DCW COST MANAGEMENT

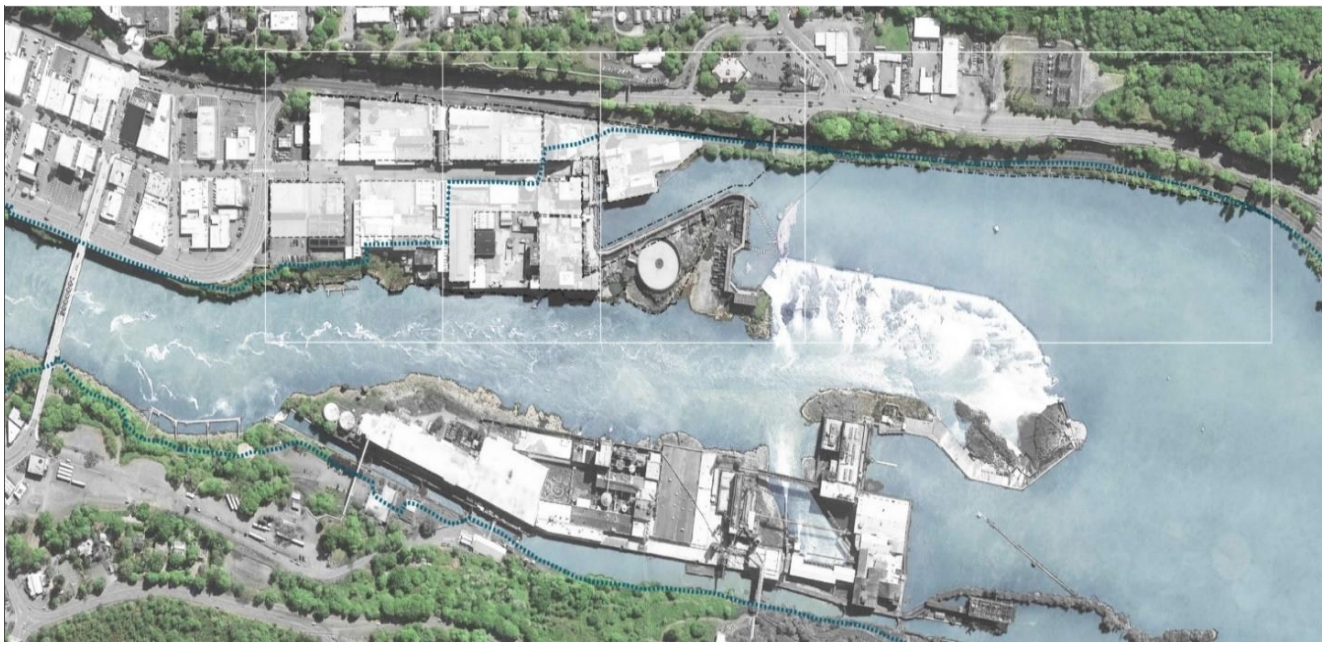
Prepared for:

Snøhetta

Mayer/Reed

Willamette Falls River Walk

100% Concept Design



Willamette Falls River Walk
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Scope of Work

Project Scope Description

The scope of work includes the development of a cost model at the 75% concept level of design for the Willamette Falls Legacy Project Riverwalk. A cost study is provided for distinct areas of the site. The areas are: the Yard and Western Mill Reserve Area, the North Riverfront Area, The Eastern Mill Reserve Area, The PGE Dam Area, The Mill E Area and Bluff Connection (2 Options) and the Canemah Area. This report is organized by phase area and costs are provided for Public Access Elements, Habitat Restoration, and Re-Use and Removals of Specific Structures. Costs for structures acknowledge the prescribed steps for demolition (Selective and complete) ,Interim access, Re-use prep and re-use applications.

Project Design

This 75% Concept cost plan is based upon Willamette Falls Legacy Project Riverwalk - Habitat workbook, the 01/24/2017 Cost Report Notes and diagrams, Snohetta Concept Design 50% Materials, Snohetta's Pre-Concept Milestone III cost Report and Metro comments and structure diagram dated 1/31/2017 and the Willamette Falls Legacy Project Framework Plan, Order of Magnitude Cost Estimate dated April 23, 2014.

Cost Development Means and Methods

In preparing this cost study, multiple sources were used. The source information includes a current perspective on codes, technology, energy and water conservation, specific site elements, local general and sub construction markets and labor agreements, material costs and availability and labor efficiencies. These factors are applied to unit cost rate adjustments, considering gross square footage, constructability, access, and all construction related impacts.

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Basis of Estimate

Assumptions and Clarifications

The following clarification statements were developed by Snohetta and Mayer/Reed used to develop costs:

A companion chart was provided by Snohetta in determining the extent of work for each structure. As well, many re-use options are not considered TBD and are not considered in this cost report. A Summary of Costs has not been provided at this time due to multiple options within each element within each phase.

Structural Removal and Reuse Options: Specific structures with phased areas as identified within the Snohetta 2/8/17 Memorandum.

Path A, Step 1: Strategic Demolition Structures are fully removed from the site. This path is reserved only for those structures that do not have potential benefit for access, interpretation, or potential re-use. Future work may consider salvage and re-use of materials from demolition of these structures.

Path B, Step 1: Selective Removals, Stabilization, and Safety Elements of existing structures are selectively removed and/or stabilized to minimize degradation and ensure site safety and security. As noted in narrative text, some structures will require more removals than others: some structures may be largely retained as-is, while others may be reduced to key columns, deck, and beams only. As part of this step, environmental hazards are fully addressed, and seismic concerns are addressed to the extent possible, given the level of knowledge regarding the structure's future potential re-use and proximity to public access. For most historic structures with fill and debris conditions, consider archaeological requirements. The result of this step is that the structure is retained in a stable, safe, and secure state, yet no access is available. Future work may consider salvage and re-use of materials from demolition of these structures.

Path B, Step 2: Interim Access Stabilized structures, prior to their complete and final re-use, may be used as means of access through the site. Existing structures will be modified with guardrails, handrails, lighting, fences, screens, hole coverings, safety lighting, and the like. When possible, these introductions are permanent in nature, so as to retain and preserve investment. In the case of some structures it is understood that investment ends at this step, as further re-use is not warranted.

Path B, Step 3: Re-Use Prep This step is reserved for structures that have the potential for re-use beyond basic public access described in step 2 above. Prep in this step would not only predicate public Riverwalk related elements that would be included below in step 4 (such as viewing structures, support services, restrooms, vendors, boat storage, and the like), but also potential redevelopment or private tenant re-use scenarios. Additional stabilization and fine-tuned removals, utility servicing, seismic retrofits, not covered in step one above, are implemented to support the final re-use of the given structure. The level of intervention is commiserate to the intended re-use.

Path B, Step 4: Re-Use This step represents the last in the removal and re-use sequence. Costs are determined by specific re-use strategies tailored to the particular structure. As the project advances through concept design and

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Habitat Restoration: The existing habitat consists of (6) distinct sections to identify their unique constitution and vegetation:

Closed Canopy Upland Forest
Riparian Forest
Shrubland
Emergent Wetland (Vegetation in Alcove)
Prairie (Riparian Basalt)
In-Channel Alcove Restoration

Public Access Elements: Durability built materials to support public interaction with the site. Contingency costs covers interim type elements, unforeseen conditions and provides the ability to develop the design within a determined budget..

Main Path

Secondary Paths (Secondary paths to strategically re-use existing walls, columns, and other structures for vertical structural support. Assume all secondary paths to be elevated and include handrails, guardrails.)

Retaining Walls assumed between habitat and upland areas, as well as between Union Pacific Railroad and Riverwalk Areas.

Event Surfaces (Assume re-use of existing surfaces, with minor additions, reinforcement, and seating)

Boat Access: The Yard and Western Mill Area: Accessible, non motorized boat access ramp. No vehicular access. North Riverfront Area: Dock with mooring for small motorized craft. No vehicular access, or ramp for haul out. Mill E and Bluff Connection Area: Major commercial boat mooring, no haul out, docking only. Canemah Trail: Boat access ramp. No vehicular access.

Utilities (Assume stub from primary service lines on Main Street. Costs assume Public RW utilities only: Stormwater, Electric, Data, Sewer, Gas, Water Utility costs for re-use of existing structures included within structure cost report section).

Plantings

Furnishings

Lighting

Riverwalk Support Structures - Assumed to include permanent restrooms, storage, service and the like. Cost reporting for these elements falls within Yard Area, but elements understood to be included within Mill O or Woolen Mill.

Utilities: Complete utility resizing and relocation is anticipated in this cost study. Trenching and conduit will be provided for power and technology. Wiring and site transformers will be provided by the utility franchise and are not

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Mark ups
In addition to the cost of labor and materials (Direct Costs) needed to construct the various projects identified in the Pre-Concept Phase, Mark ups are applied to cover the multitude of other related costs. Below we have included Mark Up categories with line items that are traditionally included within these groups.

Construction Cost Mark Ups
Also known as “Hard Costs” these costs are included in the Contractor’s Cost estimate. Typically, these cost include:

• Contingency- 20% For construction and design based upon level of design completion. Included within is a 'hazmat' contingency for assumed lead paint and asbestos. The contingency will be monitored and adjusted as the design develops.
• General Conditions- 10% Management staff, trailers, etc.
• General Requirements- 15% Cranes and other project specific equipment
• Overhead and Profit- 4% Contractor’s fee
• Bonds and insurance- 2% As required for the contract
• Escalation- 9% (3% per annum) Anticipated construction cost increases from one date to another. Typically, this is provided from initial pricing to the mid-point of the project.

In this exercise the Markups are 60% as a compilation of the percentages listed above.

Additional Owner costs to consider:

Typically, there are additional costs imposed on the total project budget that are not included in the costs as noted above but are necessary to provide a complete project cost perspective. These costs can include:

• Project Management
• Staff location expenses
• Site maintenance equipment
• Furniture, fixture and Equipment (FF&E)
• A/V costs
• Security Costs
• Utility Service improvements
• IT Equipment and connections
• Land acquisition and easements
• Land acquisition and easement expenses
• Contingency reserve
• Management reserves

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Soft Costs
Soft costs are not included in the cost plan. These cost are typically paid for by the owner and are in addition to the Contractor's costs. These costs can include:

- A/E fees- Architect and consultants under the Architects Contract.
- Engineering fees and studies - Other project specific consultants not under the Architect's contract (Ex: Environmental impact, location work, etc.)
- Permits and Fees- Includes MUP, building permits, Fire Department review, etc.
- Commissioning- Third Party System Commissioning
- GC Pre-construction0 Only if using CM GC (Construction Manager/General Contractor) contract
- Jurisdictional costs

Typically, these costs, when applied, add approximately 30% to the project, after full scope of the project has been determined.

Operations & Maintenance Costs
Added cost of operations and maintenance are not associated with mark ups or softs costs. Operations and Maintenance costs are independent, and include the following:

- Staff: dedicated on-site staff, home-office staff, and volunteer coordination.
- Maintenance Operations: daily facility and trash cleanup, work order maintenance, and annual operations.
- Utility Costs: operational costs of the public facilities.

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NORTH RIVERFRONT AREA PHASE

Site Improvement	Quantity	Unit	RATE		Total		Total w/MU
Total Area:	**42,500**	**SF**					**60%**
Demolition and Removals				**$**	**382,500**	**$**	**612,000**
Fill Removal	4,722	CY	45.00	$	212,500	$	340,000
Miscellaneous site structure removal/stabilization	42,500	SF	4.00	$	170,000	$	272,000
Habitat Restoration				**$**	**26,811**	**$**	**42,898**
Top soil import	259	CY	35.00	$	9,063	$	14,501
In-Channel River	922	SF	12.00	$	11,064	$	17,702
Off-Channel Alcove		SF	2.00	$	-	$	-
Riparian Basalt	14,345	SF	0.28	$	4,017	$	6,427
Riparian Forest	12,700	SF	0.21	$	2,667	$	4,267
Upland Forest		SF	0.50	$	-	$	-
Oak Woodland Savana		SF	0.10	$	-	$	-
Public Access Elements				$	1,710,339	**$**	**2,736,542**
Primary path Surface	1,232	SF	75.00	$	92,400	$	147,840
Utilities - Water, Electric	14,533	SF	18.00	$	261,594	$	418,550
Non-Habitat Plantings, incl. silva cell	2,914	SF	24	$	69,643	$	111,429
Non-Habitat Top Soil Import	108	CY	35.00	$	3,777	$	6,043
Furnishings	1	LS	166,925.00	$	166,925	$	267,080
Lighting	41	EA	15,000.00	$	616,000	$	985,600
Stormwater Management Conveyance					*TBD*		*TBD*
Water Street Improvements					*TBD*		*TBD*
Water Street Entrance Improvements	1	LS	500,000.00	$	500,000	$	800,000

