

Regional Headquarters Campus Master Plan

International Plaza

DRAFT



Regional Headquarters Campus Master Plan

International Plaza

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Rendering of Concept for Proposed Civic Park

From the Brock District Plan

Introduction

The Regional Headquarters Campus Master Plan - International Plaza is the result of the amalgamation of priority projects identified within the Brock District Plan, a visionary plan to help guide and shape future development around Brock University and the Niagara Region Headquarters into a complete community.

The Regional Headquarters Campus Master Plan - International Plaza was shaped by the strategies outlined within the Brock District Plan and by the input received at numerous consultation events held throughout the study process.

The Niagara Region Headquarters site is designed to satisfy staff, students and the surrounding community's diverse set of needs.



- 1 Brock University Campus Plan long range demonstration plan
- 2 Long term intensification
- 3 Mixed use retail centre
- 4 New civic park
- 5 Niagara Region Headquarters
- 6 Mixed use development
- 7 Intensification of Brock Business Park
- 8 New linear park
- 9 Active transportation connections
- 10 Glenridge Avenue Gateway
- 11 Merriville Highway Gateway
- 12 Enhanced landscape and gateway from 406
- 13 Enhanced streetscape
- 14 Area to be studied for development potential
- 15 Brock Business Park Secondary Plan Special Policy Area

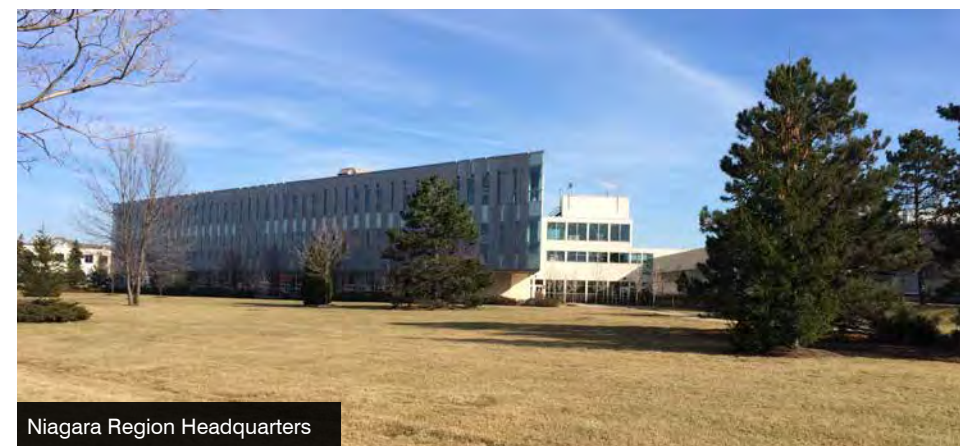
The Demonstration Plan

The Brock District Plan

The Brock District Plan provides a strategy for the planning, design and development of a vibrant complete university community set within a UNESCO Biosphere Reserve. The vision focuses on higher education as a catalyst for economic prosperity. Brock University is the fulcrum around which areas for new mixed use development, higher density housing and employment are stitched together with a network of tree lined streets, urban open spaces and natural features, demonstrating sustainable design and a positive, walkable experience.

The Brock District Plan demonstrates how to monetize the research at Brock University, build on the intellectual capital of the area and leverage the assets of Niagara Region. This will have a global impact in terms of opportunities to attract new students, new residents, new businesses, and new employees to the Brock District.

The Brock District Plan will be implemented through multiple approaches including an amendment to the Region's Official Plan, and the vision, principles and key directions will set the overarching framework for the policy, zoning and special studies required through the City of St. Catharines and the City of Thorold planning processes.



The Brock District Plan

7 Frameworks

The Brock District Plan is comprised of 7 Frameworks, determined through stakeholder consultation, that position the District within its regional context and provide a path towards a vibrant, complete community.

Within the Brock District Plan, the description of each Framework is accompanied by specific strategies, and in some cases, specific projects and guidelines that demonstrate the potential of the District.

The strategies and priority projects in Framework 6, A Green Brock District, directly relate to the Regional Headquarters Campus Master Plan - International Plaza.

Strategies

6a Create beautiful and sustainable streetscapes along Sir Isaac Brock Way, Glenridge Avenue/Merrittville Highway and Schmon Parkway

6b Provide a network of publicly accessible open spaces, both on public land and as part of private development

6c Beautify and enhance parking

6d Use bioswales and other surface water treatment and entrapment techniques to manage runoff, including capturing roof runoff for watering trees and other landscape features

Priority Projects

The Brock District Plan lists the following as being high priority projects within the district.

1 A Grand Avenue to Brock University

The streetscape of Sir Isaac Brock Way will be transformed by planting a double row of large canopy trees on both sides of the street, creating a powerful Grand Avenue leading to Brock University and a spine for the Brock District.

2 Brock District's Complete Streets

Merrittville Highway will form a main spine through the District. A multi-use pathway will run along the east side of Merrittville Highway from the Region's Headquarters. Merrittville Highway will embody the Region's "complete streets" philosophy.

Schmon Parkway is planned to have continuous sidewalks, on-street cycling lanes and trees planted at the edge of the right-of-way.

3 A Civic Park in front of Niagara Region Headquarters

Development in the Brock District should "lead with landscape", creating beautiful public spaces, demonstrating the public sector's commitment to the District and setting the stage for the private sector.

Redesigning this largely empty four acres site as a fully accessible and programmed urban park will create a destination public space at the Region. The park would provide a venue for year-round gatherings, festivals, events and performances, social interaction and informal play for employees, residents, students and visitors to the District.

Consultation

The Regional Headquarters Campus Master Plan - International Plaza was prepared through an open and collaborative process with the intention of involving all those interested in participating.

A variety of methods were used to engage with the community and stakeholders in face-to-face consultation and online.

Online consultation methods included:

1 Facebook Post on the Region's Page "Looking for Photo Submissions of Great Public Spaces"

To initiate the consultation process, a Facebook notice was posted asking the community to submit photos of public spaces they thought were successful.

2 Facebook Advertisements for Open Houses

Facebook was used as a tool to keep the community informed and involved in the study process. Advertisements for the open houses were published online in advance of the events.

3 Survey to Businesses and Regional Employees

A survey was sent out via email asking participants to rank the importance of a variety of activities and uses for the site.

Input was received at the following events:

1 Open House at Niagara Region Headquarters

A pop-up open house was held at the Niagara Region Headquarters where participants shared their thoughts with team members one-on-one and wrote comments directly onto display panels.

2 Open House at Brock University

An open house was held at Brock University to gather input from students regarding potential changes to the Headquarters Site. At the event, participants voted for uses and activities that they wanted to see implemented.

3 Discussions with the Youth Advisory Group

Discussions were held with the Youth Advisory Group to get an understanding of how they would use the site and what changes were most important.

4 Workshop on Corporate Services Team Day

A workshop was held on Corporate Services Team Day which included table group discussions.

5 Stakeholder Meetings

Stakeholder meetings were held to gather input on the Regional Headquarters Campus Master Plan - International Plaza.



Rendering of Concept for Sir Isaac Brock Way

From the Brock District Plan



The Niagara Region Headquarters site is strategically situated in the geographic centre of the Brock District. As such it is a critical part of the overall District's master plan. The Region is taking a leading role in implementing the recommendations of the Brock District Plan by undertaking a master plan of the headquarters site and beginning to implement the transition.

