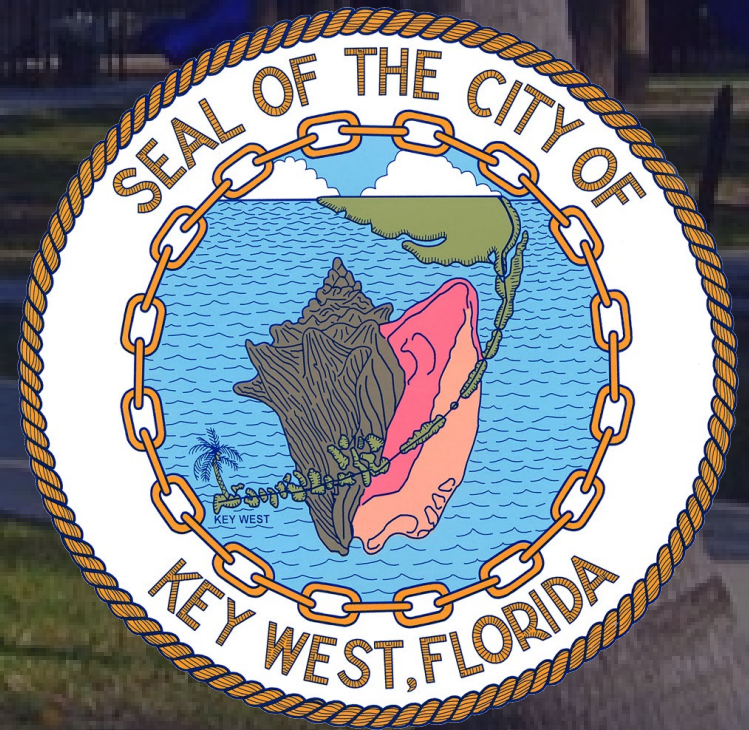


# Bayview Park Renovations

BAYVIEW  
PARK

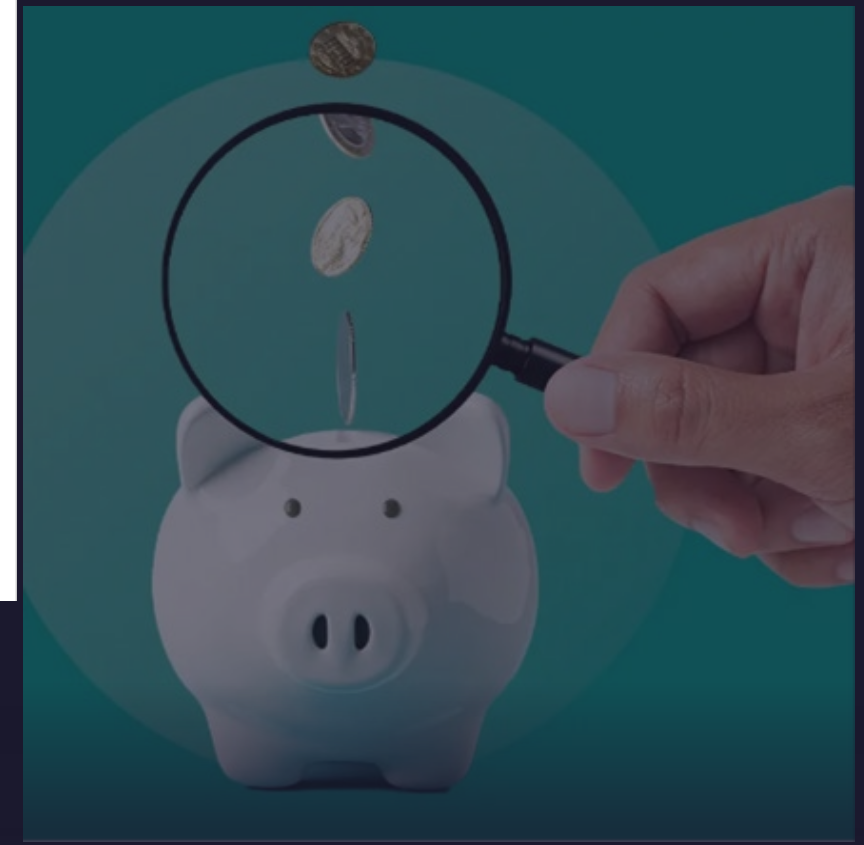
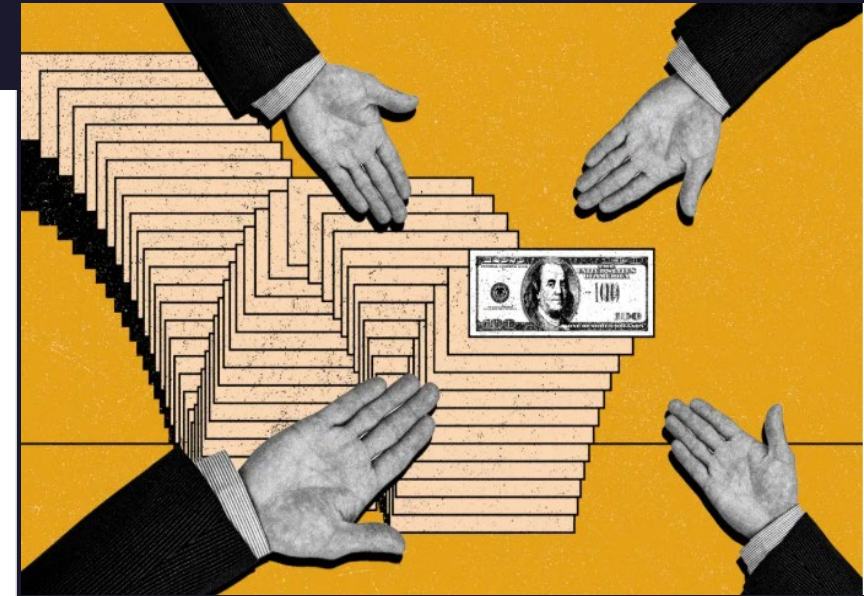
## PARK RULES