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FLOUR MILL AREA PHASE

Site Improvements	Quantity	Unit	RATE	Total	Total w/MU
Total Area:	**79,500**	**SF**			**60%**
Demolition and Removals				**$ 980,500**	**$ 1,378,000**
Fill Removal	14,722	CY	45.00	$ 662,500	$ 1,060,000
Miscellaneous site structure removal/stabilization	79,500	SF	4.00	$ 318,000	$ 318,000
Habitat Restoration				**$ 50,363**	**$ 80,581**
Top soil import	526	CY	35.00	$ 18,407	$ 29,451
In-Channel River		SF	12.00	$ -	$ -
Off-Channel Alcove	10,507	SF	2.00	$ 21,014	$ 33,622
Riparian Basalt	17,438	SF	0.28	$ 4,883	$ 7,812
Riparian Forest	28,854	SF	0.21	$ 6,059	$ 9,695
Upland Forest		SF	0.50	$ -	$ -
Oak Woodland Savanna		SF	0.10	$ -	$ -
				$ -	$ -
Public Access Elements				**$ 4,186,770**	**$ 6,239,276**
Retaining Wall	2,550	SF	55.00	$ 140,250	$ 224,400
Primary Path Surface	18,056	SF	75.00	$ 1,354,200	$ 2,166,720
Secondary Paths	500	LF	2,400.00	$ 1,200,000	$ 1,920,000
Boat Access	1	LS	301,500.00	$ 301,500	$ 482,400
Utilities - Water, Electric, Sewer	79,500	SF	8.50	$ 675,750	$ 1,081,200
Non-Habitat Plantings, incl. silva cell	2,198	SF	23.90	$ 52,548	$ 84,077
Non-Habitat Top Soil Import	81	CY	35.00	$ 2,850	$ 4,560
Furnishings	1	LS	172,450.00	$ 172,450	$ 275,920
Lighting	15	EA	15,000.00	$ 229,000	$ 366,400
Stormwater Management Conveyance		LF		*TBD*	*TBD*
Stormwater Management Structure	4,800	SF	12.13	$ 58,222	$ 93,156
				$ -	$ -
Interim Access Elements				**$ 243,181**	**$ 389,090**
Interim Parking	41,180	SF	4.00	$ 164,720	$ 263,552
Interim Fencing	3,242	LF	20.50	$ 66,461	$ 106,338
Interim Restrooms	1	LS	12,000.00	$ 12,000	$ 19,200
				$ -	$ -
Structures				$ -	**$ -**
Flour Mill / Paper Machine 2		SF		$ -	*See Detail*
Mill D Warehouse		LF		$ -	*See Detail*
#3 Paper Machine		LF		$ -	*See Detail*
#3 Paper Machine Addition		LS		$ -	*See Detail*
3rd Street Roof Structure		LS		$ -	*See Detail*

3rd Street Road Structure	LS	$	-	*See Detail*
Butler Building	LS	$	-	*See Detail*
Mill O	LS	$	-	*See Detail*

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FLOUR MILL AREA PHASE

Flour Mill Foundation and Paper Machine 2	Quantity	Unit	RATE	Stabilization Total	Stabilization Total w/MU
Total Area:	**14,800**	**SF**			**60%**
Path A, Step 1 Strategic Demolition	**SF**		**Perim**		
Flour Mill Foundation and Paper Machine 2					**$ -**
	14,800		**933.00**		
N/A					
Path B, Step 1: Selective Removals, Stabilization, and Safety	**SF**		**Perim**		
Flour Mill Foundation and Paper Machine 2					**$ 2,517,646**
	14,800		**933**		
Shoring and equipment	14,800	SF	8.00	$ 118,400	$ 189,440
Fencing	933	LF	13.00	$ 12,129	$ 19,406
Removal of obstructions and loose equipment/materials	14,800	SF	15.00	$ 222,000	$ 355,200
Demolition structure above, artifact preservation below	14,800	SF	55.00	$ 814,000	$ 1,302,400
Make safe- Electrical, Mechanical and Plumbing	14,800	SF	9.00	$ 133,200	$ 213,120
Make-safe- Structural systems and glazed areas	14,800	SF	14.50	$ 214,600	$ 343,360
Remediate from further deterioration	14,800	SF	4.00	$ 59,200	$ 94,720
Path B, Step 2: Interim Access	**SF**		**Perim**		
Flour Mill Foundation and Paper Machine 2					**$ -**
	14,800		**933**		
N/A					$ -
Path B, Step 3: Re-Use Prep	**SF**		**Perim**		
Flour Mill Foundation and Paper Machine 2					**$ 118,400**
Prep for restaurant or light retail	14,800	SF	5.00	$ 74,000	$ 118,400
Path B, Step 4: Re-Use	**SF**		**Perim**		
Flour Mill Foundation and Paper Machine 2					**$ 5,328,000**
Restaurant or Retail Retrofit	14,800	SF	225.00	$3,330,000	$ 5,328,000

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FLOUR MILL AREA PHASE

Mill D Warehouse	Quantity	Unit	RATE	Total	Total w/MU
Total Area:	**7,500**	**SF**			**60%**
Path A, Step 1 Strategic Demolition	**SF**		**Perim**		
Mill D Warehouse					**$ -**
	7,500		**550.00**		
N/A					$ -
Path B, Step 1: Selective Removals, Stabilization, and Safety	**SF**		**Perim**		
Mill D Warehouse					**$ 60,000**
	7,500		**550**		
Remove wood structures	7,500	SF	5.00	$ 37,500	$ 60,000
Path B, Step 2: Interim Access	**SF**		**Perim**		
Mill D Warehouse					**$ 180,000**
	7,500		**550**		
Reinforce concrete slabs and walls	7,500	SF	15.00	$ 112,500	$ 180,000
					$ -
Path B, Step 3: Re-Use Prep	**SF**		**Perim**		
Mill D Warehouse					**$ 120,000**
	7,500		**550**		
Provide public utility connections to Main Street Lines	1	LS	75,000.00	$ 75,000	$ 120,000
Path B, Step 4: Re-Use	**SF**		**Perim**		
Mill D Warehouse					**$ -**
	7,500		**550**		
N/A					

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FLOUR MILL AREA PHASE

Number 3 Paper Machine	Quantity	Unit	RATE	Total	Total w/MU
Total Area:	**5,160**	**SF**			**60%**
Path A, Step 1 Strategic Demolition	**SF**		**Perim**		
Number 3 Paper Machine					**$ -**
	5,160		**475**		
N/A					
Path B, Step 1: Selective Removals, Stabilization, and Safety	**SF**		**Perim**		
Number 3 Paper Machine					**$ 611,808**
Option 1	**5,160**		**475**		
Shoring and equipment	5,160	SF	3.00	$ 15,480	$ 24,768
Fencing	475	LF	12.00	$ 5,700	$ 9,120
Demolition to structure - Remove wall and roof	5,160	SF	24.00	$ 123,840	$ 198,144
Make safe- Electrical, Mechanical and Plumbing	5,160	SF	1.00	$ 5,160	$ 8,256
Make-safe- Structural systems (Columns and deck)	5,160	SF	45.00	$ 232,200	$ 371,520
Path B, Step 2: Interim Access	**SF**		**Perim**		
Number 3 Paper Machine					**$ 99,898**
	5,160		**475**		
Remove structure	3,612	SF	8.00	$ 28,896	$ 46,234
Removal of obstructions and loose equipment/materials	5,160	SF	6.50	$ 33,540	$ 53,664
Path B, Step 3: Re-Use Prep	**SF**		**Perim**		
Number 3 Paper Machine					**$ -**
	5,160		**475**		
N/A					
Path B, Step 4: Re-Use	**SF**		**Perim**		
Number 3 Paper Machine					**$ -**
	5,160		**650**		
N/A					

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FLOUR MILL AREA PHASE

#3 Paper Machine Addition	Quantity	Unit	RATE	Total	Total w/MU
Total Area:	**6,620**	**SF**			**60%**
Path A, Step 1 Strategic Demolition	**SF**		**Perim**		
#3 Paper Machine Addition					**$ -**
	6,620		**475.00**		
N/A					$ -
Path B, Step 1: Selective Removals, Stabilization, and Safety	**SF**		**Perim**		
#3 Paper Machine Addition					**$ 289,808**
	6,620		**475**		
Shoring and equipment	6,620	SF	3.00	$ 19,860	$ 31,776
Fencing	475	LF	12.00	$ 5,700	$ 9,120
Removal of obstructions and loose equipment/materials	6,620	SF	4.50	$ 29,790	$ 47,664
Demolition to structure -Remove Steel structure to slab	6,620	SF	16.00	$ 105,920	$ 169,472
Make safe- Electrical, Mechanical and Plumbing	6,620	SF	1.00	$ 6,620	$ 10,592
Make-safe- Structural systems	6,620	SF	2.00	$ 13,240	$ 21,184
Path B, Step 2: Interim Access	**SF**		**Perim**		
#3 Paper Machine Addition					**$ 106,979**
	6,620		**475**		
Remove structure	4,634	SF	8.00	$ 37,072	$ 59,315
Removal of obstructions and loose equipment/materials	6,620	SF	4.50	$ 29,790	$ 47,664
Path B, Step 3: Re-Use Prep	**SF**		**Perim**		
#3 Paper Machine Addition					**$ -**
	6,620		**475**		
N/A					
Path B, Step 4: Re-Use	**SF**		**Perim**		
#3 Paper Machine Addition					**$ -**
	6,620		**475**		
N/A					

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FLOUR MILL AREA PHASE

3rd Street Roof Structure	Quantity	Unit	RATE	Total	Total w/MU
Total Area:	**7,580**	**SF**			**60%**
Path A, Step 1 Strategic Demolition	**SF**		**Perim**		
3rd Street Roof Structure					**$ 103,088**
Complete demolition	7,580	SF	8.50	$ 64,430	$ 103,088
Path B, Step 1: Selective Removals, Stabilization, and Safety	**SF**		**Perim**		
3rd Street Roof Structure					**$ -**
	7,580				
N/A					$ -
Path B, Step 2: Interim Access	**SF**		**Perim**		
3rd Street Roof Structure					**$ -**
	7,580				
N/A					$ -
Path B, Step 3: Re-Use Prep	**SF**		**Perim**		
3rd Street Roof Structure					**$ -**
	7,580				
N/A					
Path B, Step 4: Re-Use	**SF**		**Perim**		
3rd Street Roof Structure					**$ -**
	7,580				
N/A					

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3rd Street Road Structure	Quantity	Unit	RATE	Total	Total w/MU
Total Area:	**7,580**	**SF**			**60%**
Path A, Step 1 Strategic Demolition	**SF**		**Perim**		
3rd Street Road Structure					**$ 115,216**
Complete demolition	7,580	SF	9.50	$ 72,010	$ 115,216
Path B, Step 1: Selective Removals, Stabilization, and Safety	**SF**		**Perim**		
3rd Street Road Structure					**$ -**
	7,580				
N/A					$ -
Path B, Step 2: Interim Access	**SF**		**Perim**		
3rd Street Road Structure					**$ -**
	7,580				
N/A					$ -
Path B, Step 3: Re-Use Prep	**SF**		**Perim**		
3rd Street Road Structure					**$ -**
	7,580				
N/A					
Path B, Step 4: Re-Use	**SF**		**Perim**		
3rd Street Road Structure					**$ -**
	7,580				
N/A					

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Butler Building	Quantity	Unit	RATE	Total	Total w/MU
Total Area:	**6,400**	**SF**			**60%**
Path A, Step 1 Strategic Demolition	**SF**		**Perim**		
Butler Building				**$**	**97,280**
Complete demolition	6,400	SF	9.50	$ 60,800	$ 97,280
Path B, Step 1: Selective Removals, Stabilization, and Safetv	**SF**		**Perim**		
Butler Building				**$**	**-**
	6,400		**475**		
N/A				$	-
Path B, Step 2: Interim Access	**SF**		**Perim**		
Butler Building				**$**	**-**
	6,400				
N/A				$	-
Path B, Step 3: Re-Use Prep	**SF**		**Perim**		
Butler Building				**$**	**-**
	6,400				
N/A					
Path B, Step 4: Re-Use	**SF**		**Perim**		
Butler Building				**$**	**-**
	6,400				
N/A					

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MILL O	Quantity	Unit	RATE	Total	Total w/MU
Total Area:	**18,855**	**SF**			**60%**
Path A, Step 1 Strategic Demolition	**SF**		**Perim**		
MILL O					**$ -**
	18,855		**680**		
N/A					

Path B, Step 1: Selective Removals, Stabilization, and Safety	**SF**		**Perim**		
Mill O- Option 1					**$ 593,790**
	18,855		**680**		
Shoring and equipment	18,855	SF	3.00	$ 56,565	$ 90,504
Fencing	680	LF	12.00	$ 8,160	$ 13,056
Removal of obstructions and loose equipment/materials	18,855	SF	2.50	$ 47,138	$ 75,420
Demolition to structure -Retaining walls and lower slab	18,855	SF	6.75	$ 127,271	$ 203,634
Make safe- Electrical, Mechanical and Plumbing	18,855	SF	1.00	$ 18,855	$ 30,168
Make-safe- Structural systems and glazed areas	18,855	SF	2.00	$ 37,710	$ 60,336
Remediate from further deterioration	18,855	SF	4.00	$ 75,420	$ 120,672

