



































































ALTERNATIVE SITE PLAN "F"



Naples Gordon River Park  
 Probable Cost Budget (All Phases)  
 February 21, 2014



Park Component:	Estimate	Summary of Component:	Quantity:	Total Budget:
Cafe Building (Main Park Building)	\$800,000	Renovation, restrooms, kitchen, roof massing, glazing etc.	1	\$800,000
Carousel & Shelter	\$500,000	Restored Carousel + Shelter Structure	1	\$500,000
Children's Splash Area	\$80,000	Concrete, Pavers, Recirculating Fountains	1	\$80,000
Adult Reading Area Tables	\$2,000	Game Tables with fixed seats (each)	6	\$12,000
Croquet Formal Lawn	\$50,000	Formal Lawn, Paspalum Grass & Drainage	1	\$50,000
Outdoor Dining Area	\$50,000	3,800 s.f. / Sand Set Pavers, Ipe Wood, planters	1	\$50,000
Outdoor Dining Table Sets	\$1,500	Sedona 48" Cast Aluminum Outdoor Dining + Umbrella	20	\$30,000
Outdoor Dining Fountain Feature	\$80,000	Concrete, Cast Stone, Planters, Fountain Plumbing	1	\$80,000
Parking Area (West Side of Riverside)	\$30,000	Grasspave / Grading, Paving, Surfacing / 12,000 s.f. @ \$2.50 per s.f.	1	\$30,000
Parking Area (East Side of Riverside)	\$75,000	Grading, Paving, Surfacing / 10,000 s.f. @ \$7.50 per s.f.	1	\$75,000
Outdoor Dining Shelter	\$50,000	Open Air Shelter 25X25'	1	\$50,000
Founding Family Flag Feature	\$7,500	Includes Flag Pole and Educational Bronze Plaque	8	\$60,000
Drop Off Entry Feature Area	\$25,000	Includes Grading, Planters, Pavers, Grass Pavers	1	\$25,000
Water Fall Viewpoint Bridge	\$20,000	Wood Bridge Over Gravity Stream	1	\$20,000
Waterway Overlook	\$15,000	Includes Grading, Planters, Pavers, Grass Pavers	1	\$15,000
Rock Waterfall	\$75,000	Includes sculpted rock components	1	\$75,000
Gravity Stream Water Feature	\$800,000	Includes, sculpted rock, base rock & lining, Plumbing (sculpted rock \$450,000)	1	\$800,000
Viewing Tower	\$250,000	Stone clad concrete tower structure	1	\$250,000
Iconic Entry Tower	\$200,000	Architectural Entry Feature, Iconic Tower 42' tall	1	\$200,000
Kayake & Paddle Board Dock	\$50,000	Floating Dock and Ramp 50X12' plus aluminum ramp	1	\$50,000
South Rain Garden	\$450,000	30,000 s.f. @ \$15 per ft. Littoral plantings, crushed shell, grading, control structures	1	\$450,000
Transient Boat Docks (8) Slips	\$120,000	1,500 s.f. @ \$75 per s.f., Includes concrete docks and aluminum ramp	1	\$120,000
Hillside Pavilion Structure	\$185,000	3,000 s.f./ 60 ft. diameter, Includes, piles, slab and open air structure	1	\$185,000
Peninsula Pavilion Structure	\$185,000	2,500 s.f./ 50 ft. x 50 ft., Includes, piles, slab and open air structure, stair	1	\$185,000
Gordon River Bridge	\$1,200,000	300 lf. over peninsula / 250 lf. over water / 200 lf. over East side wetlands	1	\$1,200,000
Feature Lake	\$20,000	22,000 s.f., Includes excavation lining, Littoral plantings, control structures	1	\$20,000
Hilltop Bridge	\$60,000	100 linear foot bridge spanning the two hills / 1,200 s.f. \$50 per s.f.	1	\$60,000
Feature Wall Ramp & Retaining Wall	\$150,000	Handicap Access Ramp to 40' elevated hilltop / Concrete / Stone Clad	1	\$150,000
Restroom Facility Pavilion (East)	\$120,000	Includes structure and plumbing for Men's and Women's restroom (East)	1	\$120,000
