PUBLIC CONSULTATION SERIES #3
8.1 PUBLIC OPEN HOUSE

**DATE:** November 15, 2012, 6:30 to 8:30 pm  
**LOCATION:** Old Timers’ Cabin, 9430 Scona Road  
**NUMBER OF PARTICIPANTS:** Approx. 75

**OPEN HOUSE PURPOSE AND FORMAT:**

The purpose of this open house was to obtain public feedback on the preferred concept in order to help inform further refinement of the master plan.

**OPEN HOUSE OVERVIEW:**

The open house was a ‘drop in’ format. Eleven graphic information boards were displayed to lead participants through the different elements of the proposed master plan. (The Public Open House Display Boards are included in Appendix A8.) Staff from space2place and the City of Edmonton were on hand to engage in discussion with attendees and to answer questions.

Attendees were encouraged to write comments on sticky notes and post these on the appropriate board(s). Attendees were also given the chance to complete a written survey, and twenty-two written surveys were received.

The following is a summary of the feedback from the written survey responses and from the sticky-notes.

**OPEN HOUSE SURVEY:**

Twenty-two people completed the open house survey. (For complete responses to the Public Open House Survey, see Appendix A9.) The results of the survey follow.

**EVALUATING THE SUCCESS OF THE MASTER PLAN:**

Participants were asked “Rate the success of the draft master plan based on your level of agreement with the following statements.” The statements and the corresponding level of support are shown below (Figure 8.1).

<table>
<thead>
<tr>
<th>Statement</th>
<th>Level of Agreement</th>
</tr>
</thead>
<tbody>
<tr>
<td>The proposed park plan provides a pedestrian and cyclist trail network that is well-connected</td>
<td>91% agree or strongly agree</td>
</tr>
<tr>
<td>The proposed overpass and at-grade crosswalk across Queen Elizabeth Park Road will improve connections between the upper and lower park</td>
<td>91% agree or strongly agree</td>
</tr>
<tr>
<td>The proposed plan improves accessibility for people of all ages and abilities</td>
<td>91% agree or strongly agree</td>
</tr>
<tr>
<td>The proposed plan increases opportunities for a range of activities and year-round use</td>
<td>90% agree or strongly agree</td>
</tr>
<tr>
<td>The proposed plan provides amenities to support user comfort (i.e. accessible washrooms, picnic sites, drinking fountains, seating and wayfinding)</td>
<td>100% agree or strongly agree</td>
</tr>
<tr>
<td>The proposed plan identifies important places for site stories</td>
<td>55% agree or strongly agree</td>
</tr>
<tr>
<td>The proposed plan identifies important places for viewpoints</td>
<td>91% agree or strongly agree</td>
</tr>
<tr>
<td>The proposed plan celebrates, protects and enhances the ecology of the park</td>
<td>81% agree or strongly agree</td>
</tr>
<tr>
<td>The proposed plan improves opportunities to experience the river’s edge</td>
<td>85% agree or strongly agree</td>
</tr>
</tbody>
</table>

**FIGURE 8.1:** Level of agreement with statements based on the master plan principles
As shown, there was very strong agreement with all of the statements as presented, with most statements receiving over 80 to 90% support. Several respondents (30%) selected “I don’t know” with regard to the site stories statement.

GENERAL COMMENTS ABOUT THE MASTER PLAN:

Twenty people responded to the question “Do you have any other comments about the proposed master plan?” The most frequent comments encompassed the following ideas:

- There was desire expressed to keep the existing boat storage (5 respondents)
- There was desire expressed to have a hand boat launch (4)
- There was concern about adequate availability and/or the location of parking (4)
- There was support for the bike skills area (3), and a desire to have City of Edmonton partner with mountain biking clubs for development and maintenance (3)
- There was desire expressed for improved mountain biking trail signage (2)
- There was concern expressed about the proposed impacts on park ecology (fragmentation, amount of development) (2)
- There was general support for master plan (1) and the proposed Art Park areas in particular (1)
- There was desire expressed to have a professional bike park designer involved in design of bike skills area (1)
- There was desire expressed for improved safety of proposed pathway along north side of Queen Elizabeth Park Road (1)
- There was desire expressed for improved pedestrian / cyclist access across Saskatchewan Drive (1)

ABOUT PARTICIPANTS AND PUBLIC PROCESS

Attendees were asked a few questions at the end of the survey about themselves and their perception of the public consultation process. The questions and responses were as follows:

Have you contributed to any other public consultation opportunities for Queen Elizabeth Park?

The majority of respondents had not contributed to previous public consultation opportunities. Of those that had, many had participated in online surveys #1 (32%) or #2 (26%).

Overall, have you been satisfied with opportunities to provide your input during the park planning process?

Most participants (89%) indicated that they were satisfied with public consultation opportunities.

How did you first find out about this online survey?

Most survey respondents (43%) found out about the survey through an email invitation. Fewer people found out about it through word of mouth (38%) or from the City of Edmonton website (10%).

Which neighbourhood do you live in?

Strathcona was the most common neighbourhood of residence (26% of respondents). Smaller numbers of people were from other neighbourhoods, including Bonnie Doon (11%), Queen Alexandra (5%), Riverdale (5%), Windsor Park (5%), and others (42% combined). Five percent reported living outside of Edmonton.
KEY POINTS FROM POSTED COMMENTS:

The following provides the highlights of sticky-note comments received at the open house, with numbers in parentheses indicating the number of similar comments received.

