Appendix B

Recreational Engineering

Indian River Lagoon - South Recreational Features Alt A

Feasibility (Alternatives)
Abbreviated Risk Analysis
Meeting Date: 17-Jul-25

Risk Level

	Negligible	Marginal	Moderate	Significant	Critical
Very Likely	2	3	4	5	5
Likely	1	2	3	4	5
Possible	0	1	2	3	4
Unlikely	0	0	1	2	3

Risk Register

Risk Element	Feature of Work	Concerns	PDT Discussions & Conclusions (Include logic & justification for choice of Likelihood & Impact)	Impact	Likelihood	Risk Level
Project Management & Scope Growth				**Maximum Project Growth**		**75%**
PS-1	Phase 1 and Phase 2	• Potential for scope growth, added features and quantities?	Parking lot growth? How full will parking lot be? Obtain visitation numbers from SFWMD.	Significant	Likely	4
PS-2	Phase 1 and Phase 2	Funding Difficulties? Project competing with other projects, funding and resources.		Moderate	Likely	3
PS-3	Phase 1 and Phase 2	Sufficient support? Staffing?		Marginal	Likely	2
PS-4	Phase 1 and Phase 2	Multiple contracts? Causing multiple mobilizations?		Marginal	Likely	2
PS-5	Phase 1 and Phase 2	PM workload, delayed reviews, retiring, changing positions		Marginal	Likely	2
PS-6	Phase 1 and Phase 2	Project accomplishes intent?		Marginal	Likely	2
PS-7				Negligible	Unlikely	0
PS-8				Negligible	Unlikely	0
PS-9	0		RE does their own contingency - not included in ARA	Negligible	Unlikely	0
PS-10	0			Negligible	Unlikely	0
PS-11	0			Negligible	Unlikely	0
PS-12	Remaining Construction Items			Negligible	Unlikely	0
PS-13	Planning, Engineering, & Design			Marginal	Likely	2
PS-14	Construction Management			Marginal	Likely	2

Acquisition Strategy				Maximum Project Growth		30%
AS-1	Phase 1 and Phase 2	Contracting plan established?	All other concerns apply	Marginal	Likely	2
AS-2	Phase 1 and Phase 2	Small business likely?	Estimate assumed that a Large contractor will subcontract the work. If small business performed the cost will increase.	Moderate	Possible	2
AS-3	Phase 1 and Phase 2	Subcontracting requirements?		Negligible	Unlikely	0
AS-4	Phase 1 and Phase 2	Accelerated schedule?		Negligible	Unlikely	0
AS-5	Phase 1 and Phase 2	Limited bid competition?	Doesn't apply to small contracts, there should be enough bidders.	Negligible	Unlikely	0
AS-6	Phase 1 and Phase 2	Multiple contracts? Causing multiple mobilizations?	Applies to all Phase 1 and 2	Marginal	Likely	2
AS-7	Phase 1 and Phase 2	Contract resolicitation due to protests?	Applies to all Phase 1 and 2	Marginal	Possible	1
AS-8	Phase 1 and Phase 2	Amendments to solicitations that impact proposal due date?	Applies to all Phase 1 and 2	Moderate	Likely	3
AS-9	0			Negligible	Unlikely	0
AS-10	0			Negligible	Unlikely	0
AS-11	0			Negligible	Unlikely	0
AS-12	Remaining Construction Items			Negligible	Unlikely	0
AS-13	Planning, Engineering, & Design			Negligible	Likely	1
AS-14	Construction Management			Negligible	Likely	1

Construction Elements				Maximum Project Growth		25%
CON-1	Phase 1 and Phase 2	Special equipment or subcontractors reqd.?	Considered in Specialty Construction and Cost estimate.	Negligible	Unlikely	0
CE-2	Phase 1 and Phase 2	Environmental	Added after review, protected species encounter would delay the project.	Moderate	Possible	2
CE-3	Phase 1 and Phase 2	Inadequate labor force.	Construction common, labor should be available.	Negligible	Unlikely	0
CE-4	Phase 1 and Phase 2	Material availability.		Negligible	Unlikely	0
CE-5	Phase 1 and Phase 2	Productivity of trailblazing or tower construction.	Trail and tower constuction common.	Moderate	Unlikely	1
CE-6	Phase 1 and Phase 2	Inaccurate survey information.	Recent VEQ due to Survey issues.	Moderate	Very LIKELY	4
CE-7	Phase 1 and Phase 2	In water work, water control difficulties.	Commonly encountered in construction in Florida. Methods to overcome water control or move feature to accommodate.	Marginal	Unlikely	0
CE-8	Phase 1 and Phase 2	Construction modifications or claims potential?	For future CSRA mods and claims apply to all	Marginal	Likely	2
CE-9	0	Harsh weather?	Considered in External	Negligible	Unlikely	0
CE-10	0			Negligible	Unlikely	0
CE-11	0			Negligible	Unlikely	0
CE-12	Remaining Construction Items			Negligible	Unlikely	0
CE-13	Planning, Engineering, & Design			Negligible	Unlikely	0
CE-14	Construction Management			Negligible	Unlikely	0
Specialty Construction or Fabrication				Maximum Project Growth		65%
SC-1	Phase 1 and Phase 2	• Atypical construction elements, unusual material or equipment manufactured or installed?	Recreational features are common construction, for example, shelters, kiosks, parking lots, and boardwalks.	Negligible	Unlikely	0
SC-2	Phase 1 and Phase 2	• Confidence in constructability or methodology?		Negligible	Unlikely	0
SC-3	Phase 1 and Phase 2	Ability to reasonably transport?		Negligible	Unlikely	0
SC-4	Phase 1 and Phase 2			Negligible	Unlikely	0
SC-5	Phase 1 and Phase 2			Negligible	Unlikely	0
SC-6	Phase 1 and Phase 2			Negligible	Unlikely	0

