



LETTER TO THE COMMISSION

LTC No: 25-203

TO: Honorable Mayor and Members of the Fort Lauderdale City Commission
FROM: Rickelle Williams, City Manager *RW*
DATE: October 15, 2025
SUBJECT: Fort Lauderdale Beach Park Update #2 – Alternative 1A

The purpose of this Letter to the Commission (LTC) is to provide an update associated with LTC No. 25-189 (Fort Lauderdale Beach Park Update), which was issued on October 1, 2025. LTC No. 25-189 provided the City Commission with information on potential Fort Lauderdale Beach Park improvements which included three (3) alternative site plan options.

City staff recommended that the City Commission consider Alternative 1 as the preferred concept. Alternative 1 included 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, was estimated at \$2,287,782 – \$2,400,644.

AECOM modified Alternative 1 to mitigate the loss of the thirteen (13) parking spaces. This new site plan (Alternative 1A) has no parking impacts and includes two (2) basketball courts located near the south end of the existing parking lot. The basketball courts shifted slightly south of the Alternative 1 location, with the courts in closer proximity to each other. The basketball courts are positioned in a slightly staggered, linear arrangement along the wave wall on the sand. The scope includes lighting, picnic tables, and landscaping improvements. The estimated cost for Alternative 1A, including all other park improvements, is \$2,032,502 - \$2,145,363.

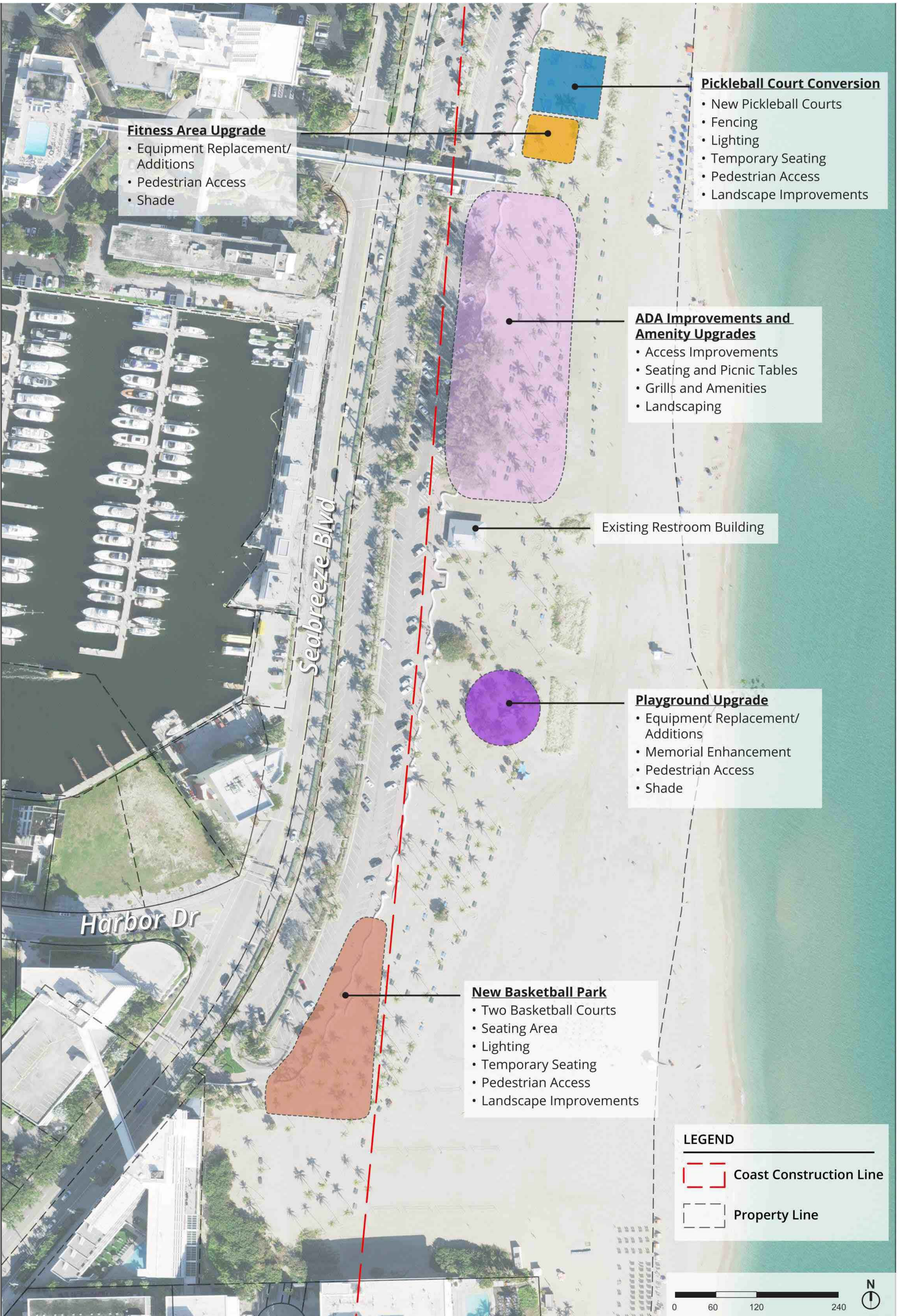
Alternative 1A is recommended as the preferred concept plan.