Path B, Step 2: Interim Access	**SF**		**Perim**		
Mill O					**$ 335,215**
	18,855		**680**		
Equipment	18,855	SF	1.00	$ 18,855	$ 30,168
Strtuctural reinforcement - shotcrete	680	LF	195.00	$ 132,600	$ 212,160
Provide access points (includes signage)	18,855	SF	0.45	$ 8,485	$ 13,576
Provide barriers and rails to manage grade changes	18,855	SF	0.85	$ 16,027	$ 25,643
Provide barriers to limit access to hazardous areas	24,480	SF	0.60	$ 14,688	$ 23,501
Safety lighting	18,855	SF	1.00	$ 18,855	$ 30,168

Path B, Step 3: Re-Use Prep	**SF**		**Perim**		
Mill O					**$ 3,372,636**
	18,855		**680**		
Furnishings - stackable tables and chairs	42	SET	4,100.00	$ 171,790	$ 274,864
Public utility tie ins - sewer, electric, water	18,855	SF	16.50	$ 311,108	$ 497,772
Major seating stair and ramp	6,500	SF	250.00	$1,625,000	$ 2,600,000

MILL O	Quantity	Unit	RATE	Total	Total w/MU
Total Area:	**18,855**	**SF**			**60%**
Path B, Step 4: Re-Use Mill O	**SF**		**Perim**		**$14,077,761**
	18,855		**680**		
Restrooms	1,800	SF	265.00	$ 477,000	$ 763,200
Maintenance Closet	100	SF	85.00	$ 8,500	$ 13,600
Storage Area	300	SF	55.00	$ 16,500	$ 26,400
Kitchen/Vending Area	300	SF	350.00	$ 105,000	$ 168,000
Informational Kiosk	225	SF	250.00	$ 56,250	$ 90,000
Lighting	18,855	SF	12.50	$ 235,688	$ 377,100
AV Equipment	18,855	SF	5.00	$ 94,275	$ 150,840
Seasonal space heating equipment	27	EA	500.00	$ 13,333	$ 21,333
New Door Structure	10	EA	5,000.00	$ 50,000	$ 80,000
Service and Maintenance Room	100	SF	175.00	$ 17,500	$ 28,000
Entrance Vestibule	400	SF	225.00	$ 90,000	$ 144,000
Flexible use public rooms	600	SF	225.00	$ 135,000	$ 216,000
MEP system	18,855	SF	63.00	$1,187,865	$ 1,900,584
Replaced glazing - allow	6,800	SF	80.00	$ 544,000	$ 870,400
Redevelopment Support Elements					
Structural trusses - allow	47	TN	5,200.00	$ 245,115	$ 392,184
One-story redevelopment - office	18,855	EA	265.00	$4,996,575	$ 7,994,520
Elevators - incl. mech room	2	EA	185,000.00	$ 370,000	$ 592,000
Stairways	1	LS	156,000.00	$ 156,000	$ 249,600

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THE YARD AREA PHASE

Site Improvements	Quantity	Unit	RATE	Total	Total w/MU
Total Area:	**124,000**	**SF**			**60%**
Demolition and Removals				**$ 5,062,181**	**$ 8,099,489**
Fill Removal	28,926	CY	157.86	$ 4,566,181	$ 7,305,889
Miscellaneous site structure removal/stabilization	124,000	SF	4.00	$ 496,000	$ 793,600
Habitat Restoration				**$ 39,588**	**$ 63,340**
Top soil import	304	CY	35.00	$ 10,641	$ 17,026
In-Channel River		SF	12.00	$ -	$ -
Off-Channel Alcove	11,805	SF	2.00	$ 23,610	$ 37,776
Riparian Basalt	4,420	SF	0.28	$ 1,238	$ 1,980
Riparian Forest	14,506	SF	0.21	$ 3,046	$ 4,874
Upland Forest	2,105	SF	0.50	$ 1,053	$ 1,684
Oak Woodland Savanna		SF	0.10	$ -	$ -
Public Access Elements				**$ 3,993,118**	**$ 4,028,880**
Retaining Wall	3,500	SF	55.00	$ 192,500	$ 308,000
Primary Path Surface	19,629	SF	75.00	$ 1,472,175	$ 2,355,480
Secondary Paths	300	LF	2,400.00	$ 720,000	$ 1,152,000
Event Surfaces	13,350	SF	2.50	$ 33,375	$ 53,400
Boat Access	1	LS	100,000.00	$ 100,000	$ 160,000
Utilities - Water, Electric, Sewer	124,000	LS	8.50	$ 1,054,000	$ 1,686,400
Non-Habitat Plantings	5,451	SF	35.00	$ 190,785	$ 305,256
Non-Habitat Top Soil Import	808	CY	35.00	$ 28,264	$ 45,223
Furnishings	1	LS	186,250.00	$ 186,250	$ 298,000
Stormwater Management Conveyance				*TBD*	*TBD*
Stormwater Management Structure	1,300	SF	12.13	$ 15,769	$ 25,230
3rd Street Improvements				*TBD*	*TBD*
Interim Access Elements				**$ 243,181**	**$ 389,090**
Interim Parking	41,180	LS	4.00	$ 164,720	$ 263,552
Interim Fencing	3,242	LS	20.50	$ 66,461	$ 106,338
Interim Restrooms	1	LS	12,000.00	$ 12,000	$ 19,200
Structures				**$ -**	**$ -**
Pipe Chase					*See Detail*
Pipe Shop					*See Detail*
Carpentry Shop					*See Detail*
Millwright Shop					*See Detail*

Woolen Mill Foundation	*See Detail*
High Density Stock Cylinder 1	*See Detail*
Auto Shop	*See Detail*
South Substation	*See Detail*
Pump Station	*See Detail*
Recovery Boiler	*See Detail*
Butler Building	*See Detail*
Mill O	*See Detail*

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THE YARD AREA PHASE

PIPE CHASE	Quantity	Unit	RATE	Total	Total w/MU
Total Area:	**13,602**	**SF**			**60%**
Path A, Step 1 Strategic Demolition	**SF**		**Perim**		
PIPE CHASE					**$ -**
	13,602		**1,202**		
N/A					
Path B, Step 1: Selective Removals, Stabilization, and Safety	**SF**		**Perim**		
PIPE CHASE					**$ 261,654**
	13,602		**1,202**		
Shoring and equipment	13,602	SF	3.00	$ 40,806	$ 65,290
Fencing	1,202	LF	12.00	$ 14,424	$ 23,078
Demolition 1/3 of structure to bedrock- water drainage	6,801	SF	9.00	$ 61,209	$ 97,934
Shore/ support upland side of structure	1,860	SF	8.50	$ 15,810	$ 25,296
Make safe- Electrical, Mechanical and Plumbing	13,602	SF	0.30	$ 4,081	$ 6,529
Make-safe- Structural systems and glazed areas	13,602	SF	1.00	$ 13,602	$ 21,763
Remediate from further deterioration	13,602	SF	1.00	$ 13,602	$ 21,763
Path B, Step 2: Interim Access	**SF**		**Perim**		
PIPE CHASE					**$ 124,542**
	13,602		**1,202**		
Equipment	13,602	SF	1.00	$ 13,602	$ 21,763
Provide access points (includes signage) to upper level	6,801	SF	0.75	$ 5,101	$ 8,161
Provide barriers and rails to manage grade changes	13,602	SF	1.55	$ 21,083	$ 33,733
Provide barriers to limit access to hazardous areas	2,404	LF	13.00	$ 31,252	$ 50,003
Safety lighting	6,801	SF	1.00	$ 6,801	$ 10,882
Path B, Step 3: Re-Use Prep	**SF**		**Perim**		
PIPE CHASE					**$ 413,501**
	13,602		**1,202**		
Rough in utilities for future use	13,602	SF	16.50	$224,433	$ 359,093
Removal of obstructions and loose equipment/materials	13,602	SF	2.50	$ 34,005	$ 54,408
Path B, Step 4: Re-Use	**SF**		**Perim**		
PIPE CHASE					**$ 1,032,912**
	13,602		**1,202**		
Seating - multiple rows	1,668	SF	250.00	$417,000	$ 667,200
Guardrail	278	LF	225.00	$ 62,550	$ 100,080
Lighting	6,801	SF	20.00	$136,020	$ 217,632
Gate	2	EA	15,000.00	$ 30,000	$ 48,000

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THE YARD AREA PHASE

PIPE SHOP	Quantity	Unit	RATE	Total	Total w/MU
Total Area:	**3,130**	**SF**			**60%**
Path A, Step 1 Strategic Demolition	**SF**		**Perim**		
PIPE SHOP					**$ 42,568**
	3,130		**452**		
Complete Demolition	3,130	SF	8.50	$ 26,605	$ 42,568
Path B, Step 1: Selective Removals, Stabilization, and Safety	**SF**		**Perim**		
PIPE SHOP					**$ -**
	3,130		**452**		
N/A					$ -
Path B, Step 2: Interim Access	**SF**		**Perim**		
PIPE SHOP					**$ -**
	3,130		**452**		
N/A					$ -
Path B, Step 3: Re-Use Prep	**SF**		**Perim**		
PIPE SHOP					**$ -**
	3,130		**452**		
N/A					
Path B, Step 4: Re-Use	**SF**		**Perim**		
PIPE SHOP					**$ -**
	3,130		**452**		
N/A					

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THE YARD AREA PHASE

Carpentry Shop		Quantity	Unit	RATE	Total	Total w/MU
	Total Area:	**6,730**	**SF**			**60%**
Path A, Step 1 Strategic Demolition		**SF**		**Perim**		
Carpentry Shop						**$ -**
		6,730		**452.00**		
	N/A					
Path B, Step 1: Selective Removals, Stabilization, and Safety		**SF**		**Perim**		
Carpentry Shop						**$ 170,198**
		6,730		**452**		
	Shoring and equipment	6,730	SF	3.00	$ 20,190	$ 32,304
	Fencing	452	LF	12.00	$ 5,424	$ 8,678
	Removal of obstructions and loose equipment/materials	6,730	SF	2.50	$ 16,825	$ 26,920
	Demolition structure to slab- Selective and salvaged	6,730	SF	8.00	$ 53,840	$ 86,144
	Make safe- Electrical, Mechanical and Plumbing	6,730	SF	0.75	$ 5,048	$ 8,076
	Make-safe- Structural for access	6,730	SF	0.75	$ 5,048	$ 8,076
Path B, Step 2: Interim Access		**SF**		**Perim**		
Carpentry Shop						**$ 53,840**
		6,730		**452**		
	Make footwalls and slab safe for public access	6,730	SF	5.00	$ 33,650	$ 53,840
Path B, Step 3: Re-Use Prep		**SF**		**Perim**		
Carpentry Shop						**$ 177,672**
		6,730		**452**		
	Rough in utilities for future use	6,730	SF	16.50	$ 111,045	$ 177,672
Path B, Step 4: Re-Use		**SF**		**Perim**		
Carpentry Shop						**$ 413,280**
		6,730		**452**		
	Outdoor event space					
	Earthwork and paving	5000	SF	12.00	$ 60,000	$ 96,000
	Stage	800	SF	26.00	$ 20,800	$ 33,280
	Pavilion - Canopy	1500	SF	95.00	$ 142,500	$ 228,000
	Event Power, Vault & Lighting	1	LS	35,000.00	$ 35,000	$ 56,000

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THE YARD AREA PHASE

Woolen Mill Foundation	Quantity	Unit	RATE		Total		Total w/MU
Total Area:	**8,000**	**SF**					**60%**
Path A, Step 1 Strategic Demolition	**SF**		**Perim**				
Woolen Mill Foundation						**$**	**96,000**
	8,000		**550.00**				
Remove standalone steel structures - allow	1	LS	60,000.00	$	60,000	$	96,000
Path B, Step 1: Selective Removals, Stabilization, and Safety	**SF**		**Perim**				
Woolen Mill Foundation						**$**	**411,182**
	8,000		**550**				
Shoring and equipment	8,000	SF	3.00	$	24,000	$	38,400
Fencing	550	LF	12.00	$	6,600	$	10,560
Excavation of fill material	3,389	CY	55.00	$	186,389	$	298,222
Removal of obstructions and loose equipment/materials	8,000	SF	2.50	$	20,000	$	32,000
Make safe- Electrical, Mechanical and Plumbing	8,000	SF	1.00	$	8,000	$	12,800
Make-safe- Structural systems	8,000	SF	0.75	$	6,000	$	9,600
Remediate from further deterioration	8,000	SF	0.75	$	6,000	$	9,600
Path B, Step 2: Interim Access	**SF**		**Perim**				
Woolen Mill Foundation						**$**	**76,800**
	8,000		**550**				
Equipment	8,000	SF	1.00	$	8,000	$	12,800
Provide access points (includes signage)	8,000	SF	1.00	$	8,000	$	12,800
Provide barriers and rails to manage grade changes	8,000	SF	2.00	$	16,000	$	25,600
Provide barriers to limit access to hazardous areas	8,000	SF	1.00	$	8,000	$	12,800
Safety lighting	8,000	SF	1.00	$	8,000	$	12,800
Path B, Step 3: Re-Use Prep	**SF**		**Perim**				
Woolen Mill Foundation						**$**	**-**
	8,000		**550**				
Furnishings - stackable tables and chairs	18	SET	See Eastern Mill Reserve Area				
Public utility tie ins - sewer, electric, water	8,000	SF	See Eastern Mill Reserve Area				

