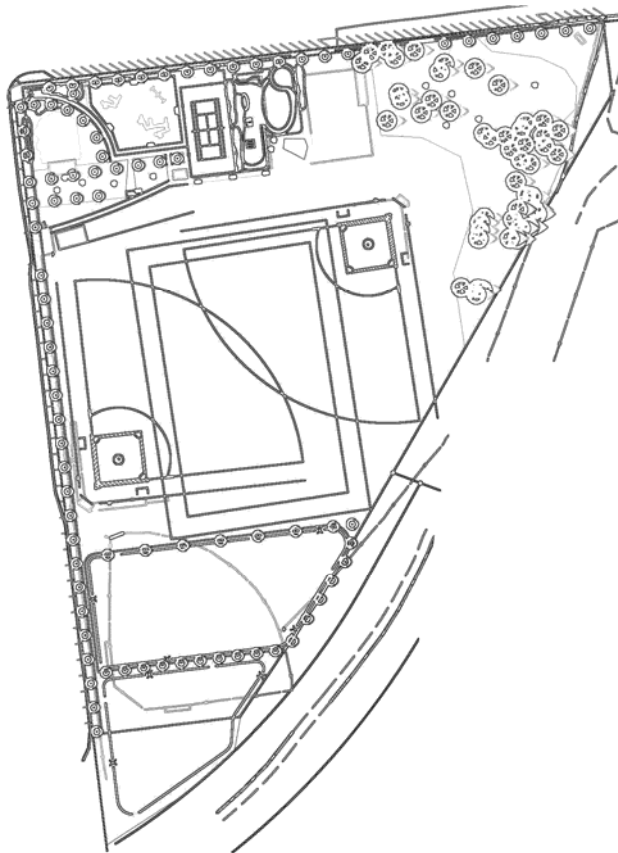


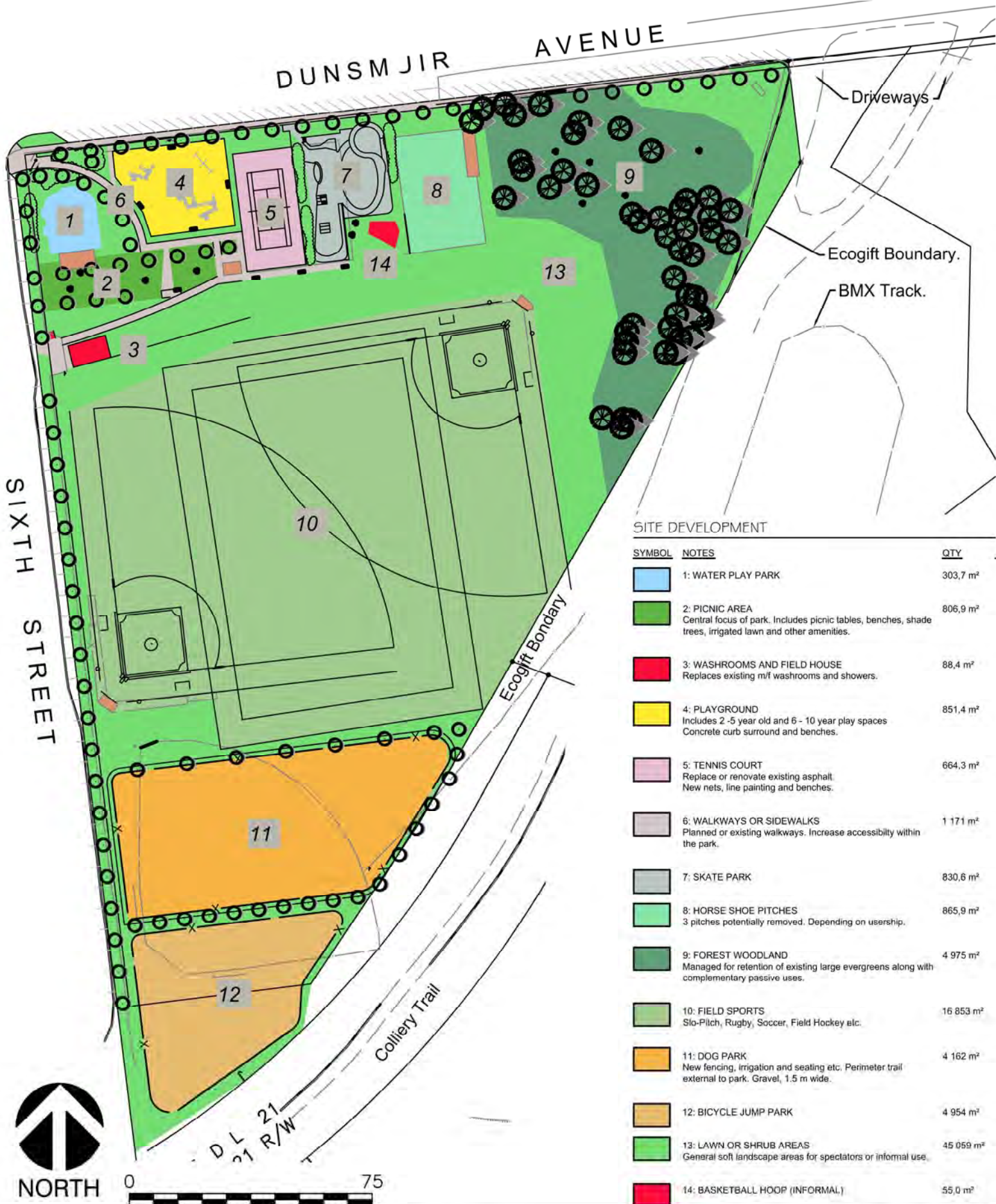
# Village Park Master Plan

March 13, 2013



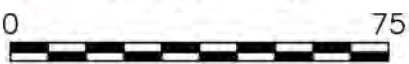
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**SITE DEVELOPMENT**

