

# **APPENDIX I**

# **Spring Creek North Ecosystem Restoration Project**

## **Appendix I**

### **Cost Engineering**

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## INTRODUCTION

This Appendix presents the supporting cost information used in developing costs for the feasibility level cost estimate for Spring Creek North Ecosystem Restoration Project. The Spring Creek North project is part of the Jamaica Bay restoration project which area is a 47 acre portion of Spring Creek Park located adjacent to the banks of Spring Creek and Ralph’s Creek. The project area consists of undeveloped City of New York parkland that straddles the boundary between the Boroughs of Brooklyn and Queens in Kings and Queens Counties respectively, New York City, New York. The restoration provides improvement to environmental quality by increasing ecosystem function as well as storm water capture and reducing runoff to the combined sewer system. It consists of general site work such as excavation, loading and transportation of onsite material along with final grading and planting in the marsh and upland vegetation communities. The Total First Cost is presented in Table C1 below.

**Table I1 –First Cost**

**Spring Creek North**

October 2017 Price Level

**Feasibility Report Cost Estimate Summary**

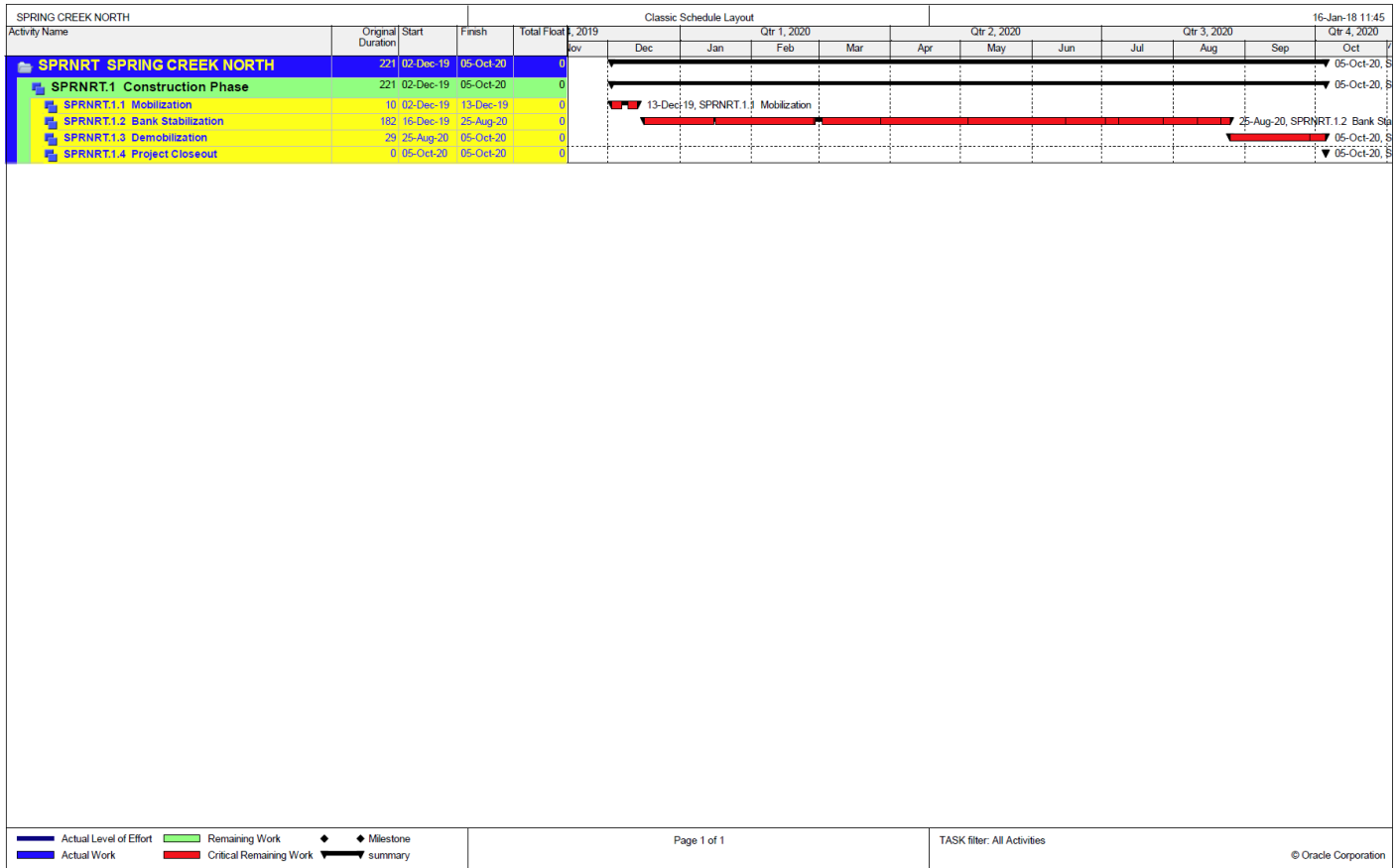
Feat. Acct.	Description	Qty	UoM	Subtotal	Cont. %	Cont SS	Total Cost
<b>Cost Shared Project Activities (75% Fed / 25% Non-Fed)</b>							
01	LANDS AND DAMAGES	1	LS	\$ 12,595	20%	\$ 2,519	\$ 15,114
06	FISH & WILDLIFE FACILITIES	1	LS	\$ 500,000	18%	\$ 89,592	\$ 589,592
16	BANK STABILIZATION	1	LS	\$ 7,631,765	18%	\$ 1,367,487	\$ 8,999,253
30	PLANNING, ENGINEERING AND DESIGN	1	LS	\$ 780,649	23%	\$ 178,294	\$ 958,944
31	CONSTRUCTION MANAGEMENT	1	LS	\$ 650,541	25%	\$ 161,093	\$ 811,634
<b>Total Cost Shared Project Activities</b>				\$ 9,575,551		\$ 1,798,986	\$ 11,374,536
<b>Non-Federal Enhancement Actions - 100% Non-Fed Funding Only</b>							
16	BANK STABILIZATION	1	LS	\$ 3,733,766	18%	\$ 669,030	\$ 4,402,796
30	PLANNING, ENGINEERING AND DESIGN	1	LS	\$ 358,442	23%	\$ 81,865	\$ 440,307
31	CONSTRUCTION MANAGEMENT	1	LS	\$ 298,701	25%	\$ 73,967	\$ 372,668
<b>Total Non-Federal Enhancement Actions</b>				\$ 4,390,909		\$ 824,862	\$ 5,215,771

## BASIS OF COST

The construction cost estimate was developed in MCACES, Second Generation (MII) using the appropriate Work Breakdown Structure (WBS) is based on current estimated quantities provided by the Hydraulics & Hydrology. The cost estimate was developed from these quantities using cost resources such as MII Cost Libraries, historical data from similar construction features, and RSMeans. The construction duration for Spring Creek North was estimated at 11

months with one month allocated to Non-Federal Enhancement actions. The construction schedule shown in Figure I1 was developed based on the crew outputs referenced from RSMMeans with the assumption that multiple crews would work simultaneously.

