THE RIVERVIEW LIONS COMMUNITY PARK

MASTER PLAN | FINAL REPORT | OCTOBER 2015

Riverview + trace

NATURAL ENVIRONMENTS | BUILT ENVIRONMENTS

A. The Gateway Corner

B. The Play Zone

C. The Aquatics Play Zone

D. The Seniors Game Zone

E. The Multi-Use Court Zone

F. The Park Visitor Center / Parking

G. The Walking Loop

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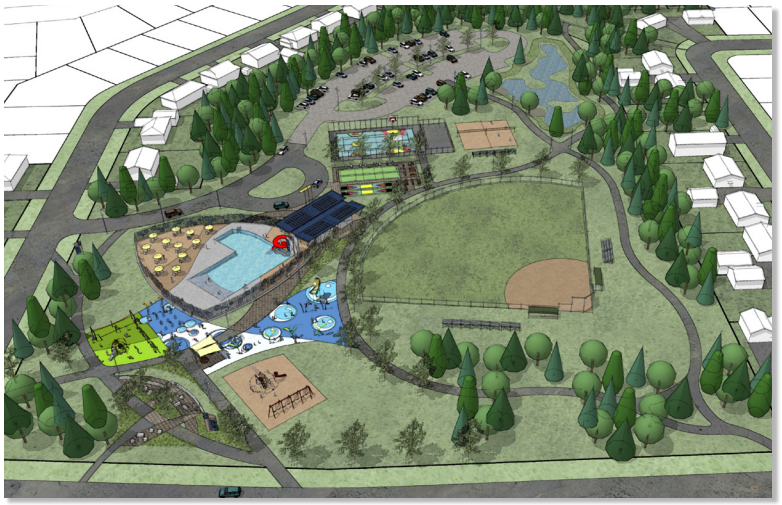


The Town of Riverview commissioned this report and associated process to develop a long-term re-development master plan for the Lion Ken Gabbey Pool and surrounding lands (the Riverview Lions Community Park). Located at the corner of Buckingham Avenue and Killarney Road, the 3.6 hectare park is home to an outdoor pool and associated mechanical/service building, a modest play area, one of Atlantic Canada's highest quality minor-league baseball fields, and a parking surface. Town Council and administration recognize the importance of the park and requested a plan that capitalizes on existing site activity, and proposes additional activities that expand the park to a multi-use/multi-age community common. Thus, the Riverview Lions Community Park will become a place where all residents can gather, play, socialize or relax, at the heart of the rapidly expanding town.

THE QUESTION

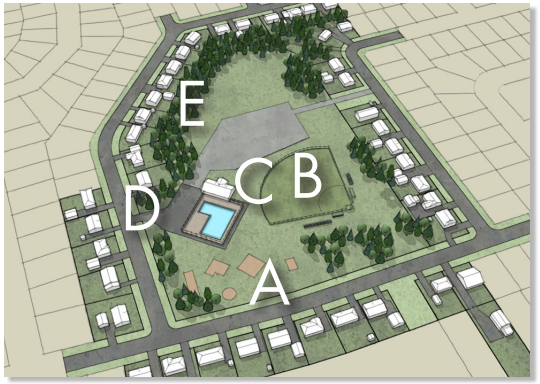
Riverview's 19,128 residents have a variety of park, green space and recreation facilities within the town's boundary. The outdoor pool facility, expanded play area, ball field and central location make the Riverview Lions Community Park a unique space. The under-utilized lands within the park's boundary combine with the above mentioned assets to create a significant opportunity to develop a powerful recreational asset. To do this, Town Council charged staff, consultants and residents of all ages to work together to develop a master plan that answered the following:

1. What is the condition of existing park assets?
2. What efforts should the Town make to stabilize these assets?
3. What additional assets should be added to the site?
4. What is the long-term strategy and associated costs that move the site from park to community common?

THE RESULTS

Youth describe the park as a place where water play expands to include the existing play areas to create a powerful recreational focal point. Winter play is located elsewhere. High school-aged residents describe the park as an all-season social and activity destination. Adults describe the park as an all-season social and activity focal point with enclosed walking and multi-use play surfaces. When considered together, the ideas suggest that an expanded park facility becomes the town's premier outdoor recreation site.

EXISTING CONDITION



The existing site is organized around three focal points: the pool facility, the ball field and the modest play area. A granular parking surface, with approximately 84 parking spots bridges the Killarney Road entrance to a secondary/service Page Street entrance. The following details these as well as other park assets while Figure 1.0 (adjacent) illustrates location.

A. The Play Equipment

The Town has replaced the play equipment with two age-appropriate structures. These structures are very high-quality and can form a focal point for expanded play.

The existing swing set is aging and is not well positioned relative to the new play equipment. The swings should be replaced and repositioned with any park re-development.

B. The Ball Field

The existing ball field is in excellent condition. All surfaces, fencing and seating suits facility use and, with ongoing operational maintenance, is capable of supporting active play for many years.

C. The Pool Facility

This facility includes an unheated outdoor pool, a 590 square-meter pool deck, a 269 square-meter pool building complete with enclosed change, administrative and mechanical space. The facility is surrounded by a 4-meter high unpainted chain link security fence complete with a 0.5-meter barb wire return to prevent off-duty access.

The pool-edge deck has, over time, recessed below the pool wall, and has suffered from surface deflection. The deck is no longer an accessible or safe surface. Edges resulting from cracking and recession create trip-points that can cause injury to users.

The concrete pool tub is in relatively good structural condition with minor cracking. Although mechanical issues affect water circulation, volumetric turnover and skimming, the tub remains as a stable and reusable structure. Sealant and pool-based paint can resolve existing cracking while mechanical equipment upgrades that support proper skimming and circulation can support extended tub life.

The surrounding fence has slumped over time and graphically appears 'institutional' rather than 'park'. Future site upgrades should include the placement of pool safety fencing that is park appropriate. Contemporary pool fence creates a difficult wall to climb; therefore, a barb-wire return will not be required.

