

# DOMINION PARK

MASTER PLAN FINAL REPORT

JANUARY, 2021

GLENN  
GROUP  
LANDSCAPE  
ARCHITECTS &  
PARK PLANNERS



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# MISSION

Dominion Park is one of Saint John's premier beaches, attracting large crowds all year round for its stunning sunsets, warm waters in summer, and an abundance of ice fishing opportunities in winter. One of the largest parks in the City of Saint John, Dominion Park has the untapped potential to be a top-rated tourism destination.

The City of Saint John and the Dominion Park Community Association asked Glenn Group to participate in a community design charrette in late 2019, which sought to address the extreme flooding that the park experiences every year, and to find a permanent solution to replace the washroom building that was demolished in the spring of 2019. The community highlighted the challenges of the site, the general state of deterioration including many site features reaching their maximum lifespan. They then identified a series of physical and programmatic improvements and design considerations that they would like to see carried forward in the future planning of the park.

The City of Saint John suggested the formation of the Dominion Park Community Association to champion the revitalization of Dominion Park. Soon after formation, the association recommended the creation of a Master Plan to identify a strategic phased approach to the revitalization and a clear design directive for the entire park.

# HISTORICAL CONTEXT

Historically, Dominion Park has been in use for over 80 years. Numerous upgrades have been implemented overtime; however, these upgrades have lacked a cohesive strategy to bring them together the statement of and have instead created an almost residential feel. The washroom and canteen building that was recently destroyed by flooding was a staple in the community, and without it the community is left without a gathering place. Its replacement is deemed critical to serve the community as a hub for future park activities.

The insurance claim for the destroyed canteen and washroom building, as well as a matched donation from the City of Saint John was secured in late 2018. The current funding, approximately \$285,000, has been earmarked for a replacement building. Potential for additional funding from stakeholders has been identified.



# PUBLIC ENGAGEMENT

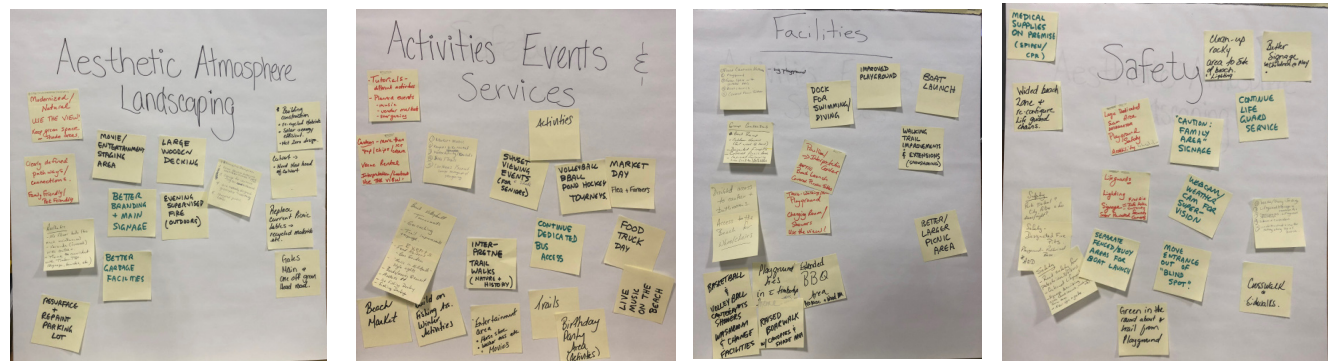
The City of Saint John and the Dominion Park Community Association led a public engagement process in the winter of 2019 to begin to address the community wants, concerns, and needs within the park. The leaders then generated a “wish list” for the community and began to work with the consulting team to develop the working framework for the project.

Appendix B summarizes the design charrette session. The following priorities were identified by the community at large:

- New Washrooms & Canteen Facility
- Flood Resistant Design
- Boat Launch
- Safety / Traffic Protection
- Accessibility
- Upgraded Playground
- Sheltered Picnic Areas



## Reference Appendix B



# DESIGN PROCESS

The existing infrastructure was assessed and historic flood levels were reviewed to understand what limitations could be placed on the site. Input from stakeholders formulated a wish list of enhancements.

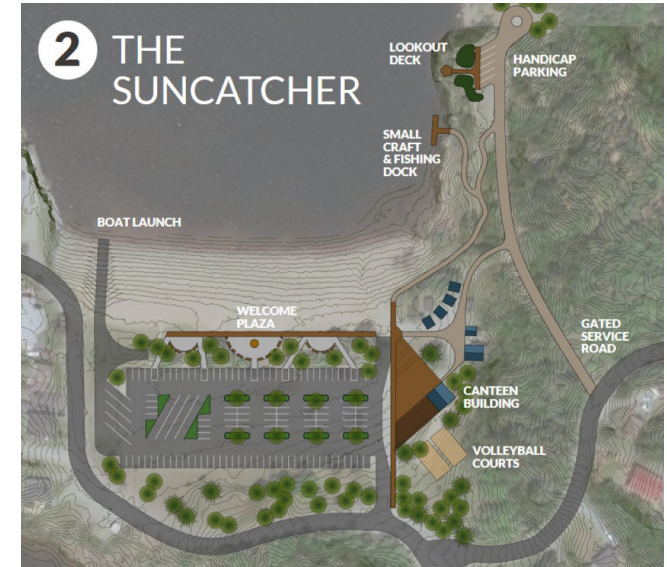
Ultimately, the design rationale was driven by the building location. The design team in conjunction with the Dominion Park Community Association felt it necessary to develop three potential conceptual designs based on three potential building locations. This approach allowed all participants to weigh the pro's and con's of each feature being placed in each location, as determined by their specific needs for proximity to the building and other functional requirements.

The park can be zoned into seven (7) use areas, as identified on the Use Zone Map.



Use Zone Map

# 3 OPTIONS



Upon review of the 3 options by the Committee, Option #1 "The Lookout" was preferred with

some minor modifications. Although Option #1 is the most costly, it offers the most value.

# CANTEEN DESIGN

The proposed new building replaces the temporary washroom structures which have been used in the interim. To help the community visualize the spatial impact and building cost, a conceptual illustration was prepared. Further in-depth study will be required to inform the actual building design.

## Base Building Program

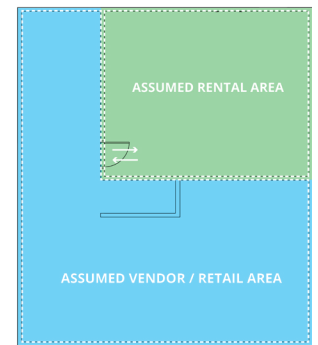
- 2 male, 2 female accessible washrooms and 1 family or gender-neutral washroom.
- The capability of a commercial kitchen primarily focused on a takeout approach to service the beach.
- The necessity for covered patio space.

The following figures can be used for estimating approximate cost for the construction of this facility.

-Building square footage	1050 ft <sup>2</sup>
-Approximate Cost of Building (Low End)	\$ 315,000
-Approximate Cost of Building (High End)	\$ 420,000
-Infrastructure Cost (How End) 100 Lm	\$ 60,000
-Infrastructure Cost (High End)	\$ 130,000



First Floor Plan



Second Floor Plan



### Additional Programming

Conversations with the Dominion Park community group revealed that the building may need to house additional programming, potentially located on the second floor of the establishment.

**Potential services:**

- Retail Rental Space
- Commercial Business Rentals
- Restaurant in-house seating experience
- City Operations

A small commercial kitchen with a public washroom would require approximately 1050ft<sup>2</sup>. This does not include interior floor space for a restaurant.

### The Addition of a Second Floor

The second floor originally envisioned as the best view in Saint John was imagined as a rental, restaurant or gathering space. Regarding pricing, a second floor can increase square footage at an economical cost when compared to the expansion of the first floor. This size of building provides a maximum occupancy of 58 people according to the National Building Code. This is assuming a stairwell and potential elevator (closets, storage etc) will reduce the usable square footage to about 600sf.

The following figures can be used for estimating approximate cost for the second floor on this facility:

Second floor square footage	1050 ft <sup>2</sup>
Approximate Cost of second floor	\$ 105,000
Approximate Cost of elevator or access ramp	\$ 50,000
<b>Total Building Cost</b>	<b>\$ 530,000</b>

### Assumptions

- Access to the second floor may require a significant ramp or elevator.
- The second-floor usage may have code implications that may require additional considerations not taken into account in this cost estimate.