BOAT STORAGE / LAUNCH
- Concerned about the proposed removal of boat storage (canoes, kayaks) (4)
- Incorporate hand boat launch (1)

PICNIC / PLAYGROUND AREA
- Provide more / bigger picnic areas (2)
- Provide bigger playground (1)
- Provide bigger picnic shelter (1)

TRAILS
- Keep single-track trail along riverbank (1)
- Keep single track trail north of Saskatchewan Drive, east of Queen Elizabeth Park Road (1)
- Consider separation of trails for bikes and walkers (1)
- Provide single track trail linking to trails below Old Timer’s Cabin (1)
- Enhance bike access into park (1)

ECOLOGICAL PROTECTION AND ENHANCEMENT
- Plan for forest succession (1)
- Minimize fragmentation (1)
- Replace trees that are removed (1)
- Consider keeping / stabilizing east end single track (1)

PARKING
- Examine parking requirements (either more or less parking might be required) (4)
- Examine parking configuration to minimize area taken up by parking (maximize parking efficiency) (1)

WINTER ACTIVITIES
- Explore ways to incorporate cross-country skiing (5)

BIKE SKILLS AREA / SINGLE TRACK TRAILS
- Support for bike skills / single track trails (4)
- Some opposition to bike skills/single track trail features from people who want to keep the quiet, peaceful, natural park experience (explore use of berms to contain / buffer noise from bike skills area, other design strategies to reduce conflict with hikers) (2)
- Plan should consider numerous suggestions and feature requests
- Partner with mountain biking groups for consultation, design and maintenance

Figure 8.2: Sticky note comments on the bike skills board
8.2 PUBLIC ONLINE SURVEY #3

**DATE:** Survey period from November 15 to 31, 2012

**NUMBER OF RESPONDENTS:** 64

**SURVEY PURPOSE:**

The purpose of the online survey was to complement the public open house held on November 15, whereby the proposed master plan was presented to participants for their evaluation.

The survey represents a “convenience” sampling, and thus, the results are not scientific nor do they necessarily reflect general public opinion.

There were 64 people who participated in the survey. Respondents were not obligated to complete the entire survey, so the number of responses for each question was variable (46 - 63).

For complete responses to the public online survey #3 see Appendix A10.

**EVALUATING THE SUCCESS OF THE MASTER PLAN:**

Participants were asked “rate the success of the draft master plan based on your level of agreement with the following statements,” these statements and the corresponding level of support are shown below (Figure 8.3).

The proposed park plan provides a pedestrian and cyclist trail network that is well-connected.

The proposed overpass and at-grade crosswalk across Queen Elizabeth Park Road will improve connections between the upper and lower park.

The proposed plan improves accessibility for people of all ages and abilities.

The proposed plan increases opportunities for a range of activities and year-round use.

The proposed plan provides amenities to support user comfort (i.e. accessible washrooms, picnic sites, drinking fountains, seating and wayfinding).

The proposed plan identifies important places for site stories.

The proposed plan identifies important places for viewpoints.

The proposed plan celebrates, protects and enhances the ecology of the park.

The proposed plan improves opportunities to experience the river’s edge.

- 84% agree or strongly agree
- 82% agree or strongly agree
- 78% agree or strongly agree
- 79% agree or strongly agree
- 84% agree or strongly agree
- 52% agree or strongly agree
- 81% agree or strongly agree
- 62% agree or strongly agree
- 71% agree or strongly agree

**FIGURE 8.3:** Level of agreement with statements based on the master plan principles.
Results from these questions reveal that participants felt the draft park master plan achieved success in all of the stated principles. Participants had slightly lower levels of agreement with the following statements:

- The proposed plan identifies important places for site stories (52% agree or strongly agree; 38% neutral or don’t know)
- The proposed plan celebrates, protects and enhances the ecology of the park (62% agree or strongly agree; 24% neutral or don’t know)
- The proposed plan improves opportunities to experience the river’s edge (71% agree or strongly agree; 13% neutral or don’t know).

**GENERAL COMMENTS ABOUT THE MASTER PLAN:**

The survey asked “Do you have any other comments about the proposed master plan?” Forty-six respondents offered open-ended comments and recommendations about the master plan. The most frequent comments encompassed the following ideas:

- There was a good level of overall support for the master plan (8 respondents)
- There was strong support for bike skills area and single-track trails (6 respondents) and a few people encouraged the City to work with mountain biking organizations for future design and management of the bike skills features.
- There were a few questions raised about parking, and whether there was enough parking to accommodate the anticipated demand, particularly in the lower park area (4 respondents).
- There was support for the pedestrian overpass (3 respondents) and crosswalk improvements (1 respondent).

The most common recommendations included:

- Add pedestrian-activated warning lights to the at-grade crosswalk (3 respondents).

Other comments or recommendations made by only one or two respondents included the following:

- Support plan’s approach to protecting natural areas.
- Like the winter focus in the park master plan.
- Like incorporation of river access.
- Do not want to have a bike park.
- Want to see traffic calming measures added to 91st Ave to reduce vehicles “cutting through” Lavigne neighbourhood to Queen Elizabeth Park Road.
- Want to have park trails (including single-track trails) connected to Kinsmen Park trails.
- Appreciate seeing the plan incorporate public feedback.
- Want north-bound public vehicle access formalized on Fort Hill Road (respondent noted that many people already drive north on Fort Hill Road to reach Walterdale Hill Road).
- Want to have single track trails kept throughout park.
- Want bike stands added.
- Want to ensure master plan is coordinated with Heritage Trail Circuit Plan and the Garneau Area Redevelopment Plan.
- Want to have play area added to upper park.
- Want upper section of Queen Elizabeth Park Road realigned.
- Want to have some pedestrian only (no cyclist) trails.
- Want to have a flow trail (for mountain biking) added to the park.
- Want the crosswalk across Queen Elizabeth Park Road eliminated (don’t want vehicles to have to stop for pedestrians in winter, in particular).
- Want to ensure park lighting does not cause light pollution.
- Want to see less development in the park (think master plan will develop park too much).
- Want to see existing park infrastructure better maintained (stairs from Saskatchewan Drive, in particular).
- Want to see improvements made for pedestrians to cross Saskatchewan Drive from the south.
ABOUT PARTICIPANTS AND PUBLIC PROCESS

Participants were asked a few questions at the end of the survey about themselves and their perception of the public consultation process. The questions and responses were as follows:

Have you contributed to any other public consultation opportunities for Queen Elizabeth Park?

The majority of respondents had contributed to previous online surveys (Figure 8.4), with 50% participating in the second online survey (concept evaluation, August 2012) and 45% in the first online survey (idea gathering, April-May 2012).

Slightly fewer people had participated in the workshops, with 30% participating in workshop #1 (idea gathering, April 2012) and 25% in workshop #2 (concept evaluation, August 2012).

Less than a third of respondents had not previously participated in a previous public consultation opportunity.

Overall, have you been satisfied with opportunities to provide your input during the park planning process?

The vast majority of participants (91%) indicated that they were satisfied with public consultation opportunities.

How did you first find out about this online survey?

