



Township of South Stormont Waterfront Development Plan: Business Case

Draft Report, October 2020

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Appendix: Order of Magnitude Capital Cost Details

1 Introduction

1.1. Purpose of the Business Case

The Business Case is focused on the five key projects identified in the Waterfront Plan:

- Long Sault Waterfront Park
- Hoople Bay Park
- Lakeview Waterfront Park
- Ingleside Waterfront Park
- County Road 2 Multi-Use Path

It is premised on the assertion that continued development of the waterfront is necessary to achieve the highest and best economic, social, and environmental use of the waterfront lands in South Stormont. These can be identified as:

Economic: Given the strategic location of the parks, connecting South Stormont's waterfront and the commercial areas within the settlements of Ingleside and Long Sault, the lands have significant economic potential through tourist and recreational uses, and positive impact on surrounding property values. Waterfront lands in Ingleside and Long Sault are to be developed as attractive public spaces, recreation

amenities, and parkland with complementary private sector opportunities in surrounding areas.

Social: As a public investment – development of the waterfront lands must provide social benefits to the residents of South Stormont. Therefore, the highest and best social use of the waterfront lands is development that will animate the space and increase visitation to the area, and that facilitates a publicly accessible and attractive link between the waterfront and the community, enabling its increased use.

Environmental: The highest and best environmental use of the land will be development that facilitates the continued management of the site. This is proposed to take the form of low impact landscaping, paving, and planting to create public space. Any private/institutional development that occurs (at Ingleside) will help finance ongoing environmental management and operation of the parks, as well as non-revenue generating environmentally sensitive land uses (as determined through site assessment).

This Business Case recognizes that the long-term success of the waterfront parks will depend on effective partnerships and governance to co-ordinate both development and continuing operations. As such, recommendations with regards to appropriate levels of partnerships and tenure for the future operation of the parks are provided.

1.2. Current Operating Model

At present, the St. Lawrence Parks Commission (SLPC) owns each of the five key waterfront properties that are the subject of this Business Case. Four of which they maintain as passive parkland with limited amenities.

The fifth property, Lakeview Waterfront Park, is maintained and operated by the Township of South Stormont through a 20-year lease agreement with SLPC, expiring in 2022.

The issue therefore lies in the fact that there are no long-term leases at present for any of the key waterfront properties within South Stormont, which limits the Township's willingness to invest capital dollars towards parkland improvements.

Because of the importance of the waterfront within the Township, developing a strong partnership with the SLPC will be important to further develop this strategic asset over the long-term. In this regard, consideration must be had for the scale of investment required by the Township to further develop the sites for improved public enjoyment.

1.3. Alignment with Broader Strategic Priorities

The Business Case for the Waterfront Plan priority projects has been developed to align with the strategic priorities of not only the Township, but also in a broader sense, with the mandate and objectives of the SLPC, as well as County and regional tourism initiatives. This can be summarized as follows:

- Aligns with the South Eastern Ontario Region (RTO#9) mandate to generate increased economic activity along the St. Lawrence waterfront.
- Aligns with the mission of the St. Lawrence Parks Commission (SLPC) to “generate lasting visitor growth, drive economic prosperity and build community partnerships in Eastern Ontario.”
- Aligns with SDG's and the Township's vision to be a “Bicycle Friendly Community”.
- Aligns with SDG's Strategic Priorities related to community sustainability, emphasizing active transportation, and the development of quality infrastructure.
- Aligns with the Eastern Ontario Active Transportation Network's vision of building healthy active communities.

On a broader scale, the Township of South Stormont is located within the United Counties of Stormont, Dundas, and Glengarry (SDG), which sees a total of 1.2 million person visits annually¹. Many of the person visits to SDG are from tourists within a regional reach, with 72% coming from Quebec and the greater Ottawa area.

In 2016, 29% of visitors came to SDG to take part in outdoor / sports activity. Water-based activities, including visiting a beach, fishing, and boating, were in the top 5 activities that visitors took part in. That same year, visitor spending totalled over **\$5.2 million** on recreation, entertainment, and culture activities across SDG.

With many of these visitors spending time at the water's edge or on the water, providing additional amenities for passive use and soft day tourism in these waterfront parks have the potential to generate greater economic, social, and environmental benefits.

1.5. Opportunities for the Waterfront

The focus of the development proposed for South Stormont's waterfront lands is to retain it as public parkland but provide amenities that facilitate increased usage and visitation to the sites, and, in turn, the core commercial areas.

Further developing the lands as public parkland has **social** value in that it will create an attractive linkage between the core area and the waterfront that enhances public access to the water's edge and the Waterfront Trail.

The **economic** value of retaining the lands as publicly accessible parkland include increased assessment values for those adjacent properties and commercial areas on the north side of County Road 2. For local business owners, a more developed waterfront would likely increase visitation to the core commercial areas by both residents and out-of-town visitors, improving the overall business climate in the core areas. The economic value therefore lies in the ability of the parks to improve the environmental and social fabric of the commercial and waterfront areas, increasing its desirability as a place to visit, spend time, and live.

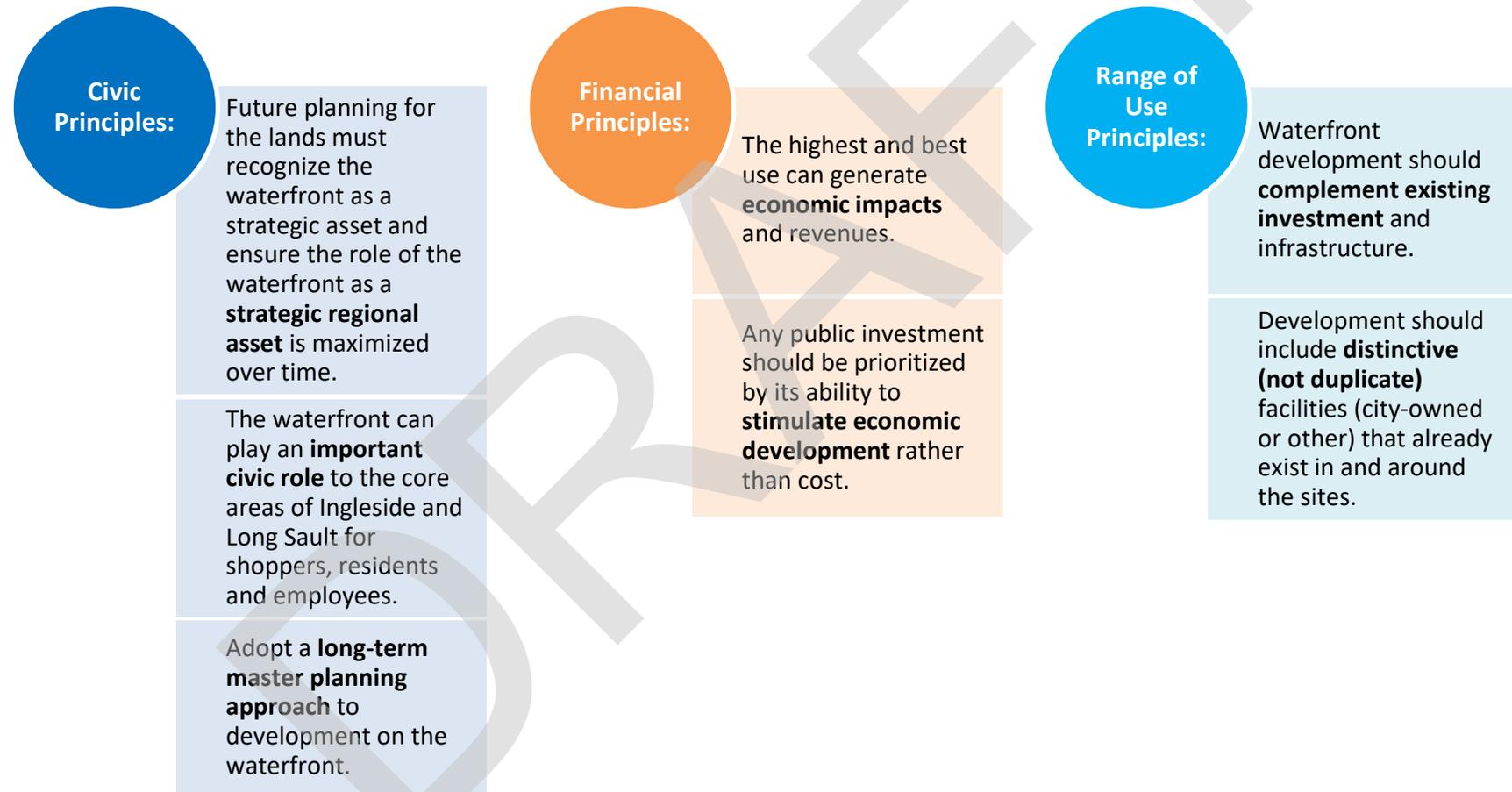
Private sector opportunities exist mostly in the surrounding areas, such as the adjacent marina property in Long Sault, and the businesses located on the north side of County Road 2 in both Ingleside and Long Sault. However, the opportunity for the private sector in Ingleside Waterfront Park does exist in the form of commercial market space and/or development of the Waterfront Centre.

¹ Based on 2016 data obtained from Ontario Ministry of Tourism, Culture and Sport (Visitors to UCSDG (CD1) breakdown).

1.6. Principles of Development

We have developed the Business Case based on a set of principles designed to maximize the identified value of the waterfront lands. These principles build upon the vision and themes identified in the Waterfront Plan.

Grounded in these principles, this document identifies preferred development concepts for the waterfront that will maximize the economic, environmental, and social value of the lands for the residents of South Stormont and visitors to the area.



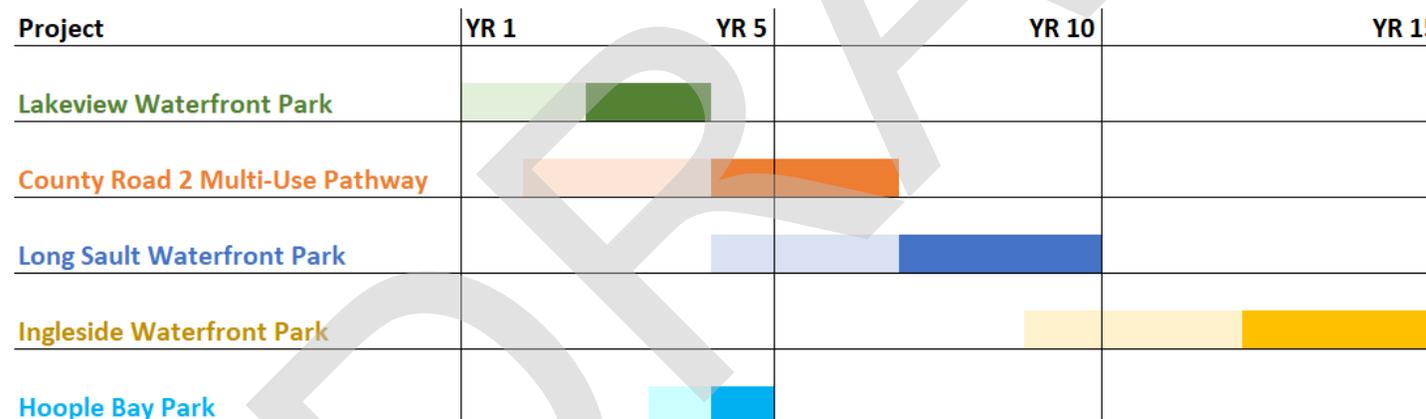
1.7. Plan Horizon

This Business Case is intended to guide both the short-term and longer-term development of South Stormont's waterfront lands. Accordingly, the next step in this process is to move the vision for the waterfront forward to unite the Township's waterfront and core commercial areas. This Business Case recognizes that the value of the waterfront lands lies in its capacity to strengthen the link between the community, with a focus on the Ingleside and Long Sault core areas, and the waterfront, thereby acting as a catalyst to stimulate development and increase land and property values in the area.

Development of the parks can, and will, occur on different time frames and should be viewed as long-term projects. This document recognizes that as the longer-term vision for the South Stormont waterfront is implemented, additional business planning exercises will be required.

This Business Case provides high-level direction as to the phasing of development, as provided below.

Exhibit 2: Indicative Phasing Schedule for Key Waterfront Projects



LEGEND (Colour varies by project)

Planning 
 Construction 

2 Long Sault Waterfront Park

2.1. Project Description

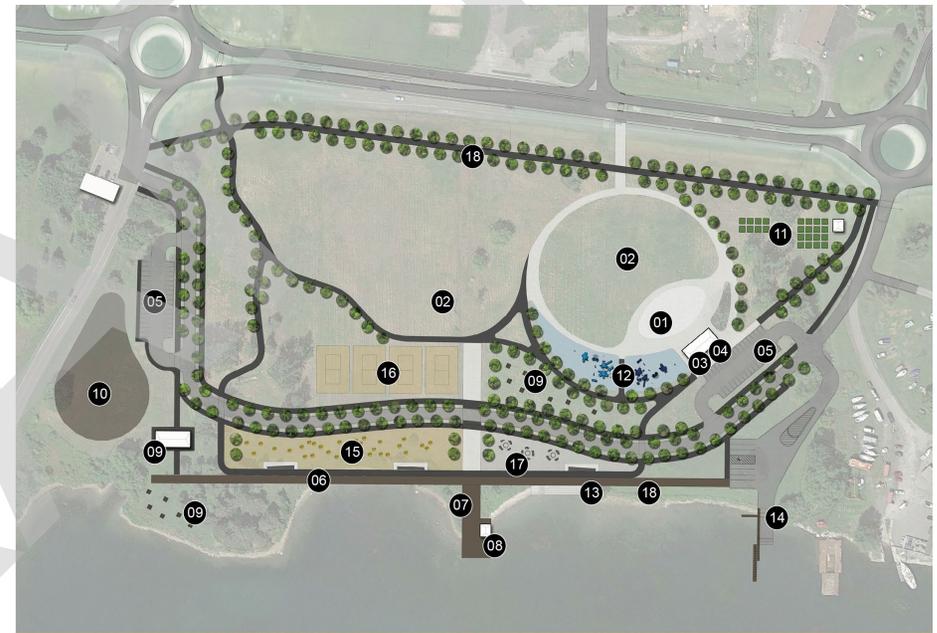
2.1.1. Concept Plan

Long Sault Waterfront Park is envisioned to become a destination on South Stormont's waterfront for year-round community events and outdoor recreation. The park will facilitate both motorized and non-motorized boating and become a focus for water-based recreation in South Stormont.