Path B, Step 4: Re-Use	SF		Perim
Path B, Step 4: Re-Use			
	8,000		**550**
Storage area	600	SF	See Eastern Mill Reserve Area
Service and maintenance support room	800	SF	See Eastern Mill Reserve Area
Overlook area			See Eastern Mill Reserve Area
Exterior structural platform	4,800	SF	See Eastern Mill Reserve Area
Guardrail with integrated interp. Elements	280	LF	See Eastern Mill Reserve Area
Furnishings - stackable tables and chairs	11	SET	See Eastern Mill Reserve Area
Lighting	4,800	SF	See Eastern Mill Reserve Area
Stone paving	4,800	SF	See Eastern Mill Reserve Area

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THE YARD AREA PHASE Millwright Shop	Quantity	Unit	RATE	Stabilization Total	Stabilization Total w/MU
Total Area:	**6,870**	**SF**			**60%**
Path A, Step 1 Strategic Demolition **Millwright Shop**	**SF**		**Perim**		
N/A					
Path B, Step 1: Selective Removals, Stabilization, and Safety **Millwright Shop**	**SF**		**Perim**		**$ 172,733**
	6,870		**409**		
Shoring and equipment	6,870	SF	3.00	$ 20,610	$ 32,976
Fencing	409	LF	12.00	$ 4,908	$ 7,853
Removal of obstructions and loose equipment/materials	6,870	SF	2.50	$ 17,175	$ 27,480
Demolition structure to slab	6,870	SF	8.00	$ 54,960	$ 87,936
Make safe- Electrical, Mechanical and Plumbing	6,870	SF	0.75	$ 5,153	$ 8,244
Make-safe- Structural for access	6,870	SF	0.75	$ 5,153	$ 8,244
Path B, Step 2: Interim Access **Millwright Shop**	**SF**		**Perim**		**$ 54,960**
	6,870		**409**		
Make footwalls and slab safe for public access	6,870	SF	5.00	$ 34,350	$ 54,960
Path B, Step 3: Re-Use Prep **Millwright Shop**	**SF**		**Perim**		**$ -**
	6,870		**409**		
N/A					
Path B, Step 4: Re-Use **Millwright Shop**	**SF**		**Perim**		**$ -**
	6,870		**409**		
N/A					

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THE YARD AREA PHASE

High Density Stock Cylinder 1	Quantity	Unit	RATE	Total	Total w/MU
Total Area:	**1,045**	**SF**			60%
Path A, Step 1 Strategic Demolition	**SF**		**Perim**		
High Density Stock Cylinder 1				**$**	**-**
	1,045		**115.00**		
N/A					
Path B, Step 1: Selective Removals, Stabilization, and Safety	**SF**		**Perim**		
High Density Stock Cylinder 1				**$**	**46,516**
42 LF DIA	**1,045**		**115**		
Shoring and equipment	1,045	SF	3.00	$ 3,135	$ 5,016
Fencing	115	LF	12.00	$ 1,380	$ 2,208
Removal of obstructions and loose equipment/materials	1,045	SF	14.50	$ 15,153	$ 24,244
Make safe- Electrical, Mechanical and Plumbing	1,045	SF	1.00	$ 1,045	$ 1,672
Make-safe- Structural systems	1,045	SF	8.00	$ 8,360	$ 13,376
Path B, Step 2: Interim Access	**SF**		**Perim**		
High Density Stock Cylinder 1				**$**	**-**
	1,045		**115**		
See Eastern Mill Area					
Path B, Step 3: Re-Use Prep	**SF**		**Perim**		
High Density Stock Cylinder 1				**$**	**-**
	1,045		**115**		
See Eastern Mill Area					
Path B, Step 4: Re-Use	**SF**		**Perim**		
High Density Stock Cylinder 1				**$**	**-**
	1,045		**115**		
See Eastern Mill Area					

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THE YARD AREA PHASE

Auto Shop	Quantity	Unit	RATE		Total	Total w/MU
Total Area:	**2,560**	**SF**				**60%**
Path A, Step 1 Strategic Demolition	**SF**		**Perim**			
Auto Shop					**$**	**-**
	2,560		**230.00**			
N/A						
Path B, Step 1: Selective Removals, Stabilization, and Safety	**SF**		**Perim**			
Auto Shop					**$**	**124,736**
	2,560		**230**			
Shoring and equipment	2,560	SF	3.00	$	7,680	$ 12,288
Fencing	230	LF	12.00	$	2,760	$ 4,416
Removal of obstructions and loose equipment/materials	2,560	SF	2.50	$	6,400	$ 10,240
Demolition to structure -Remove structure to slab	7,000	SF	8.00	$	56,000	$ 89,600
Make safe- Electrical, Mechanical and Plumbing	2,560	SF	1.00	$	2,560	$ 4,096
Make-safe- Concrete Slab	2,560	SF	1.00	$	2,560	$ 4,096
Path B, Step 2: Interim Access	**SF**		**Perim**			
Auto Shop					**$**	**20,480**
	2,560		**230**			
Make footwalls and slab safe for public access	2,560	SF	5.00	$	12,800	$ 20,480
Path B, Step 3: Re-Use Prep	**SF**		**Perim**			
Auto Shop					**$**	**-**
	2,560		**230**			
N/A						
Path B, Step 4: Re-Use	**SF**		**Perim**			
Auto Shop					**$**	**-**
	2,560		**230**			
N/A						

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THE YARD AREA PHASE

South Substation	Quantity	Unit	RATE		Total	Total w/MU
Total Area:	**3,470**	**SF**				**60%**
Path A, Step 1 Strategic Demolition	**SF**		**Perim**			
South Substation						**$ 47,192**
	3,470		**230.00**			
Complete Demolition	3,470	SF	8.50	$	29,495	$ 47,192
Path B, Step 1: Selective Removals, Stabilization, and Safety	**SF**		**Perim**			
South Substation						**$ -**
	3,470		**230**			
N/A						
Path B, Step 2: Interim Access	**SF**		**Perim**			
South Substation						**$ -**
	3,470		**230**			
N/A						
Path B, Step 3: Re-Use Prep	**SF**		**Perim**			
South Substation						**$ -**
	3,470		**230**			
N/A						
Path B, Step 4: Re-Use	**SF**		**Perim**			
South Substation						**$ -**
	3,470		**230**			
N/A						

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THE YARD AREA PHASE

Acid Cylinder	Quantity	Unit	RATE	Total	Total w/MU
Total Area:	**1,185**	**SF**			**60%**
Path A, Step 1 Strategic Demolition	**SF**		**Perim**		
Acid Cylinder					**$ -**
	1,185		**122.00**		
N/A					
Path B, Step 1: Selective Removals, Stabilization, and Safety	**SF**		**Perim**		
Acid Cylinder					**$ 48,354**
39 LF DIA	**1,185**		**122**		
Shoring and equipment	1,185	SF	3.00	$ 3,555	$ 5,688
Fencing	122	LF	12.00	$ 1,464	$ 2,342
Removal of obstructions and loose equipment/materials	1,185	SF	2.50	$ 2,963	$ 4,740
Demolition to structure -Remove cheek walls	7,000	SF	2.50	$ 17,500	$ 28,000
Make safe- Electrical, Mechanical and Plumbing	1,185	SF		$ -	$ -
Make-safe- Structure	1,185	SF	4.00	$ 4,740	$ 7,584
Path B, Step 2: Interim Access	**SF**		**Perim**		
Acid Cylinder					**$ -**
	1,185		**122**		
N/A					
Path B, Step 3: Re-Use Prep	**SF**		**Perim**		
Acid Cylinder					**$ -**
	1,185		**122**		
N/A					
Path B, Step 4: Re-Use	**SF**		**Perim**		
Acid Cylinder					**$ -**
	1,185		**122**		
N/A					

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THE YARD AREA PHASE

Pump Station	Quantity	Unit	RATE		Total		Total w/MU
Total Area:	**580**	**SF**					**60%**
Path A, Step 1 Strategic Demolition	**SF**		**Perim**				
Pump Station						**$**	**8,816**
	580		**101.00**				
Demo all elements - preserve concrete box structure	580	SF	9.50	$	5,510	$	8,816
Path B, Step 1: Selective Removals, Stabilization, and Safety	**SF**		**Perim**				
Pump Station						**$**	**12,611**
	580		**101**				
Shoring and equipment	580	SF	3.00	$	1,740	$	2,784
Fencing	101	LF	12.00	$	1,212	$	1,939
Removal of obstructions and loose equipment/materials	580	SF	2.50	$	1,450	$	2,320
Demolition to structure -Remove Steel structure to slab	580	SF	4.00	$	2,320	$	3,712
Make safe- Electrical, Mechanical and Plumbing	580	SF	1.00	$	580	$	928
Make-safe- Structural systems	580	SF	1.00	$	580	$	928
Path B, Step 2: Interim Access	**SF**		**Perim**				
Pump Station						**$**	**5,800**
	580		**101**				
Equipment	580	SF	1.00	$	580	$	928
Provide access points (includes signage)	580	SF	1.75	$	1,015	$	1,624
Provide barriers and rails to manage grade changes	580	SF	2.00	$	1,160	$	1,856
Provide barriers to limit access to hazardous areas	580	SF	0.50	$	290	$	464
Safety lighting	580	SF	1.00	$	580	$	928
Path B, Step 3: Re-Use Prep	**SF**		**Perim**				
Pump Station						**$**	**-**
	580		**101**				
N/A							
Path B, Step 4: Re-Use	**SF**		**Perim**				
Pump Station						**$**	**59,816**
	580		**101**				
Guardrail	101	LF	185.00	$	18,685	$	29,896
Lighting	580	SF	15.00	$	8,700	$	13,920
Fishing support structures	200	SF	50.00	$	10,000	$	16,000

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THE YARD AREA PHASE

Recovery Boiler	Quantity	Unit	RATE	Total	Total w/MU
Total Area:	**7,200**	**SF**			**60%**
Path A, Step 1 Strategic Demolition	**SF**		**Perim**		
Recovery Boiler					**$ 437,760**
	7,200		**550**		
Demo all elements - preserve concrete box structure	7,200	SF	38.00	$ 273,600	$ 437,760
Path B, Step 1: Selective Removals, Stabilization, and Safety	**SF**		**Perim**		
Recovery Boiler					**$ 184,320**
	7,200		**550**		
Complete Demolition	7,200	SF	16.00	$ 115,200	$ 184,320
Path B, Step 2: Interim Access	**SF**		**Perim**		
Recovery Boiler					**$ -**
	7,200		**550**		
N/A					
Path B, Step 3: Re-Use Prep	**SF**		**Perim**		
Path B, Step 3: Re-Use Prep					$ -
	7,200		**550**		
N/A					
Path B, Step 4: Re-Use	**SF**		**Perim**		
Recovery Boiler					**$ -**
	7,200		**550**		
N/A					

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THE YARD AREA PHASE

Butler Building	Quantity	Unit	RATE	Total	Total w/MU
Total Area:	6,400	SF			60%
Path A, Step 1 Strategic Demolition	**SF**		**Perim**		
Butler Building					**$ 97,280**
Complete demolition	6,400	SF	9.50	$ 60,800	$ 97,280
Path B, Step 1: Selective Removals, Stabilization, and Safetv	**SF**		**Perim**		
Butler Building					**$ -**
	6,400		**475**		
N/A					$ -
Path B, Step 2: Interim Access	**SF**		**Perim**		
Butler Building					**$ -**
	6,400				
N/A					$ -
Path B, Step 3: Re-Use Prep	**SF**		**Perim**		
Butler Building					**$ -**
	6,400				
N/A					
Path B, Step 4: Re-Use	**SF**		**Perim**		
Butler Building					**$ -**
	6,400				
N/A					

