



# Appendix F

## Cost Estimate

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**Acquisition and Construction Cost Estimate**

Segment	From - To	Item	Assessment/Proposed Location(s)	Qty	Unit	Unit Price	Total	Anticipated Implementation	Potential Funding Sources
<b>Segment A: Downtown Maple Plain (Independence, Maple Plain, and Medina)</b>	Lake Independence Regional Trail to Luce Line State Trail  11,880 FT 2.25 Miles	Acquisition	Assumes an average acquisition of 5' for portions of Segment A located outside of Baker Park Reserve	57,500	SQ FT	\$3	\$143,750	10+ yrs. - Following completion of acquisition.  Desirable to coordinate with future road work.	Future Park District GO Bonds  Met Council CIP Grant (Not Secured)  Hennepin County Bikeway Grant (Not Secured)  Federal Recreation Trail Program Grant (Not Secured)  Federal Transportation Grant (Not Secured)
		Base Trail Construction		11,880	LN FT	\$100	\$1,188,000		
		Specialized Construction Considerations	Embankment work, convert/reconstruct rural road to curb and gutter section, retaining walls, wetland impacts, power pole relocation, major tree impacts, and railroad crossing	1	Lump Sum	\$750,000	\$750,000		
		Boardwalk		0	LN FT	\$800	\$0		
		Pedestrian Bridge		0	Each	\$300,000	\$0		
		Level A Wayfinding	Near existing trailhead off of CR 19 (Baker)	1	Each	\$45,000	\$45,000		
		Level B Wayfinding		0	Each	\$28,500	\$0		
		Level C Wayfinding	At intersections of CR 6/CR 83, CR 6/CR 19, and CR 19/Budd Avenue.	3	Each	\$9,000	\$27,000		
		Rest Stops	~1/mile	2	Each	\$5,600	\$11,200		
		<b>Subtotal</b>							
<b>Segment B: Luce Line State Trail (Independence)</b>	CR 110 to Game Farm Road  11,405 FT 2.16 Miles	Acquisition	MnDNR (landowner) owns property and will continue to own/operate. No additional acquisition needs are foreseen.	0	SQ FT	\$1	\$0	TBD - When significant continuous/contiguous segment is established.	Future Park District GO Bonds
		Base Trail Construction	Existing Aggregate Trail - May consider paving at a later date if demand warrants and DNR (landowner) supports	0	LN FT	\$100	\$0		
		Specialized Construction Considerations		0	Lump Sum	\$0	\$0		
		Boardwalk		0	LN FT	\$800	\$0		
		Pedestrian Bridge		0	Each	\$300,000	\$0		
		Level A Wayfinding		0	Each	\$45,000	\$0		
		Level B Wayfinding	At start/terminus of shared route with Luce Line State Trail	2	Each	\$28,500	\$57,000		
		Level C Wayfinding	At mid point along shared route with Luce Line State Trail	1	Each	\$9,000	\$9,000		
		Rest Stops	~1/mile	2	Each	\$5,600	\$11,200		
		<b>Subtotal</b>							
<b>Segment C: Kingswood (Minnetrista and Independence)</b>	Luce Line State Trail to CR 15  17,210 FT 3.26 Miles	Acquisition	Assumes an average acquisition of 5' for road based portions and 20' for independent corridor portions of Segment C.	79,275	SQ FT	\$1	\$79,275	15+ yrs. - Following completion of acquisition.  Desirable to coordinate with future road work for road based segments and/or future development of Kingswood SRF.	Future Park District GO Bonds  Met Council CIP Grant (Not Secured)  Hennepin County Bikeway Grant (Not Secured)  Federal Recreation Trail Program Grant (Not Secured)
		Base Trail Construction		17,210	LN FT	\$100	\$1,721,000		
		Specialized Construction Considerations	Embankment work and convert rural road to curb and gutter section and significant slope stabilization in Kingswood Park.	1	Lump Sum	\$1,830,000	\$1,830,000		
		Boardwalk		0	LN FT	\$800	\$0		
		Pedestrian Bridge		0	Each	\$300,000	\$0		
		Level A Wayfinding		0	Each	\$45,000	\$0		
		Level B Wayfinding	Near planned parking lot (Kingswood)	1	Each	\$28,500	\$28,500		
		Level C Wayfinding	At Crossing of CR 15, south end of Kingswood, and midpoint between Kingswood and Luce Line State Trail along Game Farm Road	3	Each	\$9,000	\$27,000		
		Rest Stops	~1/mile	4	Each	\$5,600	\$22,400		
		<b>Subtotal</b>							
<b>Segment D: Gale Woods Farm (Minnetrista)</b>	CR 15 to Dakota Rail Regional Trail  4,750 FT 0.90 Miles	Acquisition	Almost completely within Gale Woods Farm. Approximately 260' of easement required from Boys and Girls Club. This may be resolved through a greater land swap.	5,200	SQ FT	\$1	\$5,200	15+ yrs. - simultaneously or following completion of connection to Kingswood SRF.	Future Park District GO Bonds  Met Council CIP Grant (Not Secured)  Hennepin County Bikeway Grant (Not Secured)  Federal Recreation Trail Program Grant (Not Secured)
		Base Trail Construction	New Trail Construction - Park Setting	4,750	LN FT	\$100	\$475,000		
		Specialized Construction Considerations		0	Lump Sum	\$0	\$0		
		Boardwalk		0	LN FT	\$800	\$0		
		Pedestrian Bridge		0	Each	\$300,000	\$0		
		Level A Wayfinding		0	Each	\$45,000	\$0		
		Level B Wayfinding		0	Each	\$28,500	\$0		
		Level C Wayfinding		0	Each	\$9,000	\$0		
		Rest Stops	~1/mile	1	Each	\$5,600	\$5,600		
		<b>Subtotal</b>							