The pool building has reached the end of its useful life. A structural and functional analysis of the building has identified issues that are not repairable; thus, replacement is the only option.

The building's existing concrete block walls have two significant problems. First, the base course of block has lacked proper weeping capability. This has resulted in block moisture absorption, crumbling and joint separation between blocks and the slab. Second, several vertical joints have separated, resulting in significant gaps where water and ice work to further expand gaps. Together, these issues affect the structural stability of the building and should be addressed immediately.

The existing roof and slab are both affected by the degrading wall system. The roof sits on unstable walls, which results in leaking where the roof-wall seal is constantly compromised. Although the central areas of the slab have not destabilized due to base failure or other problems, joints with the degrading wall blocks have resulting in slab failure along its structural edges. A new wall system will require new concrete supporting walls.

D. Entry, Circulation & Parking

All edges of the site are accessible by informal pedestrian entry. Although this access is not formalized, the open edge provide a sense of openness and accessibility.

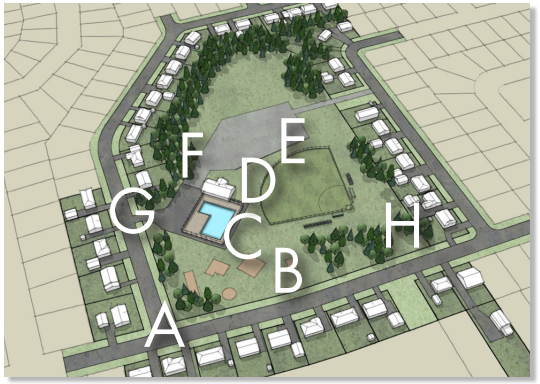
The primary vehicle access is located at the Killarney Road entrance. This entry provides direct access to the pool and parking area located on the west-edge of the ball field. Residents believe that those using the ball field often park on adjacent streets due to a lack of understanding relative to the parking lot's existence. This is easily solved with wayfinding techniques.

A secondary vehicle access, from Page Street, is commonly used by residents for pedestrian use, or by town operational staff for maintenance activity. Existing and informal pedestrian access is available at Canterbury Avenue and Page Street; however, no formal trail connection to the pool, ball field or play area exists.

E. Naturalized Edges

The site's existing tree stands provide an ideal park image while creating a buffer for adjacent residential uses. The Buckingham edge tree stand is thinned and maintained as functional common space whereas the residential buffered edges are retained in their natural form.

CONSULTATION & PROGRAM



Several valuable consultation sessions resulted in a program for the site. Under the guidance of the project's Community Design Group, consultation work included sessions with Riverview students, seniors and open public workshops. The synthesis of this work is described in this chapter and forms the basis of the master plan.

A. The Gateway Corner
An idea formed by students at Riverview High, the Buckingham-Killarney corner should become the visual gateway to the park. Appropriate signage, seating, planting and plaza space will convey 'park' from the street.

B. The Play Zone
An idea formed by elementary school-aged residents, and extending around the gateway corner, the existing play area is expanded to include multi-age play stations, each with accompanying swing-set and seating for parents to supervise children and converse with other parents. Play spaces created for 'tots to ten' residents should be created as an accessible play area.

C. The Aquatics Play Zone
An idea formed by all participating Riverview residents, this is a multi-age water-based play area inclusive of both open and enclosed space. Open water play space is available to all residents when operating and includes splash pad events. Enclosed space includes in-ground pool and programmed deck space for events such as yoga.

D. The Senior Games Zone
An idea proposed by all participating residents and refined by seniors, the zone hosts shuffleboard, bocci ball, pickle ball and social space. The games zone is not intended to be a regional games hosting facility; rather, it is intended for resident use.

E. The Multi-Use Court Zone
An idea formed by all participating residents, the multi-use courts zone includes asphalt court space for events such as pickle ball, tennis, basketball, ball hockey, skating and skateboarding. The zone also includes beach volleyball courts with viewing areas that serves as both active play and social viewing areas.

F. The Park Visitor Centre
The visitor centre replaces the existing pool building. The centre includes two components:

1. a pool/change room building that also supports administrative and mechanical space;
2. common maintenance and washrooms for those using the zones outside of the aquatics play zone.

G. Entry and Circulation
The primary and secondary vehicle entries to the site should remain the same; however, the parking area should move away from the centre of the site to allow for continuous common space within the heart of the site.

Trail access is provided at all site corners and links pedestrians to all zones. In addition to this, a single loop walking trail around the site's interior, that links all zones, provides an all-season walking destination within the park.

H. The Conservation Zones
The site's edges are retained as treed buffer to adjacent uses. Also, the Buckingham edge tree stands are retained, as is, to ensure the site's natural character is retained, in perpetuity.




SITE SUSTAINABILITY

Prior to placing the projects required to fulfill the program, site sustainability must be institutionalized into the master plan; therefore, the ecological elements that sustain the site's natural elements are conserved or created for the purposes of conservation.

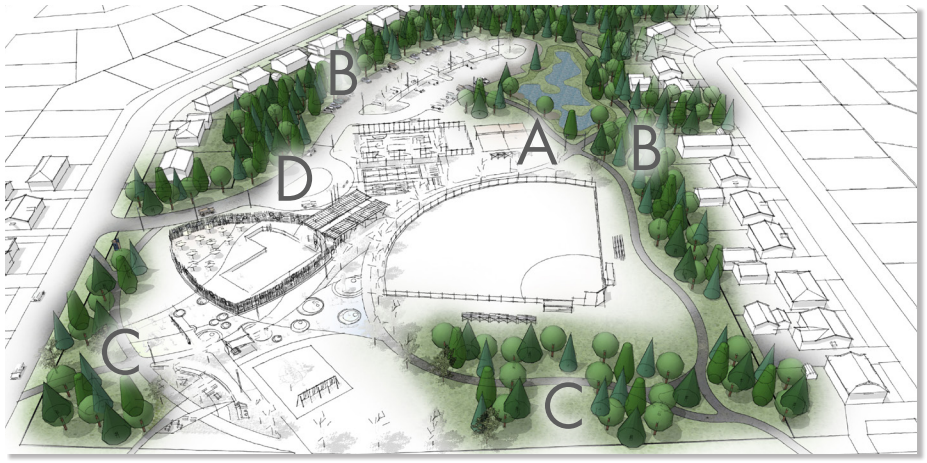
A. Stormwater Retention
A naturalized stormwater basin is positioned adjacent to the secondary site entrance. This basin will structurally capture all storm flows from parking and multi-use court zones, as well as overland flows from adjacent turf areas.

