



EXHIBIT 12 : Improvements Map
Windermere Multi-Modal Study

Table 2a – Improvement Recommendations

Segment ID	Roadway Segment	From	To	Segment Length (mi)	Improvement	Notes	Next Step	General Cost per mile	Construction Cost Estimate	Planning, Design, CEI, Contingency Costs	10% CEI	15% Contingency	Total Opinion of Probable Cost
Tier I - Critical Connections													
1	Park Avenue	Lake Butler Boulevard	Butler Bay Drive	0.25	Trail	Short segment to connect Town to Golf Course.	Feasibility Study	\$334,772	\$83,700	\$37,740	\$8,400	\$12,600	\$142,440
2	New Canal Bridge	N Bay Road	S Lake Butler Boulevard	0.0152		Necessary connection / link	Obtain funding	\$27,889,715	\$424,100	\$190,820	\$42,400	\$63,600	\$720,920
3	Park Avenue	Tryon Place	Lake Butler Boulevard	0.25		Short link provides connection between north Windermere and remaining system.	Feasibility Study	\$334,772	\$83,700	\$37,740	\$8,400	\$12,600	\$142,440
4A	Main Street	12th Avenue	11th Avenue	0.09	Trail	No existing SW or path.	Feasibility Study	\$308,372	\$27,800	\$12,560	\$2,800	\$4,200	\$47,360
4B		11th Avenue	7th Avenue	0.35	Trail	Remove existing sidewalk, replace with path	Feasibility Study	\$334,772	\$117,200	\$52,740	\$11,700	\$17,600	\$199,240
4C		4th Avenue	Bridge	0.48	Trail	Remove existing sidewalk, replace with path	Feasibility Study	\$334,772	\$160,700	\$72,340	\$16,100	\$24,100	\$273,240
4D		Bridge	Park Avenue	0.42	Trail	No existing SW or path.	Feasibility Study	\$308,372	\$129,500	\$58,300	\$13,000	\$19,400	\$220,200
4E		Park Avenue	Wonder Lane (North Town Limits)	0.52	Trail	No existing SW or path.	Feasibility Study	\$308,372	\$160,400	\$72,180	\$16,000	\$24,100	\$272,680
5A		Main Street	Lake Street	0.3	Trail	No existing SW or path.	Feasibility Study	\$308,372	\$92,500	\$41,700	\$9,300	\$13,900	\$157,400
5B		Lake Street	Highland Avenue	0.25	Trail	Remove existing sidewalk, replace with path	Feasibility Study	\$334,772	\$83,700	\$37,740	\$8,400	\$12,600	\$142,440
5C	E 6th Avenue	Highland Avenue	Mid-block crosswalk before Jennifer Lane	0.11	Trail	No existing SW or path.	Feasibility Study	\$308,372	\$33,900	\$15,280	\$3,400	\$5,100	\$57,680
5D		Mid-block crosswalk before Jennifer Lane	Horizon Circle	0.77	Trail	Remove existing sidewalk, replace with path	Feasibility Study	\$334,772	\$257,800	\$116,060	\$25,800	\$38,700	\$438,360
Total Tier I Cost:													\$2,814,400
Tier II - Other Primary Connections													
6	E 6th Avenue	90' from Main Street	Lake Street	0.28	Sidewalk, North side	Right-of-way encroachments are likely, utilities may be conflicts (drainage features, fence lines, utility poles) and limited space available at boat ramp. Possible route of multi-use path.	Feasibility Study - Determine costs, impacts, fatal flaws. Determine typical section.	\$110,392	\$30,900	\$19,880	\$3,100	\$4,600	\$58,480
7	Lake Butler Boulevard	Park Avenue	Maguire Road	2.77	Sidewalk	Likely right-of-way constraints. Landscaping often continues up to the pavement edge. Overhead utilities on north side. Limited space.	Feasibility Study	\$110,392	\$305,800	\$147,660	\$30,600	\$45,900	\$529,960
8	Main Street	12th Avenue 9th Avenue	10th Avenue 7th Avenue	0.36	Sidewalk, East side	SW on east side of road	Feasibility Study	\$110,393	\$39,700	\$22,940	\$4,000	\$6,000	\$72,640
9	Windermere Road	11355 Windermere Road	Maguire Road	0.17	Sidewalk, North side	Sidewalk gap on north side. Intersection with Maguire Road needs crosswalks, ramps, and sidewalk connections.	Design Improvements	\$110,392	\$18,800	\$8,460	\$1,900	\$2,800	\$31,960
Total Tier II Cost:													\$693,040
Tier I and Tier II Total Length (mi)													7.4
Tier I and Tier II Total Cost													\$3,507,440