Segment	From - To	Item	Assessment/Proposed Location(s)	Qty	Unit	Unit Price	Total	Anticipated Implementation	Potential Funding Sources
Segment E: Dakota Rail Regional Trail (Minnetrista)	Gale Woods Farm to ~700' West of West Tonka Recreation Area  6,755 FT 1.28 Miles	Acquisition	Permit from HCRRA (landowner) already in place. No additional acquisition needs are foreseen.	0	SQ FT	\$1	\$0	TBD - When significant continuous/contiguous segment is established.	Future Park District GO Bonds
		Base Trail Construction	Existing Trail - No Improvements Required	0	LN FT	\$100	\$0		
		Specialized Construction Considerations		0	Lump Sum	\$0	\$0		
		Boardwalk		0	LN FT	\$800	\$0		
		Pedestrian Bridge		0	Each	\$300,000	\$0		
		Level A Wayfinding	Upgrade Existing Level B to Level A	1	Each	\$16,500	\$16,500		
		Level B Wayfinding			Each	\$28,500	\$0		
		Level C Wayfinding	At start/terminus of shared route with Dakota Rail Regional Trail	2	Each	\$9,000	\$18,000		
		Rest Stops	~1/mile	1	Each	\$5,600	\$5,600		
<b>Subtotal</b>							<b>\$40,100</b>		

Segment F: Six Mile Marsh (Minnetrista)	Dakota Rail Regional Trail to Kings Point Road  8,080 FT 1.53 Miles	Acquisition	Assumes an average acquisition of 5' for road based portions and 20' for independent corridor portions of Segment F.	57,475	SQ FT	\$1	\$57,475	10+ yrs. - Following completion of acquisition.  Desirable to coordinate with future road work for road based segments.	Future Park District GO Bonds  Met Council CIP Grant (Not Secured)  Hennepin County Bikeway Grant (Not Secured)  Federal Recreation Trail Program Grant (Not Secured)
		Base Trail Construction		7,140	LN FT	\$100	\$714,000		
		Specialized Construction Considerations		0	Lump Sum	\$0	\$0		
		Boardwalk		940	LN FT	\$800	\$752,000		
		Pedestrian Bridge		1	Each	\$300,000	\$300,000		
		Level A Wayfinding		0	Each	\$45,000	\$0		
		Level B Wayfinding	Six Mile Marsh Area	1	Each	\$28,500	\$28,500		
		Level C Wayfinding		0	Each	\$9,000	\$0		
		Rest Stops	~1/mile	2	Each	\$5,600	\$11,200		
<b>Subtotal</b>							<b>\$1,863,175</b>		