The key elements of the Concept Plan include:

- New southbound entry drive at the traffic circle;
- Amenity node with event infrastructure, plaza space and washrooms;
- Public boat launch;
- New central park drive with parking areas;
- Network of trails and waterfront boardwalk;
- Waterfront-focused gathering areas; and
- Flexible open lawn areas.

Exhibit 3: Concept Plan for Long Sault Waterfront Park



- | | | |
|-------------------------|--------------------------|----------------------|
| 01 Central Plaza | 07 Wharf | 13 Waterfront Steps |
| 02 Flexible, Open Space | 08 Landmark / Public Art | 14 Boat Launch |
| 03 Pavilion / Stage | 09 Picnic Area | 15 Beach |
| 04 Washroom / Storage | 10 Dog Off-leash Area | 16 Volleyball Courts |
| 05 Parking Area | 11 Community Gardens | 17 Public Fire Pits |
| 06 Boardwalk | 12 Playground | 18 Multi-use Path |

2.1.2. Existing Site Ownership & Lease Agreements

The land comprising Long Sault Waterfront Park is currently owned and maintained by the St. Lawrence Parks Commission (SLPC). At present, there is no lease agreement for external operation of the land.

2.1.3. Justification for Development

The proposed concept plan for Long Sault Waterfront aligns with the strategic priorities of the Township, SLPC, County and Tourism Region, specifically:

- The Park will enable enhanced tourism visitations above the current numbers in the region (refer to Section 1.4 for details).
- The central plaza area and pavilion/stage provides a space for special events and gatherings to occur, boosting opportunities for residents, visitors, and tourists to converge.
- By creating a critical mass of activity in the vicinity of the Long Sault commercial area, the potential exists for better positioning of future development on the north side of County Road 2 to fill the currently vacant lands.

2.2. Costs & Phasing

2.2.1. Capital Cost of Construction

Capital costs associated with those elements included in the concept plan have been estimated at a high level and summarized below. A detailed breakdown of capital costs associated with each park element is provided in the Appendix.

Capital Cost Summary	Cost	Notes
Total Construction Cost	\$ 6,284,250	
<i>Consulting Fees (15%)</i>	\$ 942,638	<i>Based on construction costs only</i>
<i>Construction Start Up Allowance (3%)</i>	\$ 188,528	
<i>Demolition & Site Works Allowance (4%)</i>	\$ 251,370	
<i>Infrastructure / Servicing Allowance (5%)</i>	\$ 314,213	<i>Incl. water, sanitary, storm, hydro, comms)</i>
<i>Additional Studies & Permitting Allowance</i>	\$ 105,000	<i>Estimated</i>
Subtotal Incl. Allowances	\$ 8,085,998	
Contingency (15%) Excl. Allowances	\$ 942,638	
Grand Total for Long Sault Park =	\$ 9,028,635	

All costs are an estimate of probable cost and will be subject to further study, approvals, and detailed design. The cost of property purchase or lease are not included.

2.2.2. Recommended Phasing

The recommended phasing represents an incremental approach to implementation, allowing flexibility to respond to changes as they may arise, with an understanding that it will not be possible for the Township to implement all aspects of the proposed concept plan at one time.

Phase 1

- Provides the circulation structure for the site as well as key focal amenities.
- Includes the new park driveway and parking areas – this is the priority. Also includes the central gathering area and boat launch area.

Phase 2

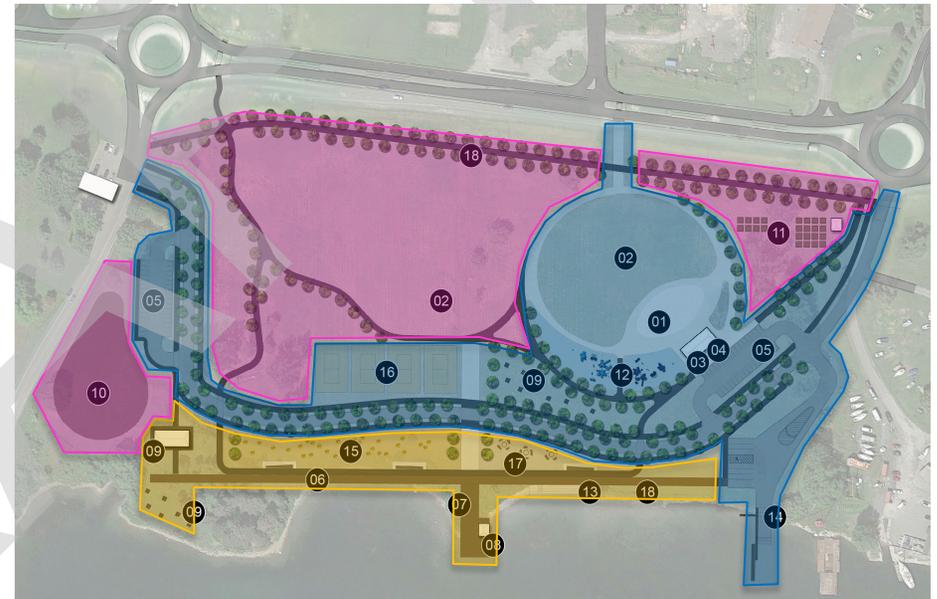
- Focuses on developing and activating the water's edge.
- Includes the waterfront activity area.

Phase 3

- Provides improvements to the remainder of the site through implementation of the formalized design.
- Includes site trails, open space, multi-use path improvements, and community gardens.
- While the off-leash dog park is included as part of Phase 3 for implementation, the Parks and Recreation Master Plan identifies this as a short-term goal for the

Township. It should be considered for implementation in Phase 1 as one of the key focal amenities within the park to attract visitors.

Exhibit 4: Recommended Phasing Plan for Long Sault Waterfront Park



2.3. Partnerships & Operational Impacts

2.3.1. Operational Concept

The operational concept (level of partnership and tenure) for Long Sault Waterfront Park builds upon the principles of development established in Section 1, and includes:

1. The Township should leverage the maximum economic and community potential of the site and achieve the highest and best use.
2. The Township would take the lead in the maintenance and operations of the site, in partnership with SLPC.
3. Protect public access to the site and plan for the interface with County Road 2 and the commercial area of Long Sault as a focus node within the community.
4. Adopt a long-term lease for the land at a nominal annual fee that is sufficient to achieve amortization of the asset. For example, the hard-edge wharf is a major cost and it alone suggests a very long-term lease agreement. Key considerations for a commercial ground lease include duration (e.g. 21+ years), rights of renewal, and the ability to host a variety of recreation activities and community events on the lands.

5. Alternatively, a fee simple purchase of the land may be preferred. Depending on the land deal, contribution of capital dollars by the SLPC may be justified.

2.3.2. Elements of Costs and Revenues

The operational costs associated with Long Sault Waterfront Park would be an incremental increase to those resources that the Township currently devotes to the maintenance and operations of parks.

The following are the key operating metrics assumed for Long Sault Waterfront Park at full build-out:

- Establishing this site as a major park asset within Long Sault would result in additional costs related to daily maintenance, supervision, utilities, regulatory compliance, repair, lighting, etc., that would be resourced by the Township.
- Development of the central plaza and pavilion/stage area would require a high standard of care and maintenance resulting in incremental operating costs. Over time, increased use by the community will increase maintenance needs and repair / replacement costs for infrastructure.
- A revenue neutral model should be employed for rental of the central plaza and pavilion/stage for special events and gatherings. Those renting the space would be charged an appropriate fee to cover the

hosting costs by the municipality, at a minimum. The extent to which this element breaks-even or accrues a deficit will be dependent on the success of the Township/partners in marketing the venue as a premier regional facility for outdoor concerts and events (e.g. attracting signature events on a broad scale).

- Rental of the picnic area would likely occur on a regular basis during the summer months and would provide nominal revenues to the Township.
- Implementation of the boat launch provides a revenue opportunity for the Township. An appropriate fee for use, and fee collection method, would need to be determined by further study.
- The community gardens are strategically located to be in proximity to the lifestyle residences on the north side of County Road 2. If the Township were to develop this area as an allotment garden, a seasonal fee could be charged for an assigned plot.
- If the beach volleyball courts were to be implemented, a rental fee for organized use of the courts should be charged.

2.4. Next Steps Towards Implementation

Discussions with the landowner, SLPC, will need to be ongoing to establish the principles, and later details, of the partnership agreement related to Long Sault Waterfront Park.

To advance the planning of the site in the short term, it is recommended that additional site investigation studies be procured to confirm the plan components and to inform the detailed design process. The following additional studies are recommended:

- Detailed Site Topographic Survey
- Traffic Study (at traffic circle driveway extension)
- Geotechnical Investigation
- Coast Study (at wharf and boat launch area)
- Archaeological Study
- Environmental Assessment

This work is required to verify the appropriateness of the site for development, inform the location and design of amenities on the site, and provide necessary input for the capital costs and design solutions for servicing and construction.

Costs associated with undertaking these additional studies has been estimated to be in the range of \$105,000, including permitting and approvals.

3 Hoople Bay Park

3.1. Project Description

3.1.1. Concept Plan

Hoople Bay Waterfront Park is intended to provide a destination along South Stormont's waterfront that will have an environmental focus for anglers, cyclists, and nature lovers. The informal, natural state of this park will seek to maintain the existing natural features, while providing improved and organized park facilities and amenities.

The main elements of the Concept Plan include:

- Formalization of a park driveway and parking for vehicles and boat trailers;
- Boat launch for both motorized and non-motorized watercraft;
- Outdoor educational area;
- Walking trails with environmental interpretation opportunities;
- Picnic areas; and
- Fish cleaning station.

Exhibit 5: Concept Plan for Hoople Bay Park



- | | |
|--|--|
| 01 Boat Launch | 07 Walking Trails |
| 02 Canoe / Kayak Launch | 08 Interpretive Signage / Pavilion |
| 03 Parking Area | 09 Cycling Rest Stop / Bike Repair Station |
| 04 Picnic Area | 10 Multi-use Path South of County Road 2 |
| 05 Pavilion / Outdoor Classroom / Washroom | 11 Fish cleaning station |
| 06 Boardwalk | |

3.1.2. Existing Site Ownership & Lease Agreements

The land comprising Hoople Bay Waterfront Park is currently owned and maintained by the St. Lawrence Parks Commission (SLPC). At present, there is no lease agreement for external operation of the land.

3.1.3. Justification for Development

The proposed concept plan for Hoople Bay Park aligns with the strategic priorities of the Township, SLPC, County and Tourism Region, specifically the park will:

- Enable enhanced tourism visitations within the region, providing an environmentally focused waterfront experience.
- Provide an additional opportunity for residents and visitors to access the water for already popular fishing and boating activities.
- Include a walking trail loop and a canoe/kayak launch area that support the vision for healthy active communities.
- Provide educational opportunities at the outdoor classroom and through interpretive signage can help to promote environmental sustainability within the community.

3.2. Costs & Phasing

3.2.1. Capital Cost of Construction

Capital costs associated with those elements included in the concept plan have been estimated at a high level and summarized below. A detailed breakdown of capital costs associated with each park element is provided in the Appendix.

Capital Cost Summary	Cost	Notes
Total Construction Cost	\$ 3,155,820	
<i>Consulting Fees (15%)</i>	\$ 473,373	<i>Based on construction costs only</i>
<i>Construction Start Up Allowance (3%)</i>	\$ 94,675	
<i>Demolition & Site Works Allowance (4%)</i>	\$ 157,791	
<i>Infrastructure / Servicing Allowance (5%)</i>	\$ 126,233	<i>Incl. water, sanitary, storm, hydro, comms)</i>
<i>Additional Studies & Permitting Allowance</i>	\$ 40,000	<i>Estimated</i>
Subtotal Incl. Allowances	\$ 4,047,891	
Contingency (15%) Excl. Allowances	\$ 473,373	
Grand Total for Hoople Bay Park =	\$ 4,521,264	

All costs are an estimate of probable cost and will be subject to further study, approvals, and detailed design. The cost of property purchase or lease are not included.

3.2.2. Recommended Phasing

The recommended phasing represents an incremental approach to implementation, allowing flexibility to respond to changes as they may arise. The recommended phasing is provided with an understanding that it will not be possible for the Township to implement all aspects of the proposed concept plan at one time.

Phase 1

- Provides the essential first works required to initiate park development.
- Includes the new driveway, parking areas, boat launch, and cycling rest stop.

Phase 2

- Provides new amenities at the site.
- Includes boardwalk and picnic area.

Phase 3

- Provides pedestrian walking trails within the forested portion of the site and enables an additional water access point.
- Includes walking trails.

Exhibit 6: Recommended Phasing Plan for Hoople Bay Park



3.3. Partnerships & Operational Impacts

3.3.1. Operational Concept

As it relates to the level of partnerships and tenure for the Hoople Bay Park property, there is potential for sharing the risks and capital costs associated with development, as well as an operational partnership between the Township and the SLPC (sharing enforcement and maintenance responsibilities).

Use of the site as a fishing and boat launch destination could be jointly promoted by the Township for community use, and by the SLPC for use by visitors to its parks.

3.3.2. Elements of Costs and Revenues

The following are the key operating metrics assumed for Hoople Bay Park:

- Operational costs relate to the ongoing maintenance of the site, including daily inspections and refuse removal. This has direct implications on staffing and resource requirements.
- Concept plan provides limited revenue potential but supports community development, environmental sustainability, and promotes tourism.
- Rental of the pavilion and picnic area are likely to occur on an occasional basis and would provide nominal revenues to the Township.

- Use of the site for special events (e.g. ice fishing derby, fishing tournaments) could provide other revenue opportunities.