SC-7	Phase 1 and Phase 2			Negligible	Unlikely	**0**
SC-8	Phase 1 and Phase 2			Negligible	Unlikely	**0**
SC-9	0			Negligible	Unlikely	**0**
SC-10	0			Negligible	Unlikely	**0**
SC-11	0			Negligible	Unlikely	**0**
SC-12	Remaining Construction Items			Negligible	Unlikely	**0**
SC-13	Planning, Engineering, & Design			Negligible	Unlikely	**0**
SC-14	Construction Management			Negligible	Unlikely	**0**

Technical Design & Quantities					Maximum Project Growth	30%
T-1	Phase 1 and Phase 2	Is there sufficient borrow material for construction? Borrow areas identified?		Marginal	Possible	1
T-2	Phase 1 and Phase 2	Copper, pesticide, agricultural fertilizers and/or citrus fertilizers potential?	If find HTRW will affect SFWMD, doesn't affect cost share. SFWMD will have clean up responsibility.	Negligible	Unlikely	0
T-3	Phase 1 and Phase 2	Design is incomplete. Without survey data and site plans there can be inaccurate design assumptions.		Marginal	Likely	2
T-4	Phase 1 and Phase 2	Increased quantites possible? Various reasons - design, waste, loss, or subsidence?		Marginal	Possible	1
T-5	Phase 1 and Phase 2	QC check applied?.		Negligible	Unlikely	0
T-6	Phase 1 and Phase 2	Assumption of the amount of demolition required for unknown underground structures.	Assuming culverts scattered throughout, not yet accounted for. If encounter can move feature location.	Moderate	Possible	2
T-7	Phase 1 and Phase 2	Tower construction and location.	Towers currently only potential locations, consider foundations. Site towers on uplands to reduce foundation costs.	Moderate	Unlikely	1
T-8	Phase 1 and Phase 2			Negligible	Unlikely	0
T-9	0			Negligible	Unlikely	0
T-10	0			Negligible	Unlikely	0
T-11	0			Negligible	Unlikely	0
T-12	Remaining Construction Items			Negligible	Unlikely	0
T-13	Planning, Engineering, & Design			Marginal	Likely	2
T-14	Construction Management			Marginal	Likely	2

Cost Estimate Assumptions

					Maximum Project Growth	35%
EST-1	Phase 1 and Phase 2	Assumptions for prime and subcontractor?	Work will be subcontracted. Possibility of a 3 layers of subcontractor.	Moderate	Possible	2
EST-2	Phase 1 and Phase 2	Reliability of quotes?	Due to the market fluctuation there is a possibility to have higher costs in the future.	Moderate	Very LIKELY	4
EST-3	Phase 1 and Phase 2	Possibility of fuel/price increases?	Volatile Fuel-cost is low now it can be higher in the future.	Moderate	Likely	3
EST-4	Phase 1 and Phase 2	• Potential for market volatility impacting competition, pricing?		Moderate	Possible	2
EST-5	Phase 1 and Phase 2	Overuse of lump sum, allowances?	Not used much in cost estimate breakdown, but it can change in the future by contracting to reduce the clin items.	Negligible	Likely	1
EST-6	Phase 1 and Phase 2	Site accessibility or transport delays?	Sites are accessible.	Negligible	Unlikely	0
EST-7	Phase 1 and Phase 2			Negligible	Unlikely	0
EST-8	Phase 1 and Phase 2			Negligible	Unlikely	0
EST-9	0			Negligible	Unlikely	0
EST-10	0			Negligible	Unlikely	0
EST-11	0			Negligible	Unlikely	0
EST-12	Remaining Construction Items			Negligible	Unlikely	0
EST-13	Planning, Engineering, & Design			Moderate	Likely	3
EST-14	Construction Management			Moderate	Likely	3

External Project Risks

						Maximum Project Growth 40%
EX-1	Phase 1 and Phase 2	• Potential for severe adverse weather? •	lose time	Marginal	Very LIKELY	3
EX-2	Phase 1 and Phase 2	• Political influences, lack of support, obstacles?		Moderate	Possible	2
EX-3	Phase 1 and Phase 2	Changing tariff possibility?		Moderate	Possible	2
EX-4	Phase 1 and Phase 2	If inland sea level or hydrology changes, could need design change for resiliency.	Can be mitigated by adaptive design. Examples of adaptive design include floating or adjustable docks, elevated and modular walkways/boardwalks, permeable and	Marginal	Likely	2
EX-5	Phase 1 and Phase 2		raised parking surfaces, corrosion-resistant materials, improved drainage, and easily movable signage.	Negligible	Unlikely	0
EX-6	Phase 1 and Phase 2	CWCCIS tables underestimate inflation?	Underestimating inflation is always a possiblity.	Negligible	Possible	0
EX-7	Phase 1 and Phase 2			Negligible	Unlikely	0
EX-8	Phase 1 and Phase 2			Negligible	Possible	0
EX-9	0			Negligible	Possible	0
EX-10	0			Negligible	Unlikely	0
EX-11	0			Negligible	Unlikely	0
EX-12	Remaining Construction Items			Negligible	Unlikely	0
EX-13	Planning, Engineering, & Design			Negligible	Likely	1
EX-14	Construction Management			Negligible	Likely	1

****** TOTAL PROJECT COST SUMMARY ******

PROJECT: **INDIAN RIVER LAGOON - SOUTH (IRL-S)**
PROJECT NO: P2 # 114470
LOCATION: MARTIN COUNTY, FLORIDA

DISTRICT: SAJ JACKSONVILLE **PREPARED: 2/4/2026**
POC: CHIEF, COST ENGINEERING, Matthew Cunningham

This Estimate reflects the scope and schedule in report; CERP IRL-S Recreation VR