I will be seeking City Commission feedback as part of the City Manager's Report during the October 23, 2025, City Commission Conference Meeting.

Attachments:

1. Fort Lauderdale Beach Park Site Plan Alternatives
2. Fort Lauderdale Beach Park Cost Estimates

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



Fitness Area Upgrade

- Equipment Replacement/ Additions
- Pedestrian Access
- Shade

Pickleball Court Conversion

- New Pickleball Courts
- Fencing
- Lighting
- Temporary Seating
- Pedestrian Access
- Landscape Improvements

ADA Improvements and Amenity Upgrades

- Access Improvements
- Seating and Picnic Tables
- Grills and Amenities
- Landscaping

Existing Restroom Building

Playground Upgrade

- Equipment Replacement/ Additions
- Memorial Enhancement
- Pedestrian Access
- Shade

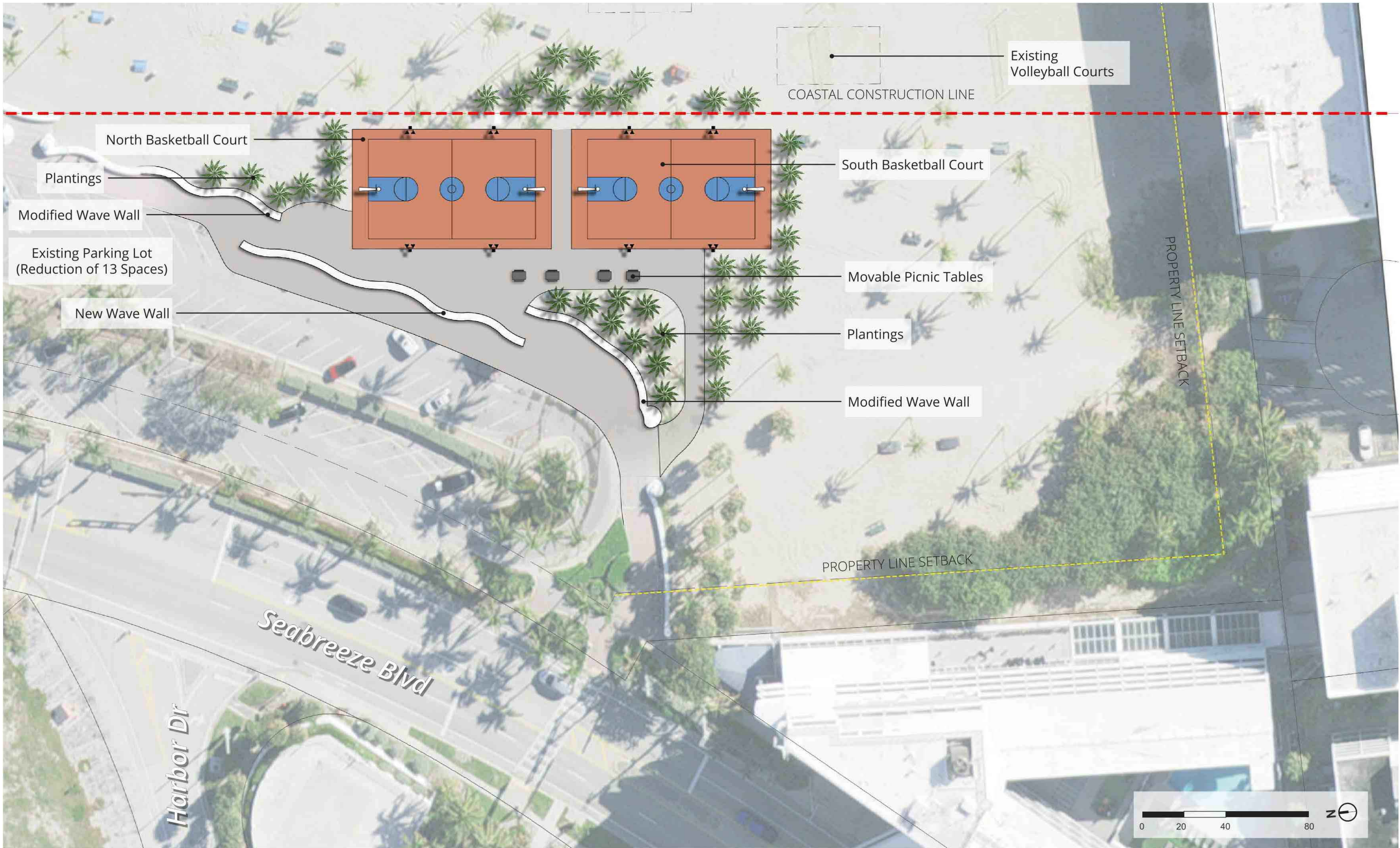
New Basketball Park

- Two Basketball Courts
- Seating Area
- Lighting
- Temporary Seating
- Pedestrian Access
- Landscape Improvements

LEGEND

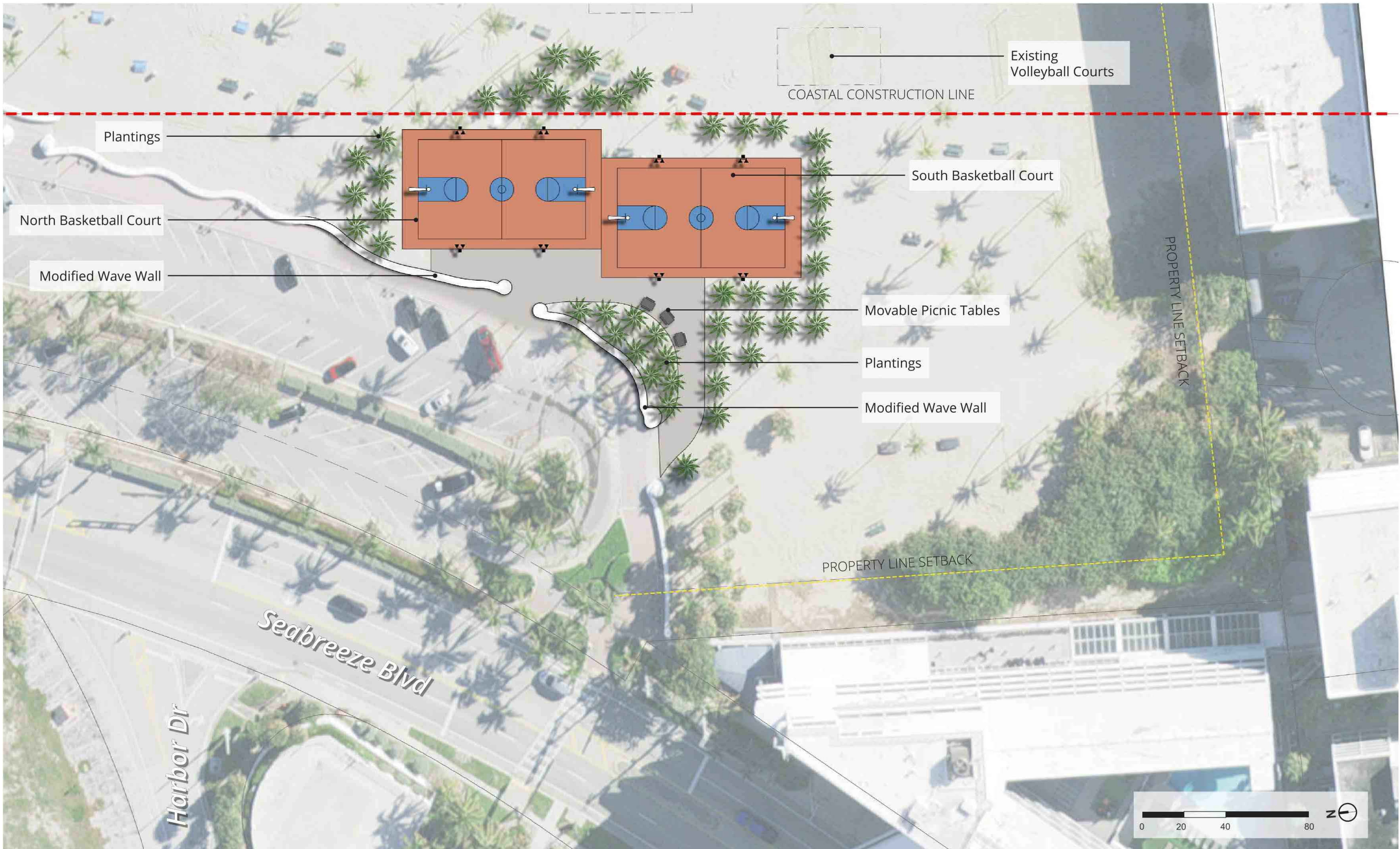
- Coast Construction Line
- Property Line

