

TOWN OF GOLDEN

DOWNTOWN PLAZA CONCEPTUAL DESIGN

CONCEPTUAL DESIGN DOCUMENTS 2020.01.31

SUPPORT FROM: Community Outdoor Revitalization Grants





SUBMITTED TO:

Town of Golden, BC Chris Cochran Manager of Operations

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LARCH LANDSCAPE ARCHITECTURE

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PROJECT TIMELINE

GRANT APPLICATION: TO COLUMBIA BASIN TRUST - COMMUNITY OUTDOOR REVITALIZATION GRANTS - PLANNING + DESIGN- JULY 15, 2019 **GRANT APPLICATION CONFIRMED SUCCESSFUL**: AUGUST 19, 2019

PHASE 1:

SEPT 25, 2019
PUBLIC ENGAGEMENT
ONSITE AT PLAZA

PHASE 2:

SEPT 25 - OCT 9TH, 2019
ONLINE/HARDCOPY SURVEY
SOUNDING BOARD ONSITE

PHASE 3:

OCT - NOV, 2019
DEVELOPMENT OF
2 CONCEPT DESIGNS +
CLASS D COST ESTIMATE

PHASE 4:

NOV/DEC, 2019
PRESENTATION OF PLAZA
CONCEPTS TO TOWN OF
GOLDEN STAFF + COUNCIL

PHASE 5:

DEC, 2019
SELECTION OF PREFERRED
CONCEPT + REFINEMENT

PHASE 6:

JANUARY 31, 2020
FINAL CONCEPTUAL DESIGN
REPORT + CLASS A COST
ESTIMATE

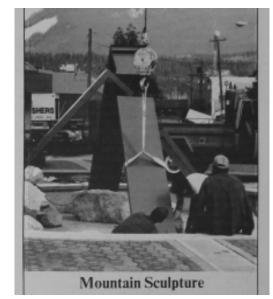
PROJECT OVERVIEW + HISTORICAL CONTEXT



Town of Golden Downtown Plaza - 1987



Town of Golden Downtown - Prior to 1987



Caption

Workmen are shown installing Golden's new artwork fountain in front of the Post Office. Town Council has expressed displeasure with the colour of the sculpture which is supposed to represent our mountain surroundings. Expect a new paint job soon.

The Golden Star - August, 1987

PROJECT OVERVIEW

This central downtown plaza represents an important yet underutilized public space within Golden's downtown core. The plaza was constructed in 1987 as part of a downtown revitalization initiative and includes a fountain, pump/irrigation vault, subsurface piping, concrete surfacing, benches, and a small but well used bike rack. The aging and costly infrastructure/maintenance of the pump and fountain combined with the need for surfacing improvements throughout the plaza, represent a tremendous opportunity to re-imagine and optimize a key public space within Golden's beautiful historic downtown.

Golden's Official Community Plan includes high priority action items relating to beautifying the Historic Downtown and encouraging pedestrian connectivity between the main street and the Kicking Horse River. This plaza represents a key pedestrian connection from the downtown core to Spirit Square, a public gathering space north of the timber frame pedestrian bridge over the Kicking Horse River. Other priorities identified in the Official Community Plan that can be met by improvements to the downtown plaza include:

- Enhanced public safety at crosswalks
- Improved bicycle parking streetscape and accessibility improvements
- Improved public seating
- Landscape improvements
- Age friendly improvements
- Minimizing wildlife attractants
- Creating a gathering space for special events
- Attraction to the downtown core

In the fall of 2019, The Town of Golden made a successful submission through the Columbia Basin Trust **Community Outdoor Revitalization Grant Program** for the conceptual design and cost analysis to re-imagine the downtown plaza. This conceptual design project will provide the preliminary framework for future project applications to fund the detailed design and construction for upgrades to the plaza site.