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THE YARD AREA PHASE

MILL O	Quantity	Unit	RATE	Total	Total w/MU
Total Area:	**18,855**	**SF**			**60%**
Path A, Step 1 Strategic Demolition	**SF**		**Perim**		
MILL O				**$**	**-**
	18,855		**680**		
N/A					
Path B, Step 1: Selective Removals, Stabilization, and Safety	**SF**		**Perim**		
Mill O- Option 1				**$**	**593,790**
	18,855		**680**		
Shoring and equipment	18,855	SF	3.00	$ 56,565	$ 90,504
Fencing	680	LF	12.00	$ 8,160	$ 13,056
Removal of obstructions and loose equipment/materials	18,855	SF	2.50	$ 47,138	$ 75,420
Demolition to structure -Retaining walls and lower slab	18,855	SF	6.75	$ 127,271	$ 203,634
Make safe- Electrical, Mechanical and Plumbing	18,855	SF	1.00	$ 18,855	$ 30,168
Make-safe- Structural systems and glazed areas	18,855	SF	2.00	$ 37,710	$ 60,336
Remediate from further deterioration	18,855	SF	4.00	$ 75,420	$ 120,672
Path B, Step 2: Interim Access	**SF**		**Perim**		
Mill O				**$**	**335,215**
	18,855		**680**		
Equipment	18,855	SF	1.00	$ 18,855	$ 30,168
Strtuctural reinforcement - shotcrete	680	LF	195.00	$ 132,600	$ 212,160
Provide access points (includes signage)	18,855	SF	0.45	$ 8,485	$ 13,576
Provide barriers and rails to manage grade changes	18,855	SF	0.85	$ 16,027	$ 25,643
Provide barriers to limit access to hazardous areas	24,480	SF	0.60	$ 14,688	$ 23,501
Safety lighting	18,855	SF	1.00	$ 18,855	$ 30,168
Path B, Step 3: Re-Use Prep	**SF**		**Perim**		
Mill O				**$**	**3,372,636**
	18,855		**680**		
Furnishings - stackable tables and chairs	42	SET	4,100.00	$ 171,790	$ 274,864
Public utility tie ins - sewer, electric, water	18,855	SF	16.50	$ 311,108	$ 497,772
Major seating stair and ramp	6,500	SF	250.00	$ 1,625,000	$ 2,600,000

MILL O	Quantity	Unit	RATE	Total	Total w/MU
Total Area:	**18,855**	**SF**			**60%**
Path B, Step 4: Re-Use Mill O	**SF**		**Perim**		**$14,077,761**
	18,855		**680**		
Restrooms	1,800	SF	265.00	$ 477,000	$ 763,200
Maintenance Closet	100	SF	85.00	$ 8,500	$ 13,600
Storage Area	300	SF	55.00	$ 16,500	$ 26,400
Kitchen/Vending Area	300	SF	350.00	$ 105,000	$ 168,000
Informational Kiosk	225	SF	250.00	$ 56,250	$ 90,000
Lighting	18,855	SF	12.50	$ 235,688	$ 377,100
AV Equipment	18,855	SF	5.00	$ 94,275	$ 150,840
Seasonal space heating equipment	27	EA	500.00	$ 13,333	$ 21,333
New Door Structure	10	EA	5,000.00	$ 50,000	$ 80,000
Service and Maintenance Room	100	SF	175.00	$ 17,500	$ 28,000
Entrance Vestibule	400	SF	225.00	$ 90,000	$ 144,000
Flexible use public rooms	600	SF	225.00	$ 135,000	$ 216,000
MEP system	18,855	SF	63.00	$ 1,187,865	$ 1,900,584
Replaced glazing - allow	6,800	SF	80.00	$ 544,000	$ 870,400
Redevelopment Support Elements					
Structural trusses - allow	47	TN	5,200.00	$ 245,115	$ 392,184
One-story redevelopment - office	18,855	EA	265.00	$ 4,996,575	$ 7,994,520
Elevators - incl. mech room	2	EA	185,000.00	$ 370,000	$ 592,000
Stairways	1	LS	156,000.00	$ 156,000	$ 249,600

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BOILER AREA PHASE

Site Improvements	Quantity	Unit	RATE	Total	Total w/MU
Total Area:	**25,250**	**SF**			**60%**
Demolition and Removals				**$ 311,417**	**$ 498,267**
Fill Removal	4,676	CY	45.00	$ 210,417	$ 336,667
Miscellaneous site structure removal/stabilization	25,250	SF	4.00	$ 101,000	$ 161,600
Habitat Restoration				**$ 14,883**	**$ 23,813**
Top soil import	92	CY	35.00	$ 3,215	$ 5,144
In-Channel River		SF	12.00	$ -	$ -
Off-Channel River	5,237	SF	2.00	$ 10,474	$ 16,758
Riparian Basalt	3,007	SF	0.28	$ 842	$ 1,347
Riparian Forest	1,677	SF	0.21	$ 352	$ 563
Upland Forest		SF	0.50	$ -	$ -
Oak Woodland Savanna		SF	0.10	$ -	$ -
Public Access Elements				**$ 1,570,395**	**$ 2,512,632**
Secondary Paths	350	LF	2,400.00	$ 840,000	$ 1,344,000
Grated Stairwell	5	EA	35,000.00	$ 175,000	$ 280,000
Utilities - Water, Electric, Sewer	25,250	SF	18.00	$ 454,500	$ 727,200
Non-Habitat Plantings	2,500	SF	18.28	$ 45,692	$ 73,107
Non-Habitat Top Soil Import	370	CY	35.00	$ 12,963	$ 20,741
Furnishings	26	EA	1,650.00	$ 42,240	$ 67,584
Lighting				$ -	*INCL*
Interim Access Elements				**$ 104,711**	**$ 167,538**
Interim Fencing	3,242	LF	20.50	$ 66,461	$ 106,338
Intermin Temp. Scaffolding				$ -	$ -
Interim ADA Ramp	350	LF	75.00	$ 26,250	$ 42,000
Interim Restrooms	1	LS	12,000.00	$ 12,000	$ 19,200
Structures					
Boiler Plant					*See Detail*
High Density Stock Cylinder 2					*See Detail*
Brightening Tower					*See Detail*
THP Reject Refinery					*See Detail*
Platform Structures Associated with Boiler Plant					*See Detail*

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BOILER AREA PHASE

Boiler Plant	Quantity	Unit	RATE	Total	Total w/MU
Total Area:	**5,900**	**SF**			**60%**
Path A, Step 1 Strategic Demolition	**SF**		**Perim**		
Boiler Plant					**$ -**
	5,900		**550**		
N/A					
Path B, Step 1: Selective Removals, Stabilization, and Safety	**SF**		**Perim**		
Boiler Plant					**$ 703,840**
	5,900		**550**		
Shoring and equipment	5,900	SF	8.00	$ 47,200	$ 75,520
Fencing	550	LF	13.00	$ 7,150	$ 11,440
Removal of obstructions and loose equipment/materials	5,900	SF	5.00	$ 29,500	$ 47,200
Demolition to structure - Remove exterior cladding system	7,000	SF	26.00	$ 182,000	$ 291,200
Make safe- Electrical, Mechanical and Plumbing	5,900	SF	9.00	$ 53,100	$ 84,960
Make-safe- Structural systems	5,900	SF	14.50	$ 85,550	$ 136,880
Remediate from further deterioration	5,900	SF	6.00	$ 35,400	$ 56,640
Path B, Step 2: Interim Access	**SF**		**Perim**		
Boiler Plant					**$ 344,560**
	5,900		**550**		
Equipment	5,900	SF	3.00	$ 17,700	$ 28,320
Provide access points (includes signage)	5,900	SF	8.00	$ 47,200	$ 75,520
Provide barriers and rails to manage grade changes	5,900	SF	7.50	$ 44,250	$ 70,800
Provide barriers to limit access to hazardous areas	5,900	SF	8.00	$ 47,200	$ 75,520
Safety lighting	5,900	SF	10.00	$ 59,000	$ 94,400
Path B, Step 3: Re-Use Prep	**SF**		**Perim**		
Boiler Plant					**$ 424,800**
	5,900				
Utilities - Water, Electric, Sewer	5,900	SF	45.00	$ 265,500	$ 424,800

Path B, Step 4: Re-Use Boiler Plant	SF		Perim				$ 374,016
Storage Kiosk	500	SF	250.00	$	125,000	$	200,000
Seasonal space heating elements	24	EA	500.00	$	12,000	$	19,200
Furnishings - stackable tables and chairs	24	SET	4,100.00	$	96,760	$	154,816

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BOILER AREA PHASE

Highdensity Stock Cylinder 2	Quantity	Unit	RATE		Total		Total w/MU
Total Area:	**406**	**SF**					**60%**
Path A, Step 1 Strategic Demolition	**SF**		**Perim**				
Highdensity Stock Cylinder 2						**$**	**4,872**
	406						
Demolition - steel framed shed only.	406	SF	7.50	$	3,045	$	4,872
Path B, Step 1: Selective Removals, Stabilization, and Safety	**SF**		**Perim**				
Highdensity Stock Cylinder 2						**$**	**90,147**
25 LF DIA	**406**		**71**				
Shoring and equipment	406	SF	8.00	$	3,248	$	5,197
Fencing	71	LF	13.00	$	923	$	1,477
Removal of obstructions and loose equipment/materials	406	SF	15.00	$	6,090	$	9,744
Demolition to structure -Remove skirt deck and columns at concrete base	406	SF	55.00	$	22,330	$	35,728
Demolition - remove concrete at water level to create openings	406	SF	35.00	$	14,210	$	22,736
Make safe- Electrical, Mechanical and Plumbing	406	SF	9.00	$	3,654	$	5,846
Make-safe- Structural systems	406	SF	14.50	$	5,887	$	9,419
Path B, Step 2: Interim Access	**SF**		**Perim**				
Highdensity Stock Cylinder 2						**$**	**148,608**
	406		**71**				
Provide internal cantilevered, grated stair, and (4) landings	1	ALW	50,250	$	50,250	$	80,400
Provide lighting	406	SF	30.00	$	12,180	$	19,488
Provide barriers and rails to manage grade changes	406	SF	55.00	$	22,330	$	35,728
Provide barriers to limit access to hazardous areas	406	SF	20.00	$	8,120	$	12,992
Path B, Step 3: Re-Use Prep	**SF**		**Perim**				
Highdensity Stock Cylinder 2						**$**	**-**
	406		**71**				
N/A							
Path B, Step 4: Re-Use	**SF**		**Perim**				
Highdensity Stock Cylinder 2						**$**	**-**
	406		**71**				
N/A							

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BOILER AREA PHASE

Brightening Tower	Quantity	Unit	RATE		Total		Total w/MU
Total Area:	**150**	**SF**					**60%**
Path A, Step 1 Strategic Demolition	**SF**		**Perim**	**$**	**-**		
Brightening Tower						**$**	**-**
	150						
N/A							
Path B, Step 1: Selective Removals, Stabilization, and Safetv	**SF**		**Perim**				
Brightening Tower						**$**	**55,280**
	150		**50**				
Shoring and equipment	150	SF	8.00	$	1,200	$	1,920
Fencing	50	LF	13.00	$	650	$	1,040
Removal of obstructions and loose equipment/materials	150	SF	18.00	$	2,700	$	4,320
Make safe- Electrical, Mechanical and Plumbing	150	SF	20.00	$	3,000	$	4,800
Make-safe- Structural systems	150	SF	165.00	$	24,750	$	39,600
Remediate from further deterioration	150	SF	15.00	$	2,250	$	3,600
Path B, Step 2: Interim Access	**SF**		**Perim**				
Brightening Tower						**$**	**720**
	150						
Stabilize for re-use	150	SF	3.00	$	450	$	720
Path B, Step 3: Re-Use Prep	**SF**		**Perim**				
Brightening Tower						**$**	**-**
	150						
N/A							
Path B, Step 4: Re-Use	**SF**		**Perim**				
Brightening Tower						**$**	**-**
	150						
N/A							

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BOILER AREA PHASE

THP Reject Refinery	Quantity	Unit	RATE	Total	Total w/MU
Total Area:	**8,100**	**SF**			**60%**
Path A, Step 1 Strategic Demolition	**SF**		**Perim**		
THP Reject Refinery					**$ 362,880**
	8,100		**480**		
Demolition to structure - remove exterior cladding system	8,100	SF	28.00	$ 226,800	$ 362,880
Path B, Step 1: Selective Removals, Stabilization, and Safety	**SF**		**Perim**		
THP Reject Refinery					**$ 861,216**
	8,100		**480**		
Shoring and equipment	8,100	SF	8.00	$ 64,800	$ 103,680
Fencing	480	LF	12.00	$ 5,760	$ 9,216
Removal of obstructions and loose equipment/materials	8,100	SF	15.00	$ 121,500	$ 194,400
Demolition to structure - remove roof cover	2,100	SF	15.00	$ 31,500	$ 50,400
Demolition to structure - remove all catwalks and decks	2,100	SF	65.00	$ 136,500	$ 218,400
Make safe- Electrical, Mechanical and Plumbing	8,100	SF	4.00	$ 32,400	$ 51,840
Make-safe- Structural systems	8,100	SF	18.00	$ 145,800	$ 233,280
Path B, Step 2: Interim Access	**SF**		**Perim**		
THP Reject Refinery					**$ 1,845,600**
	8,100		**480**		
Clean and weatherize existing steel structural elements	1	ALW	15,000	$ 15,000	$ 24,000
Equipment	8,100	SF	9.00	$ 72,900	$ 116,640
Remove and replace damaged structural steel critical to structure.	1	ALW	40,000	$ 40,000	$ 64,000
Interim access stair to upper levels, (13 flights)	1	LS	715,000	$ 715,000	$ 1,144,000
Interim access viewing platform	1	LS	100,000	$ 100,000	$ 160,000
Provide access points and stairs (includes signage)	8,100	SF	8.00	$ 64,800	$ 103,680
Provide barriers and rails to manage grade changes	8,100	SF	5.00	$ 40,500	$ 64,800
Provide barriers to limit access to hazardous areas	8,100	SF	3.00	$ 24,300	$ 38,880
Safety lighting	8,100	SF	10.00	$ 81,000	$ 129,600
Path B, Step 3: Re-Use Prep	**SF**		**Perim**		
THP Reject Refinery					**$ 233,280**
	8,100		**480**		
Utilities - sewer and electricity	8,100	SF	18.00	$ 145,800	$ 233,280