The basin is physically designed to retain flows at both low and high water lines. In addition to this, the basins are expanded and shaped to support wetland planting placed to remediate contaminants flowing into the basin from adjacent surfaces.

It is important to note that the basin is not designed and created as a wetland; it is designed and created as a stormwater basin that is naturalized for water treatment purposes only. Water is to be consistently retained to normal water mark elevation to prevent insect breeding, and to ensure slow release of flows into the ground and root systems of adjacent plants.

B. Buffered Edge
All existing edge trees are to be retained with the exception of areas required for the retention basin. In addition, all treed edges are to remain in their existing form; therefore, no thinning of natural edges will occur.

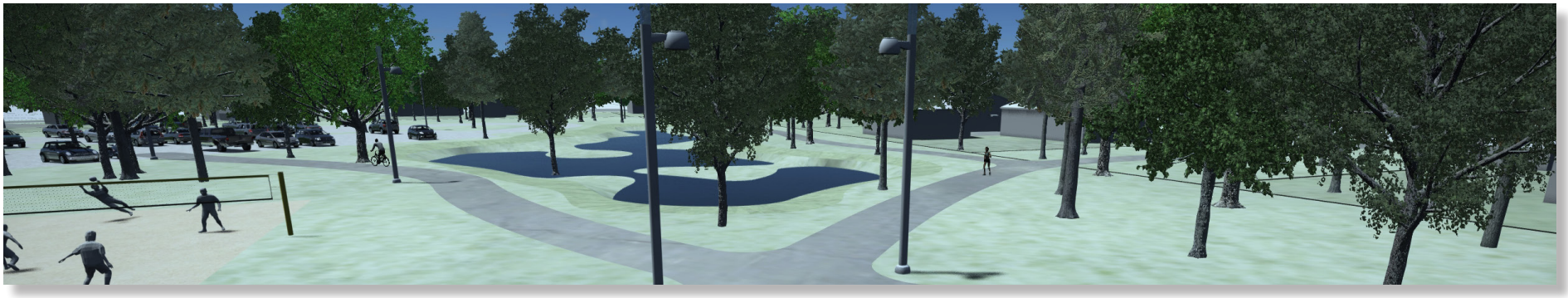
C. Site Trees
All trees located along the edge of Buckingham and Killarney are retained in their present manicured form as park trees. The image and canopy created for both the



park and street are important in their present form. This is not to be altered and should be amended when trees show decline. With the exception of street and trail edge of activity supporting trees, no planting is required.

D. Wire-Free Parkscape
This master plan proposes a long-term plan for revitalization; thus, planning should consider technologies within the context of the future, rather than today.

With this in mind, all utilities placed on-site should capitalize on environmental technologies (with the exception of health-sustaining technologies such as pool mechanical/electrical utilities). Site and building lighting utilizes photovoltaic power sources that remove any requirement for linkage to power-grid and therefore, do not require in-ground or overhead wiring. Photovoltaic cells should be sized to ensure light exhaustion throughout the night.



AQUATICS CENTRE

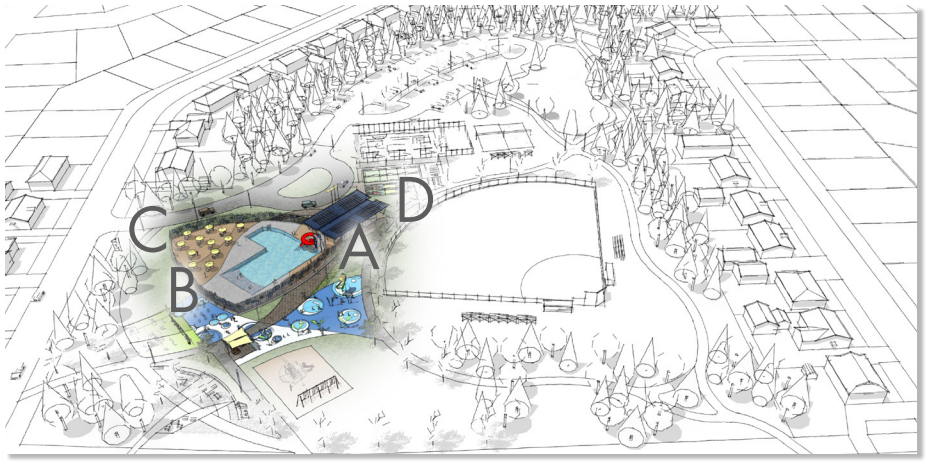
The park's primary focal point is the aquatic centre. The present 443 square-meter tub receives an expanded deck for programming, relaxation and social purposes. The existing building is replaced with a contemporary visitor centre while the surrounding fence is replaced with a park-appropriate barrier.

In addition to this, the aquatics play expands beyond the boundary of the fence with a multi-age splash pad. Thus, the portion of the aquatic centre within the barrier is retained as a programmed/user pay facility while the portion on the park side of the barrier is un-programmed and free to all park users. The following describes the aquatic centre elements.

