopt the agenda as presented. Deputy Mayor Furutani seconded. The motion to adopt the agenda as presented carried unanimously.

**COUNCIL DISCUSSION TOPICS**

***Lakefront Park Project Update and Current Cost Estimate***

Ms. Mikluscak with Facet gave a presentation and responded to Council questions.

Cmbr. Lebo arrived at 6:33 p.m.

**ADJOURNMENT**

There being no further business, Mayor French adjourned the meeting at 6:55 p.m.

\_\_\_\_\_  
Tom French, Mayor

\_\_\_\_\_  
Matt McLean, City Clerk

**CITY OF LAKE FOREST PARK  
CITY COUNCIL REGULAR MEETING MINUTES  
July 10, 2025**

**It is noted that this meeting was held in person at the City Council Chambers and remotely via Zoom.**

**Councilmembers present:** Tracy Furutani, Deputy Mayor; Larry Goldman, Vice Chair; Paula Goode, Jon Lebo, Ashton McCartney, Semra Riddle, Ellyn Saunders

**Councilmembers absent:** none

**Staff present:** Tom French, Mayor; Phil Hill, City Administrator; Kim Adams Pratt, City Attorney; Rebecca Dickinson, Public Works Director; Mark Hofman, Community Development Director; Matt McLean, City Clerk

**Others present:** King County Library System (KCLS) Staff: Alice Darnton, Regional Manager; Katie Boyce, Librarian & Information Services Manager  
Library Advisory Committee Members: Lolly Smith, Eloise Boyle  
15 visitors

**CALL TO ORDER**

Mayor French called the regular City Council meeting of July 10, 2025, to order at 7:00 p.m.

**FLAG SALUTE**

Deputy Mayor Furutani led the Pledge of Allegiance.

**ADOPTION OF AGENDA**

**Deputy Mayor Furutani moved to approve the agenda as presented. Cmbr. Riddle seconded. The motion to approve the agenda as presented carried unanimously.**

**PUBLIC COMMENT**

Mayor French invited comments from the public.

The following people provided comments:

- Jeff Snedden – any potential levy rate should be based on data.
- Bryce James – explore other options before asking for a levy lift such as budget cuts and alternate revenues. Restore a Citizen Budget Committee.
- Alan Kiest – personal property tax makeup and a call for fiscal responsibility.
- David Pyle – supports the maximum levy rate. Concerns over services being provided by Republic Services.

- Nate Herzog – concerns about speeding on NE 55<sup>th</sup> Street. Supports a compromise levy lift rate around 10-12 cent increase.
- Ken Kassover – supports a levy lift to support police services.

Deputy Mayor Furutani read the following names who submitted written comments to the Council:

- Jack Tonkin
- Wynn Harper

There being no one else in the audience wishing to speak, Mayor French closed public comment.

**PRESENTATIONS**

Ms. Darnton, Ms. Boyce, Ms. Smith, and Ms. Boyle gave a brief presentation on KCLS & the Lake Forest Park Library and responded to Council questions.

**FINAL CONFIRMATION**

Linda Holman spoke to her application for the Parks and Recreation Advisory Board and responded to questions from the Council.

**Deputy Mayor Furutani moved** to appoint Linda Holman to the Parks and Recreation Advisory Board. **Cmbr. McCartney seconded. The motion carried unanimously.**

**CONSENT CALENDAR**

**Cmbr. Riddle moved** to approve the Consent Calendar. **Cmbr. Goode seconded. The motion to approve the Consent Calendar as amended carried unanimously.**

- A. June 23, 2025 City Council Committee of the Whole Meeting Notes
- B. June 26, 2025 Budget & Finance Committee Minutes
- C. June 26, 2025 City Council Regular Meeting Minutes
- D. Accounts Payable dated 7/10/2025 Claim Fund Check Nos. 87875 through 87907 in the amount of \$158,585.34, a 6/23/2025 Payroll Fund ACH transaction in the amount of \$181,963.89, and a 6/23/2025 Direct Deposit transaction in the amount of \$195,712.66. Additional approved ACH transactions: US Bank Credit Card, \$64,896.29. Total approved claim fund transactions: \$601,158.18.

**ORDINANCES AND RESOLUTIONS FOR ACTION**

**Resolution 25-2021/Providing for a Ballot Proposition to be Submitted to the Qualified Electors of the City at the General Election to be held on November 4, 2025, in Conjunction with the State General Election, of a Proposition Authorizing the City to Levy Regular Property**

## **Taxes in an Amount in Excess of the Limitations Provided in Chapter 84.55 RCW for Police and Public Safety Services Beginning in 2026**

Administrator Hill gave a brief presentation. Staff responded to Council questions as they arose during Council discussion.

**Deputy Mayor Furutani moved** to approve Resolution 25-2021/Providing for a Ballot Proposition to be Submitted to the Qualified Electors of the City at the General Election to be held on November 4, 2025, in Conjunction with the State General Election, of a Proposition Authorizing the City to Levy Regular Property Taxes in an Amount in Excess of the Limitations Provided in Chapter 84.55 RCW for Police and Public Safety Services Beginning in 2026 with a rate of \$0.24 per \$1,000 of assessed valuation. **Vice Chair Goldman seconded.**

**Cmbr. Lebo moved** to amend Resolution 25-2021, Section 3, Levy Rate and Duration, to limit the Seattle Region CPI-U increase to not exceed five percent. **Cmbr. Goode seconded. The motion to amend Resolution 25-2021 carried with Cmbr. Riddle dissenting.**

**Cmbr. Lebo requested a roll call vote.**

**Cmbr. McCartney – nay**

**Cmbr. Saunders – aye**

**Deputy Mayor Furutani – aye**

**Vice Chair Goldman – aye**

**Cmbr. Riddle – aye**

**Cmbr. Lebo – nay**

**Cmbr. Goode – nay**

**The motion to approve Resolution 25-2021 as amended carried.**

## **OTHER BUSINESS**

Vice Chair Goldman requested volunteers for two open liaison positions – Parks & Recreation Advisory Board (PRAB) and Sound Cities Association Public Issues Committee (SCA PIC).

Cmbr. Lebo indicated that he would like to serve as liaison to the SCA PIC.

Cmbr. McCartney volunteered to serve as liaison to the PRAB.

**Vice Chair Goldman moved** to appoint Cmbr. Lebo as the City representative on the SCA PIC and Cmbr. McCartney as Council liaison to the City PRAB. **Deputy Mayor Furutani seconded. The motion carried unanimously.**

1   **COUNCILMEMBER/MAYOR/CITY ADMINISTRATOR REPORTS**

2  
3   Councilmembers reported on meetings they had attended.

4  
5   Mayor French gave a brief report.

6  
7   Administrator Hill gave a brief report.

8  
9   **ADJOURNMENT**

10  
11   There being no further business, Mayor French adjourned the meeting at 9:19 p.m.

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13  
14  
15   \_\_\_\_\_  
16   Tom French, Mayor

17  
18  
19  
20   \_\_\_\_\_  
21   Matt McLean, City Clerk

DRAFT

City of Lake Forest Park  
SORTED TRANSACTION CHECK REGISTER  
7/24/25

VOUCHER CERTIFICATION AND APPROVAL

We, the undersigned members of the Finance Committee of the City of Lake Forest Park, Washington, do hereby certify that the merchandise or services hereinafter specified have been received, a Pre-paid Accounts Payable Dated 07/14/2025 CLAIM FUND Check No. 87908 in the amount of \$6,127.52, an Accounts Payable Dated 7/24/25 CLAIM FUND Check Nos. 87909 through 87988 in the amount of \$684,668.90, a 7/08/25 PAYROLL FUND ACH transaction in the amount of \$208,219.94, and a 7/08/25 DIRECT DEPOSIT transaction in the amount of \$204,316.51 are approved for payment this 24th day of July 2025.

- Additional approved transactions are:**  
ACH transaction Elavon in the amount \$534.04  
ACH transaction Invoice Cloud in the amount \$1,526.40  
ACH transaction Lexis Nexis Risk Data Mgmt, Inc. in the amount \$140.81  
ACH transaction State of Washington in the amount \$770.40  
ACH transaction State of Washington in the amount \$10,408.49

Total approved claim fund transactions: \$1,116,713.01

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Finance Committee



# Accounts Payable

## Computer Check Register

User: sschindele  
 Printed: 07/14/2025 - 11:58AM  
 Batch: 00014.07.2025 - AP 07.14.25  
 Bank Account: Operatin



Check	Vendor No	Vendor Name	Date	Invoice No	amount
87908	CALCOLL	Caliber Holdings Corporation	7/14/2025	2905051173	6,127.52
Check 87908 Total:					6,127.52
Report Total:					6,127.52

# Accounts Payable

## Check Register Totals Only

User: sschindele  
 Printed: 7/17/2025 - 12:00 PM  
 Batch: 00024.07.2025 - AP 07.24.25



Section 6, Item C.