**Figure I1 – Construction Schedule**



**CONTINGENCIES**

The contingencies were developed based on input to the Abbreviated Cost Schedule Risk Analysis (ARA) (template provided by the Cost Mandatory Center of Expertise, MCX, Walla Walla District), shown in Figure I-3 on page I6. These contingencies were applied to the construction cost estimates to develop the Total Project First Cost. As stated in ER 1110-2-1302, the goal in contingency development is to identify the uncertainty associated with an item of work or task to an acceptable degree of confidence. Consideration must be given to the detail available at each stage of planning, design, or construction for which a cost estimate is being prepared. Contingency may vary throughout the cost estimate and could constitute a significant portion of the overall costs when data or design details are unavailable. Final contingency development and assessment of the potential for cost growth is included in this cost estimate. To develop the Total Project First Cost, contingencies developed in the ARA were applied. The construction cost contingency developed per ARA for Spring Creek North resulted in a factor of 17.92%. The Total Planning,

Engineering & Design contingency and the Construction Management contingency developed per ARA for Spring Creek North resulted in a factor of 22.84% and 24.76% respectively.

### **PLANNING, ENGINEERING AND DESIGN**

The cost was developed for all activities associated with the planning, engineering and design effort. The cost for this account includes the preparation of Design Documentation Reports, plans, and specifications for Spring Creek North and engineering support during construction through project completion. It includes all the in-house labor based upon work-hour requirements, material and facility costs, travel, and overhead. The percentage of the total construction cost was provided by the Project Manager to cover these activities as shown in the Total Project Cost Summary (TPCS) on Figure I2 on page I5.

### **CONSTRUCTION MANAGEMENT**

The cost was developed for all construction management activities from pre-award requirements through final contract closeout. This cost includes the in-house labor based upon work-hour requirements, materials, facility costs, support contracts, travel and overhead. The cost was developed based on the input from the construction division in accordance with the Civil Works Breakdown Structure (CWBS) and includes, but is not limited to, anticipated items such as the salaries of the resident engineer and staff, surveyors, inspectors, drafters, clerical, and custodial personnel; operation, maintenance and fixed charges for transportation and for other field equipment; field supplies; construction management, general construction supervision; and project office administration, distributive cost of area office and general overhead charged to the project.

### **INTEREST DURING CONSTRUCTION**

Interest during construction (IDC) is the amount of interest the construction cost would earn were it invested from the beginning of construction until the accumulation of benefits begins. IDC cost has been added to the project cost to determine investment cost. Average annual cost was determined based on investment cost, which includes IDC. The pre-base year costs were estimated using the Federal interest rate of 2.75 percent (FY18).

### **OPERATION AND MAINTENANCE**

The Operation and Maintenance (O&M) cost was estimated to represent the anticipated annual costs necessary to maintain the project at full operating efficiency throughout the project life. Following completion of the project, operation and maintenance of project facilities would be the responsibility of the non-Federal sponsor in accordance with Federal regulations and operations manual.

### **ESTIMATED ANNUAL COST**

Annual costs are based on an economic period of analysis of 50 years and an interest rate of 2.75%. The annual costs include the annualized investment cost. A detailed breakdown of annual costs for Spring Creek North is presented in Table I2 and Table I3 for the recommended plan and the Non-Federal Enhancement Actions respectively.

**Table I2 – Annualized Cost for the Recommended Plan**

<b>Spring Creek North Recommended Plan</b>	
<b>First Cost</b>	\$ 11,374,536
<b>Sunk Cost</b>	\$ -
<b>Investment Cost</b>	
Interest During Construction <sup>(a)</sup>	\$ 132,393
<b>Total Investment Cost:</b>	<b>\$ 11,506,929</b>
<b>Annual Costs</b>	
Annualized Investment Cost <sup>(b)</sup>	\$ 426,227
Annualized Operation & Maintenance Cost <sup>(c)</sup>	\$ 3,600
<b>Total Annual Cost*</b>	<b>\$ 429,827</b>

\*October 2017 Price Level  
 Based on 11 months of construction @ 2.75% (IDC, E&D and RE costs calculated separately and included in this total)  
 (a) Based on 11 months of construction @ 2.75% (IDC, E&D and RE costs calculated separately and included in this total)  
 (b) Annualized investment cost only includes the remaining features. For annualized investment cost with the sunk cost, please see the economic appendix. I = 2.75% and n = 50 yrs  
 (c) Cost provided by the Environmental Branch on August 2016.

**Table I3 – Annualized Cost for Non-Federal Enhancement Actions**

<b>Spring Creek North Non-Federal Enhancement Actions</b>	
<b>First Cost</b>	\$ 5,215,771
<b>Sunk Cost</b>	\$ -
<b>Investment Cost</b>	
Interest During Construction <sup>(a)</sup>	\$ -
<b>Total Investment Cost:</b>	<b>\$ 5,215,771</b>
<b>Annual Costs</b>	
Annualized Investment Cost <sup>(b)</sup>	\$ 207,551
<b>Total Annual Cost*</b>	<b>\$ 207,551</b>

\*October 2017 Price Level  
 (a) Based on 1 month of construction @ 2.75% (IDC and E&D calculated separately and included in  
 (b) Annualized investment cost only includes the remaining features. For annualized investment cost with the sunk cost, please see the economic appendix. I = 2.75% and n = 50 yrs

**COST SUMMARY**

The Total Fully Funded Project cost is \$12,031,000. The costs are to be 75% federally funded and 25% non-federally. The Total Fully Funded Non-Federal Enhancement Actions is \$5,517,000. The total federal cost of the project is \$9,023,000 as shown in the TPCS on Figure I2.