Civil Works Work Breakdown Structure		ESTIMATED COST				PROJECT FIRST COST (Constant Dollar Basis)						TOTAL PROJECT COST (FULLY FUNDED)			
						Program Year (Budget EC): 2026 Effective Price Level Date: 1 OCT 25									
WBS NUMBER *A*	Civil Works Feature & Sub-Feature Description *B*	COST ($K) *C*	CNTG ($K) *D*	CNTG (%) *E*	TOTAL ($K) *F*	ESC (%) *G*	COST ($K) *H*	CNTG ($K) *I*	**TOTAL ($K)** *J*	Spent Thru: **1-Oct-24** ($K)	**TOTAL FIRST COST** ($K) *K*	INFLATED (%) *L*	COST ($K) *M*	CNTG ($K) *N*	FULL ($K) *O*
	IRL-S Recreation Features														
14	RECREATION FACILITIES	$10,322	$3,716	36.0%	$14,038	2.6%	$10,592	$3,813	$14,405	$0	$14,405	16.3%	$12,319	$4,435	$16,754
	CONSTRUCTION ESTIMATE TOTALS:	$10,322	$3,716		$14,038	2.6%	$10,592	$3,813	$14,405	$0	$14,405	16.3%	$12,319	$4,435	$16,754
01	LANDS AND DAMAGES	$0	$0	-	$0	-	$0	$0	$0	$0	$0	-	$0	$0	$0
30	PLANNING, ENGINEERING & DESIGN	$2,426	$873	36.0%	$3,299	3.2%	$2,504	$902	$3,406	$0	$3,406	3.2%	$2,584	$930	$3,514
31	CONSTRUCTION MANAGEMENT	$1,497	$539	36.0%	$2,036	3.2%	$1,545	$556	$2,102	$0	$2,102	14.9%	$1,775	$639	$2,414
	PROJECT COST TOTALS:	$14,244	$5,128	36.0%	$19,372		$14,641	$5,271	**$19,912**	$0	**$19,912**	13.9%	$16,678	$6,004	$22,682

ESTIMATED TOTAL PROJECT COST: $22,682

______________________ **CHIEF, COST ENGINEERING, Matthew Cunningham**

______________________ **PROJECT MANAGER, Michael Drog, PMP**

______________________ **CHIEF, REAL ESTATE, Timothy McQuillen**

______________________ **CHIEF, PLANNING, Angela Dunn**

______________________ **CHIEF, ENGINEERING, Jason Engle**

______________________ **CHIEF, OPERATIONS, Jeffrey Fallin**

______________________ **CHIEF, CONSTRUCTION, Eugene “Gene” Morisani**

______________________ **CHIEF, CONTRACTING, Aldone Graham**

______________________ **CHIEF, PM-PB, Jason Chapple**

______________________ **CHIEF, DPM, Howard Gonzales, Jr.**

**** TOTAL PROJECT COST SUMMARY ****

**** CONTRACT COST SUMMARY ****

PROJECT: INDIAN RIVER LAGOON - SOUTH (IRL-S)
LOCATION: MARTIN COUNTY, FLORIDA
This Estimate reflects the scope and schedule in report; CERP IRL-S Recreation VR

DISTRICT: SAJ JACKSONVILLE
POC: CHIEF, COST ENGINEERING, Matthew Cunningham
PREPARED: 2/4/2026

Civil Works Work Breakdown Structure | ESTIMATED COST: Estimate Prepared: 4-Feb-26; Effective Price Level: 1-Oct-24 | PROJECT FIRST COST (Constant Dollar Basis): Program Year (Budget EC): 2026; Effective Price Level Date: 1 OCT 25 | TOTAL PROJECT COST (FULLY FUNDED)

WBS NUMBER A	Civil Works Feature & Sub-Feature Description B	COST ($K) C	CNTG ($K) D	RISK BASED CNTG (%) E	TOTAL ($K) F	ESC (%) G	COST ($K) H	CNTG ($K) I	TOTAL ($K) J	Mid-Point Date P	INFLATED (%) L	COST ($K) M	CNTG ($K) N	FULL ($K) O
	Phase 1: C23/24 North Reservoir Recreation													
14	RECREATION FACILITIES	$906	$326	36.0%	$1,232	2.6%	$929	$335	$1,264	2034Q1	22.8%	$1,141	$411	$1,551
	CONSTRUCTION ESTIMATE TOTALS:	$906	$326	36.0%	**$1,232**		$929	$335	$1,264			$1,141	$411	$1,551
01	LANDS AND DAMAGES	$0	$0	10.0%	$0	0.0%	$0	$0	$0	0	0.0%	$0	$0	$0
30	PLANNING, ENGINEERING & DESIGN													
2.5%	Project Management	$23	$8	36.0%	$31	3.2%	$23	$8	$32	2026Q1	0.0%	$23	$8	$32
1.0%	Planning & Environmental Compliance	$9	$3	36.0%	$12	3.2%	$9	$3	$13	2026Q1	0.0%	$9	$3	$13
10.0%	Engineering & Design	$91	$33	36.0%	$123	3.2%	$93	$34	$127	2026Q1	0.0%	$93	$34	$127
1.0%	Reviews, ATRs, IEPRs, VE	$9	$3	36.0%	$12	3.2%	$9	$3	$13	2026Q1	0.0%	$9	$3	$13
1.0%	Life Cycle Updates (cost, schedule, risks)	$9	$3	36.0%	$12	3.2%	$9	$3	$13	2026Q1	0.0%	$9	$3	$13
1.0%	Contracting & Reprographics	$9	$3	36.0%	$12	3.2%	$9	$3	$13	2026Q1	0.0%	$9	$3	$13
3.0%	Engineering During Construction	$27	$10	36.0%	$37	3.2%	$28	$10	$38	2033Q4	27.5%	$36	$13	$49
2.0%	Planning During Construction	$18	$7	36.0%	$25	3.2%	$19	$7	$25	2033Q4	27.5%	$24	$9	$32
1.0%	Adaptive Management & Monitoring	$9	$3	36.0%	$12	3.2%	$9	$3	$13	2026Q1	0.0%	$9	$3	$13
1.0%	Project Operations	$9	$3	36.0%	$12	3.2%	$9	$3	$13	2026Q1	0.0%	$9	$3	$13
31	CONSTRUCTION MANAGEMENT													
10.0%	Construction Management	$91	$33	36.0%	$123	3.2%	$93	$34	$127	2033Q4	27.5%	$119	$43	$162
2.0%	Project Operation:	$18	$7	36.0%	$25	3.2%	$19	$7	$25	2033Q4	27.5%	$24	$9	$32
2.5%	Project Management	$23	$8	36.0%	$31	3.2%	$23	$8	$32	2033Q4	27.5%	$30	$11	$41
	CONTRACT COST TOTALS:	$1,250	$450		$1,699		$1,284	$462	**$1,747**			$1,546	$557	**$2,103**

