



CITY OF LAKE FOREST PARK CITY COUNCIL WORK SESSION

Thursday, July 10, 2025 at 6:00 PM

Meeting Location: In Person and Virtual / Zoom
17425 Ballinger Way NE Lake Forest Park, WA 98155

INSTRUCTIONS FOR ATTENDING THIS MEETING VIRTUALLY:

Please note, this link works for both the Work Session (6:00 p.m.) and Regular Meeting (7:00 p.m.).

**Join Zoom Webinar: <https://us06web.zoom.us/j/87091829890>
Call into Webinar: 253-215-8782 | Webinar ID: 870 9182 9890**

Public Comment is not taken during the Work Session.

As allowed by law, the Council may add items not listed on the agenda.
For up-to-date information on agendas, please visit the City's website at www.cityoflfp.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: 6:00 PM**
- 2. ADOPTION OF AGENDA**
- 3. COUNCIL DISCUSSION TOPICS**

A. Lakefront Park project update and current cost estimate

- 4. ADJOURN**

FUTURE SCHEDULE

- Thursday, July 17, 2025, 6:00 p.m. Budget & Finance Committee Meeting – *hybrid meeting (City Hall and via Zoom)*
- Monday, July 21, 2025, 6:00 p.m. Committee of the Whole Meeting – *hybrid meeting (City Hall and via Zoom)*
- Thursday, July 24, 2025, 7:00 p.m. City Council Regular Meeting – *hybrid meeting (City Hall and via Zoom)*

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 Lakefront Improvements

Lake Forest Park Lakefront Improvements

Prepared for:  **FACET**

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

Prepared by:



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

Lake Forest Park

Lakefront Improvements

Contents

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

Lake Forest Park

Lakefront Improvements

Overall Summary		SF	\$/SF	TOTAL
	Big House	1,500	787.17	1,180,762
	Annex Building	560	1,026.73	574,968
	Restroom	365	1,470.75	536,824
	Picnic Shelter	597	412.79	246,436
	Site Development	88,350	72.73	6,425,284
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	6,775

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

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	23,713

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
Mirrors	1	EA	350.00	350
Exterior sign, allow	1	LS	10,000.00	10,000
C20 Stairways	560	SF		
C2010 Stair Construction	560	SF		
No work anticipated				NIC
C30 Interior Finishes	560	SF	46.32	25,937
C3010 Wall Finishes	560	SF	17.15	9,602
Painting, allow	2,327	SF	2.85	6,632
Tile, restrooms	165	SF	18.00	2,970
C3020 Floor Finishes	560	SF	15.54	8,705
Hardwood	500	SF	15.25	7,625
Tile	60	SF	18.00	1,080
C3030 Ceiling Finishes	560	SF	13.63	7,630
Reclaimed wood	500	SF	14.00	7,000
GWB	60	SF	10.50	630
D10 Conveying Systems	560	SF		
D1010 Elevators & Lifts	560	SF		
No work anticipated				NIC
D20 Plumbing Systems	560	SF	76.57	42,878
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				<i>NIC</i>
D4030 Fire Protection Specialties	365	SF	1.03	375
Fire extinguishers, FEC	1	EA	375.00	375

Lake Forest Park

Lakefront Improvements

Restroom

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

Lake Forest Park
Lakefront Improvements

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

Lake Forest Park

Lakefront Improvements

Picnic Shelter Summary

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

Lake Forest Park

Lakefront Improvements

Picnic Shelter

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

Lake Forest Park

Lakefront Improvements

Picnic Shelter

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

Lake Forest Park

Lakefront Improvements

Picnic Shelter

Quantity Unit Rate Total

D50 Electrical Lighting, Power & Communications 597 SF 29.54 17,638

D5010 Electrical Service & Distribution 597 SF 17.58 10,495

Primary transformer - by franchise utility NIC

Panel - 60 A, NEMA 3R, allow 1 LS 6,350.00 6,350

Conduit and wiring, allow 597 SF 5.10 3,045

Receptacles, WP GFI 2 EA 550.00 1,100

D5020 Lighting & Branch Wiring 597 SF 11.97 7,144

Branch wiring for lighting and devices, allow 597 SF 3.80 2,269

Lighting controls, allow 1 LS 1,500.00 1,500

Wallpack LED board incl. photocell/motion sensor, backup battery, relay 5 EA 675.00 3,375

D5030 Communications & Security 597 SF

No work anticipated NIC

E10 Equipment 597 SF

E1010 Commercial Equipment 597 SF

No work anticipated NIC

E20 Furnishings 597 SF

E2010 Fixed Furnishings 597 SF

No work anticipated NIC

F20 Selective Demolition 597 SF

F2020 Hazardous Components Abatement 597 SF

No work anticipated NIC

Lake Forest Park
Lakefront Improvements

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

Lake Forest Park

Lakefront Improvements

Site Development Summary

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

Lake Forest Park

Lakefront Improvements

Site Development

	Quantity	Unit	Rate	Total
NET SITE AREAS	88,350	SF		
Roadwork	11,808	SF		
<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		
Parking Lot	6,880	SF		
<i>Asphalt full depth</i>	6,880	SF		
Pedestrian Paving	12,558	SF		
<i>Concrete paving</i>	10,262	SF		
<i>Engineered wood fiber area</i>	1,585	SF		
<i>Permeable pavers</i>	711	SF		
Landscaping	47,350	SF		
<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		
Buildings & Structures	9,754	SF		
<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
G10 Site Preparation	88,350	SF	10.24	905,081
G1010 Site Clearing	88,350	SF	0.80	70,635
SPCC plan	1	EA	5,000.00	5,000
Construction fence	173	LF	12.00	2,076
Daily and final cleanup incudes street cleaning	12	MO	1,200.00	14,400
Utility protection	12	MO	900.00	10,800
Tree protection fence	2,050	LF	7.50	15,375
Erosion control, incl. catch basins, monitoring, & silt fence	88,350	SF	0.25	22,088
Coir log	128	LF	7.00	896
G1020 Site Demolition and Relocations	88,350	SF	6.89	608,951
Clear and grub	73,350	SF	0.75	55,013
Demo - hardscape	15,000	SF	2.50	37,500
Demo - sawcut	485	LF	7.50	3,638
Manual cleaning of beach, allow	1	LS	25,000.00	25,000
Remove invasive species, shoreline wetland, allow	35,000	SF	5.00	175,000
Deconstruction - existing cabin, chimney to remain	608	SF	16.50	10,032
Deconstruction - existing garage, salvage bricks	914	SF	17.00	15,538
Deconstruction - existing house, 2nd floor and roof only	1,673	SF	25.00	41,825
Demo - existing foundation	620	SF	12.00	7,440
Demo - pier	1	LS	50,000.00	50,000
Demo - trees	61	EA	1,200.00	73,200
Demo - fence	431	LF	8.75	3,771
Demo - well, fill with material, allow	1	LS	10,000.00	10,000
Demo - pond, no heavy equip., allow	1	LS	2,000.00	2,000
deck	465	SF	3.00	1,395
Salvage - paving,no heavy equip., allow	100	SF	8.00	800
Salvage - sand set brick	500	SF	6.50	3,250
Salvage/reinstall - bench	2	EA	950.00	1,900
Salvage - boulders, allow.	1	LS	4,000.00	4,000
Salvage - bridge	1	LS	2,250.00	2,250
Salvage - ecology blocks, allow	1	LS	1,500.00	1,500
Salvage - sign	13	EA	300.00	3,900
Salvage - trees, shrubs, groundcovers, allow.	320	SF	156.25	50,000
WS - cut/cap water service & remove water meter	1	EA	5,000.00	5,000
SS - cup/cap sewer service	3	EA	5,000.00	15,000
SS - cut/cap gas service	1	EA	10,000.00	10,000
G1030 Site Earthwork	88,350	SF		225,495
Site cut - 1' deep	3,272	CY	20.00	65,440
Haul and dispose	3,272	CY	25.00	81,800
Rough grading	47,350	SF	0.30	14,205