# MASTER PLAN - SITE RECOMMENDATIONS

Dominion Park can be zoned into development and character parcels to facilitate a phased approach to implementation. "The Lookout" scheme provides a safe, resilient and inviting long term solution to revitalizing this key beachfront park.



# Seawall & Building Construction

The building location is set atop a concrete seawall to ensure this investment is protected from potential flood damage where it will offer expansive views of the bay and incredible sunsets. This location provides a strong presence on site being highly visible from all areas of Dominion Park. Customers will want to sit on the patio for a refreshment, relax in a shaded area or read a book while overlooking the water. The suggested building design, although conceptual, has an open plan, utilizing the sun for natural lighting.

This central location is easy to find and serves all users of the park, acting as a quick access point between the parking, the beach, the playground, and other destinations on site. Preliminary grading has been completed, confirming that this space can be accessible to all users in the park.

The face of the seawall has the potential to serve as an opportunity for unique branding, community art, and even advertising space. Additionally, the building is situated to be easily seen on two sides, providing an excellent signage and advertising opportunity for the park.

The plaza space between the seawall and building will be a resilient material, currently priced and rendered as stamped concrete to allow for a robust platform that serves a multitude of functions. This flexible space can accommodate a stage for beach onlookers, an outdoor yoga studio, star gazing, outdoor seating and dining, and of course extended rental space for a potential investor or vendor.



# Beach Access Improvements (The Dune) & Shade

The existing beach access (or Dune Zone as the design team has coined it) has reached the end of its life cycle. The separation between the parking area and pedestrian space has lost its definition and is quickly becoming a safety issue. Although it is a prominent zone in the park, there is very little value that users get out of this space. It is a key access point to the beach and should be celebrated as a grand entrance that welcomes visitors while showcasing the aesthetic of Dominion Park, creating a sense of place, and areas for gathering and relaxation.

Designed as five community hubs, each hub features long communal benches with architectural trellises that provide shade and frame the water and sunset views. Each space is accessible for those with limited mobility, allowing everyone to enjoy the beach environment from the concrete plazas and walkways, perfect for wheelchairs, walkers, and strollers.

The half-moon shape of each bench and mini-plaza in the Dune Zone facilitates discussion between strangers, and works to strengthen the bonds of community in a shared and open environment.

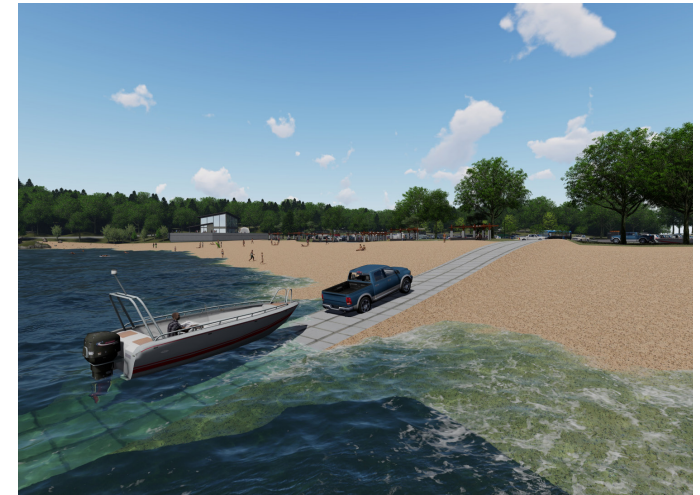


# Boat Launch & Parking Modifications

The suggestion of a boat launch was one of the most talked about points by the community. It was identified early on that there is a vital opportunity at Dominion Park to fill a gap in the market for a local boat launch, and that the addition of such infrastructure would be critical to drawing more visitors to the site in the future.

The segregated boat launch and parking area replaces the existing basketball court without seriously reducing the overall parking supply. It separates the boat users from the standard parking area with a raised planting bed to increase safety. To accommodate this, a second entry is required exclusively for the boat launch parking. This generous entrance also ensures boaters/drivers do not have to navigate the intersection at the main entry to the park.

The landscape at this end of the park requires very little alteration to accommodate a boat launch, making this feature a perfect fit in this location. Although the water depth has not been confirmed, locals familiar with the water are confident that the proposed location will allow boat launching with ease. Rip rap banks will protect the reinforced concrete deck from flood and ice damage.



# Playground & Lookout Area

The lookout is situated in a secluded nook atop a signature Saint John rock outcropping. This area coastal promenade, has been underutilized for many years. The first step to re-claim ownership of this space is to image a completely different use and function, unlocking its potential.

A one-of-a-kind playground with adjoining lookout will draw children and adults alike. Theming of the playground pays homage to the history of the Saint John area by creating play structures that emulate forts, ships, and creatures of the deep. A nearby beach features fossils that add an incredible realism to this treasure hunting, sea-faring, historical adventure-course.

The lookout deck, shaped to represent a ships bow, is to be functionally linked with the playground so parents have a beautifully designed space where they can watch their kids, and equally keep another eye on the beautiful views. This space helps to foster a sense of community by bringing user groups together in an environment of exploration, excitement, and fascination. This will be a playground like no other in the Saint John area.

The playground is intended to be an engaging, challenging design, utilizing natural features to improve hand-eye coordination, balance, endurance, and socialization. The playground is intended to feel far removed from city life, providing that much needed escape and immersion into the natural landscape.





# Flex Space, Business Campus & Relocated Basketball Courts

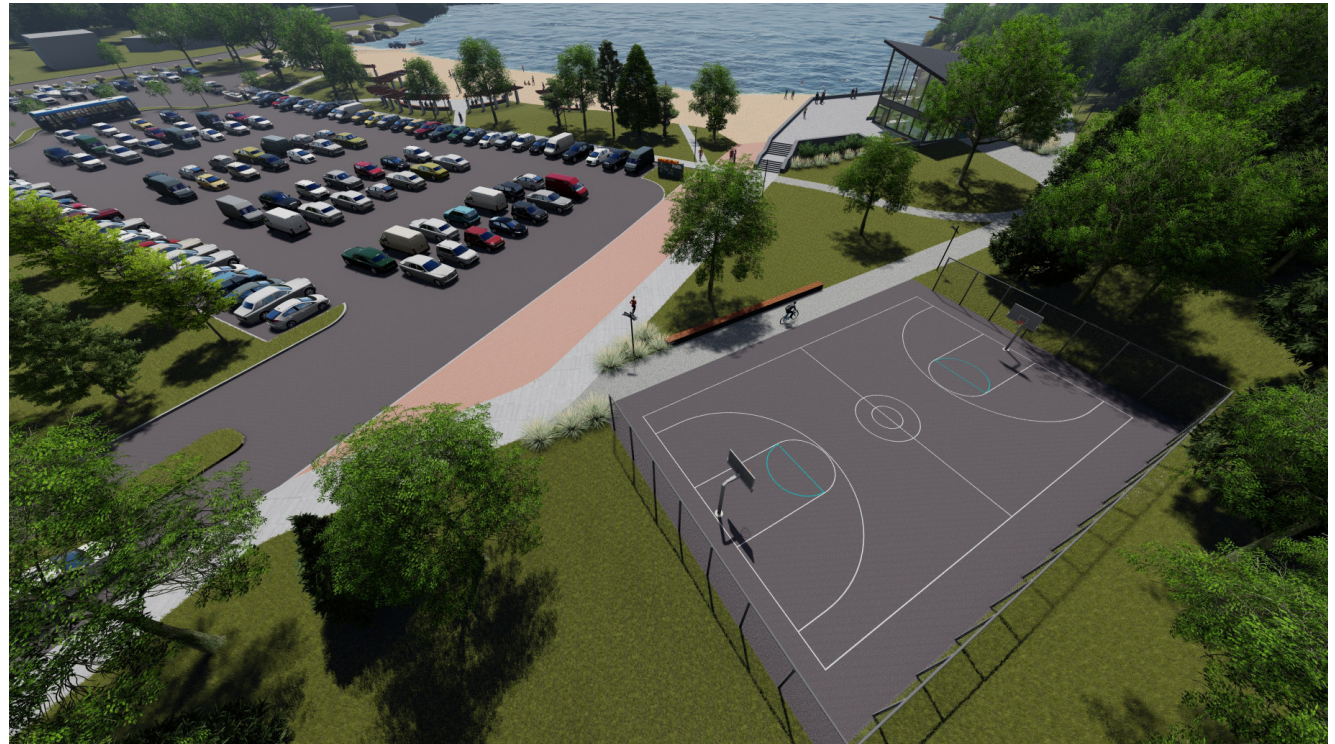
The flex space, south of the proposed canteen, is an area where the community has the option to create an open area for sports, introduce picnic tables or blankets, seating to watch a basketball game, etc., as programmed events at Dominion Park dictate.