SYMBOL	NOTES	QTY
	1: WATER PLAY PARK	303,7 m <sup>2</sup>
	2: PICNIC AREA Central focus of park. Includes picnic tables, benches, shade trees, irrigated lawn and other amenities.	806,9 m <sup>2</sup>
	3: WASHROOMS AND FIELD HOUSE Replaces existing m/f washrooms and showers.	88,4 m <sup>2</sup>
	4: PLAYGROUND Includes 2 - 5 year old and 6 - 10 year play spaces Concrete curb surround and benches.	851,4 m <sup>2</sup>
	5: TENNIS COURT Replace or renovate existing asphalt New nets, line painting and benches.	664,3 m <sup>2</sup>
	6: WALKWAYS OR SIDEWALKS Planned or existing walkways. Increase accessibility within the park.	1 171 m <sup>2</sup>
	7: SKATE PARK	830,6 m <sup>2</sup>
	8: HORSE SHOE PITCHES 3 pitches potentially removed. Depending on usership.	865,9 m <sup>2</sup>
	9: FOREST WOODLAND Managed for retention of existing large evergreens along with complementary passive uses.	4 975 m <sup>2</sup>
	10: FIELD SPORTS Slo-Pitch, Rugby, Soccer, Field Hockey etc.	16 853 m <sup>2</sup>
	11: DOG PARK New fencing, irrigation and seating etc. Perimeter trail external to park. Gravel, 1.5 m wide.	4 162 m <sup>2</sup>
	12: BICYCLE JUMP PARK	4 954 m <sup>2</sup>
	13: LAWN OR SHRUB AREAS General soft landscape areas for spectators or informal use.	45 059 m <sup>2</sup>
	14: BASKETBALL HOOP (INFORMAL)	55,0 m <sup>2</sup>



Village Park Masterplan Concept  
Village of Cumberland, BC

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Project **Village Park Master Plan**

Title **March 13, 2013**

## INTRODUCTION

Cumberland Village Park is both the central focus of the community and an active recreational resource. It is regionally significant for the activities and events that occur here such as sporting and community events, the BMX track, the dog park, various festivals, and spontaneous gatherings. The long-term renewal of Cumberland Village Park is a community priority. The masterplan concept in this report is intended to guide but not rigidly control Village Park's development. This report is organized around six areas. The areas are:

1. Family Area – northwest corner at Sixth Street and Dunsmuir Avenue
2. Dog Park and Jump Park – south corner adjacent Sixth Street and Wellington Colliery Trail
3. Skate Park, Tennis and Horseshoes – middle north adjacent Dunsmuir Avenue
4. Playfields – baseball, rugby, soccer, field hockey etc. – centre of park
5. Woodland – eastern end of Dunsmuir
6. Community Interface – outer edge of the park

## KEY ELEMENTS

The key components of the plan include:

- Playground upgrades and replacements
- Washroom building replacement
- Accessibility improvements
- Concession building renovation
- Dog park improvements
- Bicycle jump park expansion
- Skatepark construction and nearby basketball practice hoop
- Removal of mini-basketball court
- Remove one of the two tennis courts, refurbish remaining
- Playfield conversion - from soil based to sand based
- Baseball dugout and building improvements
- Woodland picnic area stewardship
- Community interface works including tree planting, parking, fencing and sidewalks

Existing park features are documented in the appended aerial photograph (source: Village of Cumberland).

## PLANNING PROCESS

Outlook Land Design began work in August 2011, including a topographic survey and a review of existing park conditions. We facilitated many meetings and telephone interviews with user groups, staff and the general public from which two concepts were produced. These were presented during open houses in October 2011. Both concepts indicated relocation of the BMX track from Ecological Gift (ecogift) lands<sup>1</sup> to the historical (non-ecogift)

---

<sup>1</sup> Ecological Gift (BC 10) (PID 006-665-306) – Lands that were gifted to the Village of Cumberland under Environment Canada's Ecological Gift Program and which contain the BMX Track.

portions of Village Park based on criteria supplied by the Village. Re-location of the BMX track was a concern and following these open houses, Council directed that:

- the BMX track was to remain in its current location (in ecogift lands) or be relocated to a new and suitable area outside of Village Park;
- that planning should be focused on the non-ecogift lands (those lands historically owned and managed as Village Park).

Based upon the above, new conceptual park plans were presented at a third open house held in December 2012 to a greater level of public satisfaction. A draft final of this document was then prepared and presented to Village Council during their regularly scheduled meeting of February 25, 2013. At this meeting, the plan was approved by Council subject to the addition of a basketball hoop (now incorporated in this document).

It should be noted that further planning is required to determine the long term development/enhancement of the ecogift portions of Village Park that are not addressed in this study.