**** TOTAL PROJECT COST SUMMARY ****

**** CONTRACT COST SUMMARY ****

PROJECT: INDIAN RIVER LAGOON - SOUTH (IRL-S)
LOCATION: MARTIN COUNTY, FLORIDA
This Estimate reflects the scope and schedule in report; CERP IRL-S Recreation VR

DISTRICT: SAJ JACKSONVILLE
POC: CHIEF, COST ENGINEERING, Matthew Cunningham
PREPARED: 2/4/2026

Civil Works Work Breakdown Structure		**ESTIMATED COST**				**PROJECT FIRST COST (Constant Dollar Basis)**				**TOTAL PROJECT COST (FULLY FUNDED)**				
		Estimate Prepared:			**4-Feb-26**	Program Year (Budget EC):			2026					
		Effective Price Level:			1-Oct-24	Effective Price Level Date:			1 OCT 25					
WBS NUMBER	Civil Works Feature & Sub-Feature Description	COST ($K)	CNTG ($K)	CNTG (%)	TOTAL ($K)	ESC (%)	COST ($K)	CNTG ($K)	TOTAL ($K)	Mid-Point Date	INFLATED (%)	COST ($K)	CNTG ($K)	FULL ($K)
A	*B*	*C*	*D*	*E*	*F*	*G*	*H*	*I*	*J*	*P*	*L*	*M*	*N*	*O*
	Phase 1: C23/24 South Reservoir Recreation													
14	RECREATION FACILITIES	$914	$329	36.0%	$1,243	2.6%	$938	$338	$1,275	2031Q2	14.4%	$1,073	$386	$1,459
	CONSTRUCTION ESTIMATE TOTALS:	$914	$329	36.0%	**$1,243**		$938	$338	$1,275			$1,073	$386	$1,459
01	LANDS AND DAMAGES	$0	$0	0.0%	$0	0.0%	$0	$0	$0	0	0.0%	$0	$0	$0
30	PLANNING, ENGINEERING & DESIGN													
2.5%	Project Management	$23	$8	36.0%	$31	3.2%	$24	$8	$32	2026Q1	0.0%	$24	$8	$32
1.0%	Planning & Environmental Compliance	$9	$3	36.0%	$12	3.2%	$9	$3	$13	2026Q1	0.0%	$9	$3	$13
10.0%	Engineering & Design	$91	$33	36.0%	$124	3.2%	$94	$34	$128	2026Q1	0.0%	$94	$34	$128
1.0%	Reviews, ATRs, IEPRs, VE	$9	$3	36.0%	$12	3.2%	$9	$3	$13	2026Q1	0.0%	$9	$3	$13
1.0%	Life Cycle Updates (cost, schedule, risks)	$9	$3	36.0%	$12	3.2%	$9	$3	$13	2026Q1	0.0%	$9	$3	$13
1.0%	Contracting & Reprographics	$9	$3	36.0%	$12	3.2%	$9	$3	$13	2026Q1	0.0%	$9	$3	$13
3.0%	Engineering During Construction	$27	$10	36.0%	$37	3.2%	$28	$10	$38	2031Q1	16.8%	$33	$12	$45
2.0%	Planning During Construction	$18	$7	36.0%	$25	3.2%	$19	$7	$26	2031Q1	16.8%	$22	$8	$30
1.0%	Adaptive Management & Monitoring	$9	$3	36.0%	$12	3.2%	$9	$3	$13	2026Q1	0.0%	$9	$3	$13
1.0%	Project Operations	$9	$3	36.0%	$12	3.2%	$9	$3	$13	2026Q1	0.0%	$9	$3	$13
31	CONSTRUCTION MANAGEMENT													
10.0%	Construction Management	$91	$33	36.0%	$124	3.2%	$94	$34	$128	2031Q1	16.8%	$110	$40	$150
2.0%	Project Operation:	$18	$7	36.0%	$25	3.2%	$19	$7	$26	2031Q1	16.8%	$22	$8	$30
2.5%	Project Management	$23	$8	36.0%	$31	3.2%	$24	$8	$32	2031Q1	16.8%	$28	$10	$37
	CONTRACT COST TOTALS:	$1,261	$454		$1,715		$1,296	$467	**$1,763**			$1,462	$526	**$1,989**

**** TOTAL PROJECT COST SUMMARY ****

**** CONTRACT COST SUMMARY ****

PROJECT: INDIAN RIVER LAGOON - SOUTH (IRL-S)
LOCATION: MARTIN COUNTY, FLORIDA
This Estimate reflects the scope and schedule in report; CERP IRL-S Recreation VR

DISTRICT: SAJ JACKSONVILLE
POC: CHIEF, COST ENGINEERING, Matthew Cunningham
PREPARED: 2/4/2026