Lake Forest Park

Lakefront Improvements

Site Development

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

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
G2050 Landscaping	88,350	SF	3.10	274,092
Tree - 2 gal.	65	EA	350.00	22,750
Site preparation areas				
Site prep area 1 - preserve infill planting	16,275	SF		
Mulch - 3"	151	CY	40.00	6,040
Site prep area 2 - impervious to planting	5,760	SF		
Mulch - 3"	53	CY	40.00	2,120

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

G30 Site Mechanical Utilities	88,350	SF	3.90	344,946
--------------------------------------	---------------	-----------	-------------	----------------

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

G3020 Sanitary Sewer	88,350	SF	0.37	32,750
-----------------------------	---------------	-----------	-------------	---------------

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

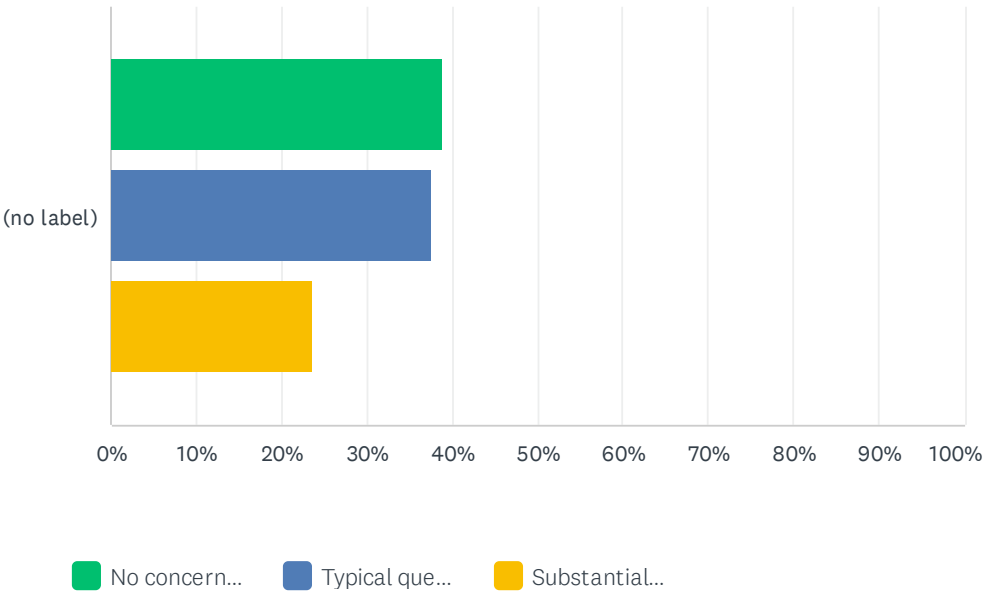
Lake Forest Park

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

Q1 Coming into the workshop, did you have any questions or concerns related to park access and parking?

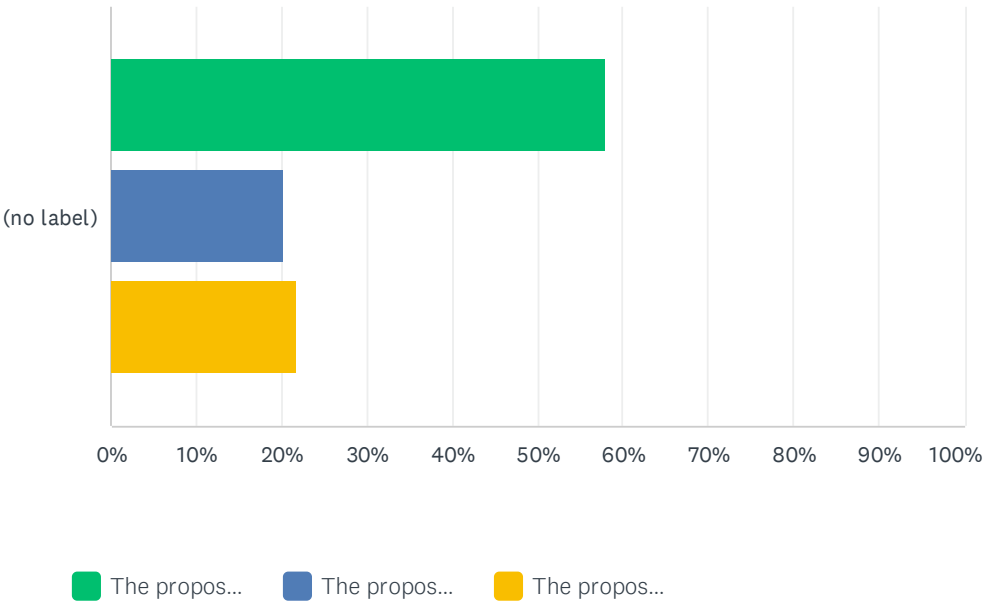
Answered: 72 Skipped: 2



	NO CONCERNS ABOUT THIS TOPIC.	TYPICAL QUESTIONS AND/OR CONCERNS ABOUT THIS TOPIC.	SUBSTANTIAL QUESTIONS AND/OR CONCERNS ABOUT THIS TOPIC.	TOTAL	WEIGHTED AVERAGE
(no label)	38.89% 28	37.50% 27	23.61% 17	72	1.85

Q2 After reviewing the exhibit, do the access and parking improvements proposed adequately respond to your questions and/or concerns?

