

# A PARK IMPROVEMENTS PLAN FOR WILMOT PARK



FINAL REPORT | MARCH 2017

**Fredericton**

**trace**  
NATURAL ENVIRONMENTS | BUILT ENVIRONMENTS



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# CHAPTER 1

## THE WILMOT PARK IMPROVEMENTS PLAN



# 1.1 CREATING THE WILMOT PARK MASTER PLAN

Wilmot Park is Fredericton’s original common grounds. Like all Victorian dedications, the park was set aside as a facility for the use of all residents, for all time. Also, like all Victoria dedications, the evolution of time has resulted in several park spaces within one park. The original pastoral grounds have been encroached upon by contemporary activity and plantings; however, the original pedestrian structure is in place, and is still the primary organizational structure within the park. With minor improvements, contemporary active can appropriately attach itself to the founding structure to collectively sustain image and cultural value—a very exciting opportunity.

The City of Fredericton commissioned this study to revisit the origin of the park and to view residents’ contemporary activity within this context. This document, *The Wilmot Park Improvements Plan*, describes this vision through the presentation of a master plan. The following describes the articulated mandate for this plan, as well as an overview of the improvements plan development process followed in creating this document.

## PROJECT MANDATE:

- A. Conduct an analysis of the existing site and context to understand park history, function and condition, as well as the special features that should be conserved to ensure the original dedication is sustained in perpetuity.
- B. Work closely with City of Fredericton staff to understand operational and challenges of a park with special well-field protection requirements.
- C. Work with residents to develop an ideas map that describes desired long-term improvements in the park.
- D. Develop a vision statement and master plan that brings all ideas together into a single improvements plan.
- E. Create a long-term implementation plan, complete with present-day valued budget estimates for council acceptance.

## PROJECT DEVELOPMENT PROCESS:



## 1.2 WILMOT PARK CONTEXT

**Wilmot Park** sits at Fredericton's suburban-urban interface. The north edge of the site is bordered by the nationally significant Old Government House; the FREX sits at the south edge. Residences border the remaining edges. This is a very diverse park context that requires special planning and design consideration. The following five context points are significant.

**SIGNIFICANT CONTEXT ONE- THE URBAN CORE.** The City of Fredericton's traditional urban core sits immediately adjacent to Wilmot Park (to the east). The park combines with the Riverfront Green to provide valuable open and passive activity space within an active regional urban core.

Wilmot Park also provides pedestrians with a 'green interface' between urban and suburban settings. The park is a definitive breaking point between the two. This is an interesting position that deserves respect throughout plan development.

**SIGNIFICANT CONTEXT TWO - ODELL PARK AND THE RIVERFRONT.** In addition to the previous point, Wilmot Park lies at a potential future 'green-belt' that can link Odell Park to the Old Government House and the riverfront trails. This completes a trail network linkage that connects the riverfront trails to upland areas and Odell, through Wilmot Park. Although this is a futuristic concept, this improvements master plan must contemplate this possibility.

**SIGNIFICANT CONTEXT THREE - RAPIDLY CHANGING PERCEIVED CLASSIFICATION.** Wilmot Park is municipally classified as a regional park; however, activity in recent years suggests a community rather than regional facility.

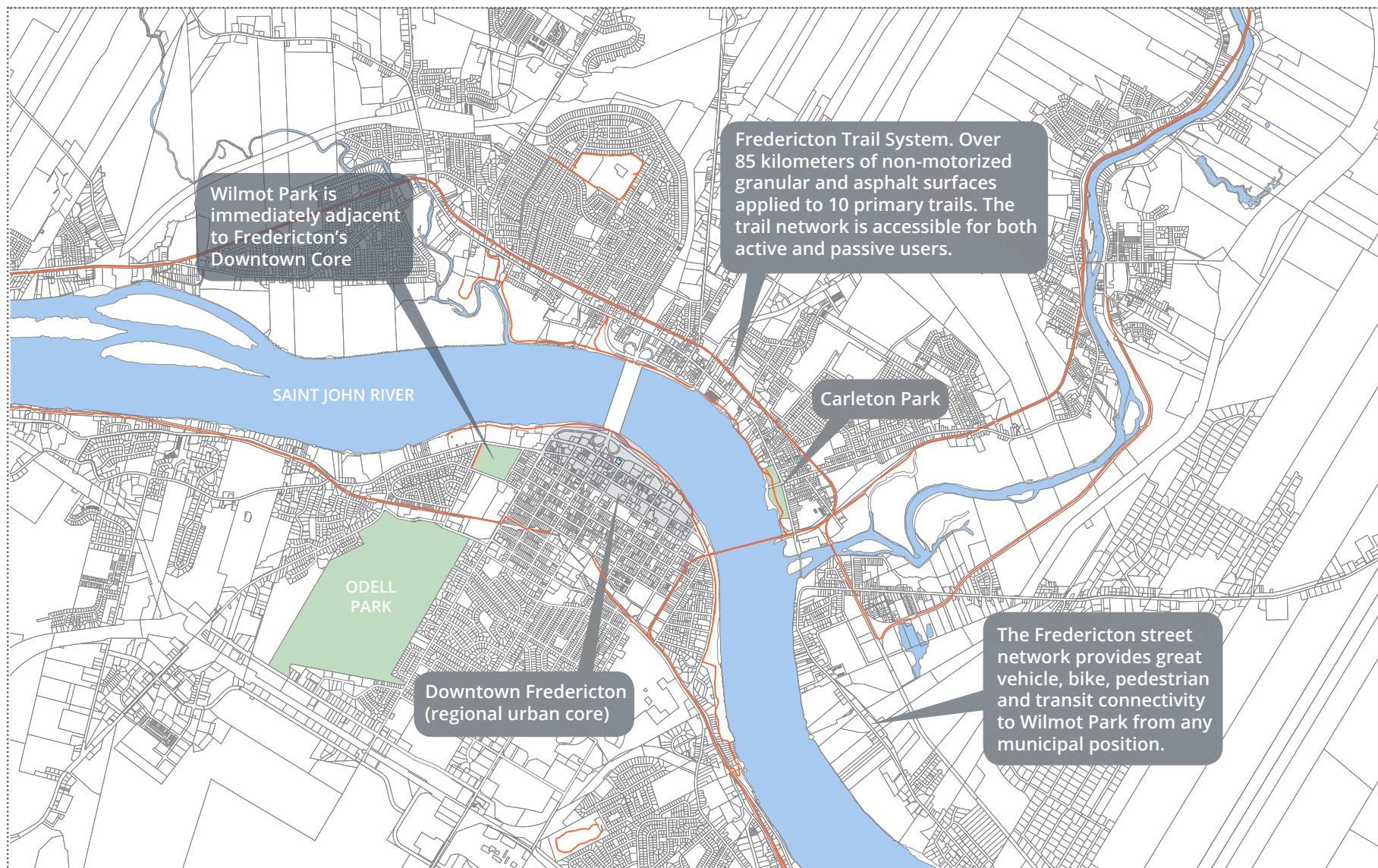
This has changed over the last year with the splash pad project that attracts residents from across the city to Wilmot. Other projects will likely do the same; therefore, activity within the park will increase significantly and planning for parking, services, etc. must be part of this master plan.

### **SIGNIFICANT CONTEXT FOUR - WILMOT'S NEIGHBOURHOOD.**

The three previous contexts suggest important contexts that the park lies within. In addition to these is its daily context; the immediate Wilmot neighbourhood. Participants in this context include the Old Government House, single and multi-family residential bordering units, a multicultural centre, the FREX as well as the Stepping Stones Seniors' Centre. This unique grouping require a very human-scale environment within the park for sense of neighbourhood. Thus, although the park's intensity expands, the sense of scale should remain human.

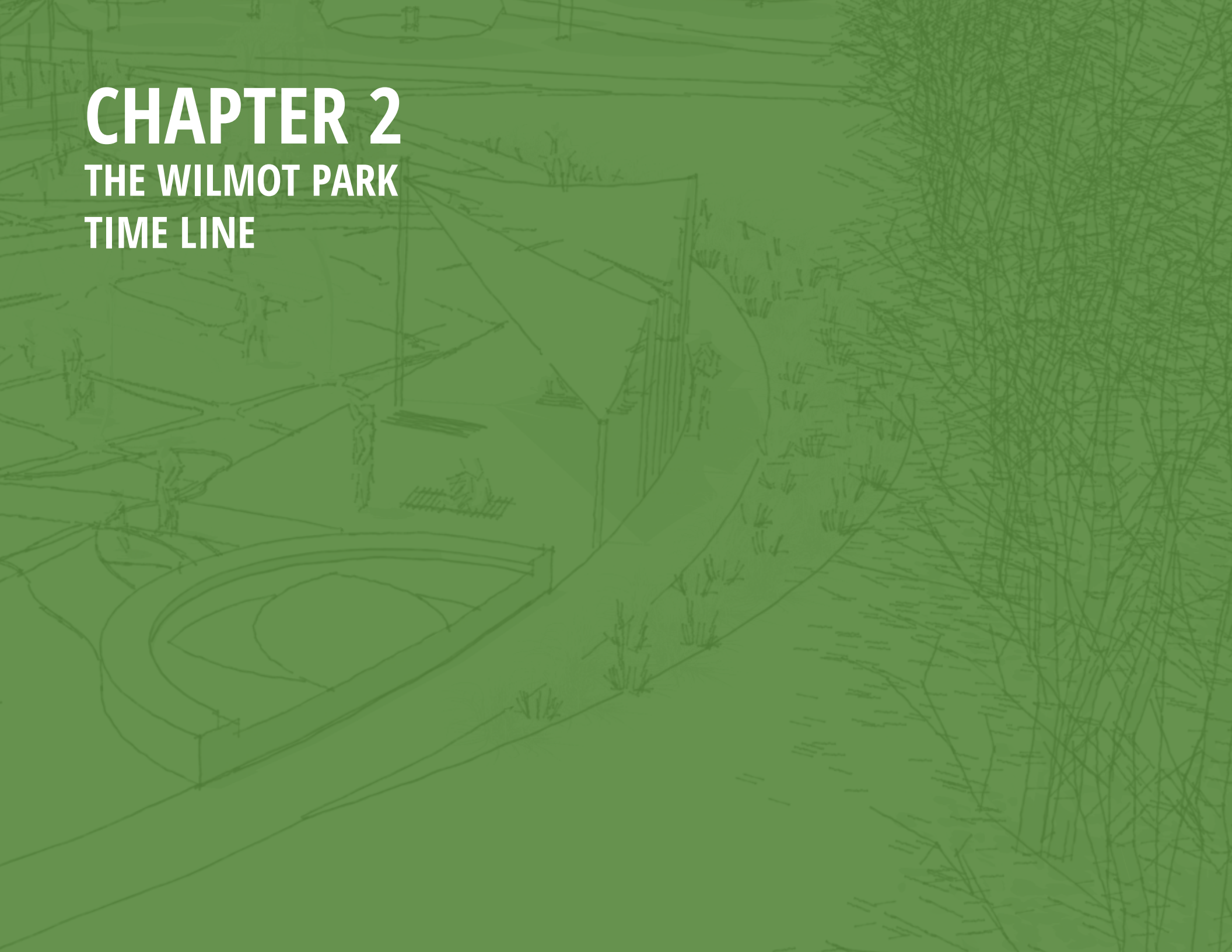
**SIGNIFICANT CONTEXT FIVE - LINKING HISTORY.** Wilmot Park was deeded to the city as a Victorian Common space that sits immediately adjacent to the Old Government House. Together, these sites are two of Fredericton's most significantly important historic grounds. This master plan must celebrate both the physical and cultural connectivity between the two in a manner that suggests a single powerful cultural address.