NO UNAUTHORIZED VEHICLES  
NO DRUGS ALLOWED  
NO ALCOHOLIC BEVERAGES  
NO SMOCKING  
NO FEEDING  
OPEN TO THE PUBLIC  
7 AM - 11 PM



## Bayview Park Itemized Construction Estimated Cost

Area	Items	Quantity	Itemized cost (\$)			Total cost (\$)		
			Estimated	Actual	Difference	Estimated	Actual	Difference
Buildings	Bathroom, Pro-Shop, Maintenance Storage	1				\$1,200,000.00		\$1,200,000.00
Demo	Existing Bathrooms & Utilities	1			\$0.00	\$150,000.00		\$150,000.00
Playground	New Equipment, flexi-pave, Shade Sails	1			\$0.00	\$150,000.00		\$150,000.00
Exercise	Park Horses or Fitness Court	1			\$0.00	\$150,000.00		\$150,000.00
Ball Field	Including Fencing & Permitting	1			\$0.00	\$1,125,000.00		\$1,125,000.00
Bandshell	Repairs-Paint	1			\$0.00	\$30,000.00		\$30,000.00
Splash Pad	Including Fencing Around Perimeter	1			\$0.00	\$1,000,000.00		\$1,000,000.00
Utilities	Electrical, Sewer, Plumbing	1			\$0.00	\$500,000.00		\$500,000.00
Re-surface Tennis	2-Court Complex	1			\$0.00	\$50,000.00		\$50,000.00
Basketball	Demo, 6" Reinforced Concrete, Fencing, & Court Surfacing	1			\$0.00	\$125,000.00		\$125,000.00
Tennis Court	Demo & Replace	1			\$0.00	\$60,000.00		\$60,000.00
Bleachers								
Misc. Concrete	Sidewalk Repairs from utilities runs	1			\$0.00	\$100,000.00		\$100,000.00
Tree, Landscaping, Grass	Tree Pruning, Re-grade, additional landscaping	1			\$0.00	\$150,000.00		\$150,000.00
MISC	Benches, Picknick tables, Bleachers, Bike Racks, Trash Receptacles	1			\$0.00	\$35,000.00		\$35,000.00
Irrigation	New Irrigation System	1			\$0.00	\$85,000.00		\$85,000.00
Other		1				\$0.00		\$0.00
Subtotal			\$0.00	\$0.00	\$0.00	\$4,910,000.00	\$0.00	\$4,910,000.00
Contingency (add 20% estimated)			\$0.00			\$982,000.00		
Total costs			\$0.00			\$5,892,000.00		