## Figure I2 – Total Project Cost Summary

PROJECT: **Spring Creek North**  
 PROJECT NO: **P2 110068**  
 LOCATION: **Brooklyn and Queens, NY**

DISTRICT: **NAN New York District**      PREPARED: **1/10/2018**  
 POC: **CHIEF, COST ENGINEERING, MUKESH KUMAR**

This Estimate reflects the scope and schedule in report;      CAP Feasibility STUDY - SPRING CREEK NORTH

Civil Works Work Breakdown Structure		ESTIMATED COST				PROJECT FIRST COST (Constant Dollar Basis)					TOTAL PROJECT COST (FULLY FUNDED)				
						Program Year (Budget EC): 2018 Effective Price Level Date: 1-Oct-17				ESC (%)	COST (\$K)	CNTG (\$K)	REMAINING COST (\$K)	Spent Thru: 10/1/2017 (\$K)	TOTAL FIRST COST (\$K)
WBS NUMBER	Civil Works Feature & Sub-Feature Description	COST (\$K)	CNTG (\$K)	CNTG (%)	TOTAL (\$K)	ESC (%)	COST (\$K)	CNTG (\$K)	REMAINING COST (\$K)						
06	FISH & WILDLIFE FACILITIES	\$500	\$90	18%	\$590		\$500	\$90	\$590		\$590	5.1%	\$526	\$94	\$620
16	BANK STABILIZATION	\$7,632	\$1,367	18%	\$8,999		\$7,632	\$1,367	\$8,999		\$8,999	5.1%	\$8,024	\$1,438	\$9,462
<b>CONSTRUCTION ESTIMATE TOTALS:</b>		<b>\$8,132</b>	<b>\$1,457</b>		<b>\$9,589</b>		<b>\$8,132</b>	<b>\$1,457</b>	<b>\$9,589</b>		<b>\$9,589</b>		<b>\$8,550</b>	<b>\$1,532</b>	<b>\$10,082</b>
16	BANK STABILIZATION	\$3,734	\$669	18%	\$4,403		\$3,734	\$669	\$4,403		\$4,403	5.1%	\$3,926	\$703	\$4,629
30	PLANNING, ENGINEERING & DESIGN	\$358	\$82	23%	\$440		\$358	\$82	\$440		\$440	8.2%	\$388	\$89	\$476
31	CONSTRUCTION MANAGEMENT	\$299	\$74	25%	\$373		\$299	\$74	\$373		\$373	10.4%	\$330	\$82	\$411
<b>Non-Federal Enhancement Actions ESTIMATE TOTALS:</b>		<b>\$4,391</b>	<b>\$825</b>		<b>\$5,216</b>		<b>\$4,391</b>	<b>\$825</b>	<b>\$5,216</b>		<b>\$5,216</b>	5.8%	<b>\$4,643</b>	<b>\$874</b>	<b>\$5,517</b>
01	LANDS AND DAMAGES	\$13	\$3	20%	\$15		\$13	\$3	\$15		\$15	4.1%	\$13	\$3	\$16
30	PLANNING, ENGINEERING & DESIGN	\$781	\$178	23%	\$959		\$781	\$178	\$959		\$959	8.2%	\$845	\$193	\$1,038
31	CONSTRUCTION MANAGEMENT	\$651	\$161	25%	\$812		\$651	\$161	\$812		\$812	10.4%	\$718	\$178	\$896
<b>PROJECT COST TOTALS:</b>		<b>\$13,966</b>	<b>\$2,624</b>	<b>19%</b>	<b>\$16,590</b>		<b>\$13,966</b>	<b>\$2,624</b>	<b>\$16,590</b>		<b>\$16,590</b>	5.8%	<b>\$14,769</b>	<b>\$2,779</b>	<b>\$17,548</b>

- \_\_\_\_\_ CHIEF, COST ENGINEERING, MUKESH KUMAR
- \_\_\_\_\_ PROJECT MANAGER, LISA BARON
- \_\_\_\_\_ CHIEF, REAL ESTATE, xxx
- \_\_\_\_\_ CHIEF, PLANNING, xxx
- \_\_\_\_\_ CHIEF, ENGINEERING, xxx
- \_\_\_\_\_ CHIEF, OPERATIONS, xxx
- \_\_\_\_\_ CHIEF, CONSTRUCTION, xxx
- \_\_\_\_\_ CHIEF, CONTRACTING, xxx
- \_\_\_\_\_ CHIEF, PM-PB, xxx
- \_\_\_\_\_ CHIEF, DPM, xxx

**ESTIMATED PROJECT COST: \$12,031**  
 ESTIMATED FEDERAL COST: **75%** \$9,023  
 ESTIMATED NON-FEDERAL COST: **25%** \$3,008

**ESTIMATED BETTERMENT COST: \$5,517**  
 ESTIMATED FEDERAL COST:  
 ESTIMATED NON-FEDERAL COST: **100%** \$5,517

**22 - FEASIBILITY STUDY (CAP studies): \$17,548**  
 ESTIMATED FEDERAL COST: \$9,023  
 ESTIMATED NON-FEDERAL COST: \$8,525

**ESTIMATED FEDERAL COST OF PROJECT \$9,023**

PROJECT: **Spring Creek North**  
 LOCATION: **Brooklyn and Queens, NY**  
 This Estimate reflects the scope and schedule in report;

DISTRICT: **NAN New York District**      PREPARED: **1/10/2018**  
 POC: **CHIEF, COST ENGINEERING, MUKESH KUMAR**

CAP Feasibility STUDY - SPRING CREEK NORTH

WBS Structure		ESTIMATED COST				PROJECT FIRST COST (Constant Dollar Basis)				TOTAL PROJECT COST (FULLY FUNDED)				
		Estimate Prepared: 1/10/2018 Estimate Price Level: 10/1/2017				Program Year (Budget EC): 2018 Effective Price Level Date: 1-Oct-17								
WBS NUMBER	Civil Works Feature & Sub-Feature Description	RISK BASED				ESC (%)	COST (\$K)	CNTG (\$K)	TOTAL (\$K)	Mid-Point Date	ESC (%)	COST (\$K)	CNTG (\$K)	FULL (\$K)
		COST (\$K)	CNTG (\$K)	CNTG (%)	TOTAL (\$K)									
<b>PHASE 1 or CONTRACT 1</b>														
06	FISH & WILDLIFE FACILITIES	\$500	\$90	17.9%	\$590		\$500	\$90	\$590	2020Q3	5.1%	\$526	\$94	\$620
16	BANK STABILIZATION	\$7,632	\$1,367	17.9%	\$8,999		\$7,632	\$1,367	\$8,999	2020Q3	5.1%	\$8,024	\$1,438	\$9,462
16	BANK STABILIZATION	\$3,734	\$669	17.9%	\$4,403		\$3,734	\$669	\$4,403	2020Q3	5.1%	\$3,926	\$703	\$4,629
<b>CONSTRUCTION ESTIMATE TOTALS:</b>		<b>\$11,866</b>	<b>\$2,126</b>	<b>17.9%</b>	<b>\$13,992</b>		<b>\$11,866</b>	<b>\$2,126</b>	<b>\$13,992</b>			<b>\$12,476</b>	<b>\$2,235</b>	<b>\$14,711</b>
01	LANDS AND DAMAGES	\$13	\$3	20.0%	\$15		\$13	\$3	\$15	2020Q1	4.1%	\$13	\$3	\$16
30	PLANNING, ENGINEERING & DESIGN	\$781	\$178	22.8%	\$959		\$781	\$178	\$959	2020Q1	8.2%	\$845	\$193	\$1,038
9.60%	Engineering & Design	\$358	\$82	22.8%	\$440		\$358	\$82	\$440	2020Q1	8.2%	\$388	\$89	\$476
9.60%	Engineering & Design - Non-Federal Enchan													
31	CONSTRUCTION MANAGEMENT	\$651	\$161	24.8%	\$812		\$651	\$161	\$812	2020Q3	10.4%	\$718	\$178	\$896
0.08	Construction Management	\$299	\$74	24.8%	\$373		\$299	\$74	\$373	2020Q3	10.4%	\$330	\$82	\$411
0.08	Construction Management - Non-Federal En													
<b>CONTRACT COST TOTALS:</b>		<b>\$13,966</b>	<b>\$2,624</b>		<b>\$16,590</b>		<b>\$13,966</b>	<b>\$2,624</b>	<b>\$16,590</b>			<b>\$14,769</b>	<b>\$2,779</b>	<b>\$17,548</b>