HISTORICAL CONTEXT

- According to the Golden Museum and Archives, a Main Street Committee undertook the lead on redevelopment and beautification of the downtown core in 1978. The plaza was constructed in 1987 as part of a downtown revitalization initiative
- When the plaza and fountain were constructed in 1987, the design and aesthetics were met with negative feedback from council and members of the public. People appreciate the sound of running water connecting to the Columbia and Kicking Horse rivers, however the design of the fountain is felt to not properly represent the community or surrounding mountains (refer to Golden Star image August 5, 1987)
- The aging and costly infrastructure/maintenance of the pump and fountain combined with the need for surfacing improvements throughout the plaza, represent a tremendous opportunity to re-envision and optimize a key public space within Golden's beautiful historic downtown

EXISTING SITE CONDITIONS









EXISTING CONDITIONS, OPPORTUNITIES + CONSTRAINTS

1. Existing Location of the Fountain:

The current location of the existing fountain in the centre of the plaza is problematic as it takes up the majority of the usable space in the plaza and interferes with pedestrian desire lines from the crosswalks.

2. Level Surface and Differential Settling:

The existing concrete paving stones have held up relatively well over the past 30+ years, however, there are areas where differential settling has occurred causing dangerous trip hazards.

3. Existing Concrete:

The existing concrete surface in the plaza is cracked and chipped and deteriorating quickly. It is recommended that cracked and chipped concrete be removed from the plaza as it represents a risk to pedestrian safety and is not considered age friendly.

4. Existing Fountain:

The aging and costly infrastructure/maintenance of the pump and fountain is a significant annual investment for the Town of Golden and has reached the end of it's life-cycle. The depth of water in the fountain (approximately 8 inches deep) poses potential public safety risks as there are often children who play in the fountain. The existing boulders may pose a trip hazard to pedestrian traffic and could interfere with snow clearing.

5. Crosswalks and Pedestrian Safety:

The existing crosswalks have atypical pedestrian crossing signs at approximate eye level. There have been numerous conflicts with vehicles and pedestrians particularly on the Southeast crosswalk. Signage and pedestrian safety improvements are required.

6. Bicycle Parking and Public Seating:

Currently there is a single bicycle rack in the plaza capable of accommodating 3 bicycles, although it is difficult to park 3 bikes in the current configuration. Improvements to bicycle parking and additional spaces are recommended. Existing benches are in good condition but improvements to public seating are recommended.

PUBLIC ENGAGEMENT OVERVIEW



Become a 14 third space . Where colour Strater in 14 third space . Whe



COMMUNITY ENGAGEMENT

A community engagement event was carried out within the downtown plaza September 25th, 2019. Members of LARCH Landscape Architecture and The Town of Golden Communications Team engaged with members of the public for a three hour period. The event was well attended and participants were excited to participate and provide feedback. Following the engagement event, an online survey was available over a two week period for members of the community to provide further feedback.

The following represents the Key Findings from the engagement session. For a complete report on the engagement and survey results please refer to **APPENDIX A**.

ENGAGEMENT + SURVEY OVERVIEW



Public Engagement Participants: 56 People

Online Survey Participants: 116 Respondents

KEY FINDINGS + PRIORITIES

- Seating Improvements
- Improved Functionality
- Shade
- Differing Opinions on Fountains in the Plaza
- Age Friendly Improvements
- Landscape Improvements
- Incorporating Pubic Art
- Bicycle Parking

- Attraction to the Downtown Core
- Technological Improvements
- Public Gathering + Event Space
- Reducing Conflict with Vehicles
- Parking
- Use of Local Materials
- Signage and Wayfinding
- Drinking Fountain

DOWNTOWN PLAZA CONCEPT DESIGN 1

DESIGN OBJECTIVES:

- Seating Improvements
- Encourage Community Interaction
- Extend the Length of Time People Stay in the Plaza
- Improved Functionality of Plaza
- Provide Shade
- Landscape Improvements
- Use of Local Materials
- Reference to Golden's Industrial Heritage
- Low Maintenance
- Incorporate Public Art
- Age Friendly and Mobility Improvements