Most survey respondents (54%) found out about the survey through an email invitation (Figure 8.5). Fewer people found out about it through word of mouth (16%) or the City of Edmonton website (10%). The survey did not appear to get promoted through social media (Facebook, Twitter).

Under “Other,” people reported receiving invitations from their Community Leagues and Edmonton Mountain Biking Alliance.

Which neighbourhood do you live in?

Most respondents (43%) were from Strathcona. The rest were from neighbourhoods across the City, including Garneau (5%), Downtown (3%), Oliver (3%), Bonnie Doon (3%), and others (38% combined). Only 5% reported living outside of Edmonton.
8.3 ABORIGINAL COMMUNITY MEETING #3

DATE: Nov. 27, 2012

LOCATION: Wichitowin Offices, 10650 - 113th Street, Edmonton

NUMBER OF PARTICIPANTS: 4

Representation from: Wichitowin Aboriginal Relations Office, City of Edmonton

MEETING PURPOSE:

The purpose of this meeting was to obtain public feedback on the preferred concept in order to help inform further development of the master plan.

MEETING OVERVIEW:

A presentation of the plan was followed by an introduction to the Aboriginal Art Park by the Edmonton Arts Council, including the idea that it could include representation from international, national and local Aboriginal artists.

MEETING SUMMARY:

- The proposed ethnobotanical trail was well received - likes that traditional medicines are being highlighted
- The proposed fire-pit with its more ‘interactive’ interpretative elements were liked - a quote was brought up as possible text to be incorporated: “I could hear the drums all night” (from a well-known book)
- The proposed Aboriginal Art Park was well-received, but there was some concern that international aboriginal artists will not have relevance to the local Aboriginal population. It will be important to involve and focus on local artists. The Art Park validates the need to tell the Aboriginal story.
- Had hoped that Papaschase story could have been told.

SUBSEQUENT FEEDBACK RECEIVED AFTER THE COMMUNITY MEETING:

- Since this Open House was held, the proposed Aboriginal Public Art Park has been conveyed to additional members of the Aboriginal community, including members associated with Wichitowin.
- Feedback is very positive.
- An Aboriginal-focused Art Park is seen as important to Edmonton.
- Also, more support and direct opportunities for local aboriginal artists is needed in Edmonton.
- The first Vision Session for the first phase of the Art Park will involve mostly local Aboriginal artists. This session will outline the vision for the Aboriginal Art Park.
8.4 INTERNAL OPEN HOUSE

**DATE:**

NOVEMBER 15, 2012, 1:30 - 2:30pm

**LOCATION:**

CN Tower, 12th floor, Edmonton

**NUMBER OF PARTICIPANTS:** 24

**MEETING PURPOSE:**

The internal open house provided City of Edmonton staff with an opportunity to review the preferred design concept for Queen Elizabeth Park. The consultant team presented the concepts to attendees who were then able to review the concept boards and ask questions.

**ATTENDEES:**

Members of City of Edmonton staff, including:
Roger Jevne, Director - Park & Facility Development
Terri Johnson, Planner - District Park & Facility Development
Barb Ireland, Supervisor - District Park & Facility Development
Tania Franke, Rec Coordinator - River Valley Park & Facility Development
Jacquie Dalziel, Rec Coordinator - River Valley Park & Facility Development
Debbie Cashion-Kalinowski, Rec Coordinator River Valley Park & Facility Development
J.C. Lauzier, Planning Technician - Neighbourhood Park & Facility Development
Donna Hinchey, Project Coordinator - Neighbourhood Park & Facility Development
Chris Kopf, Planner - Neighbourhood Park & Facility Development
Linda Yee, Planner - Urban Planning & Environment
Sanchari Quader, Planner - Office of Biodiversity
Stefan Fekner, Supervisor - Office of Biodiversity
Jason Mellefste, Supervisor - Transportation Planning
Gord Stewart, Aboriginal Relations Consultant - Aboriginal & Multicultural Relations
Jaimy Miller, Aboriginal Relations Consultant - Aboriginal & Multicultural Relations
Janna Plewes, Social Worker - Aboriginal & Multicultural Relations
Rhianna Flaherty, Recreation Technician - Community & Recreation Facilities

Trevor Thistle, Urban Forester - Forestry Beautification & Environmental Management
Marian Bruin, Planner - Community Initiatives
Susan Holdsworth, Planner - Community Initiatives
Glinis Buffalo, Planner - Urban Planning & Environment
Pete Millar, Director - Neighbourhood Parks & Community Recreation
Heather Seutter, Director - Horticultural Facilities (Community & Recreation Facilities)
Rob Smyth, Branch Manager - Community & Recreation Facilities
City of Edmonton Project team: Michelle Hartlaub and Rhonda Norman
Project consultant team: Sarah Primeau and Mike Teed, space2place design inc.

**SUMMARY OF FINDINGS:**

**PARTICULAR FEATURES THAT PARTICIPANTS LIKED:**

- Multi-use trail from 106 Street
- Pedestrian overpass and mound
- Flexible open space next to mound
- Bike skills elements along single track trails
- Winter programming
- Composting toilet in upper park
- New washroom in lower park

**COMMENTS BY THEME:**

**PARK ENTRIES:**

- Fort Hill Road may not be suitable to widen for accommodating pedestrians / cyclists because road conditions are always deteriorating (poor underlying soils). Desirable location, though.
- Access improvements along Fort Hill Road should wait until after Walterdale Bridge work is done and Walterdale Hill Road is re-opened; during construction Fort Hill Road will be highly used during that time for access to the O’Keefe yard.

**TRAIL CONNECTIONS, ACCESSIBILITY**

- Concern about lack of accessibility to public art in winter
- Concern about lack of accessibility along
ethnobotanical trail. If not accessible, consider ensuring that messaging about plants is communicated elsewhere in the river valley (e.g. along proposed Spirit of Edmonton trail). Consider a more accessible location / alignment for the ethnobotanical trail.