# Project Cost Estimate

# Financial Clarity

One Solution Available Balance Through FY  
24/25: \$1,326,998.93

Community Services Turf Field Contract:  
\$987,738.00

Bender & Associates Existing Design Contract To  
Date:

Contract: \$390,574.41

Remaining Available: \$310,388.60

All Funds Remaining Available Before FY25/26  
\$28,878.93



July 22, 2025

Keith Bring  
Project Manager Engineering Department  
City of Key West  
(305)809-3866  
Keith.Bring@cityofkeywest-fl.gov



RE: Bayview Park – Splash Pad Cost Estimate

Dear Keith:

As discussed, the following is a preliminary cost estimate for a proposed Splash Pad at Bayview Park. These numbers are derived from cost estimates from Landscape Architect Keith Oropeza of GAI Consultants, Inc. GAI uses Martin Aquatic for splashpads and other interactive water features.

Martin Aquatic - From Sketch to Splash.

**Simple Splash Pad cost:**

For estimating purposes, a basic concrete pad with pop jet-nozzles, no play features, no shade structures, and recirculating pump and filtration system is around \$650/s.f. Therefore, for a 4000 s.f. splash pad would be 4000s.f. x \$650 = \$2,600,000. Please keep in mind that a 4,000s.f. splash pad is very large for a splash pad. The following is a breakdown in more detail:

◆ 1. Design and Engineering

Includes civil engineering, plumbing, structural, electrical drawings, and Florida Department of Health compliance.

Typical range: \$180,000 – \$200,000

◆ 2. Site Preparation and Construction

Includes grading, drainage, utilities, slab work, seating, ADA paths, etc.

Typical range: \$750,000 – \$950,000

◆ 3. Water Play Features

Interactive jets, etc. Cost varies by complexity:

Typical Range: \$600,000 – \$800,000+

◆ 4. Water Management System

Recirculating system: Filtration, disinfection, treatment tanks, pumps

Estimated: \$175,000 – \$250,000+

◆ 5. Fencing:

300 l.f. @ \$150-\$250/L.F.

Estimated: \$45,000- \$75,000+

410 Angela Street  
Key West, Florida 33040  
Telephone (305) 296-1347  
Facsimile (305) 296-2727  
Florida License AAC002022  
www.BenderArchitects.com

Bayview Park Splash Pad

July 2025

Page 2 of 2

◆ 6. Raising Equipment above Flood Zone

Set Filtration, disinfection, treatment tanks, pumps, etc. on stands above flood zone (approx. 5 feet above grade.) As a more expensive alternate, you could construct a separate building to house this equipment.

Estimated: \$100,000 for equipment stand only (no building)

◆ 7. Building Permits, Environmental, and Impact Fees

Estimated: \$50,000 – \$75,000+

◆ 8. Contingency and Soft Costs

Project management, insurance, utility tap fees, landscaping

Typical range: \$210,000–\$270,000

**Summary – Simple Splash Pad**

Component	Estimated Cost
Design & Engineering	\$180K–\$200K
Site Prep & Construction	\$750K–\$950K
Play Features (Equipment)	\$600K–\$800K
Water Management System	\$175K–\$250K
Fencing	\$45K-75K
Equipment Stands	\$100K
Permits & Environmental	\$50K–\$75K
Soft Costs & Contingency	\$210K–\$270K
Total	\$2.11K–\$2.72K

Please note that these budgeting numbers are for a relatively simple splash pad. If you want to install a splash pad with more interactive features, you can budget \$850/s.f. or higher, based on complexity. Therefore, a 4000s.f. splash pad with many interactive features would be 4000s.f. x \$850/s.f. = \$3,400,000, or more.