NO. DESCRIPTION.	DATE.	BY.
1. PRELIMINARY CONCEPT DESIGN	2019-11-12	JJ
2. PREFERRED CONCEPT DESIGN	2019-11-30	JJ



1 SEATING AND RAISED PLANTER ELEVATION 1:30

LEGEND

Flexible Seating/Table with Optional Power Source

- **Board Form Concrete Planter Wall**
- Vertical Public Art Pillars with LED Lighting
- Low Maintenance High Performance Landscaping
- Corten Steel Transition Plate with Branding and Low Lighting
- Architectural Gabion Baskets with Local Stone
- Downtown Wayfinding Signage

MATERIALS



Self Weathering Steel:

- High Strength Corrosion Resistant - Cost Effective
- Indistrial Heritage



Board Form Concrete:

- Cost Effective Raised Planter
- Damage Resistant Highlights Timber Grains Visual Interest



Gabion Wall + Timber Seating:

- Cost Effective Raised Planter
- Damage Resistant Use of Local Materials
- Visual Interest



Hardwood Timber:

- Sustainably Harvested
- Damage Resistant Low Maintenance
- Visual + Physical Warmth

TOWN OF GOLDEN DOWNTOWN PLAZA CONCEPTUAL DESIGN

LEGAL DESCRIPTION: LOT 1 SECTIONS 12 AND 13, TOWNSHIP 27 RANGE 22, WEST OF THE 5TH MERIDIAN KOOTENAY DISTRICT PLAN 6158

LOCATION: 502 9 AVE N GOLDEN, BC



CLIENT:
TOWN OF GOLDEN
CHRIS COCHRAN - MANAGER OF OPERATIONS
T: 250 - 344-2271
E: chris.cochran@golden.ca







ISSUED FOR: PRELIMINARY REVIEW

2019-11-12

NOT FOR CONSTRUCTION

NO. DESCRIPTION.	DATE.	BY.
1. PRELIMINARY CONCEPT DESIGN	2019-11-12	JJ
2. PREFERRED CONCEPT DESIGN	2019-11-30	JJ

DESIGNED BY: JJ PLOT DATE: 2019-11-04 DRAWING FILE NAME: TOG Plaza Design.dwg

DRAWING TITLE :
CONCEPT 1 **ELEVATION + MATERIALS**

L-1.1











GOLDEN DOWNTOWN PLAZA CONCEPT 1

Preliminary Opinion of Probable Construction Cost Class "D" Cost Estimate

27-Nov-19

NO.	ITEM/DESCRIPTION	QTY	UNIT	UNIT \$	COMMENTS	TOTAL \$
1.00	PRELIMINARY WORK + DEMOLITION					
				SUBTOTAL I	PRELIMINARY WORK + DEMOLITION	\$46,500
2.00	HARDSCAPE + SITE FURNISHINGS					
				SUBTOTAI	L HARDSCAPE + SITE FURNISHINGS	\$177,168
3.00	SOFTSCAPE					
					SUBTOTAL SOFTSCAPE	\$36,995
				C	CONSTRUCTION SUB-TOTAL	\$260,663
				DET	AILED DESIGN ALLOWANCE	\$15,000
			С	ONSTRUC	TION CONTINGENCY @25%	\$65,166
					ESTIMATED TOTAL	\$340,828

Notes:

- 1. This is a preliminary opinion of probable costs, not a guaranteed cost figure.
- 2. This cost estimate is based on detailed design plans 2019-11-27.
- 3. Cost estimate does not include; haulage, maintenance, unforeseen site conditions, and other costs associated with construction phasing and staging.
- 4. All costs include supply and installation unless otherwise noted.
- 5. All costs are exclusive of GST.