Niagara Region Headquarters Site within the Brock District Demonstration Plan

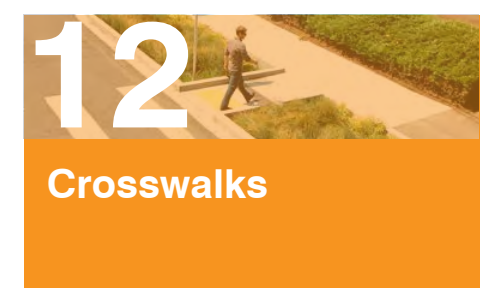
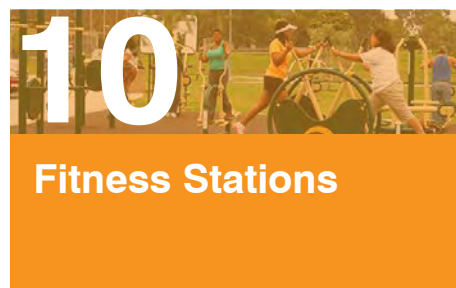
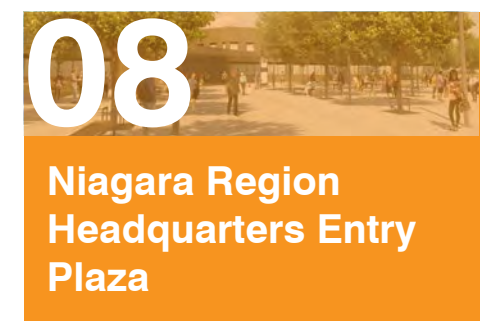
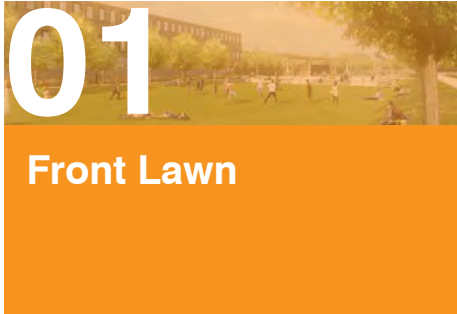
The Regional Headquarters Campus Master Plan

The Regional Headquarters Campus Master Plan is a transformational and long term vision for the exterior public areas around the Niagara Regional Headquarters building. The goal is to create vibrant, programmable spaces for the community. The spaces are themed to respond to a variety of users and activities throughout the day and season. The Master Plan also provides recommendations for addressing pedestrian and cycling circulation and safety around and through the site.



Diocese of St.
Catharines
Catholic Centre

The Niagara Region Headquarters site is comprised of 12 different areas, designed to satisfy staff, students and the general surrounding community's diverse set of needs.





Corktown Common, Toronto



Gage Park, Hamilton



Corktown Common, Toronto



HTO Park, Toronto



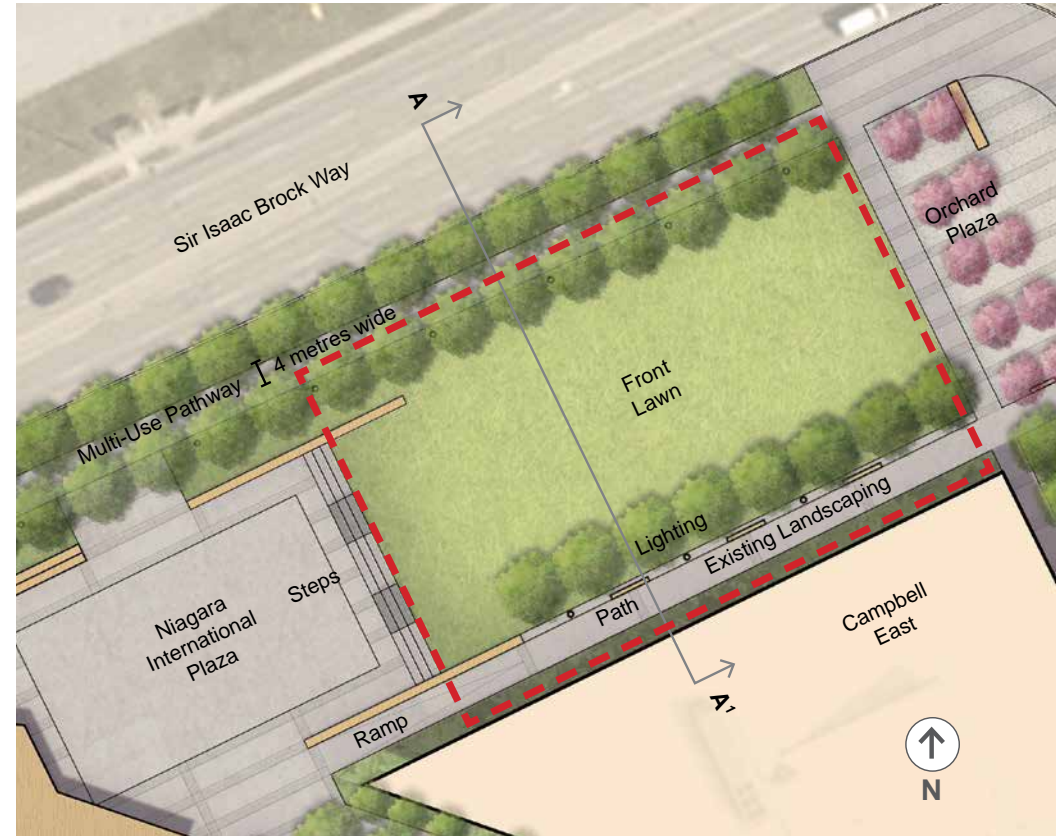
The Front Lawn

01 Front Lawn

A new, multi-use Front Lawn defines a generous portion of the open space on site. This green is framed by the Niagara International Plaza, the Orchard Plaza, the Multi-Use Pathways along Sir Isaac Brock Way and the pathway along the facade of the Niagara Region Headquarters building.

The Front Lawn provides a transitional space from the site's adjacent uses. The steps between the Niagara International Plaza and the Front Lawn also serve as informal seating. The green is flanked by continuous allées of trees and sloping lawns that provide users with a shaded vantage point and an environment conducive to prospect-refuge.

The large, open green allows for both active and passive recreation and could be programmed for sports, events and a variety of other activities. As a whole, the Front Lawn is a place to socialize, relax and watch people.



SECTION A





02 Niagara International Plaza

At the heart of the Niagara Region Headquarters is the Niagara International Plaza. Framed by the Front Lawn, Multi-Use Pathways and the Courtyard, the Plaza is lined with informal seating and is punctuated by a row of flag poles and a signature, contemporary, multi-purpose pavilion structure. The Plaza is framed with trees that screen the surrounding areas.

The Pavilion is conceived as a covered structure located to support both active and passive recreational uses and serve as a point of arrival, performance stage, meeting place and a feature to aid orientation.

The Plaza is a multi-functional hub designed to accommodate staff, students and the wider community in a variety of ways. This dynamic space will transition from day to night, and throughout the year, becoming a canvas for people to come together, socialize, celebrate, create, and perform, at market, concert, festival, cinema and skating events. When there is no event taking place, a mixture of movable tables and chairs occupy the square. The Plaza establishes an identity and unique character to the area, becoming a dynamic space for life to unfold.