Civil Works Work Breakdown Structure		ESTIMATED COST				PROJECT FIRST COST (Constant Dollar Basis)				TOTAL PROJECT COST (FULLY FUNDED)				
		Estimate Prepared: 4-Feb-26				Program Year (Budget EC): 2026								
		Effective Price Level: 1-Oct-24				Effective Price Level Date: 1 OCT 25								
WBS NUMBER	Civil Works Feature & Sub-Feature Description	COST ($K)	CNTG ($K)	CNTG (%)	TOTAL ($K)	ESC (%)	COST ($K)	CNTG ($K)	TOTAL ($K)	Mid-Point Date	INFLATED (%)	COST ($K)	CNTG ($K)	FULL ($K)
A	*B*	*C*	*D*	*E*	*F*	*G*	*H*	*I*	*J*	*P*	*L*	*M*	*N*	*O*
	Phase 1: C23/24 STA Recreation													
14	RECREATION FACILITIES	$899	$324	36.0%	$1,222	2.6%	$922	$332	$1,254	2026Q4	1.9%	$940	$339	$1,279
	CONSTRUCTION ESTIMATE TOTALS:	$899	$324	36.0%	**$1,222**		$922	$332	$1,254			$940	$339	$1,279
01	LANDS AND DAMAGES	$0	$0	10.0%	$0	0.0%	$0	$0	$0	0	0.0%	$0	$0	$0
30	PLANNING, ENGINEERING & DESIGN													
2.5%	Project Management	$22	$8	36.0%	$31	3.2%	$23	$8	$32	2026Q1	0.0%	$23	$8	$32
1.0%	Planning & Environmental Compliance	$9	$3	36.0%	$12	3.2%	$9	$3	$13	2026Q1	0.0%	$9	$3	$13
10.0%	Engineering & Design	$90	$32	36.0%	$122	3.2%	$93	$33	$126	2026Q1	0.0%	$93	$33	$126
1.0%	Reviews, ATRs, IEPRs, VE	$9	$3	36.0%	$12	3.2%	$9	$3	$13	2026Q1	0.0%	$9	$3	$13
1.0%	Life Cycle Updates (cost, schedule, risks)	$9	$3	36.0%	$12	3.2%	$9	$3	$13	2026Q1	0.0%	$9	$3	$13
1.0%	Contracting & Reprographics	$9	$3	36.0%	$12	3.2%	$9	$3	$13	2026Q1	0.0%	$9	$3	$13
3.0%	Engineering During Construction	$27	$10	36.0%	$37	3.2%	$28	$10	$38	2028Q1	6.3%	$30	$11	$40
2.0%	Planning During Construction	$18	$6	36.0%	$24	3.2%	$19	$7	$25	2028Q1	6.3%	$20	$7	$27
1.0%	Adaptive Management & Monitoring	$9	$3	36.0%	$12	3.2%	$9	$3	$13	2026Q1	0.0%	$9	$3	$13
1.0%	Project Operations	$9	$3	36.0%	$12	3.2%	$9	$3	$13	2026Q1	0.0%	$9	$3	$13
31	CONSTRUCTION MANAGEMENT													
10.0%	Construction Management	$90	$32	36.0%	$122	3.2%	$93	$33	$126	2028Q1	6.3%	$99	$36	$134
2.0%	Project Operation:	$18	$6	36.0%	$24	3.2%	$19	$7	$25	2028Q1	6.3%	$20	$7	$27
2.5%	Project Management	$22	$8	36.0%	$31	3.2%	$23	$8	$32	2028Q1	6.3%	$25	$9	$34
	CONTRACT COST TOTALS:	$1,240	$447		**$1,687**		$1,275	$459	**$1,734**			$1,304	$470	**$1,774**

**** TOTAL PROJECT COST SUMMARY ****

**** CONTRACT COST SUMMARY ****

PROJECT: INDIAN RIVER LAGOON - SOUTH (IRL-S)
LOCATION: MARTIN COUNTY, FLORIDA
This Estimate reflects the scope and schedule in report; CERP IRL-S Recreation VR

DISTRICT: SAJ JACKSONVILLE
POC: CHIEF, COST ENGINEERING, Matthew Cunningham
PREPARED: 2/4/2026

Civil Works Work Breakdown Structure		ESTIMATED COST				PROJECT FIRST COST (Constant Dollar Basis)				TOTAL PROJECT COST (FULLY FUNDED)				
		Estimate Prepared:			**4-Feb-26**	Program Year (Budget EC):			2026	FULLY FUNDED PROJECT ESTIMATE				
		Effective Price Level:			1-Oct-24	Effective Price Level Date:			1 OCT 25					
WBS NUMBER	Civil Works Feature & Sub-Feature Description	COST ($K)	CNTG ($K)	CNTG (%)	TOTAL ($K)	ESC (%)	COST ($K)	CNTG ($K)	TOTAL ($K)	Mid-Point Date	INFLATED (%)	COST ($K)	CNTG ($K)	FULL ($K)
A	*B*	*C*	*D*	*E*	*F*	*G*	*H*	*I*	*J*	*P*	*L*	*M*	*N*	*O*
	Phase 1: C25 RSTA Recreation													
14	RECREATION FACILITIES	$849	$306	36.0%	$1,155	2.6%	$872	$314	$1,185	2030Q4	13.0%	$985	$355	$1,339
	CONSTRUCTION ESTIMATE TOTALS:	$849	$306	36.0%	**$1,155**		$872	$314	$1,185			$985	$355	$1,339
01	LANDS AND DAMAGES	$0	$0	0.0%	$0	0.0%	$0	$0	$0	0	0.0%	$0	$0	$0
30	PLANNING, ENGINEERING & DESIGN													
2.5%	Project Management	$21	$8	36.0%	$29	3.2%	$22	$8	$30	2026Q1	0.0%	$22	$8	$30
1.0%	Planning & Environmental Compliance	$8	$3	36.0%	$12	3.2%	$9	$3	$12	2026Q1	0.0%	$9	$3	$12
10.0%	Engineering & Design	$85	$31	36.0%	$116	3.2%	$88	$32	$119	2026Q1	0.0%	$88	$32	$119
1.0%	Reviews, ATRs, IEPRs, VE	$8	$3	36.0%	$12	3.2%	$9	$3	$12	2026Q1	0.0%	$9	$3	$12
1.0%	Life Cycle Updates (cost, schedule, risks)	$8	$3	36.0%	$12	3.2%	$9	$3	$12	2026Q1	0.0%	$9	$3	$12
1.0%	Contracting & Reprographics	$8	$3	36.0%	$12	3.2%	$9	$3	$12	2026Q1	0.0%	$9	$3	$12
3.0%	Engineering During Construction	$25	$9	36.0%	$35	3.2%	$26	$9	$36	2030Q3	15.0%	$30	$11	$41
2.0%	Planning During Construction	$17	$6	36.0%	$23	3.2%	$18	$6	$24	2030Q3	15.0%	$20	$7	$27
1.0%	Adaptive Management & Monitoring	$8	$3	36.0%	$12	3.2%	$9	$3	$12	2026Q1	0.0%	$9	$3	$12
1.0%	Project Operations	$8	$3	36.0%	$12	3.2%	$9	$3	$12	2026Q1	0.0%	$9	$3	$12
31	CONSTRUCTION MANAGEMENT													
10.0%	Construction Management	$85	$31	36.0%	$116	3.2%	$88	$32	$119	2030Q3	15.0%	$101	$36	$137
2.0%	Project Operation:	$17	$6	36.0%	$23	3.2%	$18	$6	$24	2030Q3	15.0%	$20	$7	$27
2.5%	Project Management	$21	$8	36.0%	$29	3.2%	$22	$8	$30	2030Q3	15.0%	$25	$9	$34
	CONTRACT COST TOTALS:	$1,172	$422		**$1,594**		$1,205	$434	**$1,639**			$1,344	$484	**$1,827**

