

Lummi Nation  
 Fisherman's Cove Working Waterfront  
 Master Plan Opinion of Probable Cost  
 TIGER Grant Scope - Ferry Relocate, Harbor, Working Waterfront  
 (revised 05/01/2015)



<b>DEVELOPMENT - FERRY RELOCATE</b>		
1	General - Mobilization/Demobilization	\$174,425
2	Site Preparation/Demolition/Erosion Control	\$39,050
3	Site Improvements (Includes Breakwater A)	\$3,449,450
	Restroom Structures and Associated Utilities	\$235,000.00
	Site Improvements - Ferry Queuing	\$276,500.00
	Panel Breakwater & Breakwater A	\$2,937,950.00
4	Gooseberry Ferry Terminal (Design & Contingency Incl.)	\$9,000,000
	Item 1-3: Investigations, Engineering and Permitting (10%)	\$366,293
	Item 1-3: Construction Contingency (20%)	\$732,585
<b>TOTAL: Development Ferry Relocate</b>		<b>\$13,761,803</b>
<b>DEVELOPMENT - WORKING WATERFRONT</b>		
1	General - Mobilization/Demobilization	\$313,923
2	Site Preparation/Demolition/Erosion Control/Mitigation	\$566,700
3	Site Improvements	\$5,711,750
	Site Improvements	\$3,101,200.00
	Commercial Pier	\$1,850,500.00
	Boat Launch	\$336,100.00
	Utilities - Site Services to Pier	\$132,000.00
	Investigations, Engineering and Permitting (10%)	\$659,237
	Construction Contingency (20%)	\$1,142,350
<b>TOTAL: Development - Working Waterfront</b>		<b>\$8,393,960</b>
<b>TOTAL: ALL DEVELOPMENT</b>		<b>\$22,155,762</b>

**Assumptions / Notes**

- 1 Land acquisition not included.
- 2 Site assumed to be clean; remediation for upland contamination not included. Does not provide for removal of underground utilities or prior building foundations, etc.
- 3 Cultural investigations not included.
- 4 Over-excavation for unsuitable base material not included.
- 5 Fill of site to avoid cultural resources and/or raise site for FEMA purposes not included.