- Detailed tree survey / assessment should be done prior to formalizing trail alignment

**PEDESTRIAN OVERPASS AND MOUND**

- Okay to have mound / overpass block views of bridge -- drivers should be focused on the road, not looking at bridge

**FLEXIBLE OPEN SPACE**

- Support for flexible open space

**BIKE SKILLS AREA, SINGLE-TRACK TRAILS**

- Concerns about bike skills area in river valley from environmental planning perspective. Ensure design of bike skills area minimizes impacts to vegetation and ecology.
- Is there potential to incorporate bike skills on the sides of the mound to use terrain and link activities across path?
- Support / interest in having bike skills features on single track trails (gravity biking)

**WINTER ACTIVITIES**

- Positive comments about incorporating winter programming, winter board
- Evaluate best trail surfacing for east-west trail across flexible open space area (considering toboggans will be passing over the trail in winter). A paved trail might allow snow to pack down better, be easier for tobogganing over if there is only a light dusting of snow.
- Explore safety and space requirements for tobogganing. Consider providing more room at top of mound for tobogganing marshalling area
- Consider incorporating fence / hay bales along south/ south-west edge of tobogganing hill to prevent users from tobogganing down this side onto road
- Consider designating official snowshoeing trails (loop) along single track trails in winter. The same features that are appealing to mountain bikers are appealing to snowshoers. Example: Simply designating (signing) trails for snowshoeing in Kananaskis Country has lead to greater interest in snowshoeing there.
- Is there a problem with walkers/hikers and snowshoers sharing trails in winter? Do walkers need to be restricted from some snowshoeing trails, or will this be an issue?

**AMENITIES**

- Several questions about whether there is enough parking to account for anticipated increase in park visitors (for bike skills area, destination for viewing new bridge, tobogganing hill), and whether there should be parking accommodated in the lower park, near the tobogganing hill.
- Support for having a composting toilet (vs serviced washroom) for the message it sends
- Support for a new washroom in lower park
- How many picnic areas are needed? What is demand?

**MAINTENANCE**

- We should be sure to clearly communicate design intent to allow operations staff to determine the required maintenance - e.g. if mown, if left natural, short-term maintenance vs long-term maintenance needs (e.g. more maintenance in short-term to help assist new plant establishment).

**OTHER**

- Plan should show that cars travelling north on Queen Elizabeth Park Road can turn left into Kinsmen Sports Centre
- How best to show single track trails in upper park? Should some be officially closed? Represent single-track trails more clearly (e.g. pink hatch)

**WRITTEN COMMENTS:**

“Looks very well thought-out and organized. Appreciate seeing results of earlier consultation. Love the winter board!!! Great job.”

“Is there public support for the bike park?”
8.5 SUMMARY OF CONSULTATION SERIES #3

In the third round of public consultations, a preferred concept for the park was presented to the public and staff for their evaluation. Consultation events included a public open house, public online survey #3, Aboriginal Community meeting #3, and an internal (City of Edmonton staff) open house.

FEEDBACK ON THE SUCCESS OF THE MASTER PLAN

In soliciting feedback on the draft master plan concept, participants were asked to "Rate the success of the draft master plan based on your level of agreement with the following statements." Statements were based on each of the guiding principles.

Results of the evaluation by the public at the open house and through the online survey revealed that participants felt the draft park master plan achieved success in all of the stated principles.

Participants had slightly lower levels of agreement with the following statements:

- The proposed plan identifies important places for site stories
- The proposed plan celebrates, protects and enhances the ecology of the park
- The proposed plan improves opportunities to experience the river’s edge

Response from the Aboriginal Community meeting indicated strong support for the Aboriginal Art Park. Individuals also indicated their support for the ethnobotanical trail and a fire pit with interpretive elements that acknowledge the site’s history as a gathering place.

Feedback from City staff was generally positive and also offered some practical suggestions for fine tuning the master plan. Staff also offered considerations for the detailed design and operation of proposed park elements.

OTHER COMMENTS

In response to the question "Do you have any other comments about the proposed master plan?" The most frequent comments encompassed the following ideas:

- There was a good level of overall support for the master plan.
- There was strong support for the bike skills area and single-track trails, and many people encouraged the City to work with mountain biking organizations for future design and management of the bike skills features.
- There was desire expressed to have a hand boat launch at the river access.
- There were a few questions raised about parking, and whether there was enough parking to accommodate the anticipated demand, particularly in the lower park area.
- There was concern expressed about the proposed impacts on park ecology (fragmentation, amount of development)
- A few respondents recommended incorporating official cross-country skiing trails in the park plan, and to add pedestrian-activated warning lights to the at-grade crosswalk.
9.1 PARK MANAGEMENT GUIDELINES

OVERVIEW

The success of new developments at Queen Elizabeth Park will depend on effective park management that supports the intent of the Queen Elizabeth Park Master Plan. These guidelines aim to support and reinforce existing City of Edmonton policies and plans, including the following:

- Urban Forest Management Plan (2012)
- Natural Connections - City of Edmonton Integrated Natural Areas Conservation Plan (2007)
- Biodiversity Action Plan (2009)

The management guidelines are organized into recommendations for immediate maintenance (Table 9-1), standard park element maintenance (Table 9-2), park elements that are unique to Queen Elizabeth Park (Table 9-3), and recommendations for natural areas management.

PUBLIC FEEDBACK ON MAINTENANCE

Several comments related to park maintenance were received during public consultation sessions for the development of the master plan. Table 9-1 summarizes these concerns.

<table>
<thead>
<tr>
<th>Park element</th>
<th>Maintenance needs</th>
<th>Department responsible</th>
</tr>
</thead>
</table>
| Garbage and recycling collection | • Remove garbage from around stairways and along river path  
                                  • Provide additional garbage cans                                     | Servicing: River Valley Parks & Trails, Community & Recreation Facilities  
                                                                                     Repair/Replacement of Garbage Receptacles: SW District, Neighbourhood Parks & Community Recreation |
| Forest management             | • Prune vegetation at lookouts to restore views  
                                  • Prune vegetation along paths and stairways to increase sight lines  
                                  • Naturalize some grassed areas to reduce maintenance demands  
                                  • Manage and regenerate the forested areas over the long-term | Forestry |
| Park patrol / safety          | • Increase park patrols to discourage people from camping in forest  
                                  • Improve sense of safety around washrooms and along trails (e.g. park patrol, sight lines, and/or lighting) | Patrol: Community Standards, Peace Officer Section |
| Drinking fountains            | • Maintain adequate water pressure at drinking fountains                      | Inspection: River Valley Parks & Trails, Community & Recreation Facilities  
                                                                                     Repair/Replacement: Project Management and Maintenance Services |
| Stairways                     | • Remove / cover up graffiti on stairways  
                                  • Maintain stairways in good condition; replace boards that are rotting or that have been vandalized | Inspection: River Valley Parks & Trails, Community & Recreation Facilities  
                                                                                     Repair/Replacement: Project Management and Maintenance Services |
## Standard Park Elements