The feature closest to the main entry is a relocated basketball court. This more appropriate location for this commonly used feature will include a partially fenced enclosure tucked into the sloping landscape, new lighting along the trail, and cast in place concrete seating to serve fans and players alike.

The flexible parking area is finished with a coloured and stamped concrete to set it apart from the rest of the parking area. It serves as beach access for service vehicles as well as parking for food trucks and other large tourism related vehicles. Each space is fully serviced for water and power to avoid the noise of a generator interfering with the serene atmosphere of the park.

The trail system leads pedestrians into Dominion Park from the surrounding community, and safely directs users to spaces in an organized manner. The main route located through the centre of the entry space is oversized to allow service vehicles to access the businesses adjacent to the seawall.

The Canteen building was designed to front three sides of activity. The “backside” is primarily used for public washroom access and operational functions.

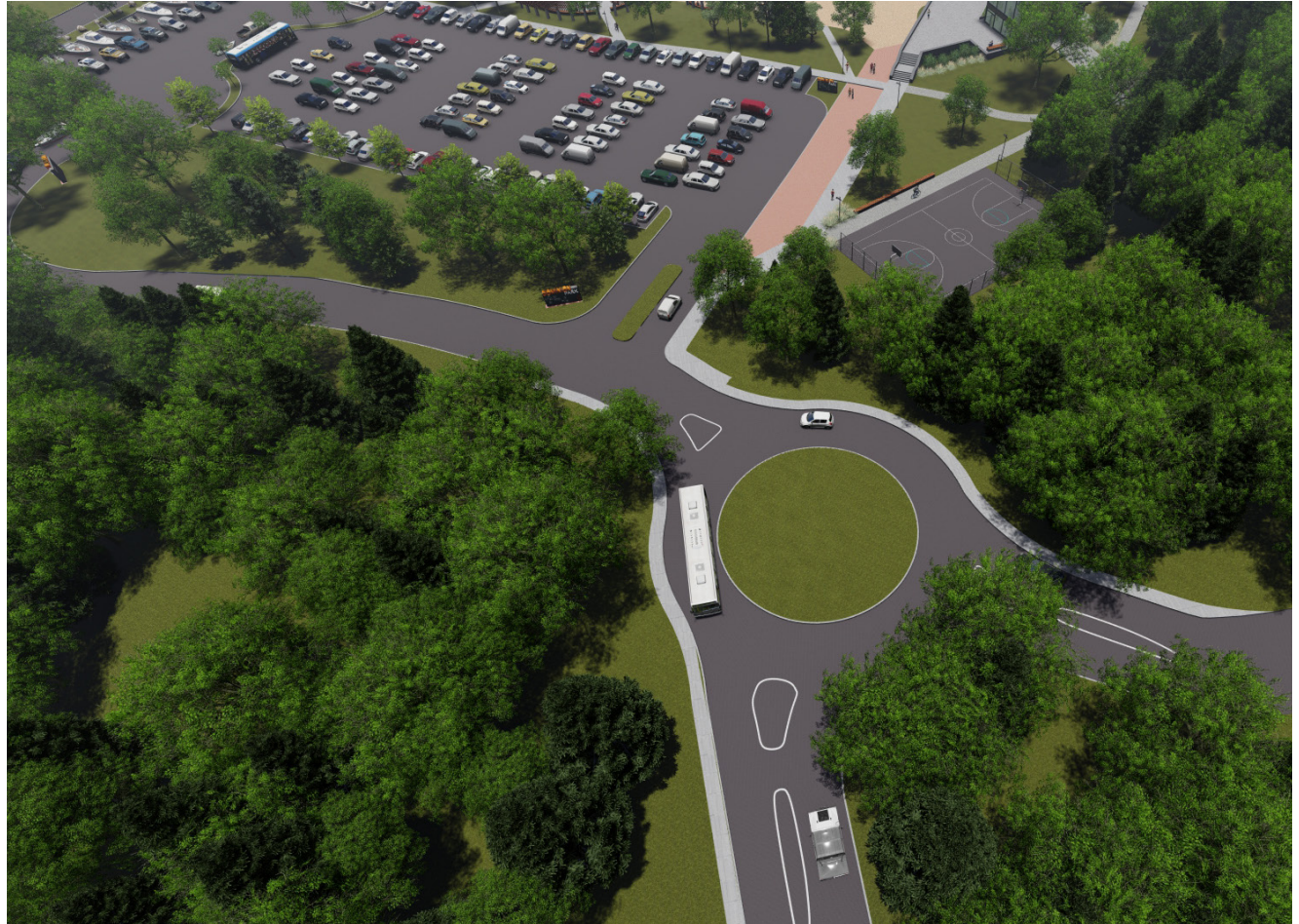




# Traffic Circle & Entrance

Concerns have been raised about the speed with which vehicle traffic enters the park. The existing roadway creates a straight, unimpeded route of travel into the park which encourages high speeds. A spatial investigation determined that a full-sized traffic circle may fit into the available space. With minimal re-working of the existing entry location, and the addition of the traffic circle, traffic can be effectively slowed and a once confusing intersection can be clarified and made safer for both vehicles and pedestrians. A much needed cross-walk is located adjacent to the main park entry.

A new Dominion Park welcome sign will be placed and oriented to be highly visible to vehicles and pedestrians when approaching the main entry to the park. Clear wayfinding is another effective way of increasing safety for all users.



# MATERIAL SELECTION & PROJECT LIFE CYCLE

A major concern of the City is the product selection and life cycle analysis of the materials selected at the park. As such the Glenn Group having intimate knowledge of working on coastal environments and communities made the following assumptions:

- All products subject to flood impact have been designed (priced) to withstand nature's forces, including wind, water, and ice.
- All critical infrastructure is placed above the high-water mark of 5.5 meters.
- All buildings and seawalls are designed 1 meter above the high-water mark as an added measure of safety.
- All materials selected are rot resistant and or priced to use long lasting materials or finishes to minimize maintenance.
- All surfacing material is cast in place, resistant to the environment, vandalism and vehicle traffic.

# PHASING & COST

The projected capital cost was developed using recent data and high level architectural industry standard cost estimating standards to set a realistic budget number for future design. These numbers include design contingency, contractor markup and architectural fees, excluding taxes. An itemized cost breakdown can be found in Appendix A.

Seawall and Building Construction	\$ 1,250,000
Boat Launch	\$ 165,000
Parking Modifications	\$ 450,000
Beach Access Improvements (The Dune) & Shade	\$ 550,000
Playground & Lookout Area	\$ 550,000
Flex Space, Business Campus & Relocated Basketball Courts	\$ 500,000
Traffic Circle & Entrance	NIC

## Cost Estimate Notes

- Phasing requirements may require a more in-depth review of the associated infrastructure work completed from phase to phase.
- It is understood that by phasing work over construction years overlap may occur between phases increasing the cost of the project.
- The estimates were compiled without a survey, geotechnical or bathymetry data. The accuracy of the numbers is an estimate of information obtained on site.

Initial funding is approximately \$250,000. In order for the project to gain momentum, build on improvements and make noticeable changes to the park, the beach access improvements should be the first project that is undertaken.

The next highest priority would be the construction of the seawall and eventual canteen building. This is a significant undertaking that would need to see construction start in the spring and finalized in the fall. This may be a realistic target for a 2022 completion. This gives the team a full year to engage architectural and consulting firms, conduct proper survey, geotechnical investigations and tender the project accordingly. This also gives the team a healthy timeline to secure funding and possible investors/future leases.

A Master Plan is a fluid document that provides a strategic vision but is also flexible to adapt to changing conditions. The Master Plan should be reviewed every 5-10 years.



# DOMINION PARK MASTER PLAN

## Appendix A Cost Estimate

## DOMINION PARK

OPINION OF PROBABLE COST - CLASS "D"

Prepared: Jan 11, 2020

GLENN GROUP LTD.