3.4. Next Steps Towards Implementation

To advance the plan for Hoople Bay Park, a range of development related approvals will be required. The specific requirements of the permitting process are determined by the range of approvals required, which is project- and site-specific in nature. Basic approvals that are likely necessary include:

Water and wastewater systems: Municipal, provincial, and federal approvals, permits, or agreements will be required (e.g. municipal plumbing permits).

Stormwater management system: Provincial, and federal approvals, permits, or agreements will be required (e.g. MOE approvals and water license under Water Act and Environmental Protection Act, DFO approval under Fisheries Act, clearance letter required under Navigable Waters Act).

Development permits: Municipal approval will be required.

The analysis which supports this business case is based on field investigation, review of mapping and other secondary sources and related experience in development, site design. The following due diligence will be required:

- Detailed Site Topographic Survey

- Geotechnical Investigation
- Coast Study (at launch area), to include definition of flood levels
- Archaeological Study
- Environmental Assessment

Costs associated with undertaking these additional studies has been estimated at approximately \$40,000, including permitting and approvals.

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4 Lakeview Waterfront Park

4.1. Project Description

4.1.1. Concept Plan

Lakeview Park is envisioned as a quiet retreat along South Stormont's waterfront for swimming and picnicking and will provide a rest-stop, with amenities, along the Waterfront Trail.

The main elements of the Concept Plan include:

- Formalization and organization of parking area;
- Improvements to the beach area;
- Refurbished washroom and changeroom facility;
- Promenade and waterfront pavilion;
- Accessible pathways, including a promenade and lookout area;
- Picnic areas.

Exhibit 7: Concept Plan for Lakeview Waterfront Park



- | | |
|-------------------------|------------------------------------|
| 01 Picnic Area | 08 Lookout Area |
| 02 Open, Green Space | 09 Improved Beach Conditions |
| 03 Washroom / Storage | 10 Volleyball Courts |
| 04 Playground | 11 Parking Area |
| 05 Splash Pad | 12 Interpretive / Heritage Signage |
| 06 Waterfront Boardwalk | |
| 07 Avonmore Promenade | |

4.1.2. Existing Site Ownership & Lease Agreements

Lakeview Park is currently under the ownership of the St. Lawrence Parks Commission (SLPC). The Township has a 20-year lease agreement in place with the SLPC for the operation of a recreational day use area in exchange for an annual flat fee of \$1.00 per year. The lease agreement was initiated in 2002, with renewal every 5 years. It is set to expire January 1, 2022.

The park contains a portion of the St. Lawrence Bikeway and an Ontario Historical Federation Plaque. The agreement clearly stipulates that these amenities “need to remain functional in their current state and must be continue to be accessible for use and maintenance”. The Township, as the tenant, is responsible for the continued operation and maintenance of the site as a park.

4.1.3. Justification for Development

The proposed concept plan for Lakeview Waterfront Park aligns with the strategic priorities of the Township, SLPC, County and Tourism Region, specifically:

- The park will enable enhanced tourism visitations within the region, providing a smaller scale family-oriented waterfront experience.
- The inclusion of a splash pad at Lakeview Park is not currently required as part of the Parks and Recreation Master Plan, however, it can act as a destination for all

residents of the Township, beyond those living in the waterfront communities of Long Sault and Ingleside.

- While it represents a potential increase in level of service, due to water quality issues at the beach, the inclusion of a splash pad in this location is justifiable for continued enjoyment of the park by its visitors.
- Maintaining the Waterfront Trail / St. Lawrence Bikeway connection through the site enables the park to act as a rest stop for trail users (e.g. washrooms, picnic area) and/or activity stop to use the playground, splash pad or beach.

4.2. Costs & Phasing

4.2.1. Capital Cost of Construction

Based on the concept plan developed, the capital costs associated with the improvements at Lakeview Waterfront Park have been estimated, as summarized below.

Capital Cost Summary	Cost	Notes
Total Construction Cost	\$ 3,444,525	
<i>Consulting Fees (15%)</i>	\$ 516,679	<i>Based on construction costs only</i>
<i>Construction Start Up Allowance (3%)</i>	\$ 103,336	
<i>Demolition & Site Works Allowance (4%)</i>	\$ 137,781	
<i>Infrastructure / Servicing Allowance (5%)</i>	\$ 172,226	<i>Incl. water, sanitary, storm, hydro, comms)</i>
<i>Additional Studies & Permitting Allowance</i>	\$ 75,000	<i>Estimated</i>
Subtotal Incl. Allowances	\$ 4,374,547	
Contingency (15%) Excl. Allowances	\$ 516,679	
Grand Total for Lakeview Park =	\$ 4,891,226	

A detailed breakdown of capital costs associated with each park element is provided in the Appendix.

All costs are an estimate of probable cost and will be subject to further study, approvals, and detailed design. The cost of property purchase or lease are not included.

4.2.2. Recommended Phasing

The recommended phasing represents an incremental approach to implementation, allowing flexibility to respond to changes as they may arise. The Township is encouraged to implement low cost pilot projects to test success and community support.

Phase 1

- Provides the circulation structure for the site.
- Includes the multi-use path improvements and the entrance driveway and parking areas.

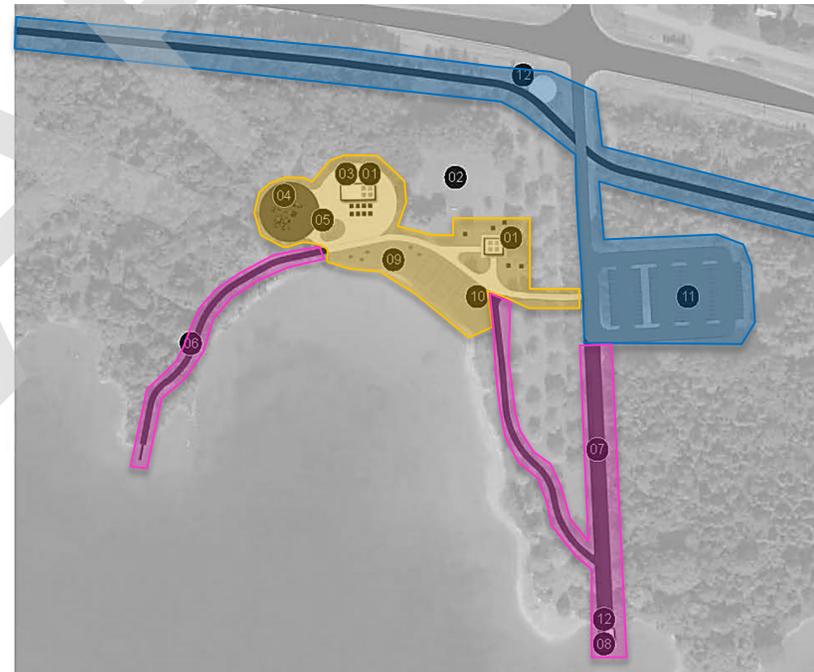
Phase 2

- Improves existing and provides new recreational amenities at the site.
- Includes improved beach conditions, playground / splash pad (as required), and picnic areas.

Phase 3

- Provides finer-grain pedestrian circulation structure for the site and enables various points for water access.
- Includes Avonmore Promenade and the walkway along the water's edge.

Exhibit 8: Recommended Phasing Plan for Lakeview Waterfront Park



4.3. Partnerships & Operational Impacts

4.3.1. Operational Concept

As it relates to level of partnership and tenure, with lease expiry on the horizon, the Township and the SLPC need to work towards lease re-negotiation for a more feasible longer-term proposition (e.g. more than 21 years). The Township would likely then be more inclined to take the risk on investment in capital facilities and amenities and continue to operate it as a park for community access.

Improvement to a publicly accessible park asset serves a range of recreation-based objectives at a community scale, and therefore, recognizing that a continued operational deficit for Lakeview Park is likely justified in terms of the social and recreational benefits to the local community. Overall economic benefits to the Township may be bolstered through increased tourism and visitation to the Park.

4.3.2. Elements of Costs and Revenues

The operational costs associated with Lakeview Park would be an incremental increase to those resources that the Township currently devotes to the maintenance and operations of park elements (e.g. washrooms, pavilions, splash pads, etc.). Improved beach maintenance and the potential for on-site lifeguards would require the allocation of additional resources.

As is typical of municipal parks, the Concept Plan for Lakeview Park provides limited opportunities for revenues. The two picnic areas would provide for daily or hourly rentals, likely focused in the summer months, with some rentals during the shoulder seasons. If the beach volleyball courts were to be implemented, a rental fee for organized use of the courts could be charged.

4.4. Next Steps Towards Implementation

To advance the plan for Lakeview Park, a range of development related approvals will be required. The specific requirements of the permitting process are determined by the range of approvals required, which is project- and site-specific in nature. Basic approvals that are likely necessary include:

Water and wastewater systems: Municipal, provincial, and federal approvals, permits, or agreements will be required (e.g. municipal plumbing permits).

Stormwater management system: Provincial, and federal approvals, permits, or agreements will be required (e.g. MOE approvals and water license under Water Act and Environmental Protection Act, DFO approval under Fisheries Act, clearance letter required under Navigable Waters Act).

Building and development permits: Municipal approval will be required.

Information required to further define site-development costs includes, but is not limited to:

- Detailed Site Topographic Survey
- Geotechnical Investigation
- Coast Study (at beach area), to include definition of flood levels
- Archaeological Study
- Environmental Assessment

Costs associated with undertaking these additional studies has been estimated at approximately \$75,000, including permitting and approvals.

5 Ingleside Waterfront Park

5.1. Project Description

5.1.1. Concept Plan

Ingleside Park is envisioned as a family oriented, community node that is anchored by a waterfront centre building and focused on a central spine of flexible and seasonal 'market-style' structures.

The major elements of the Concept Plan include:

- New traffic round-about at the County Road 2/Highway 14 intersection;
- New central park drive with parking;
- Network of trails and waterfront boardwalk;
- Roadside landmark features;
- Gathering areas;
- Flexible open lawn areas; and
- A canoe and kayak put-in area and storage.

Exhibit 9: Concept Plan for Ingleside Waterfront Park



- | | |
|---|-------------------------------------|
| 01 Seasonal Market Building | 09 Canoe / Kayak Launch |
| 02 Waterfront Centre | 10 Tourism Opportunity / Attraction |
| 03 Gathering Circle with Terraced Seating | 11 Landmark / Public Art |
| 04 Picnic Area | 12 Flexible Plaza / Parking Area |
| 05 Open, Green Space | 13 Parking Area |
| 06 Waterfront Boardwalk | 14 Multi-Use Path |
| 07 Faux Beach | 15 Traffic Circle |
| 08 Wharf | |

5.1.2. Existing Site Ownership & Lease Agreements

The land comprising Ingleside Waterfront Park is currently owned and maintained by the St. Lawrence Parks Commission (SLPC). At present, there is no lease agreement for external operation of the land.

5.1.3. Justification for Development

Ingleside Waterfront Park will be an important component within the overall waterfront development envisioned in South Stormont. The proposed concept plan aligns with the strategic priorities of the Township, SLPC, County and Tourism Region, specifically:

- The Park will enable enhanced tourism visitations above the current numbers in the region.
- The proposed round-about (and associated signage) will help direct vehicular traffic to key points of interest along the route, including other key waterfront parks, the commercial area, etc.
- By creating a critical mass of activity in the vicinity of the Ingleside commercial area, the potential exists for better positioning of residential development on the north side of County Road 2 to fill the currently vacant lands.
- Connections between County Road 2 Multi-Use Path and the portion along the waterfront are made through the park. When considered within the broader trail

network, this portion of the trail can act as a short cycle loop for families and more passive cyclists.

5.2. Costs & Phasing

5.2.1. Capital Cost of Construction

Capital costs associated with those elements included in the concept plan have been estimated at a high level and summarized below. It is important to note that some of the capital costs identified will be the responsibility of the Township, while some will be the responsibility of the private sector, occurring later in the park's development.

A detailed breakdown of capital costs associated with each park element is provided in the Appendix.

Capital Cost Summary	Cost	Notes
Total Construction Cost	\$ 9,183,880	
<i>Consulting Fees (15%)</i>	\$ 1,377,582	<i>Based on construction costs only</i>
<i>Construction Start Up Allowance (3%)</i>	\$ 275,516	
<i>Demolition & Site Works Allowance (4%)</i>	\$ 367,355	
<i>Infrastructure / Servicing Allowance (5%)</i>	\$ 459,194	<i>Incl. water, sanitary, storm, hydro, comms)</i>
<i>Additional Studies & Permitting Allowance</i>	\$ 110,000	<i>Estimated</i>
Subtotal Incl. Allowances	\$ 11,773,528	
Contingency (15%) Excl. Allowances	\$ 1,377,582	
Grand Total for Ingleside Waterfront Park =	\$ 13,151,110	

All costs are an estimate of probable cost and will be subject to further study, approvals, and detailed design. The cost of property purchase or lease are not included.

5.2.2. Recommended Phasing

The recommended phasing represents an incremental approach to implementation, allowing flexibility to respond to changes as they may arise, with an understanding that it will not be possible for the Township to implement all aspects of the proposed concept plan at one time.

Phase 1

- Provides the circulation structure for the site and the anchor attraction.
- Includes the new Park Drive and parking areas, Waterfront Centre and Activity Area.

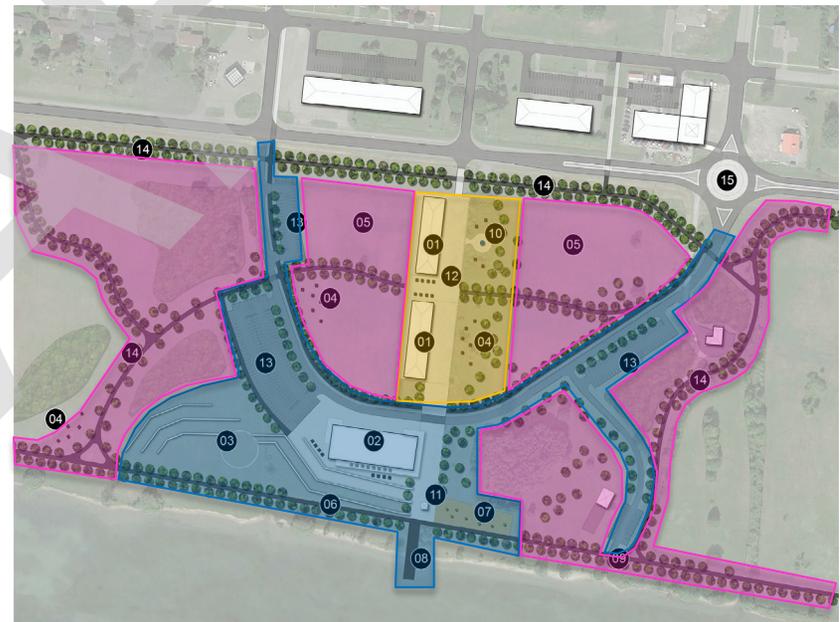
Phase 2

- Develops a pedestrian / cyclist connection with the commercial area of Ingleside.
- Includes the central market area. This area could be developed in Phase 1 instead of the Waterfront Centre and Activity Area to reduce initial capital costs of building development and to provide a strong link with the commercial area across County Road 2 early on.