Check	Date	Vendor No	Vendor Name	Amount	Voucher
87909	07/24/2025	ALLBATT	All Battery Sales & Service Inc.	178.65	87,909
87910	07/24/2025	AMAZON	Amazon Capital Services Inc	27.55	87,910
87911	07/24/2025	AMERTRAF	American Traffic Solutions Inc.	78,119.00	87,911
87912	07/24/2025	ASPECT	Aspect Consulting, LLC	2,023.75	87,912
87913	07/24/2025	AUTOGRAP	Autographics	469.63	87,913
87914	07/24/2025	AVOCETTE	Avocette Technologies Inc.	187.50	87,914
87915	07/24/2025	BASLER	Anthony Carl Basler	157.50	87,915
87916	07/24/2025	BROBEAR	Brown Bear Car Wash	54.00	87,916
87917	07/24/2025	BUILDERS	Builders Exchange of WA Inc.	165.65	87,917
87918	07/24/2025	CAMERON	Cameron's One LLC	1,842.01	87,918
87919	07/24/2025	CANONUSA	Canon U.S.A.	1,312.57	87,919
87920	07/24/2025	CASCONGR	Cascadia Consulting Group, Inc.	69,623.66	87,920
87921	07/24/2025	CENTERFO	Center for Human Services	6,750.00	87,921
87922	07/24/2025	CENTURY2	Century Link	106.87	87,922
87923	07/24/2025	CHUCKOLS	Chuck Olson Inc	17.64	87,923
87924	07/24/2025	CINTASFI	Cintas First Aid & Safety	229.58	87,924
87925	07/24/2025	LFPPD	City of Lake Forest Park	698.84	87,925
87926	07/24/2025	LYNNWOOD	City of Lynnwood	6,542.00	87,926
87927	07/24/2025	SHORECIT	City of Shoreline	6,838.25	87,927
87928	07/24/2025	CONSOR	Conсор North America, Inc.	5,280.22	87,928
87929	07/24/2025	CORRECT	Correct Equipment, Inc	565.00	87,929
87930	07/24/2025	DATAQUES	DataQuest, LLC	366.00	87,930
87931	07/24/2025	EASLINC	EASL, Inc	8,000.00	87,931
87932	07/24/2025	WATERSHE	Facet, Inc.	90,655.52	87,932
87933	07/24/2025	FRIENDSO	Friends of Third Place Commons	24,132.00	87,933
87934	07/24/2025	GINGERW	Ginger Wang Interpretation	140.00	87,934
87935	07/24/2025	GORDONTH	Gordon Thomas Honeywell Gov't. Aff	3,245.00	87,935
87936	07/24/2025	HOMEDEPO	Department 32 - 2501271310 Home D	297.03	87,936
87937	07/24/2025	HORIZON	Horizon Distributors Inc.	460.04	87,937
87938	07/24/2025	INDUSTRC	Industrial Chem Labs & Services Inc	873.36	87,938
87939	07/24/2025	CONFIDAT	James Santerelli Enterprises	80.00	87,939
87940	07/24/2025	JETCITY	Jet City Printing, Inc.	46.88	87,940
87941	07/24/2025	JIMS	Jim's Northgate Towing	573.54	87,941
87942	07/24/2025	JOHNSONC	Johnson Controls	2,476.19	87,942
87943	07/24/2025	JOHNSTON	Johnston Group, LLC	3,925.00	87,943
87944	07/24/2025	KCANIMAL	King County Finance	1,020.00	87,944
87945	07/24/2025	KCJAILWK	King County Finance	7,779.45	87,945
87946	07/24/2025	KCNETWRK	King County Finance	824.00	87,946
87947	07/24/2025	KCROAD	King County Finance	9,373.78	87,947
87948	07/24/2025	KCSEWER	King County Finance & Business	237,374.44	87,948
87949	07/24/2025	KCPET	King County Pet License	130.00	87,949
87950	07/24/2025	LFPWATER	Lake Forest Park Water Dist	1,697.32	87,950
87951	07/24/2025	LAWOFF	Law Offices of Christian W. Smith	300.00	87,951
87952	07/24/2025	PUBSAFPS	LEPS-PSS, PLLC	1,920.00	87,952
87953	07/24/2025	LOOMIS	Loomis	493.96	87,953
87954	07/24/2025	MadroLaw	Madrona Law Group, PLLC	19,916.00	87,954
87955	07/24/2025	MONTAGUE	Franciseo Montague-	55.50	87,955
87956	07/24/2025	PRIDEELE	OEG, Inc dba Pride Electric	452.23	87,956
87957	07/24/2025	OFFICEDE	Office Depot, Inc.	32.76	87,957
87958	07/24/2025	PACOFFA	Pacific Office Automation	602.05	87,958

Check	Date	Vendor No	Vendor Name	Amount	Section 6, ItemC.
87959	07/24/2025	PATSTREE	Pat's Trees & Landscape Inc.	1,944.48	87,959
87960	07/24/2025	PEERLESS	Peerless Network, Inc	1,040.54	87,960
87961	07/24/2025	PITNEYMR	Pitney Bowes Global Financial Svcs.	584.81	87,961
87962	07/24/2025	PROCOM	PROCOM, LLC	72.00	87,962
87963	07/24/2025	PAWS	Progressive Animal Welfare Society	714.00	87,963
87964	07/24/2025	PUBSAFTE	Public Safety Testing, Inc.	399.00	87,964
87965	07/24/2025	PSERN	Puget Sound Emergency Radio Netwo	6,756.36	87,965
87966	07/24/2025	PSE	Puget Sound Energy	441.96	87,966
87967	07/24/2025	REDCARP	Red Carpet Building Maint. Inc.	3,206.15	87,967
87968	07/24/2025	REHNASSO	Rehn & Associates	28.00	87,968
87969	07/24/2025	ROBHALF	Robert Half International, Inc.	2,953.03	87,969
87970	07/24/2025	ROTARYC	Rotary Club of Lake Forest Park	210.00	87,970
87971	07/24/2025	SAFEBUIW	SAFEbuilt Washington, LLC	10,233.42	87,971
87972	07/24/2025	SCJALL	SCJ Alliance	5,763.50	87,972
87973	07/24/2025	SHOREHIS	Shoreline Historical Museum	2,400.00	87,973
87974	07/24/2025	SHOREART	Shoreline/LFP Arts Council	7,500.00	87,974
87975	07/24/2025	SNOCOBED	Snohomish Co Sheriff's Office	11,539.15	87,975
87976	07/24/2025	SNOCOMED	Snohomish County Sheriff's Office	123.97	87,976
87977	07/24/2025	SEATIMEA	The Seattle Times	660.00	87,977
87978	07/24/2025	TRANSP0	Transpo Group USA Inc	2,937.50	87,978
87979	07/24/2025	TRANSSOL	Transportation Solutions Inc	13,796.78	87,979
87980	07/24/2025	TUNGA	Amy Tung	280.00	87,980
87981	07/24/2025	UTILUND	Utilities Underground Location Ctr.	82.35	87,981
87982	07/24/2025	VELOCITY	Velocity Systems	805.00	87,982
87983	07/24/2025	WASTDOEC	Washington State Department of Ecol	8,444.00	87,983
87984	07/24/2025	DEPTLICC	Washington State Department of Licer	144.00	87,984
87985	07/24/2025	WSPBCK	Washington State Patrol	156.00	87,985
87986	07/24/2025	WASTEMGT	Waste Management Northwest	2,670.98	87,986
87987	07/24/2025	ZALDIBAR	Eduardo Zaldibar	210.00	87,987
87988	07/24/2025	ZUBELLIC	Christina Zubelli	140.00	87,988
Check Total:				684,668.90	

# Accounts Payable

## Checks by Date - Summary by Check Date

User: sschindele  
Printed: 7/17/2025 12:25 PM



Section 6, Item C.

Check No	Vendor No	Vendor Name	Check Date	Check Amount
ACH	LEOFFTR	LEOFF TRUST	07/08/2025	1,809.72
ACH	NAVIA	Navia Benefit Solutions, Inc.	07/08/2025	10,357.70
ACH	NAVIAFSA	Navia - FSA	07/08/2025	62.50
ACH	NAVIAHRA	Navia - HRA	07/08/2025	350.00
ACH	PFLTRUST	LFP PFL Trust Account	07/08/2025	2,701.08
ACH	TEAMDR	National D.R.I.V.E.	07/08/2025	4.45
ACH	Z401AL	Vantagepoint Transfer Agents-107084 ICM	07/08/2025	1,689.80
ACH	Z457	Vantagepoint Transfer Agents-304508 ICM	07/08/2025	9,628.92
ACH	ZAWC	AWC	07/08/2025	49,153.39
ACH	ZEMPSEC	Employment Security Dept.	07/08/2025	570.71
ACH	ZEMPWACA	Wa.Cares Tax	07/08/2025	951.98
ACH	ZGUILD	LFP Employee Guild	07/08/2025	925.00
ACH	ZICMA	Vantagepoint Transfer Agents-107084 ICM	07/08/2025	33,576.66
ACH	ZL&I	Washington State Department of Labor & I	07/08/2025	7,215.97
ACH	ZLEOFF	Law Enforcement Retirement	07/08/2025	15,391.71
ACH	ZLFPIRS	Lake Forest Park/IRS	07/08/2025	40,586.76
ACH	ZPERS	Public Employees Retirement	07/08/2025	25,061.47
ACH	ZTEAM	Teamsters Local Union #117	07/08/2025	174.72
ACH	ZWATWT	Washington Teamsters Welfare Trust	07/08/2025	8,007.40
Total for 7/8/2025:				208,219.94
Report Total (19 checks):				208,219.94

# Bank Reconciliation

Section 6, Item C.

## Checks by Date

User: sschindele  
Printed: 07/17/2025 - 12:43PM  
Bank Accounts: PPOperat  
System:  
Cleared and Not Cleared Checks  
Check Date: From 07/08/2025 To 07/08/2025  
Print ACH Checks: True



Check No	Check Date	Name	Comment	Module	Clear Date	Amount
0	7/8/2025		DD 00508.07.2025	PR		204,316.51
Total Check Count:						1
Total Check Amount:						204,316.51

# Clearing House

## Electronic AP Proof List

User: sschindele  
Printed: 07/17/2025 - 12:07PM  
Sort By: Vendor Name  
Batch: 00002.07.2025



Section 6, Item C.

Source	Vendor	Name	Transfer/Route	Check Digit	Account Number	Amount
AP5 024-07-2025	ELAVON	Elavon,	/			534.04
AP5 024-07-2025	INV CLOUD	Invoice Cloud,	/			1,526.40
AP5 024-07-2025	LEXISNEX	LexisNexis Risk Data Mgmt. Inc.,	/			140.81
AP5 024-07-2025	STATELT	State of Washington,	/			770.40
AP5 024-07-2025	STATETAX	State of Washington,	1250/0010	5	153501701202	10,408.49
Records Printed: 5						13,380.14



# CITY OF LAKE FOREST PARK

## CITY COUNCIL

### AGENDA COVER SHEET

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Meeting Date	July 24, 2025
Originating Department	Municipal Court
Contact Person	Julie Espinoza, Court Administrator
Title	Resolution 25-2022/Authorizing the Mayor to Sign a Professional Services Agreement with Linebarger Goggan Blair & Sampson, LLP for Municipal Court Collection Services

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**Legislative History**

- First Presentation July 24, 2025
- 

**Attachments:**

1. Resolution 25-2022
  2. Professional Services Agreement AG-25-032: Collection Services with Linebarger Goggan Blair & Sampson, LLP for Unpaid Court Accounts
  3. Exhibit A – Scope of Work to AG-25-032
- 

**Executive Summary**

The Lake Forest Municipal Court has been utilizing the collection services of Linebarger Goggan Blair & Sampson, LLP since 2020 and wishes to continue these services. Resolution 25-2022 would authorize the Mayor to sign a new agreement with the firm to continue those services.

**Background**

The Lake Forest Park Municipal Court assesses fines and penalties for criminal misdemeanors and civil infractions occurring within the City. When these fines go unpaid, the Court refers the accounts to a third-party collection agency for recovery.

Linebarger Goggan Blair & Sampson, LLP (LGBS) has been providing these collection services under an existing agreement that expires August 12, 2025. The proposed agreement, AG-25-032, continues this relationship for an additional three years, with an option for a two-year renewal.

LGBS will provide both pre-collection and full collection services at no additional cost to the City. This includes account notices, time-payment plans, a license reinstatement program, and weekly remittance of funds. Court costs are assessed to the defendant under state law (RCW 3.02.045(5) and RCW 46.63.190(6)) to cover collection fees, resulting in no fiscal impact to the City.