Answered: 69 Skipped: 5



	THE PROPOSED DESIGN ADDRESSES MY QUESTIONS OR CONCERNS.	THE PROPOSED DESIGN PARTIALLY ADDRESSES MY QUESTIONS OR CONCERNS.	THE PROPOSED DESIGN DOES NOT ADDRESS MY QUESTIONS OR CONCERNS.	TOTAL	WEIGHTED AVERAGE
(no label)	57.97% 40	20.29% 14	21.74% 15	69	1.64

Q3 Please explain why you choose the "partially" or "does not address" in the prior question. How could the design be modified to address your concerns about access and parking?

Answered: 29 Skipped: 45

#	RESPONSES	DATE
1	Appears inadequate disability access and parking- it's not clear	7/1/2025 12:02 AM
2	did not go to the latest exhibit	6/30/2025 9:35 PM
3	I do not have concerns about parking	6/30/2025 7:14 PM
4	At the intersection where traffic coming back out of Civic Club will intersect with traffic coming from the city park, will there be a yield for one of those lanes that merge before arriving at the traffic light?	6/30/2025 2:56 PM
5	The citizens of LFP have waited so long for a public access lake front park, and I think it is important to have enough parking so it is easily accessible for people who can't walk long distances.	6/26/2025 4:03 PM
6	This is called Lyon Creek waterfront access park, but access to the water is prohibited - no swimming, no wading, no boat launching, no nothing. This is silly, and a waste of my tax dollars. All you can do here is sit on a bench, feed the mosquitoes and envy the property owners north and south who have access to the lake.	6/25/2025 6:28 PM
7	It's a long walk from the parking lot in front of City Hall. it will be crowded when an event is on. I don't see how any parking could be added.	6/24/2025 6:56 PM
8	Is it only 10 extra spots? That doesn't seem like enough for how many people may want to use it.	6/24/2025 4:14 PM
9	I don't know if it'll be clear to all visitors where additional/the majority of the parking is. The limited parking is hard for families with kids.	6/24/2025 1:38 PM
10	Too many of these parking spaces are load and unload. You only need one of those. The rest should be regular parking. And there should be more than 10.	6/23/2025 9:21 PM
11	N/A	6/21/2025 10:12 PM
12	We need playground.	6/18/2025 3:24 PM
13	Not sufficient parking spaces	6/18/2025 10:28 AM
14	How is the "reserved" and "no parking" going to be monitored/enforced? Does a park this size really need 7 load/unload/reserved, along with 3 disabled accessible spaces?	6/16/2025 10:14 AM
15	Insufficient info presented on number of people projected to use the park daily and maximum capacity. How many parking stalls needed for those numbers? Has adequate parking been included in the design?	6/15/2025 8:07 PM
16	Some sort of shuttle from Town Center to the park would be nice.	6/15/2025 2:50 PM
17	No cars period	6/14/2025 12:42 PM
18	Will the new sidewalk affect how we exit Civic Club while towing our boat? It's already difficult exiting the boat ramp because of how narrow it is where the new sidewalk is proposed.	6/14/2025 7:36 AM
19	Too much space taken up by loop drive way	6/13/2025 9:58 PM
20	With the aging population of LFP, I think we will need more than 3 handicapped designated parking spaces.	6/13/2025 6:36 PM
21	I understand that research was done to calculate how many parking spots are reasonable to	6/13/2025 4:46 PM

reserve for the park. I do not believe that the current number of spots will be sufficient on a hot day on a weekend once people discover the park. The fact that only kayaks can put in the water will help on traffic, but there will be surges of groups. I find it strange and deficient that the building will be able to rented for up to 70 people, but you do not have enough parking spaces to accommodate even those 70 people, let alone the additional people who might come to park during the event.

22	Want real parking, not "load and unload only." Walking from having parked at City Hall's parking lot is not "encouraging pedestrian traffic" to the area. If you actually want people to USE the park, allow them to park there.	6/13/2025 3:35 PM
23	Not concerned about parking. Would rather rely on Town Center for parking with ADA sidewalks, allowing city to maximize park space. Support parks not cars!	6/13/2025 3:25 PM
24	Only two typical spots should be load unload, and the remaining for use while at the park. Single parents with multiple small children, or someone temporarily on crutches, for example, should have the opportunity to park close. Also, parking at City Hall is limited and especially so when the farmers market is in session.	6/13/2025 11:29 AM
25	Totally inadequate parking for this facility. I guess you assume that Town Center will provide all your parking?	6/13/2025 11:15 AM
26	I think the idea that parking at city hall will be feasible is unlikely. Crossing 522 is not a family friendly experience. Further, unless there is adequate signage that small area may end up with a lot of congestion with people found a drive by. Also, this intersection is a high traffic, fast traffic area that will need calming to truly make this park accessible to those who have to drive to it.	6/13/2025 10:40 AM
27	Seems like this will attract quite a bit of additional car traffic on the small street. Just worry about congestion. If people are going to be allowed to park at City Hall, perhaps only have handicapped spots on site and get everyone else trained to park across the street.	6/13/2025 10:32 AM
28	22 parking spots should lists the locations of the parking spots.	6/11/2025 11:12 PM
29	Where will parking be at the town center? How will it be marked? How will 'no parking' on beach Drive be enforced? How do you mitigate greatly increased traffic and turnaround traffic on a very small street? How do you protect pedestrian safety?	6/11/2025 7:24 PM

Q4 What, if any, additional transportation-related improvements should the city consider in the park vicinity?