## Figure I3 – Abbreviated Risk Analysis

### Abbreviated Risk Analysis

Project (less than \$40M): **Spring Creek North Ecosystem Restoration Feasibility**  
 Project Development Stage/Alternative: **Alternative Formulation**  
 Risk Category: **Low Risk: Typical Construction, Simple**

District: **New York District**  
 Alternative:  
 Meeting Date: **9/28/2016**

Total Estimated Construction Contract Cost = \$ **11,865,531**

CWWBS	Feature of Work	Contract Cost	% Contingency	\$ Contingency	Total
01 LANDS AND DAMAGES	Real Estate		20.00%	\$ -	-
1 16 BANK STABILIZATION	Mob Demob	\$ 290,135	17.42%	\$ 50,534	\$ 340,669
2 16 BANK STABILIZATION	Existing Pavement Removal	\$ 511,140	15.70%	\$ 80,242	\$ 591,381
3 16 BANK STABILIZATION	Clearing & Grubbing	\$ 978,696	21.97%	\$ 214,992	\$ 1,193,688
4 16 BANK STABILIZATION	Topographic Survey	\$ 343,425	11.97%	\$ 41,123	\$ 384,548
5 16 BANK STABILIZATION	Excavated Material	\$ 1,268,085	21.97%	\$ 278,563	\$ 1,546,647
6 16 BANK STABILIZATION	Clean Fill	\$ 2,374,199	22.23%	\$ 527,682	\$ 2,901,881
7 16 BANK STABILIZATION	Marsh Region	\$ 537,384	15.36%	\$ 82,542	\$ 619,926.06
8 16 BANK STABILIZATION	Maritime Upland	\$ 338,985	17.26%	\$ 58,521	\$ 397,505.37
9 16 BANK STABILIZATION	Fencing & Gates	\$ 905,478	15.54%	\$ 140,755	\$ 1,046,232.62
10 16 BANK STABILIZATION	Non-Federal Enhancement Actions	\$ 3,733,766	15.36%	\$ 573,503	\$ 4,307,268.79
11 06 FISH AND WILDLIFE FACILITIES	Monitoring	\$ 500,000	13.54%	\$ 67,697	\$ 567,696.68
12 All Other	Remaining Construction Items	\$ 84,239	0.7%	\$ 9,957	\$ 94,196
13 30 PLANNING, ENGINEERING, AND DESIGN	Planning, Engineering, & Design	\$ 1,139,090.99	22.84%	\$ 260,160	\$ 1,399,251
14 31 CONSTRUCTION MANAGEMENT	Construction Management	\$ 949,242.49	24.76%	\$ 235,060	\$ 1,184,303
XX	FIXED DOLLAR RISK ADD (EQUALLY DISPERSED TO ALL, MUST INCLUDE JUSTIFICATION SEE BELOW)			\$ -	

Totals					
	Real Estate	\$ -	0.00%	\$ -	-
	Total Construction Estimate	\$ 11,865,531	17.92%	\$ 2,126,109	\$ 13,991,640
	Total Planning, Engineering & Design	\$ 1,139,091	22.84%	\$ 260,160	\$ 1,399,251
	Total Construction Management	\$ 949,242	24.76%	\$ 235,060	\$ 1,184,303
	<b>Total Excluding Real Estate</b>	<b>\$ 13,953,865</b>	<b>19%</b>	<b>\$ 2,621,329</b>	<b>\$ 16,575,194</b>

Confidence Level Range Estimate (\$000's)	Base	50%	80%
	\$13,954k	\$15,527k	\$16,575k

\* 50% based on base is at 5% CL

Fixed Dollar Risk Add: (Allows for additional risk to be added to the risk analysis. Must include justification. Does not allocate to Real Estate.)

**Spring Creek North Ecosystem Restoration Feasibility Study**

Alternative Formulation  
Abbreviated Risk Analysis  
Meeting Date: 28-Sep-16

		Risk Level				
Very Likely	2	3	4	5	6	
Likely	1	2	3	4	5	
Possible	0	1	2	3	4	
Unlikely	0	0	1	2	3	
		Negligible	Marginal	Moderate	Significant	Critical

**Risk Register**

Risk Element	Feature of Work	Concerns	PDT Discussions & Conclusions (Include logic & justification for choice of Likelihood & Impact)	Impact	Likelihood	Risk Level
<b>Project Management &amp; Scope Growth</b>				Maximum Project Growth		<b>40%</b>
PS-1	Mob Demob	• Potential for scope growth, added features?	No Impact expected	Negligible	Unlikely	0
PS-2	Existing Pavement Removal	• Potential for scope growth, added features?	Existing pavement quantity is confirmed by H&H. No major impact from management or scope growth expected.	Marginal	Unlikely	0
PS-3	Clearing & Grubbing	• Potential for scope growth, added features?	Quantity is based on the project site. Potential of quantity change impact will be addressed under cost and quantity. From management prospective, no impact expected.	Negligible	Unlikely	0
PS-4	Topographic Survey	• Potential for scope growth, added features?	No Impact expected	Negligible	Unlikely	0
PS-5	Excavated Material	• Potential for scope growth, added features?	No Impact expected	Negligible	Unlikely	0
PS-6	Clean Fill	• Potential for scope growth, added features?	No Impact expected	Negligible	Unlikely	0
PS-7	Marsh Region	• Potential for scope growth, added features?	No Impact expected	Negligible	Unlikely	0
PS-8	Maritime Upland	• Potential for scope growth, added features?	No Impact expected	Negligible	Unlikely	0
PS-9	Fencing & Gates	• Potential for scope growth, added features?	No Impact expected	Negligible	Unlikely	0
PS-10	Non-Federal Enhancement Actions	• Potential for scope growth, added features?	No Impact expected	Negligible	Unlikely	0
PS-11	Monitoring	• Potential for scope growth, added features?	No Impact expected	Negligible	Unlikely	0
PS-12	Remaining Construction Items	• Potential for scope growth, added features?	No Impact expected	Negligible	Unlikely	0