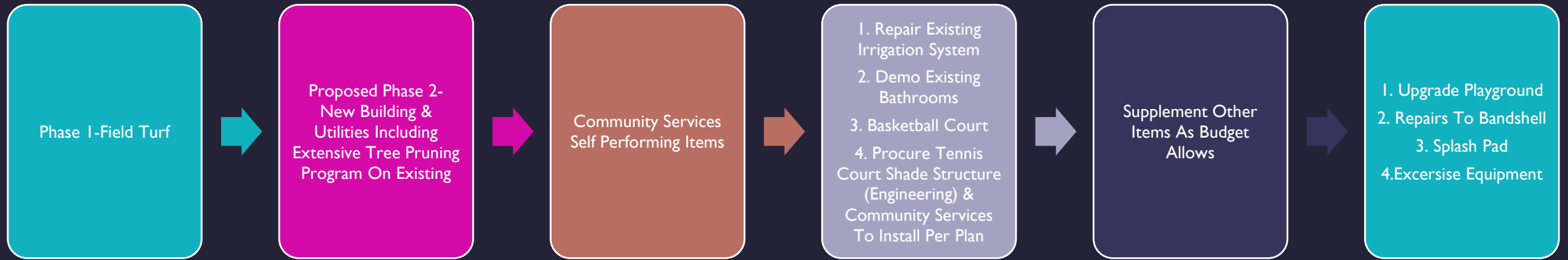
Please note that these numbers are for budgeting only. There are many variables that affect this cost, including size, complexity, features, etc. . If you desire more accurate costing, we will have to begin preliminary design.

It is always a pleasure to work with you. I hope this information helps your planning and budgeting for the proposed Park.

Sincerely,

David J Salay, Architect





# Phased Approach

# Updated Master Plan Version 1



- 1 Shade Structures For Existing Bleachers
- 2 New Pro Shop/Restroom & Maintenance Building
  - 2 Existing Wooden Light Poles To Be Removed
  - Transplant Existing Palm
- 3 Existing Tennis Courts
- 4 Underground Electric Line
- 5 Proposed Playground with Shade Structure
- 6 Cross-fit Equipment Along Trail
- 7 Existing Basketball Court To Be Repaved
- 8 Improvements to Bandstand
- 9 Phase 1: Artificial Turf at Ball Field. Approved June 2025
- 10 4" Concrete Sidewalk to Remain
- 11 Irrigation, & Turf To Be in Later Phase
- 12 Demo Existing Restrooms
- 13 Proposed Splash Pad
- 14 Proposed Dog Park

- Benches
- Bike Racks
- Trash Receptacle
- Lighting

NOTE: New Benches, Bike Racks, Trash  
Receptacles, Picnic Tables as Budget Allows