A. Mechanical System
The most frequent pool-related concern at this site is water temperature. This, accompanied by the fact that the existing mechanical system does not function in a proper fill-return method, dictates that a new mechanical system is required. The most efficient approach to doing this is to cap all existing lines at the tub prior to installing new lines and skimming system. Together with a heat pump-based water warming system, the water temperature and mechanical concerns will be addressed.

B. The Tub
The existing tub is amended with surface and crack sealant, and coated with paint designed to create a vibrant and active pool. All existing feeds and returns are capped and sealed prior to painting.

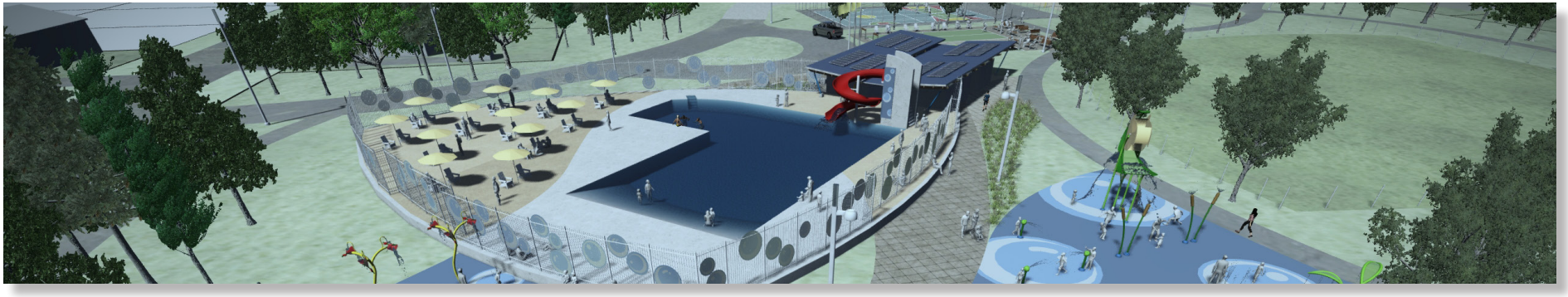
A new accessible access is placed at the east entry to the tub. This removable aluminum platform is bolted to the back and cantilevered into the tub to minimize any additional tub structural requirement. A new slide is placed at the building side of the pool, and is fully supported by the deck.



C. The Deck
The existing deck is removed and replaced with a structural concrete surface sized for general pool and programmed deck use. The deck is coated with a pebbled rubber surface that gives a cushioned and tactile feel under foot. Deck furniture is mobile to allow residents to create ideal social settings based on personal preference.

D. The Building
The existing building is replaced with a 125 square meter visitor centre. The pool side of the building includes mechanical as well as administrative space where staff retreat, and where user fees are collected. This side of the building also includes a family change room where washrooms and lockers are available for all users, and individual stalls provide clothing change space.

Although under a single roof, a separate building is located relative to common use. This space includes site maintenance space and washrooms.



MULTI-AGE PLAY

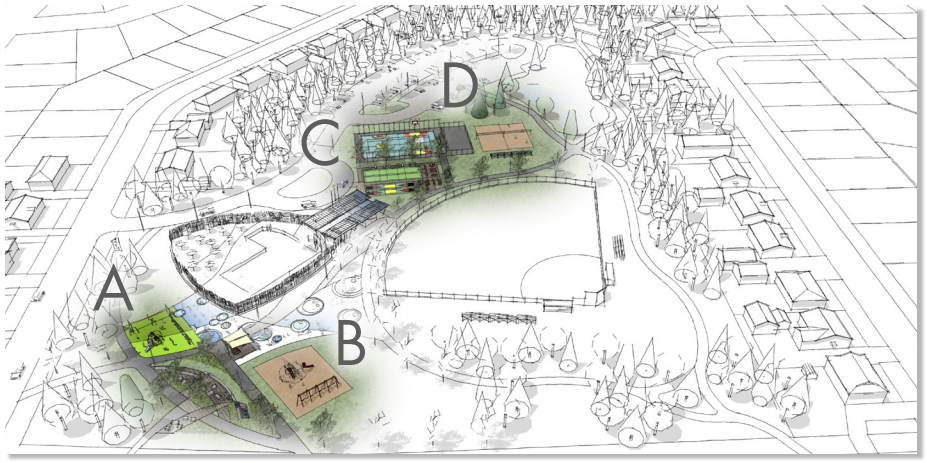
This master plan is designed to ensure common use for all ages. Although some play areas of the site appear definitively youth-based, all areas have some component of multi-age (through the placement of seating or adjacent walking surface). This ensures 'eyes on activity' in all common areas.

The park hosts four play zones. An area based on play structures and water play is located within the previously discussed play band, while a seniors' and multi-use court area is located adjacent to the visitor centre and parking area. The following describes these.

A. Play Zone One
The existing youth-aged play area is expanded with additional age-centric play equipment. A K-4 zone is located immediately adjacent to the pool deck, with an exploratory splash pad sandwiched between the accessible play area and deck. Seating is on benches and along the pool deck edge.

B. Play Zone Two
The existing play area, located east of Play Zone One, is expanded with a swing and adventure-based splash pad that extends the play area toward the new visitor centre. The site is attached to Play Zone One with a modest visitor kiosk and seating. Linkage to the visitor centre is by trail and seating areas.

C. Seniors Games Zone
The west edge of the visitor centre, between the centre and parking area, hosts a seniors' games site. Shuffleboard and Bocci Ball courts are surrounded with seating for viewing and social purposes. This zone is also a gateway to the park's walking loop.



D. Multi-Use Court Zone
The seniors' games site expands north to include a multi-use court for pickle ball, basketball, ball hockey, tennis and other asphalt surface games. The surface is painted with a latex or equivalent coloured surfaced that delineates the various use boundaries, etc. In proposal form, the court is extended to host a skateboard surface; however, the Town of Riverview should develop a recreation master plan to ensure this use is appropriate at this site.

