

# Offline Lake Construction Cost

Category	Opinion of Probable Cost <sup>(a)</sup>
<b>Offline Lake Activity<sup>(b)</sup></b>	
Dewatering Site & Temporary Pipeline Construction <sup>(c)</sup>	\$7.3M (\$5.1M to \$10.9M)
Dredging	\$43.2M (\$30.2M to \$64.7M)
Material Processing	\$39.4M (\$27.6M to \$59.1M)
New Dam and Stream Channel Construction	\$41.6M (\$29.1M to \$62.4M)
Existing Dam Modification	\$1.1M (\$0.8M to \$1.6M)
Transportation and Disposal <sup>(d)</sup>	\$59.8M (\$41.9M to \$89.9M)
<b>Total Offline Lake</b>	<b>\$192.4M</b> <b>(\$134.7M to \$288.6M)</b>

Notes:

- a) *The opinions of probable cost presented herein are based on Arcadis' experience, vendor estimates, and Fairfax County staff input. These opinions of probable cost have been prepared for the purpose of evaluating the feasibility of the Offline Lake alternative and are based on available information from site investigations and the anticipated project scope. Changes in cost elements are likely to occur as a result of new information and data collected during an engineering design phase. These opinions of probable cost are AACE Class 4 level and expected to be within -30% to +50% of the actual project cost. Utilization of this cost information beyond the stated purpose is not recommended.*
- b) *Offline lake construction is assumed to include removal of 825,000 cubic yards of sediment from Lake Accotink and be completed over a four-year period from 2024 to 2027. Costs shown were developed in 2022 dollars and escalated to the midpoint of construction (2026) using a 5% annual inflation factor. Costs are shown to the nearest \$0.1M.*
- c) *Cost assumes dewatering site constructed at the Wakefield Park Maintenance Facility location.*
- d) *Cost assumes transportation and disposal to Luck Ecosystems.*