## IMPLEMENTATION

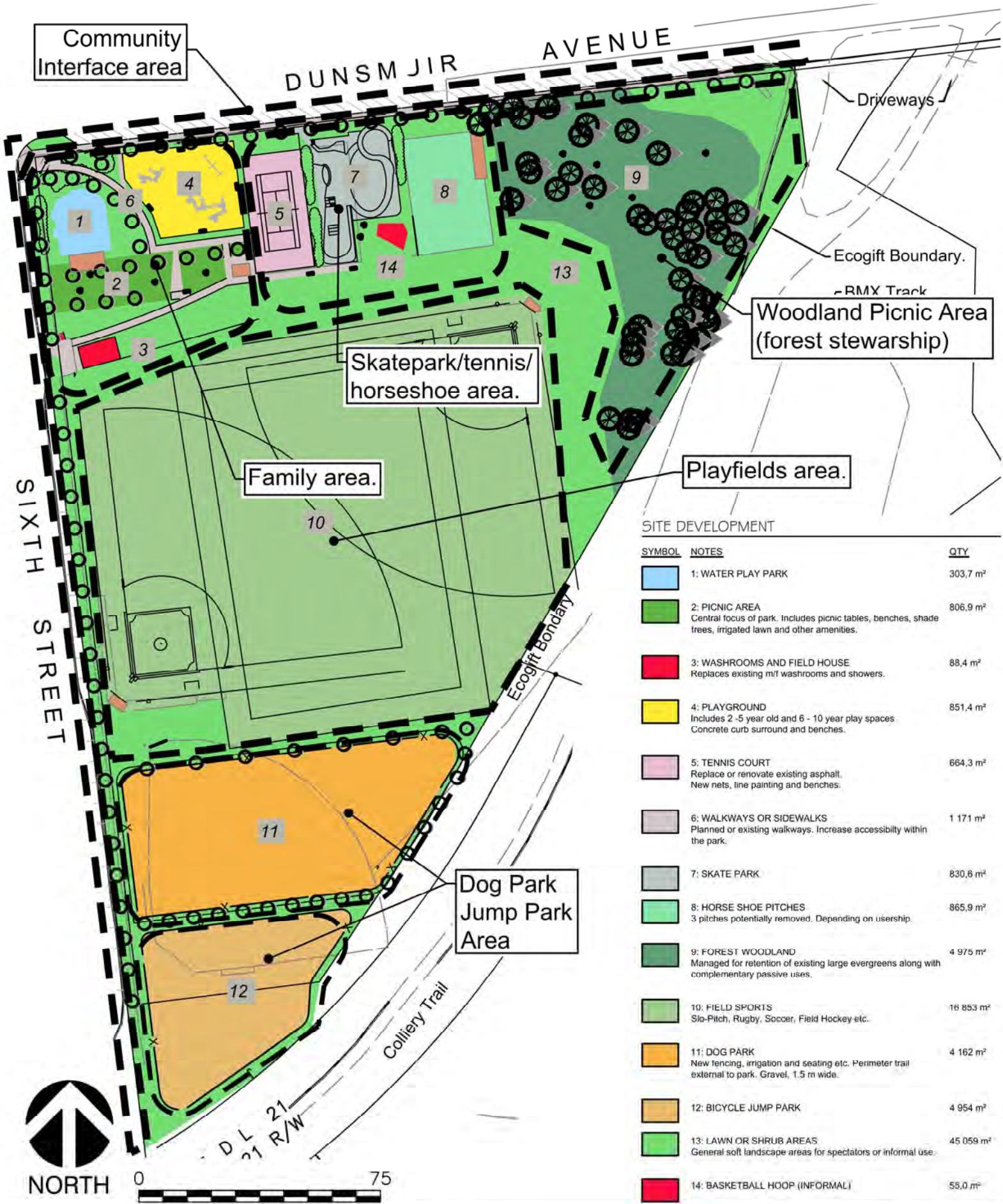
Mainly due to the costs involved, phased redevelopment is anticipated, with various park components proceeding independently of each other. Availability of village funds and grants as well as volunteer involvement will guide the project sequence.

Priority items are:

1. playground replacement (poor condition, outdated standard)
2. washroom replacement (poor condition, maintenance challenges – note: possibly upgrade to field house/clubhouse)
3. dog park re-configuration (relatively low capital cost allows jump park expansion)
4. jump park expansion (strong cycling community support)
5. skatepark design and construction (strong skatepark community support)

All of the components of the plan are important and we suggest moving forward as soon as practical in order that Village Park becomes an acknowledged central focus in Cumberland for the community to be both attracted to and proud of.

To achieve this, multi-year capital funding needs to be allocated and grants and in-kind support pursued. Many volunteer groups are already involved in the park and wish to do more. A time frame of five years following adoption of this plan represents a suitable but challenging target in which to achieve substantial completion of the masterplan.



Woodland Picnic Area (forest stewardship)

Skatepark/tennis/horseshoe area.

Family area.

Playfields area.

Dog Park Jump Park Area

SITE DEVELOPMENT

SYMBOL	NOTES	QTY
[Blue square]	1: WATER PLAY PARK	303,7 m <sup>2</sup>
[Green square]	2: PICNIC AREA Central focus of park. Includes picnic tables, benches, shade trees, irrigated lawn and other amenities.	806,9 m <sup>2</sup>
[Red square]	3: WASHROOMS AND FIELD HOUSE Replaces existing m/t washrooms and showers.	88,4 m <sup>2</sup>
[Yellow square]	4: PLAYGROUND Includes 2 - 5 year old and 6 - 10 year play spaces Concrete curb surround and benches.	851,4 m <sup>2</sup>
[Pink square]	5: TENNIS COURT Replace or renovate existing asphalt. New nets, line painting and benches.	664,3 m <sup>2</sup>
[Grey square]	6: WALKWAYS OR SIDEWALKS Planned or existing walkways. Increase accessibility within the park.	1 171 m <sup>2</sup>
[Light blue square]	7: SKATE PARK	830,6 m <sup>2</sup>
[Light green square]	8: HORSE SHOE PITCHES 3 pitches potentially removed. Depending on usership.	865,9 m <sup>2</sup>
[Dark green square]	9: FOREST WOODLAND Managed for retention of existing large evergreens along with complementary passive uses.	4 975 m <sup>2</sup>
[Light green square]	10: FIELD SPORTS Slo-Pitch, Rugby, Soccer, Field Hockey etc.	16 853 m <sup>2</sup>
[Orange square]	11: DOG PARK New fencing, irrigation and seating etc. Perimeter trail external to park. Gravel, 1.5 m wide.	4 162 m <sup>2</sup>
[Light orange square]	12: BICYCLE JUMP PARK	4 954 m <sup>2</sup>
[Light green square]	13: LAWN OR SHRUB AREAS General soft landscape areas for spectators or informal use.	45 059 m <sup>2</sup>
[Red square]	14: BASKETBALL HOOP (INFORMAL)	55,0 m <sup>2</sup>

Village Park Planning Areas  
Village of Cumberland, BC

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## FAMILY AREA

Both the playgrounds and washrooms have a high latent demand but are in poor condition. Poor construction and advanced deterioration dictate replacement.

The children's playground does not conform to CSA standards for children's play spaces (the current standard applicable to public playgrounds). Proposed replacement components include a play structure for 2 to 5 year olds and a second structure adjacent for 5 to 12 year olds. A swing area is also proposed with toddler and child swings. The playground area includes engineered wood fibre safety surfacing within a concrete border. Bouldering structures (synthetic boulders designed for rock climbing), logs and other inspired play themes that suit the Village's forested surroundings and interests of the local community are recommended.

A new washroom is proposed at a new location at the bottom of the terrace that separates the family area from the adjacent sports fields. Doorways would be at the playfield level. This location does not intrude on the spray park while creating suitable space for a picnic area that relates closely to the playground, spray park, concession building and tennis court.