<table>
<thead>
<tr>
<th>Park Element</th>
<th>Quantity</th>
<th>Maintenance Requirements</th>
<th>Recommended Servicing Schedule</th>
<th>Department/Branch Responsible</th>
</tr>
</thead>
</table>
| Washrooms    | 2 washroom buildings  
Existing: 7 toilets, 4 urinals, 6 sinks, total size 97 sq.m  
Proposed: 5 toilets, 2 urinals, 6 sinks | New and existing washrooms to be maintained to city standards on a year-round basis. It is anticipated that the new washroom building will be highly used in winter due to the proximity of the tobogganing hill, and thus may require a higher standard of service. | Summer/winter: Serviced 2x/day, plus if needed | Inspection/Servicing/Repairs: Project Management and Maintenance Services |
| Lookout Platforms and stairways | 9 lookout areas/platforms  
3 stairways (2 existing + 1 expanded) into park from Saskatchewan Drive  
1 new stairway proposed to connect lower park to riverbank | Inspections of lookout and stairway structures. Damaged boards and incidents of vandalism fixed promptly. Litter under staircases to be removed. | Lookouts and stairways inspected weekly for damage / vandalism. Repaired as soon as possible. Litter under staircases to be removed daily. | Inspection: River Valley Parks & Trails Inspection/Servicing/Repair/Replacement: SW District, Neighbourhood Parks & Community Recreation |
| View Corridors at Lookouts and along stairways | 9 lookout areas/platforms  
3 stairways (2 existing + 1 expanded) into park from Saskatchewan Drive  
1 new stairway proposed to connect lower park to riverbank | Prune vegetation at designated lookout points along Saskatchewan Drive and at new lookouts along the riverbank. Schedule for regular vegetation pruning along staircases to ensure safe sightlines maintained. | Vegetation inspected annually and pruned as necessary. | Forestry Contracts & Policy, Neighbourhood Parks & Community Recreation |
| Picnic sites | 17 existing picnic sites with stoves  
5 new picnic sites (plus replacement of existing) for a total of 22 picnic sites | Maintenance and servicing required year-round. BBQs cleaned of ash and garbage receptacles emptied as required. | Summer: Sites inspected daily. Empty ashes and garbage receptacles as required. Daily inspection for vandalism. Portable tables replaced immediately. Damaged fixed tables replaced as soon as possible. | Inspection/Servicing/Repair*: River Valley Parks & Trails, Community & Recreation Facilities  
*Repair/Replacement of Fixed Tables/BBQ: SW District, Neighbourhood Parks & Community Recreation |
| Garbage and recycling collection | Approx 20 existing garbage bins  
Approx 20 new garbage bins | Bins for garbage (and recycling) should be maintained and emptied regularly in accordance with standard City of Edmonton procedures. | Summer: Checked daily and emptied as needed  
Winter: High use areas checked daily and emptied as needed. | Servicing: River Valley Parks & Trails, Community & Recreation Facilities |
| Drinking fountains | 2 existing drinking fountains  
2 new drinking fountains | Drinking water fountains should be maintained to City of Edmonton standards, and inspected on a regular basis to ensure adequate water pressure is maintained. | Inspected daily/weekly as part of general site servicing. Repair as required. | Inspection: River Valley Parks & Trails, Community & Recreation Facilities |
| Bluphones | 3 new Bluphones | Bluphones should be inspected and tested regularly to ensure proper operation. | Inspected monthly and adjusted / repaired as required (?) | Inspection: Community Standards, Community and Recreation Facilities  
Repair/Replacement: BTM |
<table>
<thead>
<tr>
<th>Park element</th>
<th>Quantity</th>
<th>Maintenance Requirements</th>
<th>Recommended servicing schedule</th>
<th>Department/Branch Responsible</th>
</tr>
</thead>
</table>
| Trails/Roads/Parking Areas - Asphalt | 12,650 sq m of asphalt road/parking 8,330 sq m of asphalt trail | Maintenance of asphalt trails/roads/parking areas should be undertaken to City of Edmonton parks standards. Instances of erosion should be fixed to ensure user safety.  
(See single track trails maintenance needs below) | Inspection of trails biannually and prompt repair of major cracks, heaves, depressions, and washed out areas.  
Asphalt repair as needed.                                                        | Project Request Submitted by River Valley                                                                  |
| Trails - Granular                | 3,377 sq m of gravel trail     | Maintenance of granular trails should be undertaken to City of Edmonton parks standards. Instances of erosion should be fixed to ensure user safety.  
(See single track trails maintenance needs below) | Inspection of trails biannually and prompt repair of major cracks, heaves, depressions, and washed out areas.                                                        | River Valley Parks & Trails                                                                                           |
| Snow removal                     | ~ 2000 lin m of existing trails / shared roads + 2 existing stairways to be cleared in winter  
~ 850 lin m of new trails + 1 new stairway to be cleared in winter  
See Figure #--# Winter Activities for an indication of which trails are to be kept clear of snow. | A network of trails, stairways, and shared roads and parking areas are to be kept clear in winter for running, walking, cycling and other year-round activities. | Cleared as per City standards. Immediately after snowfall or within 48 hours.                                                                 | Servicing: River Valley Parks & Trails, Community & Recreation Facilities                                             |
| Turf management                  | ~37,850 sq m of turf areas  
~15,000 sq m of groomed turf areas  
~10,000 sq m of rough turf areas | Turf in picnic areas / Art Parks, River Valley Programming area, and the flexible open field are intended to be groomed turf areas.  
Trees inspected for hazards and pruned as needed.                                                                                          | Groomed turf areas - service level A1 - 18 cuts/season or approximately 1 cut per week from May - Sept  
Rough turf areas - service level C - 5 cuts per season or approximately 1 cut per month June - Sept | Servicing/Repairs: SW District, Neighbourhood Parks & Community Recreation                                           |
| Tree/Forest management           | ~131,700 sq m of forest areas  | Trees inspected for hazards and pruned as needed.                                                                                                                                                                          | Trees inspected annually for hazards and pruned as needed.                                                                                                           | Forestry Contracts & Policy, Neighbourhood Parks & Community Recreation                                               |
| Utilities                        |                                  | Regular inspection and maintenance of servicing connection points will be required for the following areas:  
- Shelter at old pool site (upper park) – water, electricity, wifi  
- Lower park Amenity Node - electricity, gas, water sewer  
Events area (lower park) - electricity  
- Art Park areas (upper and lower park) – electricity                                                                                                                                                                                                 | Inspected daily as part of site servicing. Repairs done promptly                                                                                                    | Inspection: River Valley Parks & Trails, Community & Recreation Facilities *Repair/Replacement of Structures: Project Management & Maintenance Services |
**SPECIALTY PARK ELEMENTS**