Existing Canopy To Remain



Proposed Canopy



Memorial Tree To Remain

Existing Open Space

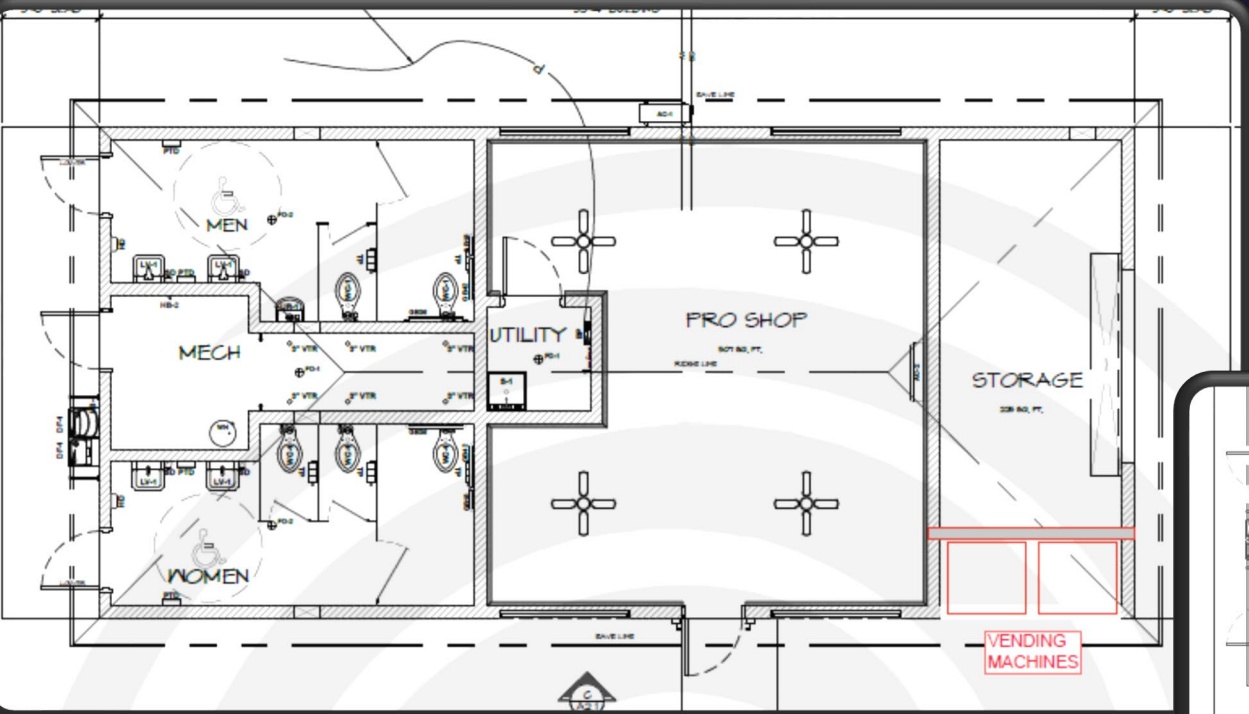
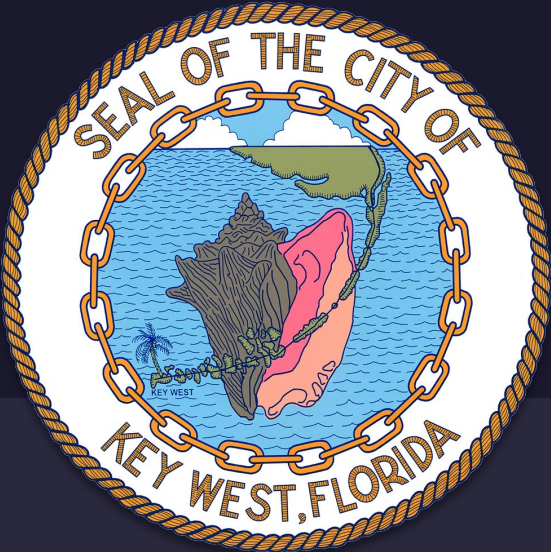
Boys & Girls Club

