



LETTER TO THE COMMISSION

LTC No: 25-189

TO: Honorable Mayor and Members of the Fort Lauderdale City Commission
FROM: Rickelle Williams, City Manager *RW*
DATE: October 1, 2025
SUBJECT: Fort Lauderdale Beach Park Update

The intent of this Letter to the Commission (LTC) is to provide the City Commission with an update on the Fort Lauderdale Beach Park improvements. City staff are merging two (2) separate initiatives, the Bahia Mar Community Development District (CDD) improvement obligations and the City of Fort Lauderdale Parks Bond program, into a single project to optimize the planning efforts and to ensure site plan alignment throughout the entire park.

Bahia Mar CDD Overview

On January 9, 2024, the City Commission approved an Interlocal Agreement between the City of Fort Lauderdale and the Bahia Mar Community Development District (CAM #24-0002). As part of the agreement, the City agreed to relocate operational equipment, install pickleball courts at the existing basketball court site, and install fitness equipment. The CDD agreed to reimburse the City up to \$1,000,000 for these three site improvements.

At the August 18, 2025, CDD Board meeting, the Board passed a motion to work with the City Manager to explore additional park improvements that could be added as authorized and eligible for reimbursement by the CDD, specifically the relocation of the existing basketball courts. In addition, the CDD Board approved a motion to correct a scrivener's error which indicated that the existing basketball courts were south of the pedestrian bridge instead of north. The scrivener's error has been corrected and acknowledged by the City Attorney's Office.

Parks Bond Overview

As part of the 2019 Parks Bond program, Fort Lauderdale Beach Park was allocated \$1,300,000 for park improvements (CAM #18-1231). The original scope of work includes replacing the fitness equipment, improving American with Disability Act (ADA) accommodations, and lighting improvements. Fort Lauderdale Beach Park improvements (P12758) were planned to be delivered as a Phase 2 project in the Parks Bond work program.

On June 20, 2025, the City issued AECOM Task Order 23 – Fort Lauderdale Beach for master plan design, site investigation, and permitting assessment. The task order scope includes converting the basketball courts to pickleball courts, replacing playground equipment, fitness equipment improvements, relocating basketball courts, and other general improvements. AECOM provided the City with a park improvement plan that included three (3) initial concepts for the relocation of basketball courts and the associated cost estimates (Attachment 1).

The three (3) basketball court concept alternatives are:

- Alternative 1:
Includes two (2) basketball courts located near the south end of the existing parking lot. The basketball courts would be positioned in a linear arrangement along the wave wall on the sand. The scope includes lighting, picnic tables, seat walls, and landscaping improvements. The concept reconfigures the existing wave wall and eliminates approximately thirteen (13) parking spaces. The estimated cost for Alternative 1, including all other park improvements, is \$2,287,782 – \$2,400,644.
- Alternative 2:
Includes two (2) basketball courts located within the existing parking lot. The south end of the parking lot would be reconfigured to shorten the parking lot area to add space for the basketball courts. The scope includes lighting, seat walls, picnic tables, retaining walls with fencing, and landscape improvements. The concept reconfigures the existing wave wall and eliminates approximately forty-five (45) parking spaces. The estimated cost for Alternative 2, including all other park improvements, is \$2,460,408 - \$2,573,270.
- Alternative 3:
Includes two (2) basketball courts located beyond the south end of the existing parking lot. The basketball courts would be positioned in a staggered arrangement on the sand. The scope includes lighting, seat walls, picnic tables, shade structures, and landscaping improvements. The concept does not impact the existing parking lot but may encroach on the ocean views from the B Ocean Resort. The estimated cost for Alternative 3, including all other park improvements, is \$2,704,222 - \$2,817,084.

City staff recommends advancing (Basketball) Alternative 1 as the preferred site concept plan as it limits parking impacts, is closer to other park amenities than the other alternatives, mitigates potential impacts to adjacent properties, is west of the Coastal Construction Control Line, and is fully funded (based on the current cost estimates).

