

Capital Improvement Plan Priorities- FY 2024-2025

Project Name	1st Priority	2nd Priority	3rd Priority	Notes
Roadway/Intersection/BikePed				
Corkscrew Rd Improvements	\$ 19,500,000			VE \$2.5 MM (see note pg 2)
	\$ (3,046,200)			Lee County Funding
River Ranch Road Improvements			\$ 9,100,000	
Broadway W. Improvements	\$ 15,400,000			
	\$ (15,400,000)			State Grant
Williams Road-Atlantic Gulf Drive	\$ 3,200,000			includes land purchases
Williams Rd Widening			\$ 6,800,000	
Sandy Lane Bike-Ped Improvements			\$ 5,003,200	VE 2.4 MM (see note pg 2)
			\$ (450,000)	State Grant
	\$ 19,653,800	\$ -	\$ 20,453,200	
Parks, Recreation & Landscaping				
Ben Hill Griffin Pkwy Landscaping	\$ 1,500,000			VE \$1.3 MM (see note page 2)
Corkscrew Rd Landscaping	\$ 1,050,000			Cost estimated per Ben Hill Griffin cost
Estero Parkway Reuse Main - Phase 1	\$ 1,671,250			
	\$ (835,625)			Submitted SFWMD Grant
Estero Sports Park Phase 1	\$ 3,023,287			Final stadium payment & hard courts
Estero Sports Park Phase 2	\$ 19,000,000			See description on page 2
Estero Sports Park Phase 3		\$ 11,400,000	\$ 10,600,000	See description on page 3
Estero Sports Park - Entertainment Site Work	\$ 11,358,979			Site Infrastructure & Soft Costs
Estero Sports Park High 5	\$ 6,125,000			Infrastructure and Investment Payment
Estero Sports Park Driving Range		\$ 2,275,000		Infrastructure and Investment Payment
Estero Sports Park Future Partners		\$ 4,725,000		Infrastructure and Investment Payment
Estero on the River Improvements - Phase 1 & 2	\$ 7,500,000	\$ 4,500,000		VE \$500 K (see note page 2)
River Oaks Preserve	\$ 2,500,000			
	\$ (2,500,000)			State Grant
	\$ 49,642,891	\$ 22,900,000	\$ 10,600,000	
Drainage				
Estero River North Branch Drainage	\$ 6,739,000			Likely take 2-3 yrs to complete
	\$ (4,900,000)			HMGP Grant
Estero River Sediment Removal			\$ 1,500,000	Reduces scope to lower cost
	\$ 1,839,000	\$ -	\$ 1,500,000	
Utilities				
50% Grant - 25% Resident (bonded) - 25% Village				
Estero Bay Village UEP	\$ 1,924,080			
	\$ (1,443,060)			Grant Submitted
Sunny Groves UEP	\$ 2,900,000			
	\$ (2,175,000)			Grant Submitted
Cypress Bend UEP	\$ 1,700,000			
	\$ (1,275,000)			Grant Submitted
Estero River Heights UEP	\$ 10,773,521			
	\$ (8,080,141)			State Grant
Charring Cross UEP	\$ 5,497,502			
	\$ (4,123,127)			State Grant
Sherrill & Luetich UEP		\$ 7,739,585		
		\$ (5,804,689)		Grants Submitted
See See Street UEP		\$ 1,070,000		
		\$ (802,500)		Grant Submitted
Trailside UEP			\$ 6,840,000	

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Highland Ave UEP			\$ (5,130,000)	Potential request
			\$ 4,200,000	
			\$ (3,150,000)	Grant Submitted
Sandy Ln & Groves UEP			\$ 5,160,000	
			\$ (3,870,000)	Potential request
Tanglewood Lane UEP			\$ 1,440,000	
			\$ (1,080,000)	Potential request
Cypress Park UEP			\$ 1,820,000	
			\$ (910,000)	Potential request
	\$ 5,698,775	\$ 2,202,396	\$ 5,320,000	

Land Acquisition

BERT			\$ 15,000,000	50% funded by grants
Village total	\$ 76,834,466	\$ 25,102,396	\$ 52,873,200	
Commulative Total	\$ 76,834,466	\$ 101,936,862	\$ 154,810,062	

Funds

	Available Funds	Cumulative Funds		
Fiscal Year 24-25 Total Funds	\$ 55,294,113	\$ 55,294,113		Available funds all sources UEP bond funds not included UEP bond funding shown as negative values for each project
Bonds Three Oaks Property	\$ 12,000,000	\$ 67,294,113		
Fiscal Year 25-26 Total Funds	\$ 8,738,450	\$ 76,032,563		
Fiscal Year 26-27 Total Funds	\$ 6,911,175	\$ 82,943,738		
Fiscal Year 27-28 Total Funds	\$ 5,814,415	\$ 88,758,153		
Fiscal Year 28-29 Total Funds	\$ 5,777,410	\$ 94,535,563		

Debt

Project	Debt	Cumulative Debt		Notes
Three Paks Property	\$ 12,000,000	\$ 12,000,000		A portion of Three Oaks property purchase
Estero Bay Village UEP	\$ 481,020	\$ 12,481,020		25% of total cost
Sunny Groves UEP	\$ 725,000	\$ 13,206,020		25% of total cost
Cypress Bend UEP	\$ 425,000	\$ 13,631,020		25% of total cost
Estero River Heights UEP	\$ 2,693,380	\$ 16,324,400		25% of total cost
Charring Cross UEP	\$ 1,374,376	\$ 17,698,776	End Priority 1	25% of total cost
Sherrill & Luetich UEP	\$ 1,934,896	\$ 19,633,672		25% of total cost
See See Street UEP	\$ 267,500	\$ 19,901,172	End Priority 2	25% of total cost
Trailside UEP	\$ 1,710,000	\$ 21,611,172		25% of total cost
Highland Ave UEP	\$ 1,050,000	\$ 22,661,172		25% of total cost
Sandy Ln & Groves UEP	\$ 1,290,000	\$ 23,951,172		25% of total cost
Tanglewood Lane UEP	\$ 360,000	\$ 24,311,172		25% of total cost
Cypress Park UEP	\$ 455,000	\$ 24,766,172	End Priority 3	25% of total cost

Corkscrew Rd Improvements	Changes required to reduce project cost include remove landscaping and irrigation along sides of road, and reduce median plantings. Using LDOT standard street lights could save approx. \$400,000, but that is not recommended.
Ben Hill Griffin Pkwy Landscaping	Changes required to reduce project cost include removing landscaping, irrigation and pathway improvements along sides of road and reducing median plantings.
Sandy Lane Bike-Ped Improvements	Cost savings include eliminating landscaping/irrigation, street lighting, ped crossing signal (to be funded by Toll Brothers) and The Groves wall.
Estero on the River Improvements - Phase 1 & 2	Cost savings includes replacing flexi-pave trail surface with mulch
Estero Sports Park Phase 2	Entry Rd, Parking, Soccer Stadium, Long Field, Support Buildings, Infrastructure, Entry Sign, & Perimeter Fencing
Estero Sports Park Phase 3	Baseball Fields, Soccer Fields, Additional Long Fields, Infrastructure, and Support Buildings