Path B, Step 4: Re-Use THP Reject Refinery	SF		Perim			$ 3,875,600
	8,100		480			
#1 Structure - Vertical Playground	1,500	SF				
Elevator, (2 stops)	1	LS	190,000.00	$	190,000	$ 304,000
Roof-type play structure (5 story)	1	LS	500,000.00	$	500,000	$ 800,000
3 tube slide structure (various ht.)	1	LS	750,000.00	$	750,000	$ 1,200,000
Lighting	1,500	SF	88.00	$	132,000	$ 211,200
Overlook locations (Kid play)	5	EA	40,000.00	$	200,000	$ 320,000
#2 Structure - Overlook	2,100	SF				
Overlook - incl. guardrails and benches	1	ALW	178,500.00	$	178,500	$ 285,600
Architectural kiosk						
Unisex bathroom	2	EA	76,500.00	$	153,000	$ 244,800
Vending area - coffee	1	ALW	45,000.00	$	45,000	$ 72,000
Storage space	1	ALW	18,750.00	$	18,750	$ 30,000
#3 Structure - Art Grove	4,500	SF				
Demo concrete slab	4,500	SF	30.00	$	135,000	$ 216,000
Sub drainage and materials	4,500	SF	20.00	$	90,000	$ 144,000
Fill - existing materials from site excavation	2,500	CY	12.00	$	30,000	$ 48,000
Topsoil - see Sitework						*INCL*
Planting - see Sitework						*INCL*

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BOILER AREA PHASE

	Quantity	Unit	RATE	Total	Total w/MU
Platform Structures					
Total Area:	**1,000**	**SF**			**60%**
Path A, Step 1 Strategic Demolition	**SF**		**Perim**		
Platform Structures					**$ -**
	1,000		**50**		
N/A					
Path B, Step 1: Selective Removals, Stabilization, and Safety	**SF**		**Perim**		
Platform Structures					**$ 112,240**
	1,000		**50**		
Fencing	50	LF	13.00	$ 650	$ 1,040
Stabilize for re-use	1,000	SF	20.00	$ 20,000	$ 32,000
Removal of obstructions and loose equipment/materials	1,000	SF	18.00	$ 18,000	$ 28,800
Make-safe- Structural systems	1,000	SF	16.50	$ 16,500	$ 26,400
Remediate from further deterioration	1,000	SF	15.00	$ 15,000	$ 24,000
Path B, Step 2: Interim Access	**SF**		**Perim**		
Platform Structures					**$ -**
	1,000		**50**		
N/A					
Path B, Step 3: Re-Use Prep	**SF**		**Perim**		
Platform Structures					**$ -**
	1,000		**50**		
N/A					
Path B, Step 4: Re-Use	**SF**		**Perim**		
Platform Structures					**$ -**
	1,000		**50**		
N/A					

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EASTERN MILL RESERVE AREA PHASE

Site Improvements	Quantity	Unit	RATE		Total		Total w/MU
Total Area:	**30,500**	**SF**					**60%**
Demolition and Removals				**$**	**376,167**	**$**	**601,867**
Fill Removal	5,648	CY	45.00	$	254,167	$	406,667
Miscellaneous site structure removal/stabilization	30,500	SF	4.00	$	122,000	$	195,200
Habitat Restoration				**$**	**21,561**	**$**	**34,497**
Top Soil Import	250	CY	35.00	$	8,761	$	14,018
In-Channel River		SF	12.00	$	-	$	-
Off-Channel River	3,795	SF	2.00	$	7,590	$	12,144
Riparian Basalt	4,706	SF	0.28	$	1,318	$	2,108
Riparian Forest	18,533	SF	0.21	$	3,892	$	6,227
Upland Forest		SF	0.50	$	-	$	-
Oak Woodland Savanna		SF	0.10	$	-	$	-
Public Access Elements				**$**	**21,833**	**$**	**34,933**
Retaining Wall							*N/A*
Secondary Paths							*N/A*
Utilities - Water, Electric							*N/A*
Non-Habitat Plantings							*N/A*
Non-Habitat Top Soil Import							*N/A*
Furnishings							*N/A*
Lighting							*N/A*
Stormwater Management Conveyance					*TBD*		*TBD*
Stormwater Management Structure	1,800	SF	12.13	$	21,833	$	34,933
Main Street Improvements					*TBD*		*TBD*
Mill H							*See Detail*
Woolen Mill							*See Detail*
Rewind Building							*See Detail*
High Density Stock Cylinder 1							*See Detail*
#1 Paper Machine							*See Detail*

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EASTERN MILL RESERVE AREA PHASE

Mill H	Quantity	Unit	RATE	Total	Total w/MU
Total Area:	**13,700**	**SF**			**60%**
Path A, Step 1 Strategic Demolition	**SF**		**Perim**		
Mill H					**$ 186,320**
	13,700		**512**		
Demolition to steel structure	13,700	SF	8.50	$ 116,450	$ 186,320
Path B, Step 1: Selective Removals, Stabilization, and Safety	**SF**		**Perim**		
Mill H					**$ 546,870**
	13,700		**512**		
Shoring and equipment	13,700	SF	3.00	$ 41,100	$ 65,760
Fencing	512	LF	12.00	$ 6,144	$ 9,830
Removal of obstructions and loose equipment/materials	13,700	SF	4.50	$ 61,650	$ 98,640
Make safe- Electrical, Mechanical and Plumbing	13,700	SF	1.00	$ 13,700	$ 21,920
Demolition of structure to Slab	13,700	SF	16.00	$ 219,200	$ 350,720
Remediate from further deterioration	13,700	SF	4.00	$ 54,800	$ 87,680
Path B, Step 2: Interim Access	**SF**		**Perim**		
Mill H					**$ 865,840**
	13,700		**512**		
Equipment	13,700	SF	3.00	$ 41,100	$ 65,760
Provide access points (includes signage)	13,700	SF	8.00	$ 109,600	$ 175,360
Provide barriers and rails to manage grade changes	13,700	SF	7.50	$ 102,750	$ 164,400
Provide barriers to limit access to hazardous areas	13,700	SF	8.00	$ 109,600	$ 175,360
Safety lighting	13,700	SF	10.00	$ 137,000	$ 219,200
Stabilize for re-use	13,700	SF	3.00	$ 41,100	$ 65,760
Path B, Step 3: Re-Use Prep	**SF**		**Perim**		
Mill H					**$ -**
	13,700		**512**		
N/A					
Path B, Step 4: Re-Use	**SF**		**Perim**		
Path B, Step 4: Re-Use					**$ -**
	13,700		**512**		
N/A					

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EASTERN MILL RESERVE AREA PHASE

Woolen Mill Foundation	Quantity	Unit	RATE	Total	Total w/MU
Total Area:	**8,000**	**SF**			**60%**
Path A, Step 1 Strategic Demolition	**SF**		**Perim**		
Woolen Mill Foundation					**$ -**
	8,000		**550.00**		
N/A					*See Yard Area Phase*
Path B, Step 1: Selective Removals, Stabilization, and Safety	**SF**		**Perim**		
Woolen Mill Foundation					**$ -**
	8,000		**550**		
N/A					*See Yard Area Phase*
Millwright Shop	**SF**		**Perim**		
Woolen Mill Foundation					**$ -**
	8,000		**550**		
N/A					*See Yard Area Phase*
Path B, Step 3: Re-Use Prep	**SF**		**Perim**		
Woolen Mill Foundation					**$ 327,822**
	8,000		**550**		
Furnishings - stackable tables and chairs	18	SET	4,100.00	$ 72,889	$ 116,622
Public utility tie ins - sewer, electric, water	8,000	SF	16.50	$ 132,000	$ 211,200
Path B, Step 4: Re-Use	**SF**		**Perim**		
Woolen Mill Foundation					**$ 894,400**
	8,000		**550**		
Storage area	600	SF	100.00	$ 60,000	$ 96,000
Service and maintenance support room	800	SF	125.00	$ 100,000	$ 160,000
Overlook area					
Exterior structural platform	4,800	SF	15.00	$ 72,000	$ 115,200
Guardrail with integrated interp. elements	280	LF	225.00	$ 63,000	$ 100,800
Stone paving	4,800	SF	55.00	$ 264,000	$ 422,400

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EASTERN MILL RESERVE AREA PHASE

Paper Rewind	Quantity	Unit	RATE	Total	Total w/MU
Total Area:	**3,000**	**SF**			**60%**
Path A, Step 1 Strategic Demolition	**SF**		**Perim**		
Paper Rewind					**$ -**
	3,000		**210.00**		
N/A					
Path B, Step 1: Selective Removals, Stabilization, and Safety	**SF**		**Perim**		
Paper Rewind					**$ 140,832**
	3,000		**210**		
Shoring and equipment	3,000	SF	3.00	$ 9,000	$ 14,400
Fencing	210	LF	12.00	$ 2,520	$ 4,032
Removal of obstructions and loose equipment/materials	3,000	SF	4.50	$ 13,500	$ 21,600
Selective demolition to remove structure and save columns and beams	3,000	SF	16.00	$ 48,000	$ 76,800
Make safe- Electrical, Mechanical and Plumbing	3,000	SF	1.00	$ 3,000	$ 4,800
Make-safe- Structural systems	3,000	SF	2.00	$ 6,000	$ 9,600
Remediate from further deterioration	3,000	SF	2.00	$ 6,000	$ 9,600
Path B, Step 2: Interim Access	**SF**		**Perim**		
Paper Rewind					**$ 189,600**
	3,000		**210**		
Equipment	3,000	SF	3.00	$ 9,000	$ 14,400
Provide access points (includes signage)	3,000	SF	8.00	$ 24,000	$ 38,400
Provide barriers and rails to manage grade changes	3,000	SF	7.50	$ 22,500	$ 36,000
Provide barriers to limit access to hazardous areas	3,000	SF	8.00	$ 24,000	$ 38,400
Safety lighting	3,000	SF	10.00	$ 30,000	$ 48,000
Stabilize for re-use	3,000	SF	3.00	$ 9,000	$ 14,400
Path B, Step 2: Interim Access	**SF**		**Perim**		
Paper Rewind					**$ -**
	3,000		**210**		
N/A					
Path B, Step 4: Re-Use	**SF**		**Perim**		
	3,000		**210**		
N/A					

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EASTERN MILL RESERVE AREA PHASE

High Density Stock Cylinder 1	Quantity	Unit	RATE		Total		Total w/MU
Total Area:	**1,045**	**SF**					60%
Path A, Step 1 Strategic Demolition	**SF**		**Perim**				
High Density Stock Cylinder 1						**$**	**14,212**
	1,045		**115.00**				
Complete Demolition	1,045	SF	8.50	$	8,883	$	14,212
Path B, Step 1: Selective Removals, Stabilization, and Safety	**SF**		**Perim**				
High Density Stock Cylinder 1						**$**	**46,516**
42 LF DIA	**1,045**		**115**				
Shoring and equipment	1,045	SF	3.00	$	3,135	$	5,016
Fencing	115	LF	12.00	$	1,380	$	2,208
Removal of obstructions and loose equipment/materials	1,045	SF	14.50	$	15,153	$	24,244
Make safe- Electrical, Mechanical and Plumbing	1,045	SF	1.00	$	1,045	$	1,672
Make-safe- Structural systems	1,045	SF	8.00	$	8,360	$	13,376
Path B, Step 2: Interim Access	**SF**		**Perim**				
High Density Stock Cylinder 1						**$**	**66,044**
	1,045		**115**				
Equipment	1,045	SF	3.00	$	3,135	$	5,016
Provide access points (includes signage)	1,045	SF	8.00	$	8,360	$	13,376
Provide barriers and rails to manage grade changes	1,045	SF	7.50	$	7,838	$	12,540
Provide barriers to limit access to hazardous areas	1,045	SF	8.00	$	8,360	$	13,376
Safety lighting	1,045	SF	10.00	$	10,450	$	16,720
Stabilize for re-use	1,045	SF	3.00	$	3,135	$	5,016
Path B, Step 3: Re-Use Prep	**SF**		**Perim**				
High Density Stock Cylinder 1						**$**	**27,588**
	1,045		**115**				
Public utility tie ins - sewer, electric, water	1,045	SF	16.50	$	17,243	$	27,588
Path B, Step 4: Re-Use	**SF**		**Perim**				
High Density Stock Cylinder 1						**$**	**418,000**
	1,045		**115**				
Interior retrofit	1,045	SF	250.00	$	261,250	$	418,000

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EASTERN MILL RESERVE AREA PHASE