Next Steps

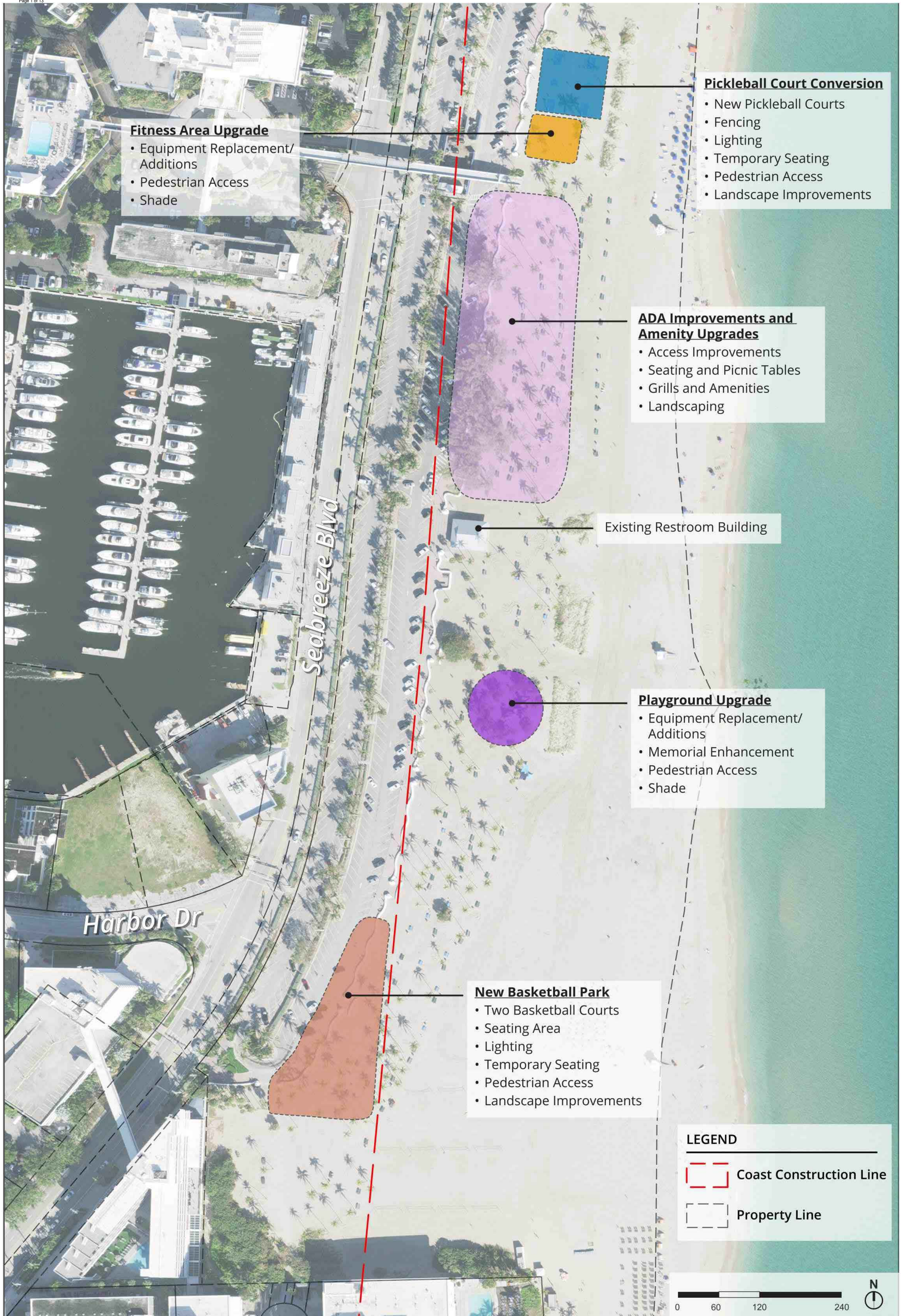
City staff met with CDD and Bahia Mar representatives on the project scope and timelines. During those discussions, the CDD confirmed that it is not willing to amend the existing interlocal agreement. Instead, the developers of the Bahia Mar project are willing to provide a one-time, upfront donation in the amount of \$500,000 toward the Parks Bond project in support of the basketball court relocation. City staff are finalizing the donation acceptance form (which is an administrative process). Once payment is received, it will be recorded through a future budget amendment.

I will be seeking City Commission feedback as part of the City Manager's Report during the October 7, 2025, City Commission Conference Meeting.

Attachment:

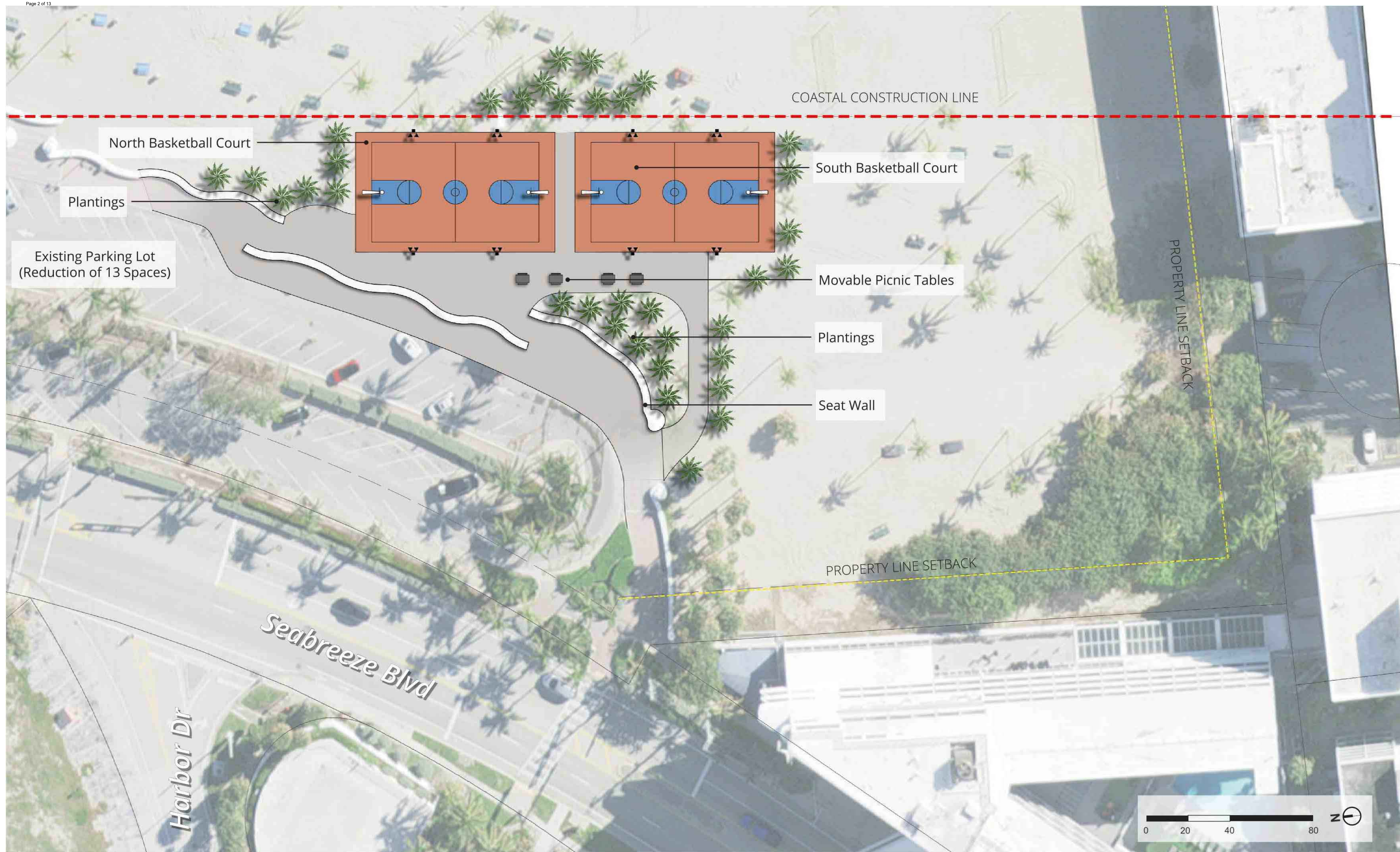
1. Fort Lauderdale Beach Park Site Plan, Concepts, and Cost Estimate

c: D'Wayne M. Spence, Interim City Attorney
David R. Soloman, City Clerk
Patrick Reilly, City Auditor
City Manager's Office
Department Directors