Item	Qty.	Unit	Unit Cost	Item Cost
<b>Parking Modifications</b>				
<b>Parking Lot - Resurfacing (50mm)</b>				
Milling	6500	m <sup>2</sup>	\$ 5.00	\$ 32,500.00
Asphalt 50mm Type C	796	Tonne	\$ 175.00	\$ 139,343.75
<b>Parking Lot - New (Inc Driveways)</b>	250			
Asphalt 100mm	61	Tonne	\$ 175.00	\$ 10,718.75
Base 150mm Class A	40	m <sup>3</sup>	\$ 40.00	\$ 1,600.00
Sub-base 300mm Class B	80	m <sup>3</sup>	\$ 35.00	\$ 2,800.00
Line Painting	1	ea.	\$ 2,000.00	\$ 2,000.00
Curbing	450	Lm	\$ 90.00	\$ 40,500.00
<b>Parking Lot - Stamped Asphalt</b>	300			
Stamping	300	m <sup>2</sup>	\$ 50.00	\$ 15,000.00
Asphalt 100mm	75	Tonne	\$ 175.00	\$ 13,125.00
Base 150mm Class A	45	m <sup>3</sup>	\$ 40.00	\$ 1,800.00
Sub-base 300mm Class B	90	m <sup>3</sup>	\$ 35.00	\$ 3,150.00
Line Painting	1	ea.	\$ 1,500.00	\$ 1,500.00
Infrastructure Adjustments	1	lump	\$ 10,000.00	\$ 10,000.00
Water/Electrical Hookups (Food Truck)	1	ea	\$ 10,000.00	\$ 10,000.00
Parking Gates	3	ea	\$ 5,000.00	\$ 15,000.00
Parking Signage	1	Lump	\$ 2,500.00	\$ 2,500.00
Entry Signage	1	Lump	\$ 10,000.00	\$ 10,000.00
Vegetated Buffer area	1	Lump	\$ 5,000.00	\$ 5,000.00
			Subtotal	<b>\$ 316,537.50</b>
			** Contingency (15%)	\$ 47,480.63
			<b>Subtotal</b>	<b>\$ 364,018.13</b>
			Contractor Markup (12%)	\$ 43,682.18
			<b>Subtotal</b>	<b>\$ 407,700.30</b>
			Architectural Fees (11%)	\$ 44,847.03
			<b>Subtotal</b>	<b>\$ 452,547.33</b>
<i>Note: traffic circle not calculated, no cross walks, dune curbing separate, includes boat launch parking</i>				

<b>Boat Launch</b>						
Concrete Ramp		300	m <sup>2</sup>	\$ 200.00	\$	60,000.00
Shoreline Stabilization		350	m <sup>2</sup>	\$ 60.00	\$	21,000.00
Wash Station		1	ea	\$ 10,000.00	\$	10,000.00
Signage		1	ea	\$ 2,000.00	\$	2,000.00
Parking Control Features		1	ea	\$ 10,000.00	\$	10,000.00
Floating Docks		6	ea	\$ 2,500.00	\$	15,000.00
				Subtotal	\$	118,000.00
				** Contingency (15%)	\$	17,700.00
				<b>Subtotal</b>	<b>\$</b>	<b>135,700.00</b>
				Contractor Markup (12%)	\$	16,284.00
				<b>Subtotal</b>	<b>\$</b>	<b>151,984.00</b>
				Architectural Fees (11%)	\$	16,718.24
				<b>Subtotal</b>	<b>\$</b>	<b>168,702.24</b>
<b>Beach Access (The Dune) &amp; Shade Structures</b>						
<b>Demolition</b>						
Concrete Trails		200	m <sup>2</sup>	\$ 20.00	\$	4,000.00
Cap Existing Infrastructure		1	Lump	\$ 10,000.00	\$	10,000.00
Curbing		115	ea	\$ 10.00	\$	1,150.00
<b>Sitework</b>						
Rough Grading		2250	m <sup>2</sup>	\$ 2.00	\$	4,500.00
Finish Grading		2250	m <sup>2</sup>	\$ 3.00	\$	6,750.00
Cut		700	m <sup>3</sup>	\$ 15.00	\$	10,500.00
<b>Electrical</b>						
Lighting		4	Lump	\$ 10,500.00	\$	42,000.00
Underground Conduit		131	Lm	\$ 120.00	\$	15,720.00
<b>Hard Surface Stage</b>						
Concrete Walks		550	m <sup>2</sup>	\$ 90.00	\$	49,500.00
Precast Concrete Seating Walls		29	Lm	\$ 850.00	\$	24,860.80
Sculptural Element		1	Lump	\$ 25,000.00	\$	25,000.00
Sculpture Foundation		1	Lump	\$ 10,000.00	\$	10,000.00
Sculptural Trellises - Small		4	ea	\$ 15,000.00	\$	60,000.00
Sculptural Trellises - Large		1	ea	\$ 30,000.00	\$	30,000.00
<b>Topsoil &amp; Sod</b>		1000	m <sup>2</sup>	\$ 12.00	\$	12,000.00
Curbing		115	m <sup>2</sup>	\$ 90.00	\$	10,350.00
				Subtotal	\$	316,330.80
				** Contingency (15%)	\$	47,449.62
				<b>Subtotal</b>	<b>\$</b>	<b>363,780.42</b>
				Contractor Markup (15%)	\$	54,567.06
				<b>Subtotal</b>	<b>\$</b>	<b>418,347.48</b>
				Architectural Fees (11%)	\$	46,018.22
				<b>Subtotal</b>	<b>\$</b>	<b>464,365.71</b>

Flex Space, Business Campus & Relocated Basketball						
Demolition						
Asphalt	500	m <sup>2</sup>	\$	10.00	\$	5,000.00
Structures	4	m <sup>2</sup>	\$	3.00	\$	12.00
Clear & Grub	20	m <sup>2</sup>	\$	15.00	\$	300.00
Relocate Features	1	Lump	\$	5,000.00	\$	5,000.00
Playground	1	ea	\$	5,000.00	\$	5,000.00
<b>Sitework</b>						
Rough Grading	1250	m <sup>2</sup>	\$	2.00	\$	2,500.00
Finish Grading	1250	m <sup>2</sup>	\$	3.00	\$	3,750.00
Fill	1500	m <sup>3</sup>	\$	15.00	\$	22,500.00
<b>Landscaping</b>						
Crusherdust Trails	700	m <sup>2</sup>	\$	40.00	\$	28,000.00
Concrete Walk	150	m <sup>2</sup>	\$	90.00	\$	13,500.00
Topsoil/Sod	2000	m <sup>2</sup>	\$	12.00	\$	24,000.00
Planting	1	ea	\$	15,000.00	\$	15,000.00
Furnishings	1	ea	\$	25,000.00	\$	25,000.00
<b>Electrical</b>						
Lights	12	ea	\$	5,000.00	\$	60,000.00
Conduit	200	Lm	\$	120.00	\$	24,000.00
<b>Basketball, Asphalt</b>						
Asphalt 100mm	570					
Asphalt 100mm	140	Tonne	\$	160.00	\$	22,344.00
Base 150mm Class A	85	m <sup>3</sup>	\$	40.00	\$	3,400.00
Sub-base 300mm Class B	170	m <sup>3</sup>	\$	35.00	\$	5,950.00
Basketball Nets	2	ea	\$	4,500.00	\$	9,000.00
Fencing	70	Lm	\$	200.00	\$	14,000.00
<b>Basketball, Asphalt</b>						
Seating/Retaining Wall	48	Lm	\$	400.00	\$	19,200.00
Storage Compound	1	ea	\$	10,000.00	\$	10,000.00
Misc Site Furniture	1	ea	\$	20,000.00	\$	20,000.00
				Subtotal	\$	337,456.00
				** Contingency (15%)	\$	50,618.40
				Subtotal	\$	388,074.40
				Contractor Markup (12%)	\$	46,568.93
				Subtotal	\$	434,643.33
				Architectural Fees (1.1%)	\$	47,810.77
				Subtotal	\$	482,454.09
<b>Playground &amp; Lookout Area</b>						
<b>Demolition</b>						
Concrete Foundations	1	ea	\$	10,000.00	\$	10,000.00
<b>Sitework</b>						