The new washroom building could be expanded to become a field house/club house/community meeting space if showers, meeting and cooking facilities are included. This would increase the vibrancy of Cumberland by making events such as Empire Days, the BC Bike Race, sports tournaments and other events easier to organize and run (thus freeing up volunteers for other tasks). Commissioning a high quality building design that includes, for example, granite and cedar cladding is highly recommended in order that this building sets a high aesthetic standard for Village Park as well as for Cumberland in general. Although vandalism is a concern at Village Park, the response should not be construction of unattractive buildings.

The children's water play park is relatively new, in good condition and well used in hot weather. Expansion has been suggested and is a good possibility, but is not expressly indicated in the plans. Coating the existing concrete surface with soft slip resistant material (bonded rubber granules) would increase the play value of this park and is recommended. The existing entrance canopy (attached to the washroom) could be retained and incorporated into the surrounding picnic area design unless removal of the adjacent washroom building irreparably affects its structural integrity. Note that spray control valving for the spray park is housed in the existing washroom building. When the new washroom is built, the control valving will need to be relocated to the new washroom. Rehousing the valving in a small dedicated kiosk would tend to detract from the play setting and is best avoided.

The main entrance to the park is prominently positioned on the corner of Sixth Street and Dunsmuir. A re-design will express both heritage and grandness in keeping with origins of Cumberland. The new entrance should look to re-incorporate the finely executed wooden entry sign or alternatively, the sign should be re-purposed.

New walkways will provide better access to the elderly, strollers and wheel chairs. A new walkway would extend from the park entrance to the new playground and spray park, then to the tennis court widening to a small "stage" area at the top of the terrace. From there it would angle downslope to provide wheel chair access to field level and the new washroom building (or clubhouse/field house). Besides improving general access the walkway creates a procession route for events such as the Lantern Festival parade and Empire Days.

A widened walkway near the picnic area, "the stage", is intended as an informal speaker's area suitable for addressing smaller gatherings such as for medal presentations at sporting events (rather than as a performance stage). For major events portable stages complete with sound and lighting will be assembled on site.

The small concrete block concession building appears structurally sound and does not need replacement. However, the building has poor aesthetics detracting from the park environment. The building should be re-clad with natural stone and vertical board and batten cedar siding (or hardi-plank) to improve its appearance. Because the concession lacks a commercial grade exhaust fan outside grilling with portable barbecues will continue to be necessary. The concession building has had an electrical meter room addition and is used for metering sports field lighting. If the concession building were removed rather than remodelled a new meter room would be required.

As noted above, an enhanced picnic area with tables and landscaping is located on the edge of the terrace overlooking the sports fields, close to the playground and spray park, concession and tennis court. Shade trees landscaping, lighting and irrigation should be provided throughout to create a green and pleasant setting for families and groups to enjoy outdoor time together.

Currently, various models of trash receptacles are distributed across the park. All receptacles should be replaced with bear-proof models and consolidated or relocated. A dumpster enclosure is proposed near the new washroom. The enclosure would be constructed of concrete block and clad with stone or other suitable material to integrate with the building.

## DOG PARK AND JUMP PARK

This popular area is located at the southern tip of the park flanked by Sixth Street and the former Wellington Colliery rail right of way (now a gravel trail on ecogift lands).

The dog park was opened in 2012 on the former little league field. The jump park has been in place for a number of years, occupying a small corner of the park. The dog park boundary (former little league fence) should be replaced. The new alignment should be eastward and northwards and occupying a slightly larger area. Proposed improvements to the dog park include:

- gravelled entry area
- turf re-establishment
- irrigation to maintain turf in healthy condition and to “wash” area
- fenced off small dog area within the dog park
- trash receptacle
- seating
- announcement bill board
- tree planting for shade
- agility course
- water fountain
- walking trail around perimeter of park to familiarize dogs while on leash
- shade trees spaced along the perimeter trail

As noted above, the jump park should be expanded northwards into the area formerly used as dog park. The park should provide a graduated range of “dirt jumps” with the emphasis on separating lower skilled riders from inappropriate terrain. For safety, the park should be fenced to maintain an established entry point and “flow” within the park as well as to exclude dogs or other passers-by. The jump park should have its perimeter vegetated with a naturalizing mixture of rough grass, native trees and shrubs making it a positive feature of the overall park.

Fencing for both the dog park and jump park is extensive and will blight park aesthetics if poorly planned. To reduce visual impact fences should be not higher than 1.2 m (4') and should be black vinyl clad with matching black posts, rails and hardware.

## SKATE PARK, TENNIS, BASKETBALL AND HORSESHOES

This area is adjacent to the family area and flanked to the north by Dunsmuir Avenue. This area is tightly packed with fenced courts that give this part of the park a poor appearance when viewed from Dunsmuir.

Skateboarding has become a mainstream form of recreation. Although capital costs are not inexpensive, overhead is low. Even though Cumberland has no skateboarding facilities, the community has a sustained interest in this activity, particularly at Village Park. Of the various options reviewed, the preferred location is central to the park and adjacent Dunsmuir Road. This location is moderately separated from the picnic and playground area but is quite visible.

The skate park is envisioned as concrete construction, approximately 6000 square feet (600 square metres) in area and designed to allow for a range of abilities and styles. Besides skateboarding, skate parks typically also host BMX bicycles and scooters. The skate park should be designed as an aesthetic benefit to Village Park and this could be partially achieved through strong sculptural themes and careful siting. The skate park would likely include steps, railings and ramps as well as a bowl.

Construction of the skate park at this location would require the loss of some facilities: one of the two tennis courts, the mini-basketball court and three of the twelve horseshoe pitches. Although any loss of facilities is undesirable, the new skate park location was assessed as the best location within the park and most consistent with sound long-term planning.

The two tennis courts are infrequently used (likely due to their poor condition and presence of better courts at Cumberland Junior Secondary). Under this plan, the one remaining court will be re-surfaced, and re-netted. Fencing on at least one side will be replaced. A concrete block wall could form a portion of the new fence line as a practice backboard. As an alternative to rebuilding the one court, the Village could remove both courts and work with School District 71 to renovate the two tennis courts at Cumberland Junior. If suitable agreements were made, it could be the best outcome for tennis players in Cumberland while lessening space challenges at this part of Village Park.