PS-13	Planning, Engineering, & Design	<ul style="list-style-type: none"> <li>• Potential for scope growth, added features?</li> <li>• Project accomplishes intent?</li> <li>• Funding Difficulties?</li> <li>• Sufficient Staffing/Support?</li> </ul>	New York District has worked closely with local sponsor and local agencies and are confident in both the existing condition accuracy and the absence of utilities. The scope of this project is well defined and unlikely to change. Funding for this account is set for a CAP project, which may pose a challenge later on. No Staffing issues expected.	Moderate	Likely	3	
PS-14	Construction Management	<ul style="list-style-type: none"> <li>• Potential for scope growth, added features?</li> <li>• Project accomplishes intent?</li> <li>• Funding Difficulties?</li> <li>• Sufficient Staffing/Support?</li> </ul>	New York District has worked closely with local sponsor and local agencies and are confident in both the existing condition accuracy and the absence of utilities. The scope of this project is well defined and unlikely to change. Funding for this account is set for a CAP project, which may pose a challenge later on. No Staffing issues expected.	Moderate	Likely	3	
<b>Acquisition Strategy</b>						<b>Maximum Project Growth</b>	<b>30%</b>
AS-1	Mob Demob	<ul style="list-style-type: none"> <li>• Contracting plan firmly established?</li> <li>• 8a or small business likely?</li> </ul>	The project will be most likely advertised as 1 contract. There is a possibility of small business or 8a sole source. This may impact bid amount as typically small business or 8a contractors bid higher than open bid contracts.	Marginal	Possible	1	
AS-2	Existing Pavement Removal	<ul style="list-style-type: none"> <li>• Contracting plan firmly established?</li> <li>• 8a or small business likely?</li> </ul>	The project will be most likely advertised as 1 contract. There is a possibility of small business or 8a sole source. This may impact bid amount as typically small business or 8a contractors bid higher than open bid contracts.	Marginal	Possible	1	
AS-3	Clearing & Grubbing	<ul style="list-style-type: none"> <li>• Contracting plan firmly established?</li> <li>• 8a or small business likely?</li> </ul>	The project will be most likely advertised as 1 contract. There is a possibility of small business or 8a sole source. This may impact bid amount as typically small business or 8a contractors bid higher than open bid contracts.	Marginal	Possible	1	
AS-4	Topographic Survey	<ul style="list-style-type: none"> <li>• Contracting plan firmly established?</li> <li>• 8a or small business likely?</li> </ul>	The project will be most likely advertised as 1 contract. There is a possibility of small business or 8a sole source. This may impact bid amount as typically small business or 8a contractors bid higher than open bid contracts.	Marginal	Possible	1	
AS-5	Excavated Material	<ul style="list-style-type: none"> <li>• Contracting plan firmly established?</li> <li>• 8a or small business likely?</li> </ul>	The project will be most likely advertised as 1 contract. There is a possibility of small business or 8a sole source. This may impact bid amount as typically small business or 8a contractors bid higher than open bid contracts.	Marginal	Possible	1	
AS-6	Clean Fill	<ul style="list-style-type: none"> <li>• Contracting plan firmly established?</li> <li>• 8a or small business likely?</li> </ul>	The project will be most likely advertised as 1 contract. There is a possibility of small business or 8a sole source. This may impact bid amount as typically small business or 8a contractors bid higher than open bid contracts.	Marginal	Possible	1	
AS-7	Marsh Region	<ul style="list-style-type: none"> <li>• Contracting plan firmly established?</li> <li>• 8a or small business likely?</li> </ul>	The project will be most likely advertised as 1 contract. There is a possibility of small business or 8a sole source. This may impact bid amount as typically small business or 8a contractors bid higher than open bid contracts.	Negligible	Unlikely	0	
AS-8	Maritime Upland	<ul style="list-style-type: none"> <li>• Contracting plan firmly established?</li> <li>• 8a or small business likely?</li> </ul>	The project will be most likely advertised as 1 contract. There is a possibility of small business or 8a sole source. This may impact bid amount as typically small business or 8a contractors bid higher than open bid contracts.	Negligible	Unlikely	0	
AS-9	Fencing & Gates	<ul style="list-style-type: none"> <li>• Contracting plan firmly established?</li> <li>• 8a or small business likely?</li> </ul>	The project will be most likely advertised as 1 contract. There is a possibility of small business or 8a sole source. This may impact bid amount as typically small business or 8a contractors bid higher than open bid contracts.	Negligible	Unlikely	0	
AS-10	Non-Federal Enhancement Actions	<ul style="list-style-type: none"> <li>• Contracting plan firmly established?</li> <li>• 8a or small business likely?</li> </ul>	The project will be most likely advertised as 1 contract. There is a possibility of small business or 8a sole source. This may impact bid amount as typically small business or 8a contractors bid higher than open bid contracts.	Negligible	Unlikely	0	