**TABLE 9-3: PROPOSED MAINTENANCE REQUIREMENTS: PARK ELEMENTS UNIQUE TO QUEEN ELIZABETH PARK**

<table>
<thead>
<tr>
<th>Park element</th>
<th>Applicable area / quantities</th>
<th>Maintenance requirements</th>
<th>Recommended servicing schedule</th>
<th>Department/Branch Responsible</th>
<th>Implementation requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shelter at old Queen Elizabeth Pool site</td>
<td>1 - 24’ x 36’ shelter (actual size to be determined during detailed design)</td>
<td>A new shelter at the old Queen Elizabeth Pool site is intended to be built with a high standard of design and material selection to minimize maintenance demands.</td>
<td>Inspected for damage / vandalism quarterly Repairs done promptly</td>
<td>Inspection: River Valley Parks &amp; Trails, Community &amp; Recreation Facilities</td>
<td>Specific maintenance requirements to be developed based on detailed design.</td>
</tr>
<tr>
<td>Interpretive signage</td>
<td>Quantity of each type of sign to be determined during detailed design</td>
<td>Queen Elizabeth Park will have a number of new interpretive and wayfinding signs which are intended to be well-built using durable materials. Signage should be periodically inspected and any incidents of damage or vandalism should be fixed.</td>
<td>Inspected for damage / vandalism quarterly Repairs done promptly</td>
<td>Inspection/Repair/Replacement: River Valley Parks &amp; Trails, Community &amp; Recreation Facilities</td>
<td>Specific maintenance requirements to be developed based on detailed design.</td>
</tr>
<tr>
<td>Composting toilet</td>
<td>1 composting toilet</td>
<td>Detailed maintenance guidelines will need to be developed once the specific product is selected for installation.</td>
<td>Serviced daily</td>
<td>Servicing: River Valley Parks &amp; Trails, Community &amp; Recreation Facilities</td>
<td>Specific maintenance requirements will need to be developed based on detailed design and product selection, which should be done in collaboration with staff from John Jantzen Nature Centre. Opportunity to integrate educational component (River Valley Programming) with daily maintenance program.</td>
</tr>
<tr>
<td>River Valley Programming Area</td>
<td>1000 sq. m</td>
<td>Turf maintenance, fence maintenance, storage shed maintenance, equipment maintenance</td>
<td>Inspection: Outdoor Pursuits, Community &amp; Recreation Facilities Servicing Repairs: SW District, Neighbourhood Parks &amp; Community Recreation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>River access</td>
<td>Area of stone slab steps to be determined during detailed design.</td>
<td>A new river access point is intended to be provided downstream of the new Walterdale Bridge. This feature will consist of large stone slab steps that are embedded within the rip rap slope.</td>
<td>Inspected as part of daily site servicing. Removal of debris build-up after periods of high water levels</td>
<td>River Valley Parks &amp; Trails, Community &amp; Recreation Facilities</td>
<td></td>
</tr>
<tr>
<td>Toboggan hill</td>
<td>Approx 100m of temporary fencing and straw bales.</td>
<td>Lower Park slope from overpass will be designed to accommodate a toboggan hill during the winter months. This will require the set-up and take-down of temporary fencing and straw bales.</td>
<td>Set-up / take-down at beginning / end of appropriate snow conditions. Inspected daily during winter.</td>
<td>River Valley Parks &amp; Trails, Community &amp; Recreation Facilities</td>
<td></td>
</tr>
<tr>
<td>Park element</td>
<td>Applicable area / quantities</td>
<td>Maintenance requirements</td>
<td>Recommended servicing schedule</td>
<td>Department/ Branch Responsible</td>
<td>Implementation requirements</td>
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</tr>
<tr>
<td>Fire pit</td>
<td>1 fire pit</td>
<td>A fire pit (gas or wood-burning, to be determined during detailed design) will be located near the base of the new tobogganning hill to enhance the comfort of park users.</td>
<td>Inspected daily during winter and before and after each use in the summer.</td>
<td>Project Management and Maintenance Services Labour Staff</td>
<td>Specific maintenance requirements to be documented based on product selection.</td>
</tr>
<tr>
<td>Art Park</td>
<td>Number/ extent of art pieces to be determined in conjunction with applicable parties (e.g. Edmonton Arts Council).</td>
<td>The intent of the Art Park is to create a unique and high quality destination within the river valley. Summer: Turf in the Art Park will require regular and careful mowing, and trimming will be required around the concrete art bases. Winter: Multi-use (asphalt) trails to be cleared.</td>
<td>Inspected for damage / vandalism as part of daily site visits Repairs done promptly See above for turf management and trails</td>
<td>River Valley Parks &amp; Trails, Community &amp; Recreation Facilities Repairs/ Maintenance: As specified in Maintenance Agreement</td>
<td>Maintenance guidelines require development of an agreement between the City and applicable parties (e.g. Edmonton Arts Council). Impacts to operating costs may need to be considered during the commissioning of art pieces for Queen Elizabeth Park.</td>
</tr>
<tr>
<td>Transitory Art Area</td>
<td>lower park, open areas</td>
<td>To be determined based on transitory art on an as-needed basis</td>
<td>To be determined based on transitory art on an as-needed basis</td>
<td></td>
<td>To be determined based on the requirements of the specific art program being implemented.</td>
</tr>
<tr>
<td>Bike Skills Park with single track trails</td>
<td>Bike skills area ~ 5000 sq m Single track trails: ~600 m long (to be determined during detailed design) Flow trail: ~400 m long</td>
<td>The intent is for the Bike Skills Park and single track trails to be designed to high standards and built with durable materials to minimize maintenance demands. The Bike Skills Park and single track trails will need to be maintained throughout the summer, potentially all year.</td>
<td>Inspected for damage, litter, and vandalism daily during summer months (~May to October) and bi-weekly during winter months (~November to April) Repairs done promptly</td>
<td>River Valley Parks &amp; Trails, Community &amp; Recreation Facilities Repairs/ Maintenance: To be determined. Dependent on expertise required.</td>
<td>Specific maintenance requirements to be developed based on detailed design of bike skills features and material selection. Bike skills maintenance plan to be developed and implemented in collaboration with partner organizations (e.g. bike clubs)</td>
</tr>
<tr>
<td>Play area</td>
<td>Play area approx 1000 sq m</td>
<td>The intent of the play area is to incorporate a greater variety of materials and play elements to stimulate a greater diversity of play experiences in the park. Some of these features may be unique to Queen Elizabeth Park, and will require site-specific maintenance guidelines to be developed during detailed design of the play area.</td>
<td>Summer: Inspected for damage/ vandalism every 11 days. Winter: Inspected for damage/vandalism every 21 days Repairs done promptly</td>
<td>SW District, Neighbourhood Parks &amp; Community Recreation</td>
<td>Specific maintenance requirements to be developed based on detailed design.</td>
</tr>
</tbody>
</table>