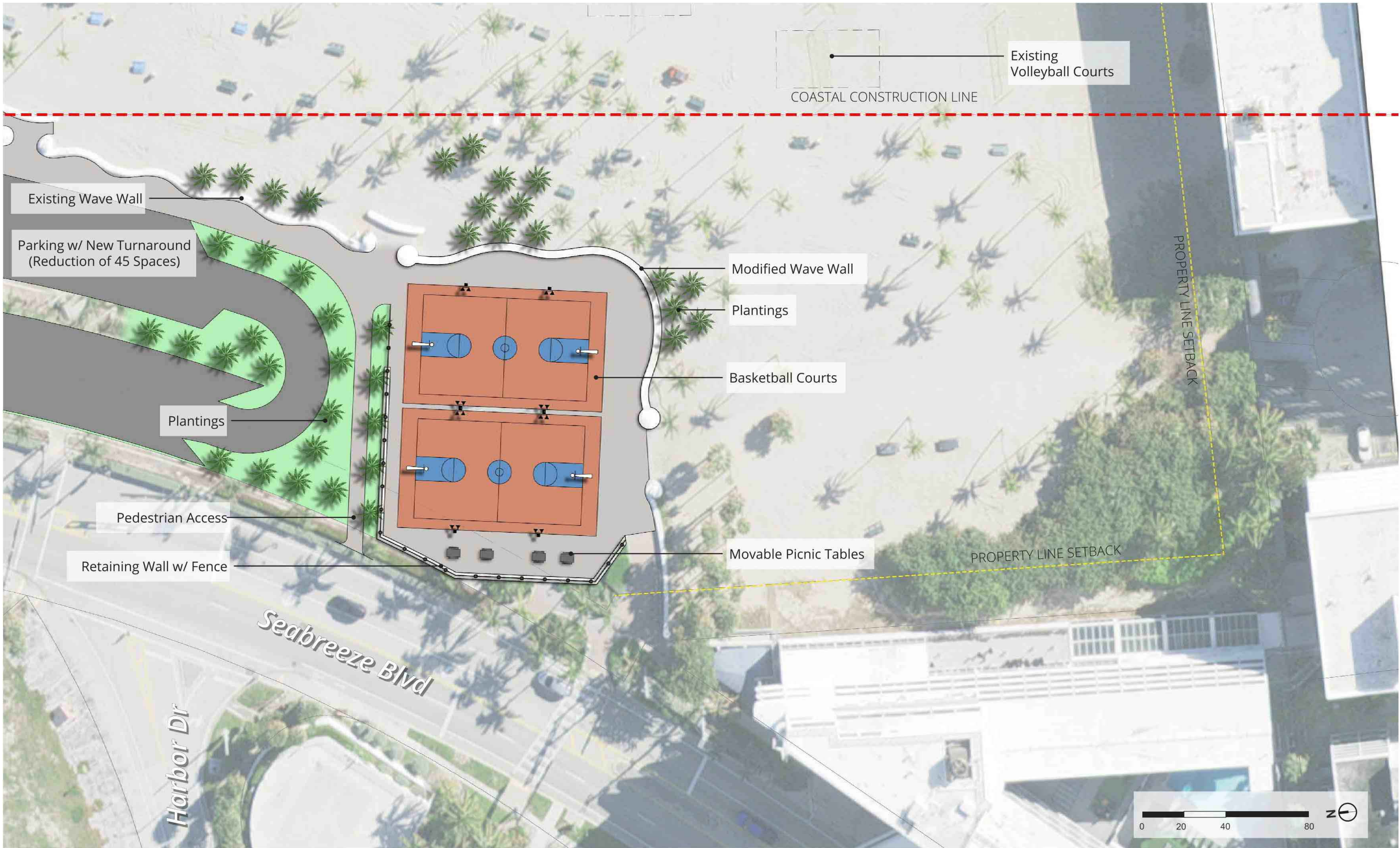




Fort Lauderdale Beach - Harbor Drive Basketball Park - Initial Concept Plan - Alternative 1