Adopting Resolution 25-2022 ensures uninterrupted collection services and supports the Court’s ability to recover outstanding obligations effectively and compliantly.

**Fiscal & Policy Implications**

No fiscal impact to the City; fees are assessed to defendants as court costs per state law.

**Alternatives**

<i>Options</i>	<i>Results</i>
<ul style="list-style-type: none"><li>• Approve contract with LGBS</li></ul>	Continue using LGBS for collections services
<ul style="list-style-type: none"><li>• Do not approve contract with LGBS</li></ul>	Delay in services to re-negotiate the contract with LGBS or negotiate services with a different firm

**Staff Recommendation**

Approve Resolution 25-2022/Authorizing the Mayor to Sign a Professional Services Agreement with Linebarger Goggan Blair & Sampson, LLP for Municipal Court Collections Services.



**RESOLUTION NO. 25-2022****A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF LAKE FOREST PARK, WASHINGTON,  
AUTHORIZING THE MAYOR TO SIGN A  
PROFESSIONAL SERVICES AGREEMENT WITH  
LINEBARGER GOGGAN BLAIR & SAMPSON, LLP  
FOR MUNICIPAL COURT COLLECTION SERVICES**

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**WHEREAS**, the Lake Forest Park Municipal Court (“Court”) assesses fines and penalties for criminal misdemeanors and civil infractions that take place within the City of Lake Forest Park (“City”); and

**WHEREAS**, unpaid fines and penalties are referred to a collections agency for continued collection efforts; and

**WHEREAS**, the current contract with Linebarger Goggan Blair & Sampson (“LGBS”) expires August 12, 2025 and the City would like LGBS to continue providing Court collections services; and

**WHEREAS**, the Lake Forest Park City Council has determined it is in the best interest of the City to enter into a new agreement with LGBS for continued Court collections services; and

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Lake Forest Park, as follows:

Section 1. AUTHORIZATION. The City Council of the City of Lake Forest Park authorizes the Mayor to sign the Professional Services Agreement for Collection of Unpaid Accounts, in significantly the same form attached hereto as Attachment A.

Section 2. CORRECTIONS. The City Clerk is authorized to make necessary corrections to this resolution including, but not limited to, the correction of scrivener’s/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

**PASSED BY A MAJORITY VOTE** of the members of the Lake Forest Park City Council this 24th day of July 2025.

APPROVED:

\_\_\_\_\_  
Tom French  
Mayor

ATTEST/AUTHENTICATED:

\_\_\_\_\_  
Matt McLean  
City Clerk

FILED WITH THE CITY CLERK: July 16, 2025  
PASSED BY THE CITY COUNCIL: July 24, 2025  
RESOLUTION NO.: 25-2022

**CITY OF LAKE FOREST PARK  
PROFESSIONAL SERVICES AGREEMENT**

**Agreement Title: Collection Services with Linebarger Goggan Blair &  
Sampson, LLP for Unpaid Court Accounts**

**Agreement number: AG-25-032**

**THIS AGREEMENT** is made and entered into by and between the **LAKE FOREST PARK MUNICIPAL COURT**, 17425 Ballinger Way NE, Lake Forest Park, WA 98155, acting herein by and through its governing body (the "COURT"), and **LINEBARGER GOGGAN BLAIR & SAMPSON, LLP** (the "FIRM"). This agreement creates an attorney-client relationship between COURT and FIRM.

**1. FIRM RETAINED**

COURT agrees to employ and does hereby employ FIRM to enforce the collection of unpaid accounts receivable pursuant to the terms and conditions described in this contract, including the Scope of Work attached as Exhibit A and incorporated herein by this reference. This contract supersedes all prior oral and written agreements between the parties, and can be amended only if done so in writing and signed by all parties. This agreement is for the benefit of COURT and FIRM. Unless specifically stated, no third-party beneficiaries are intended to be created or are created under this contract. Furthermore, this contract cannot be transferred, delegated or assigned by either party without the written consent of all parties. FIRM and its employees are independent contractors responsible for complying with all obligations of an employer imposed under federal or state law. Personnel employed by FIRM shall not acquire any rights or status regarding the COURT or City of Lake Forest Park.

**2. TERM AND TERMINATION**

The term of this agreement shall commence August 13, 2025, and will continue for three (3) years, unless terminated. At the end of the initial three (3) year term, the parties may agree to execute an optional two (2) year renewal term. Either party may, without cause, terminate this agreement by giving the other party ninety (90) days' written notice of termination.

**3. REFERRAL OF ACCOUNTS**

COURT agrees to refer unpaid accounts to FIRM for collection by electronic medium, in a format and frequency to be agreed upon by the parties. COURT will provide FIRM with copies of, or access to, the information and documentation necessary to effectuate the services that are subject to this agreement. COURT represents that, to the best of COURT's knowledge, the information provided or made available will be current and accurate, and that no account or account defendant will be subject to any bankruptcy stay, discharge or proceeding at the time of referral. FIRM shall use account information provided by COURT for the purposes of account collection only and shall keep all such information confidential from any third party without express written authority from COURT. FIRM will provide COURT with status reports in the frequency and manner agreed upon by the parties. Should it become necessary for FIRM to provide computer hardware, software, programming services and/or in-house personnel to COURT, in order for this

agreement to be performed, a separate agreement and fee structure shall be negotiated and agreed to in writing by both parties hereto. FIRM shall not report accounts to the credit reporting agencies.

#### 4. INSURANCE

FIRM shall comply with the following conditions and procure and keep in force at all times during the term of this contract, at FIRM's expense, the following policies of insurance with companies authorized to do business in the State of Washington. The FIRM's insurance shall be placed with insurers with a current A.M. Best rating of not less than A:VII and otherwise acceptable to the City.

- A. Workers' Compensation coverage as required by Washington law and Employer's Liability Insurance with limits not less than \$1,000,000 per occurrence. If the COURT authorizes sublet work, the FIRM shall require each sub-consultant to provide Workers' Compensation Insurance for its employees, unless the FIRM covers such employees.
- B. Commercial General Liability Insurance on an occurrence basis in an amount not less than \$2,000,000 per occurrence and at least \$2,000,000 in the annual aggregate, including but not limited to: premises/operations (including off-site operations), blanket contractual liability and broad form property damage.
- C. Business Automobile Liability Insurance in an amount not less than \$1,000,000 per occurrence, extending to any automobile. A statement certifying that no vehicle will be used in accomplishing this agreement may be substituted for this insurance requirement.
- D. Professional Errors and Omissions Insurance in an amount not less than \$2,000,000 per occurrence and \$2,000,000 in the annual aggregate. Coverage may be written on a claims made basis; provided that the retroactive date on the policy or any renewal policy shall be the effective date of this contract or prior, and that the extended reporting or discovery period shall not be less than 36 months following expiration of the policy. The COURT may waive the requirement for Professional Errors and Omissions Insurance whenever the Work does not warrant such coverage or the coverage is not available.
- E. Upon written request from the COURT, the insurer will furnish, before or during performance of any Work, a copy of any policy cited above, certified to be a true and complete copy of the original.
- F. Before the FIRM performs any Work, FIRM shall provide the COURT with a Certificate of Insurance acceptable to the City Attorney evidencing the above-required insurance and naming the City of Lake Forest Park, its officers, employees and agents as Additional Insured on the Commercial General Liability Insurance policy and the Business Automobile Liability Insurance policy with respect to the operations performed and services provided under this agreement and that such insurance shall apply as primary

insurance on behalf of such Additional Insured. Receipt by the COURT of any certificate showing less coverage than required is not a waiver of the FIRM's obligations to fulfill the requirements.

- G. FIRM shall comply with the provisions of Title 51 of the Revised Code of Washington before commencing the performance of the Work. FIRM shall provide the COURT with evidence of Workers' Compensation Insurance (or evidence of qualified self-insurance) before any Work is commenced.
- H. In case of the breach of any provision of this section, the COURT may provide and maintain at the expense of FIRM insurance in the name of the FIRM and deduct the cost of providing and maintaining such insurance from any sums due to FIRM under this agreement, or the COURT may demand FIRM to promptly reimburse the COURT for such cost. Further, the COURT may terminate this contract immediately in the event the insurance required herein is cancelled, in the COURT's sole discretion.
- I. The FIRM shall provide the COURT with written notice of any policy cancellation within two business days of receipt of such notice.

## 5. INDEMNIFICATION

FIRM shall indemnify, hold harmless and defend COURT for, from and against all liabilities, losses and/or costs, including reasonable legal expenses and attorney's fees, arising from demands, claims or suits for damages or relief of any nature, which may arise as a result of FIRM's negligence in its performance of the services described in this agreement. COURT shall indemnify, hold harmless and defend FIRM for, from and against all liabilities, losses and/or costs, including reasonable legal expenses and attorney's fees, arising from demands, claims or suits for damages or relief of any nature, which may arise from COURT's negligence, its failure to comply with any representation or provision of this agreement (including providing inaccurate account information to FIRM), or from FIRM complying with any specific instruction or requirement of COURT. The indemnity provisions of this agreement shall have no application to any claim or demand which results from the sole negligence or fault of the party seeking indemnification, its officers, agents, employees or contractors. In the event of joint or shared negligence or fault of COURT and FIRM, responsibility and indemnity, if any, shall be apportioned in relation to each party's degree of fault, but without waiving any defenses of either party. The provisions of this paragraph are intended for the sole benefit of the parties hereto and are not intended to create or grant any right, contractual or otherwise, to any other persons or entities.

## 6. COMPENSATION AND REMITANCE

- A. Fees Assessed as Court Costs. COURT shall assess as court costs the fees to be paid for the FIRM's collection services, pursuant to RCW 3.02.045(5) and/or RCW 46.63.190(6). A fee in an amount equal to 19% of the total sum due, including accrued interest, from a defendant to COURT shall be assessed to accounts not previously assigned to another collection agency and aged one year or less. A fee in an amount equal

to 26% of the total sum due, including accrued interest, from a defendant to COURT shall be assessed to accounts previously assigned to another collection agency or aged over one year.

By way of example, an account found committed six months ago that has never been assigned to a collection agency, and with \$100 owing to COURT, shall be assessed court costs of \$19. The total owing is now \$119. Upon collection of \$119, the sum of \$100 shall be returned to the COURT and \$19 retained by the FIRM.

On a 19% add-on account, FIRM shall retain 15.97% of the total sum collected (\$19 is 15.97% of \$119), and remit 84.03% to COURT. On a 26% add-on account, FIRM shall retain 22.48% of the total sum collected (\$26 is 20.06% of \$126) and remit 79.94%. Partial payments shall be pro-rated between COURT and FIRM in accordance with this calculation formula.