Phase 3

- Focuses on developing the remainder of the site in a formalized manner.
- Include site trails, open space, and multi-use path improvements along the waterfront.

Exhibit 10: Recommended Phasing Plan for Ingleside Waterfront Park



5.3. Partnerships & Operational Impacts

5.3.1. Operational Concept

Ingleside Waterfront Park is envisioned to evolve over time. This enables the opportunity for developing the area as a central hub for South Stormont's waterfront, through strong partnerships. The Township will need to seed the investment, meaning that park infrastructure and development pads (at the market area for example) should be put into place first, then work with the private sector to develop the space over time (or rent space to private sector).

The operational concept (level of partnership and tenure) for Ingleside Waterfront Park builds upon the principles of development established in Section 1, and includes:

1. The Township should leverage the maximum economic and community potential of the site and achieve the highest and best use.
2. The Township would take the lead in the maintenance and operations of the site and building/structures, however this should be done in partnership with SLPC and/or a development partner.
3. Protect public access to the site and plan for the interface with County Road 2 and the commercial area of Ingleside as a focus node within the community.

4. Reduce the risk to further capital and operating demands placed on the Township by adopting a long-term plan which seeks a long-term development partner for this site.
5. Adopt a long-term land lease for the land at a nominal annual fee of a sufficient term to achieve amortization of the asset. For example, the building or series of market structures of a certain quality suggests a long-term lease agreement. Key considerations for a commercial ground lease include duration (e.g. 21+ years), right of renewal, and the ability to host events on the lands.
6. Alternatively, a fee simple purchase of the land may be preferred. Depending on the land deal, contribution of capital dollars by the SLPC may be justified.

5.3.2. Elements of Costs and Revenues

The operational costs associated with Ingleside Waterfront Park would be an incremental increase to those resources that the Township currently devotes to the maintenance and operations of parks. The following are the key operating metrics assumed for Ingleside Waterfront Park at full build-out:

- Improved level of service for the Township to operate and maintain the park and facilities as a high-quality municipal asset. Incremental operating costs are associated with this.

- The Seasonal Market Structure(s) infrastructure would be provided by the Township and operational costs associated with maintaining this would fall to the Township, unless there was a development partner in which case the operation of the market could be run by a private sector or non-profit partner. The same is true for the Waterfront Centre building itself.
- The development of the Waterfront Centre and Activity Area as a community cultural facility would enable the Township to expand their recreational and cultural suite of program opportunities offered to residents and visitors. This would necessitate the hiring of instructors (at a cost to the Township) to provide the programs, which would be offset by program participation fees charged by the Township.
- Providing a variety of spaces within the Waterfront Centre would enable various rental revenues related to special events (e.g. performances, exhibitions, receptions, weddings, etc.). These would likely occur on an occasional basis.
- As a municipal recreation facility, the operating costs related to the faux beach, open space, and canoe/kayak launch area are assumed to be resourced by the Township's Parks and Recreation Department and no revenue generating opportunities are likely to exist to offset these.

5.4. Next Steps Towards Implementation

Discussions with the landowner, SLPC, will need to be on-going to establish the principles, and later details, of the partnership agreement related to Ingleside Waterfront Park.

To advance the planning of the site in the short term, it is recommended that additional site investigation studies be procured to confirm the plan components and to inform the detailed design process. The following additional studies are recommended:

- Detailed Site Topographic Survey
- Traffic Study (at traffic circle driveway extension)
- Geotechnical Investigation
- Coast Study (at wharf and launch area)
- Archaeological Study
- Environmental Assessment

This work is required to verify the appropriateness of the site for development, inform the location and design of amenities on the site, and provide necessary input for the capital costs and design solutions for servicing and construction.

Costs associated with undertaking these additional studies has been estimated to be in the range of \$110,000, including permitting and approvals.

6 County Road 2 Multi-Use Path

6.1. Project Description

6.1.1. Concept Plan

A new 9-kilometre-long, multi-use path is proposed on the south side of County Road 2 linking Kilarney Road (Farran Park) in the west to Long Sault in the east. This multi-use path would provide an important east-west active transportation corridor, improving village linkages to existing and new waterfront facilities, in all seasons.

The main elements of the Concept Plan include:

- Off-road, wide (4-5m) multi-use path paralleling County Road 2;
- Strategically located new button-activated road crossings;
- Linkages to the Waterfront Trail;
- Wayfinding signage;
- Improved safety measures due to proximity to County Road 2; and
- Rest stops.

Exhibit 11: Concept Plan for Multi-Use Pathway on County Road 2

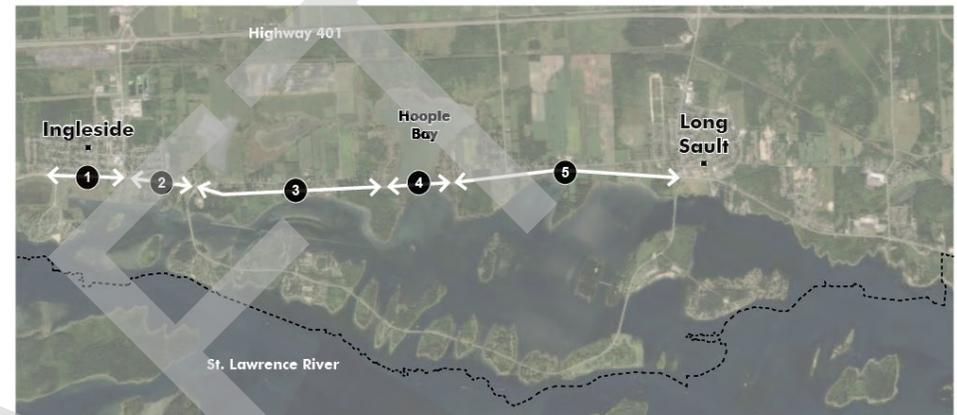


Diagram showing segments of the Multi-use Trail

Township of South Stormont Boundary

- 1 Segment 1 - Kilarney Road (Farran Park) to Highway 14 (1.058km)
- 2 Segment 2 - Highway 14 to Long Sault Parkway - West Entrance (1.034km)
- 3 Segment 3 - Long Sault Parkway - West Entrance to Hoople Bay West Shore (2.818km)
- 4 Segment 4 - Hoople Bay Crossing (0.778km)
- 5 Segment 5 - Hoople Bay East Shore to Long Sault Parkway East Entrance Crossing (3.432km)

6.1.2. Existing Site Ownership & Lease Agreements

The Multi-Use Pathway is proposed to be located on the south side of County Road 2, which is under the jurisdiction of the United Counties of Stormont, Dundas, and Glengarry (SDG). Depending on site conditions along the proposed pathway, the pathway is located either within the road right-of-way (ROW) and therefore owned by the County, or on lands directly adjacent to the ROW which are owned by the St. Lawrence

Parks Commission (SLPC). At present, there are no lease agreements for external operation of these lands.

6.1.3. Justification for Development

The dedicated multi-use path along Country Road 2, when joined with the cycle route along the Long Sault Parkway, and in conjunction with trails to Cornwall, create a looped network of trails that link with a number of destinations of significance.

Township priorities for quality of life and wellness speak directly to the need for active transportation infrastructure and places for both passive and active recreation.

6.2. Costs & Timing

6.2.1. Capital Cost of Construction

Capital costs associated with the concept plan for the Multi-Use Pathway have been estimated and are summarized below. Two design options for the portion of the pathway crossing Hoople Bay Bridge (Segment 4) have been provided for in the cost estimates:

- Option A: Retrofit of existing south shoulder (within the ROW)
- Option B: Separated cantilevered structure

A detailed breakdown of capital costs associated with each park element is provided in the Appendix.

Capital Cost Summary (Option A)	Cost	Notes
Total Construction Cost	\$ 5,694,530	
Consulting Fees (15%)	\$ 854,180	Based on construction costs only
Construction Start Up Allowance (3%)	\$ 170,836	
Demolition & Site Works Allowance (4%)	\$ 227,781	
Infrastructure / Servicing Allowance (5%)	\$ 284,727	Incl. water, sanitary, storm, hydro, comms)
Additional Studies & Permitting Allowance	\$ 49,500	Estimated
Subtotal Incl. Allowances	\$ 7,281,553	
Contingency (15%) Excl. Allowances	\$ 854,180	
Grand Total for Hoople Bay Park =	\$ 8,135,733	

Capital Cost Summary (Option B)	Cost	Notes
Total Construction Cost	\$ 6,542,100	
Consulting Fees (15%)	\$ 981,315	Based on construction costs only
Construction Start Up Allowance (3%)	\$ 196,263	
Demolition & Site Works Allowance (4%)	\$ 261,684	
Infrastructure / Servicing Allowance (5%)	\$ 327,105	Incl. water, sanitary, storm, hydro, comms)
Additional Studies & Permitting Allowance	\$ 64,500	Estimated
Subtotal Incl. Allowances	\$ 8,372,967	
Contingency (15%) Excl. Allowances	\$ 981,315	
Grand Total for Hoople Bay Park =	\$ 9,354,282	

All costs are an estimate of probable cost and will be subject to further study, approvals, and detailed design. The cost of property purchase or lease are not included.

6.2.2. Recommended Phasing

The recommended phasing represents an incremental approach to implementation, allowing flexibility to respond to changes and opportunities as they may arise.

Phase 1

- Provides pathway users with direct connections with the Ingleside core area.
- Segments 1 and 2.

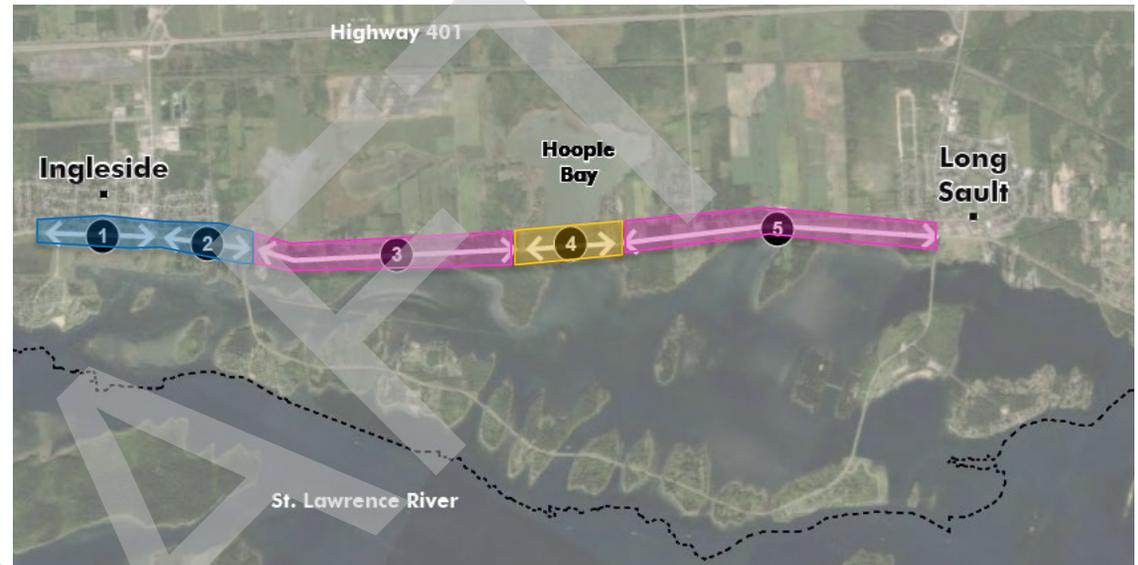
Phase 2

- Improves the safety and general conditions for pedestrians and cyclist at the pinch-point crossing Hoople Bay Bridge.
- Segment 4.

Phase 3

- Completes the multi-use pathway connection along County Road 2.
- Segments 3 and 5.

Exhibit 12: Recommended Phasing Plan for Multi-Use Pathway



6.3. Partnerships & Operational Impacts

6.3.1. Operational Concept

The level of partnerships and tenure for the multi-use path differs from that of the park properties - it will need to be operated through a 3-way partnership. This essentially means a deal between the County and the SLPC, who will remain the landowners, with the Township, who will work to ensure the project is implemented, signage and wayfinding is coordinated, and maintenance is undertaken (by the Township).

6.3.2. Elements of Costs and Revenues

Based on the details of the partnership agreement, the maintenance and operation of the multi-use path will likely fall to the Township for resourcing. This is an incremental cost above those currently provided for trails within the existing Parks and Recreation Department operating budget.

However, the potential does exist here for shared operations. For example, SDG's maintenance of the road ROW (mowing, general clean-up) could overlap with the maintenance of the multi-use path, extending its responsibilities to include the path to best utilize existing resources.

6.4. Next Steps Towards Implementation

To advance the planning and design of the multi-use path, a series of meetings should be held with all three stakeholders

(SLPC, Township, and SDG) to understand the design requirements, specifications, and operational considerations related to the project. This includes details related to the traffic circles and proposed pedestrian crossings.

Upcoming and/or planned roadwork on this portion of County Road 2 should be assessed for the potential to incorporate the development of the multi-use path into the work (e.g. repaving, underground infrastructure improvements, etc.).