This zone also hosts a double beach volleyball court and seating. All zone areas are planted with trees where shade is desirable.

ACCESS & CIRCULATION

The master plan provides for local and community-wide access through both trail and vehicle access points. In-park trails provide for access to the various activity zones, as well as walking within the park. The following describes these.

A. Primary Vehicle Gateway

The existing Killarney Road gateway is retained and enhanced for park visitation by vehicle (or any other desired format). The improved entry includes gateway and wayfinding signage that leads visitors to a drop-off loop located adjacent to the new building. From this location, visitors can return to the entry or continue to parking.

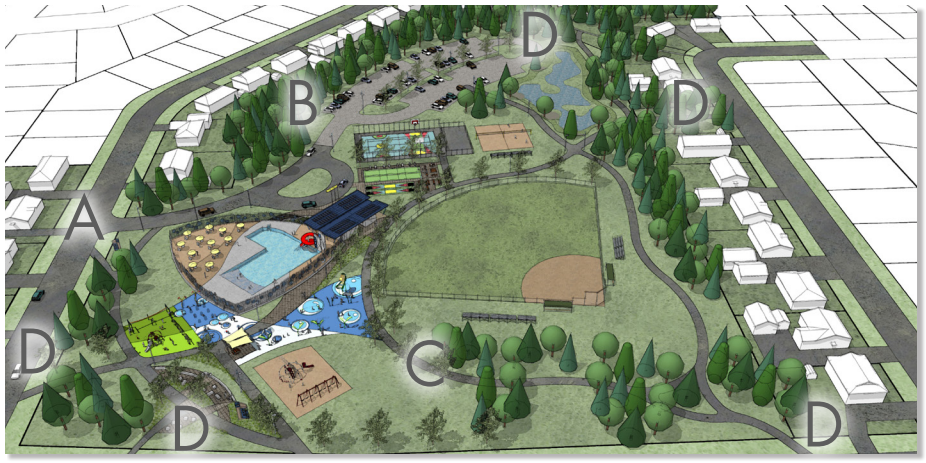
B. Parking

As previously mentioned, the parking is relocated to the south-west park boundary. Several activity zone entry points are located along the parking lot's north-edge to ensure visitors are able to efficiently access the zones.

Parking spaces for the Riverview Lions Community Park should meet or exceed 88 spaces. The following chart illustrates the parking requirement by use.

PARKING REQUIREMENTS

Park Asset	spaces per unit	unit	units	requirement
Pool	1	5 patrons	200	40
Play Park & Splashpad	5	acre	1.5	7.5
Senior's Courts	2	court	4	8
Ball Field	20	field	1	20
Multi-Use Court	6	court	1	6
Volleyball Court	6	court	1	6
total required parking				87.5



C. Radial Trail

A 3.0-meter wide asphalt trail forms a loop around the park interior, and links all activity zones. In addition to linking activity zones, this trail becomes a 359-meter long walking loop for those wishing a continuous and vehicle-free walk.

D. Entry Trails

Trail entry points at all park corners, or park areas bordering adjacent streets, have neighbourhood access into the park. With the exception of the Page Street access point, all entry trails are 2.5-meter wide granular trails. The Page Street entry is retained as a gated entry that functions for both municipal service vehicle and pedestrian/cyclist.

IMPLEMENTATION

The following path directs the Town of Riverview through the plan implementation process. Although this is proposed as a linear process, implementation will not be linear. The process will be iterative and involve resident, government, public group and private company participation. This is an exciting project that will attract significant interest upon which the Town of Riverview must be prepared to capitalize. The following steps propose an implementation process.

Phase One - Administrative Steps (Projects 1-4)

1. Develop a Promotional Plan. The Town of Riverview has in-house marketing and promotional expertise. This expertise should be tapped to develop programs to promote the project, solicit partnerships and to retain community interest.

2. Distribute the Master Plan. The Town of Riverview should present copies of the master plan to various potential partners. This include provincial and federal government individuals/agencies, private companies and public service groups. This should be presented with the intent of determining how the various partners can participate in the project, and to whom a detailed partnership package should be presented.

3. Develop Detailed Aquatic Construction Documents. The Town of Riverview should commission a detailed 50% (completion) construction document set for the Aquatics Facility (including entry lane, drop-off loop and parking lot). This process will bring the integrated nature of the building, renovated pool, mechanical and electrical systems and play events to the next level. This also provides a refined and detailed project budget upon which partnerships can be formed.

4. Develop the Aquatic Partnerships. With detailed costing and construction in hand, and a partnership program developed, the Town of Riverview should formally approach all potential Aquatic Centre partners for involvement in the project. This will include all levels of government as well as public service groups and private companies. Partnerships should be formed that ensure phase two completion.

Phase Two - Aquatic Play Zone Projects (Projects 1,4)

1. Detailed Aquatic Project Construction Documents. The Town of Riverview should complete the construction documents and release tenders for the aquatic project (building, splash pad, renovated pool, mechanical/electrical systems). The town can then proceed with the construction.

Phase Three - Administrative Steps No. 2 (Project 2)

1. Detailed Trails and Gateways Construction Documents. The Town of Riverview should commission the creation of a 50% complete construction document package and associated costs for the park trails, gateways, wayfinding signage, entry plazas, planting, stormwater infrastructure, and other pedestrian components (lighting, seating, etc).

2. Develop the Trails and Gateways Partnerships. With detailed costs and a focused partnership program, the Town of Riverview should solicit funding from the Province of New Brunswick to support the creation of trails and gateways.

Phase Four - Entry, Circulation & Parking (Project 2)

1. Detailed Trails and Gateways Construction Documents. The Town of Riverview should complete the construction documents and release tenders for the trails and gateways project. The town can then proceed with the construction.

Phase Five - Play Zone (Project 3)

1. Play Zone Construction Documents. The Town of Riverview should commission the creation of a 50% complete construction document package and associated costs for the Play Zone areas (play equipment, turf surfaces, court spaces, planting and social spaces).

