



U.S. HWY 19
(N. SUNCOAST BLVD)

NW 3RD AVENUE

NW 2ND AVENUE

NW 1ST AVENUE

NW 5TH STREET

NW 3RD STREET

TYPICAL SMALL
VIEWING AREA

TYPICAL RIVERWALK
SECTION

TYPICAL OVER
WATER PAVILLION

PUBLIC RESTROOM

TYPICAL PATH &
ROAD SECTION

RIVERWALK ROUTE 1



ROUTE 1

CONCEPT SEGMENT 1	= \$1,851,300
CONCEPT SEGMENT 1A	= \$98,000
CONCEPT SEGMENT 2	= \$400,300
CONCEPT SEGMENT 3	= \$140,300
CONCEPT SEGMENT 4	= \$392,000
CONCEPT SEGMENT 10	= \$175,000
TOTAL	= \$3,056,900
OPT. CONCEPT SEGMENT 5	= \$709,900



U.S. HWY 19
(N. SUNCOAST BLVD)

NW 1ST AVENUE

TYPICAL PATH &
ROAD SECTION

PUBLIC RESTROOM

NW 2ND AVENUE

SWIMMING
AREA

NW 5TH STREET

NW 3RD STREET

BRIDGE

NW 3RD AVENUE

TYPICAL OVER
WATER PAVILLION

TYPICAL SMALL
VIEWING AREA

TYPICAL RIVERWALK
SECTION

RIVERWALK ROUTE 2



ROUTE 2

CONCEPT SEGMENT 1	= \$1,851,300
CONCEPT SEGMENT 1A	= \$98,000
CONCEPT SEGMENT 2	= \$400,300
CONCEPT SEGMENT 3	= \$140,300
CONCEPT SEGMENT 6	= \$180,680
CONCEPT SEGMENT 7	= \$2,436,000
CONCEPT SEGMENT 9 (RAMP)	= \$556,000
CONCEPT SEGMENT 10	= \$175,000
TOTAL	= \$5,837,580
OPT. CONCEPT SEGMENT 9 (DRAW BRIDGE)	= \$986,000
OPT. CONCEPT SEGMENT 5	= \$709,900



U.S. HWY 19
(N. SUNCOAST BLVD)

NW 1ST AVENUE

CONNECT TO
EXISTING WALK

TYPICAL PATH &
ROAD SECTION

PUBLIC RESTROOM

NW 2ND AVENUE

NW 3RD AVENUE

TYPICAL OVER
WATER PAVILION

TYPICAL SMALL
VIEWING AREA

TYPICAL RIVERWALK
SECTION

RAMP OR DRAW BRIDGE

NW 5TH STREET

NW 3RD STREET

NW 6TH ST

NW 6TH AVE

MODIFIED ROUTE 3

CONCEPT SEGMENT 1	= \$1,851,300
CONCEPT SEGMENT 1A	= \$98,000
CONCEPT SEGMENT 2	= \$400,300
CONCEPT SEGMENT 3	= \$140,300
CONCEPT SEGMENT 6	= \$180,680
CONCEPT SEGMENT 8	= \$116,800
CONCEPT SEGMENT 9 (RAMP)	= \$556,000
CONCEPT SEGMENT 10	= \$175,000
TOTAL	= \$3,518,380
OPT. CONCEPT SEGMENT 9 (DRAW BRIDGE)	= \$986,000
OPT. CONCEPT SEGMENT 5	= \$709,900



U.S. HWY 19
(N. SUNCOAST BLVD)

NW 1ST AVENUE

PUBLIC RESTROOM

NW 2ND AVENUE

SWIMMING AREA

NW 5TH STREET

NW 3RD STREET

NW 3RD AVENUE

TYPICAL OVER
WATER PAVILION

TYPICAL SMALL
VIEWING AREA

TYPICAL RIVERWALK
SECTION

BRIDGE

RIVERWALK ROUTE 3



U.S. HWY 19
(N. SUNCOAST BLVD)