The infrequently used mini-basketball court (20% smaller than regulation) requires extensive repair due to cracks and settlements in the asphalt surface. A new informal practice hoop is proposed adjacent the skatepark.

The horseshoe area is slated to lose three pitches. Removal of these three pitches removes a significant double wall of tall chain link fence that obscures views into the park from Dunsmuir as well as creates the opportunity for more spacious layout of this area of the park.

## PLAYFIELDS

Various re-configurations of the playing fields were explored. The arrangement shown (same as existing) is the most compact and does not conflict with the dog park and jump park compared to other orientations. The current field complement consists of two slow pitch baseball fields with a centrally situated rectangular field suitable for rugby, soccer, football, field hockey, etc.

The existing fields are built of natural soil which is reported as adequate for current usage levels (light use in dryer weather). Most municipalities and schools maintain sand based fields where intensive uses (several matches per week) are to be held throughout the year. A sand based field requires much higher irrigation and fertilizer inputs. Irrigation water consumption should be assessed in terms of municipal water allotments prior to proceeding. A water re-use strategy for both the fields and spray park should be given consideration.

Given that there is demand for more fields in the Village and the Comox Valley, rebuilding of the field with a sand base has been accounted for in the costing. If a sand based field is not provided in the short term, baseball users report that the infield areas need to be rebuilt and maintained to a higher standard.

Diamond B requires a new dugout. The scorekeeper's sheds for Diamonds A and B are in poor condition and should be replaced. Both sheds contain single washrooms which will not need replacement if the new main washrooms are constructed. It should be noted that the outdoor lighting switches for A Diamond are housed in A Diamond's scorekeeper's shed. Other desirable improvements include portable nets and bleachers.

## WOODLAND

The trees that comprise the woodland picnic area and that border A Diamond and the horseshoe pitches create a strong sense of place through their age, size and beauty. This is currently the only shady area within the park. The Village commissioned an arborist's assessment of these trees. The trees are mainly in good condition but some trees need work, removal and/or on-going assessment.

Because older trees will eventually die or be removed for safety, long term successional planting is proposed. The existing concrete picnic tables are coarsely formed and detract from the natural setting. They should be replaced with tables that are durable and attractive.

The eastern portion of this area is awkwardly graded and should be topsoiled and hydroseeded to improve aesthetics as it is a prominent area as one enters Cumberland along Dunsmuir Road.

## COMMUNITY INTERFACE

“Community Interface” refers to the perimeter of the park along Dunsmuir Avenue and Sixth Street. Being the outside edge of the park it holds the potential to create a positive edge between the park and the local community and thus strengthen Cumberland’s image as a highly livable community.

Key components of the community interface include:

- Continuous boulevard tree planting to create a significant green edge to Village Park
- New sidewalk along Dunsmuir Avenue
- Lighting within the park and along edges
- Parking along Sixth Street and Dunsmuir Avenue
- New fencing to replace substandard fencing
- Power and water upgrades for festival vendors along Sixth Street

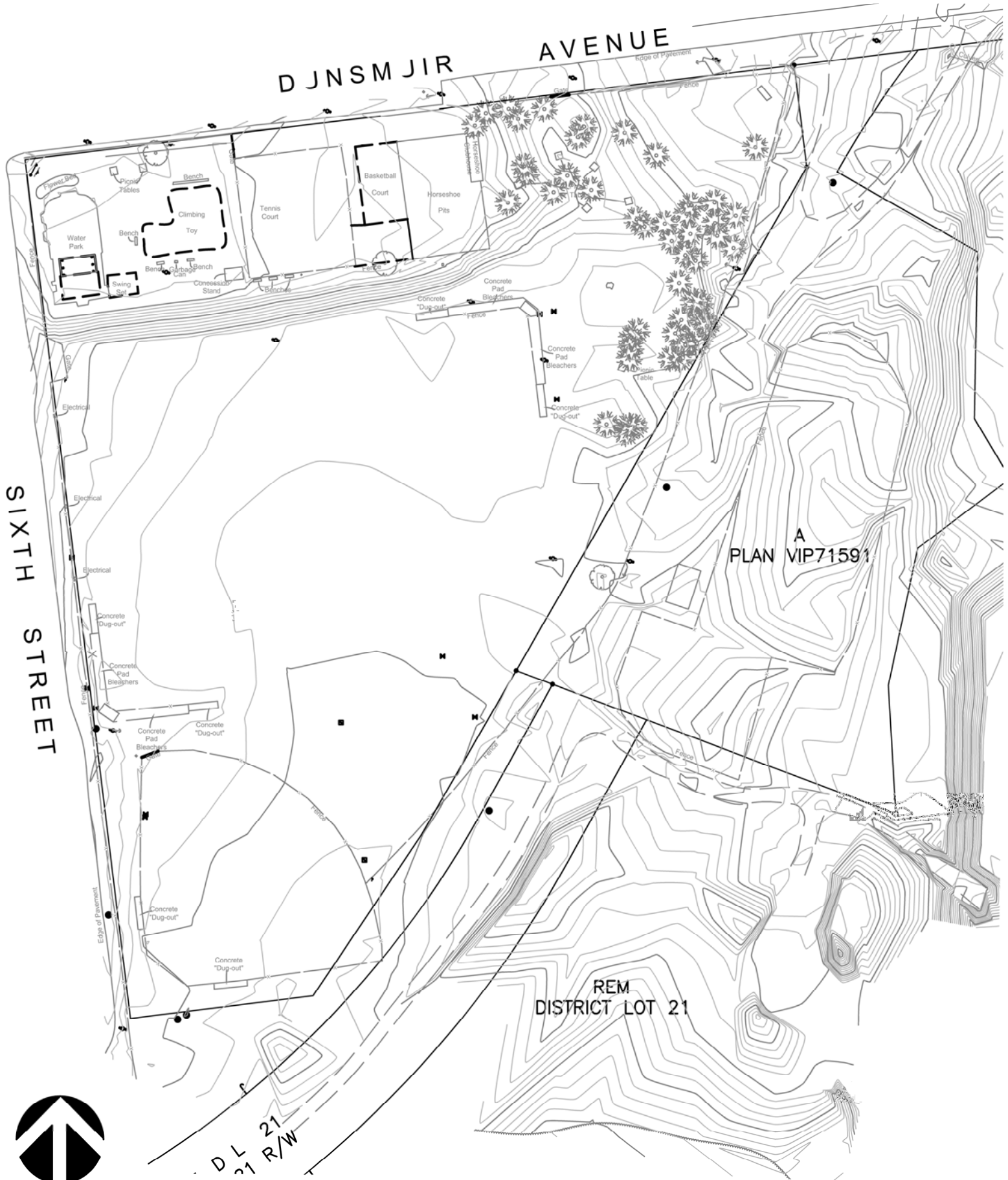
Boulevard trees should be planted as soon as possible as they are relatively low cost and take time to establish.