- B. Pre-Collect Time-Payment Program. Defendants with accounts not previously referred to FIRM for collection may qualify for a time-payment program that is not be subject to the percentage fees described in the preceding paragraph. COURT will refer defendants to contact FIRM to apply for the program and establish the monthly payment amounts, under guidelines approved by COURT. Pursuant to RCW 46.63.190(6), court costs will be assessed in the amount of \$10 for processing an application (successful or not), and in the amount of \$7 per month per defendant accepted into the program. FIRM will attempt a monthly reminder 7 to 10 days in advance of payment due date. (The parties recognize that, for an account referred for full collection and subject to the percentage collection fee described in the preceding paragraph, FIRM may in its discretion set up payment arrangements if deemed desirable based on the financial circumstances of the defendant; in which case the percentage fee will be the FIRM's compensation; and will be deemed to have been assessed under the statutory provision referenced in this sub- section 2.)
- C. General Administrative Order. To effectuate the assessment of court costs for collection agency services under RCW 3.02.045(5) and RCW 46.63.190(6), COURT will issue a General Administrative Order assessing court costs against defendants assigned to collection or pre-collect time-payment, such that no assessment need be made in an individual case file, and addressing any other issues necessary or proper to facilitate the referral of appropriate cases to FIRM for servicing.
- D. Interest. Interest shall accrue at 12% per annum, or the highest rate allowed by law on all unpaid amounts provided that interest shall not be assessed on accounts referred under the pre-collect time-payment program. FIRM agrees to calculate and add accrued interest to the outstanding account balance as an administrative function at the direction and instruction of the COURT.

- E. Legal Action. Litigation costs shall be paid by FIRM at no additional cost to the COURT. This includes any bankruptcy filings or proceedings. FIRM shall be entitled to retain any award for attorneys' fees or costs issued during the course of such litigation.
- F. Remittance. All payments shall be directed to the FIRM. FIRM shall have Automated Clearing House (ACH) transfer capabilities and FIRM shall remit COURT's portion of collected funds to the COURT weekly; FIRM shall retain its portion of collected funds. Payments received by COURT on a referred account from a source other than FIRM will be promptly reported to FIRM; FIRM will then account for such payment in its next invoice to COURT, and deduct its share of the payment from the remittance to COURT. FIRM shall have capabilities to import payment information into the Judicial Information System (JIS) using the COURT's CollectR program.
- G. Interest on Cases Assigned by Previous Collections Agency. As cases are transferred to FIRM from the prior collections agency, FIRM will reset all interest owing to \$0 as of the date the account is transferred to FIRM, thus reducing the fine back to the original base amount owing.

## 7. CONCURRENT REPRESENTATION

- A. FIRM has specifically advised COURT that FIRM's concurrent representation of COURT and other government entities (whether currently represented by FIRM or those governmental entities who may be represented by FIRM in the future) against a common debtor constitutes a potential conflict of interest. FIRM has advised COURT that, provided COURT and all participating entities consent, FIRM intends to "cross packet" claims owed to all the governmental entities whom FIRM currently represents and whom FIRM may ultimately represent in the future against a common debtor. Although all of the governmental entities represented by, or to be represented by, FIRM have a common interest in the collection of monetary amounts owed by the common debtor, there is a potential conflict regarding the manner in which any proceeds collected from the common debtor are to be disbursed among the various governmental entities represented by FIRM (present and/or future). FIRM proposes, with the consent of COURT and all participating government entities, to disburse all monetary proceeds recovered from a common debtor to each of the government entities on an equal-share basis, provided that the common debtor has not disputed any accounts, in which case, funds will be applied first to non-disputed accounts. Further, any fees charged and/or recovered by FIRM as remuneration for the services provided may constitute charges for services provided to COURT and/or other governmental entities; which although such fees will not exceed the amounts reflected in the Professional Services Agreement entered between FIRM and COURT, said amounts may overlap with charges and fees pertaining to other governmental entities.
- B. FIRM has specifically advised COURT that as among the similarly represented governmental entities there is no right to assert the attorney-client privilege as to communications received by FIRM in connection with this joint representation.

C. COURT acknowledges that it has been fully informed of the nature of any current and/or prospective conflict of interest which may exist or arise as a result of the common representation of COURT and other governmental entities by FIRM against common debtors; that COURT has been provided sufficient opportunity to seek the advice of independent counsel of the COURT's own choosing; and after all due consultations and considerations, COURT HEREBY EXPRESSLY WAIVES ANY CURRENT AND/OR PROSPECTIVE CONFLICT OF INTEREST AND SPECIFICALLY CONSENTS TO FIRM'S REPRESENTATJON OF COURT and further directs FIRM to disburse any payments received from a common debtor to all of the governmental entities represented by FIRM equally.

8. NOTICE

For purposes of sending notice under the terms of this agreement, all notices shall be sent by certified United States mail, or delivered by hand or by courier, and addressed as follows:

<u>FIRM:</u>	<u>COURT:</u>
Linebarger Goggan Blair & Sampson, LLP	Lake Forest Park Municipal Court
Attn: Director of Client Services	Attn: Court Administrator
PO Box 17428	17425 Ballinger Way NE
Austin, TX, 78760	Lake Forest Park, WA 98155
<i>[Or: Terrace 2, Suite 500]</i>	
<i>[2700 Via Fortuna Drive]</i>	
<i>[Austin, TX 78746]</i>	

With copy to:  
Linebarger Goggan Blair & Sampson, LLP  
Attn: Director of Operations  
5801 Soundview Drive, Suite SOV  
Gig Harbor, WA 98335

9. CHOICE OF LAW AND VENUE

This agreement is made and is to be interpreted under the laws of the State of Washington. In the event that any provision(s) of this agreement shall for any reason be held invalid, illegal or unenforceable, the invalidity, illegality or unenforceability of that provision(s) shall not affect any other provision(s) of this agreement, and it shall further be construed as if the invalid, illegal or unenforceable provision(s) had never been a part of this agreement. Venue for any lawsuit arising out of this agreement shall be in King County, Washington.

10. COOPERATIVE PURCHASING

The services and terms of this agreement are available to other political subdivisions, as to substantially similar categories of unpaid accounts, and as allowed by applicable law. Pursuant to chapter 39.34 RCW, this agreement shall be open to intergovernmental cooperative purchasing.



**11. RECORDS AND AUDITS**

FIRM shall maintain books, records and documents of its performance of this agreement in accordance with generally accepted accounting principles. FIRM shall retain information, data, work, and records relating to this agreement for at least six (6) years, or longer if required by the records retention laws of the State of Washington. FIRM shall provide access to its facilities to the COURT, the state and/or federal agencies or officials at all reasonable times in order to monitor and evaluate the work provided under this agreement. The COURT shall give reasonable notice to the FIRM of the date on which an audit shall begin.

**12. CITY OF LAKE FOREST PARK BUSINESS LICENSE**

FIRM shall obtain a City of Lake Forest Park business license before performing any work under this agreement.

**13. COMPLIANCE WITH FEDERAL, STATE, AND LOCAL LAWS**

FIRM shall comply with and obey all federal, state and local laws, regulations, and ordinances applicable to the operation of its business and to its performance of the Work. FIRM and any vendors used by FIRM for payment processing shall comply with the Payment Card Industry Security Standards ("PCI DDS") and any amendments or restatements of the PCI DDS during the term of this agreement. FIRM accepts responsibility for the security of the customer credit card data in its (or its vendors') possession.

**14. WAIVER**

Any waiver by the FIRM or the COURT of the breach of any provision of this agreement by the other party will not operate, or be construed, as a waiver of any subsequent breach by either party or prevent either party from thereafter enforcing any such provisions.

**15. COMPLETE AGREEMENT**

This Agreement contains the complete and integrated understanding and agreement between the parties and supersedes any understanding, agreement or negotiation whether oral or written not set forth herein.

**16. MODIFICATION OF AGREEMENT**

This Agreement may only be modified in writing signed by authorized representatives of the City and the FIRM.

**17. SEVERABILITY**

If any part of this Agreement is found to be in conflict with applicable laws, such part shall be inoperative, null and void, insofar as it is in conflict with said laws, the remainder of the Agreement shall remain in full force and effect.

**18. CONTRACT ACCEPTANCE**

In consideration of the terms and compensation herein state a, FIRM hereby accepts said employment and undertakes performance of said contract as set-forth above.

This agreement is executed on behalf of COURT by the undersigned, who is authorized by the Lake Forest Park City Council to execute this instrument. This contract may be executed in any number of counterparts and each counterpart shall be deemed an original for all purposes.

**IN WITNESS WHEREOF**, the City and FIRM have executed this Agreement as of the date first above written

<b>CITY OF LAKE FOREST PARK, WASHINGTON &amp; LAKE FOREST PARK MUNICIPAL COURT</b>	<b>LINEBARGER GOGGAN BLAIR &amp; SAMPSON, LLP</b>
By: _____ Tom French, Mayor	By _____ Typed/Printed Name: _____
Date: _____	Its _____ Date: _____
ATTEST:	
_____ Matthew McLean, City Clerk	
Date: _____	
APPROVED AS TO FORM:	
_____ Kim Adams Pratt, City Attorney	
Date: _____	

## Exhibit A - Scope of Work

1. FIRM will provide the following prior to full collection services (accounts not subject to percentage collection fees), at no additional cost to the COURT:
  - Production and mailing of a 30-day pre-assignment notice to affected defendants.
  - Production and mailing of a one-time amnesty program letter for accounts assigned to a previous collection vendor, with no interest or collection fees. (This letter will also serve as the 30-day pre-assignment notice for affected defendants.)
  - Pre-Collection Time-Payment Program (PTM): FIRM shall establish a monthly payment plan for violators not previously assigned to FIRM for collection (a set-up fee and monthly administration fee will be assessed as court costs in accordance with Section 6.2 of the contract, Compensation and Remittance).
2. FIRM Will provide the following as part of its full collection services (amounts subject to percentage collection fees), at no additional cost to the COURT:
  - License Reinstatement Program (LRP): allows violator to reinstate driver's license while on a monthly payment plan, at no additional cost to the defendant or COURT (court costs for percentage collection fee has already been assessed, but no additional program administration fees will be assessed).
  - Payment plans will be offered to defendants, with the amount of each payment based on the defendant's income and number of dependents.
  - FIRM will skip-trace accounts to locate new addresses and phone numbers.
  - Telephone contact will be attempted with defendants.
  - During telephone contacts, FIRM will offer non-English speakers access to its internal bilingual team, an interpreter service for any other language needs, and hearing-impaired tools.
  - FIRM will receipt payments and remit to COURT weekly.
  - Defendant will have the following payment options at no additional cost to the defendant, provided that FIRM can assess and retain a reasonable transaction fee for electronic payments where an interchange fee or similar fee is assessed on the payment:
    - FIRM will maintain a walk-in payment center in Gig Harbor, WA.
    - Defendants can mail payments
    - Defendants can make payments online at [www.lgbspayments.com](http://www.lgbspayments.com), by phone, and by mobile device.
  - Two virtualized sites (Gig Harbor and San Antonio, TX) enable usual calling hours from 5:00am to 7:00pm Pacific Time Monday-Thursday, and 5:00am to 6:00pm Pacific Time on Fridays, with additional weekend hours.
  - Garnishments will be initiated only after COURT approval.