Fort Lauderdale Beach - Overall Improvements

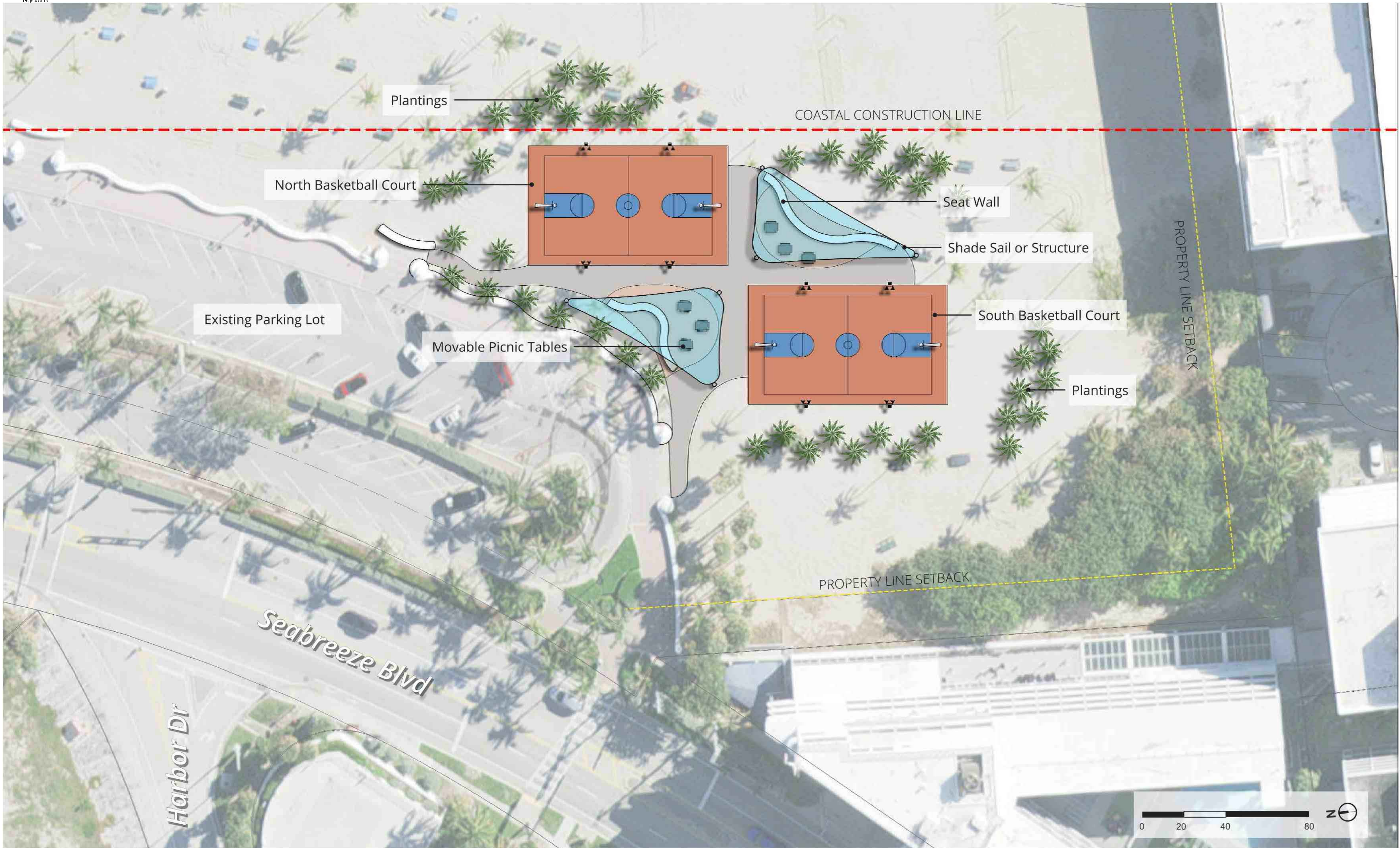




Fort Lauderdale Beach - Harbor Drive Basketball Park - Initial Concept Plan - Alternative 1