Consultation with the conservation authorities and / or Ministry of the Environment should also be undertaken, specifically related to the cantilever bridge option which may affect the nearby Provincially Significant Wetlands (PSW) at Hoople Creek. Further due diligence related to site works will likely require the following studies and investigations:

- Detailed Site Topographic Survey
- Traffic Study (at traffic circle driveway extension)
- Geotechnical Investigation
- Coast Study (at Hoople Bay Bridge crossing for separated cantilevered option)
- Archaeological Study
- Environmental Assessment

Costs associated with undertaking these additional studies has been estimated to range between approximately \$50,000 to \$65,000, including permitting and approvals (depending on the bridge crossing option).

Appendix:

Order of Magnitude Capital Cost Details

DRAFT

Appendix: Opinion on Probable Cost - Order of Magnitude

South Stormont Waterfront Plan | Long Sault Park



Aug 6, 2020

Projects Breakdown

ITEM NO	ITEM DESCRIPTION	EST. QTY.	UNIT TYPE	UNIT PRICE	TOTAL COST
1.0	Central Gathering Area				
1.1	Park amenity building - public washrooms, changeroom, concession	200	m ²	\$ 2,500.00	\$ 500,000.00
1.2	Park amenity shelter - coordinated with item 1.1	1	I.s.	\$ 100,000.00	\$ 100,000.00
1.3	Central gathering and stage area - hardscape with venue infrastructure	767	m ²	\$ 150.00	\$ 115,050.00
1.4	Play areas - allowance for wet or dry	1	I.s.	\$ 500,000.00	\$ 500,000.00
1.5	Walkways - concrete,	2,724	m ²	\$ 100.00	\$ 272,400.00
1.6	Asphalt (multi-use trail)	1,043	m ²	\$ 75.00	\$ 78,225.00
1.7	Beach volleyball courts (sand), rubberized curb, sub, drains	1,872	m ²	\$ 50.00	\$ 93,600.00
1.8	Concrete promenade	319	m ²	\$ 100.00	\$ 31,900.00
1.9	Furnishings allowance	25	units	\$ 1,500.00	\$ 37,500.00
1.10	Soft Landscape & trees allowance (sod, perennials, shrubs and trees)	1	I.s.	\$ 50,000.00	\$ 50,000.00
1.11	Lighting allowance, pole lights	15	units	\$ 8,000.00	\$ 120,000.00
1.12	Signage allowance	1	I.s.	\$ 20,000.00	\$ 20,000.00

10 benches, 10 bike racks, 5 litter/recyc

Construction Subtotal \$ 1,918,675.00

Consulting Fees (15%) \$ 287,801.25

Based on construction costs only

Construction Start Up Allowance (Incl. mobilization, control measures, tree protection, servicing protection, construction layout) (3%) \$ 57,560.25

3% of construction

Demolition & Site Works Allowance (Incl. demo., tree removals, pruning/limbing, invasive species removal, stripping & disposal, rough & fine grading) (4%) \$ 76,747.00

4% of construction

Infrastructure / servicing allowance (water, sanitary, storm, hydro, comms) \$ 95,933.75

5% of construction

Additional Studies & Permitting Allowance (geotechnical, topo survey) \$ 15,000.00

Estimated

Subtotal Incl. Allowances \$ 2,451,717.25

Contingency (15%) Excl. Allowances \$ 287,801.25

Based on construction costs only

SUBTOTAL 1.0 = \$ 2,739,518.50

ITEM NO	ITEM DESCRIPTION	EST. QTY.	UNIT TYPE	UNIT PRICE	TOTAL COST
2.0	New Park Drive & Parking Lots				
2.1	Central drive - asphalt, 7m width, curbs, sidewalks both sides, markings	630	l.m.	\$ 1,500.00	\$ 945,000.00
2.2	West parking area, asphalt with CIP curbs	32	stalls	\$ 1,650.00	\$ 52,800.00
2.3	East parking area, asphalt with CIP curbs	32	l.s.	\$ 1,650.00	\$ 52,800.00
2.4	Asphalt (multi-use trail)	147	m ²	\$ 75.00	\$ 11,025.00
2.5	Soft Landscape & trees allowance (sod, perennials, shrubs and trees)	1	l.s.	\$ 40,000.00	\$ 40,000.00
2.6	Lighting allowance, pole lights	42	units	\$ 8,000.00	\$ 336,000.00
2.7	Signage allowance	1	l.s.	\$ 40,000.00	\$ 40,000.00

Shade trees 10m o/c, both sides
Lights 15m o/c
Includes entry and directional signs

Construction Subtotal	\$ 1,477,625.00
<i>Consulting Fees (15%)</i>	<i>\$ 221,643.75</i>
<i>Construction Start Up Allowance (Incl. mobilization, control measures, tree protection, servicing protection, construction layout) (3%)</i>	<i>\$ 44,328.75</i>
<i>Demolition & Site Works Allowance (Incl. demo., tree removals, pruning/limbing, invasive species removal, stripping & disposal, rough & fine grading) (4%)</i>	<i>\$ 59,105.00</i>
<i>Infrastructure / servicing allowance (water, sanitary, storm, hydro, comms)</i>	<i>\$ 73,881.25</i>
<i>Additional Studies & Permitting Allowance (geotechnical, topo survey)</i>	<i>\$ 25,000.00</i>
Subtotal Incl. Allowances	\$ 1,901,583.75
Contingency (15%) Excl. Allowances	\$ 221,643.75
SUBTOTAL 2.0 =	\$ 2,123,227.50

Based on construction costs only
3% of construction
4% of construction
5% of construction
Based on construction costs only

3.0 Boat Launch Area

3.1	Double launch ramp & dock abutment	1	l.s.	\$ 275,000.00	\$ 275,000.00
3.2	Asphalt pavement and trailer parking, incl. curbs	145	m ²	\$ 95.00	\$ 13,775.00
3.3	Asphalt (walkway)	57	m ²	\$ 75.00	\$ 4,275.00
3.4	Floating docks	2	l.s.	\$ 35,000.00	\$ 70,000.00
3.5	Perimeter fencing - chain link	150	l.m.	\$ 90.00	\$ 13,500.00
3.6	Signage allowance	1	l.s.	\$ 10,000.00	\$ 10,000.00
3.7	Lighting allowance, pole lights	10	units	\$ 8,000.00	\$ 80,000.00

Estimate from Shoreplan

Construction Subtotal	\$ 466,550.00
<i>Consulting Fees (15%)</i>	<i>\$ 69,982.50</i>
<i>Construction Start Up Allowance (Incl. mobilization, control measures, tree protection, servicing protection, construction layout) (3%)</i>	<i>\$ 13,996.50</i>
<i>Demolition & Site Works Allowance (Incl. demo., tree removals, pruning/limbing, invasive species removal, stripping & disposal, rough & fine grading) (4%)</i>	<i>\$ 18,662.00</i>
<i>Infrastructure / servicing allowance (water, sanitary, storm, hydro, comms)</i>	<i>\$ 23,327.50</i>
<i>Additional Studies & Permitting Allowance (Geo-tech, survey)</i>	<i>\$ 30,000.00</i>
<i>Allowance for Schedule A+ MCEA Procedure</i>	<i>\$ -</i>
Subtotal Incl. Allowances	\$ 622,518.50
Contingency (15%) Excl. Allowances	\$ 69,982.50
SUBTOTAL 3.0 =	\$ 692,501.00

Based on construction costs only
3% of construction
4% of construction
5% of construction
EA to be confirmed
Based on construction costs only

ITEM NO	ITEM DESCRIPTION	EST. QTY.	UNIT TYPE	UNIT PRICE	TOTAL COST
4.0	Waterfront Activity Area				
4.1	Waterfront boardwalk	1,436	m ²	\$ 500.00	\$ 718,000.00
4.2	Look-out pier	531	m ²	\$ 750.00	\$ 398,250.00
4.3	Artificial beach	2,572	m ²	\$ 50.00	\$ 128,600.00
4.4	Fire pit & picnic area	1030	m ²	\$ 25.00	\$ 25,750.00
4.5	Picnic pavilion	1	l.s.	\$ 60,000.00	\$ 60,000.00
4.6	Pier pavilion	1	l.s.	\$ 60,000.00	\$ 60,000.00
4.7	Concrete promenade	225	m ²	\$ 100.00	\$ 22,500.00
4.8	Concrete bench pads	237	m ²	\$ 100.00	\$ 23,700.00
4.9	Concrete steps into water	145	m ²	\$ 250.00	\$ 36,250.00
4.10	Asphalt (multi-use trail)	1,148	m ²	\$ 75.00	\$ 86,100.00
4.11	Furnishings allowance	40	units	\$ 1,500.00	\$ 60,000.00
4.12	Soft Landscape & trees allowance (sod, perennials, shrubs and trees)	1	l.s.	\$ 75,000.00	\$ 75,000.00
4.13	Lighting allowance	25	units	\$ 8,000.00	\$ 200,000.00
4.14	Signage allowance	1	l.s.	\$ 25,000.00	\$ 25,000.00
	Construction Subtotal				\$ 1,919,150.00
	<i>Consulting Fees (15%)</i>				\$ 287,872.50 <i>Based on construction costs only</i>
	<i>Construction Start Up Allowance (Incl. mobilization, control measures, tree protection, servicing protection, construction layout) (3%)</i>				\$ 57,574.50 <i>3% of construction</i>
	<i>Demolition & Site Works Allowance (Incl. demo., tree removals, pruning/limbing, invasive species removal, stripping & disposal, rough & fine grading) (4%)</i>				\$ 76,766.00 <i>4% of construction</i>
	<i>Infrastructure / servicing allowance (water, sanitary, storm, hydro, comms)</i>				\$ 95,957.50 <i>5% of construction</i>
	<i>Additional Studies & Permitting Allowance (Geo-tech, survey)</i>				\$ 30,000.00
	<i>Allowance for Schedule A MCEA Procedure</i>				\$ - <i>EA to be confirmed</i>
	Subtotal Incl. Allowances				\$ 2,467,320.50
	Contingency (15%) Excl. Allowances				\$ 287,872.50
	SUBTOTAL 4.0 =				\$ 2,755,193.00

ITEM NO	ITEM DESCRIPTION	EST. QTY.	UNIT TYPE	UNIT PRICE	TOTAL COST
5.0	Off Leash Dog Run				
5.1	Perimeter fencing	211	l.m.	\$ 90.00	\$ 18,990.00
5.2	Seeding	250	m ²	\$ 10.00	\$ 2,500.00
5.3	Barrier-free perimeter walk - asphalt	435	m ²	\$ 75.00	\$ 32,625.00
5.4	Furnishings allowance	15	units	\$ 1,500.00	\$ 22,500.00
5.5	Lighting allowance	5	units	\$ 8,000.00	\$ 40,000.00
5.6	Signage allowance	1	l.s.	\$ 5,000.00	\$ 5,000.00

Construction Subtotal \$ 121,615.00

Consulting Fees (15%) \$ 18,242.25

Based on construction costs only

Construction Start Up Allowance (Incl. mobilization, control measures, tree protection, servicing protection, construction layout) (3%) \$ 3,648.45

3% of construction

Demolition & Site Works Allowance (Incl. demo., tree removals, pruning/limbing, invasive species removal, stripping & disposal, rough & fine grading) (4%) \$ 4,864.60

4% of construction

Infrastructure / servicing allowance (water, sanitary, storm, hydro, comms) \$ 6,080.75

5% of construction

Additional Studies & Permitting Allowance \$ 5,000.00

Subtotal Incl. Allowances \$ 159,451.05

Contingency (15%) Excl. Allowances \$ 18,242.25

SUBTOTAL 5.0 = \$ 177,693.30

6.0 Site Trails, Community Gardens & Residual Areas

6.1	Asphalt (multi-use trail)	1,228	m ²	\$ 75.00	\$ 92,100.00
6.2	Community garden plots, soil, plot edging	24	units	\$ 500.00	\$ 12,000.00
6.3	Storage building	1	l.s.	\$ 20,000.00	\$ 20,000.00
6.4	Furnishings allowance	30	units	\$ 1,500.00	\$ 45,000.00
6.5	Soft Landscape & trees allowance (sod, perennials, shrubs and trees)	1	l.s.	\$ 50,000.00	\$ 50,000.00

Construction Subtotal \$ 219,100.00

Consulting Fees (15%) \$ 32,865.00

Based on construction costs only

Construction Start Up Allowance (Incl. mobilization, control measures, tree protection, servicing protection, construction layout) (3%) \$ 6,573.00

3% of construction

Demolition & Site Works Allowance (Incl. demo., stripping & disposal, rough grading) (4%) \$ 8,764.00

4% of construction

Infrastructure / servicing allowance (water, sanitary, storm, hydro, comms) \$ 10,955.00

5% of construction

Additional Studies & Permitting Allowance \$ -

Subtotal Incl. Allowances \$ 278,257.00

Contingency (15%) Excl. Allowances \$ 32,865.00

SUBTOTAL 6.0 = \$ 311,122.00

ITEM NO	ITEM DESCRIPTION	EST. QTY.	UNIT TYPE	UNIT PRICE	TOTAL COST	
7.0 Multi-Use Path Improvements						
7.1	Path widening to 4.0m width, pavement markings (415 lm)	1,423	m ²	\$ 45.00	\$ 64,035.00	Existing trail is 3m
7.2	Signage allowance	1	l.s.	\$ 7,500.00	\$ 7,500.00	
7.3	Lighting allowance	6	units	\$ 8,000.00	\$ 48,000.00	
7.4	Tree planting	1	l.s.	\$ 32,000.00	\$ 32,000.00	
7.5	Rest Stops	1	units	\$ 10,000.00	\$ 10,000.00	
Construction Subtotal					\$ 161,535.00	
Consulting Fees (15%)					\$ 24,230.25	Based on construction costs only
Construction Start Up Allowance (Incl. mobilization, control measures, tree protection, servicing protection, construction layout) (3%)					\$ 4,846.05	3% of construction
Demolition & Site Works Allowance (Incl. demo., salvaged plant relocation, stripping & disposal, rough & fine grading) (4%)					\$ 6,461.40	4% of construction
Infrastructure / servicing allowance (water, sanitary, storm, hydro, comms)					\$ 8,076.75	5% of construction
Additional Studies & Permitting Allowance					\$ -	
Subtotal Incl. Allowances					\$ 205,149.45	
Contingency (15%) Excl. Allowances					\$ 24,230.25	
SUBTOTAL 7.0 =					\$ 229,379.70	
Total						
Items 1 through 7					\$ 6,284,250.00	
Construction Subtotal					\$ 6,284,250.00	
Consulting Fees (15%)					\$ 942,637.50	Based on construction costs only
Construction Start Up Allowance (Incl. mobilization, control measures, tree protection, servicing protection, construction layout) (3%)					\$ 188,527.50	3% of construction
Demolition & Site Works Allowance (Incl. demo., salvaged plant relocation, stripping & disposal, rough & fine grading) (4%)					\$ 251,370.00	4% of construction
Infrastructure / servicing allowance (water, sanitary, storm, hydro, comms)					\$ 314,212.50	5% of construction
Additional Studies & Permitting Allowance					\$ 105,000.00	
Subtotal Incl. Allowances					\$ 8,085,997.50	
Contingency (15%) Excl. Allowances					\$ 942,637.50	
TOTAL LONG SAULT WATERFRONT PARK=					\$ 9,028,635.00	

- Notes: 1 All costs are an estimate of probable cost and will be subject to further study, approvals and detailed design.
2 Costing does not include property purchase or lease costs.