**LESSONS IN CONTEXT** - As demonstrated, Wilmot Park sits in a uniquely diverse contextual position. This position will evolve as regional-level assets are placed in the park, or as the existing is improved. Thus, the first improvement actions should seek to ensure a sustainable connection to history, neighbourhood and connectivity. With these physically institutionalized, the park can then position itself relative to its regional designation.



**FIGURE 1.2 | WILMOT PARK CONTEXT**





# CHAPTER 2

## THE WILMOT PARK TIME LINE



## 2.1 HISTORICAL VALUE

The notion of a Victorian-era park dedication suggests common gathering, celebration and pastoral grounds that are provided in perpetuity. Wilmot Park is such a park, with such a dedication. The site was first dedicated as a pleasure ground in 1860, and evolved into Wilmot Park by 1895. Its quintessential asset, the pond, was built in the early 1900s and was institutionalized as a wading pool by 1967.

The site's bandstand hosted varied gathering events throughout its history; however, locations elsewhere in Fredericton offered preferred venues. Thus, the bandstand is largely under utilized, but remains as a significant historical address within the park.

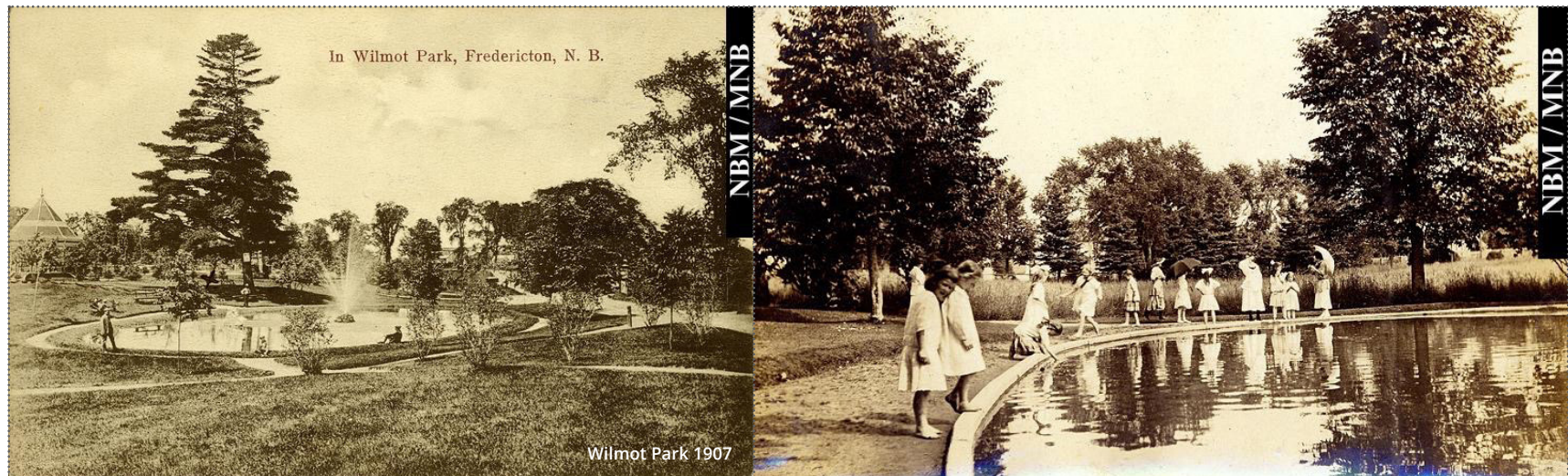
The site's pastoral grounds created upon dedication offer tree-lined corridors and spaces in keeping with the notion of Victorian Allée. In

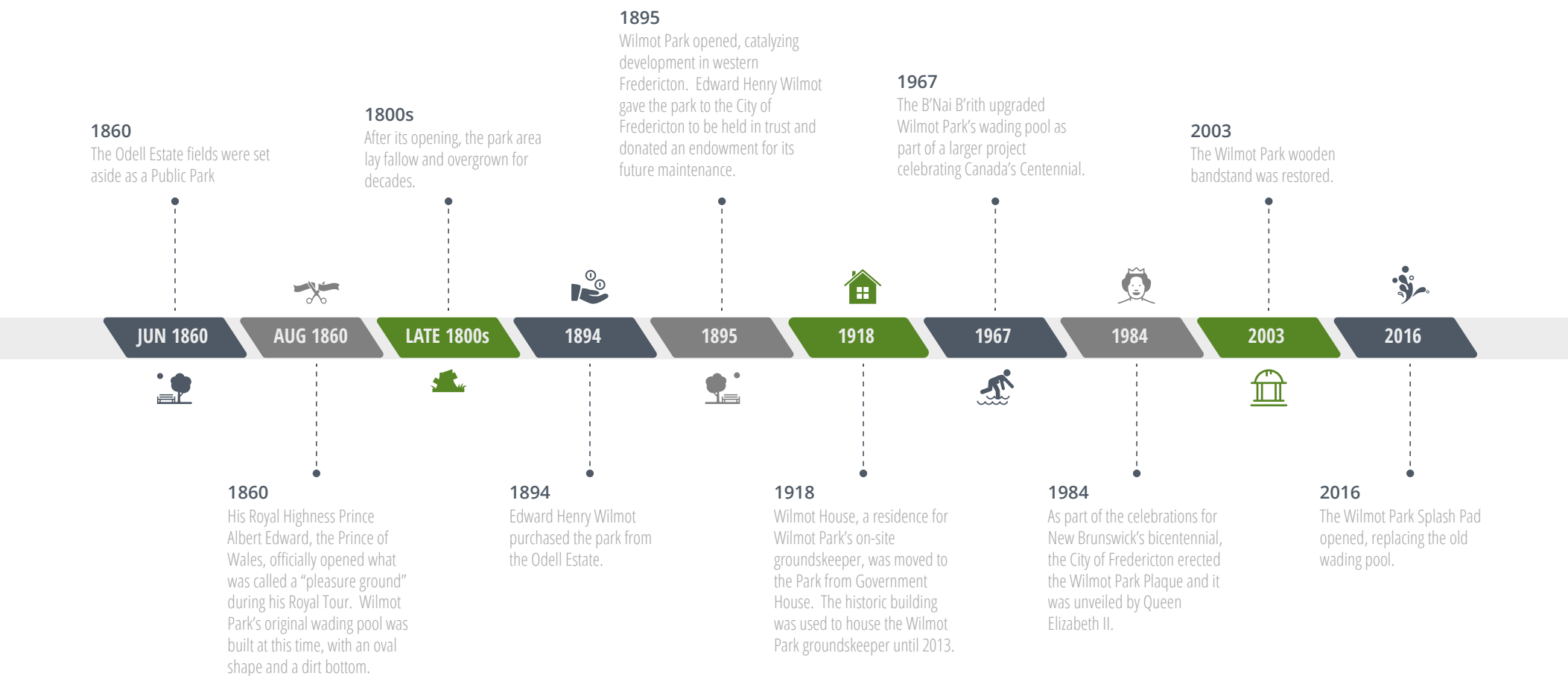
some cases, planting has invaded the pastoral space; however, the basic structure is available for restoration to original intent.

Thus, in short, the primary components that articulate the past remain and can be capitalized upon to institutionalize history while moving forward with contemporary purpose.

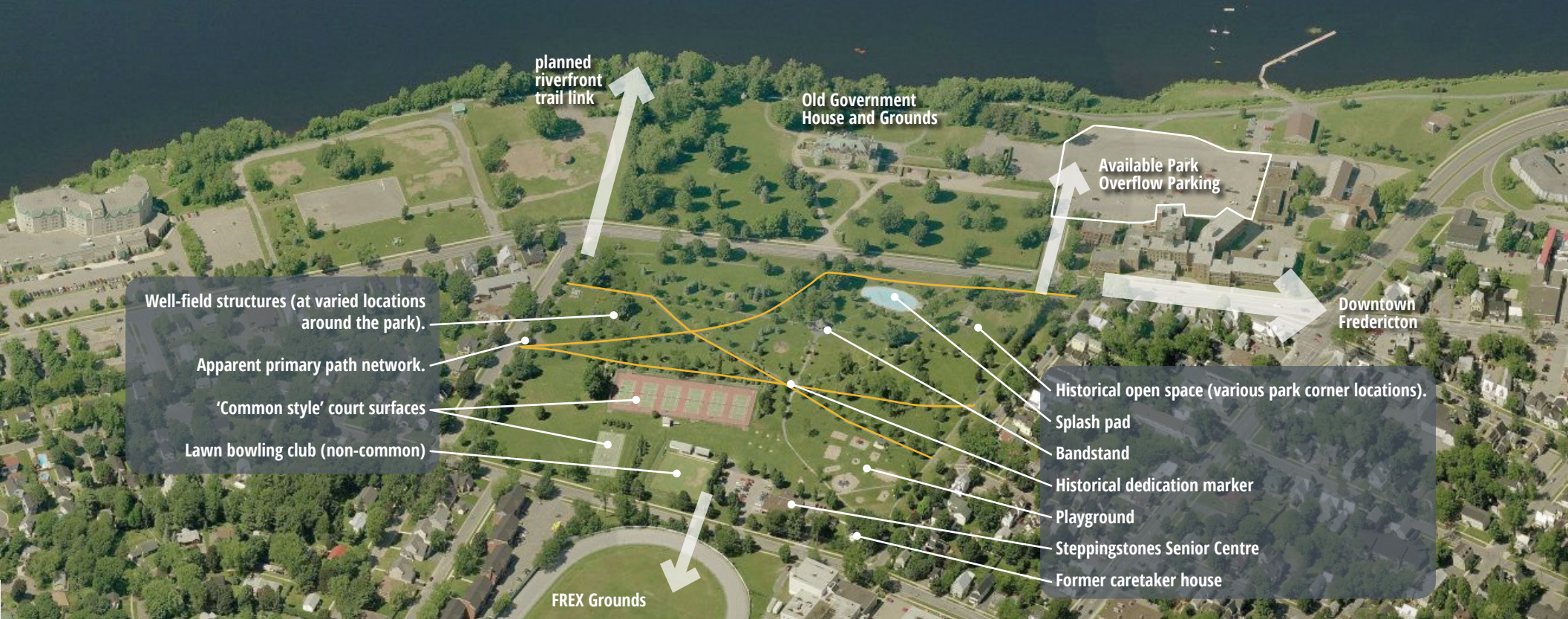
## 2.2 HISTORICAL TIME LINE

The time line, next page, describes a brief overview of significant events that have shaped today's Wilmot Park. An evolution from pastoral ground to play space is mapped with important dates that must be celebrated in the improvements master plan to ensure historical relevance. Again, we are fortunate that this history is still evident within the park, and available for future generations.