DOWNTOWN PLAZA CONCEPT DESIGN 2

DESIGN OBJECTIVES:

- Incorporate a New Fountain Design
- Linear Seating with Back
- Encourage Community Interaction
- Extend the Length of Time People Stay in the Plaza
- Improved Functionality of Plaza
- Provide Shade through Built Structure
- Landscape Improvements
- Use of Local Materials
- Low Maintenance
- Incorporate Public Art



Existing Tree to Remain

- → Town of Golden Sub-Surface Utilities
- Proposed Vertical Sculpural
 Pillars with LED Uplighting [3]
 [Potential Public Art Opportunity]
- Proposed Backed Timber Seating with Power + Wifi Hotspot
- Proposed Bike Racks [6]
- Proposed Bike Repair Station + Pump
- Proposed H20 Bottle Fill Station, Water Fountain, Pet Fountain
- Proposed Tactile Indicator Strips
- Proposed Stop Sign
- Proposed Pergola Structure with Overhead Public Art, Bench, Tables, and Seating
- **Proposed Cascading Fountain**
- Proposed Raised Planter
- Proposed Car Bike Port
 [Potential Public Art Opportunity]
 or E-Bike / E-Scooter Charging
- Proposed Garbage + Recycling

PROJECT:

TOWN OF GOLDEN DOWNTOWN PLAZA CONCEPTUAL DESIGN

LEGAL DESCRIPTION: LOT 1 SECTIONS 12 AND 13, TOWNSHIP 27 RANGE 22, WEST OF THE 5TH MERIDIAN KOOTENAY DISTRICT PLAN 6158

LOCATION: 502 9 AVE N GOLDEN, BC



CLIENT: TOWN OF GOLDEN CHRIS COCHRAN - M T: 250- 344-2271 E: chris.cochran@gol





ISSUED FOR: PRELIMINARY REVIEW

2019-11-12

NOT FOR CONSTRUCTION

REVISIONS: NO. DESCRIPTION.	DATE.	BY.
1. PRELIMINARY CONCEPT DESIGN	2019-11-12	JJ
2. PREFERRED CONCEPT DESIGN	2019-11-30	JJ

DESIGNED BY: JJ PLOT DATE: 2019-11-04 DRAWING FILE NAME: TOG Plaza Design.dwg

DRAWING TITLE:
CONCEPT 2 - SITE PLAN

L-2.0

TOWN OF GOLDEN DOWNTOWN PLAZA CONCEPTUAL DESIGN

LEGAL DESCRIPTION: LOT 1 SECTIONS 12 AND 13, TOWNSHIP 27 RANGE 22, WEST OF THE 5TH MERIDIAN KOOTENAY DISTRICT PLAN 6158

LOCATION: 502 9 AVE N GOLDEN, BC



CLIENT:
TOWN OF GOLDEN
CHRIS COCHRAN - MANAGER OF OPERATIONS
T: 250 - 344-2271
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ISSUED FOR: PRELIMINARY REVIEW

2019-12-03

NOT FOR CONSTRUCTION

REVISIONS: NO. DESCRIPTION.	DATE.	BY.
1. PRELIMINARY CONCEPT DESIGN	2019-11-18	JJ
2. COUNCIL PRESENTATION	2019-12-03	JJ
3. PREFERRED CONCEPT	2020-01-15	JJ
4. FINAL CONCEPT DOCUMENTS	2020-01-31	JJ

DESIGNED BY: JJ
PLOT DATE: 2019-11-23
DRAWING FILE NAME:
TOG Plaza Design_Concept 2.dwg

DRAWING TITLE:
CONCEPT 2 ELEVATIONS

L-2.1

CONCEPT 2 - RENDERINGS











GOLDEN DOWNTOWN PLAZA CONCEPT 2

Preliminary Opinion of Probable Construction Cost

Class "D" Cost Estimate

TOTAL \$	COMMENTS	UNIT \$	UNIT	QTY	ITEM/DESCRIPTION	NO.
					PRELIMINARY WORK + DEMOLITION	1.00
- \$46,500	PRELIMINARY WORK + DEMOLITION	SUBTOTAL I				
					HARDSCAPE + SITE FURNISHINGS	2.00
- \$245,910	L HARDSCAPE + SITE FURNISHINGS	SUBTOTA				
					SOFTSCAPE	3.00
- \$28,690	SUBTOTAL SOFTSCAPE					
\$321,100	CONSTRUCTION SUB-TOTAL	(
\$19,266	DETAILED DESIGN @6%					
\$80,275	CTION CONTINGENCY @25%	CONSTRUC	C			
\$420,641	ESTIMATED TOTAL					

Notes:

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- 2. This cost estimate is based on detailed design plans 2019-11-27.
- 3. Cost estimate does not include; haulage, maintenance, unforeseen site conditions, and other costs associated with construction phasing and staging.
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- 5. All costs are exclusive of GST.