SECTION B





University of California, San Francisco



Bill & Melinda Gates Foundation Campus, Seattle



Fontys University, Eindhoven



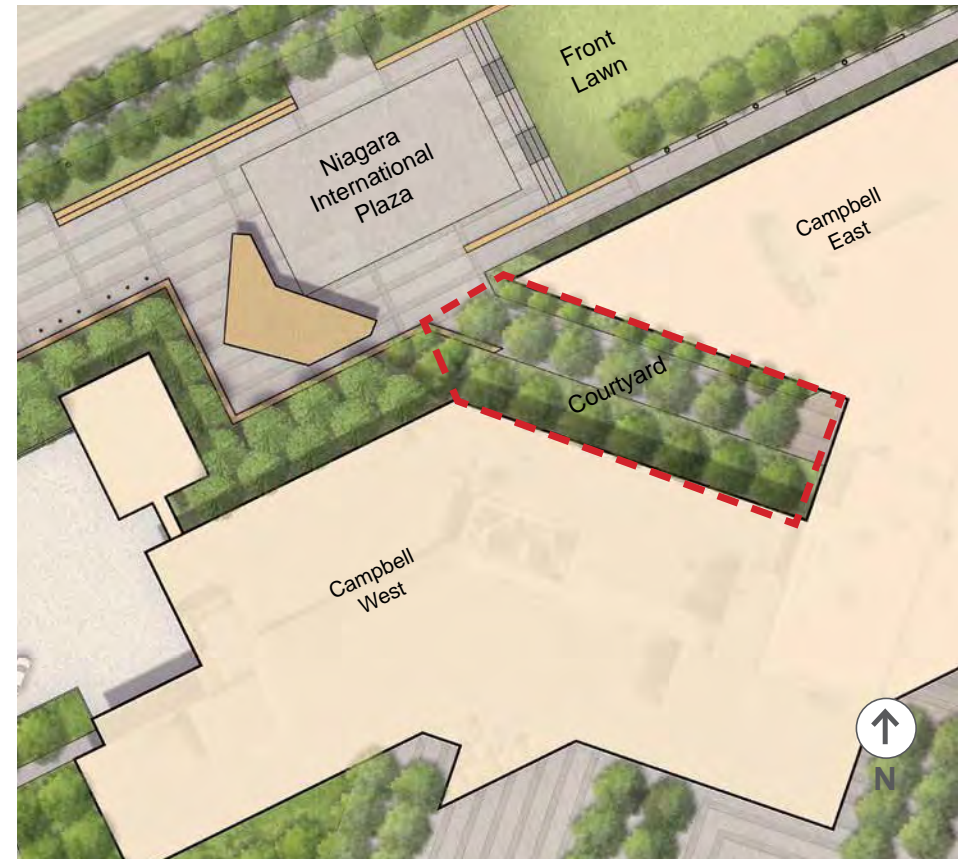
Stackhouse Apartments, Seattle



Courtyard

03 Courtyard

The Courtyard forms a strong connection between the Niagara Region Headquarters' north entrance and the Niagara International Plaza, providing a transition and access to the building's interior spaces. The Courtyard is furnished with benches and tables. A light canopy of trees creates dappled shade, providing a comfortable space for people to relax and sit or simply pass through. The intent is for the space to become an extension of the interior atrium and for it to be accessible during the day.





Fairmont Park, Salt Lake City, Utah



Wiltshire, England



Esplanade du Palais des Congrès de Montréal



Mississippi Museum of Modern Art



Medlock Ames Winery, California

04 Gardens of the Municipalities

The Gardens of the Municipalities are located adjacent the Niagara International Plaza and the Fitness Loop. The Gardens will include twelve unique garden beds, one representative of each of Niagara Region's twelve municipalities. There may be multiple groups that would have an interest in maintaining the gardens. Food grown in the gardens will be supplied to local food banks and other organizations. A storage structure has been included south of the gardens and a screened garden wall will visually and physically separate the gardens from the Headquarters' receiving area.





Huddinge Hospital, Södertörn, Sweden



Cornell University, Ithaca, New York



Huddinge Hospital, Södertörn, Sweden



Teardrop Park, New York



Indigenous Peoples Commemorative Plaza

05 Indigenous Peoples Commemorative Plaza

The Plaza is named to commemorate Niagara Region's Indigenous Peoples and the area's rich history.

Bounded by Lake Ontario to the north, Lake Erie to the south and situated along the Niagara Escarpment, Niagara is a regional municipality defined by its unique natural landscape. The design for the Plaza was inspired by the Region's geological formations, specifically the Escarpment's exposed rock faces.

The Indigenous Peoples Commemorative Plaza is the main point of access to the Niagara Region Headquarters from the south-east and the drop-off area. The Plaza is bordered by Schmon Parkway, the Side Lawn, and the Parking Area. The Multi-Use Pathway runs through the Plaza.