Answered: 31 Skipped: 43

#	RESPONSES	DATE
1	Disability and accessible parking as well as restroom	7/1/2025 12:02 AM
2	parking will be a problem	6/30/2025 9:35 PM
3	The city should consider building the highway as an underground tunnel like the highway 99 tunnel to expand Park depth.	6/30/2025 7:14 PM
4	My main issue is making sure the entire park is accessible to someone in a wheelchair	6/30/2025 6:32 PM
5	A crosswalk between the sidewalk coming from the Burke-Gilman Trail and the new sidewalk on the park side of the street	6/30/2025 2:56 PM
6	TRAIN STATION. Light rail station at the town center either above or below ground. Grade separated.	6/26/2025 11:50 PM
7	Enough parking.	6/26/2025 4:03 PM
8	Improved signage and wayfinding allowing for the ease of parking at Town Center and walking to park	6/26/2025 11:32 AM
9	You need more parking space that could be placed just off the street where the families barn existed and where the neighbors parked just off the street where the parking structure is	6/26/2025 9:37 AM
10	Make the walkways wide and not down the streets to the park	6/24/2025 6:56 PM
11	EV charging stations at city hall!	6/24/2025 5:10 PM
12	LARGE bike racks	6/24/2025 4:22 PM
13	Is there access to the water? If there is, folks may need space to blow up their paddle boards or kayaks.	6/24/2025 4:14 PM
14	None	6/21/2025 10:12 PM
15	Thanks for the thought of parking at Towncenter of LFP. Give those businesses some business.	6/18/2025 3:24 PM
16	Additional parking	6/18/2025 10:28 AM
17	Town Center to the park (Bothell Way 522) crossing must be timed to allow families w children, seniors, others who walk slow, to make it across that wide expanse! it can feel quite dangerous	6/17/2025 5:13 PM
18	Have a few (e.g., 3-4) of the 10 available parking spaces available for general parking, with the overflow at City Hall.	6/16/2025 10:14 AM
19	I'd love to have a Metro Community Van looping the neighborhood so that folks don't need to drive at all!	6/15/2025 8:53 PM
20	A pedestrian tunnel or overpass would help, as would a shuttle on busy weekends.	6/15/2025 2:50 PM
21	Pedestrian access only	6/14/2025 12:42 PM
22	Lighting, ongoing pruning and maintenance of greenery between 522, Burke Gilman trail and the new park	6/13/2025 9:58 PM
23	I did not see any wheelchair accessible ramps in the 3-D model, perhaps I missed it, as I know it will be ADA compliant.	6/13/2025 4:46 PM
24	Ease and accessibility from Town Center to park.	6/13/2025 3:25 PM

Lakefront Park Community Workshop #4 Survey

Section 3, Item A.

25	I have found the light quite short when crossing Bothell Way	6/13/2025 2:24 PM
26	street painting or signage to facilitate parking on beach drive.	6/13/2025 1:20 PM
27	A walkable overpass would be incredible. The intersection is really busy and not always safe for families and kids to cross.	6/13/2025 1:19 PM
28	Consider negotiating the the county to add parking spaces on the Northside of the street in the trail easement.	6/13/2025 11:29 AM
29	Please add more parking. The reason I don't visit the existing waterfront park more often is because there is no parking.	6/13/2025 11:15 AM
30	Mediate the crosswalk to ensure pedestrian safety.	6/13/2025 10:40 AM
31	State: people are encouraged to walk, bus or bike to the park, as parking is limited.	6/11/2025 11:12 PM

Q5 Do you have any transportation-related feedback that should be shared with adjacent land-managers, such as King County (Burke-Gilman Regional Trail), WSDOT (522 & Ballinger intersection), or Sound Transit (planned BRT improvements)?

Answered: 22 Skipped: 52

#	RESPONSES	DATE
1	Disability parking at park, have crosswalk signals long enough to get across highway	7/1/2025 12:02 AM
2	Please provide bike parking	6/30/2025 7:14 PM
3	Where are the bus stops relative to the new park? How will these crosswalks and sidewalks support people arriving by bus? Please consider a shuttle to the park from the low income/affordable housing complexes in/near LFP (e.g. up by Ballinger Thriftway) to make getting to the park more accessible for families who live there.	6/30/2025 2:56 PM
4	Put a light rail station at the town hall!! Extend south) from Mountlake terrace station and then head east. Hit Kenmore and Kirkland and in between	6/26/2025 11:50 PM
5	should have its own walkway, not the Birk	6/24/2025 6:56 PM
6	The buslines on 104 are all dangerous for pedestrians. There are no crosswalks / designated crossing places for pedestrians getting off the bus on 104 north of the town center, and we all know there's no sidewalks to begin with. This needs to be addressed.	6/24/2025 5:10 PM
7	Just bike lanes and bike racks	6/24/2025 4:22 PM
8	None	6/21/2025 10:12 PM
9	I look forward to a bike path from Towncenter at LFP.	6/18/2025 3:24 PM
10	No	6/18/2025 10:28 AM
11	if a BRT lane is added there, the buses must not jump ahead of traffic there, for safety of pedestrians in crosswalk	6/17/2025 5:13 PM
12	Few people will follow your proposed route from city hall, they will cross Ballinger with the Burke-Gilman trail and walk through the plantings	6/16/2025 10:14 AM
13	PLEASE add safety and seating to the 372 / 331 stop northbound 522 at corner of 104 & 522. Cars rip through there and as a pedestrian I feel very exposed. Hopefully more folks will be using this stop as well to get to the beach!	6/15/2025 8:53 PM
14	We need more public transit in LFP, especially from neighborhoods far from the lake to bring residents without current beach access to the lake without a need to drive, and to connect with light rail and upcoming BRT.	6/15/2025 2:50 PM
15	Safer bike and pedestrian crossing at Starbucks and Arco. Should be no right turn on red. Almost been killed here several times. Encroachment by cars in crosswalks at both crossings is horrible. Plus cars rev their engines and move towards which is incredibly intimidating	6/14/2025 12:42 PM
16	Adequate lighting is needed, footpaths, ongoing pruning and maintenance of greenery between 522, Burke Gilman trail and the new park	6/13/2025 9:58 PM
17	Sound Transit changes are very disappointing and shortsighted. It won't be used or useful to my family, and autonomous vehicles will be more common with 10 years. Cutting the tree corridor is a long lasting mistake.	6/13/2025 3:25 PM
18	Yes, parking should be increased because in the summer season trail users park at City hall and along Beach Drive. Parking should be added in the trail easement near the proposed project.	6/13/2025 11:29 AM

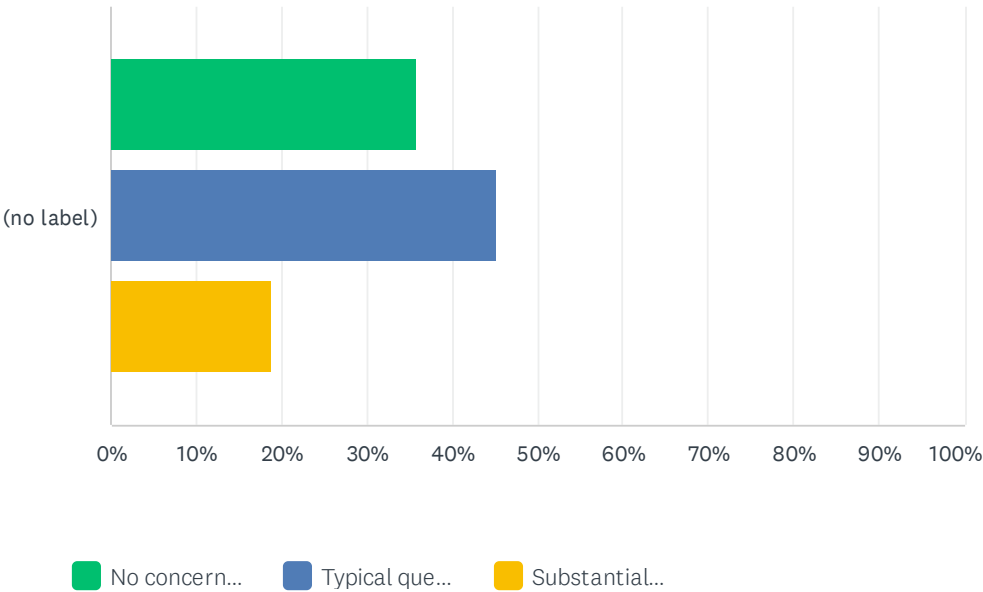
Lakefront Park Community Workshop #4 Survey

Section 3, ItemA.