Picnic Pavilion Structures	\$25,000	Includes picnic table, roofed open air structure	4	\$100,000
BBO Grill Station	\$500	Includes Visionmasters EC Series Commercial Park Grill	4	\$2,000
Open Lawn Area	\$60,000	85,000 s.f. Zoysia Grass Groomed Open Lawn Area @ \$0.70	1	\$60,000
Park grass areas (excluding open lawn area)	\$80,000	250,000 s.f. St. Augustine sod for park areas @ \$0.30 per s.f.	1	\$80,000
Oversized Porch Swing Structure	\$15,000	Oversized Porch Swings (Similar to Duke Energy Garden)	5	\$75,000
Walkways (Concrete Pathways)	\$650,000	7,700 linear feet (X) 12 ft. width / 92,400 s.f. @ \$7.00 per s.f. (6" with rebar)	1	\$650,000
Brick Paver Walkway Intersections	\$5,000	700 square feet per intersection @ \$7 per s.f.	15	\$75,000
Public Art Nodes	\$10,000	1,000 square feet public art paver area and pedestals	4	\$40,000
Natural Stage Island	\$50,000	6,000 square feet natural stage Island w/pavers, grading, landscaping	1	\$50,000
Park Hill #1 (40' tall hill)	\$1,125,000	75,000 cubic yards / 103,703 tons @ \$10 ton delivered / \$5 ton installed	1	\$1,125,000
Park Hill #2 (20' tall hill)	\$778,000	37,000 cubic yards / 51,852 tons @ \$10 ton delivered / \$5 ton installed	1	\$778,000
Filter Marsh Watershed	\$30,000	North Filter Marsh Watershed / 20,000 square feet @ \$1.50 per s.f.	1	\$30,000
Site Grading	\$45,000	660,000 s.f. / 15 acres site grading @ \$3,000 acre, scraping + regrade	1	\$45,000
Site Irrigation System	\$225,000	450,000 s.f. of irrigation area @ \$0.50 per square foot	1	\$225,000
Irrigation Well	\$10,000	Irrigation Well for fresh water source watering	1	\$10,000
Benches	\$1,000	Park Bench Cast Aluminum	30	\$30,000
Silt Fence (Construction)	\$3,500	3,500 perimeter construction silt fence @ \$1 per linear foot	1	\$3,500
Rock Climb Rocks	\$98,000	1,500 square feet @ \$65 per square foot	1	\$98,000
Drainage (Underground)	\$75,000	Underground drainage 2,500 linear feet at \$30 per linear foot	1	\$75,000
Trees (Palm Tree 15' grey wood average)	\$1,500	Includes average price between \$500 to \$2,000 trees	90	\$135,000
Trees (deciduous 20' average)	\$1,250	Includes oak and similar deciduous tree types between \$1,000 to \$1,500	300	\$375,000
Shrubbery Mixed (low planting)	\$180,000	120,000 square feet of shrubbery area @ \$1.50 per square foot	1	\$180,000
Sunrise Terrace Feature	\$65,000	650 linear feet of retaining wall @ \$100 per foot	1	\$65,000
Retaining Walls (various locations)	\$15,000	150 linear feet of concrete retaining wall / miscellaneous @ \$100 per ft	1	\$15,000
Landscape Lighting (trees)	\$400	Feature tree lighting (Typically 1-2 lights per feature tree along main path)	60	\$24,000
Pathway Primary Lighting (streetlights)	\$3,000	General park illumination focused on the main greenway connection	30	\$90,000
Pathway Secondary Lighting (bollards)	\$2,000	Bollard Lighting along key pathways and areas of the park	60	\$120,000
Site Electrical	\$75,000	Site Electrical / wiring and underground	1	\$75,000
Drinking Fountains	\$2,400	Water Cooler Drinking Fountains (installed)	8	\$19,200
Mulch (for shaded ground cover areas)	\$17,500	27,000 square feet / 350 cubic yards @ \$50 per cubic yard	1	\$17,500