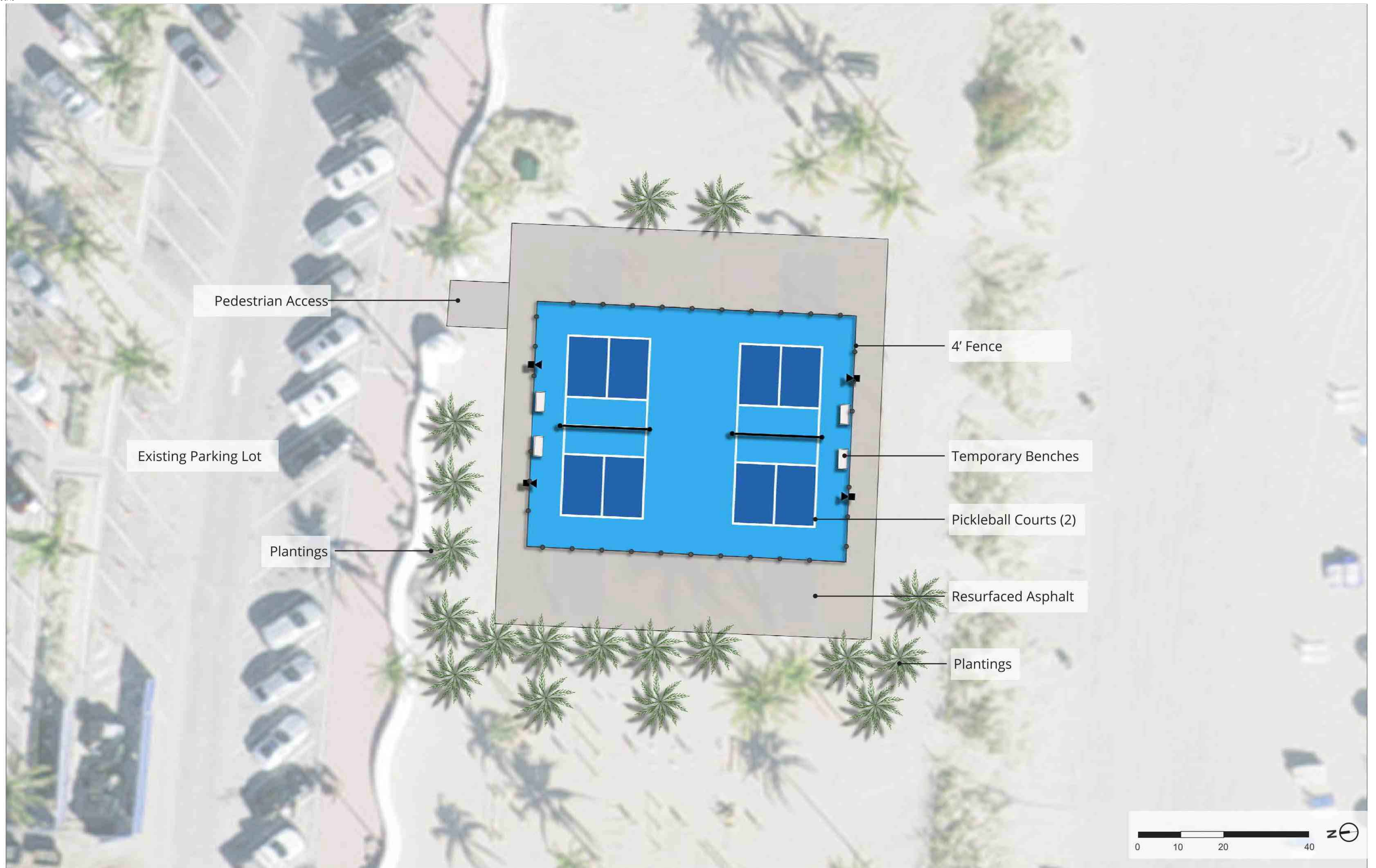




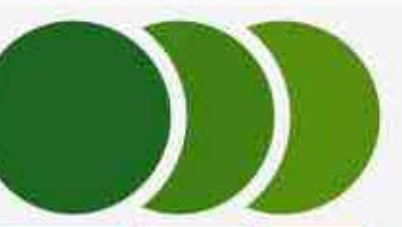


Fort Lauderdale Beach - Harbor Drive Basketball Park - Initial Concept Plan - Alternative 3





Fort Lauderdale Beach - Pickleball Courts - Initial Concept Plan - Alternative 1





Pedestrian Access

Existing Parking Lot

Plantings

4' Fence

Temporary Benches

Pickleball Courts (3)

Resurfaced Asphalt

Plantings



Fort Lauderdale Beach - Pickleball Courts - Initial Concept Plan - Alternative 2





Beach Park Alternatives Cost Comparison
City of Fort Lauderdale Parks and Recreation Department

| BASKETBALL | Alternative #1 | | Alternative #2 | | Alternative #3 | |
|-----------------------|---------------------|--------------------------------|---------------------|--------------------------------|---------------------|--------------------------------|
| | Description | Total Direct Cost with Markups | Total Program Cost | Total Direct Cost with Markups | Total Program Cost | Total Direct Cost with Markups |
| Demolition | \$ 18,743 | \$ 23,990 | \$ 46,856 | \$ 59,976 | \$ 33,737 | \$ 43,183 |
| Basketball Court Area | \$ 488,504 | \$ 625,286 | \$ 584,818 | \$ 748,567 | \$ 405,804 | \$ 519,430 |
| Parking Area | \$ 56,758 | \$ 72,650 | \$ 112,518 | \$ 144,023 | \$ - | \$ - |
| Picnic Area | \$ 16,868 | \$ 21,591 | \$ 16,868 | \$ 21,591 | \$ 464,612 | \$ 594,704 |
| Pavers | \$ 133,708 | \$ 171,146 | \$ 114,742 | \$ 146,870 | \$ 110,001 | \$ 140,801 |
| Lighting | \$ 267,054 | \$ 341,830 | \$ 209,350 | \$ 267,968 | \$ 267,054 | \$ 341,830 |
| Landscaping | \$ 93,713 | \$ 119,952 | \$ 125,059 | \$ 160,076 | \$ 119,483 | \$ 152,939 |
| TOTAL COST | \$ 1,075,348 | \$ 1,376,445 | \$ 1,210,212 | \$ 1,549,071 | \$ 1,400,691 | \$ 1,792,885 |

| PICKLEBALL | Alternative #1 | | Alternative #2 | |
|-----------------------|-------------------|--------------------------------|--------------------|--------------------------------|
| | Description | Total Direct Cost with Markups | Total Program Cost | Total Direct Cost with Markups |
| Demolition | \$ 18,743 | \$ 23,990 | \$ 18,743 | \$ 23,990 |
| Pickleball Court Area | \$ 162,446 | \$ 207,931 | \$ 200,101 | \$ 256,130 |
| Lighting | \$ 166,017 | \$ 212,502 | \$ 216,536 | \$ 277,166 |
| TOTAL COST | \$ 347,206 | \$ 444,424 | \$ 435,380 | \$ 557,286 |

| Other Park Improvements | | |
|---|--------------------------------|--------------------|
| Description | Total Direct Cost with Markups | Total Program Cost |
| Demolition | \$ 18,743 | \$ 23,990 |
| Playground | \$ 46,856 | \$ 59,976 |
| Fitness Area | \$ 56,228 | \$ 71,971 |
| ADA Improvements and Amenity Upgrades to South Beach Area | \$ 187,425 | \$ 239,904 |
| Landscaping | \$ 55,525 | \$ 71,072 |
| TOTAL COST | \$ 364,776 | \$ 466,913 |