Rough Grading	2000	m <sup>2</sup>	\$ 2.00	\$ 4,000.00
Finish Grading	2000	m <sup>2</sup>	\$ 3.00	\$ 6,000.00
Cut/Fill Budget	1	ea	\$ 10,000.00	\$ 10,000.00
Shoreline Stabilization	230	m <sup>2</sup>	\$ 60.00	\$ 13,800.00
Culverts	1	ea	\$ 10,000.00	\$ 10,000.00
Crusher Dust Trail	200	m <sup>2</sup>	\$40.00	\$ 8,000.00
<b>Picnic Area</b>				
Picnic Shelters	4	ea	\$ 10,000.00	\$ 40,000.00
BBQ pits	4	ea	\$ 500.00	\$ 2,000.00
<b>Playground &amp; Lookout</b>				
Trails & Walkways - Crusher	200	m <sup>2</sup>	\$ 50.00	\$ 10,000.00
Ramp	100	m <sup>2</sup>	\$ 150.00	\$ 15,000.00
Entrance Wood Fort	1	ea	\$ 20,000.00	\$ 20,000.00
Interpretive Content	1	ea	\$ 15,000.00	\$ 15,000.00
<b>Playground Features</b>				
Tot Swing	1	ea	\$ 5,000.00	\$ 5,000.00
Sandbox	1	ea	\$ 10,000.00	\$ 10,000.00
Playhouse	1	ea	\$ 15,000.00	\$ 15,000.00
Tot Swing	1	ea	\$ 5,000.00	\$ 5,000.00
Slides	1	ea	\$ 10,000.00	\$ 10,000.00
Climbing feature	1	ea	\$ 5,000.00	\$ 5,000.00
Spinner Rope	1	ea	\$ 12,000.00	\$ 12,000.00
Towers	2	ea	\$ 25,000.00	\$ 50,000.00
Large Swing	1	ea	\$ 10,000.00	\$ 10,000.00
Custom Climbing Feature - Sea Dragon	1	ea	\$ 20,000.00	\$ 20,000.00
Ship Lookout Deck & Play Feature	1	ea	\$ 45,000.00	\$ 45,000.00
Surfacing - Mulch	1000	m <sup>2</sup>	\$ 40.00	\$ 40,000.00
Edger	200	Lm	\$ 40.00	\$ 8,000.00
<b>Subtotal</b>				<b>\$ 398,800.00</b>
** Contingency (15%)				\$ 59,820.00
<b>Subtotal</b>				<b>\$ 458,620.00</b>
Contractor Markup (12%)				\$ 55,034.40
<b>Subtotal</b>				<b>\$ 513,654.40</b>
Architectural Fees (1.1%)				\$ 56,501.98
<b>Subtotal</b>				<b>\$ 570,156.38</b>

Seawall & Building Construction						
Sitework						
Rough Grading		1250	m <sup>2</sup>	\$	2.00	\$ 2,500.00
Finish Grading		1250	m <sup>2</sup>	\$	3.00	\$ 3,750.00
Fill		1500	m <sup>3</sup>	\$	15.00	\$ 22,500.00
<b>Building Center</b>						
Infrastructure		1	Lump	\$	150,000.00	\$ 150,000.00
Building		1	Lump	\$	525,000.00	\$ 525,000.00
Concrete Stairs & Railings		1	ea	\$	20,000.00	\$ 20,000.00
Seawall Large		67	Lm	\$	1,000.00	\$ 67,000.00
Seawall Small		30	Lm	\$	850.00	\$ 25,500.00
Plaza - Stamped Concrete		534	ea	\$	120.00	\$ 64,080.00
				Subtotal		\$880,330.00
				** Contingency (15%)		\$ 132,049.50
				<b>Subtotal</b>		<b>\$ 1,012,379.50</b>
				Contractor Markup (12%)		\$ 121,485.54
				<b>Subtotal</b>		<b>\$ 1,133,865.04</b>
				Architectural Fees (11%)		\$ 124,725.15
				<b>Subtotal</b>		<b>\$ 1,258,590.19</b>
<b>GRAND TOTAL</b>						<b>\$3,396,815.95</b>

# DOMINION PARK MASTER PLAN

## Appendix B Design Charrette

# COMMUNITY DESIGN

JANUARY 2020

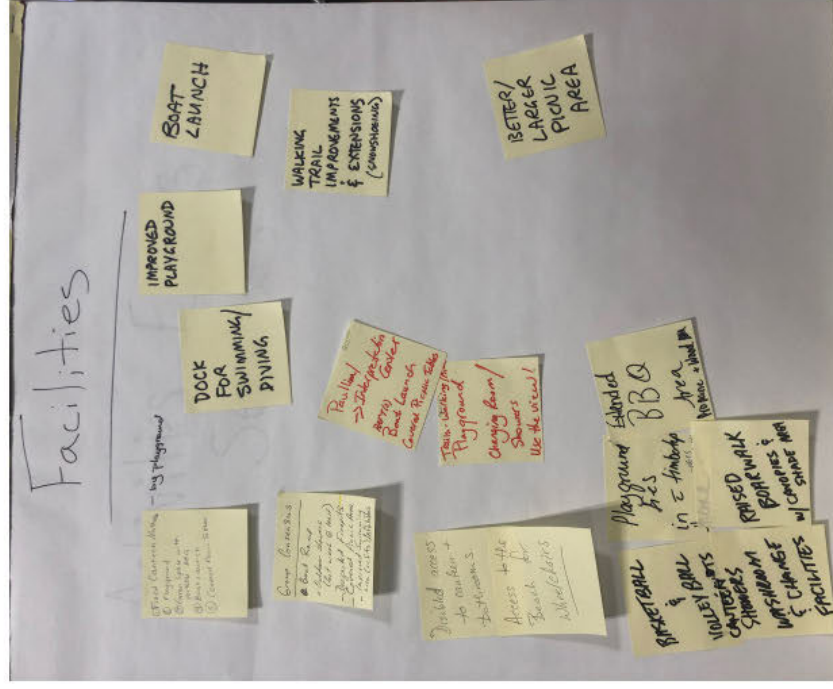




# COMMUNITY DESIGN CHARRETTE

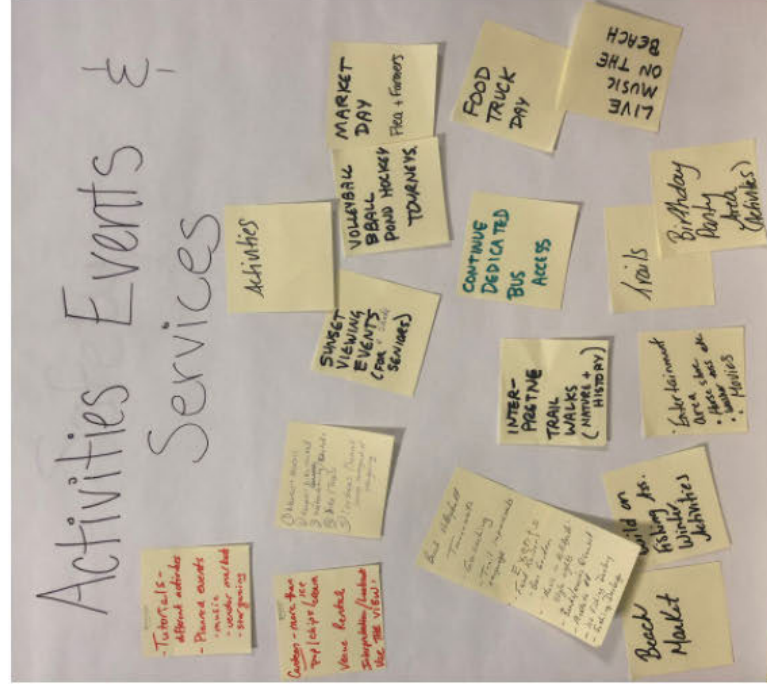
## FACILITIES

- CANTEEN
- INTERPRETIVE CENTRE PAVILION
- CHANGE FACILITIES
- OUTDOOR SHOWERS
- WHEELCHAIR ACCESS TO FACILITIES & BEACH
- BOAT LAUNCH
- DOCK FOR SWIMMING / DIVING
- RAFTS FOR SWIMMING
- GREEN SPACE
- DESIGNATED FIRE PITS
- COVERED PICNIC TABLES
- LARGER PICNIC / BBQ AREA
- PLAYGROUND
- BASKETBALL & VOLLEYBALL COURTS
- EXTENDED / IMPROVED WALKING TRAILS