## APPENDICES

TOPOGRAPHICAL SURVEY

AERIAL PHOTOGRAPH SHOWING EXISTING FEATURES

COST ESTIMATES



SIXTH STREET

DJNSMJR AVENUE

PLAN A VIP71591

REM DISTRICT LOT 21

DL 21  
R/W



NORTH



Survey

**OUTLOOK**  
LAND DESIGN INC.

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Project **Village Park Master Plan**

Notes: **Survey provided by Bazett Land Surveyors September 2012**



**Legend**



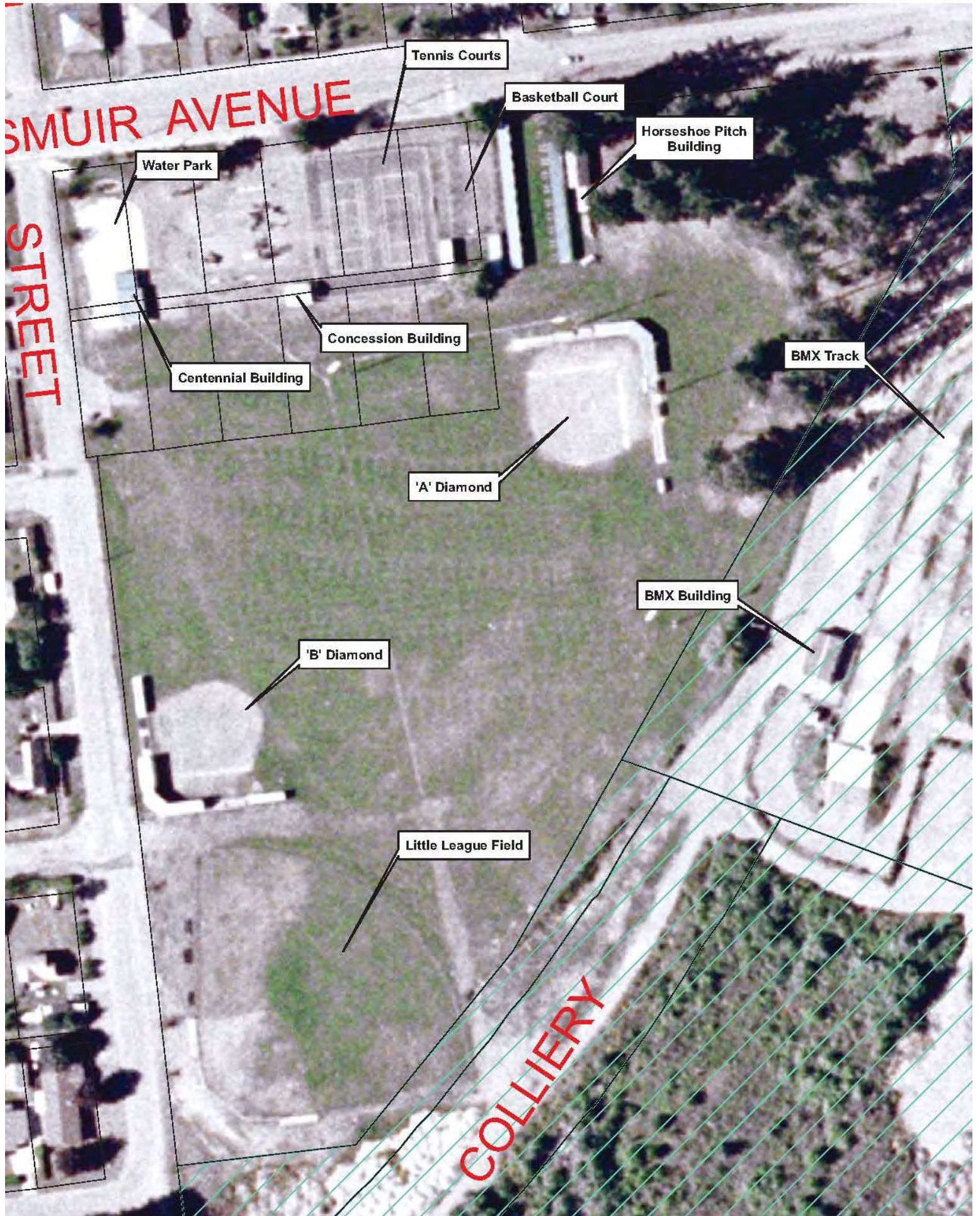
 Eco Gift Property

Photo taken in 2007




Village of Cumberland

# Cumberland Village Park



SMUIR AVENUE

STREET

Tennis Courts

Basketball Court

Horseshoe Pitch Building

Water Park

Concession Building

Centennial Building

BMX Track

'A' Diamond

BMX Building

'B' Diamond

Little League Field

COLLIERY



**FAMILY AREA - CONCEPTUAL DESIGN ESTIMATE**

**VILLAGE PARK MASTERPLAN - CUMBERLAND BC**

	<b>Description</b>	<b>Unit</b>	<b>Quantity</b>	<b>Unit Price</b>		<b>TOTALS</b>
1	removals/demolition	l.s.	1	\$	15,000.00	\$ 15,000.00
2	general site preparation	l.s.	1	\$	2,000.00	\$ 2,000.00
3	imported granular fill	m3	50	\$	30.00	\$ 1,500.00
4	irrigation	l.s.	1	\$	6,000.00	\$ 6,000.00
5	drainage	l.s.	1	\$	10,000.00	\$ 10,000.00
6	walkways (not including new sidewalk on Dunsmuir)	m2	565	\$	88.00	\$ 49,720.00
7	topsoiling	m2	925	\$	10.00	\$ 9,250.00
8	sod	m2	925	\$	6.00	\$ 5,550.00
9	trees (including boulevard trees)	ea	27	\$	275.00	\$ 7,425.00
10	shrub beds	m2	120	\$	35.00	\$ 4,200.00
11	fencing	m	95	\$	55.00	\$ 5,225.00
12	play equipment	ls	1	\$	75,000.00	\$ 75,000.00
13	safety surface engineered wood fibre and fabric	ls	1	\$	16,000.00	\$ 16,000.00
14	playground concrete curbing	m	115	\$	40.00	\$ 4,600.00
15	water fountain	ls	1	\$	2,000.00	\$ 2,000.00
16	tables	ea	4	\$	1,500.00	\$ 6,000.00
17	benches	ea	5	\$	1,000.00	\$ 5,000.00
18	trash receptacle	ea	1	\$	1,000.00	\$ 1,000.00
19	entry gate	ls	1	\$	10,000.00	\$ 10,000.00
20	area lighting (heritage)	ea	6	\$	5,000.00	\$ 30,000.00
21	washroom building with showers or small meeting space	m2	82	\$	2,500.00	\$ 205,000.00
	<b>Subtotal</b>					<b>\$ 470,470.00</b>
	30% design and construction contingency					\$ 141,141.00
	<b>Estimated Construction Cost</b>					<b>\$ 611,611.00</b>

Note: HST additional



**DOG PARK - CONCEPTUAL DESIGN ESTIMATE**

**VILLAGE PARK MASTERPLAN - CUMBERLAND BC**

	<b>Description</b>	<b>Unit</b>	<b>Quantity</b>	<b>Unit Price</b>		<b>TOTALS</b>
1	removals/demolition	l.s.	1	\$	5,000.00	\$ 5,000.00
2	general site preparation	l.s.	1	\$	2,000.00	\$ 2,000.00
3	granular surfacing entrance apron	m2	750	\$	10.00	\$ 7,500.00
4	irrigation	l.s.	1	\$	6,000.00	\$ 6,000.00
5	drainage allowance	l.s.	1	\$	5,500.00	\$ 5,500.00
6	perimeter walkway	m2	430	\$	10.00	\$ 4,300.00
7	topdressing	m2	3400	\$	1.50	\$ 5,100.00
8	overseeding	m2	3400	\$	0.50	\$ 1,700.00
9	trees	ea	29	\$	275.00	\$ 7,975.00
10	shrub beds	m2	10	\$	35.00	\$ 350.00
11	fencing	m	275	\$	60.00	\$ 16,500.00