**Total Hard Cost Budget:**

\$10,409,200  
 Contingency 15% \$1,561,380  
 Soft Costs for All Engineering 5% (Excludes Architectural) \$520,460  
 General Contractor Fee 10% (includes contingency mark-up) \$2,602,300

Total Budget for Park: \$15,093,340





ALTERNATIVE SITE PLAN "F" PHASE 1 PLAN (OPTION)



Naples Gordon River Park  
 Probable Cost Budget (Phase 1)  
 February 21, 2014



Park Component:	Estimate	Summary of Component:	Quantity:	Total Budget:
Cafe Building (Main Park Building)	\$800,000	Renovation, restrooms, kitchen, roof massing, glazing etc.	1	\$800,000
Parking Area (East Side of Riverside)	\$75,000	Grading, Paving, Surfacing / 10,000 s.f. @ \$7.50 per s.f.	1	\$75,000
Drop Off Entry Feature Area	\$25,000	Includes Grading, Planters, Pavers, Grass Pavers	1	\$25,000
Kayake & Paddle Board Dock	\$50,000	Floating Dock and Ramp 50'x12' plus aluminum ramp	1	\$50,000
Feature Lake	\$20,000	22,000 s.f., Includes excavation lining, littoral plantings, control structures	1	\$20,000
Hilltop Bridge	\$60,000	100 linear foot bridge spanning the two hills / 1,200 s.f., \$50 per s.f.	1	\$60,000
Feature Wall Ramp & Retaining Wall	\$150,000	Handicap Access Ramp to 40' elevated hilltop / Concrete / Stone Clad	1	\$150,000
Open Lawn Area	\$60,000	85,000 s.f. Zoysia Grass Groomed Open Lawn Area @ \$0.70	1	\$60,000
Park grass areas (excluding open lawn area)	\$80,000	250,000 s.f. St. Augustine sod for park areas @ \$0.30 per s.f.	1	\$80,000
Walkways (Concrete Pathways)	\$650,000	7,700 linear feet (x) 12 ft. width / 92,400 s.f. @ \$7.00 per s.f. (6" with rebar)	1	\$650,000
Brick Paver Walkway Intersections	\$5,000	700 square feet per intersection @ \$7 per s.f.	15	\$75,000
Natural Stage Island	\$50,000	6,000 square feet natural stage island w/pavers, grading, landscaping	1	\$50,000
Park Hill #1 (40' tall hill)	\$1,125,000	75,000 cubic yards / 103,703 tons @ \$10 ton delivered / \$5 ton installed	1	\$1,125,000
Park Hill #2 (20' tall hill)	\$778,000	37,000 cubic yards / 51,852 tons @ \$10 ton delivered / \$5 ton installed	1	\$778,000
Filter Marsh Watershed	\$30,000	North Filter Marsh Watershed / 20,000 square feet @ \$1.50 per s.f.	1	\$30,000
Site Grading	\$45,000	660,000 s.f. / 15 acres site grading @ \$3,000 acre, scraping + regrade	1	\$45,000
Site Irrigation System	\$225,000	450,000 s.f. of irrigation area @ \$0.50 per square foot	1	\$225,000
Irrigation Well	\$10,000	Irrigation Well for fresh water source watering	1	\$10,000
Benches	\$1,000	Park Bench Cast Aluminum	30	\$30,000
Silt Fence (Construction)	\$3,500	3,500 perimeter construction silt fence @ \$1 per linear foot	1	\$3,500
Drainage (Underground)	\$75,000	Underground drainage 2,500 linear feet at \$30 per linear foot	1	\$75,000
Trees (Palm Tree 15' grey wood average)	\$1,500	Includes average price between \$500 to \$2,000 trees	45	\$67,500
Trees (deciduous 20' average)	\$1,250	Includes oak and similar deciduous tree types between \$1,000 to \$1,500	150	\$187,500
Shrubbery Mixed (low planting)	\$90,000	60,000 square feet of shrubbery area @ \$1.50 per square foot	1	\$90,000
Retaining Walls (Various locations)	\$15,000	150 linear feet of concrete retaining wall / miscellaneous @ \$100 per ft	1	\$15,000
Landscape Lighting (trees)	\$400	Feature tree lighting (typically 1-2 lights per feature tree along main path)	30	\$12,000
Pathway Primary Lighting (streetlights)	\$3,000	General park illumination focused on the main greenway connection	15	\$45,000
Pathway Secondary Lighting (bollards)	\$2,000	Bollard Lighting along key pathways and areas of the park	30	\$60,000
Site Electrical	\$75,000	Site Electrical / wiring and underground	1	\$75,000
Drinking Fountains	\$2,400	Water Cooler Drinking Fountains (Installed)	4	\$9,600
Mulch (for shaded ground cover areas)	\$17,500	27,000 square feet / 350 cubic yards @ \$50 per cubic yard	1	\$17,500