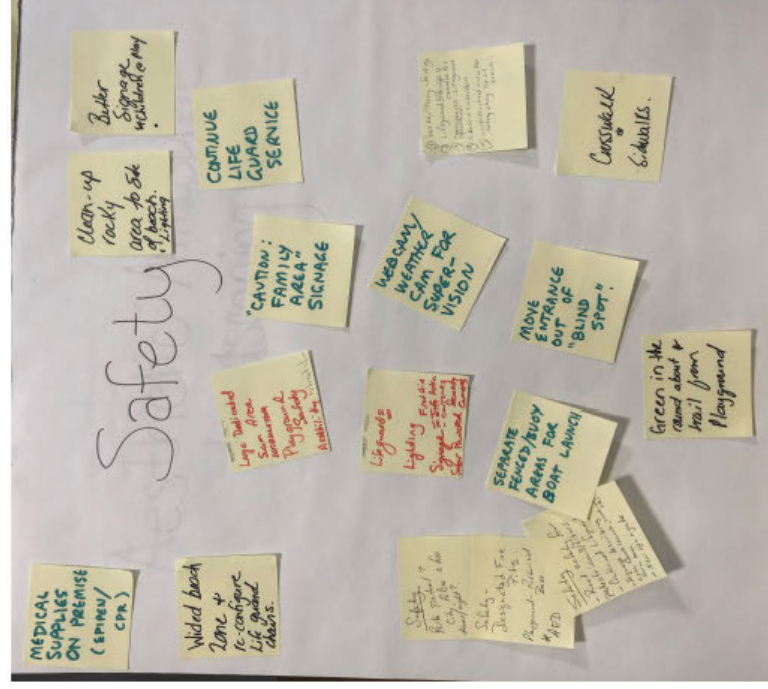
## ACTIVITIES, EVENTS & SERVICES

- TUTORIALS
- LIVE MUSIC ON THE BEACH
- VENDOR MARKETS
- STARGAZING EVENTS
- SUNSET VIEWING FOR SENIORS
- VOLLEYBALL / HOCKEY TOURNAMENTS
- FOOD TRUCK DAYS
- FISHING
- GAMES: HORSESHOES, WASHER TOSS ETC.
- OUTDOOR MOVIES
- INTERPRETIVE TRAIL WALKS
- KAYAK AND BIKE RENTALS
- CAR SHOWS
- ICE FISHING DERBY
- GEOCACHING



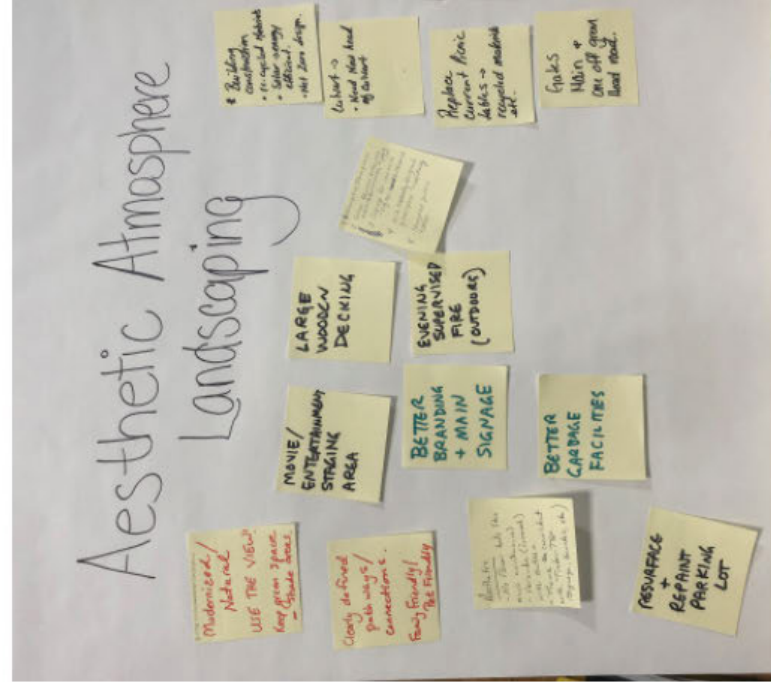
## SAFETY

- MEDICAL SUPPLIES ON PREMISES
- LIGHTING
- CLEAN UP ROCKY AREA TO SIDE OF BEACH
- SEPERATED AREA FOR BOAT LAUNCH
- LARGE DEDICATED SWIM AREA
- CONTINUE LIFE GUARD SERVICE
- SIGNAGE NOTING "FAMILY AREA"
- WEBCAM FOR WEATHER
- DESIGNATED FIRE PITS
- SAFETY SURFACING ON PLAYGROUND
- MOVE ENTRY OUT OF "BLIND SPOT"
- ROAD SAFETY FOR PEDESTRIANS & CYCLISTS
- IMPROVED ENTRY & WAYFINDING SIGNAGE
- UNOBSTRUCTED VIEWS TO BEACH



## AESTHETIC ATMOSPHERE & LANDSCAPE

- MODERNIZED NATURAL
- FOCUS ON THE VIEW
- KEEP GREEN SPACE & ADD SHADE AREAS
- RECYCLED MATERIALS FOR PICNIC TABLES
- NET ZERO DESIGN, SOLAR ENERGY
- WOOD DECKING
- DESIGNED GREENSPACE & WALKWAY
- CLEARLY DEFINED PATHS & CONNECTIONS
- FRAMED IN DUMPSTER & UTILITIES
- GREEN BARRIER SEPARATING BOAT LAUNCH
- ZERO MAINTENANCE PLANTING
- ENTRY SIGN / LOGO REBRANDING
- ENTERTAINMENT STAGE
- RESURFACE & PAINT PARKING LOT
- EVENING SUPERVISED BONFIRES