NW 1ST AVENUE

TYPICAL PATH &
ROAD SECTION

PUBLIC RESTROOM

NW 2ND AVENUE

SWIMMING AREA

ALTERNATE ROUTE

NW 3RD AVENUE

TYPICAL SMALL
VIEWING AREA

TYPICAL RIVERWALK
SECTION

TYPICAL OVER
WATER PAVILLION

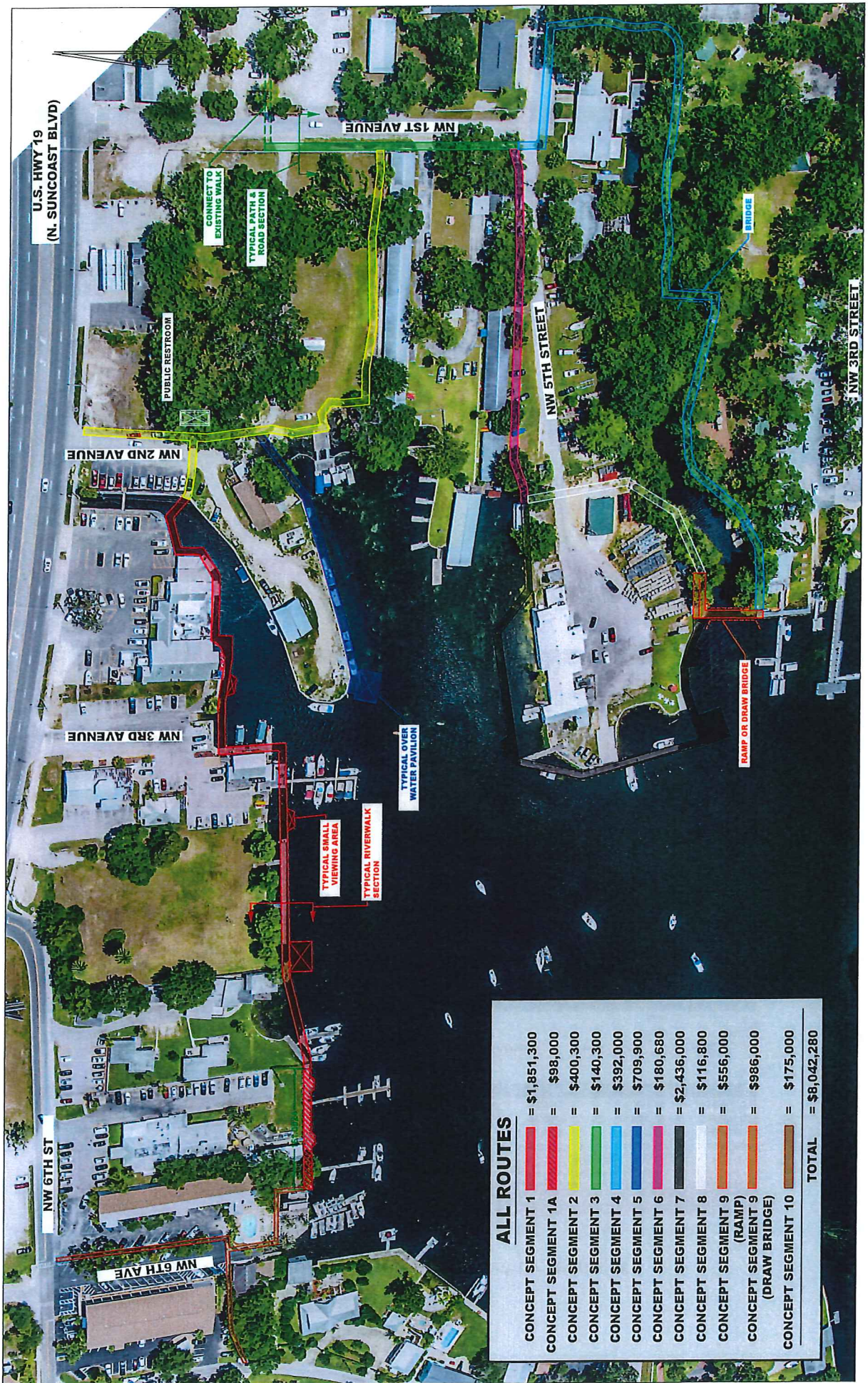
NW 5TH STREET

NW 3RD STREET

BRIDGE

BRIDGE

RIVERWALK ALL ROUTES



ALL ROUTES

CONCEPT SEGMENT 1	= \$1,851,300
CONCEPT SEGMENT 1A	= \$98,000
CONCEPT SEGMENT 2	= \$400,300
CONCEPT SEGMENT 3	= \$140,300
CONCEPT SEGMENT 4	= \$392,000
CONCEPT SEGMENT 5	= \$709,900
CONCEPT SEGMENT 6	= \$180,680
CONCEPT SEGMENT 7	= \$2,436,000
CONCEPT SEGMENT 8	= \$116,800
CONCEPT SEGMENT 9 (RAMP)	= \$556,000
CONCEPT SEGMENT 9 (DRAW BRIDGE)	= \$986,000
CONCEPT SEGMENT 10	= \$175,000
TOTAL	= \$8,042,280

Kings Bay River Walk Conceptual Opinion of Probable Cost by Segment

Segment	Description	Length	Width	SF	How many	Total SF	Cost @ \$25/SF	Sub Total
Segment 1 - Main Riverwalk Segment Includes 858 LF of overwater walk, one large pavillion and 2 bump-outs	Pillings	no						
	# sides	1	28	1	28	28	\$ 8,400.00	
	Corner pillings	2	100	2	200	200	\$ 60,000.00	
	Line pillings	5	5	5	15	15	\$ 1,500.00	
	Crossing pillings	14	3	42	42	42	\$ 12,600.00	
	Gazebo-segment 1							\$ 84,000.00
	Sub Total							\$ 632,500.00
	Deck							
	Segment 1							
	Sub Total							
Deck	length	151	10	1510	1	1510	\$ 37,750.00	
Deck	width	15	5	75	2	150	\$ 3,750.00	
Bump outs		181	2	362	1	362	\$ 9,050.00	
Railings	Length	181	2	362	1	362	\$ 9,050.00	
Sub Total								\$ 49,550.00
Other Costs								
Shade Structures and Gazebo								\$ 70,000.00
Electrical, lighting, benches, signage								\$ 410,000.00
