



LETTER TO THE COMMISSION

LTC No: 25-189

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

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

Bahia Mar CDD Overview

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

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

Parks Bond Overview

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

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

The three (3) basketball court concept alternatives are:

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

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

Next Steps

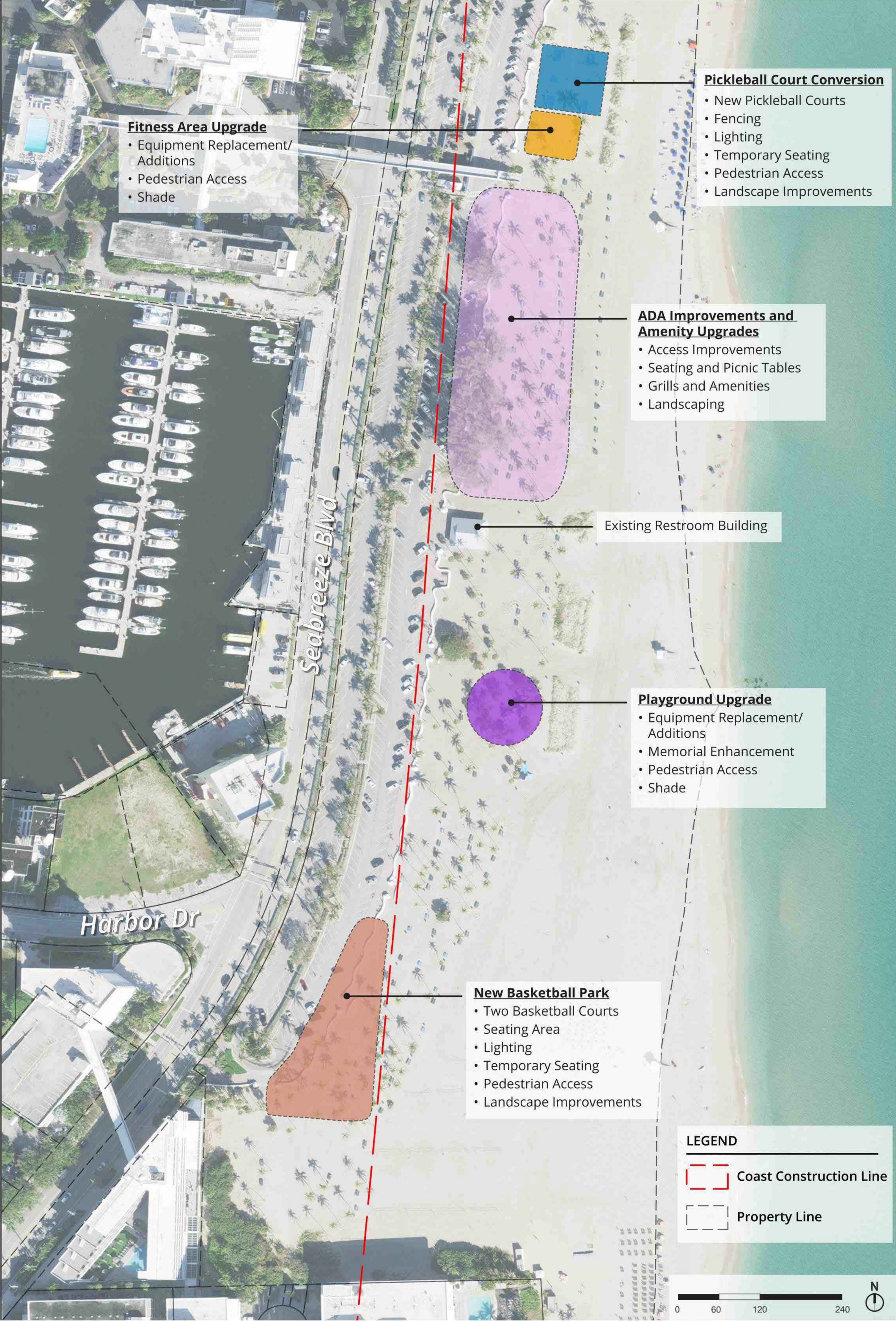
City staff met with CDD and Bahia Mar representatives on the project scope and timelines. During those discussions, the CDD confirmed that it is not willing to amend the existing interlocal agreement. Instead, the developers of the Bahia Mar project are willing to provide a one-time, upfront donation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

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

Attachment:

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

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



Fort Lauderdale Beach - Overall Improvements



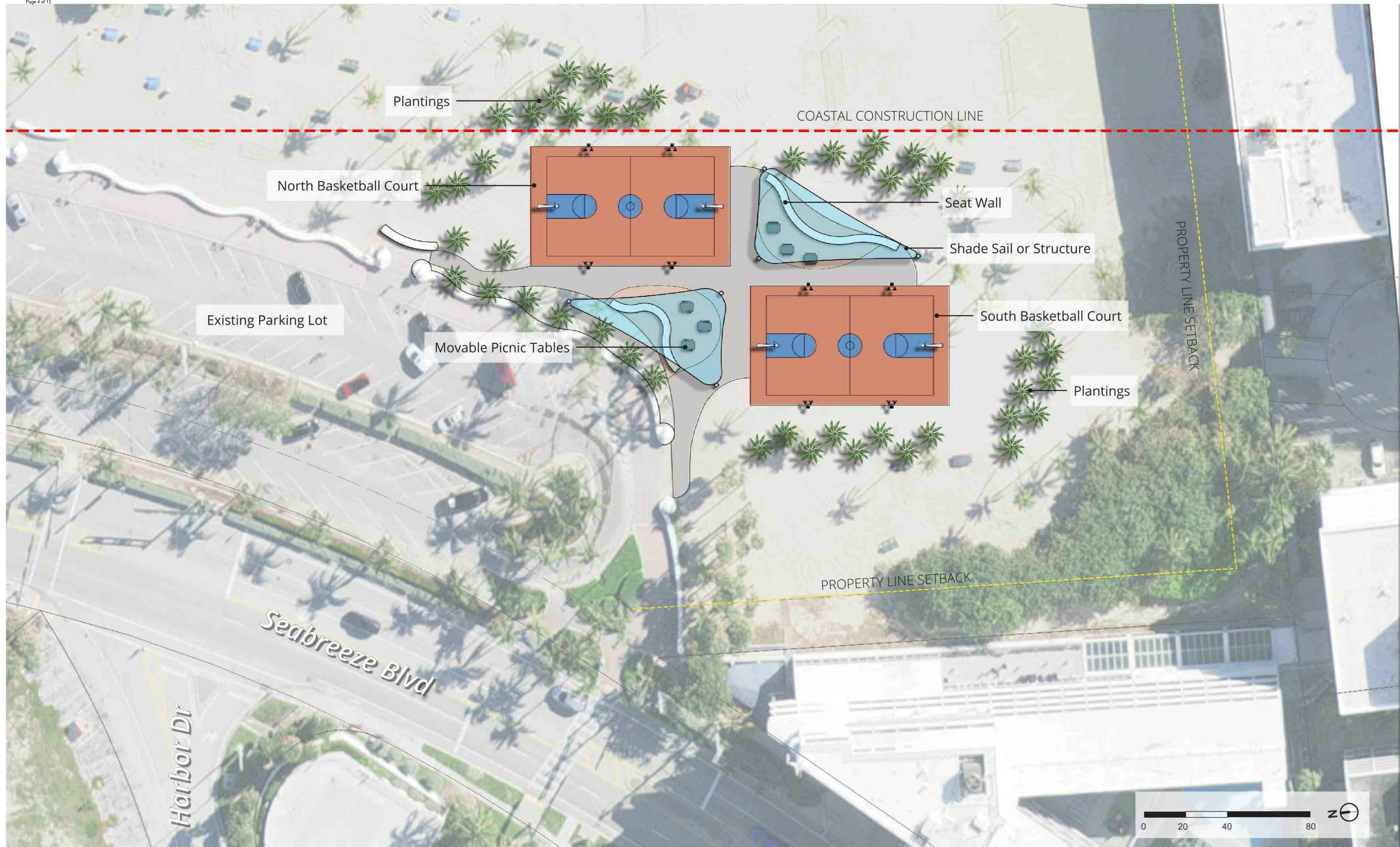
Fort Lauderdale Beach - **Harbor Drive Basketball Park** - *Initial Concept Plan - Alternative 1*