# SITE VISIT

JANUARY 2020





# SITE VISIT

JULY 2020





# DOMINION PARK

## MASTER PLAN

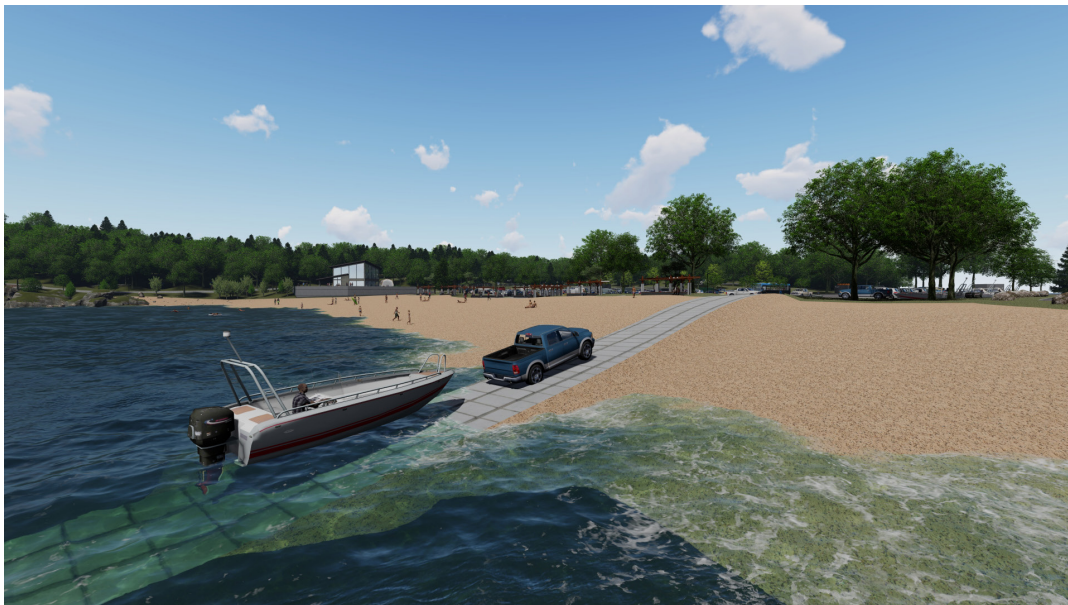
### Appendix C

Master Plan Renders

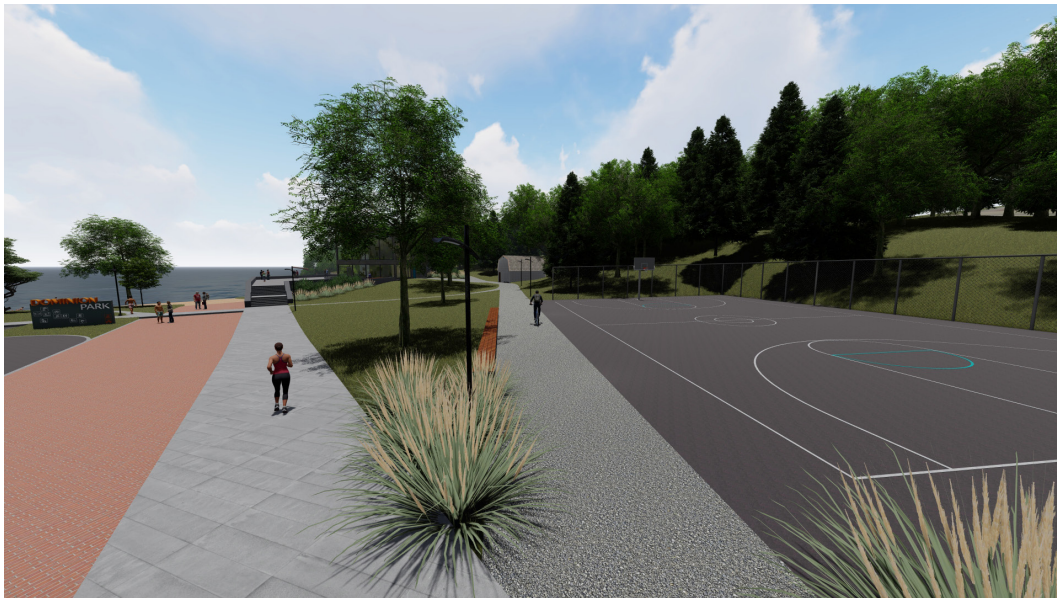


# DOMINION PARK

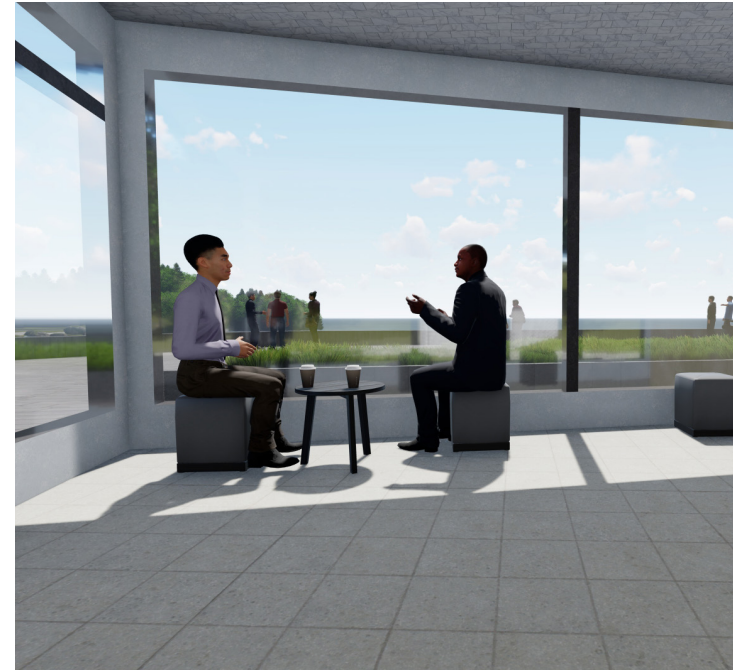
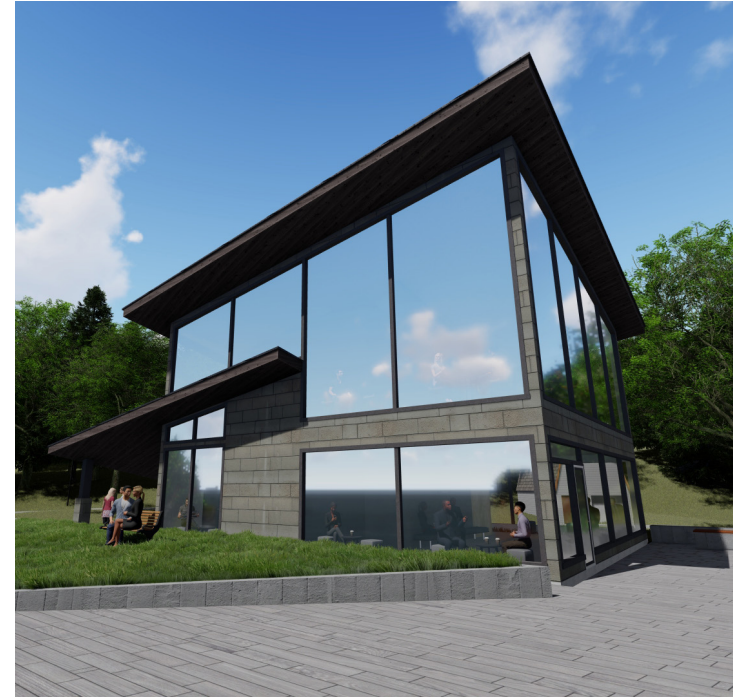
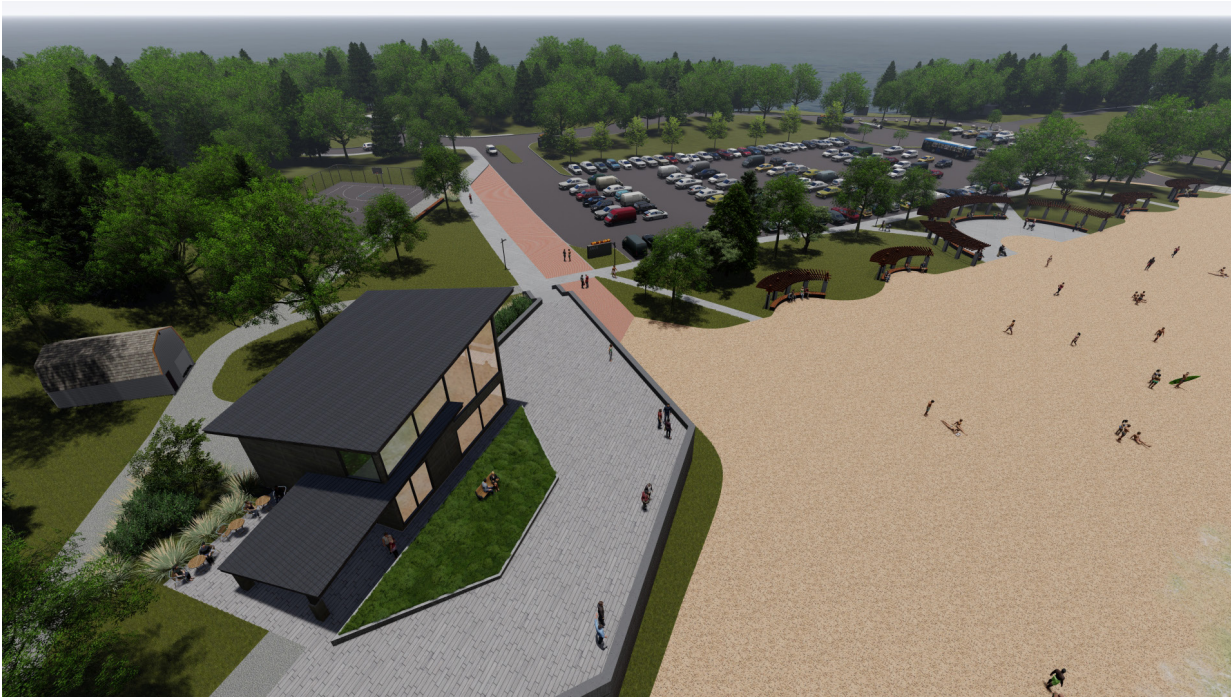
# BOAT LAUNCH & PARKING