Number One Paper Machine	Quantity	Unit	RATE	Total	Total w/MU
Total Area:	**11,662**	**SF**			**60%**
Path A, Step 1 Strategic Demolition	**SF**		**Perim**		
Number One Paper Machine					**$ -**
	11,662		**550.00**		
N/A					
Path B, Step 1: Selective Removals, Stabilization, and Safety	**SF**		**Perim**		
Number One Paper Machine					**$ 728,939**
	11,662		**550**		
Shoring and equipment	11,662	SF	3.00	$ 34,986	$ 55,978
Fencing	550	LF	12.00	$ 6,600	$ 10,560
Removal of obstructions and loose equipment/materials	11,662	SF	4.50	$ 52,479	$ 83,966
Demolition to structure -Remove 1/2 of structure -retain columns and beams	11,662	SF	26.00	$ 303,212	$ 485,139
Make safe- Electrical, Mechanical and Plumbing	11,662	SF	1.00	$ 11,662	$ 18,659
Make-safe- Structural systems	11,662	SF	2.00	$ 23,324	$ 37,318
Remediate from further deterioration	11,662	SF	2.00	$ 23,324	$ 37,318
Path B, Step 2: Interim Access	**SF**		**Perim**		
Number One Paper Machine					**$ 114,626**
	11,662		**550**		
Equipment	11,662	SF	1.00	$ 11,662	$ 18,659
Provide access points (includes signage)	11,662	SF	1.00	$ 11,662	$ 18,659
Provide barriers and rails to manage grade changes	11,662	SF	2.00	$ 23,324	$ 37,318
Provide barriers to limit access to hazardous areas	11,662	SF	0.50	$ 5,831	$ 9,330
Secure gate	1	LS	7,500	7,500	12,000
Safety lighting	11,662	SF	1.00	$ 11,662	$ 18,659
Path B, Step 3: Re-Use Prep	**SF**		**Perim**		
Number One Paper Machine					**$ -**
	11,662		**550**		
					Incl. Above
Path B, Step 4: Re-Use	**SF**		**Perim**		
Number One Paper Machine					**$ -**
	11,662		**550**		
TBD					

Willamette Falls River Walk
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PGE DAM AREA PHASE

Site Improvements	Quantity	Unit	RATE	Total	Total w/MU
Total Area:	**170,000**	**SF**			**60%**
Demolition and Removals				**$ 895,655**	**$ 1,433,047**
Fill Removal	12,593	CY	45.00	$ 566,667	$ 906,667
Miscellaneous site structure removal/stabilization	82,247	SF	4.00	$ 328,988	$ 526,381
Habitat Restoration				**$ 102,049**	**$ 163,278**
Top soil import	762	CY	35.00	$ 26,654	$ 42,647
In-Channel River		SF	12.00	$ -	$ -
Off-Channel River	30,869	SF	2.00	$ 61,738	$ 98,781
Riparian Basalt	40,961	SF	0.28	$ 11,469	$ 18,351
Riparian Forest	10,417	SF	0.21	$ 2,188	$ 3,500
Upland Forest		SF	0.50	$ -	$ -
Oak Woodland Savanna		SF	0.10	$ -	$ -
Public Access Elements				**$ 4,767,890**	**$ 7,628,623**
PGE Dam Path	1,255	LF	1,720.23	$ 2,158,890	$ 3,454,223
Secondary Paths	485	LF	2,400.00	$ 1,164,000	$ 1,862,400
Utilities - Water, Electric	170,000	SF	8.50	$ 1,445,000	$ 2,312,000
Non-Habitat Plantings					*See Clarifier*
Non-Habitat Top Soil Import					*See Clarifier*
Furnishings					*Incl. Above*
Lighting					*Incl.*
Structures					
Clarifier					*See Detail*
Hawley Powerhouse Foundation			-		*See Detail*

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PGE DAM AREA PHASE

Clarifier	Quantity	Unit	RATE		Total		Total w/MU
Total Area:	**21,601**	**SF**					60%
Path A, Step 1 Strategic Demolition	**SF**		**Perim**				
Clarifier						**$**	**839,866**
	21,601		**541**				
N/A							
Path B, Step 1: Selective Removals, Stabilization, and Safety	**SF**		**Perim**				
Clarifier						**$**	**839,866**
	21,601		**541**				
Shoring and equipment	21,601	SF	3.00	$	64,803	$	103,685
Fencing	541	LF	12.00	$	6,492	$	10,387
Removal of obstructions and loose equipment/materials	21,601	SF	8.00	$	172,808	$	276,493
Make safe- Electrical, Mechanical and Plumbing	21,601	SF	1.00	$	21,601	$	34,562
Make-safe- Structural systems	21,601	SF	9.00	$	194,409	$	311,054
Remediate from further deterioration	21,601	SF	3.00	$	64,803	$	103,685
Path B, Step 2: Interim Access	**SF**		**Perim**				
Clarifier						**$**	**-**
	21,601		**541**				
N/A							
Path B, Step 3: Re-Use Prep	**SF**		**Perim**				
Clarifier						**$**	**1,734,110**
	21,601		**541**				
Demolition - additional portion of clarifier wall	1,785	SF	20.00	$	35,706	$	57,130
Structural reinforcement - shoring	1,785	SF	24.00	$	42,847	$	68,556
Structural support - columns, bases, and footings	43	TN	10,500.00	$	454,440	$	727,104
Water collection system	21,601	SF	2.00	$	43,202	$	69,123
Irrigation system	21,601	SF	2.50	$	54,003	$	86,404
Electric and water connections	21,601	SF	16.50	$	356,417	$	570,266
Drainage and overlow systems to existing structure	21,601	SF	4.50	$	97,205	$	155,527

Clarifier	Quantity	Unit	RATE	Total	Total w/MU
Total Area:	**21,601**	**SF**			60%
Path B, Step 4: Re-Use	**SF**		**Perim**		
Path B, Step 4: Re-Use					**$ 2,221,277**
	21,601		**541**		
Import fill material	5,600	CY	35.00	$ 196,009	$ 313,615
Import landform - existing basalt	9,896	CY	12.00	$ 118,757	$ 190,012
Habitat restoration	21,601	SF	0.50	$ 10,801	$ 17,281
Pathway	720	LF	1,188	$ 854,802	$ 1,367,683
Railing	720	LF	150.00	$ 107,930	$ 172,687
Interpretive Signage	1	LS	100,000.00	$ 100,000	$ 160,000

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PGE DAM AREA PHASE

Hawley Powerhouse Foundation	Quantity	Unit	RATE	Total	Total w/MU
Total Area:	**4,250**	**SF**			60%
Path A, Step 1 Strategic Demolition	**SF**		**Perim**		
Hawley Powerhouse Foundation					**$ -**
	4,250		**275**		
N/A					
Path B, Step 1: Selective Removals, Stabilization, and Safety	**SF**		**Perim**		
Hawley Powerhouse Foundation					**$ 280,680**
	4,250		**275**		
Shoring and equipment	4,250	SF	3.00	$ 12,750	$ 20,400
Fencing	275	LF	12.00	$ 3,300	$ 5,280
Removal of obstructions and loose equipment/materials	4,250	SF	2.50	$ 10,625	$ 17,000
Make safe- Electrical, Mechanical and Plumbing	4,250	SF	1.00	$ 4,250	$ 6,800
Make-safe- Structural systems	4,250	SF	34.00	$ 144,500	$ 231,200
Remediate from further deterioration	4,250	SF	4.00	$ 17,000	$ 27,200
Path B, Step 2: Interim Access	**SF**		**Perim**		
Hawley Powerhouse Foundation					**$ -**
	4,250		**275**		
N/A					
Path B, Step 3: Re-Use Prep	**SF**		**Perim**		
Hawley Powerhouse Foundation					**$ 112,200**
	4,250		**275**		
Public utility tie ins - electric, water	4,250	SF	16.50	$ 70,125	$ 112,200
Path B, Step 4: Re-Use	**SF**		**Perim**		
Hawley Powerhouse Foundation					**$ 4,876,000**
	4,250		**275**		
Prefabricated structure	4,250	SF	320.00	$ 1,360,000	$ 2,176,000
Substructure - steel grate	4,250	SF	350.00	$ 1,487,500	$ 2,380,000
Concrete steps and view landings	1	LS	150,000.00	$ 150,000	$ 240,000
Preservation of historic artifacts	1	LS	50,000.00	$ 50,000	$ 80,000

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MILL E AND BLUFF CONNECTION PHASE OPTION 1

Site Improvements	Quantity	Unit	RATE	Total	Total w/MU
Total Area:	**72,000**	**SF**			**60%**
Demolition and Removals				**$ 2,360,270**	**$ 3,923,340**
Fill Removal	13,333	CY	45.00	$ 600,000	$ 960,000
Dredge removal	9,499	CY	155.00	$ 1,472,270	$ 2,355,633
Miscellaneous site structure removal/stabilization	72,000	SF	4.00	$ 288,000	$ 460,800
Habitat Restoration				**$ 70,305**	**$ 112,488**
Top soil import	615	CY	35.00	$ 21,512	$ 34,420
In-Channel River		SF	12.00	$ -	$ -
Off-Channel Alcove	15,872	SF	2.00	$ 31,744	$ 50,790
Riparian Basalt	12,926	SF	0.28	$ 3,619	$ 5,791
Riparian Forest	18,490	SF	0.21	$ 3,883	$ 6,213
Upland Forest	19,093	SF	0.50	$ 9,547	$ 15,274
Oak Woodland Savanna		SF	0.10	$ -	$ -
Public Access Elements				**$ 2,707,734**	**$ 4,332,375**
Retaining Wall		LS		$ -	$ -
Primary Path Surface	1	LS	1,533,734	$ 1,533,734	$ 2,453,975
Secondary Paths	130	LF	2,400.00	$ 312,000	$ 499,200
Boat Access	1	LS	250,000.00	$ 250,000	$ 400,000
Utilities - Water, Electric, Sewer	72,000	SF	8.50	$ 612,000	$ 979,200
Lighting				*Incl. in Secondary Paths Above*	
Stormwater Management Conveyance				*TBD*	*TBD*
Stormwater Management Structures				*Incl. with East Mill Reserve*	
Main Street Improvements				*TBD*	*TBD*
Mill E					*See Detail*
Chip Cylinder					*See Detail*
Bleach Plant					*See Detail*
Main Street Platform Area - Replacement Platform				*TBD*	*TBD*
Main Street Platform Area - Replacement Retaining Wall		LS		*TBD*	*TBD*

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MILL E and BLUFF CONNECTION PHASE OPTION 1

Mill E	Quantity	Unit	RATE	Total	Total w/MU
Total Area:	30,000	SF			60%
Path A, Step 1 Strategic Demolition	**SF**		**Perim**		
Mill E					**$ 768,000**
	30,000		**550**		
Complete demolition	30,000	SF	16.00	$ 480,000	$ 768,000
Path B, Step 1: Selective Removals, Stabilization, and Safety	**SF**		**Perim**		
Mill E					**$ -**
Option 1	**30,000**		**550**		
TBD					
Path B, Step 2: Interim Access	**SF**		**Perim**		
Mill E					**$ -**
	30,000		**550**		
TBD					
Path B, Step 3: Re-Use Prep	**SF**		**Perim**		
Mill E					**$ -**
	30,000		**550**		
TBD					
Path B, Step 4: Re-Use	**SF**		**Perim**		
Mill E					**$ -**
	30,000		**550**		
TBD					

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MILL E and BLUFF CONNECTION PHASE OPTION 1

Chip Cylinder	Quantity	Unit	RATE		Total		Total w/MU
Total Area:	**1,149**	**SF**					**60%**
Path A, Step 1 Strategic Demolition	**SF**		**Perim**				
Chip Cylinder						**$**	**-**
	1,149		**120**				
N/A							
						$	-
Path B, Step 1: Selective Removals, Stabilization, and Safety	**SF**		**Perim**				
Chip Cylinder						**$**	**81,355**
38 LF DIA	**1,149**		**120**				
Shoring and equipment	1,149	SF	3.00	$	3,447	$	5,515
Fencing	120	LF	12.00	$	1,440	$	2,304
Removal of obstructions and loose equipment/materials	1,149	SF	15.00	$	17,235	$	27,576
Selective Demolition for access	1,149	SF	16.00	$	18,384	$	29,414
Make safe- Electrical, Mechanical and Plumbing	1,149	SF	1.00	$	1,149	$	1,838
Make-safe- Structural systems	1,149	SF	8.00	$	9,192	$	14,707
Path B, Step 2: Interim Access	**SF**		**Perim**				
Chip Cylinder						**$**	**28,511**
	1,149		**120**				
Equipment	1,149	SF	1.00	$	1,149	$	1,838
Provide access points (includes signage)	1,149	SF	1.00	$	1,149	$	1,838
Provide barriers and rails to manage grade changes	1,149	SF	2.00	$	2,298	$	3,677
Provide barriers to limit access to hazardous areas	1,149	SF	0.50	$	575	$	919
Provide barriers and rails to manage grade changes	5,750	SF	2		11,500		18,400
Safety lighting	1,149	SF	1.00	$	1,149	$	1,838
Path B, Step 3: Re-Use Prep	**SF**		**Perim**				
Chip Cylinder						**$**	**45,960**
	1,149		**120**				
Utility service and support for structure	1,149	SF	25.00	$	28,725	$	45,960