3. In addition, FIRM will, at no additional cost to the COURT:
  - Establish a dedicated toll-free number for COURT.
  - Provide real-time online inquiry access via an online portal, with free training to COURT staff as requested.
  - Provide all reports as requested by the COURT of the nature and of the frequency requested by the COURT. This includes, but is not limited to, an annual report comparing the account records of the FIRM with the data provided by the COURT from its case management system. The FIRM will verify the accuracy of the account information and will report to the Court any discrepancies and suggested corrections.
  - Coordinate system synchronizations with the COURT at the frequency set by the COURT. Any discrepancies will be researched and rectified by FIRM.
  - Remit payment to the COURT on a weekly basis via Automated Clearing House (ACH) transfer. Payments can be automated via CollectR, if agreed to by COURT and FIRM.
  - Forward copies of disputes and inability to pay accounts to COURT for response and provide COURT's response to defendants at no additional cost to COURT. FIRM will cease collection activity on accounts where the defendant is incarcerated (COURT will report incarcerations to FIRM where COURT has remanded a defendant into custody who is known by the COURT to have a delinquent account with FIRM).
  - Process defendant's bankruptcy, deceased (probate) or indigent claims on behalf of the COURT for those accounts referred to collections. Indigent debtor accounts will be processed according to guidelines established by COURT and FIRM (such as lower monthly payments or cancel-and-return of account).
  - Perform all collections services for the COURT, including but not limited to commencing legal actions to collect on referred accounts.
4. At its discretion, the COURT may recall, reduce, or amend the amount due on any account, at any time. Recalled accounts will not be subject to collection fees. Collection fees for reduced or amended accounts will be based upon the reduced or amended balance due. FIRM shall make the corrections to such accounts within one (1) business day of the COURT's request for such.
5. FIRM shall not use tactics that may be interpreted as harassment or demeaning, or which may reflect poorly on the COURT.
6. FIRM shall maintain confidentiality for all documents and information provided to the FIRM by the COURT.



CITY OF LAKE FOREST PARK

CITY COUNCIL

AGENDA COVER SHEET

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Meeting Date	July 24, 2025
Originating Department	Community Development Department
Contact Person	Cory Mattson, Community Programs Planner
	Mark Hofman, Community Development Director
Title	Lakefront Park Property – Proceeding Design and Permitting

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Legislative History

- Work Session 7/10/2025
- 

Attachments:

1. PowerPoint from 7/10 Work Session
  2. Cost Estimate
- 

Executive Summary

Following the City Council Work Session on July 10, staff is seeking approval to continue design and permitting from 70% to 100%. The staff and the Consultant team have continued to be on time, under budget, and successful in securing funding for the construction phase of the project. With approval, staff and consultant team will continue into 100% design of the schematic design approved by Council, while continuing to find funding to close the gap.

Fiscal & Policy Implications

Any delays of not being able to continue design will lead to cost overrun and potential missing permitting windows of in-water work.

Staff Recommendation

Proceed with design and permitting from 70% as is to continue into 100% design and hit targeted permitting windows.



# Lake Forest Park Lakefront Improvements

Design, Engineering, Environmental, and Permitting

# Schedule Overview

## Phase 2 Kick-off – July 2024

### Early Works Demolition (March to December):

- Predesign
- Plans Preparation
- Procurement
- Construction – *completion anticipated beginning of December*

### Design Development (July to November):

- Supplemental site investigations
- 50% plans preparation
- State and federal permitting

## Construction Documentation & Permitting (December 2024 to December 2025):

- **70% design**
  - Plans preparation, design refinement
  - Cost estimation & review
  - Cost management & value engineering
- Response to permit comments
- 100% plans preparation
- Building permit
- IFC/Bid Set – *targeting bid announcement in spring 2026*
  - *End of current phase 2 contract is Q1 2026*

Workshop 4  
6/11/2025

PRAB  
6/24/2025

Council Update &  
Work Session  
7/10/2025

## Construction (Phase 3) – *construction target 2026-2027; target park opening 2027*



# Workshop Recap

Workshop # 4 (second of two workshops in phase 2)

Hybrid open-house format, in-person exhibits and online survey

Approx. 55 people attended

74 survey responses

Wednesday, June 11, 5:30-7:30pm at City Hall



## Summary:

- Content informed by main themes in the public comments
- Survey open 6/11-7/1/2025, 74 responses
- Survey highlights:
  - Net positive responses, generally supportive of project
  - Feedback continues to be constructive and balanced.
    - "Not sufficient parking spaces," and "No cars period."
    - "No playgrounds. Very passive use only," and "There should be more active recreation area."
- Emergent themes:
  - Cost (construction and O&M)
  - Accessibility



# Engagement Summary

Two years active engagement thus far (c. July 2023)

Over past 24 months:

- 8,500 views from 7,000 unique visitors to project website
- 10,000+ postcards in mailing campaigns
- Event tabling at all community events
- Regular promotion in eNews and via social media
- 4 community workshops in hybrid format
- ~300 in-person attendees
- 835 surveys responses
- ~200 opted-in to project updates listserv

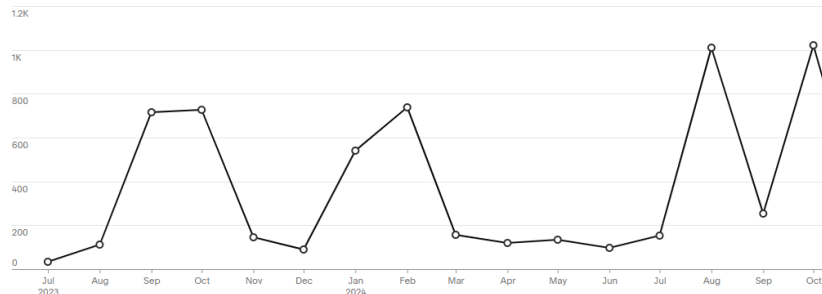
## Traffic

Traffic Traffic Sources Search Keywords Geography

VISITS	BOUNCE RATE	UNIQUE VISITORS	PAGEVIEWS
8.5K	66.06%	7K	15K
+135% yr/yr	+1% yr/yr	+148% yr/yr	+127% yr/yr

## Visits

Jul 1, 2023–Jul 1, 2025 • 8,457 Total +135% yr/yr



Top Sources by Visits VIEW SOURCES

Top Devices by Visits

Top Browsers by Visits

# Cost Recap

Rough construction cost estimates, escalated in 2023 to 2026 dollars

Does not include owner's soft costs:

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%

## LAKE FOREST PARK LAKEFRONT PARK

### Waterfront Park Cost Comparison

Section 7, ItemA.

	Escalated to 2026 Costs	
	<b>Fritz Hedges Waterway Park - Seattle</b>	<b>\$19.6 million</b>
	<ul style="list-style-type: none"> <li>Beach</li> <li>Deck</li> <li>Pier</li> <li>Kayak Launch/Slide</li> <li>Parking</li> <li>Plaza</li> </ul>	<ul style="list-style-type: none"> <li>Picnic terrace</li> <li>Trail</li> <li>Meadow</li> <li>Shoreline restoration</li> <li>Open lawn</li> <li>Interpretive elements</li> </ul>
	<b>Owen Beach Park - Tacoma</b>	<b>\$9.6 million</b>
	<ul style="list-style-type: none"> <li>Restrooms</li> <li>Play area</li> <li>Pavilion</li> <li>Lawn</li> <li>Pathways</li> <li>Parking Lot</li> </ul>	<ul style="list-style-type: none"> <li>Kayaks access</li> <li>Beach access</li> <li>Kayak rentals</li> <li>Concession stand</li> <li>Picnic area</li> <li>Renovated historic picnic shelter</li> </ul>
	<b>ḷáxw̓adis (Tl' awh-ah-dees) Park - Kenmore</b>	<b>\$8.1 million</b>
	<ul style="list-style-type: none"> <li>Accessible pathways</li> <li>Watercraft launch</li> <li>Life jacket loaner station</li> <li>Parking lot</li> <li>Pedestrian bridges</li> <li>Picnic benches</li> <li>Picnic shelter</li> </ul>	<ul style="list-style-type: none"> <li>Picnic tables</li> <li>Public restrooms</li> <li>Viewing decks</li> <li>Walking paths</li> <li>Watercraft wash station</li> <li>Wetlands</li> <li>Wooded areas</li> </ul>
	<b>Lake Forest Park Lakefront Park - high</b>	<b>\$7.1-8.7 million</b>
	<ul style="list-style-type: none"> <li>Big House - medium</li> <li>Cabin 6 renovation</li> <li>Picnic shelter 3</li> <li>Grand gathering deck</li> <li>All-activity dock</li> <li>Small beach with soft launch</li> </ul>	<ul style="list-style-type: none"> <li>Small lawn</li> <li>Parking area</li> <li>Staging area</li> <li>Play area</li> <li>Lyon Creek Preserve enhancements</li> <li>Beach Drive improvements</li> </ul>
	<b>Lake Forest Park Lakefront Park - low</b>	<b>\$5.6-6.8 million</b>
	<ul style="list-style-type: none"> <li>Big House - Small</li> <li>Cabin 6 removal</li> <li>Picnic shelter 1</li> <li>Gathering deck</li> <li>Multipurpose dock with separate swim dock</li> <li>Maximum beach</li> </ul>	<ul style="list-style-type: none"> <li>Large lawn</li> <li>Parking area</li> <li>Staging area</li> <li>Play area</li> <li>Lyon Creek Preserve enhancements</li> <li>Beach Drive improvements</li> </ul>
	<b>Log Boom Park - Kenmore</b>	<b>\$4.7 million</b>
	<ul style="list-style-type: none"> <li>Accessible pathways</li> <li>Beach</li> <li>Boat rental building</li> <li>Fishing</li> <li>Lake access</li> <li>Watercraft launch</li> <li>Parking lot</li> </ul>	<ul style="list-style-type: none"> <li>Picnic shelter and tables</li> <li>Playground</li> <li>Public restrooms</li> <li>Walking paths</li> <li>Watercraft wash down station</li> <li>Wetlands</li> <li>Wooded areas</li> </ul>
	<b>David E Brink Park - Kirkland</b>	<b>\$2.4 million</b>
	<ul style="list-style-type: none"> <li>Boat launch - Hand-carried non-motorized boats</li> <li>Beach</li> <li>Benches</li> <li>Dock</li> <li>Drinking fountain</li> <li>Public art</li> </ul>	