19	Town Center - an adjacent land manager - should be asked if they want to provide parking supply for this park.	6/13/2025 10:40 AM
20	Yes, you've taken out tax dollars (ST) and given nothing in return. Build superior, safe passage over 522 to connect the park, transit riders, and BGT to the north side of 522.	6/13/2025 10:40 AM
21	With additional cars crossing the Burke-Gilman to access this park, I would want better signage for bike riders so they are aware of cars coming through intersection.	6/13/2025 10:32 AM
22	N0	6/11/2025 11:12 PM

Q6 Coming into the workshop, did you have any questions or concerns related to the scale of park improvements or the intensity of proposed use?

Answered: 53 Skipped: 21



	NO CONCERNS ABOUT THIS TOPIC.	TYPICAL QUESTIONS AND/OR CONCERNS ABOUT THIS TOPIC.	SUBSTANTIAL QUESTIONS AND/OR CONCERNS ABOUT THIS TOPIC.	TOTAL	WEIGHTED AVERAGE
(no label)	35.85% 19	45.28% 24	18.87% 10	53	1.83

Q7 After reviewing the exhibits, how do you feel about the scale of improvements and intensity of uses proposed?

Answered: 37 Skipped: 37

#	RESPONSES	DATE
1	Good	7/1/2025 12:04 AM
2	I'm unclear with the quality of playground proposed but I think it's important to have a fun, active playground	6/30/2025 7:17 PM
3	This looks lovely!	6/30/2025 6:36 PM
4	Excited for the possibilities of this park!	6/29/2025 7:13 AM
5	Too many structures, no need for a dock.	6/27/2025 5:50 AM
6	Public bathrooms are a must. Make them 24 hours open everything else is fine. I'd prefer for natural land use and less landscaping	6/26/2025 11:51 PM
7	Since I am doing this online, I am unable to see the scale.	6/26/2025 4:05 PM
8	Excited to have a playground!	6/26/2025 11:38 AM
9	I hope that the park favors native plant restoration over pavement and grass.	6/25/2025 11:36 PM
10	The exhibit describes passive recreation as including hiking, wading, swimming and paddling as elements of passive recreation, but when I visited today, there were signs saying water access is prohibited. LFP may be the only town on the shore of Lake Washington with no public lake access.	6/25/2025 6:40 PM
11	I have potential concerns about the impact of increased people using the lake frontage. Lyon Creek Preserve is a pretty good birding area, Intense activity on both the west and east sides of it may be detrimental. Birds Connect Seattle has conducted a monthly bird survey at the community club since the late 1990s.	6/25/2025 8:13 AM
12	Good	6/25/2025 6:47 AM
13	Looks good.	6/24/2025 6:59 PM
14	Looks pretty good probably too much parking for cars in my opinion. I hope the playground is more of a natural creative space rather than just monkey bars etc.	6/24/2025 4:26 PM
15	Excited	6/23/2025 9:34 PM
16	It seems like a very involved project that will be expensive to build and likely expensive to maintain.	6/21/2025 10:28 PM
17	Fair	6/18/2025 10:35 AM
18	The photo of Buehert Gardens in the "scale and intensity" pdf exemplifies how the proposed scale is overwhelmed! Too much is being proposed in too small of space. Too many buildings, too many activities (play area and swimming), etc. The design has too much being crammed into the available space.	6/16/2025 10:29 AM
19	Love it. I want kids and families to be able to be boisterous, rowdy, have fun, and create a sense of community & belonging and know that that is OK and welcome.	6/15/2025 8:56 PM
20	I think this looks fantastic.	6/15/2025 2:54 PM
21	Good	6/15/2025 2:26 PM
22	Very well thought out	6/14/2025 10:53 PM
23	No playgrounds. Very passive use only	6/14/2025 12:46 PM

Lakefront Park Community Workshop #4 Survey

Section 3, ItemA.

24	Play toy too small and too boring.	6/14/2025 6:05 PM
25	Kids playground is needed	6/13/2025 10:02 PM
26	Looks about right for the size.	6/13/2025 6:39 PM
27	I am happy that the park is mostly a passive use park (other than the playground) which will keep the traffic down. Keeping this a calm place to connect with nature and view the lake is important.	6/13/2025 4:50 PM
28	exhibits really do not indicate exactly what the park will look like	6/13/2025 1:25 PM
29	Excited to see people enjoying the park.	6/13/2025 12:11 PM
30	This all looks amazing. You're taking an itty bitty park that has very little usage and making it a city gem.	6/13/2025 11:58 AM
31	I think this park will require a lot of O&M money in the future. Does the City actually have an estimate for this? How can the City consider such an expensive design when it claims it doesn't have enough money to do "core services" currently?	6/13/2025 11:23 AM
32	I feel like the scale isn't so big but i'm very concerned about our small staff and PD's ability to keep it up and keep it safe. Our city staff is already seriously strapped.	6/13/2025 10:47 AM
33	Wow, seems like almost too much planned for the area. I'm not sure if the "bath house" with glass room is needed. Perhaps just restrooms are enough. Also, feel that a play area for children is not needed. Focus of this park is the lake and creek. Let children enjoy nature here. Instead add a few more picnic tables.	6/13/2025 10:38 AM
34	Fine	6/13/2025 10:11 AM
35	there should be more active recreation area	6/13/2025 10:04 AM
36	It looks amazing. I want to encourage putting a playground as priority!	6/13/2025 5:21 AM
37	I would like to see your sources that state kayaking, hiking, and swimming are passive. They are considered active modes of transportation. And they will have high impact on the wetlands, salmon Creek, local fish eagles and other wildlife.	6/11/2025 7:28 PM

Q8 Have your thoughts about the proposed project changed after seeing the model and exhibits?