## 2.3 WILMOT PARK TODAY

The pastoral grounds have evolved into a series of planted walkways and focal points that may or may not relate to the pathway network. Most of the park's uses still function as public common activity with the exception of the lawn bowling green (which functions as a membership club).

The walkways are a mix of asphalt and granular surface. Most of these walks are well used; although, lighting is required to create a venue for comfortable evening walks. Also, planned loops are required to allow for visit/activity planning by users.

The play spaces, like any evolving play spaces, have become independent islands with weak activity and parenting linkages. This is easily reparable with planning and design that creates age-friendly play spaces that incorporate parenting areas, or not, contingent on age.

Although court spaces and planting have absorbed some of the pastoral common ground deeded to the city, this is still available with creative planting and open space planning. As previously mentioned, effort is required to reattach the park to its historic intent prior restoring or placing contemporary activity.

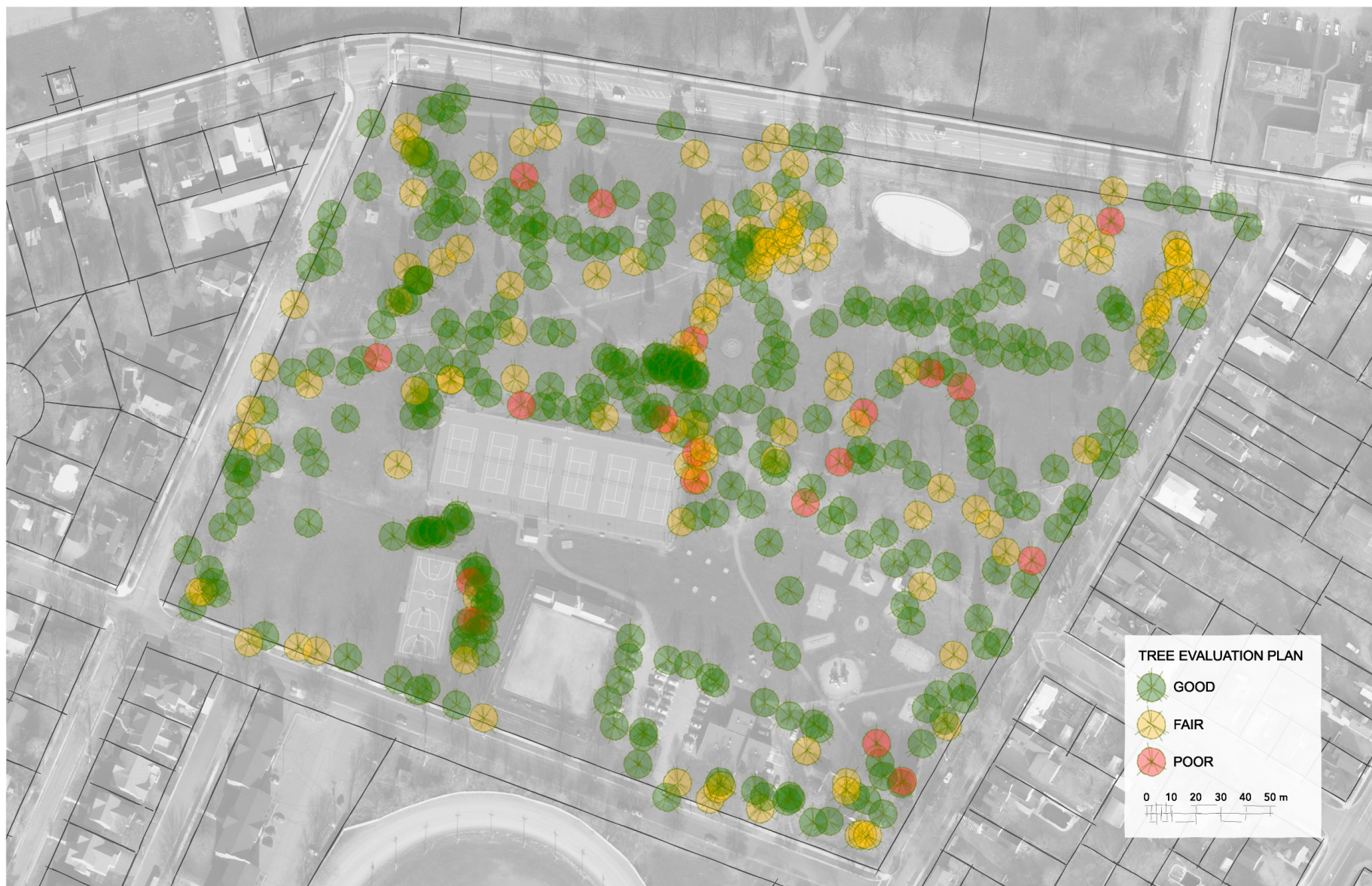


## 2.4 FOREST COVER

Wilmot Park hosts stately urban forest cover as well as diminutive flowering and fruit bearing tree rows along walkways and turf open spaces. In addition to this, climate break planting edges sport surfaces and park gateway positions. Although the stately trees are in good condition, many of the gateway and trail edge trees are in either fair or poor condition (see adjacent figure). The City of Fredericton can expect to replace approximately 17 trees over the next 10 years. Many of the trees that are in fair condition will not require replacement (due to their position in open space, or along pathways that will be moved or replaced).



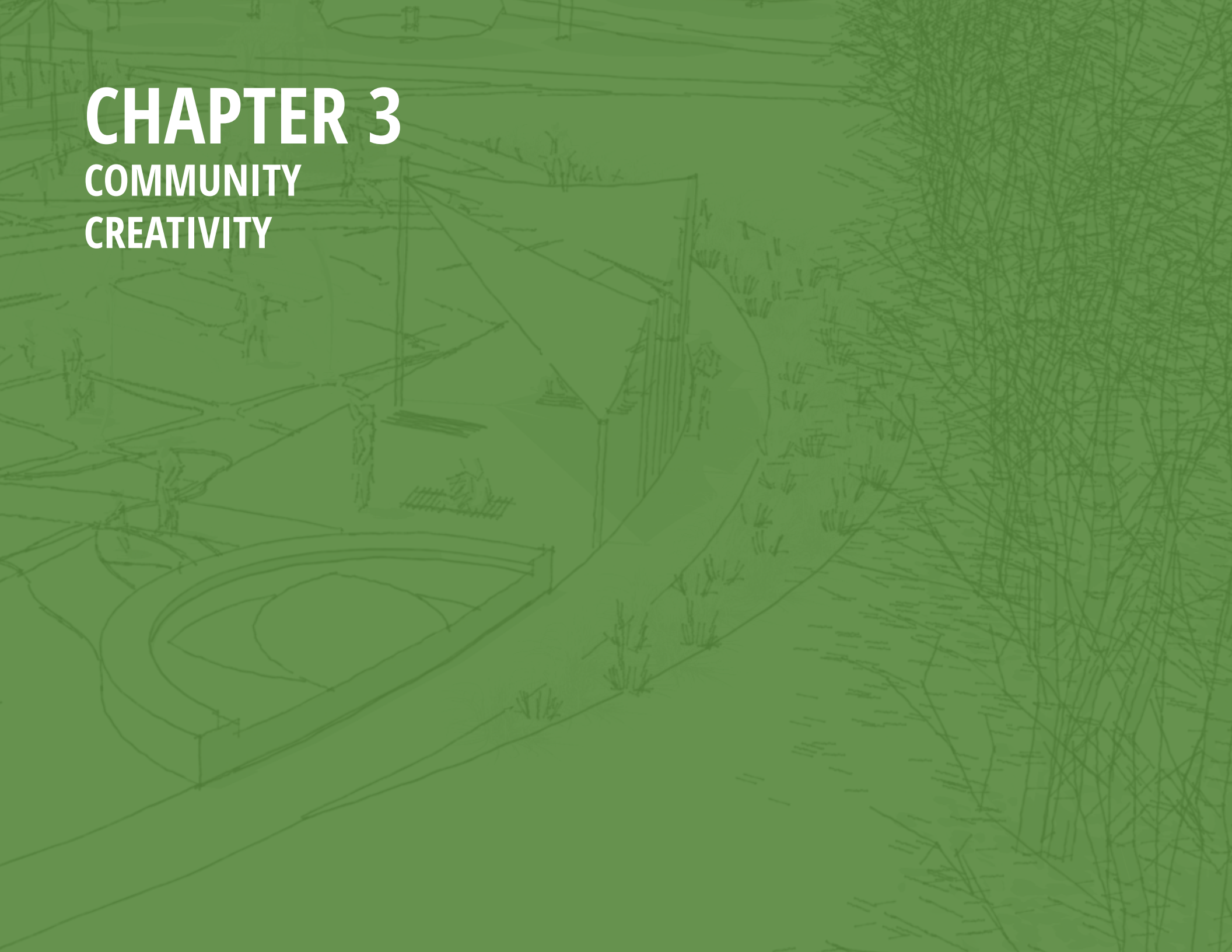




**FIGURE 2.4 | WILMOT PARK FOREST COVER**

# CHAPTER 3

## COMMUNITY CREATIVITY





### 3.1 CONSULTATION PROCESS

The Wilmot Park Improvements Plan creative process was delivered in three phases. The first phase included meetings with City of Fredericton operational and maintenance staff to talk about present use and care of the park. This provided the design team with a clear existing conditions platform. This was immediately followed by a broad community survey to supplement staff data.