SECTION C





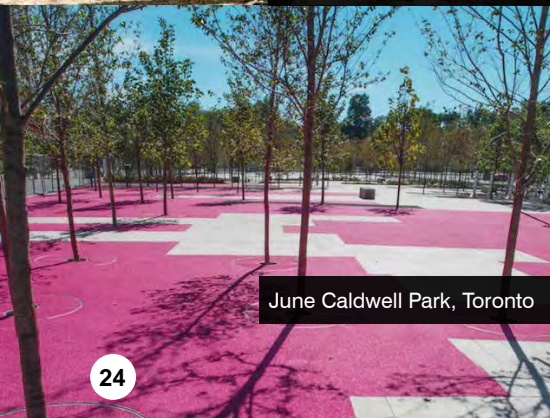
Hearst Plaza, Lincoln Centre, New York



Huddinge Hospital, Södertörn, Sweden



Cumberland Park, Toronto



June Caldwell Park, Toronto

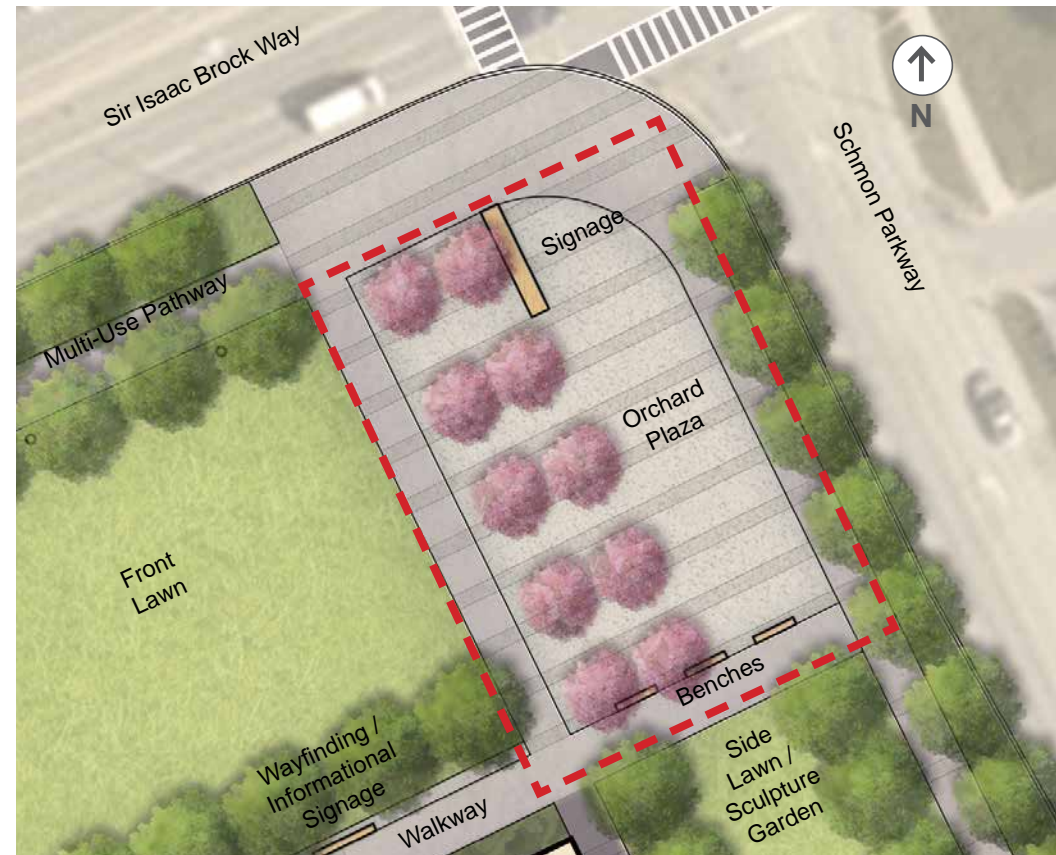


Orchard Plaza

06 Orchard Plaza

The Orchard Plaza is situated at the corner of Sir Isaac Brock Way and Schmon Parkway and acts as the main point of entry into the site from the north-east. The Plaza is bordered by the Front and Side Lawns and is framed by the Multi-Use Pathways and two intersecting walkways.

The Orchard Plaza is defined by a grid of flowering trees within a gravel bed. A large 'Niagara' sign is a defining feature and serves to welcome people to the Niagara Region Headquarters site, the Brock District and Niagara Region as a whole.





Hudson River Park, New York



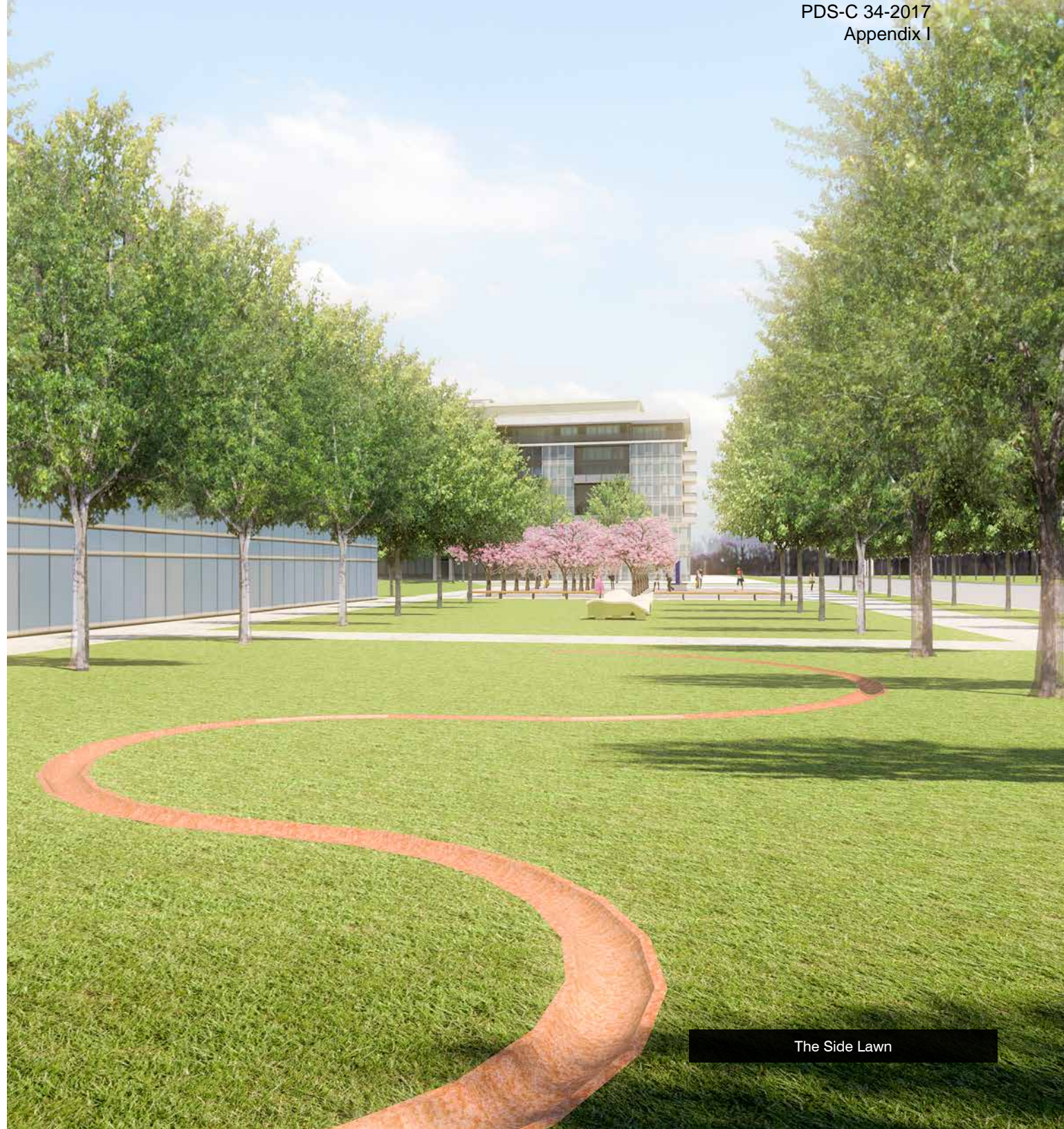
Art Gallery of Guelph



Möhnensee Körbecke, Germany



The Pasture by Joe Fafard, Toronto



The Side Lawn

07 Side Lawn

The Side Lawn runs parallel to Schmon Parkway, the Multi-Use Pathway and is book-ended by the Orchard Plaza and the Indigenous Peoples Commemorative Plaza. The Side Lawn is framed by paved walkways and is intersected by a walkway to improve connectivity through the space. An allée of trees lines each side of the green.

The Side Lawn will provide a canvas for various pieces of public art enriching the area's cultural identity and providing landmarks to assist with wayfinding.

The green will function dynamically as a meeting place, and for active and passive recreation.





Bridgewater State University, Massachusetts



Borås Textile Fashion Center, Sweden



Fontys University, Eindhoven



Niagara Region Entry Plaza

08

Niagara Region Headquarters Entry Plaza

The Entry Plaza is the main arrival area for the Niagara Region Headquarters. The Entry Plaza seamlessly connects to the Indigenous Peoples Commemorative Plaza to the east and the building's south facing entrances. The Plaza's paving is emblematic of Niagara Region's flag which features two chevron stripes. Tree-lined walkways cutting through the parking area feed into the Entry Plaza, which is interspersed with groves of trees and lined with benches and pedestrian scale lighting.





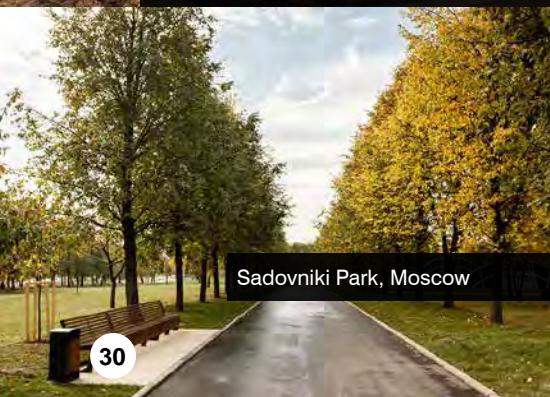
Outdoor Fitness Station



Multi-Use Pathway



La Cienega Fitness Pavilion, Beverly Hills



Sadovniki Park, Moscow



09 Multi-Use Pathways

The Multi-Use Pathways loop around the perimeter of the site and will eventually expand to connect through the wider District. The Pathways are lined by trees and satisfies the Brock District Plan's strategy to create beautiful and sustainable streetscapes along Sir Isaac Brock Way, Glenridge Avenue/Merrittville Highway and Schmon Parkway. The Pathways are designed to accommodate a multitude of users including pedestrians, cyclists and joggers. The Pathways will be illuminated at night and have benches set back to provide a comfortable pedestrian environment.