Answered: 27 Skipped: 47

#	RESPONSES	DATE
1	Yes	7/1/2025 12:04 AM
2	No	6/30/2025 7:17 PM
3	I like the proposed design	6/30/2025 6:36 PM
4	The models are helpful to visualize what the park will look like. Public access is wonderful, and having a playground is the perfect addition. More active enjoyment of the lake can happen elsewhere (like Logboom with their kayak rental, etc.). This will be perfect for hanging out, especially young families.	6/29/2025 7:13 AM
5	Yes, more concerned about the higher cost to build and long construction timelines. Park will now not be open for years.	6/27/2025 5:50 AM
6	Happy with the improvement of the dock and swimming platform	6/25/2025 6:47 AM
7	None	6/24/2025 6:59 PM
8	No	6/23/2025 9:34 PM
9	N/A	6/21/2025 10:28 PM
10	Yes, there should be more footage of beach for swimming	6/18/2025 10:35 AM
11	If I were a kid, the "play area" doesn't look fun--just a bunch of logs.	6/16/2025 10:29 AM
12	I was worried that it was too contemplative and didn't have enough for community-building. I think this version is OK.	6/15/2025 8:56 PM
13	I want this now.	6/15/2025 2:54 PM
14	Provide a quiet tranquil place	6/14/2025 12:46 PM
15	Disappointed in weak active recreation choice.	6/14/2025 8:34 AM
16	No	6/13/2025 10:02 PM
17	No	6/13/2025 6:39 PM
18	Yes. I was initially disappointed in the loss of the trail near Lyon Creek, but am happy that most of Lyon park will become the healthy buffer zone that the river needs to thrive.	6/13/2025 4:50 PM
19	no	6/13/2025 1:25 PM
20	I think it looks well designed. I hope the creekside benches are preserves along with the viewing platform.	6/13/2025 12:11 PM
21	Yes! I thought there might be a covered picnic table and maybe a BBQ but this is amazing.	6/13/2025 11:58 AM
22	No - it looks like a huge maintenance cost for the future.	6/13/2025 11:23 AM
23	No	6/13/2025 10:47 AM
24	Yes. I was not worried before as I thought would be kept simple, but now worried too much going on.	6/13/2025 10:38 AM
25	NO	6/13/2025 10:11 AM
26	Not sure if one of the buildings will be for city park staff	6/11/2025 11:25 PM
27	No	6/11/2025 7:28 PM

Q9 Are there any comments related to the scale of park improvements or intensity of proposed use that you would like to share with the city and design team?

Answered: 24 Skipped: 50

#	RESPONSES	DATE
1	Restrooms- accessible for disabilities	7/1/2025 12:04 AM
2	Please make the playground compelling	6/30/2025 7:17 PM
3	Where does the money come from to build all this? We still don't prioritize kids safety around schools!!	6/27/2025 5:50 AM
4	It would help if people doing the survey online could see more of the proposal.	6/26/2025 4:05 PM
5	I like walking out on the pier at Log Boom, I don't think this will have the same feel	6/24/2025 6:59 PM
6	Will there be spaces for people to hang out? Like setting up for a picnic or considering existing tree placement so people can set up hammocks for an afternoon. Will there be plenty of trash cans? Are you considering any play areas like swings? I'm thinking of the beach area near logboom.	6/24/2025 4:16 PM
7	Can't really tell much about the playground. Hope to see more photos of that. Also hope there is a bathroom!	6/23/2025 9:34 PM
8	100' or more for beachfront	6/18/2025 10:35 AM
9	Prioritize the most important attributes the park should have and focus on those--it will feel more welcoming and relaxing if the plan/design isn't so busy.	6/16/2025 10:29 AM
10	No, I was impressed by all the work that went into the design	6/14/2025 10:53 PM
11	Minimal impact. Protect the shoreline and salmon habitat	6/14/2025 12:46 PM
12	Not talking about a soccer field, but a place where kids of all ages want to play. Again, feels like the Stewardship Foundation and our retired residents win with sanctimonious nature lessons.	6/14/2025 8:34 AM
13	Kids playground is needed	6/13/2025 10:02 PM
14	No	6/13/2025 6:39 PM
15	It was unclear what section of the beach will be accessible for swimming and small boat. I don't know if that is a scale question.	6/13/2025 4:50 PM
16	I think a few units of static stretching/gentle warm-up equipment for adults would not be overly obtrusive, and would provide a little more exercise than sitting on a bench - and might encourage healthy activities.	6/13/2025 3:38 PM
17	I think a parking lane, similar to what is available further down Beach Lane would be really helpful. I realized the drainage ditch would have to become a culvert.	6/13/2025 12:11 PM
18	I hope this isn't overextended. With budget shortfalls everywhere this seems like a very ambitious project. What about money for upkeep?	6/13/2025 11:58 AM
19	You have chosen the "fanciest" design w/o considering what this will cost to maintain and operate in the future. How can you choose a design that obligates the City to these costs when it claims it doesn't have sufficient taxes already to provide basic, core services? Like buying a V8 truck and then complaining about gas prices.	6/13/2025 11:23 AM
20	I don't understand why parts of this park, structures. are not going to be used for our parks dept offices. This would provide eyes on the ground and reduce the need for pd patrols 24/7.	6/13/2025 10:47 AM

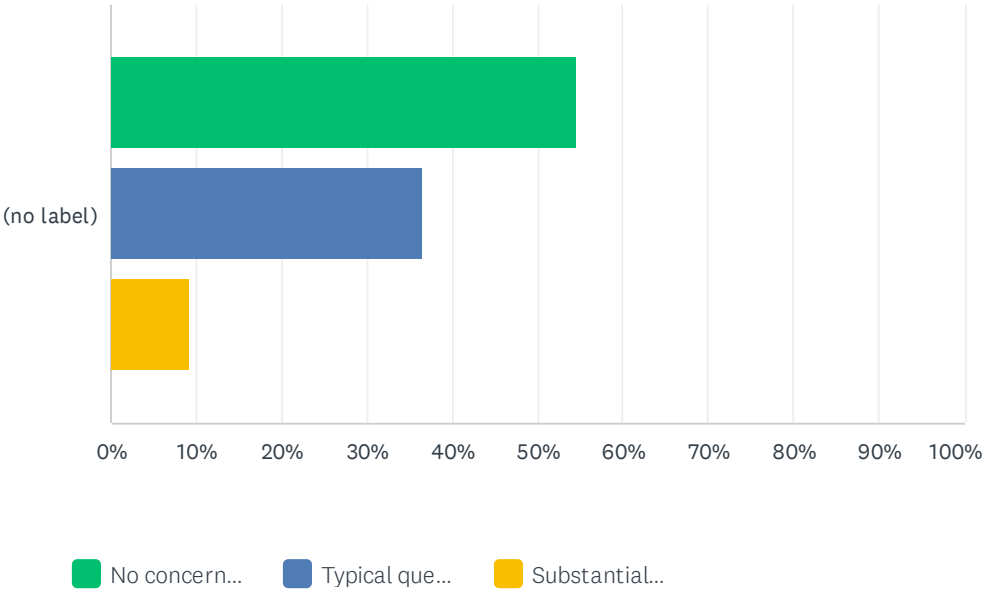
Lakefront Park Community Workshop #4 Survey

Section 3, ItemA.