Budget Target:  
\$4.7M - \$8.1M  
(2023)

Concept  
Alternatives:  
\$5.6M - \$8.7M  
(2024)

# Cost/Budget Evolution

Estimated construction cost, escalated to 2026

Est. soft cost max.: \$M

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%)

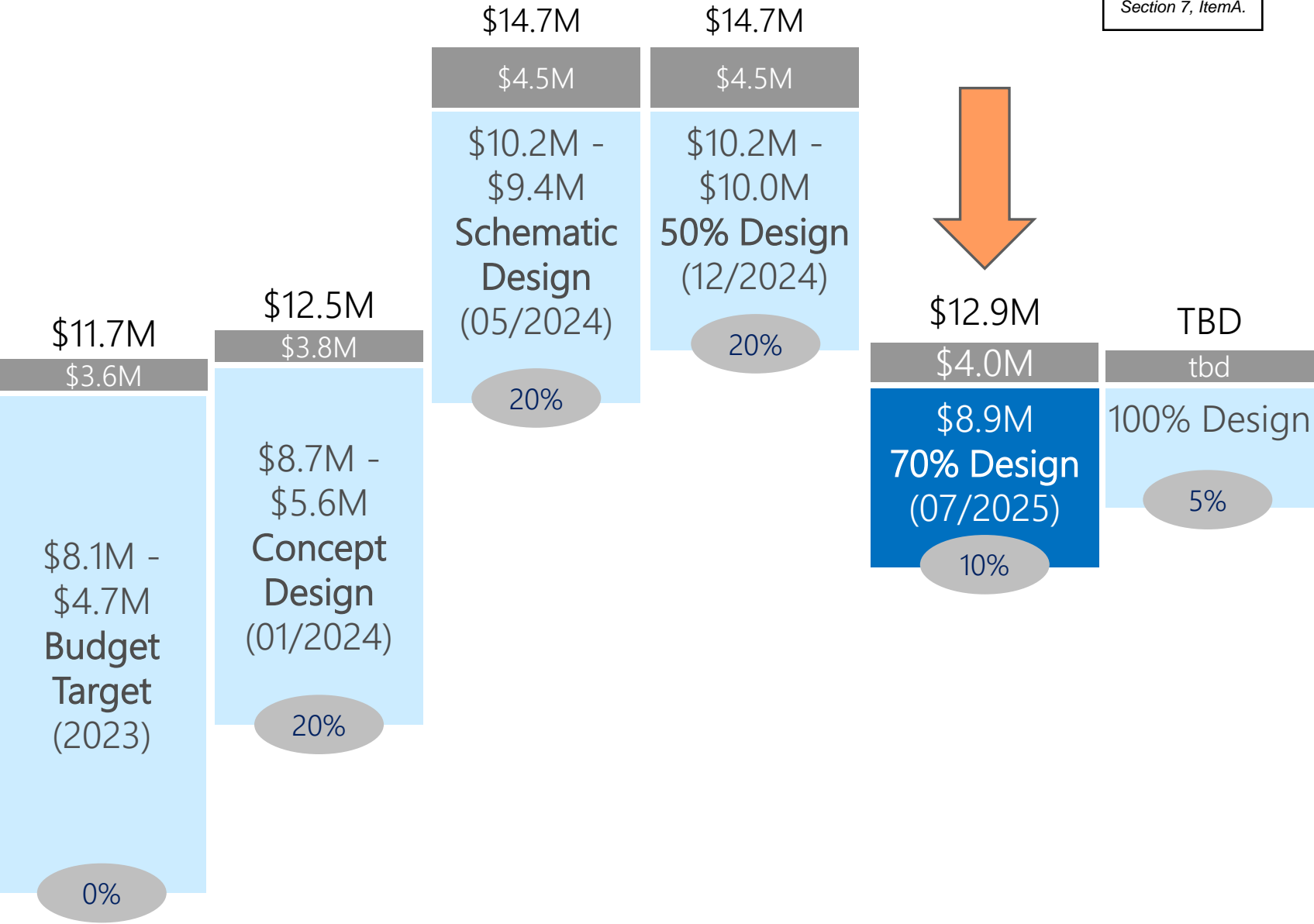
Owner's contingency (5%)

Sales tax (10.2%)

General Markups Total - 44.2%

Est. max. recommended budget: \$M

Construction Contingency Assumed



# Construction Cost Estimate

Construction cost estimate at 70% (i.e., recommended construction budget)

Total recommended budget = construction cost + 44.2%

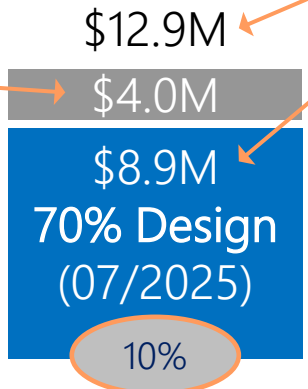
- Owner's soft cost recommendation is as follows:
- Jurisdictional cost and permits (7%)
  - A&E fees (13%)
  - Other consultants (5%)
  - Administrative costs (2%)
  - Special inspections and commissioning (2%)
  - Owner's contingency (5%)
  - Sales tax (10.2%)
- General Markups Total - 44.2%**

## Lake Forest Park Lakefront Improvements

Section 7, Item A.

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
TOTAL RECOMMENDED BUDGET			8,964,273
TOTAL RECOMMENDED BUDGET (incl. Owner's cost/WSST)			12,926,482

*\*see Basis of Report section for breakdown*



included in construction cost

# Cost Estimate Comparison

Comparison to schematic design/50% estimate (p.46 in Schematic Design Report)

Cost broken down differently between two milestones:

SD/50% cost is by area of the park (all work items together)

70% cost is by work item for the entire project in aggregate

\$12.9M

\$4.0M

\$8.9M

70% Design  
(07/2025)

10%

Proposed Site Improvement	Est. Construction Cost/Budget			Section 7, ItemA.
	Schematic Design / 50%	70%	% Change	
<b>Site Improvements</b>				
General park amenities:	\$4,714,460	\$6,425,284	36%	
<i>Site Preparation</i>	\$1,198,660	<i>(broken down differently between estimates)</i>	-	
<i>Right-of-Way Improvements</i>	\$142,131		-	
<i>Parking &amp; Entry Area</i>	\$359,812		-	
<i>Preserve Area</i>	\$1,018,432		-	
<i>Staging &amp; Play Areas</i>	\$508,560		-	
<i>Beach Areas</i>	\$198,432		-	
<i>Gathering Deck</i>	\$380,362		-	
<i>Landscaping</i>	\$118,770		-	
<i>Swimming Platform</i>	\$138,291		-	
<i>Site Mechanical and Electrical (non-building)</i>	-		-	
<i>Dock</i>	\$1,849,670	\$1,497,780	-19%	
<b>Structure Improvements</b>				
Community Center (Big House)	\$833,295	\$1,180,762	42%	
Restroom (Bathhouse)	\$511,355	\$536,824	5%	
Annex Building	\$464,435	\$574,968	24%	
Picnic Shelter	\$450,955	\$246,436	-45%	
<b>Utilities</b>				
Site Mechanical Utilities	\$924,463	<i>(captured above)</i>	-	
Site Electrical Utilities	\$273,329	<i>(captured above)</i>	-	
<b>Anticipated Subtotal Project Cost</b>	<b>\$9,370,952</b>	<b>\$8,964,274</b>	<b>-4%</b>	
<b>Add Service: Additional structural reinforcement</b>				
(e.g., piling foundations), if required	\$813,479	<i>(captured above)</i>	-	
<b>Est. Construction Cost/Budget with Add Service</b>	<b>\$10,184,431</b>	<b>\$8,964,274</b>	<b>-12%</b>	

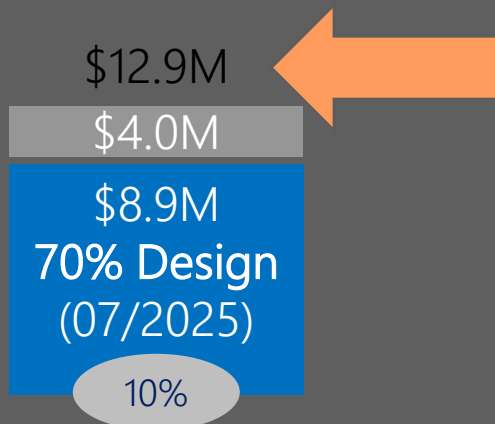
# Funding Outlook

Secured 38% of necessary funding

Est. gap of 62% (prospective, contingent, and remaining)

Identified potential funding of 43%, before 2026 RCO (\$4M contingent on KC Park Levy renewal)

Anticipated gap at 2026 RCO deadline: LOW \$41K, HIGH \$2.56M



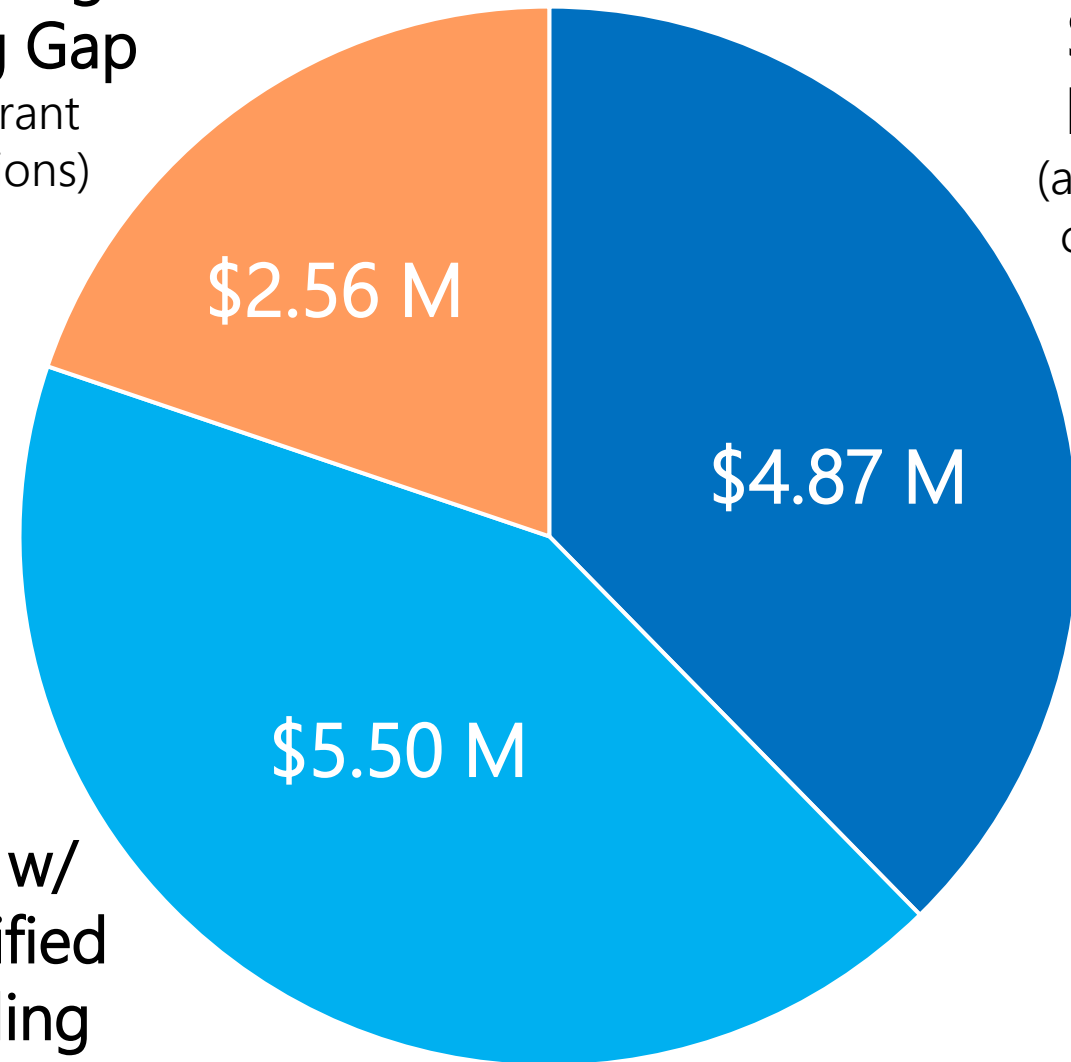
Total Project Cost (\$12.93 Million)

Section 7, ItemA.