**Total Hard Cost Budget:** **\$4,995,600**  
 Contingency 15% \$749,340  
 Soft Costs for All Engineering 5% (Excludes Architectural) \$249,780  
 General Contractor Fee 10% (Includes contingency mark-up) \$1,248,900  
 Total Budget for Park: **\$7,243,620**



February 21, 2014



" DRAFT"  
 Subject to City  
 Council Approval

PARK NAMING OPPORTUNITIES

<b>Park Component:</b>	<b>Quantity:</b>	<b>Value:</b>	<b>Summary of Component:</b>
Park Naming	1	\$2,000,000	Naming rights to Park
Primary Park Hill #1 (40' tall hill)	1	\$1,000,000	75,000 cubic yards / 103,703 tons of fill (Park Hill)
Cafe Building (Central Park Building)	1	\$800,000	Renovation, restrooms, kitchen, roof massing, glazing etc.
Gravity Stream Water Feature	1	\$800,000	Includes, sculpted rock, base rock & lining; Plumbing
Children's Carousel & Shelter	1	\$500,000	Restorated Carousel + Shelter Structure
Flag Plaza	1	\$500,000	Includes Iconic Tower Structure, Flag Poles, Grading, Planters, Pavers
South Rain Garden	1	\$500,000	Littoral plantings, crushed shell, grading, control structures
Secondary Park Hill #2 (20' tall hill)	1	\$500,000	37,000 cubic yards / 51,852 tons of fill (Park Hill)
Viewing Tower Element	1	\$250,000	Stone clad concrete tower structure with best park viewing area
Hillside Pavilion Structure	1	\$250,000	3,000 s.f./ 60 ft. diameter. Includes; piles, slab and open air structure
Sunrise Terrace Plaza	1	\$250,000	Includes retaining walls, stepped area, formal lawn plaza
Peninsula Pavilion Structure	1	\$200,000	2,500 s.f./ 50 ft. x 50 ft., Includes; piles, slab and open air structure, stair
Feature Wall Ramp & Retaining Wall	1	\$150,000	Handicap Access Ramp to 40' elevated hilltop / Concrete / Stone Clad
Children's Splash Area	1	\$100,000	Concrete; Pavers; Recirculating Fountains
Outdoor Dining Fountain Feature	1	\$100,000	Concrete, Cast Stone, Planters, Fountain Plumbing
Rock Waterfall	1	\$100,000	Includes sculpted rock components / Start of Gravity Stream
Gordon River Bridge Entrance Feature	1	\$100,000	Entrance Feature Gateway to Gordon River Bridge and Greenway
Hilltop Bridge	1	\$100,000	100 linear foot bridge spanning the two hills
Restroom Facility Pavilion (East)	1	\$100,000	Includes structure and plumbing for Men's and Women's restroom (East)
Main Lawn Area	1	\$100,000	85,000 s.f. Zoysia Grass Groomed Open Lawn Area
Children's Rock Climb Feature	1	\$100,000	1,500 square feet Rock Climbing Feature
Croquet Formal Lawn Plaza	1	\$50,000	Formal Lawn, Paspalum Grass & Drainage
Outdoor Dining Plaza	1	\$50,000	3,800 s.f. / Sand Set Pavers, Ipe Wood, planters
Outdoor Dining Shelter	1	\$50,000	Open Air Shelter 25'x25'
Kayake & Paddle Board Dock	1	\$50,000	Floating Dock and Ramp 50'x12' plus aluminum ramp
Rowing Association Boat House	1	\$50,000	Enclosed area under the Peninsula Pavilion Structure
Fitness Trail Equipment	1	\$50,000	(8) Fitness Trail Fitness Points, includes equipment and Pavement
Feature Lake	1	\$50,000	22,000 s.f., Includes excavation Lining, Littoral plantings, control structures
Picnic Pavilion Structures	4	\$50,000	Includes picnic table, roofed open air structure
Natural Stage Island	1	\$50,000	6,000 square feet natural stage island w/pavers, grading, landscaping
Filter Marsh Watershed (North)	1	\$30,000	North Filter Marsh Watershed / 20,000 square feet
Flag Plaza Monuments	8	\$25,000	Includes Flag Pole and Educational Bronze Plaque
Water Fall Viewpoint Bridge	1	\$25,000	Wood Bridge Over Gravity Stream
Waterway Overlook Plaza	1	\$25,000	Includes Grading, Planters, Pavers, Grass Pavers
Walkways (Concrete Pathway Section)	15	\$25,000	Section of Concrete Park Dedicated Walkway
Transient Boat Docks	8	\$15,000	Includes concrete docks and aluminum ramp
Oversized Porch Swing Structure	5	\$15,000	Oversized Porch Swings (Similar to Duke Energy Garden)
Public Art Nodes (4)	4	\$10,000	1,000 square feet public art paver area and pedestals
Adult Reading Area Tables	6	\$2,000	Game Tables with fixed seats (each)
Outdoor Dining Table Sets	20	\$1,500	Sedona 48" Cast Aluminum Outdoor Dining + Umbrella
<b>Cash Call Park Items:</b>	<b>Quantity:</b>	<b>Value:</b>	<b>Summary of Component:</b>
Pathway Primary Lighting (streetlights)	30	\$3,000	General park illumination focused on the main greenway connection
Pathway Secondary Lighting (bollards)	60	\$2,000	Bollard Lighting along key pathways and areas of the park
Drinking Fountains	8	\$2,000	Water Cooler Drinking Fountains (installed)
Trees (Palm)	90	\$1,000	Palm Tree Species with 15' average grey wood height
Trees (Deciduous)	300	\$1,000	Includes oak and similar deciduous trees at 20 ft average height
Park Benches	30	\$1,000	Park Bench Cast Aluminum
BBO Grill Station	4	\$500	Includes Visionmasters EC Series Commercial Park Grill
Personalized Brick Pavers 8"x8"	500	\$300	Includes 8x8 engraved brick paver installed in park walkway
Personalized Brick Pavers 4"x8"	1000	\$100	Includes 4x8 engraved brick paver installed in park walkway