10 Fitness Stations

The Multi-Use Pathways will connect various Fitness Stations. Each station will have a variety of outdoor, public exercise machines. Machines could include chest press, chin up, leg press and balance plank stations, among others.

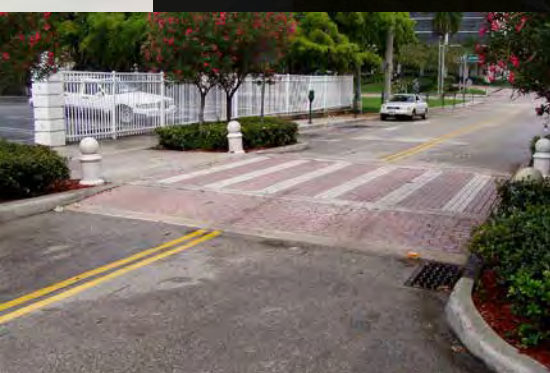




Lancaster, Pennsylvania



San Leandro Medical Center, California



Raised Crosswalk, West Palm Beach



California State University, Fullerton



11

Parking Area

The Parking Area is reorganized to be more efficient, safer for pedestrians and greener. It is arranged to maximize vehicle and pedestrian flow. There are currently 683 parking spaces available, this number will be increased to 715 through the proposed design.

Design for sustainability was a central objective. The walkways will run parallel to vegetated bioswales which will filter runoff water before releasing it into the watershed. The bioswales will provide habitat for wildlife, improve stormwater infiltration, mitigate flooding and improve the aesthetic quality of the parking area.

This design strategy will satisfy the Brock District Plan's strategies to beautify and enhance parking areas and use bioswales and other surface water treatment and entrapment techniques to manage runoff.





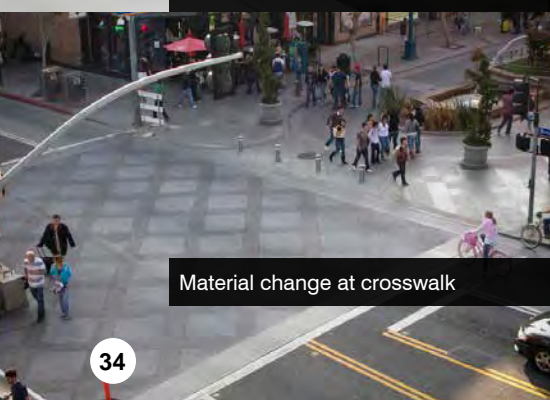
Pedestrian crosswalk with curb extension



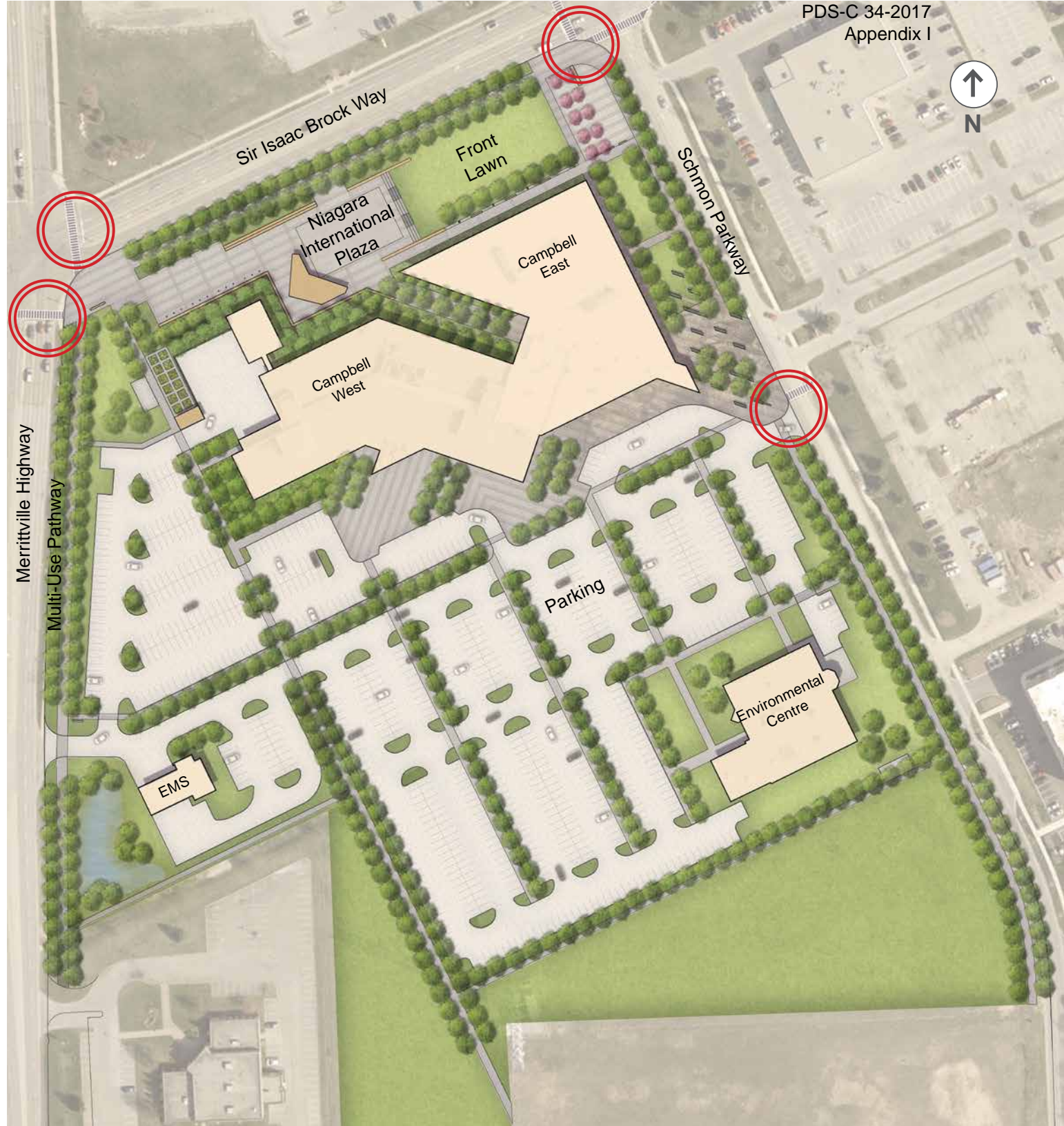
Painted crosswalk



Mid block, curb extension



Material change at crosswalk

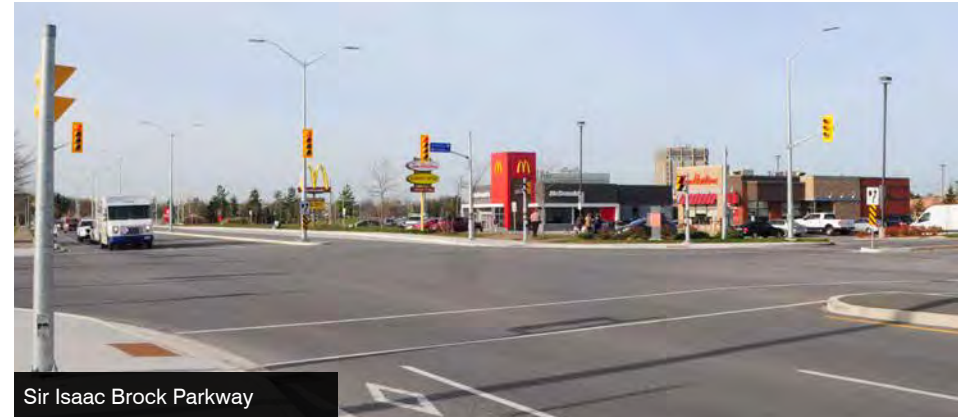


12

Crosswalks

Crosswalks should be located at Sir Isaac Brock Way, Schmon Parkway, and Merrittville Highway, increasing connectivity between the Niagara Region Headquarters site, Brock University and adjacent plazas and parking lots.