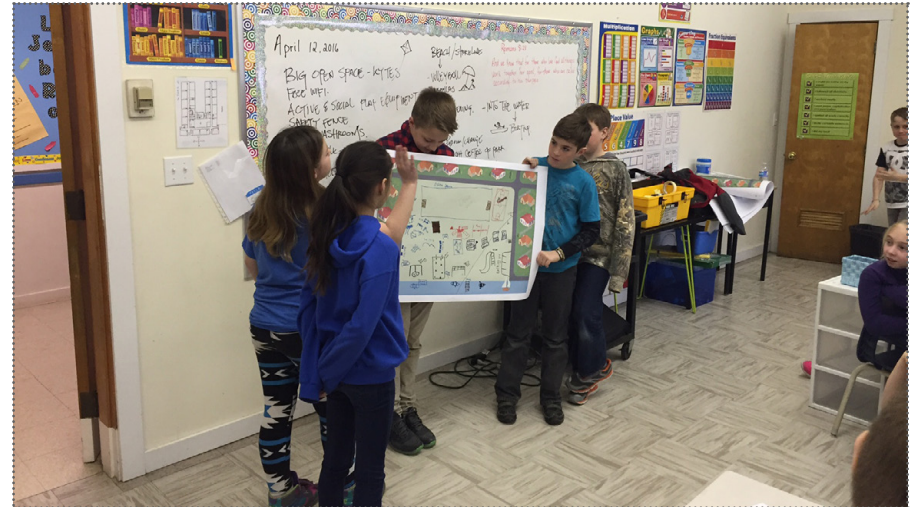
Following this, residents bordering the park met with the design team to talk about the neighbourhood function of the park prior to holding meetings with school-aged youth and all city residents interested in the future of the park. Together, these groups developed a vision that future improvement projects align to.



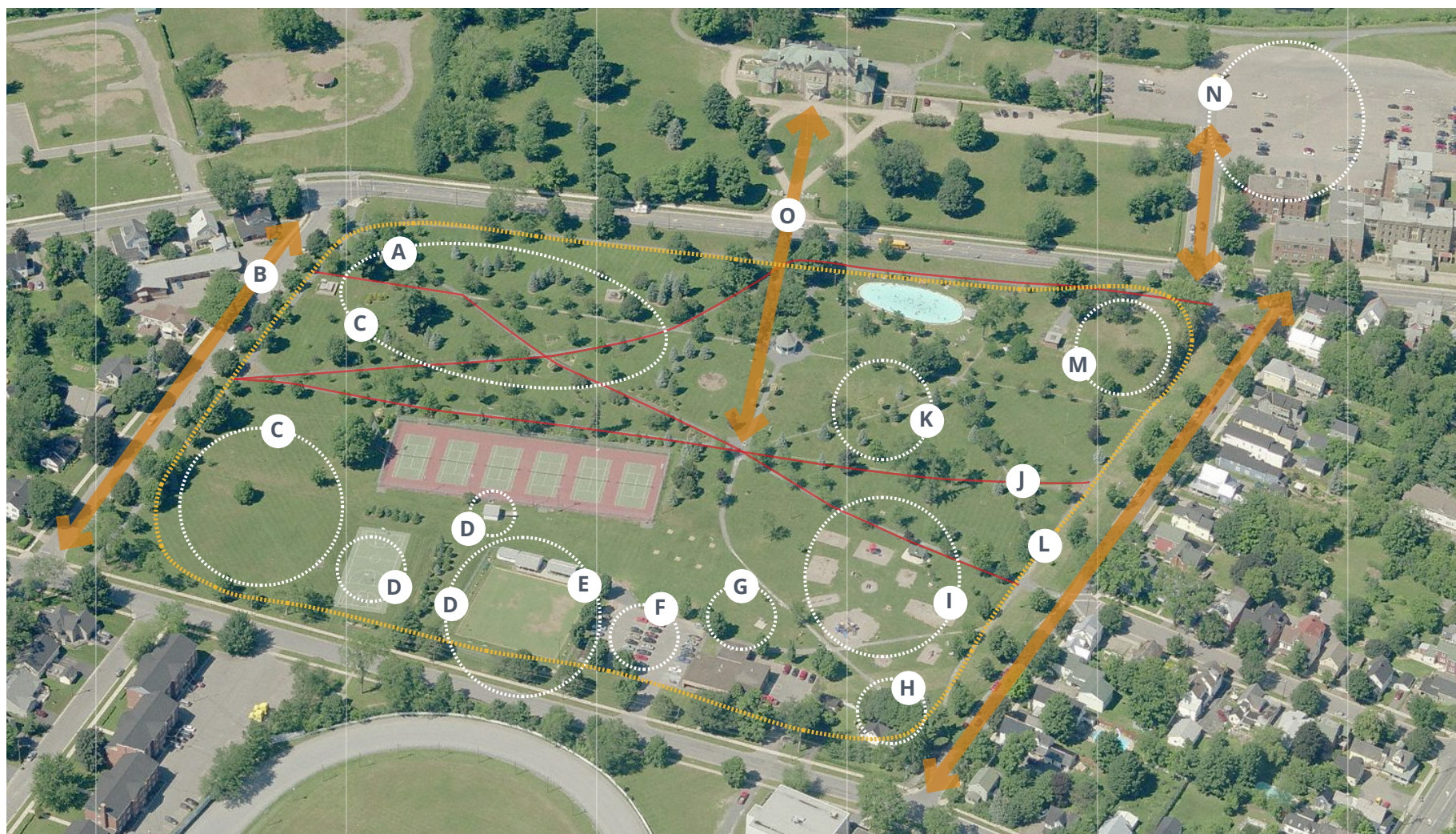
## 3.2 THE CREATIVE IDEAS MAP

The creative ideas developed by residents and staff during consultations suggest that the historic structure and open space origins of the park be retained. These aspects are to be institutionalized through surface amendments that articulate high-volume routes while secondary routes are for inner-park enjoyment. The open spaces are to be restored to their pastoral purpose by allowing trees to naturally expire where the trees segment the space.

The play and court spaces should create definitive nodes within that park without spreading beyond their present boundaries. Thus, the contemporary placements and the historic pastoral/walking spaces combine to meet both neighbourhood and community space.







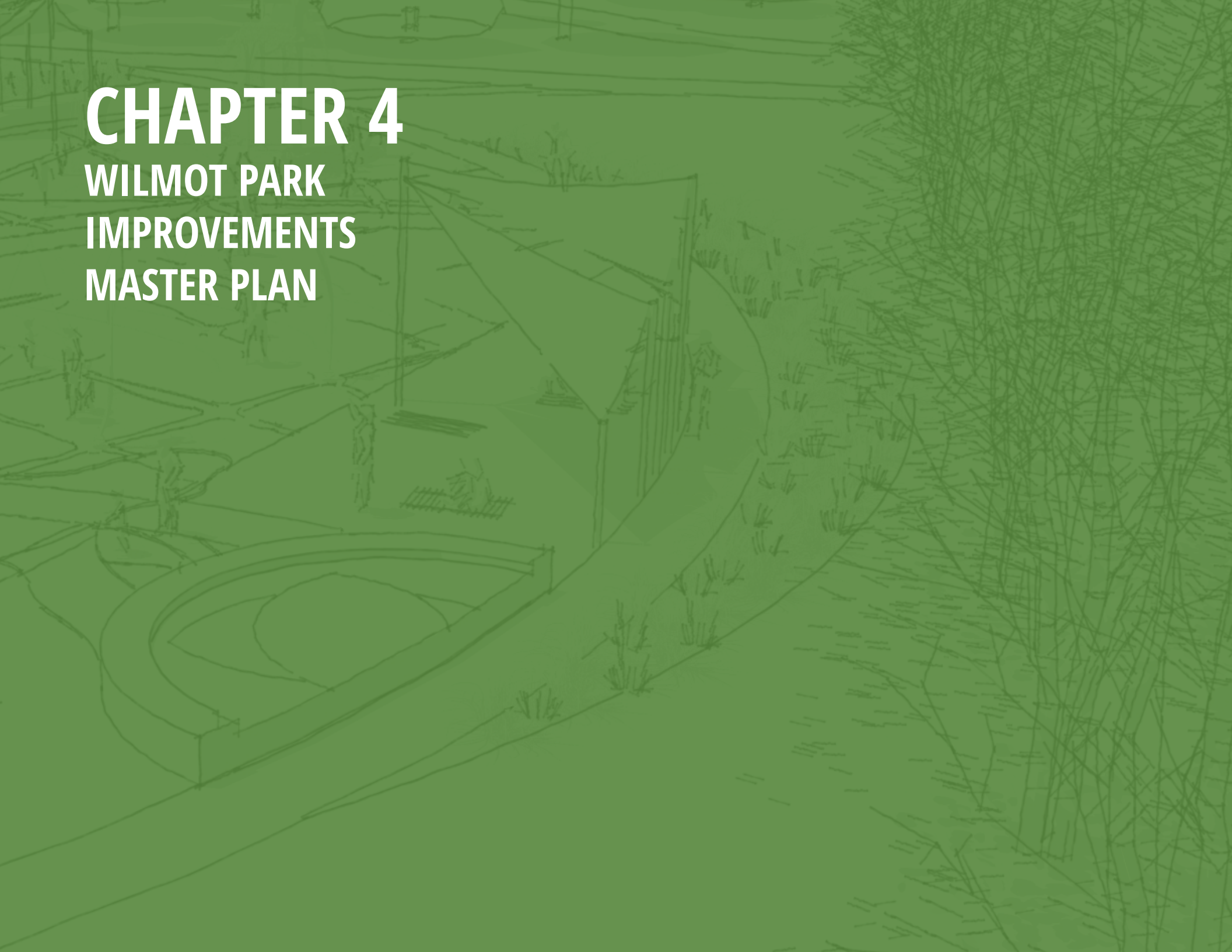
- A.** Mixed-urban forest area with contemplative personal space and shaded walkways.
- B.** West and east edges of the park bordered by 'park streets' complete with angled parking.
- C.** Large open space retained for turf play and sense of pasture.
- D.** Expanded court play and visitor services centre.
- E.** Explore relocating lawn bowling to location with sufficient parking.
- F.** Limit parking.
- G.** Explore ways of attaching Stepping Stones to park through social space.
- H.** Building to be removed and area renovated as open play space.
- I.** Play area to be organized based on age and parent care.
- J.** Pathways to be surfaced for high-volume use.
- K.** Open and treed space to be retained as shaded picnic grounds.
- L.** Asphalt path around park.
- M.** Open play space linked to community-level park entry.
- N.** Overflow and splash pad parking complete with cross-walk to park.
- O.** Create link between park and front of Old Government House.