2. Play Zone Partnerships. With detailed costs and a focussed partnership program, the Town of Riverview should solicit funding from the Province of New Brunswick to support the creation of various play zones.

Phase Six - Play Zone Construction (Project 3)

1. Play Zone Construction Documents. The Town of Riverview should complete the construction documents and release tenders for the Play Zones project. The town can then proceed with the construction.

PROJECT BUDGETS

Project No. 1 - Aquatic Play Zone | Pool & Building

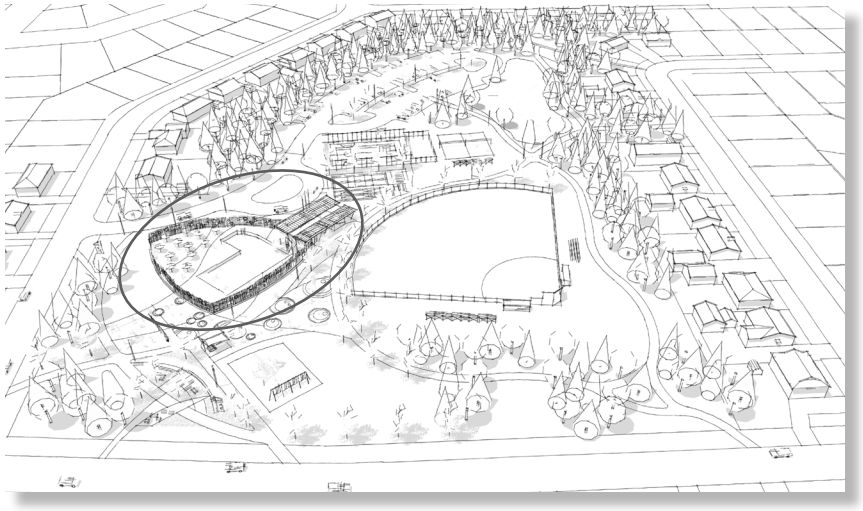
This project moves the pool facility from a tub and building to a programmable aquatic centre. The following are the key components.

1. Mechanical. The mechanical system is shared with the pool and splashpad. This includes a recirculating water treatment system complete with storage tank and digitally controlled distribution manifold.

The existing tub is retained and resurfaced. Existing mechanical holes/ducts are replaced with new in/out takes where required to accommodate new mechanical.

2. Revitalized Deck. The existing deck is replaced with an expanded concrete program surface complete with decorative safety fence. Deck surfacing includes a rubberized surface over program space and textured surface within pool edge decking. A new slide is placed to provide added 'fun'.

3. Aquatic Building. The existing building is replaced with a new building that includes unisex washroom, mechanical and administrative space on the east side of the building. The west side of the building includes public park washrooms and maintenance space.



PROJECT NO. 1 - AQUATIC PLAY ZONE | POOL & BUILDING

Site Preparation				
Site survey - elevation setting and layout	1	per	$4,500	$4,500
Common excavation & shaping	850	cu.m.	$3.25	$2,763
				$7,263
Drainage & Mechanical				
Utility hookup	1	lumpsum	$12,500	$12,500
Structural drainage (new installation)	1	lumpsum	$7,500	$7,500
Pool base and wall granular stabilization (placed and compacted)	1,500	cu.m.	$16	$24,000
Pool WQMS	1	lumpsum	$135,000	$135,000
Pool heating system	1	lumpsum	$24,000	$24,000
Roof photovoltaic panel system	1	lumpsum	$17,500	$17,500
Cap existing water feed & draw lines	1	lumpsum	$3,500	$3,500
New water feed and draw lines	1	lumpsum	$8,000	$8,000
				$232,000
Hardscape Development				
Plaza paving units	250	sq.m.	$200	$50,000
Reinforced concrete pool deck	1,022	sq.m.	$150	$153,300
Pool fence	135	lin.m.	$175	$23,625
Pool fence graphics	1	lumpsum	$4,500	$4,500
Rubberized pool deck surface	500	sq.m.	$18	$9,000
Granular pool back surface	522	sq.m.	$35	$18,270
Wading pool concrete (accessible grade)	85	sq.m.	$145	$12,325
In-pool deck drainage	1	lumpsum	$2,500	$2,500
				$273,520
New Washroom Building		material	labour	
roof truss system		$35,000	$20,000	$55,000
sheathing		$12,500	$1,500	$14,000
strapping		$850	$500	$1,350
metal roofing (incl labour)		$35,000		$35,000
built-up beams		$12,500	$12,500	$25,000
concrete block walls (incl labour)		$25,500		$25,500
doors & windows (incl labour)		$16,000		$16,000
fixtures (incl labour)		$18,000		$18,000
concrete slab (incl labour)		$25,500		$25,500
reinforcing (incl labour)		$8,500		$8,500
deepened edges (incl labour)		$12,000		$12,000
mechanical space allowance		$25,000	$4,500	$29,500
gravel pad (incl labour)		$8,000		$8,000
vapour barrier (incl labour)		$6,500		$6,500
				$279,850
General Landscape Improvements		material	labour	
Signage / Interpretation	1	lumpsum	$5,000	$5,000
Trees	5	per	$450	$2,250
Shrubs	1	lumpsum	$2,975	$2,975
Natural turf area development (topsoil & hydroseed) reinstatement	1,200	sq.m.	$7.75	$9,300
				$19,525
projects subtotal				$812,158
contingencies (11%)				$89,337
design & contract management (7%)				$63,105
applicable taxes (3.429%)				$30,912
total (plus applicable taxes)				**$995,512**

