

HH Knoll Lakeview Park Preferred Concept Plan

Prepared for the City of Port Colborne
September 28, 2021



HH Knoll Lakeview Park Preferred Concept Plan

Prepared By:

The MBTW Group

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Draft Date: September 28, 2021

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Introduction

The MBTW Group was retained by the City of Port Colborne to assist in the development of a concept plan for the entrance parkette at HH Knoll Lakeview Park. The City has removed a number of obsolete structures on the site including a mini-putt course and concession building. A solution is needed to provide an attractive space for seasonal food and beverage services.

HH Knoll Lakeview Park was established in 1922 and the City will be celebrating the Park's 100th anniversary in 2022. The goal is to open the new entrance parkette in the spring/summer of 2022 to commemorate the park's anniversary.

The following information includes conceptual design and costing for four (4) options for initial consideration, a summary of what we heard through public consultation, and a preferred concept plan.

The objectives for the parkette 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

B - Area to receive improvements

1.0 Preliminary Concept Plans

1.1 OPTION ONE - Wood Deck

Design 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 Preliminary Concept Plans

1.2 OPTION TWO - Basic Treatment

Design includes:

- Concrete slab
- 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 Preliminary Concept Plans

1.3 OPTION THREE - Tensile Shade Structure

Design includes:

- Concrete slab
- 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 Preliminary Concept Plans

1.4 OPTION FOUR - Planter Boxes

Design includes:

- Concrete slab
- 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

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

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

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

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

3.0 What We Heard

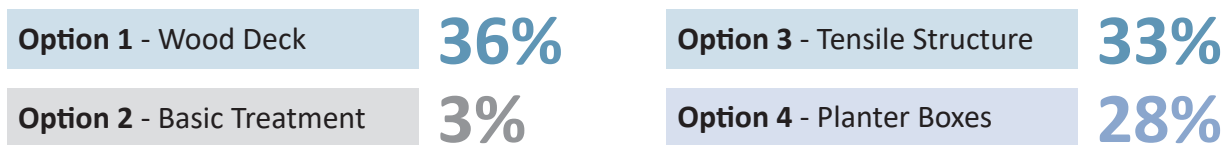
The City of Port Colborne prepared an online survey to engage the community and receive input on the four preliminary concept plans for the entrance parkette at HH Knoll Lakeview Park.

658 participants voted for their preferred concept plan and over **260** comments were shared.

The MBTW Group reviewed and organized all of the input from the community to determine which elements from each preliminary concept plan should be carried forward to create the preferred concept plan. Some new elements were also included.

Below is a summary of what we heard:

1. Which one (1) concept do you find the most desirable?



2. Please provide any comments or feedback.



"Prefer the Muskoka-style seating."

"Need to include accessible seating for seniors."

"Don't like the pallet seating, it looks unattractive and uncomfortable."



"Prefer the tensile shade structure."

"Plant more trees for additional shade."

"Umbrellas won't be secure, and could be stolen or vandalized."



"Position the picnic tables so they have an unobstructed view of the water."



"Love the planter boxes."

"Add the planters instead of the metal railing."



"Simply seal the concrete slab."

"Wood decking won't have longevity."



"Prefer the colourful asphalt paint."

"Like the string lights."

"Consider vandalism and theft prevention."

4.0 Preferred Concept Plan

Design includes:

- Concrete slab
- Ramp apron
- Planter boxes at the edge of slab
- Tensile shade structure
- Picnic tables
- Backed benches with armrests
- Decorative pavement painting on the adjacent asphalt parking area
- String lights suspended between support poles
- Muskoka-style seating

Estimated probable cost: \$81,015.00

Note: Refer to Section 5.0 for costing breakdown.



5.0 Opinion of Probable Costs

5.0 Preferred Concept Plan

September 28, 2021

ITEM NO	ITEM DESCRIPTION	EST. QTY.	UNIT TYPE	UNIT PRICE	TOTAL COST
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Preferred Concept Plan

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 (Pressure Treated)	9	ea.	\$ 2,300.00	\$ 20,700.00
1.4	Metal Benches	4	ea.	\$ 400.00	\$ 1,600.00
1.5	String Lights	2	ea.	\$ 150.00	\$ 300.00
1.6	Exterior Metal Posts (3m)	2	ea.	\$ 350.00	\$ 700.00
1.7	Shade Sail (Posts, 9x6m Shade, and Installation)	1	l.s.	\$ 25,000.00	\$ 25,000.00
1.8	Double Muskoka Chairs	3	ea.	\$ 500.00	\$ 1,500.00
1.9	Single Muskoka Chairs	2	ea.	\$ 250.00	\$ 500.00
1.10	Custom Asphalt Paint	170	m ²	\$ 60.00	\$ 10,200.00
1.11	Utility Shed / Storage	1	l.s.	\$ 6,900.00	\$ 6,900.00

SUBTOTAL 1.0 = \$ 73,650.00

SUBTOTAL =	\$ 73,650.00
CONTINGENCY 10% =	\$ 7,365.00
TOTAL	\$ 81,015.00

In Summary

The four preliminary concept plans explored in this report were intended to illustrate a series of possible options for the site, with different design components that could be interchanged depending on preferences.

Input received from the community through the online survey helped to inform the design of the preferred concept plan. Components from the four preliminary concept plans were included in the design as well some new components and ideas.

To be judicious with costs, it is recommended that the concept 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, seating, planters, lighting etc.

END OF REPORT