Mitigation & Restoration @\$200/lf								\$ 173,600.00
Design and permitting								\$ 220,000.00
Sub Total								\$ 863,600.00
Total Segment 1								\$ 977,700.00
Other Costs								
Electrical, lighting, benches, signage								\$ 15,000.00
Design and permitting								\$ 25,000.00
Sub Total								\$ 40,000.00
Total Segment 1								\$ 1,017,700.00
Segment 2 - 1 Gateway, 10 foot walk and crossing Basal Includes: Gateway, 830 LF of 10 wide trail with 4 foot landscape buffer								
Demolition		300	14	4200	3	12600	\$ 31,500.00	
10 ft wide paver trail		830	10	8300	25	207,500	\$ 5,187,500.00	
4 ft wide landscape buffer		830	4	3320	10	33,200	\$ 830,000.00	
Gateway								\$ 25,000.00
Lighting and appertenances								\$ 70,000.00
Sub Total								\$ 348,300.00
Cost/LF								\$ 419.64
Survey								\$ 5,000.00
Design and permitting								\$ 47,000.00
Sub Total								\$ 57,000.00
Other Costs								
Includes electrical, and structural								\$ 97,725.00
Sub Total								\$ 181,000.00
Total Segment 2								\$ 647,190.00
Segment 3 - 8 foot walk on NE 1st AVE Includes: 340 LF of paver trail with 4 foot of landscape buffer								
Demolition		45	12	540	5	2,700	\$ 67,500.00	
8 ft wide paver trail		340	8	2720	25	68,000	\$ 1,700,000.00	
4 ft wide landscape buffer		340	4	1360	10	13,600	\$ 340,000.00	
Sub Total								\$ 1,948,300.00
Cost/LF								\$ 567.18
Survey								\$ 5,000.00
Design and permitting								\$ 21,000.00
Sub Total								\$ 26,000.00
Other Costs								
Includes electrical								\$ 140,300.00
Sub Total								\$ 412.65
Total Segment 3								\$ 1,403,300.00