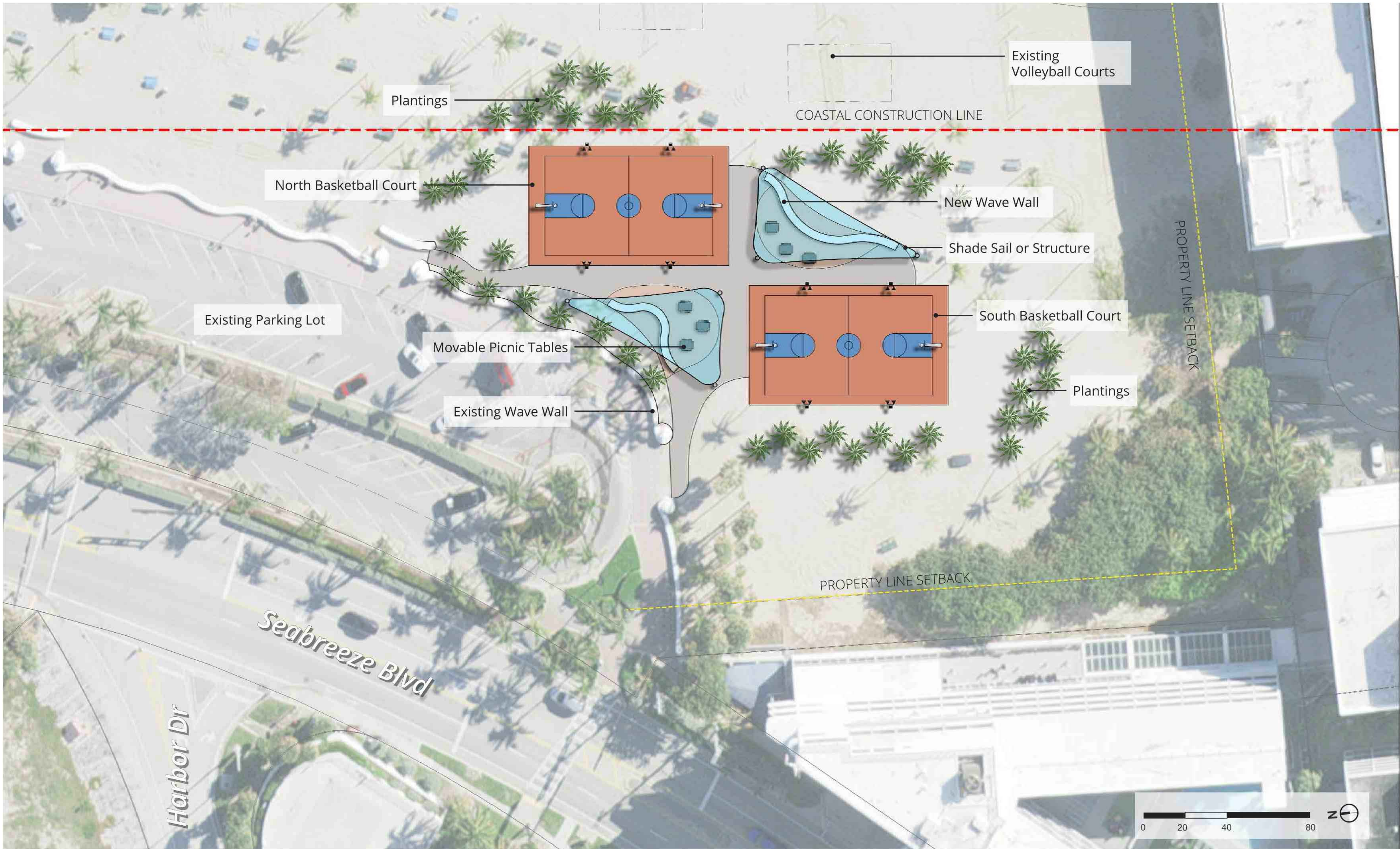






Fort Lauderdale Beach - Harbor Drive Basketball Park - Initial Concept Plan - Alternative 2