12	agility course allowance	ls	1	\$	1,000.00	\$ 1,000.00
13	benches	ea	3	\$	1,000.00	\$ 3,000.00
14	trash receptacle	ea	1	\$	1,000.00	\$ 1,000.00
15	notice board/entry feature	ls	1	\$	1,500.00	\$ 1,500.00
16	water fountain	ls	1	\$	1,500.00	\$ 1,500.00
	<b>Subtotal</b>					<b>\$ 69,925.00</b>
	30% design and construction contingency					\$ 20,977.50
	<b>Estimated Construction Cost</b>					<b>\$ 90,902.50</b>

Note: HST additional



**BICYCLE JUMP PARK - CONCEPTUAL DESIGN ESTIMATE**

**VILLAGE PARK MASTERPLAN - CUMBERLAND BC**

	<b>Description</b>	<b>Unit</b>	<b>Quantity</b>	<b>Unit Price</b>		<b>TOTALS</b>
1	removals/demolition	l.s.	1	\$	500.00	\$ 500.00
2	general site preparation	l.s.	1	\$	500.00	\$ 500.00
3	mostly donated fill for jumps / contouring	ls	1	\$	750.00	\$ 750.00
3	granular surfacing	m2	100	\$	8.00	\$ 800.00
4	irrigation/track moistening	l.s.	1	\$	1,500.00	\$ 1,500.00
5	drainage allowance	l.s.	1	\$	7,000.00	\$ 7,000.00
6	hydroseeding	m2	1500	\$	1.00	\$ 1,500.00
7	perimeter revegetation allowance	l.s.	1	\$	2,000.00	\$ 2,000.00
8	fencing	m	208	\$	60.00	\$ 12,480.00
9	tables	ea	1	\$	1,500.00	\$ 1,500.00
10	benches	ea	2	\$	1,000.00	\$ 2,000.00
11	trash receptacle (shared with dog park)	ea	0	\$	1,000.00	\$ -
12	notice board/entry feature	ls	1	\$	1,500.00	\$ 1,500.00
	<b>Subtotal</b>					<b>\$ 32,030.00</b>
	30% design and construction contingency					\$ 9,609.00
	<b>Estimated Construction Cost</b>					<b>\$ 41,639.00</b>

Note: HST additional



**SKATEPARK, TENNIS, BASKETBALL, HORSESHOES AREA -  
CONCEPTUAL DESIGN ESTIMATE**

**VILLAGE PARK MASTERPLAN - CUMBERLAND BC**

	<b>Description</b>	<b>Unit</b>	<b>Quantity</b>	<b>Unit Price</b>		<b>TOTALS</b>
1	removals/demolition	l.s.	1	\$	6,000.00	\$ 6,000.00
2	general site preparation	l.s.	1	\$	2,000.00	\$ 2,000.00
3	imported granular fill	m3	30	\$	30.00	\$ 900.00
4	irrigation	l.s.	1	\$	6,000.00	\$ 6,000.00
5	drainage	l.s.	1	\$	8,000.00	\$ 8,000.00
6	skatepark	m2	640	\$	375.00	\$ 240,000.00
7	tennis re-pave and coloured surfacing	m2	660	\$	45.00	\$ 29,700.00
8	tennis fencing	m	110	\$	100.00	\$ 11,000.00
9	tennis re-netting	l.s.	1	\$	3,000.00	\$ 3,000.00
10	practice basketball area	m2	55	\$	100.00	\$ 5,500.00
11	walkways (not including new sidewalk on Dunsmuir)	m2	60	\$	88.00	\$ 5,280.00
12	topsoiling	m2	300	\$	10.00	\$ 3,000.00
13	sod	m2	300	\$	10.00	\$ 3,000.00
14	trees (including boulevard trees)	ea	8	\$	275.00	\$ 2,200.00
15	shrub beds	m2	150	\$	35.00	\$ 5,250.00
16	railing and fencing - general	m	10	\$	55.00	\$ 550.00
17	tables	ea	1	\$	1,500.00	\$ 1,500.00
18	benches	ea	5	\$	1,000.00	\$ 5,000.00
19	trash receptacle	ea	1	\$	1,000.00	\$ 1,000.00
20	entry / signs	ls	1	\$	1,500.00	\$ 1,500.00
21	area lighting (heritage)	ea	6	\$	5,000.00	\$ 30,000.00
	<b>Subtotal</b>					<b>\$ 370,380.00</b>
	30% design and construction contingency					\$ 111,114.00
	<b>Estimated Construction Cost</b>					<b>\$ 481,494.00</b>