| Totals | | |
|---|--------------|--------------|
| Basketball Atl 1 + Pickleball Alt 1 + Other Park Improvements | \$ 1,787,330 | \$ 2,287,782 |
| Basketball Atl 1 + Pickleball Alt 2 + Other Park Improvements | \$ 1,875,503 | \$ 2,400,644 |

| | | |
|---|--------------|--------------|
| Basketball Atl 2 + Pickleball Alt 1 + Other Park Improvements | \$ 1,922,193 | \$ 2,460,408 |
| Basketball Atl 2 + Pickleball Alt 2 + Other Park Improvements | \$ 2,010,367 | \$ 2,573,270 |

| | | |
|---|--------------|--------------|
| Basketball Atl 3 + Pickleball Alt 1 + Other Park Improvements | \$ 2,112,673 | \$ 2,704,222 |
| Basketball Atl 3 + Pickleball Alt 2 + Other Park Improvements | \$ 2,200,847 | \$ 2,817,084 |



Harbor Drive Basketball Park Alternative #1
City of Fort Lauderdale Parks and Recreation Department

| Description | Alternate Qty. | UOM | Direct Cost Unit Price | Total Direct Cost | Total Direct Cost with Markups | Total Program Cost |
|--|----------------|-----------|------------------------|---------------------|--------------------------------|---------------------|
| Demolition | 1 | SF | \$ 10,000.00 | \$ 10,000 | \$ 18,743 | \$ 23,990 |
| Misc. Demolition Allowance | 1 | LS | \$ 10,000.00 | \$ 10,000 | \$ 18,743 | \$ 23,990 |
| Basketball Court Area | 3146 | CY | \$ 82.84 | | | |
| Earthwork | 344 | CY | \$ 15.50 | \$ 5,332 | \$ 9,994 | \$ 12,792 |
| Grading | 1678 | SY | \$ 2.70 | \$ 4,531 | \$ 8,491 | \$ 10,869 |
| Subbase | 1678 | SY | \$ 15.40 | \$ 25,841 | \$ 48,433 | \$ 61,994 |
| Basketball Courts Asphalt Layer | 277 | TN | \$ 189.20 | \$ 52,384 | \$ 98,180 | \$ 125,671 |
| Basketball Courts Surfacing | 12000 | SF | \$ 6.89 | \$ 82,680 | \$ 154,963 | \$ 198,353 |
| Basketball Courts Misc. Allowance | 1 | LS | \$ 28,000.00 | \$ 28,000 | \$ 52,479 | \$ 67,173 |
| Wave Wall Relocation | 478 | LF | \$ 129.44 | \$ 61,872 | \$ 115,964 | \$ 148,434 |
| Parking Area | 1 | LS | \$ 30,282.92 | | | |
| Sand Removal | 1003 | CY | \$ 5.22 | \$ 5,237 | \$ 9,816 | \$ 12,565 |
| Parking Lot Removal | 1505 | SY | \$ 3.20 | \$ 4,816 | \$ 9,026 | \$ 11,554 |
| Asphalt Saw Cutting | 891 | LF | \$ 4.22 | \$ 3,760 | \$ 7,047 | \$ 9,020 |
| Curb | 433 | LF | \$ 36.50 | \$ 15,805 | \$ 29,622 | \$ 37,916 |
| Striping | 133 | LF | \$ 5.00 | \$ 665 | \$ 1,246 | \$ 1,595 |
| Pavers | 15679 | SF | \$ 4.55 | \$ 71,339 | \$ 133,708 | \$ 171,146 |
| Pavers | 15679 | SF | \$ 4.55 | \$ 71,339 | \$ 133,708 | \$ 171,146 |
| Picnic Area | 4 | EA | \$ 2,250.00 | \$ 9,000 | \$ 16,868 | \$ 21,591 |
| Movable Picnic Tables | 4 | EA | \$ 2,250.00 | \$ 9,000 | \$ 16,868 | \$ 21,591 |
| Lighting | 8 | EA | \$ 17,810.75 | | | |
| Light Poles (Single Light) | 8 | EA | \$ 13,477.00 | \$ 107,816 | \$ 202,074 | \$ 258,655 |
| Conduit / Electrical Allowance | 1 | LS | \$ 34,670.00 | \$ 34,670 | \$ 64,980 | \$ 83,175 |
| Landscaping | 1 | LS | \$ 50,000.00 | \$ 50,000 | \$ 93,713 | \$ 119,952 |
| Tree - Mature Palms | 36 | EA | \$ 875 | \$ 31,500 | \$ 59,039 | \$ 75,570 |
| Irrigation Allowance | 1 | LS | \$ 15,000 | \$ 15,000 | \$ 28,114 | \$ 35,986 |
| Mulch Allowance | 1 | LS | \$ 3,500 | \$ 3,500 | \$ 6,560 | \$ 8,397 |
| Total Direct Costs | | | | \$ 573,748 | | |
| General Conditions 20% | | | | \$ 114,750 | | |
| Subtotal | | | | \$ 688,498 | | |
| Home Office Overhead 7% | | | | \$ 48,195 | | |
| Profit 12% | | | | \$ 82,620 | | |
| Subtotal | | | | \$ 819,313 | | |
| Performance Bond and Insurance 10% | | | | \$ 40,966 | | |
| Subtotal | | | | \$ 860,278 | | |
| Design Development Contingency 25% | | | | \$ 215,070 | | |
| Total Direct Costs | | | | \$ 1,075,348 | \$ 1,075,348 | |
| Survey, Design, Permitting, Site Inspection and Overhead | | | | \$ 193,563 | | |
| Owners Contingency 10% | | | | \$ 107,535 | | |
| | | | | \$ 1,376,445 | | \$ 1,376,445 |