**Remaining Funding Gap**  
(2026 grant applications)

**Secured Funding**  
(awarded and contracted)

**Gap w/ Identified Funding**  
(prospective and contingent)



# Council Feedback

Item for Council consideration and discussion

Feedback will inform design refinements and inform responses to permit comments

Guidance on how to proceed:

1. Proceed in current direction, full design carries to 100% design
2. Make selective reductions to the project:
  - Remove or reduce items entirely
  - Select items to be bid additive or bid alternates

# Next Steps

City Council update and work session on 7/10

70% design review by city staff, July/August

Cost management and value engineering revisions (if applies), July/August

Permit revision and resubmittal (incorporating VE revisions if there are any), August

Advance placemaking and interpretive design

Schedule for hearing examiner (fall/winter)

Advance design to 100%, submit for building permits

Continue fundraising support

Revise to bid set, issue to bid (spring 2026)



# Lake Forest Park Lakefront Improvements

Design, Engineering, Environmental, and Permitting





## Lake Forest Park Lakefront Improvements

# Lake Forest Park Lakefront Improvements

Prepared for:



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Lake Forest Park

Lakefront Improvements

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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
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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>				

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		
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	2,279
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

B20 Exterior Enclosure	1,500	SF	78.86	118,285
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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
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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
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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

# 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
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

# Lake Forest Park

## Lakefront Improvements

### Big House

	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

# Lake Forest Park

## Lakefront Improvements

### Big House

	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

# 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		
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	23,653



# Lake Forest Park

## Lakefront Improvements

### 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

# Lake Forest Park

## Lakefront Improvements

### 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

	Quantity	Unit	Rate	Total
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C2010 Stair Construction	560	SF		
No work anticipated				NIC

### C30 Interior Finishes

	Quantity	Unit	Rate	Total
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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

	Quantity	Unit	Rate	Total
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D1010 Elevators & Lifts	560	SF		
No work anticipated				NIC

### D20 Plumbing Systems

	Quantity	Unit	Rate	Total
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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

# 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				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				NIC
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				

# Lake Forest Park

## Lakefront Improvements

### Picnic Shelter

Quantity	Unit	Rate	Total
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D50 Electrical Lighting, Power & Communications	597	SF	29.54	17,638
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D5010 Electrical Service & Distribution	597	SF	17.58	10,495
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Primary transformer - by franchise utility				NIC
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Panel - 60 A, NEMA 3R, allow	1	LS	6,350.00	6,350
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Conduit and wiring, allow	597	SF	5.10	3,045
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Receptacles, WP GFI	2	EA	550.00	1,100
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D5020 Lighting & Branch Wiring	597	SF	11.97	7,144
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Branch wiring for lighting and devices, allow	597	SF	3.80	2,269
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Lighting controls, allow	1	LS	1,500.00	1,500
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Wallpack LED board incl. photocell/motion sensor, backup battery, relay	5	EA	675.00	3,375
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D5030 Communications & Security	597	SF		
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No work anticipated				NIC
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E10 Equipment	597	SF		
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E1010 Commercial Equipment	597	SF		
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No work anticipated				NIC
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E20 Furnishings	597	SF		
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E2010 Fixed Furnishings	597	SF		
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No work anticipated				NIC
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F20 Selective Demolition	597	SF		
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F2020 Hazardous Components Abatement	597	SF		
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No work anticipated				NIC
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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%	438,484
05	Construction Contingency	5.00%	4%	241,166
SITE CONSTRUCTION INCL. CONTINGENCY		79%	57.32	5,064,494
06	General Conditions	7.50%	6%	379,837
07	General Requirements	8.50%	7%	462,768
08	Overhead & Profit	4.50%	4%	265,819
09	Bonds & Insurance	1.50%	1%	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%	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)				NIC
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				included above.
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>
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<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>32,730</b>
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# 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
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



CITY OF LAKE FOREST PARK

CITY COUNCIL

AGENDA COVER SHEET

Meeting Date	July 24, 2025
Originating Department	Municipal Services
Contact Person	Matt McLean, City Clerk
Title	Appointing Members to the Pro and Con Committee for the Proposition 1, Public Safety Services Levy Lid Lift, on the November 4, 2025 General Election Ballot

Legislative History

- Thursday, July 10, 2025 – City Council Regular Meeting
- Thursday, July 24, 2025 – City Council Regular Meeting

Attachments: None

Executive Summary

State law (RCW 29A.32.280) requires the City Council to appoint committees of up to three members each to prepare statements in favor of (“Pro”) and in opposition to (“Con”) Proposition 1 for inclusion in the King County Local Voters’ Pamphlet. Requests for volunteers were solicited from the community, and staff received six names for the pro and con committees. Staff recommends appointing Fiaz Mir, Peter Eglick, and David Hammond to the Pro Committee, and Jack Tonkin, Hannah Blackbourn, and Elizabeth Chapple to the Con Committee.

Background

On July 10, 2025, the City Council approved Resolution 25-2021, which submits Proposition 1—a temporary levy lid lift to fund Police and Public Safety Services—to voters on the November 4, 2025 General Election ballot. Under RCW 29A.32.280, the legislative authority must officially appoint Pro and Con committees. Each committee can have no more than three members but may consult others. These committees will also have the chance to submit rebuttal statements.

Fiscal & Policy Implications

None. Appointment of committee members has no fiscal impact

## **Staff Recommendation**

Move to appoint the following individuals to the Pro and Con Committees for Proposition 1:  
Pro Committee (3 members):

- Fiaz Mir
- Peter Eglick
- David Hammond

Con Committee (3 members):

- Jack Tonkin
- Elizabeth Chapple
- Hannah Blackbourn

City Administrator Report  
City of Lake Forest Park

Date: July 24, 2025

TO: Honorable Deputy Mayor and Councilmembers

FR: Phillip Hill, City Administrator

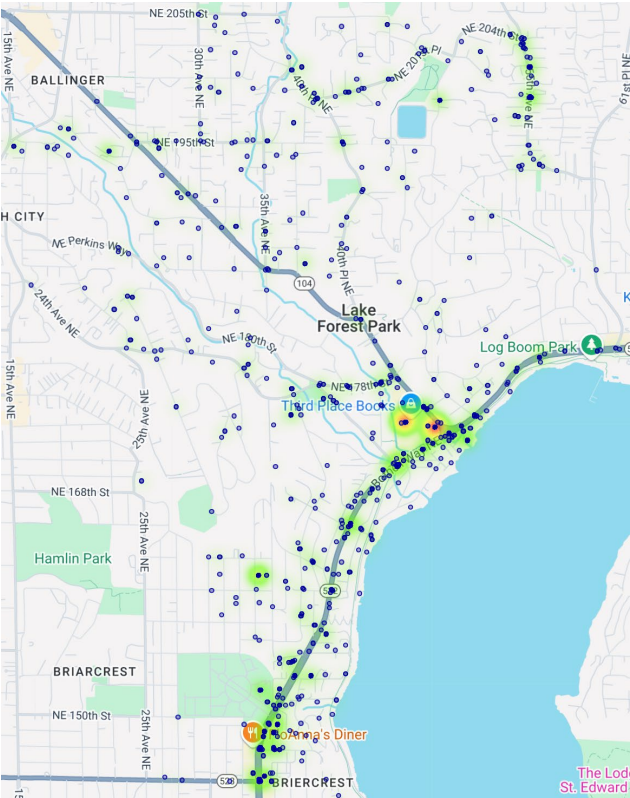
CC: Honorable Mayor Tom French  
Leadership Team

The City Administrator Report is meant to provide the council, staff and community an update on the activities of the City and on issues that concern the City. This memo will be provided in each Council packet and is divided into key sections.

Please let me know if you have any questions or need additional information about any of the following items and please feel free to contact any of the department heads for additional information.

I. Intergovernmental and local issues update.

Police Department



Police incidents heatmap for **June 2025**:  
Each blue dot is an incident generated by dispatch or an officer.  
This map represents **1164** Call Incidents in **June**  
**See Traffic Stats in Traffic Safety Section**

Questionable Activity	63
Contact of a Person	39
911 Call	33
Warrants	30
Behavioral Health	22
Info - Doc - Police	21
Welfare Check	17
Area Check	17
Theft	11
Vehicle Prowl	10
Civil	10
Alarm	10
Disturbance	9
Animal	8
Fraud	8

**Case Reports Taken for June 2025**

Theft	9
Vehicle Prowl	8
Behavioral Health	6
Trespass	4
Fraud	4
Warrant Arrest	3
Property Report	2
Order Violation	2
Domestic Report	2
Burglary	2

Vehicle Theft	2
Sexual Assault	2
Traffic Offense	1
DUI	1
Adult Protective Services	1
Outside Agency	1
CPS	1
Eluding Police Officer	1
Hit and Run	1
Malicious Mischief	1

<b>Total – 54</b>
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**Notable Incidents:**

In the evening on the 4<sup>th</sup> of July, patrol officers assisted the fire department with a grass fire on 38<sup>th</sup> Ave NE which was likely triggered by fireworks.

LFPPD officers assisted Shoreline PD with a large fight among teens in the proximity of the 18000 block of 25<sup>th</sup> Ave NE. The residence was in Shoreline but bordered our city.