PROJECT BUDGETS

Project No. 2 - Entry, Circulation & Parking

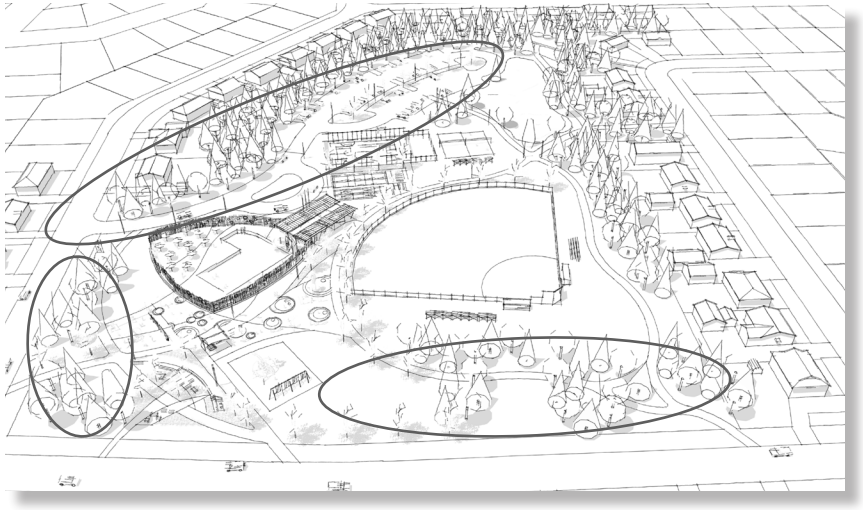
This project includes the following parking and trail components.

1. Asphalt Trail. A central asphalt surface walking loop links all activity, natural and park entry points. This is a 3.0-meter wide surface that is build to road specification to allow maintenance and program vehicle use.

2. Granular Trail. Portions of the trail are build as granular to retain natural character. These are located at north and west park entry points.

3. Vehicle Entry Lane and Parking. The existing parking area is 'swung' to the south-west edge of the site with existing entry lane retained. The surface is street-grade asphalt with bollard and naturalized edges. Lighting is provided for park-open periods only.

4. Gateway Plaza. An entry plaza, designed by high school students, provides social amenity at the park's most visible entry point. Other amenities include various planting and seating.



PROJECT NO. 2 - ENTRY, CIRCULATION & PARKING

Pedestrian Circulation				
3-meter asphalt trail	141	lin.m.	$82	$11,531
3-meter granular trail	808	lin.m	$56	$45,220
Reinstatement	1	lupmsum	$12,500	$12,500
				$69,251
Vehicle Circulation				
Asphalt driving entry/loop	1,008	sq.m.	$78	$78,624
Granular parking lot	3,378	sq.m.	$30	$101,340
Drainage allowance	1	lumpsum	$8,500	$8,500
Parking delineation	1	lupmsum	$7,500	$7,500
				$195,964
Gateway Plaza				
Planting	1	lumpsum	$3,500	$3,500
Signage	1	lumpsum	$14,500	$14,500
Seating	1	lumpsum	$8,500	$8,500
Plaza paving units	200	sq.m.	$200	$40,000
Paving unit edging	1	lumpsum	$1,200	$1,200
				$67,700
General Landscape Improvements		material	labour	
Lighting	1	lumpsum	$55,000	$55,000
Signage / Interpretation	1	lumpsum	$20,000	$20,000
Trees	60	per	$450	$27,000
Shrubs	1	lumpsum	$5,525	$5,525
Natural turf area development (topsoil & hydroseed) reinstatement	3,300	sq.m.	$7.75	$25,575
				$133,100
projects subtotal				$466,015
contingencies (11%)				$51,262
design & contract management (7%)				$36,209
applicable taxes (3.429%)				$17,737
total (plus applicable taxes)				**$571,224**

PROJECT BUDGETS

Project No. 3 - Play Zone Spaces

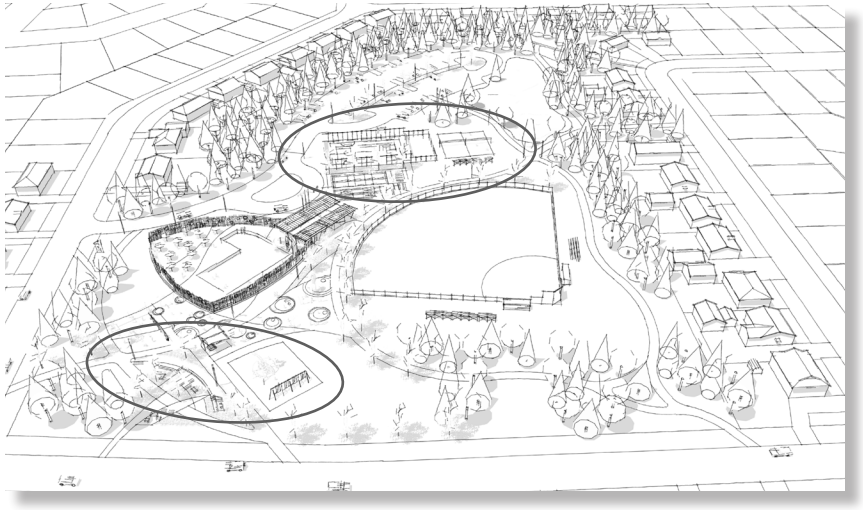
The play spaces are organized by age with a central 'parent pod' that provides a high-visibility location for adults to view their children at play. The following describes the play area components.

1. Seniors' Activity Centre. A shuffleboard and bocci ball court area create a senior focal point. Edge plaza and covered space (attached to the park building) provides social and rest space.

2. Multi-use Court Area. A new asphalt surface is surfaced for multiple activity types and fenced for safety purposes. A two-court beach volleyball surface (without fence) is located to the north of the asphalt court surface. The fenced asphalt surface provides activity operation between the volleyball and seniors' court surfaces.

3. Youth Play Zone. The existing youth play zone is retained and expanded with the addition of a swing (for social purposes). The existing sand surface is expanded for the swing.

4. Tot's Play Zone. The existing tot's play structure is relocated to a new placement with additional play and social equipment added to the site. The play surface is planned as an accessible surface that is attached to asphalt trail edge for seamless entry.