Plantings

Existing Volleyball Courts

COASTAL CONSTRUCTION LINE

North Basketball Court

New Wave Wall

Shade Sail or Structure

Existing Parking Lot

Movable Picnic Tables

South Basketball Court

Existing Wave Wall

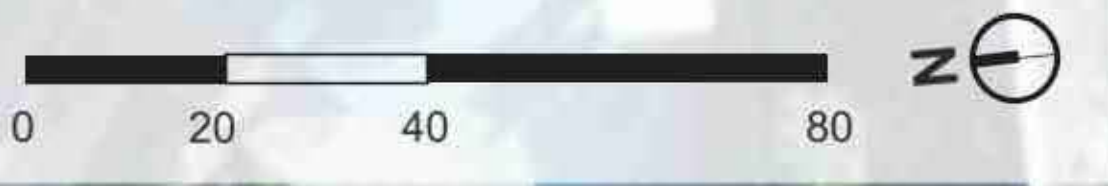
Plantings

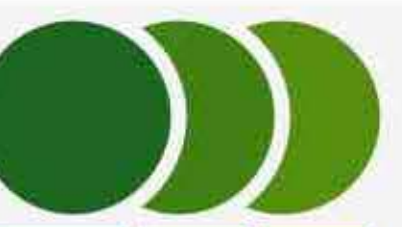
PROPERTY LINE SETBACK

PROPERTY LINE SETBACK

Seabreeze Blvd

Harbor Dr







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 #1A		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	Total Program Cost	Total Direct Cost with Markups
Demolition	\$ 18,743	\$ 23,990	\$ 37,485	\$ 47,981	\$ 46,856	\$ 59,976	\$ 33,737	\$ 43,183
Basketball Court Area	\$ 488,504	\$ 625,286	\$ 400,925	\$ 513,184	\$ 584,818	\$ 748,567	\$ 405,804	\$ 519,430
Parking Area	\$ 52,162	\$ 66,768	\$ -	\$ -	\$ 122,120	\$ 156,314	\$ -	\$ -
Picnic Area	\$ 16,868	\$ 21,591	\$ 12,651	\$ 16,194	\$ 16,868	\$ 21,591	\$ 464,612	\$ 594,704
Pavers	\$ 133,708	\$ 171,146	\$ 46,042	\$ 58,933	\$ 114,742	\$ 146,870	\$ 110,001	\$ 140,801
Lighting	\$ 267,054	\$ 341,830	\$ 267,054	\$ 341,830	\$ 209,350	\$ 267,968	\$ 267,054	\$ 341,830
Landscaping	\$ 93,713	\$ 119,952	\$ 111,752	\$ 143,043	\$ 125,059	\$ 160,076	\$ 119,483	\$ 152,939
TOTAL COST	\$ 1,070,752	\$ 1,370,563	\$ 875,909	\$ 1,121,164	\$ 1,219,814	\$ 1,561,362	\$ 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 Alt 1 + Pickleball Alt 1 + Other Park Improvements	\$ 1,782,734	\$ 2,281,900
Basketball Alt 1 + Pickleball Alt 2 + Other Park Improvements	\$ 1,870,908	\$ 2,394,762

Totals		
Basketball Alt 1A + Pickleball Alt 1 + Other Park Improvements	\$ 1,587,891	\$ 2,032,501
Basketball Alt 1A + Pickleball Alt 2 + Other Park Improvements	\$ 1,676,065	\$ 2,145,363

Basketball Alt 2 + Pickleball Alt 1 + Other Park Improvements	\$ 1,931,796	\$ 2,472,698
Basketball Alt 2 + Pickleball Alt 2 + Other Park Improvements	\$ 2,019,969	\$ 2,585,561

Basketball Alt 3 + Pickleball Alt 1 + Other Park Improvements	\$ 2,112,673	\$ 2,704,222
Basketball Alt 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	\$ 260,640	\$ 488,504	\$ 625,286
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	\$ 27,831.10	\$ 27,831	\$ 52,162	\$ 66,768
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	310	LF	\$ 4.22	\$ 1,308	\$ 2,452	\$ 3,138
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	\$ 142,486	\$ 267,054	\$ 341,830
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				\$ 571,296		
General Conditions 20%					\$ 114,259	
Subtotal					\$ 685,556	
Home Office Overhead 7%					\$ 47,989	
Profit 12%					\$ 82,267	
Subtotal					\$ 815,811	
Performance Bond and Insurance 10%					\$ 40,791	
Subtotal					\$ 856,602	
Design Development Contingency 25%					\$ 214,150	
Total Direct Costs with Markups					\$ 1,070,752	
Survey, Design, Permitting, Site Inspection and Overhead						\$ 192,735
Owners Contingency 10%						\$ 107,075
Total Program Cost						\$ 1,370,563