Harbor Drive Basketball Park Alternative #2
City of Fort Lauderdale Parks and Recreation Department

| Description | Alternate Qty. | UOM | Direct Cost Unit Price | Total Direct Cost | Total Direct Cost with Markups | Total Program Cost |
|--|----------------|-----------|------------------------|---------------------|--------------------------------|---------------------|
| Demolition | 1 | SF | \$ 25,000.00 | \$ 25,000 | \$ 46,856 | \$ 59,976 |
| Misc. Demolition Allowance | 1 | LS | \$ 25,000.00 | \$ 25,000 | \$ 46,856 | \$ 59,976 |
| Earthwork | 2003 | CY | \$ 15.50 | \$ 31,047 | \$ 58,189 | \$ 74,482 |
| Grading | 1678 | SY | \$ 2.70 | \$ 4,531 | \$ 8,491 | \$ 10,869 |
| Subbase | 1678 | SY | \$ 15.40 | \$ 25,848 | \$ 48,446 | \$ 62,010 |
| Basketball Courts Asphalt Layer | 277 | TN | \$ 189.20 | \$ 52,398 | \$ 98,206 | \$ 125,704 |
| Basketball Courts Surfacing | 12000 | SF | \$ 6.89 | \$ 82,680 | \$ 154,963 | \$ 198,353 |
| Basketball Courts Misc. Allowance | 1 | LS | \$ 28,000.00 | \$ 28,000 | \$ 52,479 | \$ 67,173 |
| Retaining Walls (3' Retaining Wall) Allowance | 100 | LF | \$ 356.77 | \$ 35,677 | \$ 66,868 | \$ 85,591 |
| Fence | 270 | LF | \$ 37.66 | \$ 10,168 | \$ 19,058 | \$ 24,394 |
| Seat Wall | 322 | LF | \$ 129.44 | \$ 41,680 | \$ 78,118 | \$ 99,991 |
| Sand Removal | 487 | CY | \$ 5.22 | \$ 2,542 | \$ 4,765 | \$ 6,099 |
| Parking Lot Removal | 1505 | SY | \$ 3.20 | \$ 4,816 | \$ 9,026 | \$ 11,554 |
| Asphalt Saw Cutting | 891 | LF | \$ 4.22 | \$ 3,760 | \$ 7,047 | \$ 9,020 |
| 6" Limerock Base | 322 | SY | \$ 19.20 | \$ 6,182 | \$ 11,587 | \$ 14,832 |
| 2 1/2" Asphalt | 44 | TN | \$ 189.00 | \$ 8,368 | \$ 15,684 | \$ 20,075 |
| Curb | 800 | LF | \$ 36.50 | \$ 29,200 | \$ 54,728 | \$ 70,052 |
| Stops and Signs | 5 | EA | \$ 533.00 | \$ 2,665 | \$ 4,995 | \$ 6,393 |
| Striping | 1000 | LF | \$ 2.50 | \$ 2,500 | \$ 4,686 | \$ 5,998 |
| Movable Picnic Tables | 4 | EA | \$ 2,250.00 | \$ 9,000 | \$ 16,868 | \$ 21,591 |
| Pavers | 13455 | SF | \$ 4.55 | \$ 61,220 | \$ 114,742 | \$ 146,870 |
| Light Poles (Single Light) | 4 | EA | \$ 13,477.00 | \$ 53,908 | \$ 101,037 | \$ 129,327 |
| Light Poles (Double Sided Light Fixture) | 2 | EA | \$ 15,145.00 | \$ 30,290 | \$ 56,771 | \$ 72,667 |
| Conduit / Electrical Allowance | 1 | LS | \$ 27,500.00 | \$ 27,500 | \$ 51,542 | \$ 65,974 |
| Tree - Mature Palms | 39 | EA | \$ 875 | \$ 34,125 | \$ 63,959 | \$ 81,867 |
| Irrigation Allowance | 1 | LS | \$ 15,000 | \$ 15,000 | \$ 28,114 | \$ 35,986 |
| Grass | 1 | LS | \$ 17,600 | \$ 17,600 | \$ 32,987 | \$ 42,223 |
| Total Direct Costs | | | | \$ 645,704 | | |
| General Conditions 20% | | | | \$ 129,141 | | |
| Subtotal | | | | \$ 774,845 | | |
| Home Office Overhead 7% | | | | \$ 54,239 | | |
| Profit 12% | | | | \$ 92,981 | | |
| Subtotal | | | | \$ 922,066 | | |
| Performance Bond and Insurance 10% | | | | \$ 46,103 | | |
| Subtotal | | | | \$ 968,169 | | |
| Design Development Contingency 25% | | | | \$ 242,042 | | |
| Subtotal | | | | \$ 1,210,212 | \$ 1,210,212 | |
| Survey, Design, Permitting, Site Inspection and Overhead | | | | \$ 217,838 | | |
| Owners Contingency 10% | | | | \$ 121,021 | | |
| | | | | \$ 1,549,071 | | \$ 1,549,071 |



Harbor Drive Basketball Park Alternative #3
City of Fort Lauderdale Parks and Recreation Department