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14

- Proposed Canopy



# Phase 2-Proposed New Bathroom-Tennis Pro Shop-Maintenance Building



ROMTEC



KEY WEST PRO SHOP  
KEY WEST, FLORIDA



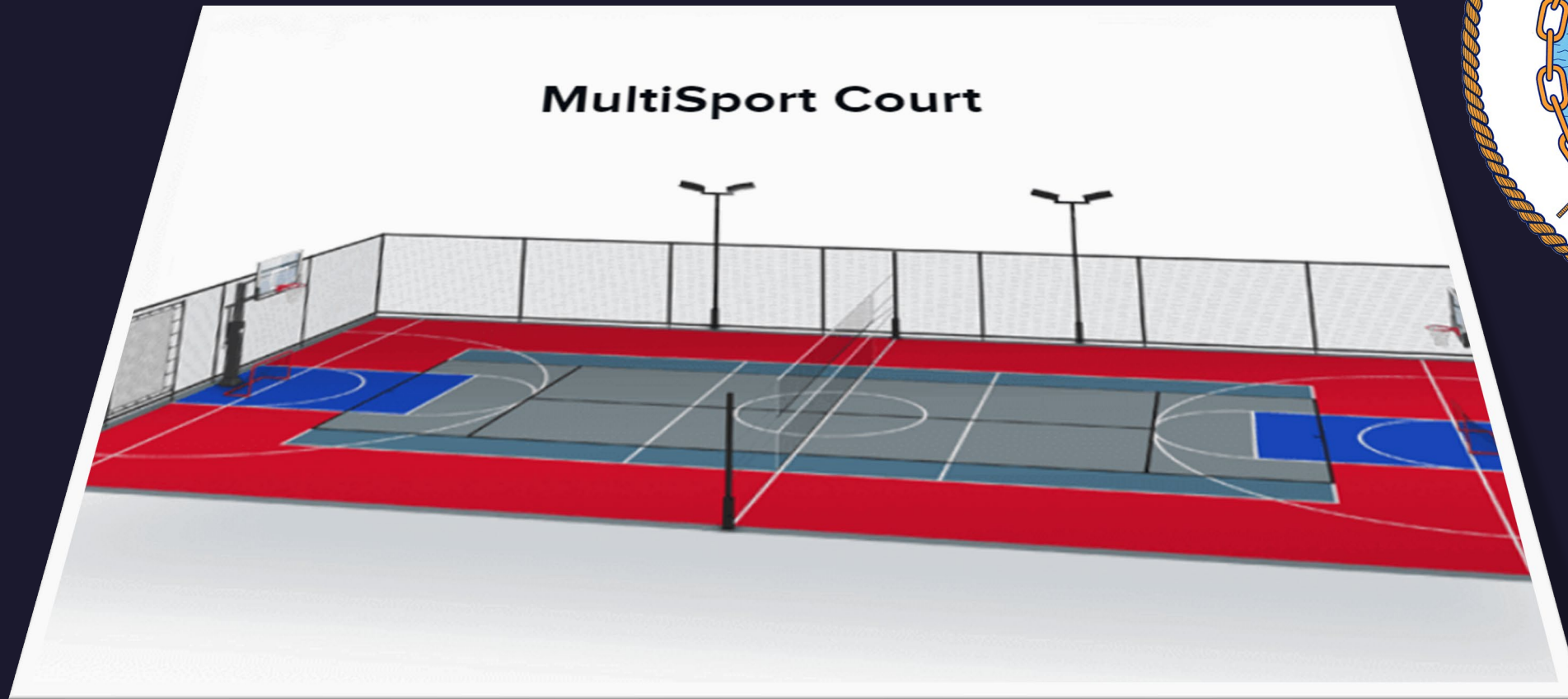
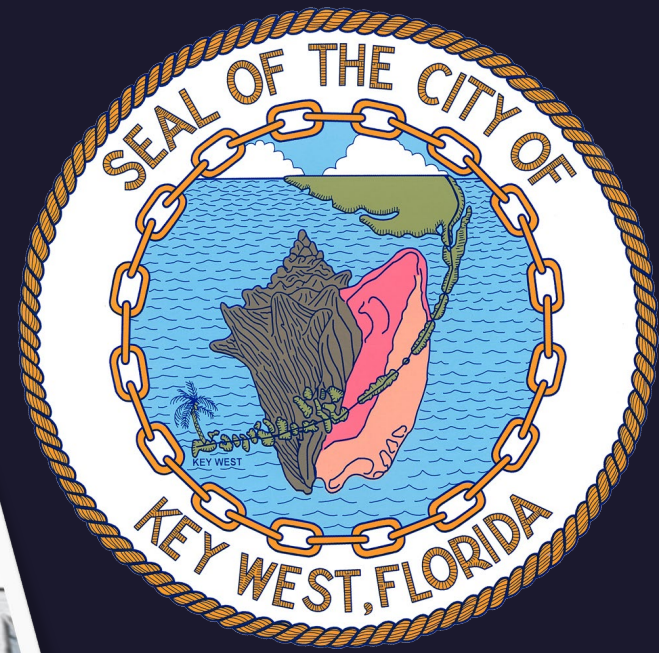