**FIGURE 3.2 | CREATIVE IDEAS MAP**



# CHAPTER 4

## WILMOT PARK IMPROVEMENTS MASTER PLAN



## 4.1 VISION AND DEVELOPMENT THEMES FOR WILMOT PARK

Wilmot Park is a historically significant inner-city address that meets both neighbourhood play and community park needs. The park blends Victorian pastoral and pathway networks infused with contemporary play. Together, these ensure attraction for a wide range of users, for a wide range of reasons. This improvements master plan extends this blending for future generation. Thus, the vision statement and development themes for Wilmot Park are:

### VISION

*Wilmot Park is Victorian-era landscape integrated with contemporary active and passive recreation events. Together, the events provide a complete park address for neighbourhood residents wishing to access youth play, community residents seeking pastoral enjoyment, and all residents who desire active and passive activity.*

- A. HISTORY.** The Victorian pathway and pastoral configurations are institutionalized through planting and surface material applications that ensure park users understand the historic context. Also, the relationship between the Old Government House and inner park areas utilizes an axial relationship that makes the park part of the house grounds, and vice-versa.
- B. CIRCULATION AND CONNECTIVITY.** The pathway network is upgraded to asphalt surface for primary walkways and a 'ring road' that is a community designation for walkers, cyclists, runners and skiers.

- C. NEIGHBOURHOOD AND COMMUNITY GATEWAY.** Through signage, wayfinding and graphic theming of gateway positions, the park messages a scale of activity relative to regional park at north edges, community park at south edges, and neighbourhood park at the east and west edges.
- D. ACTIVITY AND PARK ZONING.** The existing play spaces are enclosed within their present envelopes, and re-organized to function as strong inner-park nodes that are self-sufficient within their spaces.

## 4.2 WILMOT PARK MASTER PLAN

The annotated Wilmot Park Improvements Master Plan brings together the creative concepts with the vision and development themes to provide the City of Fredericton with a context for long-term improvements to the site. Figure 4.1 locates and describes the proposed improvements while priority projects are located on Figure 4.2 (see next two pages).



FIGURE 4.1 | WILMOT PARK IMPROVEMENTS MASTER PLAN | PROJECTS



1. Revitalized Play Zone. Existing play equipment replaced with new equipment designed in age-appropriate sections. 'Parent-Pods' featuring seating, phone charging and open space that encourage longer play visits resulting from more comfortable and happy parents.
2. Stepping Stones Seniors' Activity Centre Social Space. Gathering area created at the rear of the building that provides seating, shade, picnic space at a location that creates youth-senior meets while ensuring 'eyes on the park'.
3. Community Gateways. The two south park corners are modified with signage and open play space as backdrop. The scale of gateway suggests community, and therefore, is designed for pedestrian entry.
4. Lawn Bowling Green. The active play area remains until a location can be found where sufficient parking and independent clubhouse can be created.

The green can be replaced with a multi-use senior games centre complete with pickle ball.

5. Court Play Expansion. The existing court spaces are expanded to provide three multi-use surfaces.
6. Court Centre. Multi-use building that becomes a centre for court play, for all active play athletes. The building also includes washrooms for all park users.
7. Circumferential Trail. Asphalt trail around park for walkers, cyclists and runners. Trail maintained during winter for extended season use.
8. Inner Trails. The primary trails identified on the Creative Ideas Map are to become asphalt surface while other trails are to become limestone surface.
9. Victorian Allée. The central park pathway is realigned to become an axial line between the front of the Old Government House and a future public art piece

(located adjacent to a re-configured parking lot at Stepping Stones). Along the pathway, the bandstand is restored with new structure and open space, and the central meeting crossroads is established with the land dedication memorial placed at centre.

10. Regional Gateways. The park entry points located on the north corners are enhanced with signage, planting and view lines into adjacent open space and treed planting.
11. Adjacent Parking. Revitalized contemporary activity returns the park to a regional facility that attracts increased visitation. New parking is located at the adjacent parking lot (complete with a cross-walk into park), and along the east and west street edges. The street parking is designed to create a neighbourhood feel along residential edges.



FIGURE 4.2 | WILMOT PARK IMPROVEMENTS MASTER PLAN | PRIORITIES



**A PRIORITY IMPROVEMENTS**

- 1** Play Zone
- 2** Stepping Stones
- 9** Victorian Allée
- 10** Regional Gateway

**B PRIORITY IMPROVEMENTS**

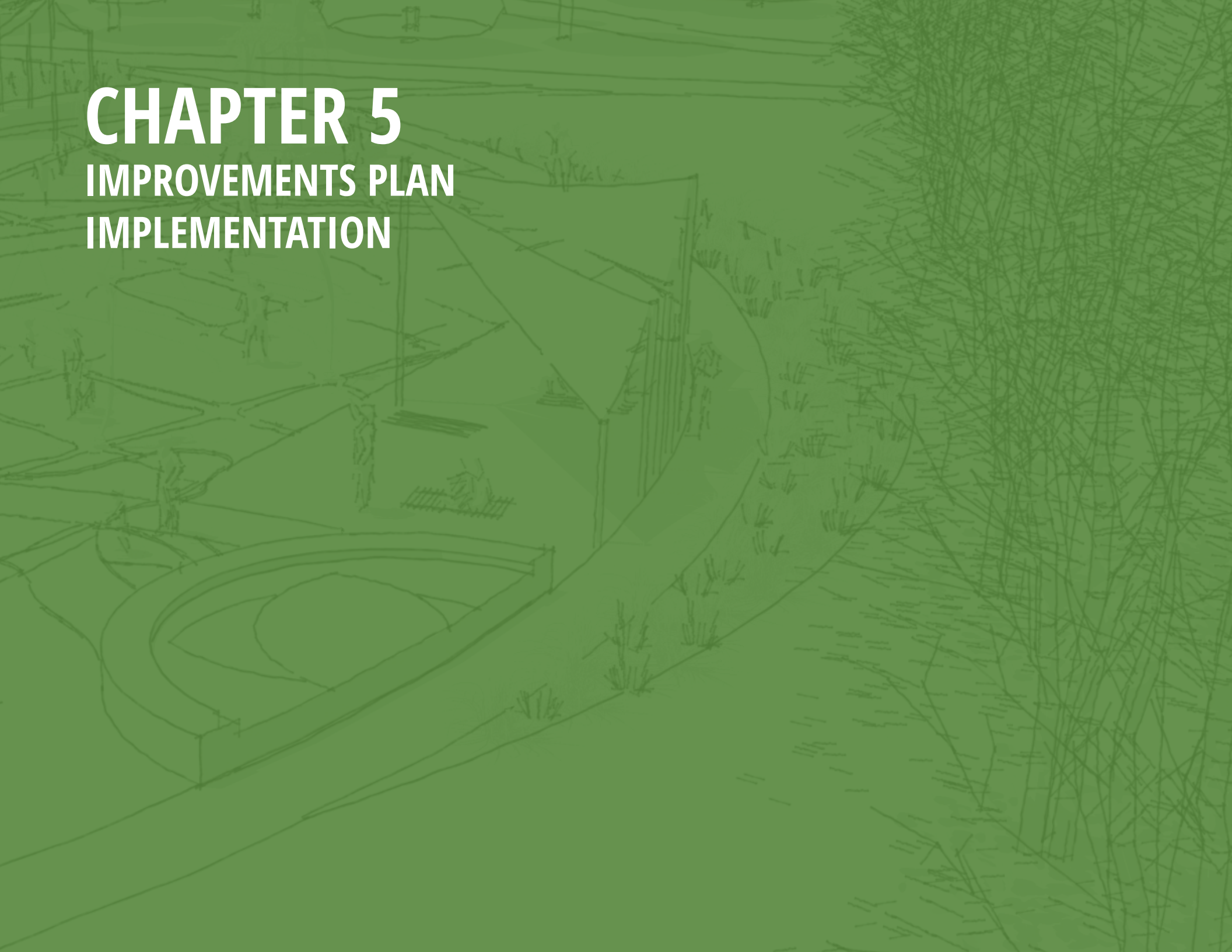
- 3** Community Gateways
- 6** Court Centre
- 8** Inner Trails

**C PRIORITY IMPROVEMENTS**

- 4** Lawn Bowling Green
- 5** Court Play
- 7** Edge Path
- 11** Street Parking

# CHAPTER 5

## IMPROVEMENTS PLAN IMPLEMENTATION





## 5.0 IMPROVEMENTS PLAN IMPLEMENTATION

The City of Fredericton Commissioned this study to identify a vision, concept and projects that can be undertaken to improve the park over the next 25 years. It is important to note that the tasks described in this chapter are presented in linear format; however, linear implementation is unlikely. Implementation will be highly iterative relative to available staffing, funding, council priority, etc. Moving tasks forward, and reverse, is not a failure to meet resident desires if the plan's vision and development themes are adhered to. In fact, real success is the result of adapting to the 'reality of the day' within the context of the vision and themes.

The strategy for moving this improvements plan forward involves embarking on a four-phase implementation plan that commences with administrative tasks prior to moving into working projects. Although this document was developed under the direction of those consulted throughout the plan development, further consultation and partnership forming is required. These relationships are forged in the first phase. Thus, the administrative context required to implement this improvements plan is developed immediately for procedural ease.



### 5.1 PHASE ONE - PLAN ADMINISTRATION

**TASK ONE - BUILDING PARTNERSHIPS.** Several programmatic and funding relationships are required to implement this plan. Thus, the relative City of Fredericton staff should meet with potential partners to present this plan, and solicit plan implementation participation. At a minimum this should include MLAs and MPs, Opportunities New Brunswick and ACOA (funding).



**TASK TWO - DETAILED COMMUNICATIONS STRATEGY.** The City of Fredericton should develop a detailed communications strategy to keep interested residents and development partners engaged and informed about the master plan and its long-term intent. Many of the master plan's proposed long-term upgrade projects will require resident participation as they are developed to ensure they are in keeping with the master plan and cultural evolution.



**TASK THREE - FOREST COVER MANAGEMENT.** Trees in Wilmot Park are to be planted to create a functional structure that defines street, trail, view planes and lawn edges. This structure communicates form, image and structure for both park user and viewer.