27-Nov-19

DOWNTOWN PLAZA PREFERRED CONCEPT DESIGN

DESIGN OBJECTIVES:

- Combine Elements of Concept 1 and Concept 2 Based on Town of Golden/Council Feedback
- Attract Residents and Visitors to the Historic Downtown Core
- Celebrate the Use of Local Materials
- Provide a Range of Flexible Seating Opportunities
- Encourage Community Interaction
- Extend the Length of Time People Stay in the Plaza
- Improve Functionality of Plaza
- Age Friendly and Mobility Improvements
- Provide Shade through Built Form and Vegetation
- Landscape and Biodiversity Improvements
- Reference to Golden's Industrial Heritage through Placemaking Elements
- Provide a Well Designed, Low Maintenance, Public Space in Golden's Downtown Core
- Incorporate Opportunities for Public Art

MATERIAL PALETTE + PRECEDENT IMAGES



Architectural Gabion Walls with Corten Steel Branding Plates





Cascading Water Feature - PFS Studio



Steel Tactile Warning Strips



Board Formed Concrete Wal



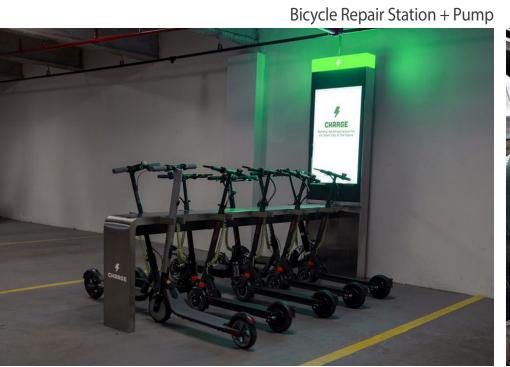
Linear Concrete Paving Stones in Earthtone Colours