| Description | Alternate Qty. | UOM | Direct Cost Unit Price | Total Direct Cost | Total Direct Cost with Markups | Total Program Cost |
|--|----------------|-----------|------------------------|---------------------|--------------------------------|---------------------|
| Demolition | 1 | SF | \$ 18,000.00 | \$ 18,000 | \$ 33,737 | \$ 43,183 |
| Misc. Demolition Allowance | 1 | LS | \$ 18,000.00 | \$ 18,000 | \$ 33,737 | \$ 43,183 |
| Basketball Court Area | 3146 | CY | \$ 68.81 | | | |
| Earthwork | 344 | CY | \$ 15.50 | \$ 5,332 | \$ 9,994 | \$ 12,792 |
| Sand Removal | 3400 | CY | \$ 5.22 | \$ 17,748 | \$ 33,264 | \$ 42,578 |
| Grading | 1678 | SY | \$ 2.70 | \$ 4,531 | \$ 8,491 | \$ 10,869 |
| Subbase | 1678 | SY | \$ 15.40 | \$ 25,841 | \$ 48,433 | \$ 61,994 |
| Basketball Courts Asphalt Layer | 277 | TN | \$ 189.20 | \$ 52,384 | \$ 98,180 | \$ 125,671 |
| Basketball Courts Surfacing | 12000 | SF | \$ 6.89 | \$ 82,680 | \$ 154,963 | \$ 198,353 |
| Basketball Courts Misc. Allowance | 1 | LS | \$ 28,000.00 | \$ 28,000 | \$ 52,479 | \$ 67,173 |
| Pavers | 12899 | SF | \$ 4.55 | \$ 58,690 | \$ 110,001 | \$ 140,801 |
| Pavers | 12899 | SF | \$ 4.55 | \$ 58,690 | \$ 110,001 | \$ 140,801 |
| Picnic Area | 4 | EA | \$ 61,973.08 | | | |
| Shade Structure | 4540 | SF | \$ 38.00 | \$ 172,520 | \$ 323,346 | \$ 413,882 |
| Seat Wall | 478 | LF | \$ 129.44 | \$ 61,872 | \$ 115,964 | \$ 148,434 |
| Movable Picnic Tables | 6 | EA | \$ 2,250.00 | \$ 13,500 | \$ 25,302 | \$ 32,387 |
| Lighting | 8 | EA | \$ 17,810.75 | | | |
| Light Poles (Single Light) | 8 | EA | \$ 13,477.00 | \$ 107,816 | \$ 202,074 | \$ 258,655 |
| Conduit / Electrical Allowance | 1 | LS | \$ 34,670.00 | \$ 34,670 | \$ 64,980 | \$ 83,175 |
| Landscaping | 1 | LS | \$ 63,750.00 | \$ 63,750 | \$ 119,483 | \$ 152,939 |
| Tree - Mature Palms | 46 | EA | \$ 875 | \$ 40,250 | \$ 75,439 | \$ 96,561 |
| Irrigation Allowance | 1 | LS | \$ 18,500 | \$ 18,500 | \$ 34,674 | \$ 44,382 |
| Mulch Allowance | 1 | LS | \$ 5,000 | \$ 5,000 | \$ 9,371 | \$ 11,995 |
| Total Direct Costs | | | | \$ 747,334 | | |
| General Conditions 20% | | | | \$ 149,467 | | |
| Subtotal | | | | \$ 896,801 | | |
| Home Office Overhead 7% | | | | \$ 62,776 | | |
| Profit 12% | | | | \$ 107,616 | | |
| Subtotal | | | | \$ 1,067,193 | | |
| Performance Bond and Insurance 10% | | | | \$ 53,360 | | |
| Subtotal | | | | \$ 1,120,553 | | |
| Design Development Contingency 25% | | | | \$ 280,138 | | |
| Total Direct Costs | | | | \$ 1,400,691 | \$ 1,400,691 | |
| Survey, Design, Permitting, Site Inspection and Overhead | | | | \$ 252,124 | | |
| Owners Contingency 10% | | | | \$ 140,069 | | |
| | | | | \$ 1,792,885 | | \$ 1,792,885 |



Beach Park Pickleball Alternative #1
City of Fort Lauderdale Parks and Recreation Department

| Description | Alternate Qty. | UOM | Direct Cost Unit Price | Total Direct Cost | Total Direct Cost with Markups | Total Program Cost |
|--|----------------|-----------|------------------------|-------------------|--------------------------------|--------------------|
| Demolition | 1 | SF | \$ 10,000.00 | \$ 10,000 | \$ 18,743 | \$ 23,990 |
| <i>Misc. Demolition Allowance</i> | 1 | LS | \$ 10,000.00 | \$ 10,000 | \$ 18,743 | \$ 23,990 |
| Pickleball Court Area | 3146 | CY | \$ 27.55 | | | |
| <i>Asphalt Resurfacing</i> | 1002 | SY | \$ 38.33 | \$ 38,407 | \$ 71,984 | \$ 92,139 |
| <i>Color Coating</i> | 521 | SY | \$ 14.70 | \$ 7,659 | \$ 14,354 | \$ 18,374 |
| <i>Striping</i> | 1 | LS | \$ 5,000.00 | \$ 5,000 | \$ 9,371 | \$ 11,995 |
| <i>Pickleball Nets and Posts</i> | 2 | EA | \$ 7,900.00 | \$ 15,800 | \$ 29,613 | \$ 37,905 |
| <i>Fencing (4' vinyl coated chain link)</i> | 264 | LF | \$ 52.30 | \$ 13,807 | \$ 25,878 | \$ 33,124 |
| <i>Temporary Benches</i> | 4 | EA | \$ 1,500.00 | \$ 6,000 | \$ 11,246 | \$ 14,394 |
| Lighting | 1 | LS | \$ 88,578.00 | | | |
| <i>Light Poles (Single Light)</i> | 4 | EA | \$ 13,477.00 | \$ 53,908 | \$ 101,037 | \$ 129,327 |
| <i>Conduit / Electrical Allowance</i> | 1 | LS | \$ 34,670.00 | \$ 34,670 | \$ 64,980 | \$ 83,175 |
| Total Direct Costs | | | | \$ 185,251 | | |
| General Conditions 20% | | | | \$ 37,050 | | |
| Subtotal | | | | \$ 222,301 | | |
| Home Office Overhead 7% | | | | \$ 15,561 | | |
| Profit 12% | | | | \$ 26,676 | | |
| Subtotal | | | | \$ 264,538 | | |
| Performance Bond and Insurance 10% | | | | \$ 13,227 | | |
| Subtotal | | | | \$ 277,765 | | |
| Design Development Contingency 25% | | | | \$ 69,441 | | |
| Subtotal | | | | \$ 347,206 | \$ 347,206 | |
| Survey, Design, Permitting, Site Inspection and Overhead | | | | \$ 62,497 | | |
| Owners Contingency 10% | | | | \$ 34,721 | | |
| | | | | \$ 444,424 | | \$ 444,424 |