Segment 4 - , 8 foot walk on NE 1st AVE, 10 ft walk through Park
Includes: 195 LF of street side trail with 3 ft wide landscape buffer
and 1044 LF through the park with minimal landscaping

Landward connection and Gateway	Length	width	total SF	Cost/unit	Cost
8 ft wide paver trail		195	8	1560	25 \$ 39,000.00
3 ft wide landscape buffer		195	3	585	5 \$ 2,925.00
10 ft wide paver trail		1044	10	10440	25 \$ 261,000.00
Lighting and appertenances					\$ 40,000.00
Small Timber Bridge over creek					\$ 25,000.00
Subtotal				total cost	\$ 342,925.00
Cost/LF	\$	1,758.59			
Survey	\$	8,000.00			
Design and permitting	\$	41,000.00		includes electrical	
TOTAL	\$	391,925.00		cost/LF	\$ 316.32

Segment 5 - Observation Dock along the Freezer

Pillings	no	# sides	total pillings	rock driving \$300 ea	concrete piles at \$2000 ea	Total
Segment 2 - corner pillings	7		1	7 \$ 2,100.00	\$ 14,000.00	\$ 16,100.00
Segment 1- line pillings	40		2	80 \$ 24,000.00	\$ 160,000.00	\$ 184,000.00
gazebo-segment 2	14		2	28 \$ 8,400.00	\$ 56,000.00	\$ 64,400.00
Sub total						\$ 264,500.00

Deck	length	width	SF	how many	total sf	cost@\$25/sf
segment 1	380		10	3800	1	3800 \$ 95,000.00
Gazebo	42		26	1092	3	3276 \$ 27,300.00
Sub total						\$ 122,300.00

Railings	Length	# or sides	total LF	cost at \$50/lf
segment 1	380		2	760 \$ 38,000.00
gazebo	94		3	282 \$ 14,100.00
Sub total				\$ 52,100.00

Total Segment 2 -over water \$ 438,900.00

Other Costs		
Electrical, lighting, benches	\$	75,000.00
Mitigation & Restoration @\$200/lf	\$	76,000.00
Survey	\$	10,000.00
Design and permitting	\$	110,000.00
TOTAL	\$	709,900.00
		cost per LF \$ 1,868.16

Segment 6- NW 5th Street

Includes 484 LF of paver trail with 4 ft wide landscape buffer

Landward connection	Length	width	total SF	Cost/unit	Cost
10 ft wide paver trail		484	10	4840	25 \$ 121,000.00
4 ft wide landscape buffer		484	4	1936	5 \$ 9,680.00
Lighting and appertenances					\$ 15,000.00
Subtotal				total cost	\$ 145,680.00
Cost/LF	\$	300.99			
Survey		5000			
Engineering and permitting	\$	30,000.00			
TOTAL	\$	180,680.00		cost per LF	\$ 373.31

Segment 7 - around Crab Factory with one pavillion and two bumpouts

LF Boardwalk	cost/lf	total cost
1142	\$ 2,132.83	\$ 2,435,696.54
Total cost		\$ 2,435,696.54