Pedestrian crosswalks will be designed to increase pedestrian safety and act as a traffic calming measure. Traffic calming measures at crosswalks could include material changes, curb extensions and speed tables, where appropriate.



Implementation

1

The Brock District Master Plan identifies the Niagara Region Headquarters as a significant opportunity to create an urban park and civic space for the area and lists it as a priority project.

2

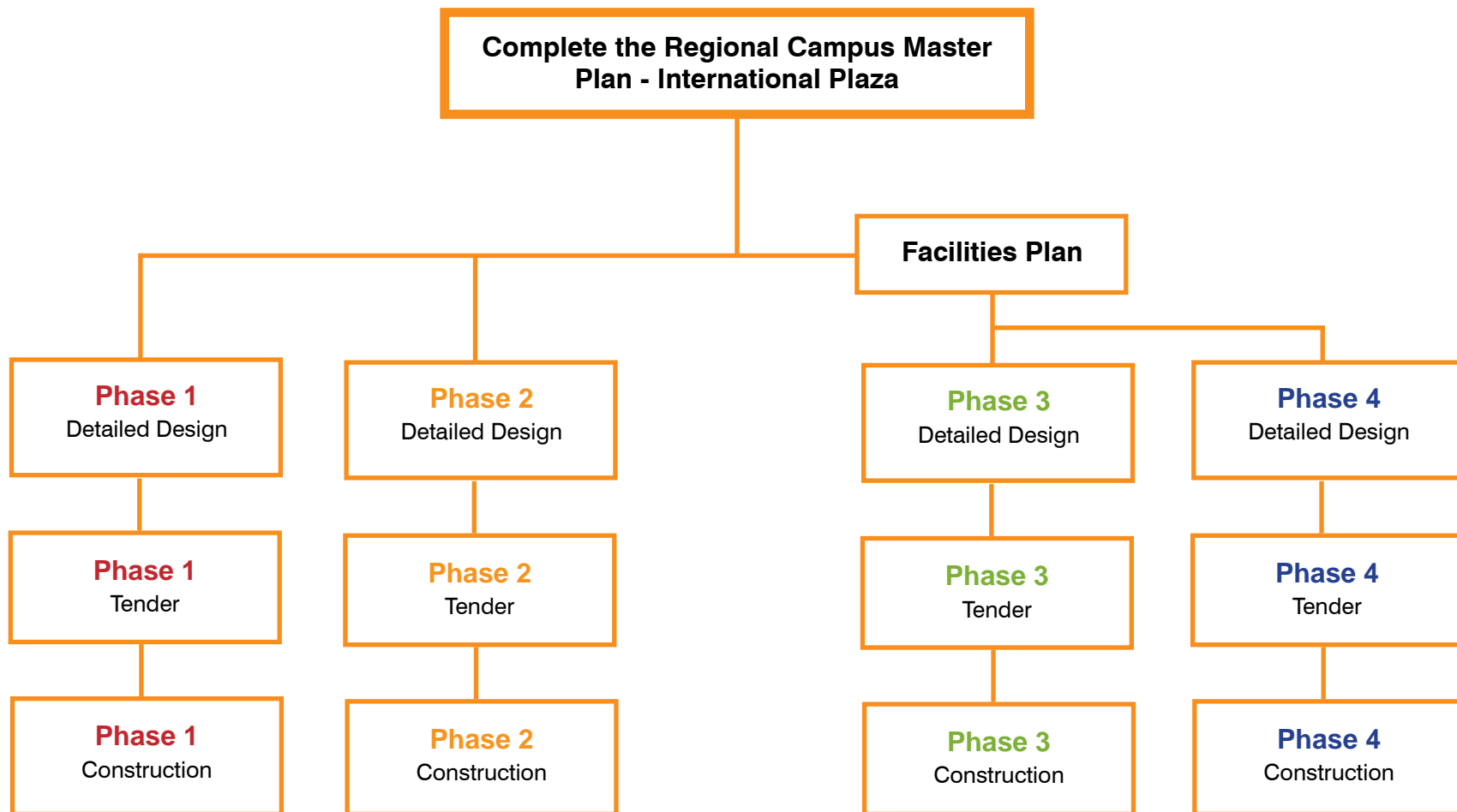
The Regional Headquarters Campus Master Plan - International Plaza outlines the form of the new park surrounding the Niagara Region Headquarters site.

3

Implementation of the **Regional Headquarters Campus Master Plan - International Plaza** will occur over a number of phases.

4

The International Plaza could become an important feature when Niagara Region welcomes thousands of athletes and visitors for the 2021 Canada Games.



Phasing

The phasing strategy has been loosely outlined but will ultimately follow the most logical order of progression.

- Phase 01**
 - Niagara International Plaza
 - Courtyard
- Phase 02**
 - Front Lawn
 - Orchard Plaza
 - Gardens of the Municipalities
- Phase 03**
 - Side Lawn
 - Indigenous Peoples Commemorative Plaza
 - Niagara Region Headquarters Entry Plaza
- Phase 04**
 - Multi-Use Pathways & Fitness Stations
 - Parking Area
 - Crosswalks



Cost Estimate

The following is a cost estimate for the Regional Campus Master Plan - International Plaza.

Note: Qualifying all of the costs is subject to completion of the Facilities Plan.

Phase 01

Entry Plaza (Niagara International Plaza)		
#	Item	Subtotal
1.00	Site Preparation	
1.01	Mobilization (including start-up, staging, bonding, general conditions, insurance, project management)	\$15,000.00
1.02	Demolition, Removal, Disposal and Salvage	\$16,784.00
1.03	Site and Finish Grading	\$10,490.00
		\$42,274.00
2.00	Paving	
2.01	C.I.P. Concrete Paving - Acid etched finish with coloured aggregate (including	\$60,250.00
2.02	C.I.P. Concrete Paving - Broom Finish (including aggregate base)	\$2,380.00
2.03	Concrete Unit Paving (including sand setting bed, polymeric joint sand, and granular base)	\$61,375.00
2.04	Rubberized Surfacing - Blue Colour (including concrete and aggregate base)	\$9,875.00
2.05	Decomposed Granite Paving	\$0.00
		\$133,880.00
3.00	Concrete Works	
3.01	Wood-clad C.I.P. Concrete Seat Wall (incl. footings)	\$25,600.00
3.02	Wood-clad C.I.P. Concrete Stepped Seat Wall (incl. footings)	\$0.00
3.03	Front Lawn Stairs and Seating	\$0.00
		\$25,600.00
4.00	Electrical Services	
4.01	Supply and install poles and luminaire assemblies (incl. underground conduit and wiring)	\$50,000.00
		\$50,000.00
5.00	Site Servicing	
5.01	Site Servicing (incl. subdrains and catch basins)	\$20,000.00
		\$20,000.00
6.00	Site Furnishings	
6.01	Waste Receptacle	\$2,000.00
6.02	Flag Pole	\$72,000.00
6.03	Handrail	\$0.00
6.04	Bike Rack	\$1,500.00
6.05	Moveable Chair	\$0.00
6.06	Moveable Table	\$0.00
		\$75,500.00
7.00	Softscape	
7.01	Deciduous Canopy Trees - 70mm caliper B&B	\$16,100.00
7.02	Coniferous Trees - 300cm B&B	\$5,000.00
7.03	Ornamental Shrubs - 5 gallon	\$1,000.00
7.04	Ornamental Grasses and Perennials - 1 gallon (300mm O.C. spacing)	\$0.00
7.05	Sedge Seed Mix	\$3,420.00
7.06	Sod	\$6,624.00
7.07	Hardwood Mulch (75mm depth)	\$4,560.00
7.08	Planting Soil	\$5,130.00
		\$41,834.00
Sub Total		\$389,088.00
Design Contingency - 10% \$		38,908.80
TOTAL ESTIMATE		\$427,996.80
Average Cost pre sq.m		\$204.00

