

HH Knoll Lakeview Park Concept Plans

Prepared for the City of Port Colborne
December 21, 2020



HH Knoll Lakeview Park Concept Plans

Prepared By:

The MBTW Group

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Draft Date: December 21, 2020

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Introduction

The MBTW Group was retained by the City of Port Colborne to assist in the development of interim concept plans for the entrance parkette at HH Knoll Lakeview Park. The City has recently removed a number of obsolete structures on the site including a mini-putt course and concession building. Although the City anticipates comprehensive improvements to the overall parkette and entry drive, an interim solution is needed to provide an attractive space for seasonal food and beverage services. It is expected that this interim treatment would be in place until an overall vision is established for the area and funding has been obtained.

The following information includes conceptual design and costing for four (4) potential options for consideration. The objectives for the interim treatment are as follows:

- Provide areas for food truck parking;
- Provide a seating area with perimeter treatment that meets the requirements of the Alcohol and Gaming Commission of Ontario for seasonal licensing
- Improve the aesthetics of the remaining concrete slabs;
- Provide shade within the seating area; and
- Have regard for environmental hazards related to high winds, high water levels, flooding and wave overtopping.



A - Overall Parkette site within Sugarloaf Marina

B - Area to receive interim improvements

1.0 Concept Plans

1.1 OPTION ONE - Wood Deck

Interim design treatment includes:

- Low profile wood deck (with a ramp) constructed over both slabs, consolidating a larger seating area
- Railing at the edge of the deck
- Picnic tables with individual umbrellas
- Decorative pavement painting on the adjacent asphalt parking area
- String lights suspended between support poles
- Muskoka-style seating

Estimated probable cost: \$168, 674.00

Note: Refer to Section 2.0 for costing breakdown.



1.0 Concept Plans

1.2 OPTION TWO - Basic Treatment

Interim design treatment includes:

- Existing concrete slab (resealed)
- Ramp apron
- Railing at the edge of slab
- Picnic tables with individual umbrellas
- Decorative pavement painting on the adjacent asphalt parking area
- String lights suspended between support poles
- Informal seating (wooden pallets with cushion or astroturf)

Estimated probable cost: \$95,029.00

Note: Refer to Section 2.0 for costing breakdown.



1.0 Concept Plans

1.3 OPTION THREE - Tensile Shade Structure

Interim design treatment includes:

- Existing concrete slab (resealed)
- Ramp apron
- Railing at the edge of slab
- Tensile shade structure
- Picnic tables
- Decorative pavement painting on the adjacent asphalt parking area
- Muskoka-style seating
- Optional fire pit

Estimated probable cost: \$136,345.00

Note: Refer to Section 2.0 for costing breakdown.



1.0 Concept Plans

1.4 OPTION FOUR - Planter Boxes

Interim design treatment includes:

- Existing concrete slab (resealed)
- Ramp apron
- Planter boxes at edge of slab
- Picnic tables
- Decorative pavement painting on the adjacent asphalt parking area
- String lights suspended between support poles
- Wooden seating platform (to cover low point in asphalt)
- Informal seating (wooden pallets with cushion or astroturf)

Estimated probable cost: \$94,523.00

Note: Refer to Section 2.0 for costing breakdown.



2.0 Opinion of Probable Costs

2.1 OPTION ONE - Wood Deck

Sugarloaf Marina Parkette, Port Colborne | Site Improvements

The MBTW Group

November 20, 2020

ITEM NO	ITEM DESCRIPTION	EST. QTY.	UNIT TYPE	UNIT PRICE	TOTAL COST
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Option 1 - Wood Deck

1.1	Wooden Deck and Ramp	177	m ²	\$ 215.00	\$ 38,055.00
1.2	Railing	58	m	\$ 180.00	\$ 10,440.00
1.3	Picnic Tables (Landscape Forms - Polysite)	17	ea.	\$ 3,240.00	\$ 55,080.00
1.4	Umbrellas (Landscape Forms)	11	ea.	\$ 2,065.00	\$ 22,715.00
1.5	String Lights	2	ea.	\$ 150.00	\$ 300.00
1.6	Exterior Metal Post (10 ft)	4	ea.	\$ 350.00	\$ 1,400.00
1.7	Fire Pit	1	l.s.	\$ 400.00	\$ 400.00
1.8	Muskoka Chairs	5	ea.	\$ 250.00	\$ 1,250.00
1.9	Custom Asphalt Paint	280	m ²	\$ 60.00	\$ 16,800.00
1.10	Utility Shed	1	l.s.	\$ 6,900.00	\$ 6,900.00