Note: Park Inventory & Assessment carried out every fours years by Park & Facility Development, Community Strategies & Development
NATURAL AREAS MANAGEMENT

As a valuable natural area in the heart of the city, Queen Elizabeth Park's forest cover must be carefully managed to protect public safety, maintain well-loved views through the river valley, and conserve its important ecological functions. The public highly values the ecology and natural character of the park, and strongly supports the goal of protecting and enhancing the ecological integrity of Queen Elizabeth Park through forest management.

High level ecosystem and vegetation management guidelines have been developed based on available site information and relevant City of Edmonton policies. Detailed park design and further guideline development should be preceded by a biophysical inventory and assessment (included in the environmental report for each phase of implementation) and the Constraints Mapping for the park, and should be done in conjunction with Urban Forestry and other applicable departments.

FOREST HEALTH ASSESSMENT

Building on the City of Edmonton’s current practice of undertaking annual tree health assessments (whereby trees are inspected and pruned for structure, tree health, public safety and utility clearance), the City may consider expanding the scope of this assessment to identify natural forest stands whose ecological health could be enhanced. Such interventions are typically necessary to protect forest health in areas where natural processes and disturbance cycles have been altered (e.g. flooding, fire, wildlife-related plant dispersal, forest succession). Strategies for forest health enhancement may include selective removal of excessive deadfall in areas where it may be impeding seedling recruitment, infill planting of native species (also see below), and management to support representative species diversity and forest age class structure.

WILDLIFE HABITAT ENHANCEMENT

Managing the natural forest stand for ecological health will contribute to enhancing the forest’s value for a variety of wildlife species. In addition, maintaining snags, some deadfall, and enhancing the small wetland area in the east end of the park will all contribute to supporting river valley wildlife. If the support of target wildlife species is desired (e.g. species at risk), additional species-specific habitat enhancements should be explored.

CLOSURE OF SELECTED AREAS TO ALLOW FOREST REGENERATION

In selected areas of the park some access restrictions may be required to reduce ecological impacts and to allow natural forest regeneration. Restrictions may consist of temporary or permanent barriers to exclude public access during certain times of year or during certain weather conditions (e.g. after periods of rain when trail surfaces are more sensitive to damage). This may be applicable in areas with unauthorized single track trails and in some sections of informal riverbank access. For example, the unauthorized development of a single track trail in the upper riverbank area of the east end of the park has resulted in a loss of forest cover and large areas of exposed soil. Additional areas to be protected will need to be identified during detailed park design.

INVASIVE SPECIES MANAGEMENT

Resources should be made available for City staff and/or volunteer stewardship groups to inventory invasive species of concern in Queen Elizabeth Park and to develop plans to remove these species.

INFILL PLANTING WITH NATIVE SPECIES

New planting of native species should be done in priority areas for ecological enhancement in Queen Elizabeth Park; target species and locations for new plantings should be determined in consultation with the City's Urban Forestry group. Suggested areas for infill planting include:

- Area between new multi-use trail (from 106 Street entrance) and O’Keefe site
- Area west of pump house
- Areas where invasive plants are removed
- Riparian areas along the riverbank where there is exposed soil due to human disturbance. New growing medium and riparian planting should be incorporated into sections of riverbank armoured with riprap.
- Upper riverbank slopes in the east end of the park where unsanctioned trail development has led to a loss of forest cover and large areas of exposed soil (done in conjunction with other erosion control methods)
- Areas adjacent to single track trails
- Areas designated to be naturalized during future planting design development
- Additional areas of degraded forest health as identified by Urban Forestry

PEST AND DISEASE MANAGEMENT

Urban Forestry should continue to proactively monitor natural stands in Queen Elizabeth Park for plant pests and disease to minimize the potential loss of trees.
MANAGING USE

The introduction of a new mountain Bike Skills Park with designated single-track trails in the river valley presents new considerations for managing park use. In order to ensure that these elements are able to withstand long-term use they will need to be designed, maintained, and managed in conjunction with a professional bike skills designer, mountain biking associations, other single-track trail user groups (e.g. trail runners) and landscape architects, park planners and ecological planners.

The design of the skills elements and single-track trails should be done in a way that is highly durable and resistant to erosion and regular wear and tear, and design guidelines should be developed to ensure that new features are built to the same standards.

A system should be developed (e.g. signage, online updates) to monitor the Bike Skills Park and single-track trails. Areas should be temporarily closed as required when conditions match defined conditions (e.g. muddy, eroding) to protect users, soils, and vegetation.

Strategies should be also explored to minimize conflicts between different single track trail user groups, such as the use of etiquette signage and the development of a “yield hierarchy” (e.g. defining which users should yield to others).