See average Lfcost from Segment 1

Segment 8 - , 10 foot walk across The Crab Factory

Includes: 305 LF of 10 wide paver trail with 2 ft landscape buffer

Landward connection	Length	width	total SF	Cost/unit	Cost
10 ft wide paver trail		305	10	3050	25 \$ 76,250.00
2 ft wide landscape buffer		305	2	610	5 \$ 3,050.00
lighting and appertenances					\$ 15,000.00
Subtotal				total cost	\$ 94,300.00
Cost/LF	\$	309.18			
Survey		2500			
Design and permitting	\$	20,000.00			
TOTAL	\$	116,800.00		cost per LF	\$ 382.95

Segment 9 - Ramped Creek Crossing (5 feet wide) at Kings Bay Park						
Pillings	no	# sides	total pillings	rock driving \$300 ea	\$3000 ea (40 foot pillings)	Total
Corner pillings		10	1	10 \$	3,000.00 \$	20,000.00 ###
Line pillings		45	2	90 \$	27,000.00 \$	360,000.00 ###
Sub total						###
Deck	length	width	SF	how many	total sf	cost@\$25/sf
Seg 9 deck		440	5	2200	1	2200 ###
Sub total						###
Railings	Length	# or sides	total LF	cost at \$12/lf		
segment 1		828	2	1656 \$	19,872.00	
Sub total				\$	19,872.00	
Total Segment 2 -over water	\$	484,872.00				
Electrical, lighting,	\$	10,000.00				
Mitigation & Restoration @\$200/lf)	\$	16,000.00				
Survey, Design and permitting	\$	45,000.00				
TOTAL	\$	555,872.00		cost per LF	\$	1,263.35

Segment 9 - Drawbridge Creek Crossing(20 feet longx 5' wide) at Kings Bay Park						
Pillings	no	# sides	total pillings	rock driving \$300 ea	\$2000 ea	Total
Corner pillings		8	1	8 \$	2,400.00 \$	16,000.00 ###
Line pillings		20	2	40 \$	12,000.00 \$	80,000.00 ###
Sub total						###
Deck	length	width	SF	how many	total sf	cost@\$25/sf
Seg 9 deck		85	5	425	1	425 ###
Sub total						###
Railings	Length	# or sides	total LF	cost at \$50/lf		
segment 1		85	2	170 \$	8,500.00	
Sub total				\$	8,500.00	
Total Segment 2 -over water	\$	129,525.00				
20 foot Drawbridge	\$	650,000.00				
Specialty Structural engineering	\$	50,000.00				
Electrical, lighting	\$	15,000.00				
Mitigation & Restoration @\$200/lf)	\$	16,000.00				
Survey, Design and permitting	\$	175,000.00				
TOTAL	\$	985,525.00		cost per LF	\$	11,594.41

Segment 10- 5 foot walk on NE 1st AVE						
Includes: 402 LF of paver trail with 4 foot of landscape buffer						
Landward connection and Gateway	Length	width	total SF	Cost/unit	Cost	
Demolition		300	12	3600	5 \$	18,000.00
Parking lot restoration		600	5	3000	12 \$	36,000.00
5 ft wide paver trail		355	5	1775	25 \$	44,375.00
4 ft wide landscape buffer		340	4	1360	10 \$	13,600.00
Signage Lighting and appertenances					\$	30,000.00
Subtotal				total cost	\$	141,975.00
Cost/LF	\$	399.93				
Survey	\$	5,000.00				
Design and permitting	\$	28,000.00		Includes electrical		
TOTAL	\$	174,975.00		cost/LF	\$	492.89

COST ALTERNATIVES (rounded)

Route 1 (Segments 1, 1a, 2, 3, 4 & 10)	\$	3,056,900.00
Route 2 with Ramp (Segments 1, 1a, 2, 3, 6, 7, 9, & 10)	\$	5,837,580.00
Route 2 with Drawbridge (Segments 1, 1a, 2, 3, 6, 7, 9 & 10)	\$	6,267,580.00
Modified Route 3 with Ramp (Segments 1, 1a, 2, 3, 6, 8, 9 & 10)	\$	3,518,380.00
Modified Route 3 with Drawbridge (Segments 1, 1a, 2, 3, 6, 7, 9 & 10)	\$	3,950,380.00