SUBTOTAL 1.0 = \$ 153,340.00

SUBTOTAL =	\$ 153,340.00
CONTINGENCY 10% =	\$ 15,334.00
TOTAL	\$ 168,674.00

2.0 Opinion of Probable Costs

2.2 OPTION TWO - Basic Treatment

Sugarloaf Marina Parkette, Port Colborne | Site Improvements

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November 20, 2020



ITEM NO	ITEM DESCRIPTION	EST. QTY.	UNIT TYPE	UNIT PRICE	TOTAL COST
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Option 2 - Basic Treatment

1.1	Railing	54	m	\$ 180.00	\$ 9,720.00
1.2	Picnic Tables (Landscape Forms - Polysite)	12	ea.	\$ 3,240.00	\$ 38,880.00
1.3	Umbrellas (Landscape Forms)	6	ea.	\$ 2,065.00	\$ 12,390.00
1.4	String Lights	2	ea.	\$ 150.00	\$ 300.00
1.5	Exterior Metal Post (10 ft)	4	ea.	\$ 350.00	\$ 1,400.00
1.6	Custom Asphalt Paint	280	m ²	\$ 60.00	\$ 16,800.00
1.7	Utility Shed	1	l.s.	\$ 6,900.00	\$ 6,900.00

SUBTOTAL 1.0 = \$ 86,390.00

SUBTOTAL =	\$ 86,390.00
CONTINGENCY 10% =	\$ 8,639.00
TOTAL	\$ 95,029.00

2.0 Opinion of Probable Costs

2.3 OPTION THREE - Tensile Structure

Sugarloaf Marina Parkette, Port Colborne | Site Improvements

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November 20, 2020



ITEM NO	ITEM DESCRIPTION	EST. QTY.	UNIT TYPE	UNIT PRICE	TOTAL COST
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Option 3 - Tensile Structure

1.1	Railing	54	m	\$ 180.00	\$ 9,720.00
1.2	Picnic Tables (Landscape Forms - Polysite)	12	ea.	\$ 3,240.00	\$ 38,880.00
1.3	Shade Sails	1	l.s.	\$ 50,000.00	\$ 50,000.00
1.4	Fire Pit	1	l.s.	\$ 400.00	\$ 400.00
1.5	Muskoka Chairs	5	ea.	\$ 250.00	\$ 1,250.00
1.6	Custom Asphalt Paint	280	m ²	\$ 60.00	\$ 16,800.00
1.7	Utility Shed	1	l.s.	\$ 6,900.00	\$ 6,900.00

SUBTOTAL 1.0 = \$ 123,950.00

SUBTOTAL =	\$ 123,950.00
CONTINGENCY 10% =	\$ 12,395.00
TOTAL	\$ 136,345.00

2.0 Opinion of Probable Costs

2.4 OPTION FOUR - Planter Boxes

Sugarloaf Marina Parkette, Port Colborne | Site Improvements

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November 20, 2020



ITEM NO	ITEM DESCRIPTION	EST. QTY.	UNIT TYPE	UNIT PRICE	TOTAL COST
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Option 4 - Planter Boxes

1.1	Planter Boxes	35	ea.	\$ 150.00	\$ 5,250.00
1.2	Plants	1	l.s.	\$ 1,000.00	\$ 1,000.00
1.3	Picnic Tables (Landscape Forms - Polysite)	12	ea.	\$ 3,240.00	\$ 38,880.00
1.4	Umbrellas (Landscape Forms)	6	ea.	\$ 2,065.00	\$ 12,390.00
1.5	String Lights	2	ea.	\$ 150.00	\$ 300.00
1.6	Exterior Metal Post (10 ft)	4	ea.	\$ 350.00	\$ 1,400.00
1.7	Raised Wooden Seating Platform	14	m ²	\$ 215.00	\$ 3,010.00
1.8	Custom Asphalt Paint	280	m ²	\$ 60.00	\$ 16,800.00
1.9	Utility Shed	1	l.s.	\$ 6,900.00	\$ 6,900.00

SUBTOTAL 1.0 = \$ 85,930.00

SUBTOTAL = \$ 85,930.00

CONTINGENCY 10% = \$ 8,593.00

TOTAL \$ 94,523.00

In Summary

The interim treatments explored in this report are intended to illustrate a series of possible options for the site. Design components shown can be interchangeable depending on the municipality's preferences.

To be judicious with costs, it is recommended that whichever concept or set of components implemented be considered a permanent park feature that would be integrated into a more comprehensive vision for the park space.

It is also noted that there may be partnership/sponsorship opportunities with local businesses to assist in the supply of picnic tables, umbrellas, railings, lighting etc.

END OF REPORT