****** TOTAL PROJECT COST SUMMARY ******

****** CONTRACT COST SUMMARY ******

PROJECT: INDIAN RIVER LAGOON - SOUTH (IRL-S)
LOCATION: MARTIN COUNTY, FLORIDA
This Estimate reflects the scope and schedule in report; CERP IRL-S Recreation VR

DISTRICT: SAJ JACKSONVILLE
POC: CHIEF, COST ENGINEERING, Matthew Cunningham

PREPARED: 2/4/2026

Civil Works Work Breakdown Structure		ESTIMATED COST				PROJECT FIRST COST (Constant Dollar Basis)				TOTAL PROJECT COST (FULLY FUNDED)				
		Estimate Prepared:			4-Feb-26	Program Year (Budget EC):			2026	FULLY FUNDED PROJECT ESTIMATE				
		Effective Price Level:			1-Oct-24	Effective Price Level Date:			1 OCT 25					
WBS NUMBER	Civil Works Feature & Sub-Feature Description	COST ($K)	CNTG ($K)	CNTG (%)	TOTAL ($K)	ESC (%)	COST ($K)	CNTG ($K)	TOTAL ($K)	Mid-Point Date	INFLATED (%)	COST ($K)	CNTG ($K)	FULL ($K)
A	*B*	*C*	*D*	*E*	*F*	*G*	*H*	*I*	*J*	*P*	*L*	*M*	*N*	*O*
	Phase 2: Allapattah Recreation													
14	RECREATION FACILITIES	$1,588	$572	36.0%	$2,159	2.6%	$1,629	$587	$2,216	2030Q4	13.0%	$1,841	$663	$2,503
	CONSTRUCTION ESTIMATE TOTALS:	$1,588	$572	36.0%	**$2,159**		$1,629	$587	$2,216			$1,841	$663	$2,503
01	LANDS AND DAMAGES	$0	$0	0.0%	$0	0.0%	$0	$0	$0	0	0.0%	$0	$0	$0
30	PLANNING, ENGINEERING & DESIGN													
2.5%	Project Management	$40	$14	36.0%	$54	3.2%	$41	$15	$56	2026Q1	0.0%	$41	$15	$56
1.0%	Planning & Environmental Compliance	$16	$6	36.0%	$22	3.2%	$16	$6	$22	2026Q1	0.0%	$16	$6	$22
10.0%	Engineering & Design	$159	$57	36.0%	$216	3.2%	$164	$59	$223	2026Q1	0.0%	$164	$59	$223
1.0%	Reviews, ATRs, IEPRs, VE	$16	$6	36.0%	$22	3.2%	$16	$6	$22	2026Q1	0.0%	$16	$6	$22
1.0%	Life Cycle Updates (cost, schedule, risks)	$16	$6	36.0%	$22	3.2%	$16	$6	$22	2026Q1	0.0%	$16	$6	$22
1.0%	Contracting & Reprographics	$16	$6	36.0%	$22	3.2%	$16	$6	$22	2026Q1	0.0%	$16	$6	$22
3.0%	Engineering During Construction	$48	$17	36.0%	$65	3.2%	$49	$18	$67	2030Q2	14.1%	$56	$20	$76
2.0%	Planning During Construction	$32	$11	36.0%	$43	3.2%	$33	$12	$45	2030Q2	14.1%	$37	$13	$51
1.0%	Adaptive Management & Monitoring	$16	$6	36.0%	$22	3.2%	$16	$6	$22	2026Q1	0.0%	$16	$6	$22
1.0%	Project Operations	$16	$6	36.0%	$22	3.2%	$16	$6	$22	2026Q1	0.0%	$16	$6	$22
31	CONSTRUCTION MANAGEMENT													
10.0%	Construction Management	$159	$57	36.0%	$216	3.2%	$164	$59	$223	2030Q2	14.1%	$187	$67	$254
2.0%	Project Operation:	$32	$11	36.0%	$43	3.2%	$33	$12	$45	2030Q2	14.1%	$37	$13	$51
2.5%	Project Management	$40	$14	36.0%	$54	3.2%	$41	$15	$56	2030Q2	14.1%	$47	$17	$64
	CONTRACT COST TOTALS:	$2,191	$789		**$2,980**		$2,252	$811	**$3,063**			$2,509	$903	**$3,412**

**** TOTAL PROJECT COST SUMMARY ****

**** CONTRACT COST SUMMARY ****

PROJECT: INDIAN RIVER LAGOON - SOUTH (IRL-S)
LOCATION: MARTIN COUNTY, FLORIDA
This Estimate reflects the scope and schedule in report; CERP IRL-S Recreation VR

DISTRICT: SAJ JACKSONVILLE
POC: CHIEF, COST ENGINEERING, Matthew Cunningham
PREPARED: 2/4/2026