Note: Items presented for your purchase will be a tax deductible donation to the city.



# Native Plants



*Magnolia grandiflora*  
Magnolia



*Quercus laurifolia*  
Laurel Oak



*Swietenia mahogany*  
Mahogany



*Taxodium distichum*  
Bald Cypress



*Bursera simaruba*  
Gumbo Limbo



*Conocarpus erectus*  
Green Buttonwood



*Coccoloba unifera*  
Sea Grape



*Cordia sebestena*  
White Ginger Tree



*Quercus virginiana*  
Live Oak



*Accolerophe wrightii*  
Ewingiades Palm



*Leucothrinax morrisii*  
Key Thatch Palm



*Roystonea elata*  
Florida Royal Palm



*Sabal palmetto*  
Sabal Palm



*Thrinax x radiata*  
Florida Thatch Palm



*Acrostichum daneyifolium*  
Leather Fern



*Myricanthus fragrans*  
Simpson's Stopper



*Chrysobalanus icaco*  
Coocoplum



*Tripsacum dactyloides x floridana*  
Fakelhalachee Grass



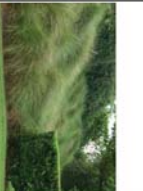
*Psychotria nervosa*  
Wild Coffee



*Serenoa repens*  
Silver Saw Palmetto



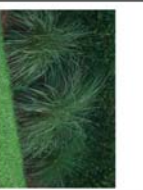
*Muhlenbergi capillaris*  
Mully Grass



*Spartina bakeri*  
Spartina



*Tripsacum dactyloides x floridana*  
Half-a-Hatchet Grass



*Tripsacum floridana*  
Dwarf Fakelhalachee Grass



*Pinus elliotii*  
Slash Pine



*Cyathea cooperi*  
Australian Tree Fern



*Viburnum suspensum*  
Sandankwa viburnum



*Nephrrolepis spp.*  
Sword Fern



*Zamia floridana*  
Coontie



# Florida Friendly Plants

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*Conocarpus erectus*  
Green Butternut