MATERIAL PALETTE + PRECEDENT IMAGES



Bike Parking Port - Public Art Opportunity





E-Bike / E-Scooter Charging Station



Charging + Power Integrated into Site Furnishings

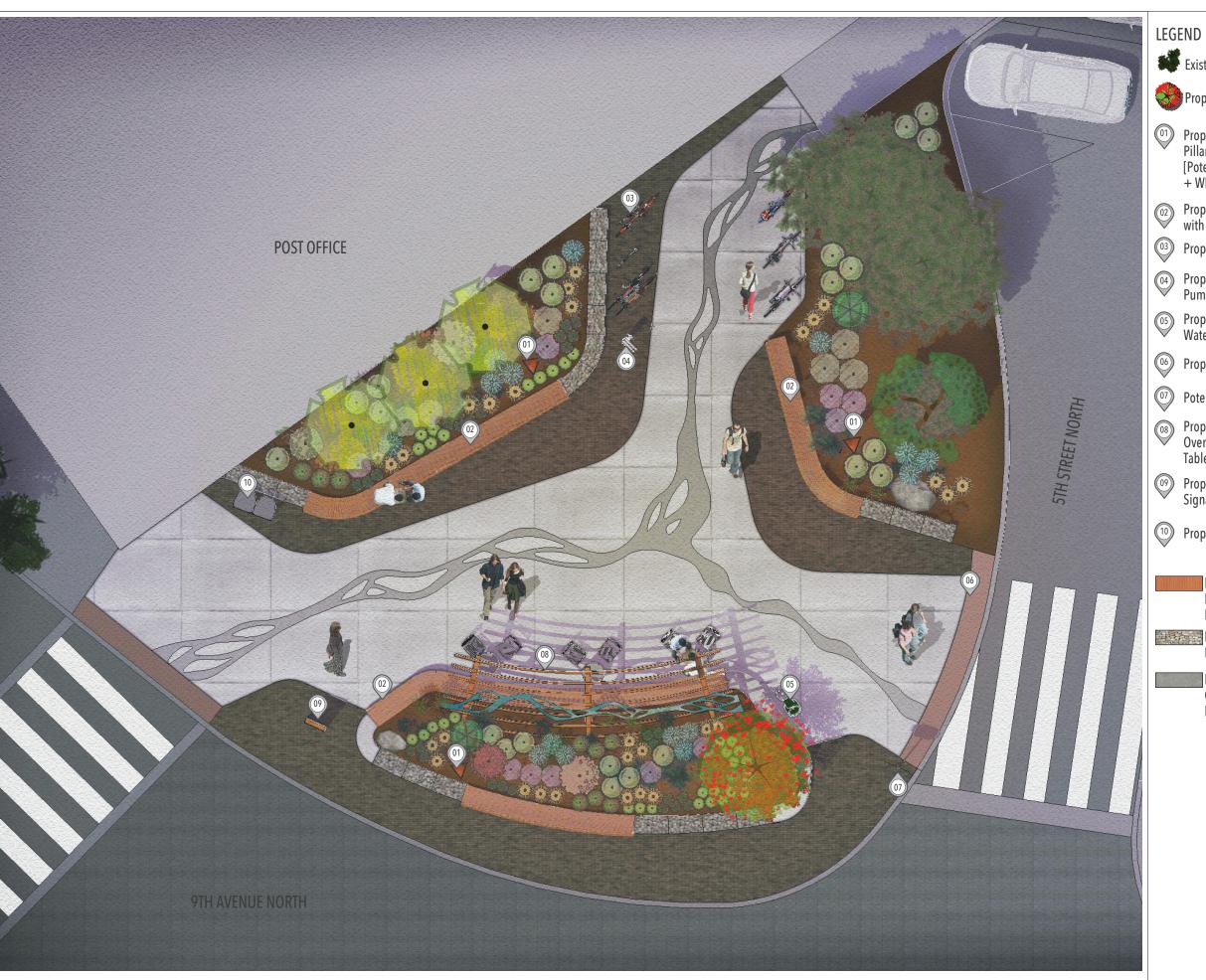


Rolled Curbs with Pavers in Street - Flexible Space for Farmers Market



Bottle Filling Station with Water Fountain + Pet Fountain





Existing Trees to Remain



Proposed Vertical Sculpural
Pillars with LED Uplighting [3]
[Potential Public Art Opportunity + WIFI Hotspot]

Proposed Timber Seating with Potential Power Outlets

Proposed Bike Racks [6]

Proposed Bike Repair Station +

Proposed H20 Bottle Fill Station, Water Fountain, Pet Fountain

Proposed Tactile Indicator Strips

Potential Stop Sign Location

Proposed Pergola Structure with Overhead Public Art, Bench, Tables, and Seating

Proposed Downtown Wayfinding Signage

Proposed Garbage + Recycling

Proposed Linear Timber Bench - Refer to Precedent **Images**

Proposed Gabion Baskets Refer to Precedent Images

Proposed Board Form Concrete Seat Wall Refer to Precedent Images PROJECT:

TOWN OF GOLDEN DOWNTOWN PLAZA **CONCEPTUAL DESIGN**

LEGAL DESCRIPTION: LOT 1 SECTIONS 12 AND 13, TOWNSHIP 27 RANGE 22, WEST OF THE 5TH MERIDIAN KOOTENAY DISTRICT PLAN 6158

LOCATION: 502 9 AVE N GOLDEN, BC

CONTEXT MAP



CLIENT:
TOWN OF GOLDEN
CHRIS COCHRAN-MANAGER OF OPERATIONS
T: 250-344-2271
E: chris.cochran@golden.ca



ISSUED FOR: CLIENT REVIEW

2020-01-29

NOT FOR CONSTRUCTION

REVISIONS: NO. DESCRIPTION.	DATE.	BY.
1. PRELIMINARY CONCEPT DESIGN	2019-11-18	JJ
2. COUNCIL PRESENTATION	2019-12-03	JJ
3. PREFERRED CONCEPT	2020-01-29	JJ
4. FINAL CONCEPT DOCUMENTS	2020-01-31	JJ