Civil Works Work Breakdown Structure		ESTIMATED COST				PROJECT FIRST COST (Constant Dollar Basis)				TOTAL PROJECT COST (FULLY FUNDED)				
		Estimate Prepared: 4-Feb-26 Effective Price Level: 1-Oct-24				Program Year (Budget EC): 2026 Effective Price Level Date: 1 OCT 25				FULLY FUNDED PROJECT ESTIMATE				
WBS NUMBER	Civil Works Feature & Sub-Feature Description	COST ($K)	CNTG ($K)	CNTG (%)	TOTAL ($K)	ESC (%)	COST ($K)	CNTG ($K)	TOTAL ($K)	Mid-Point Date	INFLATED (%)	COST ($K)	CNTG ($K)	FULL ($K)
A	*B*	*C*	*D*	*E*	*F*	*G*	*H*	*I*	*J*	*P*	*L*	*M*	*N*	*O*
	Phase 2: Cypress Creek Recreation													
14	RECREATION FACILITIES	$2,221	$800	36.0%	$3,020	2.6%	$2,279	$820	$3,099	2033Q3	21.2%	$2,763	$995	$3,757
	CONSTRUCTION ESTIMATE TOTALS:	$2,221	$800	36.0%	**$3,020**		$2,279	$820	$3,099			$2,763	$995	$3,757
01	LANDS AND DAMAGES	$0	$0	0.0%	$0	0.0%	$0	$0	$0	0	0.0%	$0	$0	$0
30	PLANNING, ENGINEERING & DESIGN													
2.5%	Project Management	$56	$20	36.0%	$76	3.2%	$57	$21	$78	2026Q1	0.0%	$57	$21	$78
1.0%	Planning & Environmental Compliance	$22	$8	36.0%	$30	3.2%	$23	$8	$31	2026Q1	0.0%	$23	$8	$31
10.0%	Engineering & Design	$222	$80	36.0%	$302	3.2%	$229	$83	$312	2026Q1	0.0%	$229	$83	$312
1.0%	Reviews, ATRs, IEPRs, VE	$22	$8	36.0%	$30	3.2%	$23	$8	$31	2026Q1	0.0%	$23	$8	$31
1.0%	Life Cycle Updates (cost, schedule, risks)	$22	$8	36.0%	$30	3.2%	$23	$8	$31	2026Q1	0.0%	$23	$8	$31
1.0%	Contracting & Reprographics	$22	$8	36.0%	$30	3.2%	$23	$8	$31	2026Q1	0.0%	$23	$8	$31
3.0%	Engineering During Construction	$67	$24	36.0%	$91	3.2%	$69	$25	$94	2030Q2	14.1%	$78	$28	$107
2.0%	Planning During Construction	$44	$16	36.0%	$60	3.2%	$46	$17	$62	2030Q2	14.1%	$52	$19	$71
1.0%	Adaptive Management & Monitoring	$22	$8	36.0%	$30	3.2%	$23	$8	$31	2026Q1	0.0%	$23	$8	$31
1.0%	Project Operations	$22	$8	36.0%	$30	3.2%	$23	$8	$31	2026Q1	0.0%	$23	$8	$31
31	CONSTRUCTION MANAGEMENT													
10.0%	Construction Management	$222	$80	36.0%	$302	3.2%	$229	$83	$312	2030Q2	14.1%	$262	$94	$356
2.0%	Project Operation:	$44	$16	36.0%	$60	3.2%	$46	$17	$62	2030Q2	14.1%	$52	$19	$71
2.5%	Project Management	$56	$20	36.0%	$76	3.2%	$57	$21	$78	2030Q2	14.1%	$65	$24	$89
	CONTRACT COST TOTALS:	$3,065	$1,103		**$4,168**		$3,150	$1,134	**$4,284**			$3,697	$1,331	**$5,028**

**** TOTAL PROJECT COST SUMMARY ****

**** CONTRACT COST SUMMARY ****

PROJECT: INDIAN RIVER LAGOON - SOUTH (IRL-S) DISTRICT: SAJ JACKSONVILLE PREPARED: 2/4/2026
LOCATION: MARTIN COUNTY, FLORIDA POC: CHIEF, COST ENGINEERING, Matthew Cunningham
This Estimate reflects the scope and schedule in report; CERP IRL-S Recreation VR

Civil Works Work Breakdown Structure		ESTIMATED COST				PROJECT FIRST COST (Constant Dollar Basis)				TOTAL PROJECT COST (FULLY FUNDED)				
		Estimate Prepared: 4-Feb-26 Effective Price Level: 1-Oct-24				Program Year (Budget EC): 2026 Effective Price Level Date: 1 OCT 25				FULLY FUNDED PROJECT ESTIMATE				
WBS NUMBER	Civil Works Feature & Sub-Feature Description	COST ($K)	CNTG ($K)	CNTG (%)	TOTAL ($K)	ESC (%)	COST ($K)	CNTG ($K)	TOTAL ($K)	Mid-Point Date	INFLATED (%)	COST ($K)	CNTG ($K)	FULL ($K)
A	*B*	*C*	*D*	*E*	*F*	*G*	*H*	*I*	*J*	*P*	*L*	*M*	*N*	*O*
	Phase 2: Palmar Recreation													
14	RECREATION FACILITIES	$1,855	$668	36.0%	$2,523	2.6%	$1,904	$685	$2,589	2032Q1	16.6%	$2,220	$799	$3,020
	CONSTRUCTION ESTIMATE TOTALS:	$1,855	$668	36.0%	**$2,523**		$1,904	$685	$2,589			$2,220	$799	$3,020
01	LANDS AND DAMAGES	$0	$0	0.0%	$0	0.0%	$0	$0	$0	0	0.0%	$0	$0	$0
30	PLANNING, ENGINEERING & DESIGN													
2.5%	Project Management	$46	$17	36.0%	$63	3.2%	$48	$17	$65	2026Q1	0.0%	$48	$17	$65
1.0%	Planning & Environmental Compliance	$19	$7	36.0%	$25	3.2%	$19	$7	$26	2026Q1	0.0%	$19	$7	$26
10.0%	Engineering & Design	$186	$67	36.0%	$252	3.2%	$192	$69	$261	2026Q1	0.0%	$192	$69	$261
1.0%	Reviews, ATRs, IEPRs, VE	$19	$7	36.0%	$25	3.2%	$19	$7	$26	2026Q1	0.0%	$19	$7	$26
1.0%	Life Cycle Updates (cost, schedule, risks)	$19	$7	36.0%	$25	3.2%	$19	$7	$26	2026Q1	0.0%	$19	$7	$26
1.0%	Contracting & Reprographics	$19	$7	36.0%	$25	3.2%	$19	$7	$26	2026Q1	0.0%	$19	$7	$26
3.0%	Engineering During Construction	$56	$20	36.0%	$76	3.2%	$57	$21	$78	2030Q2	14.1%	$66	$24	$89
2.0%	Planning During Construction	$37	$13	36.0%	$50	3.2%	$38	$14	$52	2030Q2	14.1%	$44	$16	$59
1.0%	Adaptive Management & Monitoring	$19	$7	36.0%	$25	3.2%	$19	$7	$26	2026Q1	0.0%	$19	$7	$26
1.0%	Project Operations	$19	$7	36.0%	$25	3.2%	$19	$7	$26	2026Q1	0.0%	$19	$7	$26
31	CONSTRUCTION MANAGEMENT													
10.0%	Construction Management	$186	$67	36.0%	$252	3.2%	$192	$69	$261	2030Q2	14.1%	$218	$79	$297
2.0%	Project Operation:	$37	$13	36.0%	$50	3.2%	$38	$14	$52	2030Q2	14.1%	$44	$16	$59
2.5%	Project Management	$46	$17	36.0%	$63	3.2%	$48	$17	$65	2030Q2	14.1%	$55	$20	$74
	CONTRACT COST TOTALS:	$2,560	$922		**$3,482**		$2,632	$947	**$3,579**			$3,001	$1,080	**$4,081**