# Upgrade Tennis Court Shade Structure



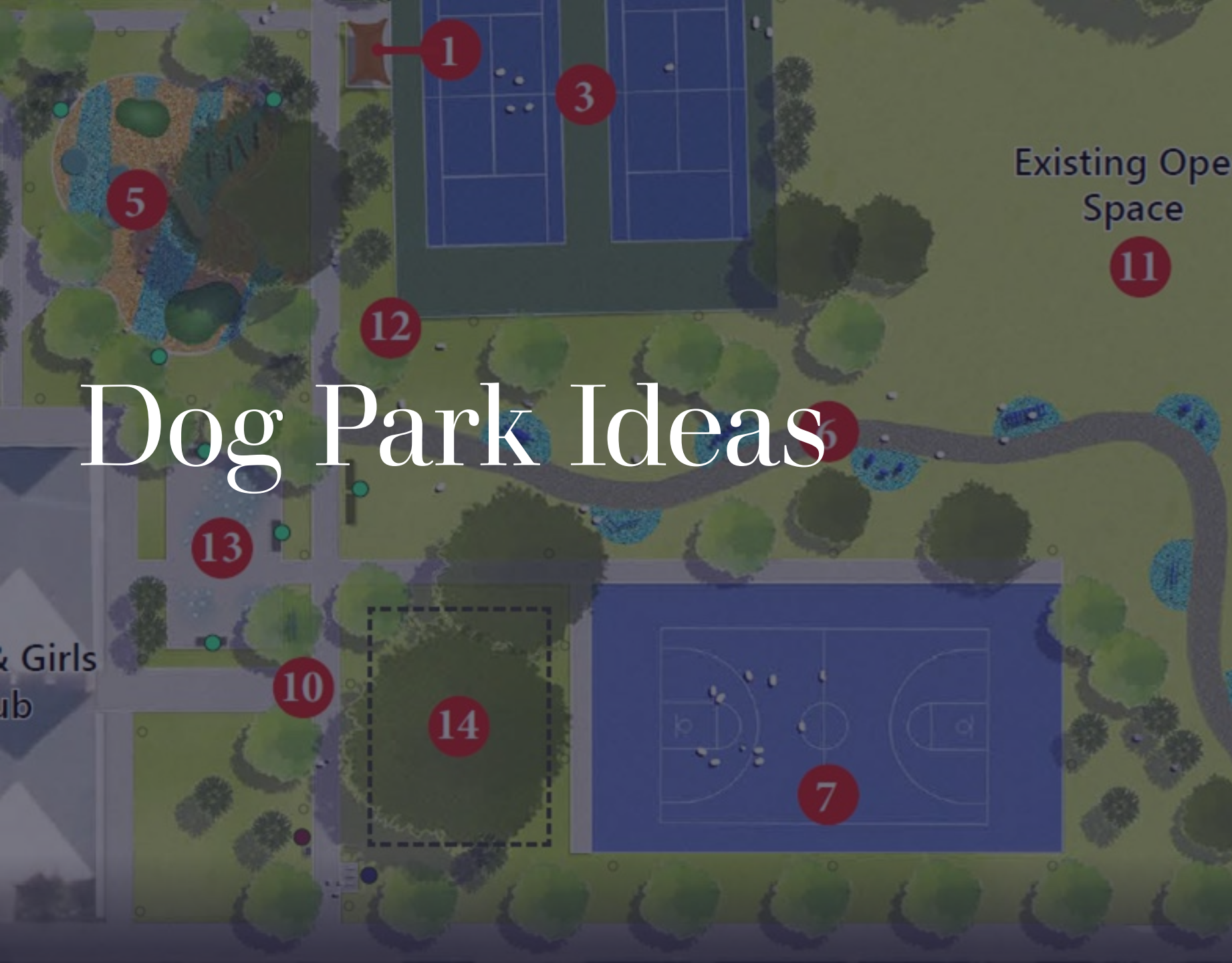


# Multi-Generational Park Ideas



- POSSIBLY CONFIGURE MULTI-PURPOSE BASKETBALL COURTS INTO BAYVIEW PARK
- LOWER MAINTENANCE BUT HARD TO SCHEDULE INDIVIDUAL USAGE TO MEET COMMUNITY NEEDS





RESOLUTION NO. 24-016

A RESOLUTION OF THE KEY CITY COMMISSION OF  
THE CITY OF KEY WEST, FLORIDA, TO CONSIDER  
THE RECOMMENDATION OF THE PARKS AND  
RECREATION ADVISORY BOARD FOR THE  
INSTALLATION OF A SPLASH PAD/WATER PARK IN  
ALL BAYVIEW PARK REDESIGN/IMPROVEMENT  
PLANS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Key West Parks and Recreation Advisory Board passed an action item to urge the City Commission of the City of Key West, FL to consider the installation of a splash pad/water park in all Bayview Park redesign/improvement plans; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1: That the City Commission of the City of Key West, Florida, strongly urges the City Manager and City staff to include a splash pad/water park in all plans for redesign/improvement of Bayview Park.

Section 2: That the City Manager is authorized to execute any necessary documents, upon the advice and consent of the City

Attorney

Section 3: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the Presiding Officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this 8th day of February, 2024.

Authenticated by the Presiding Officer and Clerk of the Commission on 8th day of February, 2024.

Filed with the Clerk on February 8, 2024.