This task involves an on-site review of the Chapter 2 Forest Cover plan and associated database to develop a detailed forest cover overlay. Creating this overlay will include understanding which trees are likely to require replacement within the next 15 years as well as where new trees are required relative to the canopy purpose to plant trees in the park. Staff can then expand this document's Figure 2.4 plan to include new trees required to complete the park's forest overlay.



## 5.2 PHASE TWO - GATEWAYS AND ACTIVITY SPACES

This phase moves implementation into physical improvement projects that will stabilize the park's inner structure and play spaces. The following tasks are proposed in this phase.



**TASK FOUR - GENERAL LAYOUT AND GRADING PLAN.** The City of Fredericton should commission a landscape architect to develop a site layout and grading plan relative to the improvements master plan and various phase one results. This task will establish future trail and open space elevations relative to play events and views, the location and elevation of plantings and lighting, as well as benchmark elevations for the physical improvements described in this implementation chapter.



**TASK FIVE - DETAILED LIGHTING STRATEGY.** The City of Fredericton should commission a landscape architect to develop a detailed lighting strategy for the park that considers gateway/entry positions, enclosed and open spaces, as well as night sky protections. Open spaces will require no lighting where no focal points exist while focal and entry points will require lighting relative to safety, signage, visibility and two-way view planes. It is important to note that lighting should appear contemporary and light only footing relative to objects and area flooding in non focal positions. Focal positions require minimal flood lighting relative to CPTED guidelines.



**TASK SIX - PLAY PARK IMPROVEMENTS.** Proposed improvements include the creation of a new play park designed in age-friendly components. The play events should suggest a high level of adventure while adjacent parent spaces are comfortable and convenient. The design of this area should set a new level of expectation for a regional park, and work in association with the splash pad to be the city's preferred play address.



**TASK SEVEN - STEPPING STONES COURTYARD.** The City should commission a detailed design for a new courtyard located at Stepping Stone's 'back door'. The space should include hard surface, seating, shade and be a gathering space for all ages (from both Stepping Stones and the play area).



**TASK EIGHT - REGIONAL GATEWAYS.** The City Should commission the detailed design and construction of regional gateways, located at both north corners. The gateways should include branded signage, lighting, planting as well as linkages to adjacent trail and parking surfaces. Together, these assets create the image of a regional park on a busy city arterial street.



**TASK NINE - VICTORIAN ALLÉE.** This is one of the park improvement plan's most important projects. The movement of the central inner trail is realigned to create an axis between the primary park focal points and the Old Government House front entry.

The trail is a double-path allée with planting, seating and lighting along both paths. A new bandstand is located immediately adjacent to the splash pad, and includes an open turf space for special events staged from the stand.

To do this work, the City should commission a landscape architect to develop detailed concepts and contract documents prior to moving into the next phase of work.

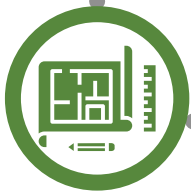


### 5.3 PHASE THREE - SECONDARY GATEWAYS AND ACTIVITY SPACES

**TASK TEN - COMMUNITY GATEWAYS.** This project includes the creation of gateways on the south corners that include signage, lighting, planting and pathways, all at a local scale. The City should commission a landscape architect to develop concepts and contract documents to create these gateways as the first task in phase two.



**TASK ELEVEN - INNER TRAILS.** The City should commission a landscape architect to develop an inner trail plan relative to this plan's circulation concept. All surface materials and dimensions should adhere to best industry practices relative to the projected use.



**TASK TWELVE - COURT CENTRE.** This project requires skilled program and design work. To do this, the City should commission an architect to develop a detailed concept that articulates program relative to present and future court use, as well as park use for maintenance and service purposes. This work will include costing and construction processes.



## 5.4 PHASE FOUR - LONG-TERM PROJECTS

**TASK THIRTEEN - PARKING PROJECT.** The park's west and east edges are to be reconfigured with parking that runs diagonal or perpendicular to the streets. In doing this, the parking should appear as 'parking-in-a-park', and make the street feel neighbourhood in nature. To do this, the City should commission a civil engineer and landscape architect to develop concepts and plans to accomplish this initiative.

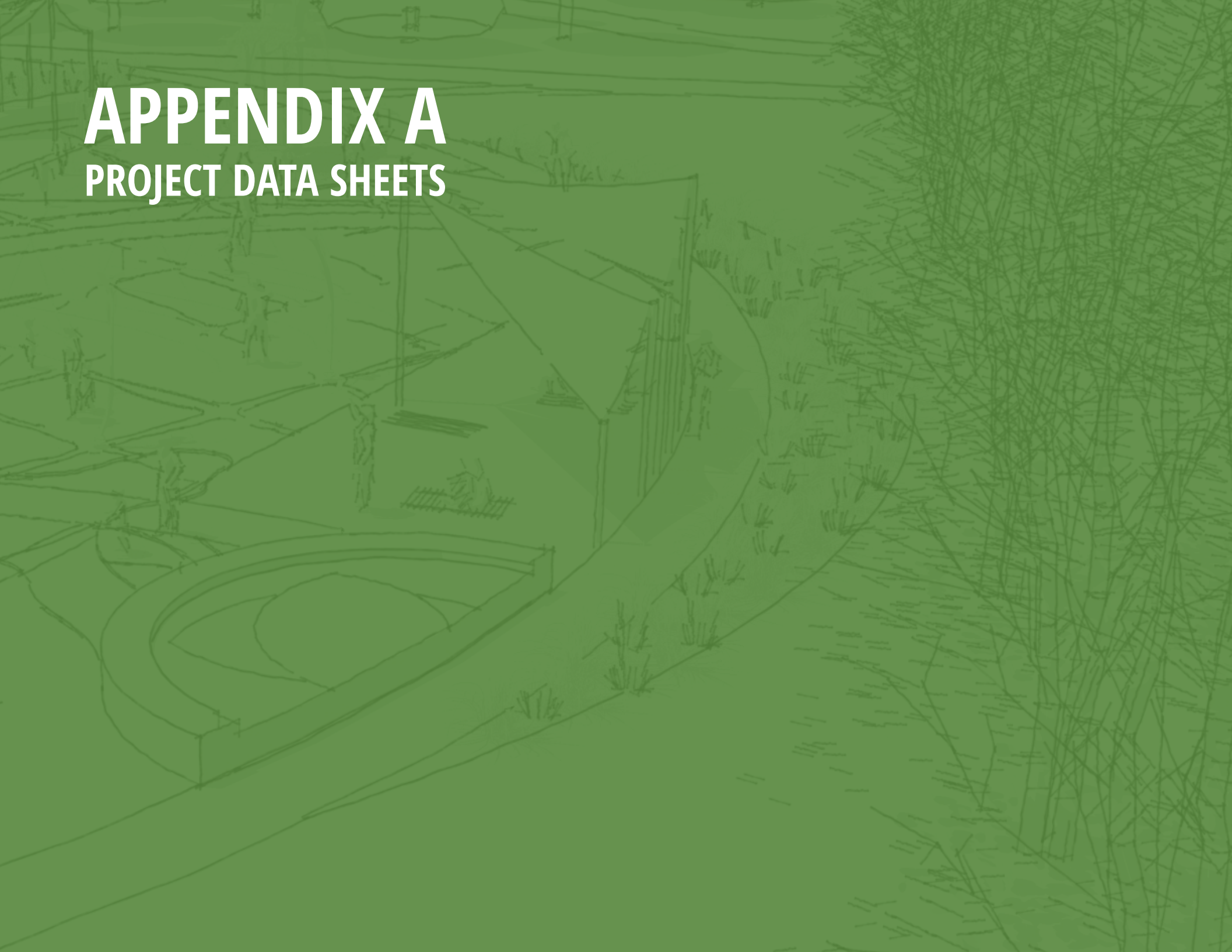
**TASK FOURTEEN - COURT PROJECTS.** This work requires the design and construction of multi-use courts at the present basketball and lawn bowling surfaces. Obviously, this will take considerable work with user groups to ensure a suitable lawn bowling home is found, and that the proper program development of new surfaces results in relevant design.

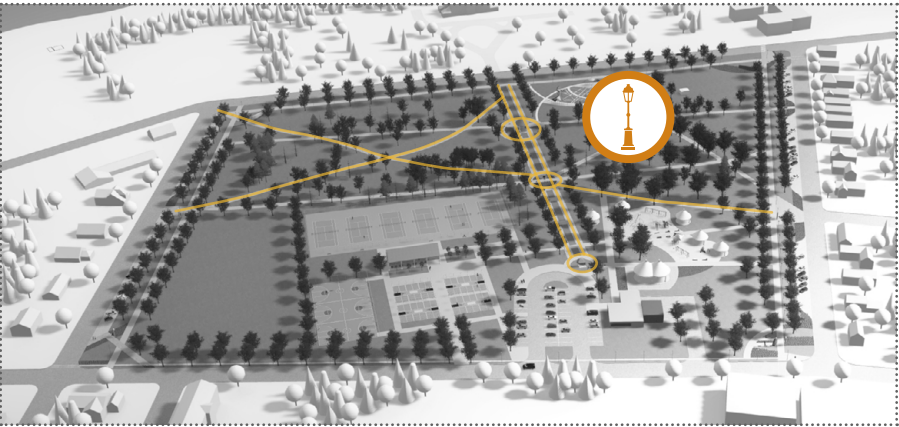
To accomplish this, the City should develop a project team that includes staff, consultants and community members that combine to design, fund and build the project.



# APPENDIX A

## PROJECT DATA SHEETS



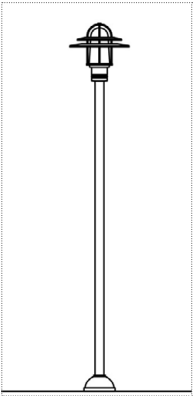


# LIGHTING STRATEGY

## TASK FIVE | PROJECT DATA

Detailed Lighting Strategy - This master plan proposes updated lighting for primary through-park walking routes (see adjacent plan for locations). This lighting should be thematic to historical form while appearing contemporary, and utilizing contemporary fixtures. Street's-edge trails should rely on street lighting for illumination.