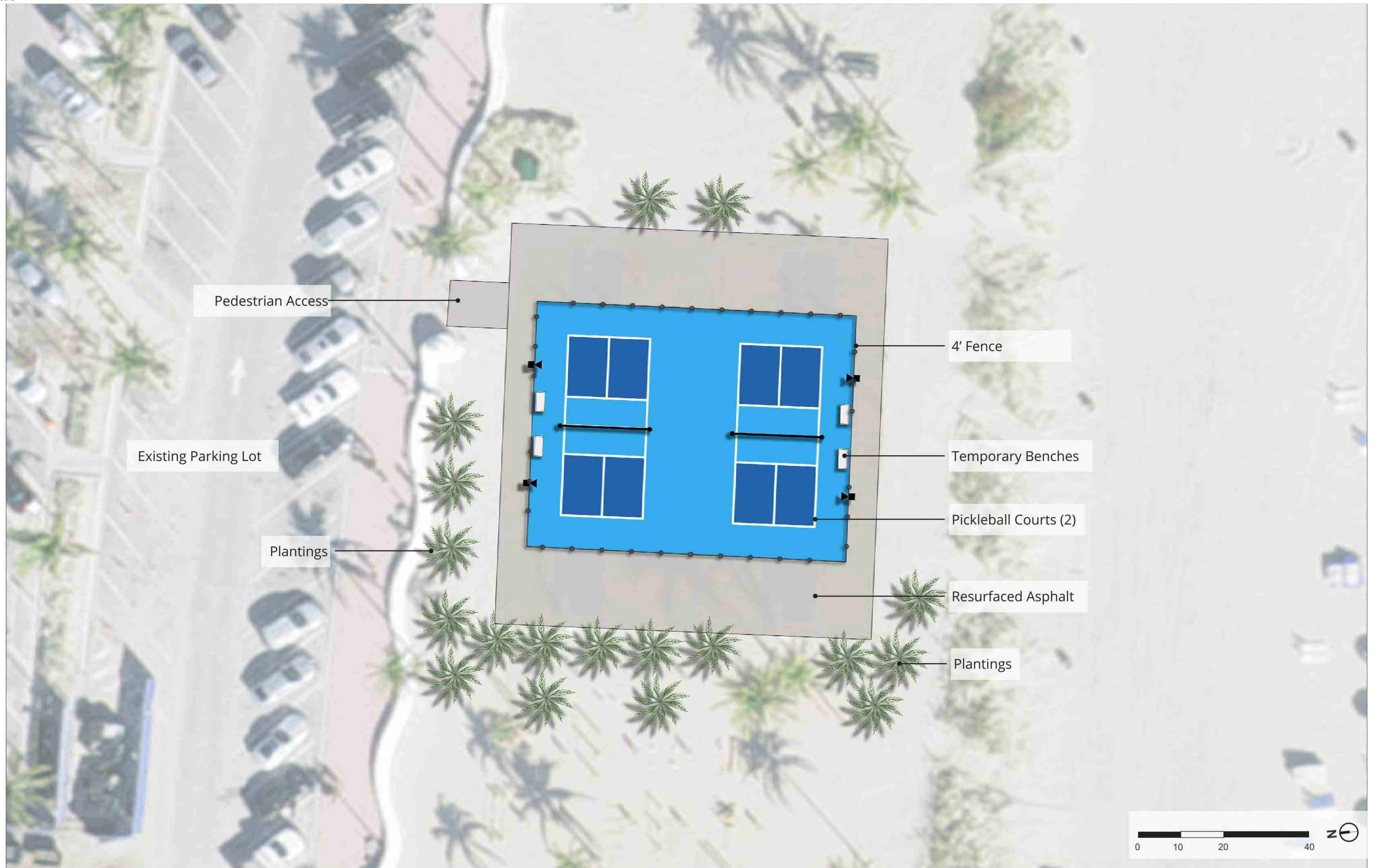
Fort Lauderdale Beach - Harbor Drive Basketball Park - Initial Concept Plan - Alternative 2





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





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





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





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

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

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

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

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

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

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



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

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



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

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



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

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



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

Description	Alternate Qty.	UOM	Direct Cost Unit Price	Total Direct Cost	Total Direct Cost with Markups	Total Program Cost
Demolition	1	SF	\$ 10,000.00	\$ 10,000	\$ 18,743	\$ 23,990
Misc. Demolition Allowance	1	LS	\$ 10,000.00	\$ 10,000	\$ 18,743	\$ 23,990
Pickleball Court Area	3146	CY	\$ 27.55			
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			
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		
Subtotal				\$ 347,206	\$ 347,206	
Survey, Design, Permitting, Site Inspection and Overhead				\$ 62,497		
Owners Contingency 10%				\$ 34,721		
				\$ 444,424		\$ 444,424



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

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



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

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