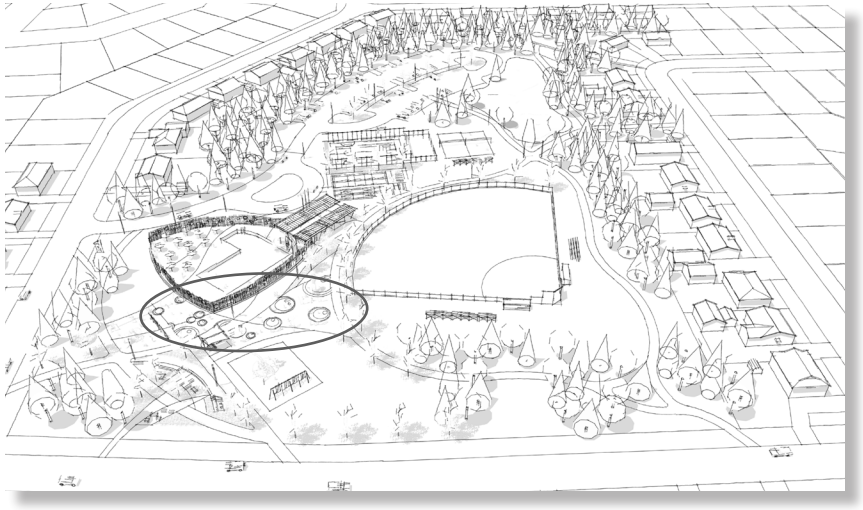
PROJECT NO. 3 - PLAY ZONE SPACES

Seniors' Games Centre				
Bocce ball courts (artificial turf)	152	sq.m	$225	$34,200
Suffleboard courts (reinforced & surfaced concrete)	109	sq.m.	$223	$24,307
Paving units	115	sq.m.	$200	$23,000
Seating	12	bench	$650	$7,800
Shade	1	structure	$24,500	$24,500
Natural turf area development (topsoil & hydroseed) reinstatement	300	sq.m.	$7.75	$2,325
				$116,132
Multi-Use Courts				
Asphalt surface	907	sq.m	$82	$74,374
Asphalt surface coating	525	sq.m.	$83	$43,575
10' perimeter fence	103	lin.m.	$140	$14,420
5' perimeter fence	48	lin.m.	$77	$3,696
Basketball standards	2	per	$2,600	$5,200
Natural turf area development (topsoil & hydroseed) reinstatement	500	sq.m.	$7.75	$3,875
				$145,140
Beach volleyball				
Beach surface	907	sq.m	$25	$22,675
Vollayball net	1	lumpsum	$1,750	$1,750
Natural turf area development (topsoil & hydroseed) reinstatement	625	sq.m.	$7.75	$4,844
				$29,269
4+ Play Space				
Extended sand base	309	sq.m	$13	$3,863
Swing	1	per	$16,500	$16,500
Natural turf area development (topsoil & hydroseed) reinstatement	450	sq.m.	$7.75	$3,488
				$23,850
K-4 Play Space				
Accessible surface	251	sq.m	$185	$46,435
Move play structure	1	per	$6,500	$6,500
Swing	1	per	$12,500	$12,500
Overhead rail	1	per	$16,000	$16,000
Ground events	1	lumpsum	$8,500	$8,500
Natural turf area development (topsoil & hydroseed) reinstatement	350	sq.m.	$7.75	$2,713
				$92,648
General Landscape Improvements		material	labour	
Shade	1	lumpsum	$22,750	$22,750
Seating	1	lumpsum	$8,750	$8,750
Trees	10	per	$450	$4,500
				36,000
projects subtotal				$443,038
contingencies (11%)				$48,734
design & contract management (7%)				$34,424
applicable taxes (3.429%)				$16,863
total (plus applicable taxes)				$543,059

PROJECT BUDGETS

Project No. 4 - Aquatic Play Zone | Splashpad

The pool is planned as a pay-to-use amenity while these splashpad spaces are planned as open and accessible for all. These are placed relative to the project no. 3 age-appropriate play spaces. Tot splashed amenities are placed between the play zone and the pool-edge. Similarly, the youth splashpad amenity is placed between the youth play zone and the pool's edge. This allows for close-proximity access to the shared pool-mechanical system.



PROJECT NO. 4 - AQUATIC PLAY ZONE | SPLASHPAD

K-4 WaterPlay Space				
Surfaced concrete pad	150	sq.m	$165	$24,750
Primary splash events	1	lumpsum	$28,000	$28,000
Secondary splash events	1	lumpsum	$8,500	$8,500
Evening show lighting	1	lumpsum	$3,500	$3,500
Mechanical allowance (feeds, draws, WQMS upgrade)	1	lumpsum	$18,000	$18,000
Seating	1	lumpsum	$1,500	$1,500
Natural turf area development (topsoil & hydroseed) reinstatement	350	sq.m.	$7.75	$2,713
				$86,963
4+ WaterPlay Space				
Surfaced concrete pad	325	sq.m	$165	$53,625
Primary splash events	1	lumpsum	$42,000	$42,000
Secondary splash events	1	lumpsum	$24,000	$24,000
Evening show lighting	1	lumpsum	$3,500	$3,500
Mechanical allowance (feeds, draws, WQMS upgrade)	1	lumpsum	$25,000	$25,000
Seating	1	lumpsum	$1,500	$1,500
Natural turf area development (topsoil & hydroseed) reinstatement	450	sq.m.	$7.75	$3,488
				$153,113
General Landscape Improvements		material	labour	
Shade	1	lumpsum	$12,250	$12,250
Seating	1	lumpsum	$3,750	$3,750
				$16,000
projects subtotal				$256,075
contingencies (11%)				$28,168
design & contract management (7%)				$19,897
applicable taxes (3.429%)				$9,747
total (plus applicable taxes)				**$313,887**