PLOT DATE: 2020-01-27
DRAWING FILE NAME:
TOG Plaza Design_Preferred_Concept_2020.dwg

PREFERRED CONCEPT SITE PLAN

L-3.0













GOLDEN DOWNTOWN PLAZA PREFERRED CONCEPT

Preliminary Opinion of Probable Construction Cost

Class "A" Cost Estimate

2020-01-31

NO.	ITEM/DESCRIPTION	QTY	UNIT	UNIT \$	COMMENTS	TOTAL \$
1.00	PRELIMINARY WORK + DEMOLITION					
				SUBTOTAL I	PRELIMINARY WORK + DEMOLITION	\$41,500
2.00	HARDSCAPE + SITE FURNISHINGS					
				SUBTOTAI	L HARDSCAPE + SITE FURNISHINGS	\$229,328
3.00	SOFTSCAPE					
					SUBTOTAL SOFTSCAPE	\$28,945
				C	CONSTRUCTION SUB-TOTAL	\$299,773
					DETAILED DESIGN @6%	\$17,986
			С	ONSTRUC	TION CONTINGENCY @20%	\$59,955
					ESTIMATED TOTAL	\$377,713

Notes:

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- 2. This cost estimate is based on conceptual design plans 2020-01-31.
- 3. Cost estimate does not include; haulage, maintenance, unforeseen site conditions, and other costs associated with construction phasing and staging.
- 4. Allow for a minimum of 3% inflation per year.
- 5. All costs include supply and installation unless otherwise noted.
- 6. All costs are exclusive of GST.



2020-01-31

GOLDEN DOWNTOWN PLAZA PREFERRED CONCEPT Preliminary Opinion of Probable Construction Cost Class "A" Cost Estimate