21	Yes. Keep it simple. Focus on nature. Focus on quiet. Let people come sit look at lake. Have picnics. Children play structures are available at schools and other parks. Let families have quiet time here.	6/13/2025 5:21 AM
22	Looks beautiful and I'll be more likely to regularly bring my family if there's a playground. The swimming area will draw the kids in as well. I'd love this space to become a safe, inviting space for teens as well.	6/13/2025 5:21 AM
23	Will the playground be for different age group and be accessible for people with disabilities that include, visual impaired, , hearing impaired, autism, wheelchair users, etc Will you have signage in different languages.	6/11/2025 11:25 PM
24	Too high of environmental impact for the location. I would like to see an environmental impact study done before moving forward with current plans.	6/11/2025 7:28 PM

Q10 Coming into the workshop, did you have any questions or concerns related to the Preserve?

Answered: 44 Skipped: 30



	NO CONCERNS ABOUT THIS TOPIC.	TYPICAL QUESTIONS AND/OR CONCERNS ABOUT THIS TOPIC.	SUBSTANTIAL QUESTIONS AND/OR CONCERNS ABOUT THIS TOPIC.	TOTAL	WEIGHTED AVERAGE
(no label)	54.55% 24	36.36% 16	9.09% 4	44	1.55

Q11 How helpful is this exhibit to understanding the proposed modifications to the Preserve?

Answered: 22 Skipped: 52

#	RESPONSES	DATE
1	Very!	6/29/2025 7:14 AM
2	Easy to understand.	6/27/2025 5:55 AM
3	Perfect Greta job	6/26/2025 11:54 PM
4	Helpful	6/26/2025 11:39 AM
5	Helpful. Glad to see additional restoration!	6/25/2025 11:38 PM
6	good	6/25/2025 8:23 AM
7	Good	6/25/2025 6:53 AM
8	Very helpful	6/23/2025 9:40 PM
9	It helps understand what is planned for this lot.	6/21/2025 10:30 PM
10	Good	6/18/2025 10:41 AM
11	excellent	6/17/2025 5:19 PM
12	Good	6/16/2025 10:35 AM
13	Very helpful. It looks like this will improve the preserve and	6/15/2025 2:55 PM
14	Very helpful.	6/14/2025 8:36 AM
15	Somewhat	6/13/2025 10:05 PM
16	Very good.	6/13/2025 6:41 PM
17	Very helpful. I am still VERY sad that so many significant trees will be taken. A net gain of trees does not equal the 70 plus years of tree growth that are being taken. Be honest Otherwise, it feels like you are trying to green wash the data. The real metric should be canopy cover - which is a net decrease until the new trees grow. That will take 10 to 30 years to recover the canopy we currently have. How much 'girth' of large healthy trees need to be maintained near an eagle's nest/perch place? If you are taking significant trees near that eagle perch, you are likely significantly reducing the eagles' sense of safety from those trees. I am sure there are calculations of how close to the eagle perch you can take trees.	6/13/2025 5:04 PM
18	Good	6/13/2025 1:35 PM
19	helpful. The exhibit labeled "Existing Conditions" actually appears to represent the proposed changes	6/13/2025 1:34 PM
20	Great to still be able to watch fish in Lyons Creek while helping with the habitat.	6/13/2025 11:59 AM
21	Good	6/11/2025 11:26 PM
22	Not very	6/11/2025 7:33 PM

Q12 After seeing this exhibit, how to you feel about the changes that are proposed?

Answered: 23 Skipped: 51

#	RESPONSES	DATE
1	No concerns	6/30/2025 7:17 PM
2	I support these changes	6/30/2025 6:39 PM
3	Very comfortable.	6/29/2025 7:14 AM
4	Why now? Can LFP focus on one park at a time? We don't need another park closed for an unknown time. Keep dock as is.	6/27/2025 5:55 AM
5	Solid Great plan. Don't love the fence but understand it's nessesity	6/26/2025 11:54 PM
6	I feel that the natural part of the park will be more protected	6/26/2025 11:39 AM
7	Why not fence it off and preserve it from all human encroachment?	6/25/2025 6:43 PM
8	Most of the changes are quite positive. I like the revised circulation and genral improvements for wildlife.	6/25/2025 8:23 AM
9	Sad to see some of the paths closed. Not completely clear on how the two parks connect now?	6/25/2025 6:53 AM
10	Overall it is a positive improvement.	6/21/2025 10:30 PM
11	I like the progress	6/18/2025 7:51 PM
12	Ok	6/18/2025 10:41 AM
13	LOVE that the the plan is to protect and restore "the Preserve" along Lyon Creek, including fencing	6/17/2025 5:19 PM
14	It will be difficult to keep people away from and out of Lyon Creek, and from damaging its banks.	6/16/2025 10:35 AM
15	This is good. I've been worried about the mid-use of the preserve before and I like how the area will be more protected.	6/15/2025 8:57 PM
16	Bummed.	6/14/2025 8:36 AM
17	Please make the area walkable and neat looking, not overgrown as it is now	6/13/2025 10:05 PM
18	Nice upgrades	6/13/2025 6:41 PM
19	I did not hear if the Japanese knotwood would be removed. I assumed as much. I am glad that the river will have more wetland plantings and a larger girth of non human traffic and more dappled light. I am still processing that I will no longer see that shore that looks all the way down the lake. The shoreline of the new, expanded park property is NOT the same view as the current pier in Lyon Park. The view is not as good as the current park. The new pier will jut further out but is placed deeper in the tip of the lake - we will no longer be able to look down the lake and see as far as we currently can. That is part of the magic of the current pier (and the view from the Civic club is even better, I imagine).	6/13/2025 5:04 PM
20	Wistful that there will be barriers to viewing the creek as well as we can currently.	6/13/2025 1:35 PM
21	I will miss the walking paths.	6/13/2025 1:34 PM
22	Ok	6/11/2025 11:26 PM
23	Changes to the preserve seem good. I disagree with the active (swimming) use on the neighboring property.	6/11/2025 7:33 PM

Q13 Are there any comments related to the Preserve that you would like to share with the city and design team?