# BUSINESS CAMPUS



# CANTEEN & WASHROOM

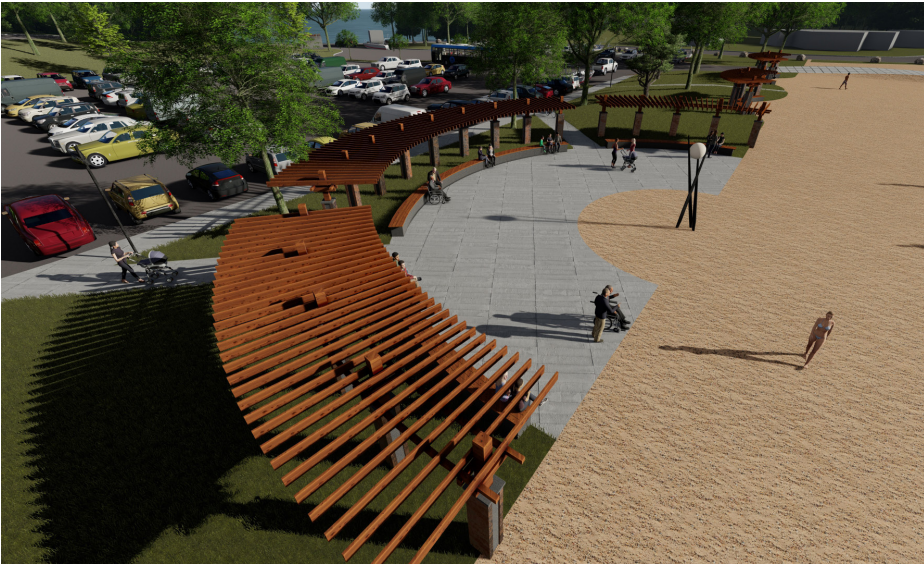




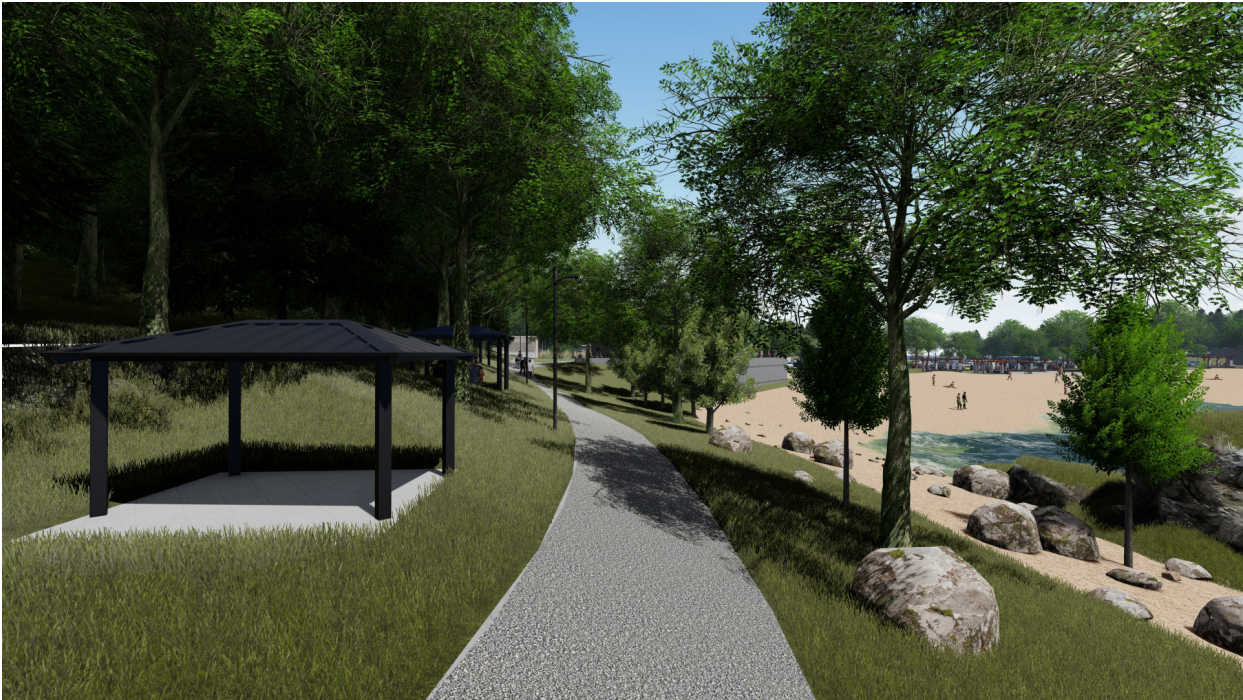
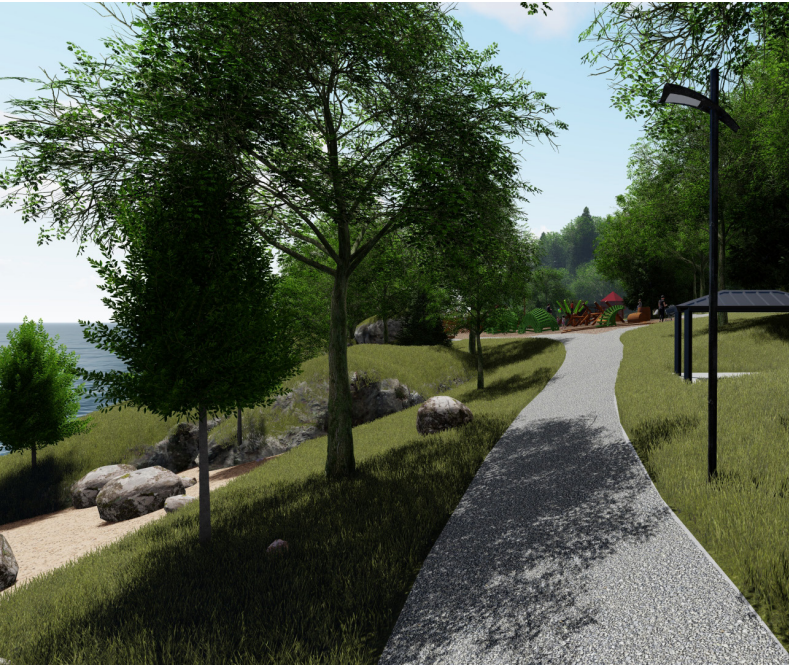
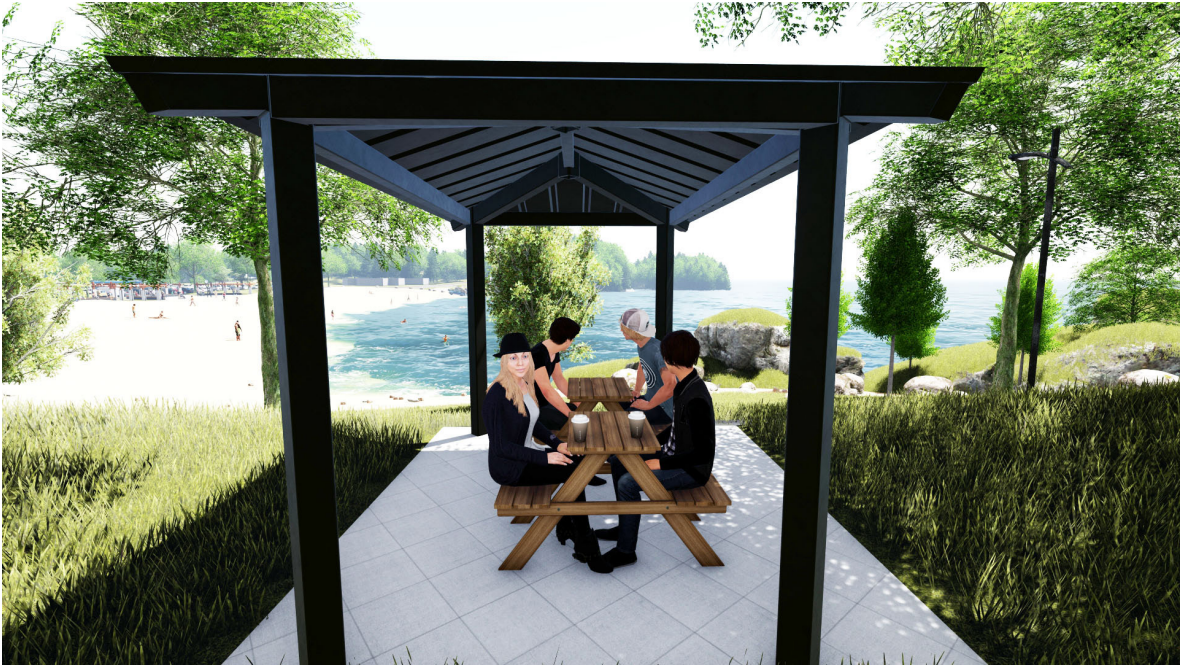


# WELCOME PLAZA





# TRAIL



# PLAYGROUND LOOKOUT