Task	amount	unit	cost	extension
BUDGET ESTIMATES - DETAILED LIGHTING STRATEGY				
General Layout & Grading Plan				
Site survey - elevation setting and layout	1	per	\$8,500	\$8,500
Excavation and disposal	1	lumpsum	\$3,500	\$3,500
Power allowance	1	lumpsum	\$21,500	\$21,500
				\$33,500
Lighting				
Light Bases and Conduit	45	per	\$1,250	\$56,250
Light fixtures	45	per	\$6,500	\$292,500
				\$348,750
General Development				
Tree trimming adjacent to poles/fixtures	1	lumpsum	\$4,500	\$4,500
Natural turf area development (topsoil & hydroseed) reinstatement	3,500	sq.m.	\$8.50	\$29,750
				\$34,250
projects subtotal				\$416,500
contingencies (11%)				\$45,815
design & contract management (11%)				\$50,855
total (plus applicable taxes)				\$513,170





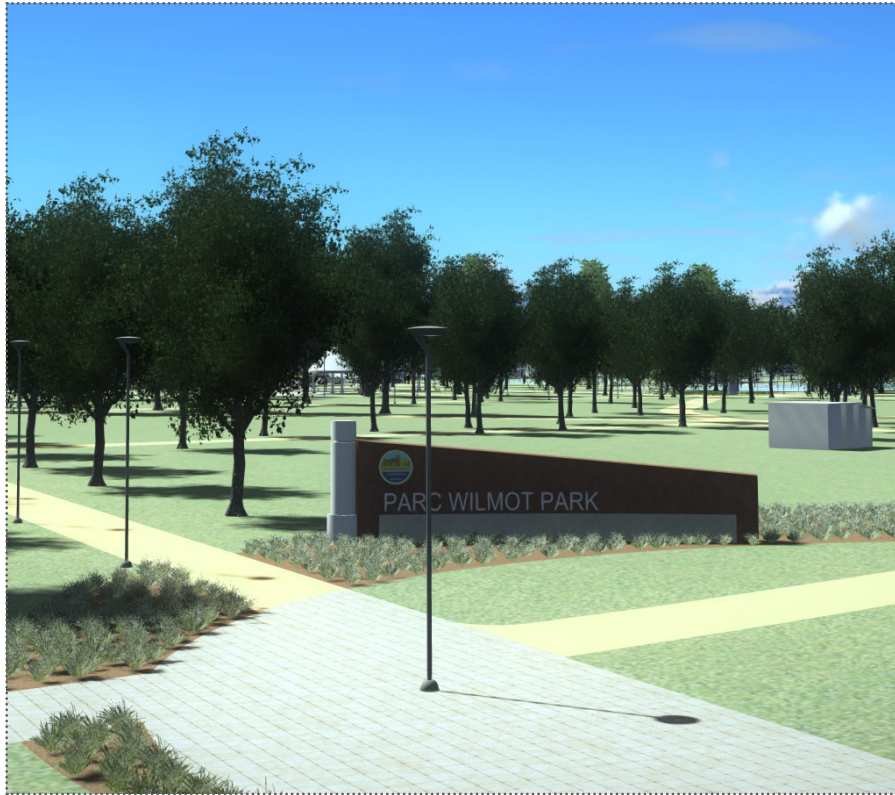


## PLAY PARK & STEPPING STONES

### TASK SIX AND SEVEN | PROJECT DATA

Play Park Improvements - The present play park is replaced with amalgamated activity zones relative to age and/or intensity. Parent pods (seating, digital device power, shade) are located adjacent to the play areas. Treatments at the rear of the Stepping Stones building is upgraded to plaza, seating and shade space. Thus, the rear become a second front door within the park, and converts the facility to an activity pavilion within the park.

Task	amount	unit	cost	extension
<b>BUDGET ESTIMATES - PLAY PARK &amp; STEPPING STONES GATHERING PLAZA</b>				
<b>General Layout &amp; Grading Plan</b>				
Site survey - elevation setting and layout	1	per	\$7,500	\$7,500
Site excavation and disposal	1	per	\$13,500	\$13,500
Municipal & utility service allowance	1	per	\$8,500	\$8,500
				\$29,500
<b>Play Park Improvements</b>				
Shade structures (with bases)	5	per	\$18,500	\$92,500
Swings	2	per	\$16,500	\$33,000
Accessible surface	750	sq.m	\$185	\$138,750
K-4 Play equipment	1	lumpsum	\$90,000	\$90,000
4plus Play equipment	1	lumpsum	\$150,000	\$150,000
Interspaced play events	1	lumpsum	\$35,000	\$35,000
Parent pod-seating	1	lumpsum	\$14,000	\$14,000
Lighting	1	lumpsum	\$25,000	\$25,000
Access trail development	240	lin.m.	\$75	\$18,000
Natural turf area development (topsoil & hydroseed) reinstatement	850	sq.m.	\$8.50	\$7,225
				\$603,475
<b>Stepping Stones Plaza Grounds</b>				
Shade structure	1	structure	\$55,000	\$55,000
Plaza paving units & concrete surface	600	sq.m.	\$150	\$90,000
Benches	15	per	\$3,500	\$52,500
Lighting & power	1	lumpsum	\$15,500	\$15,500
				\$213,000
<b>Softscape Development</b>				
Trees	20	per	\$850	\$17,000
General Planting	1	lumpsum	\$25,000	\$25,000
Natural turf area development (topsoil & hydroseed) reinstatement	350	sq.m.	\$8.50	\$2,975
				\$44,975
projects subtotal				\$890,950
contingencies (11%)				\$98,005
design & contract management (11%)				\$108,785
total (plus applicable taxes)				\$1,097,739



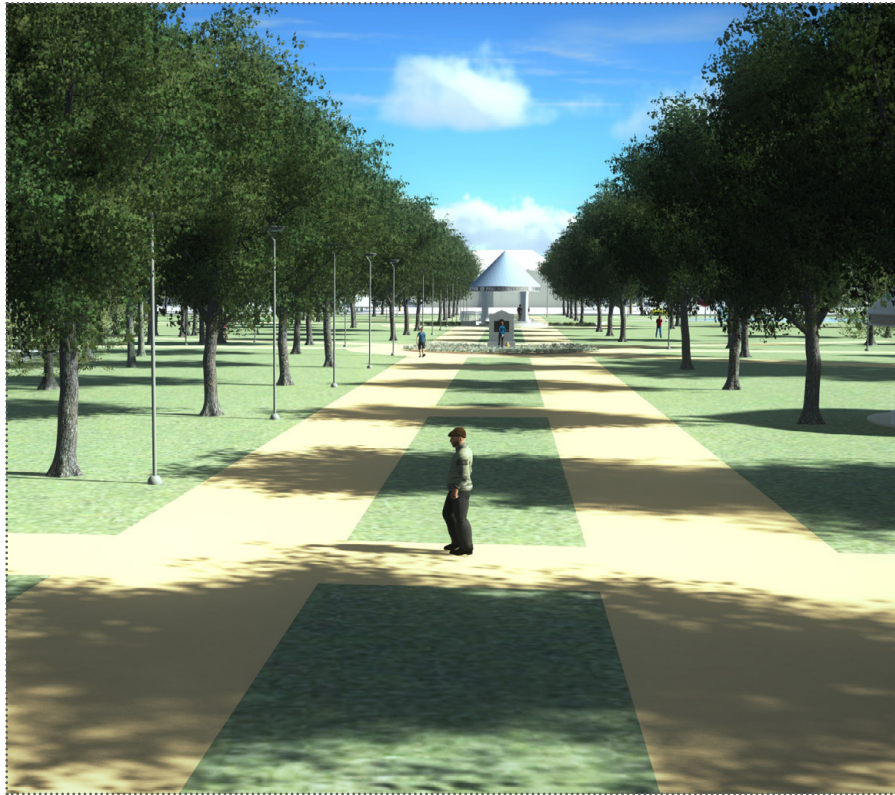
## REGIONAL GATEWAYS

### TASK EIGHT | PROJECT DATA

Regional Gateways - The park's primary corner gateways, located on the Woodstock Road, are converted to create primary park entry points and are highly visible by all those utilizing the regional arterial route.

Task	amount	unit	cost	extension
<b>BUDGET ESTIMATES - REGIONAL GATEWAYS</b>				
General Layout & Grading				
Site survey - elevation setting and layout	1	per	\$1,500	\$1,500
Excavation and disposal	1	lumpsum	\$2,500	\$2,500
Drainage allowance	1	lumpsum	\$21,500	\$21,500
				\$25,500
Task Eight - Regional Gateways				
Planting	2	per	\$5,500	\$11,000
Signage	2	per	\$21,500	\$43,000
Seating	2	per	\$8,500	\$17,000
Plaza paving units	100	sq.m.	\$200	\$20,000
Paving unit edging	1	lumpsum	\$1,800	\$1,800
				\$92,800
projects subtotal				\$118,300
contingencies (11%)				\$13,013
design & contract management (11%)				\$14,444
total (plus applicable taxes)				\$145,757





## VICTORIAN ALLÉE

### TASK NINE | PROJECT DATA

Victoria Allée - The Central Park pathway is realigned relative to the Old Government House to create a strong relationship between the historic building and the historic park. This allée hosts seating, lighting and the relocated band shell.

Task	amount	unit	cost	extension
<b>BUDGET ESTIMATES - VICTORIA ALLÉE</b>				
General Layout & Grading				
Site survey - elevation setting and layout	1	per	\$7,500	\$7,500
Excavation and disposal	1	lumpsum	\$12,500	\$12,500
Relocate monuments	1	lumpsum	\$6,500	\$6,500
Drainage allowance	1	lumpsum	\$26,000	\$26,000
				\$52,500
Victorian Allée				
Asphalt trail allée	750	lin.m.	\$95	\$71,250
Bandshell structure (c/w power & lighting)	1	lumpsum	\$185,000	\$185,000
Shelter seating	18	benches	\$3,500	\$63,000
Plaza paving units	400	sq.m.	\$200	\$80,000
				\$399,250
Softscape Development				
Trees	30	per	\$850	\$25,500
General Planting	1	lumpsum	\$18,500	\$18,500
Natural turf area development (topsoil & hydroseed) reinstatement	2,500	sq.m.	\$8.50	\$21,250
				\$65,250
Various				
Seating	20	benches	\$3,500	\$70,000
Signage/interpretation	1	lumpsum	\$25,000	\$25,000
				\$95,000
projects subtotal				\$612,000
contingencies (11%)				\$67,320
design & contract management (11%)				\$74,725
total (plus applicable taxes)				\$754,045