AS-11	Monitoring	<ul style="list-style-type: none"> <li>Contracting plan firmly established?</li> <li>8a or small business likely?</li> </ul>	The project will be most likely advertised as 1 contract. There is a possibility of small business or 8a sole source. This may impact bid amount as typically small business or 8a contractors bid higher than open bid contracts.	Negligible	Unlikely	0	
AS-12	Remaining Construction Items	<ul style="list-style-type: none"> <li>Contracting plan firmly established?</li> <li>8a or small business likely?</li> </ul>	The project will be most likely advertised as 1 contract. There is a possibility of small business or 8a sole source. This may impact bid amount as typically small business or 8a contractors bid higher than open bid contracts.	Negligible	Unlikely	0	
AS-13	Planning, Engineering, & Design	<ul style="list-style-type: none"> <li>Contracting plan firmly established?</li> <li>8a or small business likely?</li> </ul>	No Impact expected	Marginal	Possible	1	
AS-14	Construction Management	<ul style="list-style-type: none"> <li>Contracting plan firmly established?</li> <li>8a or small business likely?</li> </ul>	Construction office may need to provide extra attention to the small business contractor as the firm may or may not be familiar with USACE requirements.	Moderate	Possible	2	
<b>Construction Elements</b>						<b>Maximum Project Growth</b>	<b>15%</b>
CON-1	Mob Demob	<ul style="list-style-type: none"> <li>Special mobilization?</li> <li>Special equipment or subcontractors needed?</li> </ul>	Mob Demob is a % of the total project cost. No special equipment required for the job.	Marginal	Possible	1	
CE-2	Existing Pavement Removal	<ul style="list-style-type: none"> <li>High risk or complex construction elements, site access, in-water?</li> <li>Potential for construction modification and claims?</li> </ul>	PDT feels that the project site is fairly easily accessible. Removing pavement is fairly simple task.	Marginal	Unlikely	0	
CE-3	Clearing & Grubbing	<ul style="list-style-type: none"> <li>Water care and diversion plan?</li> <li>Unique construction methods?</li> <li>Potential for construction modification and claims?</li> </ul>	PDT feels that the project site is fairly easily accessible. Quantity fairly well established however, large trees and roots may not anticipated may cause delays to clear site	Moderate	Possible	2	
CE-4	Topographic Survey	<ul style="list-style-type: none"> <li>Accelerated schedule or harsh weather schedule?</li> </ul>	There is a possibility that weather can delay survey data. This will impact schedule but no impact on costs	Negligible	Possible	0	
CE-5	Excavated Material	<ul style="list-style-type: none"> <li>Water care and diversion plan?</li> <li>Special equipment or subcontractors needed?</li> </ul>	No issues with water diversion expected. Excavation is simple, however, excavated material may be contaminated that will require additional cost to dispose.	Moderate	Possible	2	
CE-6	Clean Fill	<ul style="list-style-type: none"> <li>Accelerated schedule or harsh weather schedule?</li> </ul>	Placement of clean fill may be affected depending on weather. Only schedule delay expected, however contractor may have to take precautions to protect material on site from rain damage.	Marginal	Possible	1	
CE-7	Marsh Region	<ul style="list-style-type: none"> <li>Unique construction methods?</li> <li>Potential for construction modification and claims?</li> </ul>	Planting is very straight forward. Only weather delays may affect schedule.	Marginal	Possible	1	
CE-8	Maritime Upland	<ul style="list-style-type: none"> <li>Unique construction methods?</li> <li>Potential for construction modification and claims?</li> </ul>	Planting is very straight forward. Only weather delays may affect schedule.	Marginal	Possible	1	
CE-9	Fencing & Gates	<ul style="list-style-type: none"> <li>High risk or complex construction elements, site access, in-water?</li> <li>Potential for construction modification and claims?</li> </ul>	Fencing & gate features are normal items to place on site. Only weather delays may affect schedule.	Marginal	Unlikely	0	
CE-10	Non-Federal Enhancement Actions	<ul style="list-style-type: none"> <li>High risk or complex construction elements, site access, in-water?</li> <li>Potential for construction modification and claims?</li> </ul>	PDT feels that the project site is fairly easily accessible. Removing pavement is fairly simple task.	Marginal	Possible	1	
CE-11	Monitoring	Accelerated schedule or harsh weather schedule?	Possible weather delays may affect schedule	Marginal	Possible	1	

CE-12	Remaining Construction Items	• Water care and diversion plan? Special equipment or subcontractors needed?	No Impact expected	Negligible	Unlikely	0
CE-13	Planning, Engineering, & Design	High risk or complex construction elements, site access, in-water? • Potential for construction modification and claims?	Access to the site might be challenging. The proximity to water could increase the difficulty of work causing modifications.	Marginal	Possible	1
CE-14	Construction Management	• High risk or complex construction elements, site access, in-water? • Potential for construction modification and claims?	Access to the site might be challenging. The proximity to water could increase the difficulty of work causing modifications.	Marginal	Possible	1
<b>Specialty Construction or Fabrication</b>				<b>Maximum Project Growth</b>		<b>50%</b>
SC-1	Mob Demob	• Atypical construction elements, unusual material or equipment manufactured or installed?	Project involves earthwork, plantings, and miscellaneous fish facilities and recreational construction features. The need for specialty fabrication or equipment is not anticipated.	Negligible	Unlikely	0
SC-2	Existing Pavement Removal	• Atypical construction elements, unusual material or equipment manufactured or installed?	Project involves earthwork, plantings, and miscellaneous fish facilities and recreational construction features. The need for specialty fabrication or equipment is not anticipated.	Negligible	Unlikely	0
SC-3	Cleaning & Grubbing	• Atypical construction elements, unusual material or equipment manufactured or installed?	Project involves earthwork, plantings, and miscellaneous fish facilities and recreational construction features. The need for specialty fabrication or equipment is not anticipated.	Negligible	Unlikely	0
SC-4	Topographic Survey	• Atypical construction elements, unusual material or equipment manufactured or installed?	Project involves earthwork, plantings, and miscellaneous fish facilities and recreational construction features. The need for specialty fabrication or equipment is not anticipated.	Negligible	Unlikely	0
SC-5	Excavated Material	• Atypical construction elements, unusual material or equipment manufactured or installed?	Project involves earthwork, plantings, and miscellaneous fish facilities and recreational construction features. The need for specialty fabrication or equipment is not anticipated.	Negligible	Unlikely	0
SC-6	Clean Fill	• Atypical construction elements, unusual material or equipment manufactured or installed?	Project involves earthwork, plantings, and miscellaneous fish facilities and recreational construction features. The need for specialty fabrication or equipment is not anticipated.	Negligible	Unlikely	0
SC-7	Marsh Region	• Atypical construction elements, unusual material or equipment manufactured or installed?	Project involves earthwork, plantings, and miscellaneous fish facilities and recreational construction features. The need for specialty fabrication or equipment is not anticipated.	Negligible	Unlikely	0
SC-8	Maritime Upland	• Atypical construction elements, unusual material or equipment manufactured or installed?	Project involves earthwork, plantings, and miscellaneous fish facilities and recreational construction features. The need for specialty fabrication or equipment is not anticipated.	Negligible	Unlikely	0
SC-9	Fencing & Gates	• Atypical construction elements, unusual material or equipment manufactured or installed?	Project involves earthwork, plantings, and miscellaneous fish facilities and recreational construction features. The need for specialty fabrication or equipment is not anticipated.	Negligible	Unlikely	0
SC-10	Non-Federal Enhancement Actions	• Atypical construction elements, unusual material or equipment manufactured or installed?	Project involves earthwork, plantings, and miscellaneous fish facilities and recreational construction features. The need for specialty fabrication or equipment is not anticipated.	Negligible	Unlikely	0