Appendix: Opinion on Probable Cost - Order of Magnitude

South Stormont Waterfront Plan | Hoople Bay Park



Sept 4, 2020

Projects Breakdown

ITEM NO	ITEM DESCRIPTION	EST. QTY.	UNIT TYPE	UNIT PRICE	TOTAL COST	
1.0 New Driveway, Parking Areas & Boat Launch						
1.1.	Central driveway - gravel, two lanes width (7m)	4200	m ²	\$ 50.00	\$ 210,000.00	
1.2	County Rd 2 parking area, asphalt with CIP curbs	32	stalls	\$ 1,650.00	\$ 52,800.00	
1.3	Double launch ramp & dock abutment	1	l.s.	\$ 275,000.00	\$ 275,000.00	<i>Estimate from Shoreplan</i>
1.4	Trailer parking and launch area - gravel	10000	m ²	\$ 50.00	\$ 500,000.00	
1.5	Floating docks	2	l.s.	\$ 35,000.00	\$ 70,000.00	
1.6	Shade structure/kiosk/education node	1	units	\$ 100,000.00	\$ 100,000.00	
1.7	Asphalt - multi-use trail and walkways	5,000	m ²	\$ 75.00	\$ 375,000.00	
1.8	Soft Landscape & trees allowance (sod, perennials, shrubs and trees)	1	l.s.	\$ 50,000.00	\$ 50,000.00	<i>Shade trees 10m o/c, both sides</i>
1.9	Signage allowance	1	l.s.	\$ 15,000.00	\$ 15,000.00	<i>Includes entry and directional signs</i>
1.10	Lighting allowance, pole lights	20	units	\$ 8,000.00	\$ 160,000.00	
	Construction Subtotal				\$ 1,807,800.00	
	<i>Consulting Fees (15%)</i>				\$ 271,170.00	<i>Based on construction costs only</i>
	<i>Construction Start Up Allowance (Incl. mobilization, control measures, tree protection, servicing protection, Demolition & Site Works Allowance (Incl. demo., tree removals, pruning/limbing, invasive species removal, Infrastructure / servicing allowance (water, sanitary, storm, hydro, comms) Additional Studies & Permitting Allowance (geotechnical, topo survey) Allowance for Schedule A MCEA Procedure</i>				\$ 54,234.00	<i>3% of construction</i>
					\$ 72,312.00	<i>4% of construction</i>
					\$ 90,390.00	<i>5% of construction</i>
					\$ 25,000.00	
					\$ -	<i>EA to be confirmed re: boat launch</i>
	Subtotal Incl. Allowances				\$ 2,320,906.00	
	Contingency (15%) Excl. Allowances				\$ 271,170.00	<i>Based on construction costs only</i>
	SUBTOTAL 1.0 =				\$ 2,592,076.00	

ITEM NO	ITEM DESCRIPTION	EST. QTY.	UNIT TYPE	UNIT PRICE	TOTAL COST
2.0	Boardwalk & Picnic Area				
2.1	Boardwalk trail	1,725	m ²	\$ 500.00	\$ 862,500.00
2.2	Picnic pavilion	1	l.s.	\$ 60,000.00	\$ 60,000.00
2.3	Concrete sidewalk	700	m ²	\$ 100.00	\$ 70,000.00
2.4	Asphalt (multi-use trail)	1,072	m ²	\$ 75.00	\$ 80,400.00
2.5	Furnishings allowance	10	units	\$ 1,500.00	\$ 15,000.00
2.6	Soft Landscape & trees allowance (sod, perennials, shrubs and trees)	1	l.s.	\$ 20,000.00	\$ 20,000.00
2.7	Lighting allowance	20	units	\$ 8,000.00	\$ 160,000.00
2.8	Signage allowance	1	l.s.	\$ 20,000.00	\$ 20,000.00
	Construction Subtotal				\$ 1,287,900.00
	<i>Consulting Fees (15%)</i>				\$ 193,185.00
	<i>Construction Start Up Allowance (Incl. mobilization, control measures, tree protection, servicing protection, Demolition & Site Works Allowance (Incl. demo., tree removals, pruning/limbing, invasive species removal, Infrastructure / servicing allowance (water, sanitary, storm, hydro, comms) Additional Studies & Permitting Allowance (Geo-tech, survey)</i>				\$ 38,637.00
					\$ 51,516.00
					\$ 64,395.00
					\$ 15,000.00
	Subtotal Incl. Allowances				\$ 1,650,633.00
	Contingency (15%) Excl. Allowances				\$ 193,185.00
	SUBTOTAL 2.0 =				\$ 1,843,818.00

Based on construction costs only

3% of construction

4% of construction

5% of construction

3.0 Walking Trails

3.1	Mulch walking trail	3,008	m ²	\$ 15.00	\$ 45,120.00
3.2	Furnishings allowance	10	units	\$ 1,500.00	\$ 15,000.00
3.3	Signage allowance	1	l.s.	\$ 20,000.00	\$ 20,000.00
	Construction Subtotal				\$ 60,120.00
	<i>Consulting Fees (15%)</i>				\$ 9,018.00
	<i>Construction Start Up Allowance (Incl. mobilization, control measures, tree protection, servicing protection, Infrastructure / servicing allowance (water, sanitary, storm, hydro, comms) Demolition & Site Works Allowance (Incl. demo., tree removals, pruning/limbing, invasive species removal, Additional Studies & Permitting Allowance (Geo-tech, survey)</i>				\$ 1,803.60
					\$ 3,006.00
					\$ 2,404.80
					\$ -
	Subtotal Incl. Allowances				\$ 76,352.40
	Contingency (15%) Excl. Allowances				\$ 9,018.00
	SUBTOTAL 3.0 =				\$ 85,370.40

Based on construction costs only

3% of construction

5% of construction

4% of construction

ITEM NO	ITEM DESCRIPTION	EST. QTY.	UNIT TYPE	UNIT PRICE	TOTAL COST
Total					
	Items 1 through 3				\$ 3,155,820.00
				Construction Subtotal	\$ 3,155,820.00
				Consulting Fees (15%)	\$ 473,373.00
	Construction Start Up Allowance (Incl. mobilization, control measures, tree protection, servicing protection, Infrastructure / servicing allowance (water, sanitary, storm, hydro, comms)				\$ 94,674.60
	Demolition & Site Works Allowance (Incl. demo., tree removals, pruning/limbing, invasive species removal, Additional Studies & Permitting Allowance (Geo-tech, survey)				\$ 157,791.00
					\$ 126,232.80
					\$ 40,000.00
				Subtotal Incl. Allowances	\$ 4,047,891.40
				Contingency (15%) Excl. Allowances	\$ 473,373.00
				SUBTOTAL 3.0 =	\$ 4,521,264.40

Based on construction costs only
3% of construction
5% of construction
4% of construction

- Notes: 1 All costs are an estimate of probable cost and will be subject to further study, approvals and detailed design.
2 Costing does not include property purchase or lease costs.
3 Refer to the County Road 2 Multi-Use Path estimates for new multi-use paths on the south side of County Road 2

Appendix: Opinion on Probable Cost - Order of Magnitude

South Stormont Waterfront Plan | Lakeview Park



Sept 4, 2020

Projects Breakdown

ITEM NO	ITEM DESCRIPTION	EST. QTY.	UNIT TYPE	UNIT PRICE	TOTAL COST	
1.0 Playground & Picnic Area						
1.1	Park shelters	2	I.s.	\$ 100,000.00	\$ 200,000.00	
1.2	New washroom building	1	I.s.	\$ 750,000.00	\$ 750,000.00	
1.4	Play areas - allowance for wet or dry	1	I.s.	\$ 300,000.00	\$ 300,000.00	
1.5	Walkways - concrete	2,732	m ²	\$ 100.00	\$ 273,200.00	
1.9	Furnishings allowance	30	units	\$ 1,500.00	\$ 45,000.00	10 benches, 20 picnic tables
1.10	Soft Landscape & trees allowance (sod, perennials, shrubs and trees)	1	I.s.	\$ 3,500.00	\$ 3,500.00	
1.11	Lighting allowance, pole lights	15	units	\$ 8,000.00	\$ 120,000.00	
1.12	Signage allowance	1	I.s.	\$ 15,000.00	\$ 15,000.00	
Construction Subtotal					\$ 1,706,700.00	
<i>Consulting Fees (15%)</i>					<i>\$ 256,005.00</i>	<i>Based on construction costs only</i>
<i>Construction Start Up Allowance (Incl. mobilization, control measures, tree protection, servicing protection, construction layout) (3%)</i>					<i>\$ 51,201.00</i>	<i>3% of construction</i>
<i>Demolition & Site Works Allowance (Incl. demo., tree removals, pruning/limbing, invasive species removal, stripping & disposal, rough & fine Infrastructure / servicing allowance (water, sanitary, storm, hydro, comms)</i>					<i>\$ 68,268.00</i>	<i>4% of construction</i>
<i>Additional Studies & Permitting Allowance (geotechnical, topo survey)</i>					<i>\$ 85,335.00</i>	<i>5% of construction</i>
<i>Additional Studies & Permitting Allowance (geotechnical, topo survey)</i>					<i>\$ 15,000.00</i>	<i>Estimated</i>
Subtotal Incl. Allowances					\$ 2,182,509.00	
Contingency (15%) Excl. Allowances					\$ 256,005.00	<i>Based on construction costs only</i>
SUBTOTAL 1.0 =					\$ 2,438,514.00	
2.0 Improved Beach Conditions						
2.1	Improved beach area	2,090	m ²	\$ 50.00	\$ 104,500.00	
Construction Subtotal					\$ 104,500.00	
<i>Consulting Fees (15%)</i>					<i>\$ 15,675.00</i>	<i>Based on construction costs only</i>
<i>Construction Start Up Allowance (Incl. mobilization, control measures, tree protection, servicing protection, construction layout) (3%)</i>					<i>\$ 3,135.00</i>	<i>3% of construction</i>
<i>Demolition & Site Works Allowance (Incl. demo., tree removals, pruning/limbing, invasive species removal, stripping & disposal, rough & fine Infrastructure / servicing allowance (water, sanitary, storm, hydro, comms)</i>					<i>\$ 4,180.00</i>	<i>4% of construction</i>
<i>Additional Studies & Permitting Allowance (geotechnical, topo survey)</i>					<i>\$ 5,225.00</i>	<i>5% of construction</i>
<i>Additional Studies & Permitting Allowance (geotechnical, topo survey)</i>					<i>\$ -</i>	
Subtotal Incl. Allowances					\$ 132,715.00	
Contingency (15%) Excl. Allowances					\$ 15,675.00	<i>Based on construction costs only</i>
SUBTOTAL 2.0 =					\$ 148,390.00	