Niagara International Plaza		
#	Item	Subtotal
1.00	Site Preparation	
1.01	Mobilization (including start-up, staging, bonding, general conditions, insurance, project management)	\$25,000.00
1.02	Demolition, Removal, Disposal and Salvage	\$26,216.00
1.03	Site and Finish Grading	\$16,385.00
		\$67,601.00
2.00	Paving	
2.01	C.I.P. Concrete Paving - Acid etched finish with coloured aggregate (including	\$88,125.00
2.02	C.I.P. Concrete Paving - Broom Finish (including aggregate base)	\$0.00
2.03	Concrete Unit Paving (including sand setting bed, polymeric joint sand, and granular base)	\$165,375.00
2.04	Rubberized Surfacing - Blue Colour (including concrete and aggregate base)	\$0.00
2.05	Decomposed Granite Paving	\$21,600.00
		\$275,100.00
3.00	Concrete Works	
3.01	Wood-clad C.I.P. Concrete Seat Wall (incl. footings)	\$4,800.00
3.02	Wood-clad C.I.P. Concrete Stepped Seat Wall (incl. footings)	\$86,400.00
3.03	Front Lawn Stairs and Seating	\$0.00
		\$91,200.00
4.00	Electrical Services	
4.01	Supply and install poles and luminaire assemblies (incl. underground conduit and wiring)	\$70,000.00
		\$70,000.00
5.00	Site Servicing	
5.01	Site Servicing (incl. subdrains and catch basins)	\$30,000.00
		\$30,000.00
6.00	Site Furnishings	
6.01	Waste Receptacle	\$8,000.00
6.02	Flag Pole	\$0.00
6.03	Handrail	\$0.00
6.04	Bike Rack	\$4,500.00
6.05	Moveable Chair	\$9,600.00
6.06	Moveable Table	\$9,000.00
		\$31,100.00
7.00	Planting (plant material & soil)	
7.01	Deciduous Canopy Trees - 70mm caliper B&B	\$14,000.00
7.02	Coniferous Trees - 300cm B&B	\$8,750.00
7.03	Ornamental Shrubs - 5 gallon	\$3,000.00
7.04	Ornamental Grasses and Perennials - 1 gallon (300mm O.C. spacing)	\$61,425.00
7.05	Sedge Seed Mix	\$5,265.00
7.06	Sod	\$3,348.00
7.07	Hardwood Mulch (75mm depth)	\$7,020.00
7.08	Planting Soil	\$7,897.50
		\$110,705.50
Sub Total		\$675,706.50
Design Contingency - 10% \$		67,570.65
TOTAL ESTIMATE		\$743,277.15

Courtyard		
#	Item	Subtotal
1.00	Site Preparation	
1.01	Mobilization (including start-up, staging, bonding, general conditions, insurance, project management)	\$10,000.00
1.02	Demolition, Removal, Disposal and Salvage	\$40,740.00
1.03	Site and Finish Grading	\$13,580.00
		\$64,320.00
2.00	Paving	
2.01	C.I.P. Concrete Paving - Acid etched finish with coloured aggregate (including	\$49,750.00
2.02	C.I.P. Concrete Paving - Broom Finish (including aggregate base)	\$0.00
2.03	Concrete Unit Paving (including sand setting bed, polymeric joint sand, and granular base)	\$1,000.00
2.04	Rubberized Surfacing - Blue Colour (including concrete and aggregate base)	\$0.00
2.05	Decomposed Granite Paving	\$0.00
		\$50,750.00
3.00	Concrete Works	
3.01	Wood-clad C.I.P. Concrete Seat Wall (incl. footings)	\$0.00
3.02	Wood-clad C.I.P. Concrete Stepped Seat Wall (incl. footings)	\$0.00
3.03	Front Lawn Stairs and Seating	\$0.00
3.04	Flush Concrete Curb (100mm wide with dark grey colour pigment)	\$0.00
		\$0.00
4.00	Electrical Services	
4.01	Supply and install poles and luminaire assemblies (incl. underground conduit and wiring)	\$50,000.00
		\$50,000.00
5.00	Site Servicing	
5.01	Site Servicing (incl. subdrains and catch basins)	\$30,000.00
		\$30,000.00
6.00	Site Furnishings	
6.01	Waste Receptacle	\$4,000.00
6.02	Flag Pole	\$0.00
6.03	Handrail	\$0.00
6.04	Bike Rack	\$0.00
6.05	Moveable Chair	\$8,000.00
6.06	Moveable Table	\$7,500.00
		\$19,500.00
7.00	Planting (plant material & soil)	
7.01	Deciduous Canopy Trees - 70mm caliper B&B	\$6,300.00
7.02	Coniferous Trees - 300cm B&B	\$5,625.00
7.03	Ornamental Shrubs - 5 gallon	\$3,000.00
7.04	Ornamental Grasses and Perennials - 1 gallon (300mm O.C. spacing)	\$56,700.00
7.05	Sedge Seed Mix	\$4,860.00
7.06	Sod	\$0.00
7.07	Hardwood Mulch (75mm depth)	\$6,480.00
7.08	Planting Soil	\$7,290.00
		\$90,255.00
Sub Total		\$304,825.00
Design Contingency - 10% \$		30,482.50
TOTAL ESTIMATE		\$335,307.50
Average Cost pre sq.m		\$354.45