SC-11	Monitoring	• Atypical construction elements, unusual material or equipment manufactured or installed?	Project involves earthwork, plantings, and miscellaneous fish facilities and recreational construction features. The need for specialty fabrication or equipment is not anticipated.	Negligible	Unlikely	0
SC-12	Remaining Construction Items	• Atypical construction elements, unusual material or equipment manufactured or installed?	Project involves earthwork, plantings, and miscellaneous fish facilities and recreational construction features. The need for specialty fabrication or equipment is not anticipated.	Negligible	Unlikely	0
SC-13	Planning, Engineering, & Design	• Atypical construction elements, unusual material or equipment manufactured or installed?	No Impact expected	Negligible	Unlikely	0
SC-14	Construction Management	• Atypical construction elements, unusual material or equipment manufactured or installed?	No Impact expected	Negligible	Unlikely	0
<b>Technical Design &amp; Quantities</b>				<b>Maximum Project Growth</b>		<b>20%</b>
T-1	Mob Demob	• Level of confidence based on design and assumptions? • Appropriate methods applied to calculate quantities? • Sufficient investigations to develop quantities?	It is a LS item based on the total construction cost. This cost will be affected if other costs change.	Marginal	Possible	1
T-2	Existing Pavement Removal	• Level of confidence based on design and assumptions? • Appropriate methods applied to calculate quantities? • Sufficient investigations to develop quantities?	H&H developed and updated the quantities in 2015-2016. Design is fairly set as this is a CAP project. Various site visits occurred to confirm scope and quantities.	Marginal	Possible	1
T-3	Clearing & Grubbing	• Level of confidence based on design and assumptions? • Appropriate methods applied to calculate quantities? • Sufficient investigations to develop quantities?	H&H developed and updated the quantities in 2015-2016. Design is fairly set as this is a CAP project. Various site visits occurred to confirm scope and quantities. However, Geotech data is old that may affect the final quantities in P&S phase.	Moderate	Possible	2
T-4	Topographic Survey	• Level of confidence based on design and assumptions? • Appropriate methods applied to calculate quantities? • Sufficient investigations to develop quantities?	No Concern	Negligible	Possible	0
T-5	Excavated Material	• Level of confidence based on design and assumptions? • Appropriate methods applied to calculate quantities? • Sufficient investigations to develop quantities?	H&H developed and updated the quantities in 2015-2016. Design is fairly set as this is a CAP project. Various site visits occurred to confirm scope and quantities. However, Geotech data is old that may affect the final quantities in P&S phase.	Moderate	Possible	2
T-6	Clean Fill	• Level of confidence based on design and assumptions? • Appropriate methods applied to calculate quantities? • Sufficient investigations to develop quantities?	H&H developed and updated the quantities in 2015-2016. Design is fairly set as this is a CAP project. Various site visits occurred to confirm scope and quantities. However, Geotech data is old that may affect the final quantities in P&S phase.	Moderate	Possible	2
T-7	Marsh Region	• Level of confidence based on design and assumptions? • Appropriate methods applied to calculate quantities? • Sufficient investigations to develop quantities?	H&H developed and updated the quantities in 2015-2016. Design is fairly set as this is a CAP project. Various site visits occurred to confirm scope and quantities.	Marginal	Possible	1

T-8	Maritime Upland	<ul style="list-style-type: none"> <li>• Level of confidence based on design and assumptions?</li> <li>• Appropriate methods applied to calculate quantities?</li> <li>• Sufficient investigations to develop quantities?</li> </ul>	H&H developed and updated the quantities in 2015-2016. Design is fairly set as this is a CAP project. Various site visits occurred to confirm scope and quantities.	Marginal	Possible	1
T-9	Fencing & Gates	<ul style="list-style-type: none"> <li>• Level of confidence based on design and assumptions?</li> <li>• Appropriate methods applied to calculate quantities?</li> <li>• Sufficient investigations to develop quantities?</li> </ul>	H&H developed and updated the quantities in 2015-2016. Design is fairly set as this is a CAP project. Various site visits occurred to confirm scope and quantities.	Marginal	Possible	1
T-10	Non-Federal Enhancement Actions	<ul style="list-style-type: none"> <li>• Level of confidence based on design and assumptions?</li> <li>• Appropriate methods applied to calculate quantities?</li> <li>• Sufficient investigations to develop quantities?</li> </ul>	H&H developed and updated the quantities in 2015-2016. Design is fairly set as this is a CAP project. Various site visits occurred to confirm scope and quantities.	Marginal	Possible	1
T-11	Monitoring	<ul style="list-style-type: none"> <li>• Level of confidence based on design and assumptions?</li> <li>• Appropriate methods applied to calculate quantities?</li> <li>• Sufficient investigations to develop quantities?</li> </ul>	No concerns	Marginal	Possible	1
T-12	Remaining Construction Items	<ul style="list-style-type: none"> <li>• Level of confidence based on design and assumptions?</li> <li>• Appropriate methods applied to calculate quantities?</li> <li>• Sufficient investigations to develop quantities?</li> </ul>	H&H developed and updated the quantities in 2015-2016. Design is fairly set as this is a CAP project. Various site visits occurred to confirm scope and quantities.	Marginal	Possible	1
T-13	Planning, Engineering, & Design	<ul style="list-style-type: none"> <li>• Level of confidence based on design and assumptions?</li> <li>• Appropriate methods applied to calculate quantities?</li> <li>• Sufficient investigations to develop quantities?</li> </ul>	No Impact expected	Negligible	Unlikely	0
T-14	Construction Management	<ul style="list-style-type: none"> <li>• Level of confidence based on design and assumptions?</li> <li>• Appropriate methods applied to calculate quantities?</li> <li>• Sufficient investigations to develop quantities?</li> </ul>	No Impact expected	Negligible	Unlikely	0
<b>Cost Estimate Assumptions</b>				<b>Maximum Project Growth</b>		<b>25%</b>
EST-1	Mob Demob	<ul style="list-style-type: none"> <li>• Site accessibility, transport delays, congestion?</li> </ul>	Cost is developed based on historical data and construction methodology practice for this item.	Marginal	Possible	1
EST-2	Existing Pavement Removal	<ul style="list-style-type: none"> <li>• Level of confidence based on design and assumptions?</li> <li>• Appropriate methods applied to calculate quantities?</li> <li>• Sufficient investigations to develop quantities?</li> </ul>	Quantity for this existing item is confirmed. No changes expected. Site visit confirm the quantity.	Marginal	Possible	1
EST-3	Clearing & Grubbing	<ul style="list-style-type: none"> <li>• Level of confidence based on design and assumptions?</li> <li>• Appropriate methods applied to calculate quantities?</li> <li>• Sufficient investigations to develop quantities?</li> </ul>	Quantity for this existing item is confirmed. No changes expected. Site visit confirm the quantity.	Marginal	Possible	1
EST-4	Topographic Survey	<ul style="list-style-type: none"> <li>• No Concerns</li> </ul>	No Concerns.	Negligible	Unlikely	0