Harbor Drive Basketball Park Alternative #1A
 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	\$ 20,000.00	\$ 20,000	\$ 37,485	\$ 47,981
Misc. Demolition Allowance	1	LS	\$ 20,000.00	\$ 20,000	\$ 37,485	\$ 47,981
Basketball Court Area	3146	CY	\$ 67.99	\$ 213,912	\$ 400,925	\$ 513,184
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	117	LF	\$ 129.44	\$ 15,144	\$ 28,385	\$ 36,332
Pavers	15679	SF	\$ 1.57	\$ 24,565	\$ 46,042	\$ 58,933
Pavers	5399	SF	\$ 4.55	\$ 24,565	\$ 46,042	\$ 58,933
Picnic Area	4	EA	\$ 1,687.50	\$ 6,750	\$ 12,651	\$ 16,194
Movable Picnic Tables	3	EA	\$ 2,250.00	\$ 6,750	\$ 12,651	\$ 16,194
Lighting	8	EA	\$ 17,810.75	\$ 142,486	\$ 267,054	\$ 341,830
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	\$ 59,625.00	\$ 59,625	\$ 111,752	\$ 143,043
Tree - Mature Palms	47	EA	\$ 875	\$ 41,125	\$ 77,079	\$ 98,661
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				\$ 467,339		
General Conditions 20%					\$ 93,468	
Subtotal					\$ 560,806	
Home Office Overhead 7%					\$ 39,256	
Profit 12%					\$ 67,297	
Subtotal					\$ 667,359	
Performance Bond and Insurance 10%					\$ 33,368	
Subtotal					\$ 700,727	
Design Development Contingency 25%					\$ 175,182	
Total Direct Costs with Markups					\$ 875,909	
Survey, Design, Permitting, Site Inspection and Overhead						\$ 157,664
Owners Contingency 10%						\$ 87,591
Total Program Cost						\$ 1,121,164



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
Basketball Court Area	3146	CY	\$ 99.17	\$ 312,028	\$ 584,818	\$ 748,567
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
Parking Area	1	LS	\$ 65,156.74	\$ 65,157	\$ 122,120	\$ 156,314
Sand Removal	487	CY	\$ 5.22	\$ 2,542	\$ 4,765	\$ 6,099
Parking Lot Removal	3106	SY	\$ 3.20	\$ 9,939	\$ 18,629	\$ 23,845
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
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
Pavers	13455	SF	\$ 4.55	\$ 61,220	\$ 114,742	\$ 146,870
Pavers	13455	SF	\$ 4.55	\$ 61,220	\$ 114,742	\$ 146,870
Lighting	6	EA	\$ 18,616.33	\$ 111,698	\$ 209,350	\$ 267,968
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
Landscaping	1	LS	\$ 66,725.00	\$ 66,725	\$ 125,059	\$ 160,076
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				\$ 650,828		
General Conditions 20%					\$ 130,166	
Subtotal					\$ 780,993	
Home Office Overhead 7%					\$ 54,670	
Profit 12%					\$ 93,719	
Subtotal					\$ 929,382	
Performance Bond and Insurance 10%					\$ 46,469	
Subtotal					\$ 975,851	
Design Development Contingency 25%					\$ 243,963	
Total Direct Costs with Markups					\$ 1,219,814	
Survey, Design, Permitting, Site Inspection and Overhead						\$ 219,566
Owners Contingency 10%						\$ 121,981
Total Program Cost						\$ 1,561,362