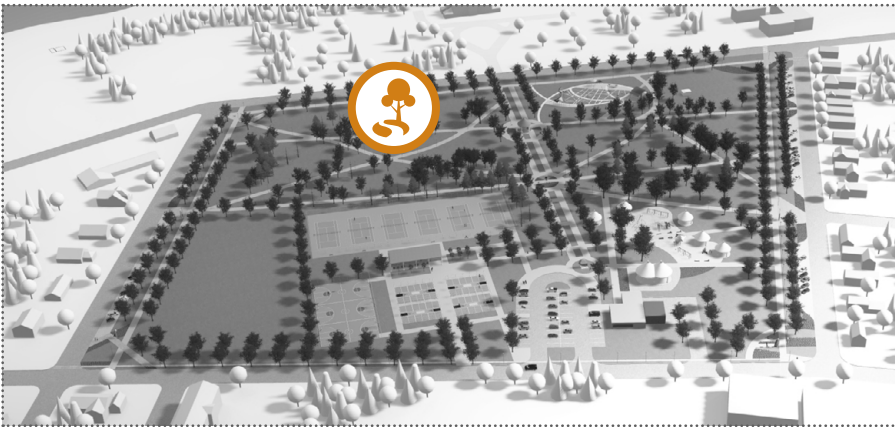
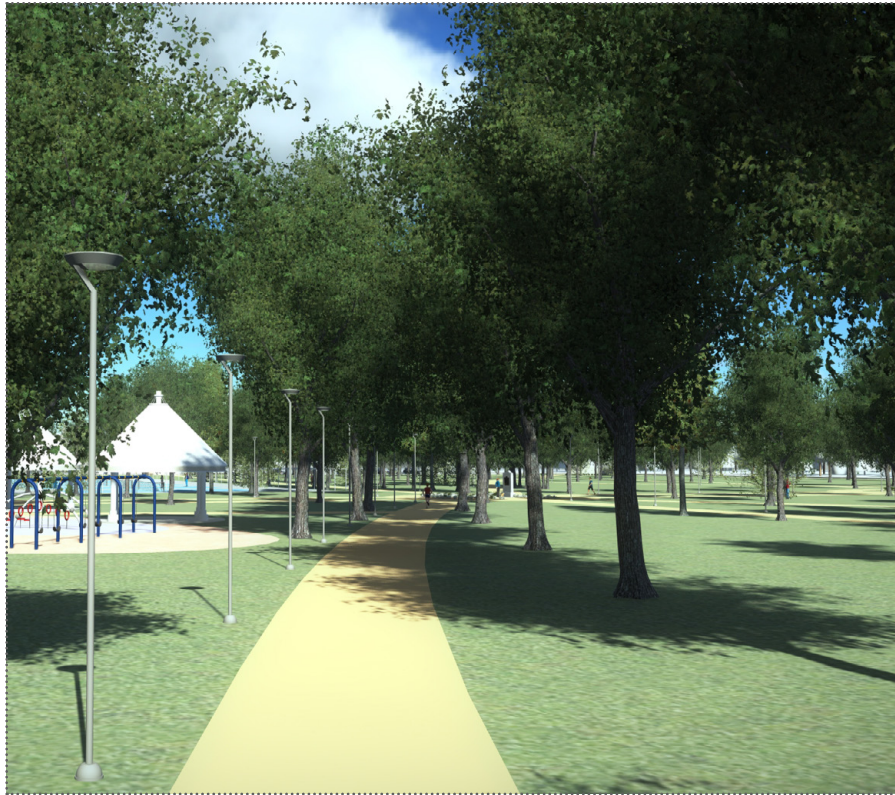
# COMMUNITY GATEWAYS

## TASK TEN | PROJECT DATA

Community Gateways - The park's secondary corner gateways, located on Saunders Street, are converted to create local park entry points, and are highly visible by all those utilizing the neighbourhood collector route.

Task	amount	unit	cost	extension
BUDGET ESTIMATES - COMMUNITY GATEWAYS				
General Layout & Grading				
Site survey - elevation setting and layout	1	per	\$2,500	\$2,500
Excavation and disposal	1	lumpsum	\$3,000	\$3,000
Drainage allowance	1	lumpsum	\$5,500	\$5,500
				\$11,000
Community Gateways				
Planting	2	per	\$3,500	\$7,000
Signage	3	per	\$10,500	\$31,500
Seating	2	per	\$6,500	\$13,000
Plaza paving units	50	sq.m.	\$200	\$10,000
Paving unit edging	1	lumpsum	\$650	\$650
				\$62,150
projects subtotal				\$73,150
contingencies (11%)				\$8,047
design & contract management (11%)				\$8,932
total (plus applicable taxes)				\$90,128





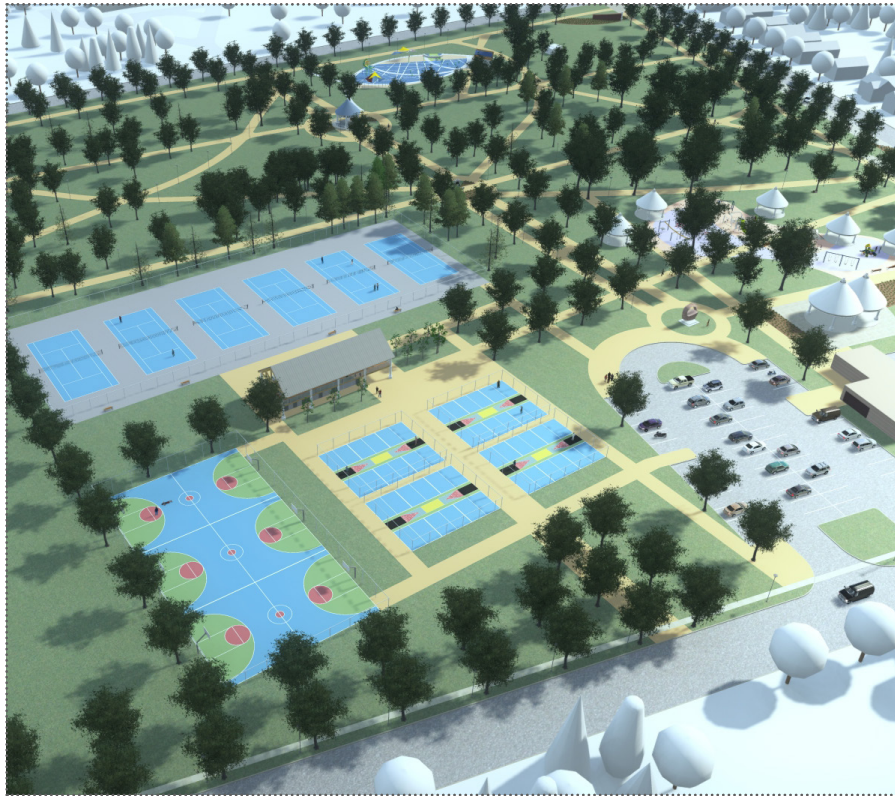
## INNER TRAILS

### TASK ELEVEN | PROJECT DATA

Inner Trails - The parks interior trails are widened for greater user comfort and surface stability. Surfaces utilizes a mix of asphalt, granular and limestone (based on anticipated intensity).

Task	amount	unit	cost	extension
<b>BUDGET ESTIMATES - INNER TRAILS</b>				
General Layout & Grading				
Site survey - elevation setting and layout	1	per	\$12,500	\$12,500
Excavation and disposal	1	lumpsum	\$16,500	\$16,500
Drainage allowance	1	lumpsum	\$25,000	\$25,000
				\$54,000
Task Eleven - Inner & Radial Trails				
3-meter asphalt trail	1,400	lin.m.	\$92	\$128,800
3-meter granular trail (granular and/or limestone)	4,500	lin.m	\$68	\$306,000
Reinstatement	1	lupmsum	\$22,500	\$22,500
				\$457,300
Softscape Development				
Trees	60	per	\$850	\$51,000
General Planting	1	lumpsum	\$35,000	\$35,000
Natural turf area development (topsoil & hydroseed) reinstatement	25,000	sq.m.	\$8.50	\$212,500
				\$298,500
Various				
Seating	35	benches	\$3,500	\$122,500
Signage/interpretation	1	lumpsum	\$125,000	\$125,000
				\$247,500
projects subtotal				\$1,057,300
contingencies (11%)				\$116,303
design & contract management (11%)				\$129,096
total (plus applicable taxes)				\$1,302,699





# COURT CENTRE

## TASK TWELVE, THIRTEEN AND FOURTEEN | PROJECT DATA

Court Centre - The existing court area is upgraded to support a new multi-use building (complete with community use space, washrooms, storage, etc.), additional courts and landscaped common space. A revitalized parking area supports mobility challenged facility and park users.

BUDGET ESTIMATES - COURT CENTRE				
General Layout & Grading				
Site survey - elevation setting and layout	1	per	\$2,500	\$2,500
Excavation and disposal	1	lumpsum	\$3,000	\$3,000
Drainage allowance	1	lumpsum	\$25,500	\$25,500
				\$31,000
Court Centre Building				
Wood, glass and steel boat centre building	300	sq.m.	\$1,375	\$412,500
Viewing deck	250	sq.m.	\$950	\$237,500
Utility allowance	1	lumpsum	\$24,500	\$24,500
Base granular stabilization	1	lumpsum	\$12,000	\$12,000
Lighting allowance	1	lumpsum	\$12,500	\$12,500
				\$699,000
Court Projects				
Plaza paving units	650	sq.m.	\$200	\$130,000
Reinforced concrete decking	560	sq.m.	\$150	\$84,000
Asphalt multi-use courts	1,120	sq.m.	\$125	\$140,000
Multi-use court fencing	900	lin.m.	\$140	\$126,000
Court surfacing	400	sq.m.	\$70	\$28,000
Landscape allowance	1	lumpsum	\$12,500	\$12,500
Lighting allowance	1	lumpsum	\$35,000	\$35,000
Drainage allowance	1	lumpsum	\$8,600	\$8,600
				\$564,100
Parking and Circulation				
Asphalt driving entry/loop/parking (c/w curbs)	2,400	sq.m.	\$78	\$187,200
Drop-off Plaza Surfaces	400	sq.m.	\$30	\$12,000
Drainage allowance	1	lumpsum	\$8,500	\$8,500
Lighting allowance	1	lumpsum	\$35,000	\$35,000
Parking delineation	1	lumpsum	\$12,500	\$12,500
				\$255,200
Softscape Development				
Trees	15	per	\$850	\$12,750
General Planting	1	lumpsum	\$6,500	\$6,500
Natural turf area development (topsoil & hydroseed) reinstatement	2,500	sq.m.	\$8.50	\$21,250
				\$40,500
Various				
Seating	10	benches	\$3,500	\$35,000
Signage/interpretation	1	lumpsum	\$15,000	\$15,000
				\$50,000
projects subtotal				\$1,639,800
contingencies (11%)				\$180,378
design & contract management (11%)				\$200,220
total (plus applicable taxes)				\$2,020,398

trace

NATURAL ENVIRONMENTS | BUILT ENVIRONMENTS