EST-5	Excavated Material	<ul style="list-style-type: none"> <li>Level of confidence based on design and assumptions?</li> <li>Appropriate methods applied to calculate quantities?</li> <li>Sufficient investigations to develop quantities?</li> </ul>	Quantity for this existing item is confirmed. No changes expected. Site visit confirm the quantity.	Marginal	Possible	1
EST-6	Clean Fill	<ul style="list-style-type: none"> <li>Level of confidence based on design and assumptions?</li> <li>Appropriate methods applied to calculate quantities?</li> <li>Sufficient investigations to develop quantities?</li> </ul>	Quantity for this existing item is confirmed. No changes expected. Site visit confirm the quantity.	Marginal	Possible	1
EST-7	Marsh Region	<ul style="list-style-type: none"> <li>Level of confidence based on design and assumptions?</li> <li>Appropriate methods applied to calculate quantities?</li> <li>Sufficient investigations to develop quantities?</li> </ul>	Quantity for this existing item is confirmed. No changes expected. Site visit confirm the quantity.	Negligible	Unlikely	0
EST-8	Maritime Upland	<ul style="list-style-type: none"> <li>Level of confidence based on design and assumptions?</li> <li>Appropriate methods applied to calculate quantities?</li> <li>Sufficient investigations to develop quantities?</li> </ul>	Quantity for this existing item is confirmed. No changes expected. Site visit confirm the quantity.	Marginal	Possible	1
EST-9	Fencing & Gates	<ul style="list-style-type: none"> <li>Level of confidence based on design and assumptions?</li> <li>Appropriate methods applied to calculate quantities?</li> <li>Sufficient investigations to develop quantities?</li> </ul>	No change expected as the site area is unlikely to change.	Moderate	Unlikely	1
EST-10	Non-Federal Enhancement Actions	<ul style="list-style-type: none"> <li>Level of confidence based on design and assumptions?</li> <li>Appropriate methods applied to calculate quantities?</li> <li>Sufficient investigations to develop quantities?</li> </ul>	Quantity for this existing item is confirmed. No changes expected. Site visit confirm the quantity.	Marginal	Unlikely	0
EST-11	Monitoring	No Concerns	No concerns	Negligible	Unlikely	0
EST-12	Remaining Construction Items	<ul style="list-style-type: none"> <li>Level of confidence based on design and assumptions?</li> <li>Appropriate methods applied to calculate quantities?</li> <li>Sufficient investigations to develop quantities?</li> </ul>	No concerns	Negligible	Unlikely	0
EST-13	Planning, Engineering, & Design	Changes or modifications during construction	This cost is for project design. It is highly unlikely that Modification will be excused for this project	Marginal	Unlikely	0
EST-14	Construction Management	Changes or modifications during construction	No major concerns	Marginal	Unlikely	0
<b>External Project Risks</b>					<b>Maximum Project Growth</b>	<b>20%</b>
EX-1	Mob Demob	<ul style="list-style-type: none"> <li>Political influences, lack of support, obstacles?</li> <li>Potential for market volatility impacting competition, pricing?</li> </ul>	No concerns	Marginal	Unlikely	0
EX-2	Existing Pavement Removal	<ul style="list-style-type: none"> <li>Political influences, lack of support, obstacles?</li> <li>Potential for market volatility impacting competition, pricing?</li> </ul>	This is a demo item. No major concerns.	Marginal	Unlikely	0
EX-3	Clearing & Grubbing	<ul style="list-style-type: none"> <li>Political influences, lack of support, obstacles?</li> <li>Potential for market volatility impacting competition, pricing?</li> </ul>	The risk of severe inflation in the near-term (< 3 years) appears low. However, the outlook for a horizon over three years can not be predicted with confidence. No major opposition from the local sponsors has been received.	Marginal	Possible	1
EX-4	Topographic Survey	<ul style="list-style-type: none"> <li>Political influences, lack of support, obstacles?</li> <li>Potential for market volatility impacting competition, pricing?</li> </ul>	No Concerns	Marginal	Unlikely	0
EX-5	Excavated Material	<ul style="list-style-type: none"> <li>Potential for severe adverse weather?</li> <li>Potential for market volatility impacting competition, pricing?</li> <li>Unanticipated inflations in fuel, key materials?</li> </ul>	Adverse weather may affect this item. Inflation in fuel costs will also have marginal affect.	Marginal	Possible	1
EX-6	Clean Fill	<ul style="list-style-type: none"> <li>Potential for severe adverse weather?</li> <li>Potential for market volatility impacting competition, pricing?</li> <li>Unanticipated inflations in fuel, key materials?</li> </ul>	Adverse weather may affect this item. Inflation in fuel costs will also have moderate affect.	Moderate	Possible	2
EX-7	Marsh Region	<ul style="list-style-type: none"> <li>Potential for severe adverse weather?</li> <li>Potential for market volatility impacting competition, pricing?</li> <li>Unanticipated inflations in fuel, key materials?</li> </ul>	Adverse weather may affect this item. Inflation in fuel costs will also have marginal affect.	Marginal	Possible	1
EX-8	Maritime Upland	<ul style="list-style-type: none"> <li>Potential for severe adverse weather?</li> <li>Potential for market volatility impacting competition, pricing?</li> <li>Unanticipated inflations in fuel, key materials?</li> </ul>	Adverse weather may affect this item. Inflation in fuel costs will also have marginal affect.	Marginal	Possible	1
EX-9	Fencing & Gates	<ul style="list-style-type: none"> <li>Potential for severe adverse weather?</li> <li>Potential for market volatility impacting competition, pricing?</li> <li>Unanticipated inflations in fuel, key materials?</li> </ul>	Adverse weather may affect this item. Inflation in fuel costs will also have marginal affect.	Marginal	Possible	1
EX-10	Non-Federal Enhancement Actions	<ul style="list-style-type: none"> <li>Potential for severe adverse weather?</li> <li>Potential for market volatility impacting competition, pricing?</li> <li>Unanticipated inflations in fuel, key materials?</li> </ul>	Adverse weather may affect this item. Inflation in fuel costs will also have marginal affect.	Marginal	Possible	1
EX-11	Monitoring	<ul style="list-style-type: none"> <li>Political influences, lack of support, obstacles?</li> <li>Potential for market volatility impacting competition, pricing?</li> </ul>	No concerns	Negligible	Unlikely	0
EX-12	Remaining Construction Items			Negligible	Unlikely	0
EX-13	Planning, Engineering, & Design	Political influences, lack of support, obstacles?	Project delays due to lack of political support can cause schedule delays. No concerns for E&D	Negligible	Possible	0
EX-14	Construction Management	Political influences, lack of support, obstacles?	No concerns.	Negligible	Unlikely	0



**MII**

<u>Description</u>	<u>Quantity</u>	<u>UOM</u>	<u>ContractCost</u>	<u>Contingency</u>	<u>ProjectCost</u>
<b>Project Cost</b>			11,865,531.17	0.00	11,865,531.17
<b>Spring Creek North</b>	1.0000	LS	11,865,531.17	0.00	11,865,531.17
06 FISH & WILDLIFE FACILITIES	1.0000	EA	500,000.00	0.00	500,000.00
16 BANK STABILIZATION	1.0000	EA	7,631,765.12	0.00	7,631,765.12
16 Non-Federal Enhancement Action: #2 (Upland Restoration G &F)	1.0000	EA	3,733,766.05	0.00	3,733,766.05

## DQC Comments