Officers are called on a couple who reside at the Watercrest apartment complex were about to overdose on drugs. Fire department personnel intervened and requested police assistance because the subjects were out of control. They refused to go to the hospital and decided to “ride out the high.”

There was a SWAT call-out in Redmond. LFPPD Ofc. Montague responded to assist.

Two juveniles stole beer from Safeway. They left before the arrival of the officers. The store manager did not want to press charges.

A theft in progress at Safeway, when officers arrived on scene, they contacted and arrested the suspect.

Attempted theft at Safeway. Two subjects decided not to “buy” any of the items that were in their shopping cart after seeing the officers.

A subject was riding a bicycle at 3:00 a.m. with no helmet or lights. Patrol officers contacted the person and explained the laws that regulate bicycles. An inquiry revealed that the subject had outstanding warrants. He was booked in Kirkland jail.

Two intoxicated subjects were caught urinating behind the Déjà Vu'. Officers warned them about their behavior and advised them not to drive (due to their level of intoxication). A friend came and picked them up.

A verbal domestic incident between a mother and son. No crime at this time but all the parties were advised about the domestic laws.

A community member advised that three juveniles were trying to get into LFP Elementary school from the roof. Officers caught them and contacted their parents.

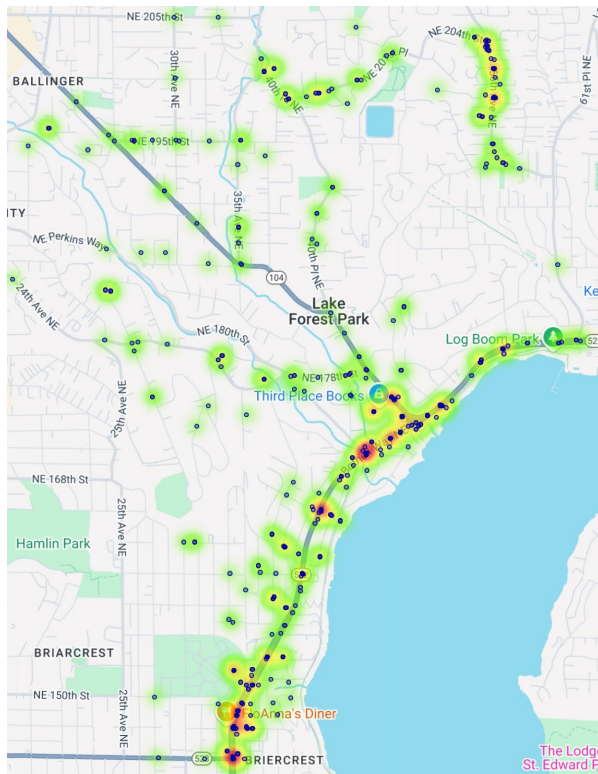
Patrol officers responded to a residence where a person with MS stated that he had planned to commit suicide. He was transported to the hospital for evaluation.

Officers contacted a person who was sleeping on the walkway in Blue Heron Park. They offered resources but he declined.

## Lake Forest Park



## Traffic Safety



### Police Traffic Related Calls heatmap for **June 2025**:

Each blue dot is an incident generated by dispatch or an officer.

This map represents **550** Call Incidents in **June**

<b>Traffic Stops</b>	<b>403</b>
Traffic General	107
Abandoned Vehicle	14
Traffic Collision	10
Impounds	8
Hit & Run	7
DUI	1
<b>Tickets issued</b>	
Criminal – Traffic	13
Infraction – Traffic	160
Parking	71

A dog escaped from his residence and ran in the roadway. A motorcyclist, who was speeding, couldn't avoid the collision and hit the dog (5000 block of NE 200<sup>th</sup> PI). The dog died and the rider had minor injuries.

Bicycle accident on the Burke Gilman Trail. A rider lost control of his bike, fell, and got injured. Fire department provided medical assistance.

### **Enforcement recognized**

Multiple emails from citizens thanking the PD for the increased specific patrols, addressing concerns, and assistance in educating them on navigating our street signs.

**55th Ave NE** has been the focus of several weeks of emphasis on enforcement due to a high number of speeding violations and issued citations.

### **Distracted Driving Awareness**

Patrol continues to enforce and educate multiple drivers about driving with their cell phone in hand.

*These emphasis patrols reflect the department's ongoing efforts to address traffic safety concerns and maintain safe driving conditions in residential neighborhoods.*

### **Traffic Unit Training**



July 15–17, 2025, Traffic Support Officer Johnson and Traffic Officer Carlsrud attended the 2025 Washington Traffic Safety Conference in Spokane, focused on advancing the Safe System Approach and supporting the state's Target Zero goals. The event brought together professionals from law enforcement, engineering, public health, and transportation to share strategies for reducing traffic-related injuries and fatalities. Key takeaways include innovative enforcement practices, infrastructure safety improvements, and enhanced interagency collaboration. Insights gained will support our department's ongoing traffic safety efforts.



## Safety Day Fair



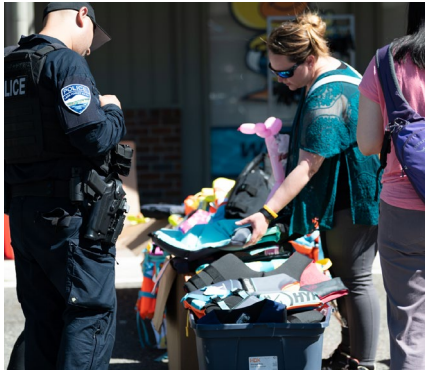
What an incredible day at our **4th annual LFPPD Safety Day Fair**! We had a good turnout and were thrilled to see so many families enjoying the event. Thanks to generous donations and amazing community partners, we were able to hand out free life vests, bike helmets, and share valuable safety resources with all who attended. We also had free treats from Briley's BBQ, Honey Bear Bakery, Sugar and Spoon, and Nekter! A huge THANK YOU to everyone who joined us and especially to those who donated their time, items, and services — we truly couldn't have done it without you! In case you missed it, here's just a peek at the awesome participants who helped make the day unforgettable:

Lake Forest Park Rotary • Honey Bear Bakery • Briley's BBQ • Third Place Books • Shoreline Fire • Northsound Metro SWAT • Nekter Juice Bar (LFP) • Shoreline Mobile Integrated Health • Face Painting by Alethea • Balloon Designs • Sugar and Spoon • Party Hoppers • Anthology Farm • Bay Leaf Bar & Grill • King County 911 • Coastguard Auxiliary • Regional Crisis Responders • Shoreline ACS • H.O. Sports • 522 Tattoo • LFP Public Works • King Co. Child Safety • City Staff & Volunteers ...and many more!

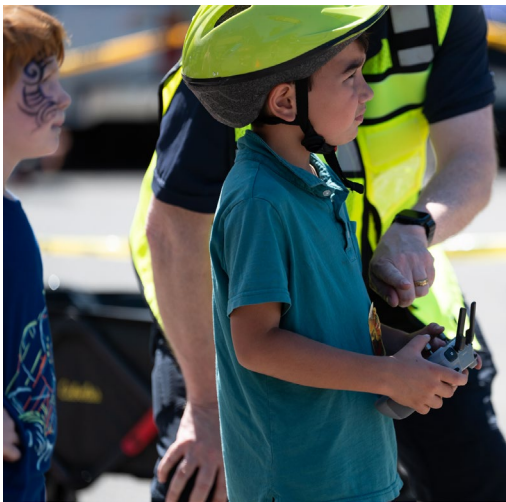
See you next year for another fun and safe community celebration!











**II. Internal City Information****III. Council Information****IV. Response to Citizen and Council Comments****V. Contract Reporting**

No new contracts to report.

**VI. Legislative Update****VII. Community Events****VIII. Upcoming City Sponsored Events**

**Upcoming Events**  
in  
**Lake Forest Park**

**2025**

Event	Date
Safety Fair	July 12
Battle of the Bands with ShoreLake Arts	Aug 23
Picnic in the Park!	Sep 6
Paws in the Park	Oct 18
Concert in the Park	June 25
Art in the Park	July 26
Family Day at the Farmers Market	Aug 24
LFP Community Garage Sale	Sep 13

Stay tuned for more event details!

www.CityofLFP.gov

@city\_of\_lake\_forest\_park

City of Lake Forest Park



**National Night Out – Lake Forest Park (Tuesday, August 5, 2025, 6–9 p.m.)**

Lake Forest Park will join thousands of communities nationwide in celebrating National Night Out, an annual initiative to strengthen neighborhood safety and community bonds. Residents are encouraged to turn on porch or patio lights and step outside to host or attend block gatherings, cookouts, or other festivities. Local law enforcement, including Lake Forest Park Police officers, will participate by making friendly visits, offering crime-prevention tips, and engaging with families and youth. The event underscores the city's commitment to fostering partnerships between neighbors and police, nurturing a true sense of community, and promoting safer, more caring neighborhoods. Interested neighborhoods can register through the Police Department, with encouragement to coordinate logistics via the National Night Out registration and permit forms available online.

**NATIONAL NIGHT OUT**

**TUESDAY, AUGUST 5, 2025 | 6 - 9 PM**

**2025 NATIONAL NIGHT Out**

**TURN ON YOUR PORCH LIGHT,  
STEP OUTSIDE, AND  
CONNECT WITH YOUR  
NEIGHBORS!**

**POLICE  
LAKE FOREST PARK**

**PLANNING AN EVENT?**

**INVITE A LAKE FOREST PARK POLICE OFFICER TO STOP BY AND SAY HELLO!  
— LET'S CELEBRATE COMMUNITY!**

**FOR MORE DETAILS OR TO REGISTER,  
SCAN THE QR CODE OR VISIT:  
WWW.CITYOFLFP.GOV/429/NATIONAL-NIGHT-OUT**

**IX. Meetings Calendar****[Climate Action Committee Meeting \(hybrid meeting\)](#)****August 5, 2025, 7:00 PM - 9:00 PM City Hall and via Zoom****[More Details](#)****[Tree Board Meeting \(hybrid meeting\)](#)****August 6, 2025, 7:00 PM - 9:00 PM City Hall and via Zoom****[More Details](#)****[Planning Commission Meeting \(hybrid meeting\)](#)****August 12, 2025, 7:00 PM - 9:00 PM City Hall and via Zoom****[More Details](#)****[City Council Work Session \(hybrid meeting\)](#)****August 14, 2025, 6:00 PM - 7:00 PM City Hall and via Zoom****[More Details](#)****[City Council Regular Meeting \(hybrid meeting\)](#)****August 14, 2025, 7:00 PM - 9:00 PM City Hall and via Zoom****[More Details](#)****[Parks and Recreation Advisory Board Meeting \(hybrid meeting\)](#)****August 26, 2025, 7:00 PM - 9:00 PM City Hall and via Zoom****[More Details](#)**