Chip Cylinder	Quantity	Unit	RATE	Total	Total w/MU
Total Area:	**1,149**	**SF**			**60%**
Path B, Step 4: Re-Use Chip Cylinder	**SF**		**Perim**		**$ 8,297,829**
Elevator and Stair to Bluff Connection					
Bridge Structure	143	LF	$ 1,820.23	$ 260,293	$ 416,469
Full Enclosed Railing	143	LF	$ 950.00	$ 135,850	$ 217,360
Foundation	3100	CY	$ 750.00	$2,325,000	$ 3,720,000
Stair set & Enclosure	1	LS	$1,265,000	$1,265,000	$ 2,024,000
Elevator - 2 Stop	1	LS	$1,200,000	$1,200,000	$ 1,920,000

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MILL E and BLUFF CONNECTION PHASE OPTION 1

Bleach Plant	Quantity	Unit	RATE	Total	Total w/MU
Total Area:	**3,800**	**SF**			**60%**
Path A, Step 1 Strategic Demolition	**SF**		**Perim**		
Bleach Plant					**$ -**
	3,800		**250**		
N/A					
Path B, Step 1: Selective Removals, Stabilization, and Safety	**SF**		**Perim**		
Bleach Plant					**$ 117,280**
	3,800		**250**		
Shoring and equipment	3,800	SF	3.00	$ 11,400	$ 18,240
Fencing	250	LF	12.00	$ 3,000	$ 4,800
Removal of obstructions and loose equipment/materials	3,800	SF	2.50	$ 9,500	$ 15,200
Selective demolition to remove structure and save columns and beams	3,800	SF	8.00	$ 30,400	$ 48,640
Make safe- Electrical, Mechanical and Plumbing	3,800	SF	1.00	$ 3,800	$ 6,080
Make-safe- Structural systems	3,800	SF	2.00	$ 7,600	$ 12,160
Remediate from further deterioration	3,800	SF	2.00	$ 7,600	$ 12,160
Path B, Step 2: Interim Access	**SF**		**Perim**		
Bleach Plant					**$ 45,440**
	3,800		**250**		
Equipment	3,800	SF	1.00	$ 3,800	$ 6,080
Provide access points (includes signage)	3,800	SF	1.00	$ 3,800	$ 6,080
Provide barriers and rails to manage grade changes	3,800	SF	2.00	$ 7,600	$ 12,160
Provide barriers to limit access to hazardous areas	3,800	SF	0.50	$ 1,900	$ 3,040
Secure gate	1	LS	7,500	7,500	12,000
Safety lighting	3,800	SF	1.00	$ 3,800	$ 6,080
Path B, Step 3: Re-Use Prep	**SF**		**Perim**		
Bleach Plant					**$ -**
	3,800		**250**		
N/A					
Path B, Step 4: Re-Use	**SF**		**Perim**		
Bleach Plant					
	3,800		**250**		
N/A					

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MILL E AND BLUFF CONNECTION PHASE OPTION 2

Site Improvements	Quantity	Unit	RATE	Total	Total w/MU
Total Area:	**72,000**	**SF**			**60%**
Demolition and Removals				**$ 888,000**	**$ 1,567,708**
Fill Removal	13,333	CY	45	$ 600,000	$ 960,000
Dredge removal	9,499	CY	155		
Miscellaneous site structure removal/stabilization	72,000	SF	4	$ 288,000	$ 460,800
Habitat Restoration				**$ 70,305**	**$ 112,488**
Top Soil Import	615	CY	35.00	$ 21,512	$ 34,420
In-Channel River		SF	12.00	$ -	$ -
Off-Channel Alcove	15,872	SF	2.00	$ 31,744	$ 50,790
Riparian Basalt	12,926	SF	0.28	$ 3,619	$ 5,791
Riparian Forest	18,490	SF	0.21	$ 3,883	$ 6,213
Upland Forest	19,093	SF	0.50	$ 9,547	$ 15,274
Oak Woodland Savanna		SF	0.10	$ -	$ -
Public Access Elements				**$ 4,407,581**	**$ 7,052,129**
Retaining Wall	11,283	SF	175.00	$ 1,974,525	$ 3,159,240
Primary Path Surface	1	LS	1,259,056	$ 1,259,056	$ 2,014,489
Secondary Paths	130	LF	2,400.00	$ 312,000	$ 499,200
Boat Access	1	LS	250,000.00	$ 250,000	$ 400,000
Utilities - Water, Electric, Sewer	72,000	SF	8.50	$ 612,000	$ 979,200
Lighting				*Incl. in Secondary Paths Above*	
Stormwater Management Conveyance				*TBD*	*TBD*
Stormwater Management Structures				*Incl. with East Mill Reserve*	
Main Street Improvements				*TBD*	*TBD*
Mill E					*See Detail*
Bleach Plant					*See Detail*
Digesters and Sulphite Plant					*TBD*
Hawley Building					*TBD*
#1 Paper Machine					*TBD*

Willamette Falls River Walk
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MILL E AND BLUFF CONNECTION PHASE OPTION 2

Mill E	Quantity	Unit	RATE	Total	Total w/MU
Total Area:	**30,000**	**SF**			**60%**
Path A, Step 1 Strategic Demolition	**SF**		**Perim**		
Mill E					**$ 456,000**
	30,000		**Perim**		
Complete demolition	30,000	SF	9.50	$ 285,000	$ 456,000
Path B, Step 1: Selective Removals, Stabilization, and Safety	**SF**		**Perim**		
Mill E					**$ -**
	30,000		**550**		
TBD					
Path B, Step 2: Interim Access	**SF**		**Perim**		
Mill E					**$ -**
	30,000		**550**		
TBD					
Path B, Step 3: Re-Use Prep	**SF**		**Perim**		
Mill E					**$ -**
	30,000		**550**		
TBD					
Path B, Step 4: Re-Use	**SF**		**Perim**		
Mill E					**$ -**
	30,000		**550**		
TBD					

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MILL E AND BLUFF CONNECTION PHASE OPTION 2

Bleach Plant	Quantity	Unit	RATE	Total	Total w/MU
Total Area:	**3,800**	**SF**			**60%**
Path A, Step 1 Strategic Demolition	SF		Perim	**$ -**	**$ -**
Bleach Plant					
	3,800		**250**		
N/A					
Path B, Step 1: Selective Removals, Stabilization, and Safety	**SF**		**Perim**		
Bleach Plant					**$ 117,280**
	3,800		**250**		
Shoring and equipment	3,800	SF	3.00	$ 11,400	$ 18,240
Fencing	250	LF	12.00	$ 3,000	$ 4,800
Removal of obstructions and loose equipment/materials	3,800	SF	2.50	$ 9,500	$ 15,200
Selective demolition to remove structure and save columns and beams	3,800	SF	8.00	$ 30,400	$ 48,640
Make safe- Electrical, Mechanical and Plumbing	3,800	SF	1.00	$ 3,800	$ 6,080
Make-safe- Structural systems	3,800	SF	2.00	$ 7,600	$ 12,160
Remediate from further deterioration	3,800	SF	2.00	$ 7,600	$ 12,160
Path B, Step 2: Interim Access	**SF**		**Perim**		
Bleach Plant					**$ 51,840**
	3,800		**250**		
Equipment	3,800	SF	1.00	$ 3,800	$ 6,080
Provide access points (includes signage)	3,800	SF	1.00	$ 3,800	$ 6,080
Provide barriers and rails to manage grade changes	3,800	SF	2.00	$ 7,600	$ 12,160
Provide barriers to limit access to hazardous areas	3,800	SF	0.50	$ 1,900	$ 3,040
Provide barriers and rails to manage grade changes	5,750	LS	2	11,500	18,400
Safety lighting	3,800	SF	1.00	$ 3,800	$ 6,080
Path B, Step 3: Re-Use Prep	**SF**		**Perim**		
Bleach Plant					**$ -**
	3,800		**250**		
N/A					
Path B, Step 4: Re-Use	**SF**		**Perim**		
Bleach Plant					**$ -**
	3,800		**250**		
N/A					

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MILL E AND BLUFF CONNECTION PHASE OPTION

Digesters and Sulphite Plant	Quantity	Unit	RATE	Total	Total w/MU
Total Area:	**10,500**	**SF**			**60%**
Path A, Step 1 Strategic Demolition				**$ -**	**$ -**
TBD					

Path B, Step 1: Selective Removals, Stabilization, and Safetv	**SF**		**Perim**		
Digesters and Sulphite Plant					**$ 731,424**
	10,500		**470**		
Shoring and equipment	10,500	SF	3.00	$ 31,500	$ 50,400
Fencing	470	LF	12.00	$ 5,640	$ 9,024
Removal of obstructions and loose equipment/materials	10,500	SF	15.00	$ 157,500	$ 252,000
Selective Demolition for access	10,500	SF	16.00	$ 168,000	$ 268,800
Make safe- Electrical, Mechanical and Plumbing	10,500	SF	1.00	$ 10,500	$ 16,800
Make-safe- Structural systems	10,500	SF	8.00	$ 84,000	$ 134,400

Path B, Step 2: Interim Access	**SF**		**Perim**		
Digesters and Sulphite Plant					**$ 101,600**
	10,500		**470**		
Equipment	10,500	SF	1.00	$ 10,500	$ 16,800
Provide access points (includes signage)	10,500	SF	1.00	$ 10,500	$ 16,800
Provide barriers and rails to manage grade changes	10,500	SF	2.00	$ 21,000	$ 33,600
Provide barriers to limit access to hazardous areas	10,500	SF	0.50	$ 5,250	$ 8,400
Equipment	5,750	SF	1	5,750	9,200
Safety lighting	10,500	SF	1.00	$ 10,500	$ 16,800

Path B, Step 3: Re-Use Prep	**SF**		**Perim**		
Digesters and Sulphite Plant					**$ 420,000**
	10,500		**470**		
Utility service and support for structure	10,500	SF	25.00	$ 262,500	$ 420,000

Path B, Step 3: Re-Use Prep	**SF**		**Perim**		
Digesters and Sulphite Plant					**$ 5,180,000**
	10,500		**470**		
Bridge Structure	250	LF	$ 800.00	$ 200,000	$ 320,000
Full Enclosed Railing	250	LF	$ 950.00	$ 237,500	$ 380,000
Foundation	3100	CY	$ 750.00	$ 2,325,000	$ 3,720,000
Elevator - 2 Stop, existing shaft	1	LS	$ 475,000	$ 475,000	$ 760,000

Willamette Falls River Walk
100% Concept Cost Plan

MILL E AND BLUFF CONNECTION PHASE OPTION 2

Hawley Building		Quantity	Unit	RATE	Total	Total w/MU
	Total Area:	**5,750**	**SF**			**60%**
Path A, Step 1 Strategic Demolition					**$ -**	**$ -**
TBD						

Willamette Falls River Walk
100% Concept Cost Plan

CANEMAH AREA PHASE

Site Improvements	Quantity	Unit	RATE	Total	Total w/MU
Total Area:	**115,000**	**SF**			**60%**
Demolition and Removals				**$ 842,175**	**$ 1,869,856**
Fill Removal	8,519	CY	45.00	$ 383,333	$ 613,333
Fill removal - Expanded water area	8,223	CY	45.00	$ 370,033	$ 592,053
Miscellaneous site structure removal/stabilization	22,202	SF	4.00	$ 88,808	$ 142,093
Habitat Restoration				**$ 292,453**	**$ 467,924**
Top Soil Import	972	CY	35.00	$ 34,033	$ 54,453
In-Channel River	19,174	SF	12.00	$ 230,088	$ 368,141
Off-Channel Alcove		SF	2.00	$ -	$ -
Riparian Basalt		SF	0.28	$ -	$ -
Riparian Forest	50,308	SF	0.21	$ 10,565	$ 16,903
Upland Forest	35,534	SF	0.50	$ 17,767	$ 28,427
Oak Woodland Savanna		SF	0.10	$ -	$ -
				$ -	$ -
Public Access Elements				**$ 7,382,600**	**$11,812,160**
Retaining Wall Improvements and Safety Barrier	2,250	SF	58.00	$ 130,500	$ 208,800
Primary Path Surface	22,500	SF	75.00	$ 1,687,500	$ 2,700,000
Secondary Paths	50	LF	1,352.00	$ 67,600	$ 108,160
Boat Access	1	LS	12,000.00	$ 12,000	$ 19,200
Utilities - Water, Electric	1	LS	250,000.00	$ 250,000	$ 400,000
Furnishings	45	EA	3,000.00	$ 135,000	$ 216,000
Lighting	45	EA	15,000.00	$ 675,000	$ 1,080,000
RR Overpass and roadway improvements	800	LF	5,531.25	$ 4,425,000	$ 7,080,000