Mayor Teri Johnston	Yes
Vice Mayor Sam Kaufman	Yes
Commissioner Lissette Carey	Yes
Commissioner Mary Lou Hoover	Yes
Commissioner Clayton Lopez	Absent
Commissioner Billy Wardlow	Yes
Commissioner Jimmy Weekley	Absent

ATTEST:

  
KERVIN O'BRIEN, CITY CLERK

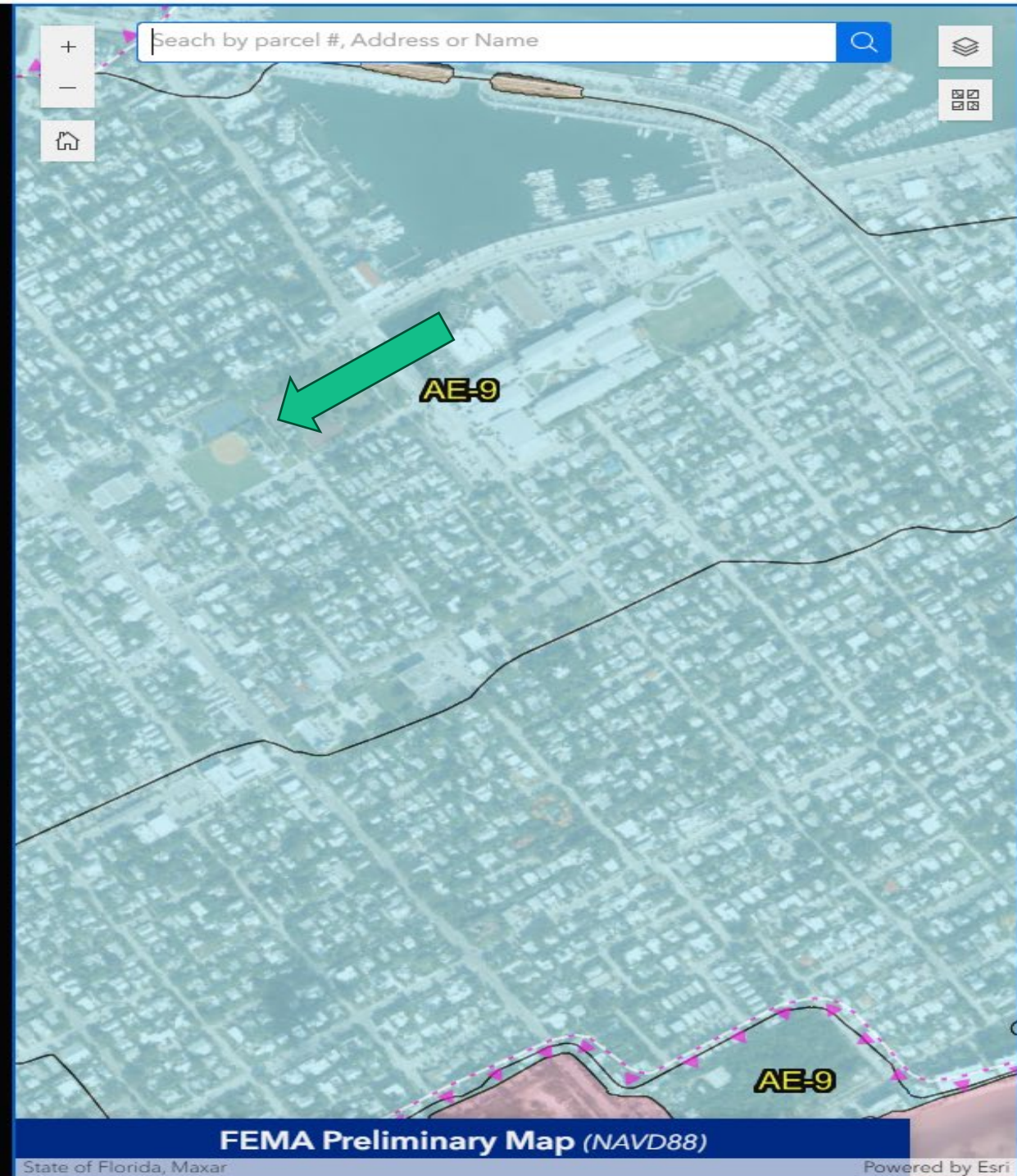
  
TERI JOHNSTON, MAYOR





Splash Pad Considered









**Moving  
Forward....Questions**