Phase 02

Front Lawn		
#	Item	Subtotal
1.00 Site Preparation		
1.01	Mobilization (including start-up, staging, bonding, general conditions, insurance, project management)	\$12,000.00
1.02	Demolition, Removal, Disposal and Salvage	\$21,728.00
1.03	Site and Finish Grading	\$40,740.00
		\$74,468.00
2.00 Paving		
2.01	C.I.P. Concrete Paving - Acid etched finish with coloured aggregate (including	\$0.00
2.02	C.I.P. Concrete Paving - Broom Finish (including aggregate base)	\$0.00
2.03	Concrete Unit Paving (including sand setting bed, polymeric joint sand, and granular base)	\$22,875.00
2.04	Rubberized Surfacing - Blue Colour (including concrete and aggregate base)	\$0.00
2.05	Decomposed Granite Paving	\$0.00
		\$22,875.00
3.00 Concrete Works		
3.01	Wood-clad C.I.P. Concrete Seat Wall (incl. footings)	\$16,800.00
3.02	Wood-clad C.I.P. Concrete Stepped Seat Wall (incl. footings)	\$0.00
3.03	Front Lawn Stairs and Seating	\$100,000.00
		\$116,800.00
4.00 Electrical Services		
4.01	Supply and install poles and luminaire assemblies (incl. underground conduit and wiring)	\$50,000.00
		\$50,000.00
5.00 Site Servicing		
5.01	Site Servicing (incl. subdrains and catch basins)	\$20,000.00
5.02	Grading – (Lawn area inside paths)	\$17,360.00
		\$37,360.00
6.00 Site Furnishings		
6.01	Waste Receptacle	\$0.00
6.02	Flag Pole	\$0.00
6.03	Handrail	\$4,000.00
6.04	Bike Rack	\$0.00
6.05	Moveable Chair	\$0.00
6.06	Moveable Table	\$0.00
		\$4,000.00
7.00 Planting (plant material & soil)		
7.01	Deciduous Canopy Trees - 70mm caliper B&B	\$17,500.00
7.02	Coniferous Trees - 300cm B&B	\$0.00
7.03	Ornamental Shrubs - 5 gallon	\$0.00
7.04	Ornamental Grasses and Perennials - 1 gallon (300mm O.C. spacing)	\$19,215.00
7.05	Sedge Seed Mix	\$1,647.00
7.06	Sod	\$27,228.00
7.07	Hardwood Mulch (75mm depth)	\$2,196.00
7.08	Planting Soil	\$2,470.50
		\$70,256.50
Sub Total		\$375,759.50
Design Contingency - 10% \$		37,575.95
TOTAL ESTIMATE		\$413,335.45
Average Cost pre sq.m		\$152.19

Garden of the Municipalities		
#	Item	Subtotal
1.00 Site Preparation		
1.01	Mobilization (including start-up, staging, bonding, general conditions, insurance, project management)	\$7,500.00
1.02	Demolition, Removal, Disposal and Salvage	\$21,728.00
1.03	Site and Finish Grading	\$13,580.00
		\$42,808.00
2.00 Paving		
2.01	C.I.P. Concrete Paving - Acid etched finish with coloured aggregate (including	\$0.00
2.02	C.I.P. Concrete Paving - Broom Finish (including aggregate base)	\$23,800.00
2.03	Concrete Unit Paving (including sand setting bed, polymeric joint sand, and granular base)	\$0.00
2.04	Rubberized Surfacing - Blue Colour (including concrete and aggregate base)	\$0.00
2.05	Decomposed Granite Paving	\$33,400.00
		\$57,200.00
3.00 Concrete Works		
3.01	Wood-clad C.I.P. Concrete Seat Wall (incl. footings)	\$0.00
3.02	Wood-clad C.I.P. Concrete Stepped Seat Wall (incl. footings)	\$0.00
3.03	Front Lawn Stairs and Seating	\$0.00
3.04	Flush Concrete Curb (100mm wide with dark grey colour pigment)	\$0.00
		\$0.00
4.00 Electrical Services		
4.01	Supply and install poles and luminaire assemblies (incl. underground conduit and wiring)	\$15,000.00
		\$15,000.00
5.00 Site Servicing		
5.01	Site Servicing (incl. subdrains and catch basins)	\$10,000.00
		\$10,000.00
6.00 Site Furnishings		
6.01	Waste Receptacle	\$2,000.00
6.02	Flag Pole	\$0.00
6.03	Handrail	\$0.00
6.04	Bike Rack	\$0.00
6.05	Moveable Chair	\$0.00
6.06	Moveable Table	\$0.00
6.07	Prefabricated Raised Planters (incl. soil)	\$15,000.00
		\$15,000.00
7.00 Planting (plant material & soil)		
7.01	Deciduous Canopy Trees - 70mm caliper B&B	\$11,900.00
7.02	Coniferous Trees - 300cm B&B	\$0.00
7.03	Ornamental Shrubs - 5 gallon	\$0.00
7.04	Ornamental Grasses and Perennials - 1 gallon (300mm O.C. spacing)	\$0.00
7.05	Sedge Seed Mix	\$0.00
7.06	Sod	\$8,544.00
7.07	Hardwood Mulch (75mm depth)	\$0.00
7.08	Planting Soil	\$0.00
		\$20,444.00
Sub Total		\$160,452.00
Design Contingency - 10% \$		16,045.20
TOTAL ESTIMATE		\$176,497.20
Average Cost pre sq.m		\$103.03

Orchard Plaza		
#	Item	Subtotal
1.00	Site Preparation	
1.01	Mobilization (including start-up, staging, bonding, general conditions, insurance, project management)	\$7,500.00
1.02	Demolition, Removal, Disposal and Salvage	\$10,880.00
1.03	Site and Finish Grading	\$6,800.00
		\$25,180.00
2.00	Paving	
2.01	C.I.P. Concrete Paving - Acid etched finish with coloured aggregate (including	\$0.00
2.02	C.I.P. Concrete Paving - Broom Finish (including aggregate base)	\$59,670.00
2.03	Concrete Unit Paving (including sand setting bed, polymeric joint sand, and granular base)	\$0.00
2.04	Rubberized Surfacing - Blue Colour (including concrete and aggregate base)	\$0.00
2.05	Decomposed Granite Paving	\$65,800.00
		\$125,470.00
3.00	Concrete Works	
3.01	Wood-clad C.I.P. Concrete Seat Wall (incl. footings)	\$0.00
3.02	Wood-clad C.I.P. Concrete Stepped Seat Wall (incl. footings)	\$0.00
3.03	Front Lawn Stairs and Seating	\$0.00
		\$0.00
4.00	Electrical Services	
4.01	Supply and install poles and luminaire assemblies (incl. underground conduit and wiring)	\$20,000.00
		\$20,000.00
5.00	Site Servicing	
5.01	Site Servicing (incl. subdrains and catch basins)	\$20,000.00
		\$20,000.00
6.00	Site Furnishings	
6.01	Waste Receptacle	\$0.00
6.02	Flag Pole	\$0.00
6.03	Handrail	\$0.00
6.04	Bike Rack	\$0.00
6.05	Moveable Chair	\$0.00
6.06	Moveable Table	\$0.00
		\$0.00
7.00	Planting (plant material & soil)	
7.01	Deciduous Canopy Trees - 70mm caliper B&B	\$7,000.00
7.02	Coniferous Trees - 300cm B&B	\$0.00
7.03	Ornamental Shrubs - 5 gallon	\$0.00
7.04	Ornamental Grasses and Perennials - 1 gallon (300mm O.C. spacing)	\$0.00
7.05	Sedge Seed Mix	\$0.00
7.06	Sod	\$0.00
7.07	Hardwood Mulch (75mm depth)	\$0.00
7.08	Planting Soil	\$0.00
		\$7,000.00
Sub Total		\$197,650.00
Design Contingency - 10% \$		19,765.00
TOTAL ESTIMATE		\$217,415.00
Average Cost pre sq.m		\$159.86

Niagara International Plaza	\$743,277.15
Entry Plaza (Niagara International Plaza)	\$427,996.80
Front Lawn	\$413,335.45
Courtyard	\$335,307.50
Garden of the Municipalities	\$176,497.20
Orchard Plaza	\$217,415.00
Wooden Stage	\$114,000.00

CONSTRUCTION ESTIMATE \$2,427,829.10



Phase 01



Phase 02

Subject to 2018 budget approval