ITEM NO	ITEM DESCRIPTION	EST. QTY.	UNIT TYPE	UNIT PRICE	TOTAL COST	
3.0 Entrance Drive & Parking Area						
3.1	Parking area - gravel with curb stops	4637	m ²	\$ 50.00	\$ 231,850.00	
3.2	Signage allowance	1	l.s.	\$ 1,500.00	\$ 1,500.00	
3.3	Lighting allowance, pole lights	25	units	\$ 8,000.00	\$ 200,000.00	
Construction Subtotal					\$ 433,350.00	
<i>Consulting Fees (15%)</i>					\$ 65,002.50	<i>Based on construction costs only</i>
<i>Construction Start Up Allowance (Incl. mobilization, control measures, tree protection, servicing protection, construction layout) (3%)</i>					\$ 13,000.50	<i>3% of construction</i>
<i>Demolition & Site Works Allowance (Incl. demo., tree removals, pruning/limbing, invasive species removal, stripping & disposal, rough & fine Infrastructure / servicing allowance (water, sanitary, storm, hydro, comms)</i>					\$ 17,334.00	<i>4% of construction</i>
<i>Additional Studies & Permitting Allowance (Geo-tech, survey)</i>					\$ 21,667.50	<i>5% of construction</i>
<i>Allowance for Schedule A+ MCEA Procedure</i>					\$ 30,000.00	<i>Estimate</i>
<i>Subtotal Incl. Allowances</i>					\$ 580,354.50	<i>EA to be confirmed</i>
Contingency (15%) Excl. Allowances					\$ 65,002.50	<i>Based on construction costs only</i>
SUBTOTAL 3.0 =					\$ 645,357.00	
4.0 Multi-use Path Improvements						
4.1	Asphalt (multi-use trail)	1,600	m ²	\$ 75.00	\$ 120,000.00	<i>Widen from 3m to 4m</i>
4.2	Lighting allowance	0	units	\$ 8,000.00	\$ -	
4.3	Signage allowance	1	l.s.	\$ 10,000.00	\$ 10,000.00	
Construction Subtotal					\$ 130,000.00	
<i>Consulting Fees (15%)</i>					\$ 19,500.00	<i>Based on construction costs only</i>
<i>Construction Start Up Allowance (Incl. mobilization, control measures, tree protection, servicing protection, construction layout) (3%)</i>					\$ 3,900.00	<i>3% of construction</i>
<i>Demolition & Site Works Allowance (Incl. demo., tree removals, pruning/limbing, invasive species removal, stripping & disposal, rough & fine Infrastructure / servicing allowance (water, sanitary, storm, hydro, comms)</i>					\$ 5,200.00	<i>4% of construction</i>
<i>Additional Studies & Permitting Allowance (Geo-tech, survey)</i>					\$ 6,500.00	<i>5% of construction</i>
<i>Subtotal Incl. Allowances</i>					\$ 195,100.00	<i>Estimate</i>
Contingency (15%) Excl. Allowances					\$ 19,500.00	
SUBTOTAL 4.0 =					\$ 214,600.00	
5.0 Avonmore Promenade						
5.1	Asphalt (multi-use trail)	520	m ²	\$ 75.00	\$ 39,000.00	
5.2	Boardwalk trail	1,725	m ²	\$ 500.00	\$ 862,500.00	
5.3	Pavilion / shade structure	1	l.s.	\$ 60,000.00	\$ 60,000.00	
5.4	Concrete	40	m ²	\$ 100.00	\$ 4,000.00	
5.5	Furnishings allowance	10	units	\$ 1,500.00	\$ 15,000.00	
5.6	Lighting allowance, pole lights	0	units	\$ 8,000.00	\$ -	<i>No lighting</i>
5.7	Soft Landscape & trees allowance (sod, perennials, shrubs and trees)	1	l.s.	\$ -	\$ -	
Construction Subtotal					\$ 980,500.00	
<i>Consulting Fees (15%)</i>					\$ 147,075.00	<i>Based on construction costs only</i>
<i>Construction Start Up Allowance (Incl. mobilization, control measures, tree protection, servicing protection, construction layout) (3%)</i>					\$ 29,415.00	<i>3% of construction</i>
<i>Demolition & Site Works Allowance (Incl. demo., tree removals, pruning/limbing, invasive species removal, stripping & disposal, rough & fine Infrastructure / servicing allowance (water, sanitary, storm, hydro, comms)</i>					\$ 39,220.00	<i>4% of construction</i>
<i>Additional Studies & Permitting Allowance</i>					\$ 49,025.00	<i>5% of construction</i>
<i>Subtotal Incl. Allowances</i>					\$ 1,245,235.00	
Contingency (15%) Excl. Allowances					\$ 147,075.00	<i>EA to be confirmed</i>
SUBTOTAL 5.0 =					\$ 1,392,310.00	

ITEM NO	ITEM DESCRIPTION	EST. QTY.	UNIT TYPE	UNIT PRICE	TOTAL COST	
6.0	Waterfront Walkway					
6.1	Asphalt (multi-use trail)	1,193	m ²	\$ 75.00	\$ 89,475.00	
				Construction Subtotal	\$ 89,475.00	
				Consulting Fees (15%)	\$ 13,421.25	Based on construction costs only
	Construction Start Up Allowance (Incl. mobilization, control measures, tree protection, servicing protection, construction layout) (3%)				\$ 2,684.25	3% of construction
	Demolition & Site Works Allowance (Incl. demo., tree removals, pruning/limbing, invasive species removal, stripping & disposal, rough & fine)				\$ 3,579.00	4% of construction
	Infrastructure / servicing allowance (water, sanitary, storm, hydro, comms)				\$ 4,473.75	5% of construction
	Additional Studies & Permitting Allowance				\$ -	
				Subtotal Incl. Allowances	\$ 113,633.25	
				Contingency (15%) Excl. Allowances	\$ 13,421.25	EA to be confirmed
				SUBTOTAL 6.0 =	\$ 127,054.50	
Total	Items 1 through 6				\$ 3,444,525	
				Construction Subtotal	\$ 3,444,525	
				Consulting Fees (15%)	\$ 516,679	Based on construction costs only
	Construction Start Up Allowance (Incl. mobilization, control measures, tree protection, servicing protection, construction layout) (3%)				\$ 103,336	3% of construction
	Demolition & Site Works Allowance (Incl. demo., tree removals, pruning/limbing, invasive species removal, stripping & disposal, rough & fine)				\$ 137,781	4% of construction
	Infrastructure / servicing allowance (water, sanitary, storm, hydro, comms)				\$ 172,226	5% of construction
	Additional Studies & Permitting Allowance				\$ 75,000	
				Subtotal Incl. Allowances	\$ 4,374,547	
				Contingency (15%) Excl. Allowances	\$ 516,679	EA to be confirmed
				TOTAL =	\$ 4,891,226	

- Notes: 1 All costs are an estimate of probable cost and will be subject to further study, approvals and detailed design.
2 Costing does not include property purchase or lease costs.
3 Refer to the County Road 2 Multi-Use Path estimates for new multi-use paths on the south side of County Road 2

Appendix: Opinion on Probable Cost - Order of Magnitude

South Stormont Waterfront Plan | Ingleside Waterfront Park



Sept 4, 2020

Projects Breakdown

ITEM NO	ITEM DESCRIPTION	EST. QTY.	UNIT TYPE	UNIT PRICE	TOTAL COST	
1.0	Central Market Area					
1.1	Paved areas	6849	m ²	\$ 100.00	\$ 684,900.00	
1.2	Asphalt (multi-use trail)	140	m ²	\$ 75.00	\$ 10,500.00	
1.3	Furnishings allowance	20	units	\$ 1,500.00	\$ 30,000.00	10 Benches, 10 picnic tables
1.4	Soft Landscape & trees allowance (sod, perennials, shrubs and trees)	1	l.s.	\$ 25,000.00	\$ 25,000.00	
1.5	Lighting allowance, pole lights	15	units	\$ 8,000.00	\$ 120,000.00	Lights 15m o/c
1.6	Market frame shelters	2	units	\$ 175,000.00	\$ 350,000.00	Includes foundation
1.7	Road side attraction	1	units	\$ 15,000.00	\$ 15,000.00	
1.8	Signage allowance	1	l.s.	\$ 20,000.00	\$ 20,000.00	Includes entry and directional signs
	Construction Subtotal				\$ 1,255,400.00	
	Consulting Fees (15%)				\$ 188,310.00	Based on construction costs only
	Construction Start Up Allowance (Incl. mobilization, control measures, tree protection, servicing protection, construction layout) (3%)				\$ 37,662.00	3% of construction
	Demolition & Site Works Allowance (Incl. demo., tree removals, pruning/limbing, invasive species removal, stripping & disposal, rough & fine grading) (4%)				\$ 50,216.00	4% of construction
	Infrastructure / servicing allowance (water, sanitary, storm, hydro, comms)				\$ 62,770.00	5% of construction
	Additional Studies & Permitting Allowance (geotechnical, topo survey)				\$ 15,000.00	Estimated
	Subtotal Incl. Allowances				\$ 1,609,358.00	
	Contingency (15%) Excl. Allowances				\$ 188,310.00	Based on construction costs only
	SUBTOTAL 1.0 =				\$ 1,797,668.00	
2.0	Site Trails and Open Space					
2.1	Asphalt (multi-use trail)	5,152	m ²	\$ 75.00	\$ 386,400.00	
2.2	Storage building or area (Canoe/kayak put-in area)	1	units	\$ 75,000.00	\$ 75,000.00	
2.3	Furnishings allowance	15	units	\$ 1,500.00	\$ 22,500.00	
2.4	Naturalized / reforestation areas	16,690	m ²	\$ 15.00	\$ 250,350.00	
2.5	Soft landscape & trees allowance (sod, perennials, shrubs and trees)	1	l.s.	\$ 100,000.00	\$ 100,000.00	Allowance
2.6	Lighting allowance, pole lights	0	units	\$ 8,000.00	\$ -	No lighting in this area
2.7	Signage allowance	1	l.s.	\$ 40,000.00	\$ 40,000.00	
	Construction Subtotal				\$ 874,250.00	
	Consulting Fees (15%)				\$ 131,137.50	Based on construction costs only
	Construction Start Up Allowance (Incl. mobilization, control measures, tree protection, servicing protection, Demolition & Site Works Allowance (Incl. demo., stripping & disposal, rough grading) (4%)				\$ 26,227.50	3% of construction
	Infrastructure / servicing allowance (water, sanitary, storm, hydro, comms)				\$ 34,970.00	4% of construction
	Additional Studies & Permitting Allowance				\$ 43,712.50	5% of construction
	Subtotal Incl. Allowances				\$ 1,110,297.50	
	Contingency (15%) Excl. Allowances				\$ 131,137.50	
	SUBTOTAL 2.0 =				\$ 1,241,435.00	

ITEM NO	ITEM DESCRIPTION	EST. QTY.	UNIT TYPE	UNIT PRICE	TOTAL COST	
3.0 New Park Drive and Parking Areas						
3.1	Central drive - asphalt, 7m width, curbs, sidewalks both sides, markings	593	l.m.	\$ 1,500.00	\$ 889,500.00	
3.2	West parking area, asphalt with CIP curbs	44	stall	\$ 1,650.00	\$ 72,600.00	
3.3	Central parking area, asphalt with CIP curbs	150	stall	\$ 1,650.00	\$ 247,500.00	
3.4	East parking area, asphalt with CIP curbs	50	stall	\$ 1,650.00	\$ 82,500.00	
3.5	Canoe / kayak put-in parking area and driveway, gravel 7m width)	1159	m ²	\$ 50.00	\$ 57,950.00	
3.5	Asphalt (multi-use trail)	1,959	m ²	\$ 75.00	\$ 146,925.00	
3.6	Soft Landscape & trees allowance (sod, perennials, shrubs and trees)	1	l.s.	\$ 40,000.00	\$ 40,000.00	Trees 10m o/c along road + misc.
3.7	Lighting allowance, pole lights	35	units	\$ 8,000.00	\$ 336,000.00	Lights 15m o/c
3.8	Signage allowance	1	l.s.	\$ 25,000.00	\$ 25,000.00	
	Construction Subtotal				\$ 1,897,975.00	
	Consulting Fees (15%)				\$ 284,696.25	Based on construction costs only
	Construction Start Up Allowance (Incl. mobilization, control measures, tree protection, servicing protection, Demolition & Site Works Allowance (Incl. demo., tree removals, pruning/limbing, invasive species removal, Infrastructure / servicing allowance (water, sanitary, storm, hydro, comms) Additional Studies & Permitting Allowance (geotechnical, topo survey)				\$ 56,939.25	3% of construction
					\$ 75,919.00	4% of construction
					\$ 94,898.75	5% of construction
					\$ 25,000.00	
	Subtotal Incl. Allowances				\$ 2,435,428.25	
	Contingency (15%) Excl. Allowances				\$ 284,696.25	Based on construction costs only
	SUBTOTAL 3.0 =				\$ 2,720,124.50	

4.0 Waterfront Centre and Activity Area

4.1	Waterfront Centre	1,000	m ²	\$ 2,500.00	\$ 2,500,000.00	
4.2	Boardwalk and look-out pier	1,065	m ²	\$ 750.00	\$ 798,750.00	
4.3	Artificial beach	1,264	m ²	\$ 50.00	\$ 63,200.00	
4.4	Terraced seating and gathering circle	1	units	\$ 350,000.00	\$ 350,000.00	
4.6	Concrete promenade (plaza areas, terraces)	7695	m ²	\$ 100.00	\$ 769,500.00	
4.7	Furnishings allowance	100	units	\$ 1,500.00	\$ 150,000.00	Picnic tables, benches, litter/recy, etc
4.8	Soft Landscape & trees allowance (sod, perennials, shrubs and trees)	1	l.s.	\$ 60,000.00	\$ 60,000.00	
4.9	Lighting allowance	25	units	\$ 8,000.00	\$ 200,000.00	
4.10	Signage allowance	1	l.s.	\$ 25,000.00	\$ 25,000.00	
	Construction Subtotal				\$ 4,916,450.00	
	Consulting Fees (15%)				\$ 737,467.50	Based on construction costs only
	Construction Start Up Allowance (Incl. mobilization, control measures, tree protection, servicing protection, Demolition & Site Works Allowance (Incl. demo., tree removals, pruning/limbing, invasive species removal, Infrastructure / servicing allowance (water, sanitary, storm, hydro, comms) Additional Studies & Permitting Allowance (Geo-tech, survey)				\$ 147,493.50	3% of construction
					\$ 196,658.00	4% of construction
					\$ 245,822.50	5% of construction
					\$ 30,000.00	
	Allowance for Schedule A MCEA Procedure				\$ -	EA to be confirmed
	Subtotal Incl. Allowances				\$ 6,273,891.50	
	Contingency (15%) Excl. Allowances				\$ 737,467.50	
	SUBTOTAL 4.0 =				\$ 7,011,359.00	

ITEM NO	ITEM DESCRIPTION	EST. QTY.	UNIT TYPE	UNIT PRICE	TOTAL COST	
5.0 Multi-Use Path Improvements						
5.1	Path widening to 4.0m width, pavement markings (329 lm)	329	m ²	\$ 45.00	\$ 14,805.00	Existing trail is 3m
5.2	Signage allowance	1	l.s.	\$ 15,000.00	\$ 15,000.00	
5.3	Lighting allowance	20	units	\$ 8,000.00	\$ 160,000.00	
5.4	Tree planting	1	l.s.	\$ 50,000.00	\$ 50,000.00	
Construction Subtotal					\$ 239,805.00	
Consulting Fees (15%)					\$ 35,970.75	Based on construction costs only
Construction Start Up Allowance (Incl. mobilization, control measures, tree protection, servicing protection,					\$ 7,194.15	3% of construction
Demolition & Site Works Allowance (Incl. demo., salvaged plant relocation, stripping & disposal, rough & fine					\$ 9,592.20	4% of construction
Infrastructure / servicing allowance (water, sanitary, storm, hydro, comms)					\$ 11,990.25	5% of construction
Additional Studies & Permitting Allowance					\$ -	
Subtotal Incl. Allowances					\$ 304,552.35	
Contingency (15%) Excl. Allowances					\$ 35,970.75	
SUBTOTAL 5.0 =					\$ 340,523.10	
Total						
Items 1 through 5					\$ 9,183,880.00	
Construction Subtotal					\$ 9,183,880.00	
Consulting Fees (15%)					\$ 1,377,582.00	Based on construction costs only
Construction Start Up Allowance (Incl. mobilization, control measures, tree protection, servicing protection,					\$ 275,516.40	3% of construction
Demolition & Site Works Allowance (Incl. demo., salvaged plant relocation, stripping & disposal, rough & fine					\$ 367,355.20	4% of construction
Infrastructure / servicing allowance (water, sanitary, storm, hydro, comms)					\$ 459,194.00	5% of construction
Additional Studies & Permitting Allowance					\$ 110,000.00	
Subtotal Incl. Allowances					\$ 11,773,527.60	
Contingency (15%) Excl. Allowances					\$ 1,377,582.00	
SUBTOTAL INGLESIDE WATERFRONT PARK =					\$ 13,151,109.60	

- Notes: 1 Costs related to the implementation of the new traffic round-about at Hwy 14 and 2 is not included in this estimate.
2 All costs are an estimate of probable cost and will be subject to further study, approvals and detailed design.
3 Costing does not include property purchase or lease costs.
4 Refer to the County Road 2 Multi-Use Path estimates for costing on new multi-use path on the south side of County Road 2.