Beach Park Pickleball Alternative #2
City of Fort Lauderdale Parks and Recreation Department

| Description | Alternate Qty. | UOM | Direct Cost Unit Price | Total Direct Cost | Total Direct Cost with Markups | Total Program Cost |
|--|----------------|-----------|------------------------|-------------------|--------------------------------|--------------------|
| Demolition | 1 | SF | \$ 10,000.00 | \$ 10,000 | \$ 18,743 | \$ 23,990 |
| <i>Misc. Demolition Allowance</i> | 1 | LS | \$ 10,000.00 | \$ 10,000 | \$ 18,743 | \$ 23,990 |
| Pickleball Court Area | 3146 | CY | \$ 33.93 | | | |
| <i>Asphalt Resurfacing</i> | 1002 | SY | \$ 38.33 | \$ 38,407 | \$ 71,984 | \$ 92,139 |
| <i>Color Coating</i> | 720 | SY | \$ 14.70 | \$ 10,584 | \$ 19,837 | \$ 25,391 |
| <i>Striping</i> | 1 | LS | \$ 7,500.00 | \$ 7,500 | \$ 14,057 | \$ 17,993 |
| <i>Pickleball Nets and Posts</i> | 3 | EA | \$ 7,900.00 | \$ 23,700 | \$ 44,420 | \$ 56,857 |
| <i>Fencing (4' vinyl coated chain link)</i> | 336 | LF | \$ 52.30 | \$ 17,573 | \$ 32,936 | \$ 42,158 |
| <i>Temporary Benches</i> | 6 | EA | \$ 1,500.00 | \$ 9,000 | \$ 16,868 | \$ 21,591 |
| Lighting | 1 | LS | \$ 115,532.00 | | | |
| <i>Light Poles (Single Light)</i> | 6 | EA | \$ 13,477.00 | \$ 80,862 | \$ 151,556 | \$ 193,991 |
| <i>Conduit / Electrical Allowance</i> | 1 | LS | \$ 34,670.00 | \$ 34,670 | \$ 64,980 | \$ 83,175 |
| Total Direct Costs | | | | \$ 232,295 | | |
| General Conditions 20% | | | | \$ 46,459 | | |
| Subtotal | | | | \$ 278,755 | | |
| Home Office Overhead 7% | | | | \$ 19,513 | | |
| Profit 12% | | | | \$ 33,451 | | |
| Subtotal | | | | \$ 331,718 | | |
| Performance Bond and Insurance 10% | | | | \$ 16,586 | | |
| Subtotal | | | | \$ 348,304 | | |
| Design Development Contingency 25% | | | | \$ 87,076 | | |
| Subtotal | | | | \$ 435,380 | \$ 435,380 | |
| Survey, Design, Permitting, Site Inspection and Overhead | | | | \$ 78,368 | | |
| Owners Contingency 10% | | | | \$ 43,538 | | |
| | | | | \$ 557,286 | | \$ 557,286 |



Beach Park Additional Improvements
City of Fort Lauderdale Parks and Recreation Department

| Description | Alternate Qty. | UOM | Direct Cost Unit Price | Total Direct Cost | Total Direct Cost with Markups | Total Program Cost |
|--|----------------|-----------|------------------------|-------------------|--------------------------------|--------------------|
| Demolition | 1 | SF | \$ 10,000.00 | \$ 10,000 | \$ 18,743 | \$ 23,990 |
| <i>Misc. Demolition Allowance</i> | 1 | LS | \$ 10,000.00 | \$ 10,000 | \$ 18,743 | \$ 23,990 |
| Playground | 1 | LS | \$ 25,000.00 | \$ 25,000 | \$ 46,856 | \$ 59,976 |
| <i>Playground Improvements Allowance</i> | 1 | LS | \$ 25,000.00 | \$ 25,000 | \$ 46,856 | \$ 59,976 |
| Fitness Area | 4 | LS | \$ 30,000.00 | | \$ 56,228 | \$ 71,971 |
| <i>Fitness Equipment Replacement Allowance</i> | 1 | LS | \$ 30,000.00 | \$ 30,000 | \$ 56,228 | \$ 71,971 |
| ADA Improvements and Amenity Upgrades to South Beach Area | 4 | LS | \$ 100,000.00 | | \$ 187,425 | \$ 239,904 |
| <i>ADA Improvements from 2016 Assessment (excludes improvements covered by basketball relocation and pickleball conversion), picnic tables, additional seating, grills, other site amenities</i> | 1 | LS | \$ 100,000.00 | \$ 100,000 | \$ 187,425 | \$ 239,904 |
| Landscaping | 1 | LS | \$ 29,625.00 | \$ 29,625 | \$ 55,525 | \$ 71,072 |
| <i>Tree - Mature Palms</i> | 15 | EA | \$ 875 | \$ 13,125 | \$ 24,600 | \$ 31,487 |
| <i>Temporary Irrigation Allowance</i> | 1 | LS | \$ 7,500 | \$ 7,500 | \$ 14,057 | \$ 17,993 |
| <i>Native Grass</i> | 1 | LS | \$ 9,000 | \$ 9,000 | \$ 16,868 | \$ 21,591 |
| Total Direct Costs | | | | \$ 194,625 | | |
| General Conditions 20% | | | | \$ 38,925 | | |
| Subtotal | | | | \$ 233,550 | | |
| Home Office Overhead 7% | | | | \$ 16,349 | | |
| Profit 12% | | | | \$ 28,026 | | |
| Subtotal | | | | \$ 277,925 | | |
| Performance Bond and Insurance 10% | | | | \$ 13,896 | | |
| Subtotal | | | | \$ 291,821 | | |
| Design Development Contingency 25% | | | | \$ 72,955 | | |
| Subtotal | | | | \$ 364,776 | \$ 364,776 | |
| Survey, Design, Permitting, Site Inspection and Overhead | | | | \$ 65,660 | | |
| Owners Contingency 10% | | | | \$ 36,478 | | |
| | | | | \$ 466,913 | | \$ 466,913 |