Answered: 15 Skipped: 59

#	RESPONSES	DATE
1	Lyons Creek is underutilized and underappreciated. This project will both help maintain and support this sensitive ecosystem and bring more enjoyment for folks.	6/29/2025 7:14 AM
2	Why not move dock at Lyons creek all together if there will be one at the park 100' away?!	6/27/2025 5:55 AM
3	The chain link fence along the walkway I'm not a fan of	6/26/2025 11:54 PM
4	I have two suggestions. The new seating area 'downstream' from the revised bridge overlook is not useful. I doubt it will attract any users compared to the other options; nothing to look at. Also, you indicate two areas of expanded tree canopy along the creek. Please resist the temptation to totally convert the park to an enclosed canopy. The current more open grass/shrub area between the path and the stream is useful habitat for non-forest critters, birds in particular. Cover it all up with new trees and you eliminate a useful ecotone.	6/25/2025 8:23 AM
5	None	6/21/2025 10:30 PM
6	No	6/18/2025 10:41 AM
7	Good to see a preservation of a "natural area"	6/16/2025 10:35 AM
8	I was not able to attend the workshop	6/14/2025 12:47 PM
9	Really? Less trail and fewer benches? Why not simply reforest the entire park and fence it off? And syphoning \$ from the new park for this one? Not cool at all.	6/14/2025 8:36 AM
10	It currently seems like wasted space, hope it can be useful for enjoyment	6/13/2025 10:05 PM
11	No	6/13/2025 6:41 PM
12	Is there any way to have a portion of the end of the new pier (or a section close to the end) jut towards the old pier, so that we can have a little of the old view, looking down the lake? I am sure that will be a cost increase, but it is an idea.	6/13/2025 5:04 PM
13	Design viewing platforms to extend as close to the stream as possible, otherwise vegetation will quickly obscure the view.	6/13/2025 1:35 PM
14	Accessing Beach Drive, a public street maintained by the City, is NOT trespassing. The high and mighty mayor may think the residents own the street, but they don't, any more than anyone else owns the street in front of the thousands of other housing units in Lake Forest Park.	6/13/2025 1:34 PM
15	I do not think putting an active (or your definition of passive) Park on the neighboring property will keep that area as a dedicated nature preserve. Eagles and salmon will not stay when there is active swimming and noise related to park use. Keep this area for the birdwatchers, photographers, nature walkers. It is a special place in Lake Forest Park.	6/11/2025 7:33 PM

Q14 Based on everything that you've learned about the design today, what element or feature are you most excited about? What do you anticipate to be your favorite part of the new park?

Answered: 39 Skipped: 35

#	RESPONSES	DATE
1	Access with disabilities to park and restroom	7/1/2025 12:04 AM
2	Playground and beach access	6/30/2025 7:18 PM
3	Places to sit and contemplate nature	6/30/2025 6:40 PM
4	Swimming and launching our kayaks from the dock Sitting and watching the sunset Fishing	6/30/2025 2:58 PM
5	I'm excited to have a public space to access the lake. I expect I will use it primarily for hanging out, bringing guests, picnicking, etc. I appreciate that it will feel more like a natural space than the civic club - more green and natural spaces, open and covered spaces, more interesting elements overall.	6/29/2025 7:16 AM
6	New dock and lawn area	6/27/2025 5:56 AM
7	Resurfaced viewing platform	6/26/2025 11:54 PM
8	Water front access!	6/26/2025 4:06 PM
9	I am so excited to have a playground and waterfront access as I am a renter and do not have access to the country clubs	6/26/2025 11:39 AM
10	Expanded preserve and water access!	6/25/2025 11:38 PM
11	Not looking forward to much	6/25/2025 6:44 PM
12	Water access from the trail!!!	6/24/2025 4:27 PM
13	I hope there's a ground breaking and kick off party when it's ready!	6/24/2025 4:16 PM
14	With the current funding situation. I would like to see balance on the capital costs and annual increased maintenance cost.	6/21/2025 10:32 PM
15	The pier for viewing Lake Washington	6/18/2025 7:52 PM
16	Playground and bike path from Towncenter of LFP.	6/18/2025 3:24 PM
17	Access to a beach.	6/18/2025 10:41 AM
18	Beach front access	6/16/2025 10:36 AM
19	A lake-front park for the community to use and enjoy together!!! An actually CIVIC space for folks to meet up.	6/15/2025 8:57 PM
20	I want a big playground! My kids need more playgrounds in town! And that dock and swimming area look amazing.	6/15/2025 2:55 PM
21	Water access	6/15/2025 2:26 PM
22	I like the waterfront space, swim area. I am pleased there will be places for picnics.	6/14/2025 10:55 PM
23	I would like to have a tranquil place	6/14/2025 12:48 PM
24	Any new open space on the lake is welcome. The park design itself is a drag with it's emphasis on weak "nature" toy and reduction in trails and people spaces in Lyons. When will the City value spaces for children rather than lecturing them about nature?	6/14/2025 8:39 AM
25	Playground	6/13/2025 10:06 PM

Lakefront Park Community Workshop #4 Survey

Section 3, ItemA.

26	Size. I'm excited about the playground and the dock.	6/13/2025 5:06 PM
27	The large deck of the community building with which to teach small qi gong or yoga classes and the large glass windows and glass doors which can be opened. I hope to rent the community building for small classes. The ability to swim from the new shoreline which is currently prohibited.	6/13/2025 5:06 PM
28	quantity of area	6/13/2025 3:39 PM
29	Waterfront access for kayaking.	6/13/2025 3:30 PM
30	Waterfront access for wading, swimming and no motorized watercraft.	6/13/2025 1:35 PM
31	the beach	6/13/2025 1:34 PM
32	Being able to swim and nonpower boat off the pier. I have always been disappointed that we have lake access with no actual access to get in/on the lake.	6/13/2025 12:00 PM
33	This park design is going to be incredibly expensive for the City to operate and maintain properly. In particular, retaining the structures represents a huge cost (for staffing and maintenance). It's negligent leadership for the Mayor/Council to advance this design when they claim they don't have enough money to sustain basic services.	6/13/2025 11:27 AM
34	Seating and viewpoints.	6/13/2025 11:24 AM
35	lake access and dock	6/13/2025 10:06 AM
36	Playground! As much as the kids love to swim in the lake, the lake isn't warm year round and we want to enjoy this space year-round. A playground would be a huge draw for year round fun.	6/13/2025 5:23 AM
37	Playground, dock and swimming area, a place to enjoy nature. Other comments Please include the number of people who can use the 6 benches? Not sure how many picnic tables and how many people can sit at a table? Will the picnic tables be accessible? Lake Forest Park is a diverse community and has the city reach out to these people to get their input? Language, cultures, disabilities, age, etc..Has the city reached out to the schools, non profits, businesses, senior center, etc for input and partnerships.	6/11/2025 11:46 PM
38	NA	6/11/2025 7:34 PM
39	Lake Washington Access	6/11/2025 4:12 PM