Appendix: Opinion on Probable Cost - Order of Magnitude

South Stormont Waterfront Plan | County Road 2 Multi-Use Path



Sept 4, 2020

Projects Breakdown

ITEM NO	ITEM DESCRIPTION	EST. QTY.	UNIT TYPE	UNIT PRICE	TOTAL COST	
1.0 Segment 1 - Kilarney Road (Farran Park) to Hwy 14 (1.058km)						
1.1	Asphalt multi-use trail, 4.0m width	4,232	m ²	\$ 75.00	\$ 317,400.00	
1.2	Furnishings allowance - 1 unit per 50m	20	units	\$ 1,500.00	\$ 30,000.00	<i>Bench, rest stop</i>
1.3	Shade trees	211	units	\$ 500.00	\$ 105,500.00	<i>Shade trees 10m o/c, both sides</i>
1.4	Lighting allowance, pole lights	3	units	\$ 8,000.00	\$ 24,000.00	<i>At drive crossing only</i>
1.5	Signage allowance	1	l.s.	\$ 20,000.00	\$ 20,000.00	<i>Includes entry and directional signs</i>
	Construction Subtotal				\$ 496,900.00	
	<i>Consulting Fees (15%)</i>				\$ 74,535.00	<i>Based on construction costs only</i>
	<i>Construction Start Up Allowance (Incl. mobilization, control measures, tree protection, servicing protection, construction layout) (3%)</i>				\$ 14,907.00	<i>3% of construction</i>
	<i>Demolition & Site Works Allowance (Incl. demo., tree removals, pruning/limbing, invasive species removal, stripping & disposal, rough & fine grading) (4%)</i>				\$ 19,876.00	<i>4% of construction</i>
	<i>Infrastructure / servicing allowance (water, sanitary, storm, hydro, comms)</i>				\$ 24,845.00	<i>5% of construction</i>
	<i>Additional Studies & Permitting Allowance (geotechnical, topo survey)</i>				\$ 5,000.00	<i>Estimated</i>
	Subtotal Incl. Allowances				\$ 636,063.00	
	Contingency (15%) Excl. Allowances				\$ 74,535.00	<i>Based on construction costs only</i>
	SUBTOTAL 1.0 =				\$ 710,598.00	
2.0 Segment 2 - Hwy 14 to Long Sault Parkway - West Entrance (1.034km)						
2.1	Asphalt multi-use trail, 4.0m width	4,136	m ²	\$ 75.00	\$ 310,200.00	
2.2	Furnishings allowance - 1 unit per 50m	20	units	\$ 1,500.00	\$ 30,000.00	<i>Bench, rest stop</i>
2.3	Shade trees	206	units	\$ 500.00	\$ 103,000.00	<i>Shade trees 10m o/c, both sides</i>
2.4	Lighting allowance, pole lights	3	units	\$ 8,000.00	\$ 24,000.00	<i>At drive crossing only</i>
2.5	Signage allowance	1	l.s.	\$ 20,000.00	\$ 20,000.00	<i>Includes entry and directional signs</i>
	Construction Subtotal				\$ 487,200.00	
	<i>Consulting Fees (15%)</i>				\$ 73,080.00	<i>Based on construction costs only</i>
	<i>Construction Start Up Allowance (Incl. mobilization, control measures, tree protection, servicing protection, construction layout) (3%)</i>				\$ 14,616.00	<i>3% of construction</i>
	<i>Demolition & Site Works Allowance (Incl. demo., tree removals, pruning/limbing, invasive species removal, stripping & disposal, rough & fine grading) (4%)</i>				\$ 19,488.00	<i>4% of construction</i>
	<i>Infrastructure / servicing allowance (water, sanitary, storm, hydro, comms)</i>				\$ 24,360.00	<i>5% of construction</i>
	<i>Additional Studies & Permitting Allowance (geotechnical, topo survey)</i>				\$ 5,000.00	<i>Estimated</i>
	Subtotal Incl. Allowances				\$ 623,744.00	
	Contingency (15%) Excl. Allowances				\$ 73,080.00	<i>Based on construction costs only</i>
	SUBTOTAL 2.0 =				\$ 696,824.00	

ITEM NO	ITEM DESCRIPTION	EST. QTY.	UNIT TYPE	UNIT PRICE	TOTAL COST	
3.0	Segment 3 - Long Sault Parkway - West Entrance to Hoople Bay West Shore (2.818km)					
3.1	Asphalt multi-use trail, 4.0m width	11,272	m ²	\$ 75.00	\$ 845,400.00	
3.2	Furnishings allowance - 1 unit per 50m	225	units	\$ 1,500.00	\$ 337,500.00	<i>Bench, rest stop</i>
3.3	Shade trees	563	units	\$ 500.00	\$ 281,500.00	<i>Shade trees 10m o/c, both sides</i>
3.4	Lighting allowance, pole lights	3	units	\$ 8,000.00	\$ 24,000.00	<i>At drive crossing only</i>
3.5	Signage allowance	1	l.s.	\$ 60,000.00	\$ 60,000.00	<i>Includes entry and directional signs</i>
	Construction Subtotal				\$ 1,548,400.00	
	<i>Consulting Fees (15%)</i>				\$ 232,260.00	<i>Based on construction costs only</i>
	<i>Construction Start Up Allowance (Incl. mobilization, control measures, tree protection, servicing protection, construction layout) (3%)</i>				\$ 46,452.00	<i>3% of construction</i>
	<i>Demolition & Site Works Allowance (Incl. demo., tree removals, pruning/limbing, invasive species removal, stripping & disposal, rough & fine grading) (4%)</i>				\$ 61,936.00	<i>4% of construction</i>
	<i>Infrastructure / servicing allowance (water, sanitary, storm, hydro, comms)</i>				\$ 77,420.00	<i>5% of construction</i>
	<i>Additional Studies & Permitting Allowance (geotechnical, topo survey)</i>				\$ 22,500.00	<i>Estimated</i>
	Subtotal Incl. Allowances				\$ 1,988,968.00	
	Contingency (15%) Excl. Allowances				\$ 232,260.00	<i>Based on construction costs only</i>
	SUBTOTAL 3.0 =				\$ 2,221,228.00	
4.0	Segment 4 - Hoople Bay Crossing (0.778km)					
	Option A - Retrofit of South Shoulder					
4.1	Asphalt multi-use trail, 4.0m width	3,112	m ²	\$ 75.00	\$ 233,400.00	
4.1	New guardrail	778	l.m.	\$ 100.00	\$ 77,800.00	
4.3	Rumble strip (between path and travel lane)	778	l.m.	\$ 35.00	\$ 27,230.00	
4.4	Signage allowance	1	l.s.	\$ 5,000.00	\$ 5,000.00	<i>Includes entry and directional signs</i>
	Construction Subtotal				\$ 343,430.00	
	<i>Consulting Fees (15%)</i>				\$ 51,514.50	<i>Based on construction costs only</i>
	<i>Construction Start Up Allowance (Incl. mobilization, control measures, tree protection, servicing protection, construction layout) (3%)</i>				\$ 10,302.90	<i>3% of construction</i>
	<i>Demolition & Site Works Allowance (Incl. demo., tree removals, pruning/limbing, invasive species removal, stripping & disposal, rough & fine grading) (4%)</i>				\$ 13,737.20	<i>4% of construction</i>
	<i>Infrastructure / servicing allowance (water, sanitary, storm, hydro, comms)</i>				\$ 17,171.50	<i>5% of construction</i>
	<i>Additional Studies & Permitting Allowance (geotechnical, topo survey)</i>				\$ -	<i>Estimated</i>
	Subtotal Incl. Allowances				\$ 436,156.10	
	Contingency (15%) Excl. Allowances				\$ 51,514.50	<i>Based on construction costs only</i>
	SUBTOTAL 4.0 A =				\$ 487,670.60	

ITEM NO	ITEM DESCRIPTION	EST. QTY.	UNIT TYPE	UNIT PRICE	TOTAL COST	
Option B - Separated Cantilevered Structure						
4.5	Multi-use trail deck and rails, 4.0m width	778	l.m.	\$ 1,500.00	\$ 1,167,000.00	
4.6	Furnishings allowance - 1 unit per 50m at look-out points	15	units	\$ 1,500.00	\$ 22,500.00	<i>Bench, rest stop</i>
4.70	Signage allowance	1	l.s.	\$ 1,500.00	\$ 1,500.00	<i>Includes entry and directional signs</i>
Construction Subtotal					\$ 1,191,000.00	
Consulting Fees (15%)					\$ 178,650.00	<i>Based on construction costs only</i>
<i>Construction Start Up Allowance (Incl. mobilization, control measures, tree protection, servicing protection, construction layout) (3%)</i>					\$ 35,730.00	<i>3% of construction</i>
<i>Demolition & Site Works Allowance (Incl. demo., tree removals, pruning/limbing, invasive species removal, stripping & disposal, rough & fine grading) (4%)</i>					\$ 47,640.00	<i>4% of construction</i>
<i>Infrastructure / servicing allowance (water, sanitary, storm, hydro, comms)</i>					\$ 59,550.00	<i>5% of construction</i>
<i>Additional Studies & Permitting Allowance (geotechnical, topo survey)</i>					\$ 15,000.00	<i>Estimated</i>
Subtotal Incl. Allowances					\$ 1,527,570.00	
Contingency (15%) Excl. Allowances					\$ 178,650.00	<i>Based on construction costs only</i>
SUBTOTAL 4.0 B =					\$ 1,706,220.00	
5.0 Segment 5 - Hoople Bay East Shore to Long Sault Parkway East Entrance Crossing (3.432km)						
5.1	Asphalt multi-use trail, 4.0m width	13,728	m ²	\$ 75.00	\$ 1,029,600.00	
5.2	Furnishings allowance - 1 unit per 50m	275	units	\$ 1,500.00	\$ 412,500.00	<i>Bench, rest stop</i>
5.3	Shade trees	2745	units	\$ 500.00	\$ 1,372,500.00	<i>Shade trees 10m o/c, both sides</i>
5.4	Signage allowance	1	l.s.	\$ 4,000.00	\$ 4,000.00	<i>Includes entry and directional signs</i>
Construction Subtotal					\$ 2,818,600.00	
Consulting Fees (15%)					\$ 422,790.00	<i>Based on construction costs only</i>
<i>Construction Start Up Allowance (Incl. mobilization, control measures, tree protection, servicing protection, construction layout) (3%)</i>					\$ 84,558.00	<i>3% of construction</i>
<i>Demolition & Site Works Allowance (Incl. demo., tree removals, pruning/limbing, invasive species removal, stripping & disposal, rough & fine grading) (4%)</i>					\$ 112,744.00	<i>4% of construction</i>
<i>Infrastructure / servicing allowance (water, sanitary, storm, hydro, comms)</i>					\$ 140,930.00	<i>5% of construction</i>
<i>Additional Studies & Permitting Allowance (geotechnical, topo survey)</i>					\$ 17,000.00	<i>Estimated</i>
Subtotal Incl. Allowances					\$ 3,596,622.00	
Contingency (15%) Excl. Allowances					\$ 422,790.00	<i>Based on construction costs only</i>
SUBTOTAL 5.0 =					\$ 4,019,412.00	

ITEM NO	ITEM DESCRIPTION	EST. QTY.	UNIT TYPE	UNIT PRICE	TOTAL COST	
Total Length of Multi-Use Pathway					Option A	Option B
Items 1 through 5 (range)					\$ 5,694,530.00	\$ 6,542,100.00
Construction Subtotal (Range)					\$ 5,694,530.00	\$ 6,542,100.00
Consulting Fees (15%)					\$ 854,179.50	\$ 981,315.00 <i>Based on construction costs only</i>
Construction Start Up Allowance (Incl. mobilization, control measures, tree protection, servicing protection, construction layout) (3%)					\$ 170,835.90	\$ 196,263.00 <i>3% of construction</i>
Demolition & Site Works Allowance (Incl. demo., tree removals, pruning/limbing, invasive species removal, stripping & disposal, rough & fine grading) (4%)					\$ 227,781.20	\$ 261,684.00 <i>4% of construction</i>
Infrastructure / servicing allowance (water, sanitary, storm, hydro, comms)					\$ 284,726.50	\$ 327,105.00 <i>5% of construction</i>
Additional Studies & Permitting Allowance (geotechnical, topo survey)					\$ 49,500.00	\$ 64,500.00 <i>Estimated</i>
Subtotal Incl. Allowances					\$ 7,281,553.10	\$ 8,372,967.00
Contingency (15%) Excl. Allowances					\$ 854,179.50	\$ 981,315.00 <i>Based on construction costs only</i>
SUBTOTAL RANGE =					\$ 8,135,732.60	\$ 9,354,282.00

- Notes: 1 All costs are an estimate of probable cost and will be subject to further study, approvals and detailed design.
2 Costing does not include property purchase or lease costs.


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