Table 2b – Additional Improvements

Segment ID	Roadway Segment	From	To	Segment Length (mi)	Improvement	Notes	Next Step	General Cost per mile	Construction Cost Estimate	Planning, Design, CEI, Contingency Costs	10% CEI	15% Contingency	Total Opinion of Probable Cost
Tier III -Additional Needs and Alternatives													
n/a	Bayshore Drive	2375 Bayshore Drive	10972 Bayshore Drive	0.78	Sidewalk	There is likely space on the south side for construction of a sidewalk.	Determine Public Support then Design	\$110,392	\$86,100	\$38,720	\$8,600	\$12,900	\$146,320
n/a	Down Point Lane	4414 Down Point Lane	4413 Down Point Lane	0.39	Sidewalk	Construct sidewalk along the east side of roadway.	Determine Public Support then Design	\$110,392	\$43,100	\$19,420	\$4,300	\$6,500	\$73,320
n/a	Down Yonder Lane	Maguire Road	End of Roadway	0.34	Sidewalk	Private Road.	Determine whether this sidewalk should be included.	\$110,392	\$37,500	\$16,900	\$3,800	\$5,600	\$63,800
n/a	E 6th Avenue	Boat ramp entrance	Isleworth Country Club Drive	0.09	Sidewalk, North side	Low Priority	Feasibility Study - Determine costs, impacts, fatal flaws. Determine typical section.	\$110,393	\$9,900	\$10,480	\$1,000	\$1,500	\$22,880
n/a	Horizon Circle	7085 Horizons Circle		0.1	Sidewalk	Sidewalk stops at vacant properties. Town should require construction of sidewalk by home builder.	Require from builders	n/a	n/a	n/a	n/a	n/a	n/a
		7134 Horizons Circle		0.1									
n/a	Park Avenue	Western Town limit	Lake Butler Blvd	0.19	Sidewalk	No sidewalk on south side of Park, west of Lake Butler. This portion is likely low demand and should be a low priority compared to other projects.	No action recommended at this time - low priority	n/a	n/a	n/a	n/a	n/a	n/a
n/a	Park Avenue	Elementary School	Maguire Road	0.19	Sidewalk	North side (in front of school) has no sidewalk. This would cross both Bus driveways.	Coordinate with school.	\$110,392	\$21,000	\$9,300	\$2,100	\$3,000	\$35,400
n/a	Schooner Way	Maguire Road	End of Roadway	0.49	Sidewalk	Trees, mailboxes, and landscaping are likely constraints/concerns. It is not clear which side should have a sidewalk.	Feasibility Study	\$110,392	\$54,100	\$32,320	\$5,400	\$8,100	\$99,920
n/a	Willow Gardens Drive	Entire Length of Roadway		1.09	Sidewalk	Neighborhood road, sidewalk is mostly continuous on one side, lacks ramps and crossings.	Determine whether this sidewalk should be included.	\$110,392	\$120,300	\$54,060	\$12,000	\$18,000	\$204,360
n/a	Wonder Lane	Maguire Road	End of Roadway	0.54	Sidewalk	Private Road. Available space appears to be limited due to landscaping and drainage features.	Determine whether this sidewalk should be included.	\$110,392	\$59,600	\$26,820	\$6,000	\$8,900	\$101,320
n/a	Park Avenue	Main Street	Butler Bay Drive	1.34	Trail	Long segment all along Park Avenue.	Determine priority	\$334,772	\$448,600	\$201,920	\$44,900	\$67,300	\$762,720
n/a	Tryon Place	Park Avenue	Windermere Road	0.5	Trail / District	Rather than building a trail, the road could become part of the Golf Cart District.	Determine Priority	\$334,772	\$167,400	\$75,280	\$16,700	\$25,100	\$284,480