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
<i>Misc. Demolition Allowance</i>	1	LS	\$ 18,000.00	\$ 18,000	\$ 33,737	\$ 43,183
Basketball Court Area	3146	CY	\$ 68.81	\$ 216,516	\$ 405,804	\$ 519,430
<i>Earthwork</i>	344	CY	\$ 15.50	\$ 5,332	\$ 9,994	\$ 12,792
<i>Sand Removal</i>	3400	CY	\$ 5.22	\$ 17,748	\$ 33,264	\$ 42,578
<i>Grading</i>	1678	SY	\$ 2.70	\$ 4,531	\$ 8,491	\$ 10,869
<i>Subbase</i>	1678	SY	\$ 15.40	\$ 25,841	\$ 48,433	\$ 61,994
<i>Basketball Courts Asphalt Layer</i>	277	TN	\$ 189.20	\$ 52,384	\$ 98,180	\$ 125,671
<i>Basketball Courts Surfacing</i>	12000	SF	\$ 6.89	\$ 82,680	\$ 154,963	\$ 198,353
<i>Basketball Courts Misc. Allowance</i>	1	LS	\$ 28,000.00	\$ 28,000	\$ 52,479	\$ 67,173
Pavers	12899	SF	\$ 4.55	\$ 58,690	\$ 110,001	\$ 140,801
<i>Pavers</i>	12899	SF	\$ 4.55	\$ 58,690	\$ 110,001	\$ 140,801
Picnic Area	4	EA	\$ 61,973.08	\$ 247,892	\$ 464,612	\$ 594,704
<i>Shade Structure</i>	4540	SF	\$ 38.00	\$ 172,520	\$ 323,346	\$ 413,882
<i>Seat Wall</i>	478	LF	\$ 129.44	\$ 61,872	\$ 115,964	\$ 148,434
<i>Movable Picnic Tables</i>	6	EA	\$ 2,250.00	\$ 13,500	\$ 25,302	\$ 32,387
Lighting	8	EA	\$ 17,810.75	\$ 142,486	\$ 267,054	\$ 341,830
<i>Light Poles (Single Light)</i>	8	EA	\$ 13,477.00	\$ 107,816	\$ 202,074	\$ 258,655
<i>Conduit / Electrical Allowance</i>	1	LS	\$ 34,670.00	\$ 34,670	\$ 64,980	\$ 83,175
Landscaping	1	LS	\$ 63,750.00	\$ 63,750	\$ 119,483	\$ 152,939
<i>Tree - Mature Palms</i>	46	EA	\$ 875	\$ 40,250	\$ 75,439	\$ 96,561
<i>Irrigation Allowance</i>	1	LS	\$ 18,500	\$ 18,500	\$ 34,674	\$ 44,382
<i>Mulch Allowance</i>	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 with Markups					\$ 1,400,691	
Survey, Design, Permitting, Site Inspection and Overhead						\$ 252,124
Owners Contingency 10%						\$ 140,069
Total Program Cost						\$ 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
Misc. Demolition Allowance	1	LS	\$ 10,000.00	\$ 10,000	\$ 18,743	\$ 23,990
Pickleball Court Area	3146	CY	\$ 27.55	\$ 86,673	\$ 162,446	\$ 207,931
Asphalt Resurfacing	1002	SY	\$ 38.33	\$ 38,407	\$ 71,984	\$ 92,139
Color Coating	521	SY	\$ 14.70	\$ 7,659	\$ 14,354	\$ 18,374
Striping	1	LS	\$ 5,000.00	\$ 5,000	\$ 9,371	\$ 11,995
Pickleball Nets and Posts	2	EA	\$ 7,900.00	\$ 15,800	\$ 29,613	\$ 37,905
Fencing (4' vinyl coated chain link)	264	LF	\$ 52.30	\$ 13,807	\$ 25,878	\$ 33,124
Temporary Benches	4	EA	\$ 1,500.00	\$ 6,000	\$ 11,246	\$ 14,394
Lighting	1	LS	\$ 88,578.00	\$ 88,578	\$ 166,017	\$ 212,502
Light Poles (Single Light)	4	EA	\$ 13,477.00	\$ 53,908	\$ 101,037	\$ 129,327
Conduit / Electrical Allowance	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	
Total Direct Costs with Markups					\$ 347,206	
Survey, Design, Permitting, Site Inspection and Overhead						\$ 62,497
Owners Contingency 10%						\$ 34,721
Total Program Costs						\$ 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	\$ 106,763	\$ 200,101	\$ 256,130
<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	\$ 115,532	\$ 216,536	\$ 277,166
<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	
Total Direct Costs with Markups					\$ 435,380	
Survey, Design, Permitting, Site Inspection and Overhead						\$ 78,368
Owners Contingency 10%						\$ 43,538
Total Program Costs						\$ 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	\$ 30,000	\$ 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	\$ 100,000	\$ 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	
Total Direct Costs with Markups					\$ 364,776	
Survey, Design, Permitting, Site Inspection and Overhead						\$ 65,660
Owners Contingency 10%						\$ 36,478
						\$ 466,913