**** TOTAL PROJECT COST SUMMARY ****

**** CONTRACT COST SUMMARY ****

PROJECT: INDIAN RIVER LAGOON - SOUTH (IRL-S)
LOCATION: MARTIN COUNTY, FLORIDA
This Estimate reflects the scope and schedule in report; CERP IRL-S Recreation VR

DISTRICT: SAJ JACKSONVILLE
POC: CHIEF, COST ENGINEERING, Matthew Cunningham
PREPARED: 2/4/2026

Civil Works Work Breakdown Structure		ESTIMATED COST				PROJECT FIRST COST (Constant Dollar Basis)				TOTAL PROJECT COST (FULLY FUNDED)				
		Estimate Prepared: 4-Feb-26 Effective Price Level: 1-Oct-24				Program Year (Budget EC): 2026 Effective Price Level Date: 1 OCT 25				FULLY FUNDED PROJECT ESTIMATE				
WBS NUMBER	Civil Works Feature & Sub-Feature Description	COST ($K)	CNTG ($K)	CNTG (%)	TOTAL ($K)	ESC (%)	COST ($K)	CNTG ($K)	TOTAL ($K)	Mid-Point Date	INFLATED (%)	COST ($K)	CNTG ($K)	FULL ($K)
A	***B***	***C***	***D***	***E***	***F***	***G***	***H***	***I***	***J***	***P***	***L***	***M***	***N***	***O***
	Phase 2: Northfork Floodplain Recreation													
14	RECREATION FACILITIES	$1,090	$393	36.0%	$1,483	2.6%	$1,119	$403	$1,522	2033Q3	21.2%	$1,356	$488	$1,845
	CONSTRUCTION ESTIMATE TOTALS:	$1,090	$393	36.0%	**1,483**		$1,119	$403	$1,522			$1,356	$488	$1,845
01	LANDS AND DAMAGES	$0	$0	0.0%	$ -	0.0%	$0	$0	$0	0	0.0%	$0	$0	$0
30	PLANNING, ENGINEERING & DESIGN													
2.5%	Project Management	$27	$10	36.0%	$37	3.2%	$28	$10	$38	2026Q1	0.0%	$28	$10	$38
1.0%	Planning & Environmental Compliance	$11	$4	36.0%	$15	3.2%	$11	$4	$15	2026Q1	0.0%	$11	$4	$15
10.0%	Engineering & Design	$109	$39	36.0%	$148	3.2%	$113	$41	$153	2026Q1	0.0%	$113	$41	$153
1.0%	Reviews, ATRs, IEPRs, VE	$11	$4	36.0%	$15	3.2%	$11	$4	$15	2026Q1	0.0%	$11	$4	$15
1.0%	Life Cycle Updates (cost, schedule, risks)	$11	$4	36.0%	$15	3.2%	$11	$4	$15	2026Q1	0.0%	$11	$4	$15
1.0%	Contracting & Reprographics	$11	$4	36.0%	$15	3.2%	$11	$4	$15	2026Q1	0.0%	$11	$4	$15
3.0%	Engineering During Construction	$33	$12	36.0%	$44	3.2%	$34	$12	$46	2030Q2	14.1%	$39	$14	$52
2.0%	Planning During Construction	$22	$8	36.0%	$30	3.2%	$23	$8	$31	2030Q2	14.1%	$26	$9	$35
1.0%	Adaptive Management & Monitoring	$11	$4	36.0%	$15	3.2%	$11	$4	$15	2026Q1	0.0%	$11	$4	$15
1.0%	Project Operations	$11	$4	36.0%	$15	3.2%	$11	$4	$15	2026Q1	0.0%	$11	$4	$15
31	CONSTRUCTION MANAGEMENT													
10.0%	Construction Management	$109	$39	36.0%	148	3.2%	$113	$41	$153	2030Q2	14.1%	$128	$46	$175
2.0%	Project Operation:	$22	$8	36.0%	30	3.2%	$23	$8	$31	2030Q2	14.1%	$26	$9	$35
2.5%	Project Management	$27	$10	36.0%	37	3.2%	$28	$10	$38	2030Q2	14.1%	$32	$12	$44
	CONTRACT COST TOTALS:	$1,505	$542		**2,046**		$1,547	$557	**$2,103**			$1,815	$653	**$2,468**