Note: HST additional



**PLAYFIELDS - CONCEPTUAL DESIGN ESTIMATE**

**(sand based field option)**

**VILLAGE PARK MASTERPLAN - CUMBERLAND BC**

	<b>Description</b>	<b>Unit</b>	<b>Quantity</b>	<b>Unit Price</b>		<b>TOTALS</b>
1	removals/demolition	l.s.	1	\$	2,500.00	\$ 2,500.00
2	general site preparation	l.s.	1	\$	2,000.00	\$ 2,000.00
3	imported sand	m3	3370	\$	30.00	\$ 101,100.00
4	irrigation	l.s.	1	\$	20,000.00	\$ 20,000.00
5	drainage	m	1400	\$	50.00	\$ 70,000.00
6	scorekeeper sheds allowance (simple sheds)	l.s.	1	\$	10,000.00	\$ 10,000.00
7	new dug outs	l.s.	1	\$	20,000.00	\$ 20,000.00
8	topsoiling - field transitions	m2	4400	\$	10.00	\$ 44,000.00
9	hydroseed	m2	4400	\$	1.50	\$ 6,600.00
10	trees (not including boulevard trees)	ea	3	\$	275.00	\$ 825.00
11	shrub beds	m2	30	\$	35.00	\$ 1,050.00
12	fencing upgrades	l.s.	1	\$	2,000.00	\$ 2,000.00
13	nets and general facilities allowance	l.s.	1	\$	5,000.00	\$ 5,000.00
14	benches	ea	4	\$	1,000.00	\$ 4,000.00
15	trash receptacle	ea	1	\$	1,000.00	\$ 1,000.00
16	lighting upgrade - B Diamond	l.s.	1	\$	75,000.00	\$ 75,000.00
17	vehicle entry gate	ls	1	\$	6,000.00	\$ 6,000.00
	<b>Subtotal</b>					<b>\$ 371,075.00</b>
	30% design and construction contingency					\$ 111,322.50
	<b>Estimated Construction Cost</b>					<b>\$ 482,397.50</b>

Note: HST additional



**WOODLAND PICNIC AREA - CONCEPTUAL DESIGN ESTIMATE**

**VILLAGE PARK MASTERPLAN - CUMBERLAND BC**

	<b>Description</b>	<b>Unit</b>	<b>Quantity</b>	<b>Unit Price</b>		<b>TOTALS</b>
1	general site preparation	l.s.	1	\$	500.00	\$ 500.00
2	imported granular fill	m3	50	\$	30.00	\$ 1,500.00
3	drainage	l.s.	1	\$	1,000.00	\$ 1,000.00
4	topsoiling	m2	400	\$	10.00	\$ 4,000.00
5	hydroseed	m2	400	\$	1.50	\$ 600.00
6	trees - next generation forest	ea	15	\$	200.00	\$ 3,000.00
7	tables	ea	5	\$	1,500.00	\$ 7,500.00
	<b>Subtotal</b>					<b>\$ 18,100.00</b>
	30% design and construction contingency					\$ 5,430.00
	<b>Estimated Construction Cost</b>					<b>\$ 23,530.00</b>

Note: HST additional



**COMMUNITY INTERFACE - CONCEPTUAL DESIGN ESTIMATE**

**VILLAGE PARK MASTERPLAN - CUMBERLAND BC**

	<b>Description</b>	<b>Unit</b>	<b>Quantity</b>	<b>Unit Price</b>		<b>TOTALS</b>
1	removals/demolition	<i>l.s.</i>	1	\$	5,000.00	\$ 5,000.00
2	general site preparation	<i>l.s.</i>	1	\$	2,000.00	\$ 2,000.00
3	imported granular fill - sidewalks and curbs	<i>m3</i>	144	\$	30.00	\$ 4,320.00
4	curb and gutter Dunsmuir	<i>m</i>	220	\$	65.00	\$ 14,300.00
5	drainage and catchbasins	<i>l.s.</i>	1	\$	10,000.00	\$ 10,000.00
6	paved angled parking on Dunsmuir	<i>m2</i>	890	\$	30.00	\$ 26,700.00
7	sidewalk on Dunsmuir	<i>m2</i>	480	\$	88.00	\$ 42,240.00
8	concrete separator curb on Sixth	<i>m</i>	300	\$	50.00	\$ 15,000.00
9	shoulder graveling Sixth for parking	<i>m2</i>	450	\$	10.00	\$ 4,500.00
10	topsoiling	<i>m2</i>	220	\$	10.00	\$ 2,200.00
11	hydroseed	<i>m2</i>	220	\$	1.50	\$ 330.00
12	boulevard trees (most priced in other projects)	<i>ea</i>	5	\$	275.00	\$ 1,375.00
13	new fencing along Dunsmuir and 6th - range of styles - allowance	<i>m</i>	400	\$	55.00	\$ 22,000.00
14	irrigation (included in other projects)	<i>l.s.</i>	1	\$	-	\$ -
15	area lighting allowance (heritage)	<i>l.s.</i>	1	\$	50,000.00	\$ 50,000.00
	<b>Subtotal</b>					<b>\$ 199,965.00</b>
	30% design and construction contingency					\$ 59,989.50
	<b>Estimated Construction Cost</b>					<b>\$ 259,954.50</b>

Note: HST additional