TOTAL \$

\$377,713	ESTIMATED TOTAL					
\$59,955	CONSTRUCTION CONTINGENCY @20%					
\$17,986	DETAILED DESIGN @6%					
\$299,773	CONSTRUCTION SUB-TOTAL					
\$10,000	Install irrigation system including connection to water service, controller, and warranty per contract documents	\$10,000	ALLOW		Proposed Irrigation System	3.08
\$4,125	Screened topsoil to 600mm depth	\$55	CU.M	75	Topsoil for Planting Beds	3.07
\$2,400	Course natural colour Fir bark mulch including landscape fabric underlay	\$20	SQ.M	120	Bark Mulch	3.06
\$3,420	Per plant schedule in contract documents and specifications. Includes 2 year warranty.	\$45	EA	76	Flower and Forb Species	3.05
\$3,850	Per plant schedule in contract documents and specifications. warranty.	\$55	EA	70	Native and Ornamental grass specimen plantings	3.04
\$900		\$75	EA	12	Shrubs	3.03
\$850	Per plant schedule in contract documents and specifications. Includes 2 year warranty and Gator Bag Pro for watering during maintenance period.	\$850	EA	_	Coniferous Trees	3.02
\$3,400	Per plant schedule in contract documents and specifications. Includes 2 year warranty and Gator Bag Pro for watering during maintenance period.	\$850	EA	4	Deciduous Trees	3.01
\$229,328	1 п				SOFTSCAPE	3.00
\$3,500	Allowance for line painting of c	\$3,500	ALLOW		Crosswalk Painting	2.17
\$7,740	Supply and installation of self weathering steel tactile warning strips by Fonderie Laroche [Quebec] or approved equivalent.	\$215	L.M.	36	Proposed Tactile Indicator Strips	2.16
\$5,700		\$950	EA	6	Bike Racks	2.15
\$3,500	Supply and install new 2 stream recycling station with IPE wood and Oil Rubbed Bronze powder coat or approved equivalent.	\$3,500	ΕA	_	Proposed Garbage and Recycling Receptacles	2.14
\$1,050		\$350	EA	3	Feature Boulders	2.13
\$11,500	Supp Pede	\$11,500	ΕA	_	Bottle Fill Station with Water Fountain and Pet Fountain	2.12
\$37,500	OSupply and installation of Corten steel vertical pillars. Opportunity for public art with local artist(s) in collaboration with Landscape Architect and Lighting Designer.	\$12,500	EΑ	သ	Vertical Public Art Pillars with LED Lighting	2.11
\$20,000	Supply and install timber and stern incorporated into the design. Recincluded in total.	\$20,000	ALLOW	<u> </u>	Pergola	2.10
\$3,600		\$600	EΑ	6	Fixed Chairs	2.09
\$4,500	Ocentre 24" round table by Landscape Forms or approved equivalent.	\$1,500	EA	з	Fixed Tables	2.08
\$825		\$165	SQ.M	5	Concrete Paving for Site Furnishings	2.07
\$25,500		\$300	SQ.M	85	Concrete Paving Stones	2.06
\$42,750		\$285	SQ.M	150	Fibre Reinforced Brushed Concrete with Sawcut Score Joints and Stamped Concrete Pattern	2.05
\$7,500	Supply and install Corten steel trailighting.	\$1,250	EA	6	Corten Branding Transition Plates with LED Lighting	2.04
\$14,963		\$525	L.M.	28.5	Timber Linear Seating	2.03
\$10,300	Supply and installation of architectural gablon baskets filled with Rocky Mountain 5 Quartzite angular stone 40-60mm or approved equivalent. Includes 100mm gravel crush base, sub base preparation and compaction.	\$515	LM.	20	Gabion Basket Walls	2.02
\$28,900	350mm H x 400mm W cast in pla reinforcements and footings.	\$850	L.M.	34	Board formed Concrete Walls	2.01
\$41,500					HARDSCAPE + SITE FURNISHINGS	2.00
\$20,000	Includes the demolition, removal, and disposal of all existing paving stones (approx. 230 sq.m), concrete (approx. 100 sq.m), benches, garbage receptacles, existing fountain, and irrigation. Materials to be salvaged as directed by Town of Golden representative. Cost savings may be achieved by Town of Golden staff performing components of the demolition, salvage, and relocation.	\$20,000	ALLOW	1	Demolition	1.05
\$1,500	Includes the installation of erosion and sediment control devices to minimize the risk of erosion and sediment entering the storm system	\$1,500	ALLOW	_	Erosion + Sediment Control	1.04
\$5,000	Includes detailed site survey to verify existing conditions and post construction to verify material quantities	\$5,000	ALLOW	_	Site Survey	1.03
\$5,000	Includes, site security fencing, safety signage, traffic accommodation measures, etc.	\$5,000	ALLOW	1	Contractor Use of Site	1.02
\$10,000	Includes contractor mobilization and demobilization	\$10,000	ALLOW	_	(D	1.01
TOTAL \$	COMMENTS	\$ TINU	UNIT	QTY	PRELIMINARY WORK + DEMOLITION	1.00

4.07

4.06

4.04

| Downtown Wayfinding Signage | 1 | ALLOW | S8,500 | Supply and install Downtown Wayfinding Signage - Requires Detailed and Graphi | Design | Supply and install Downtown Wayfinding Signage - Requires Detailed and Graphi | Design | Supply and install Downtown Wayfinding Signage - Requires Detailed and Graphi | Design | Supply and install Downtown Wayfinding Signage - Requires Detailed and Graphi | Design | Supply and install Downtown Wayfinding Signage - Requires Detailed and Graphi | Design |

\$146,250

\$4

\$10,000

\$4

4.02 4.03

4.00

Notes:

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5. All costs include supply and installation unless otherwise noted.
6. All costs are exclusive of GST.

NEXT STEPS

- FUNDING/APPLICATION FOR DETAILED DESIGN
- SITE SURVEY, DETAILED DESIGN, TENDER DOCUMENTS
- FUNDING/APPLICATION FOR CONSTRUCTION BUDGET
- PUBLIC TENDER + SELECTION OF CONTRACTOR
- CONSTRUCTION