Segment G: Woodland Cove (Minnetrista)	Kings Point Road to TH 7  8,980 FT 1.70 Miles	Acquisition	20' corridor through Woodland Cove Development.	150,000	SQ FT	\$1	\$150,000	Reconstruction at end of local trail's useful life and/or completion of adjacent trail segments	Future Park District GO Bonds
		Base Trail Construction		8,600	LN FT	\$100	\$860,000		
		Specialized Construction Considerations	Costs are for upgrading a planned local trail to regional trail standards		Lump Sum	\$0	\$0		
		Boardwalk		380	LN FT	\$800	\$304,000		
		Pedestrian Bridge			Each	\$300,000	\$0		
		Level A Wayfinding			Each	\$45,000	\$0		
		Level B Wayfinding			Each	\$28,500	\$0		
		Level C Wayfinding	At road crossing within Woodland Cove	1	Each	\$9,000	\$9,000		
		Rest Stops	~1/mile	1	Each	\$5,600	\$5,600		
<b>Subtotal</b>							<b>\$1,328,600</b>		

Segment H: Carver Park Reserve I (Laketown Township)	TH 7 to Nature Center Area  9,015 FT 1.71 Miles	Acquisition	Completely within Carver Park Reserve. No additional acquisition needs are foreseen.	0	SQ FT	\$1	\$0	2019/2020 - Following construction of Woodland Cove Development and increased demand as a result of ~1,100 new residential units.	Future Park District GO Bonds  Met Council CIP Grant (Not Secured)  Federal Recreation Trail Program Grant (Not Secured)
		Base Trail Construction	New Trail Construction - Park Setting	9,015	LN FT	\$100	\$901,500		
		Specialized Construction Considerations		0	Lump Sum	\$0	\$0		
		Boardwalk		0	LN FT	\$800	\$0		
		Pedestrian Bridge		0	Each	\$300,000	\$0		
		Level A Wayfinding		0	Each	\$45,000	\$0		
		Level B Wayfinding	Southside of TH 7 (Carver)	1	Each	\$28,500	\$28,500		
		Level C Wayfinding	Location TBD (Carver)	1	Each	\$9,000	\$9,000		
		Rest Stops	~1/mile	2	Each	\$5,600	\$11,200		
<b>Subtotal</b>							<b>\$950,200</b>		

Segment I: Carver Park Reserve II (Victoria/Laketown Township)	Nature Center Area to Lake Minnetonka LRT Regional Trail  11,855 FT 2.25 Miles	Acquisition	Completely within Carver Park Reserve. No additional acquisition needs are foreseen.	0	SQ FT	\$1	\$0	2019 or Later - When significant continuous/contiguous segment is established.	Future Park District GO Bonds
		Base Trail Construction	Existing Trail - No Improvements Required	0	LN FT	\$100	\$0		
		Specialized Construction Considerations		0	Lump Sum	\$0	\$0		
		Boardwalk		0	LN FT	\$800	\$0		
		Pedestrian Bridge		0	Each	\$300,000	\$0		
		Level A Wayfinding	Near existing parking lot on Park Drive (Carver)	1	Each	\$45,000	\$45,000		
		Level B Wayfinding	Near Lowry Nature Center area (Carver)	1	Each	\$28,500	\$28,500		
		Level C Wayfinding	Location TBD (Carver)	1	Each	\$9,000	\$9,000		
		Rest Stops	~1/mile	3	Each	\$5,600	\$16,800		
<b>Subtotal</b>							<b>\$99,300</b>		

Summary	Lake Independence Regional Trail (Baker) to Lake Minnetonka Regional Trail (Carver)  89,930 FT 17.04 Miles	Acquisition	<b>Minimum acquisition needs.</b> Additional land may be acquired to increase desirability of trail corridor and/or incorporate areas of natural/cultural resource significance.	349,450	SQ FT	\$1-3	\$435,700		
		Base Trail Construction		58,595	LN FT	\$100	\$5,859,500		
		Specialized Construction Considerations		2	Lump Sum	Varies	\$2,580,000		
		Boardwalk		1,320	LN FT	\$800	\$1,056,000		
		Pedestrian Bridge		1	Each	\$300,000	\$300,000		
		Level A Wayfinding		3	Each	\$15,000-\$40,000	\$106,500		
		Level B Wayfinding		6	Each	\$25,000	\$171,000		
		Level C Wayfinding		12	Each	\$9,000	\$108,000		
		Rest Stops		18	Each	\$5,600	\$100,800		
<b>Total</b>							<b>\$10,717,500</b>		

Total Construction \$10,281,800  
Total Land Acquisition \$435,700