*Bursera simaruba*  
Gumbo Limbo



*Bucida buceras* 'SL'  
Shady Lady Black Olive



*Acroelaphie wrightii*  
Everglades Palm



*Ilex altissima*  
East Palaua Holy



*Delonix regia*  
Royal Poinciana



*Tabebuia pallida*  
Pink Tabebuia



*Quercus virginiana*  
Live Oak



*Pinus elliotii*  
Slash Pine



*Taxodium distichum*  
Bald Cypress



*Sabal palmello*  
Sabal Palm



*Wodyetia bilurata*  
Fossil Palm



*Quercus virginiana*  
Live Oak



*Coccoloba wrightii*  
Sea Grape



*Bismarckia nobilis*  
Bismarck Palm



*Tripsacum dactyloides*  
Fahakaehne Grass



*Codiaeum variegatum*  
Cudras



*Ruellia equisetiformis*  
Firecracker Plant



*Conocarpus erectus*  
Green Butternut



*Hibiscus rosa-sinensis*  
Hibiscus



*Galphimia gracilis*  
Tityalis



*Philodendron selloum*  
Spill Leaf Philodendron



*Podocarpus gracilior*  
Podocarpus



*Gardenia jasminoides*  
Gardenia standard



*Viburnum coccinifolium*  
Sweet Viburnum



*Strelitzia reginae*  
Orange Bird of Paradise



*Viburnum obtovatum waltherii*  
Walther's Viburnum



*Psychotria nervosa*  
Wind Coffee



*Zamia floridana*  
Coccoloba



*Saranea repens*  
Silver Saw Palmetto



*Zamia furfuracea*  
Zamia (Cardboard Palm)



*Jatropha hastata*  
Jatropha



*Hamelia macrantha*  
Dwarf Freebush



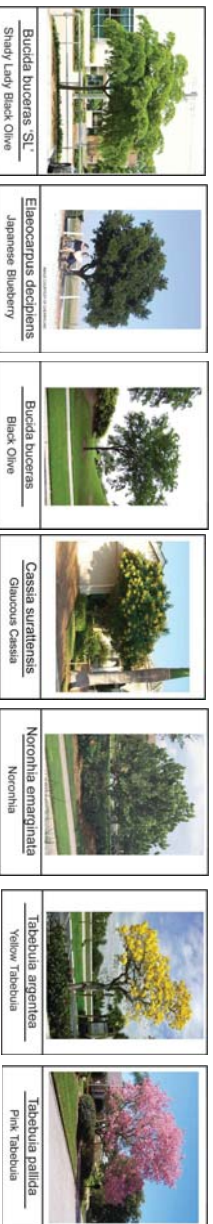
*Acrostichum danneifolium*  
Leather Fern



*Thrinax x radiata*  
Florida Thatch Palm



# Non-Native Plants





# Where do we go from here?

First, we need to identify the Phase 1 Scope of Services. Then we need to acquire the appropriate design consultants to move the plan through the Engineering and Permitting Phase:

## **ARCHITECTURE: (MHK)**

MHK will continue to be the project prime consultant by coordinating all of the design team, design structures and provide guidance for the Health, Safety and Welfare components of the project and community.

## **LANDSCAPE ARCHITECTURE: (ALD)**

- Meetings with team to develop planting concepts
- Concept drawings
- Contract Documents
- Hardscape Plans
- Walkway, Grading and Drainage Design
- Details, Sections
- Water Feature, Stream
- Planting Plan
- Irrigation Plans
- Landscape Lighting Plans

## **CIVIL ENGINEERING (TBD)**

- Update Survey, Pre-Application Meetings, Hard Lining Concept Plan
- SFWMD (Water Management and Wetland Impacts)
- Corps of Engineers (Wetland Impacts)
- Coast Guard Permitting (Bridge)
- FAA Permitting (Bridge)
- City of Naples Site Plan Application Permitting

## **MARINE ENGINEERING (TBD)**

- Transient Boat Slip Design and Permitting
- Kayak Launch Design and Permitting
- Mangrove Trimming Permitting and Design
- Mangrove Mitigation Coordination

## **ENVIRONMENTAL / GEOTECHNICAL CONSULTANT (TBD)**

- Assess the existing soils, organic horticultural waste, organic vapors etc.
- Recommend site and construction remedies
- Assess Florida Department of Environmental Protection Guidelines
- Implement Guidance Document (Guidance for Disturbance and Use of Old Closed Landfills or Waste Disposal Areas of Florida)

## **STRUCTURAL ENGINEERING (TBD)**

- Engineer Structures for Park Buildings
- Engineer Gordon River Pedestrian Bridge
- Engineer Hilltop Bridge
- Engineer Retaining Walls, Site Structures, Walls Etc.

## **MECHANICAL / ELECTRICAL / PLUMBING ENGINEERING (TBD)**

- Design MEP Systems for Café Building and Kitchen Design
- Design Site Lighting and Site Electrical Plans
- Design Park Water Features, Electrical and Plumbing
- Design Low Voltage, Sound Systems, Wifi etc.