In general, managing use in Queen Elizabeth Park should be based on the City’s standard approaches to enforcing park bylaws (e.g. Parkland Bylaw 2202, Animal Control Bylaw 13145) and guidelines (e.g. event guidelines).
9.2 DEVELOPMENT PHASING AND CAPITAL COSTS

OVERALL IMPLEMENTATION STRATEGY

Queen Elizabeth Park is divided into five phases. In order to implement the plan over ten years, more than one phase may need to be developed within each budget cycle.

The phasing of Queen Elizabeth Park takes into account existing amenities, infrastructure shortfalls, Walterdale Bridge construction, lay down areas, timing, and potential opportunities to coordinate construction efforts with other departments. The following outlines the overall implementation strategy/ high-level sequence of work for the park’s development.

Phases 1 and 2 prioritize improvements in the upper park as the Walterdale Bridge construction project is transforming significant areas within the lower park, and is using the lower park for staging in 2013 through 2016. Both of these phases include elements that will require coordination with the bridge contractor (i.e. Phase 1: intersection improvements, Phase 2: steps down to river and/or upgraded stairs to the bridge). It is important to note that the upgrades to the Aboriginal Art Park area cannot proceed without securing the commissioned art pieces as this work needs to be done simultaneously.

The sequence of Phase 3 elements requires the Queen Elizabeth Park compound uses (River Valley Programming, boat storage and District Park Operations storage) to be relocated prior to development of the Bike Skills Park. Additionally, the design of the Bike Skills Park is to be coordinated with the demolition/remediation of the decommissioned wastewater treatment plant.

Acquiring large quantities of clean fill material for the proposed mound (toboggan hill) should be initiated as early as possible in order to support the completion of Phase 4 elements economically.

There are opportunities for certain elements in each phase to be deleted if necessitated by budgetary constraints. Those will be identified later in this section. If full budget funding is not available to complete each phase, then modifications to the scope may be required to ensure priorities are attained.

FIGURE 9.1: IMPLEMENTATION PHASING OVERVIEW
**BUDGET**

**PHASE 1**
Upper park connectivity and pool commemoration

**TOTAL PHASE 1 $ 2,013,624**

**PHASE 2**
Aboriginal Art Park (Area A), parking lot / bus loop, shelter, new or upgraded trail connections, river access and Saskatchewan Drive lookouts

**SUBTOTAL PHASE 2 $ 4,351,061**

Additional elements with potential co-funding:

- **Saskatchewan Drive trail widening** $ 629,011
- **Upgrade stairs to bridge (wood to concrete)** $ 1,471,026
- **Art pieces (EAC)** $ 500,000

**SUBTOTAL POTENTIAL CO-FUNDED ELEMENTS $ 2,600,036**

**TOTAL PHASE 2 $ 6,951,097**

**PHASE 3**
Relocation of Compound uses, Bike Skills Park and new trails in the lower park

**SUBTOTAL PHASE 3 $ 2,900,086**

Additional elements with potential co-funding:

- **WWTP Demolition (including pre-testing)** $ 2,772,000

**TOTAL PHASE 3 $ 5,672,086**

**PHASE 4**
Toboggan hill, lower park open field area, pedestrian overpass, trail connections and lookouts

**TOTAL PHASE 4 $ 5,702,036**

**PHASE 5**
Lower park upgrades (amenity building, play area, parking, park entries, flow trail), Local Art Park (Area B) and Fort Hill Road improvements

**SUBTOTAL PHASE 5 $ 4,007,971**

Additional elements with potential co-funding:

- **Art pieces (EAC)** $ 500,000

**TOTAL PHASE 5 $ 4,507,971**

**GRAND TOTAL (INCLUDING POTENTIAL CO-FUNDED ELEMENTS) $ 24,846,813**

The proposed implementation phasing illustrated in Figure 9.1 and the capital costs are as follows:

Budget summaries for each phase are provided on the following pages and a detailed cost breakdown showing the items within each phase are included in 9.4 Cost Estimate.

All estimates are based on 2013 costs. Costs will be refined at the detailed design stage. To provide some flexibility for refinements, the overview for each phase includes priorities as well as options for scope reductions to be considered in the event of cost overruns or budget restrictions.

**PROJECT OPPORTUNITIES**

Several opportunities for cooperation with other departments at the City of Edmonton and/or external entities are important to initiate early in the implementation process in order to leverage projects, either underway or anticipated in the future, for the benefit of Queen Elizabeth Park.

Opportunities identified for the master plan implementation include:

- Work with the Transportation Department to upgrade the intersection. To be completed by the bridge contractor while they are already mobilized and Queen Elizabeth Park Road is closed (underway).
- Discussions with the Transportation Department while the Walterdale Bridge project is ongoing to coordinate approvals for the steps down to the river.
- Work with Transportation Department to ensure budget is allocated for trail widening along Saskatchewan Drive so that this improvement can be coordinated with development of lookouts along Saskatchewan Drive.
- Work with developers to acquire excess fill as it becomes available to construct the mound for the toboggan hill and overpass landing. The best-case scenario will be to have the fill brought to site while the Walterdale Bridge work is underway to ensure that the areas is graded, leveled and seeded to coincide with the reopening of the lower park.
- The art pieces for the Aboriginal Art Park and Local Art Park may be funded solely through the Edmonton Arts Council. There is also a potential for some capital funding for the art pieces or for phased development.
- Early discussions with the Drainage Department to ensure that budget is allocated for demolition of the wastewater treatment plant in the 2019-2022 budget cycle and also to confirm that demolition can occur in concert with design of the Bike Skills Park.

**ALL ESTIMATES ARE BASED ON 2013 COSTS**
PHASE 1

INTENT

The intent of this phase is to improve accessibility into the park from Saskatchewan Drive and to improve connectivity between the upper and lower parks, priorities as expressed by the public. These upgrades will provide a strong foundation to support the park uses proposed in subsequent phases.

Commemoration of the old pool site will add an enjoyable park element and ‘finish’ this area of the park. Landscape improvements in the immediate area will transform this under-utilized area into usable passive space and add more native vegetation to the edge of the existing forest.

PHASE 1 ELEMENTS

1.1 Improved Intersection at Queen Elizabeth Park Road including curb realignment, wheelchair ramps, and realigned crosswalks at the main entry. To be completed by the Walterdale Bridge contractor.

1.2 Park Entry Improvements. Install a park name sign and plantings at the main entry.

1.3 Redesign Trail Alignments west of the old pool site and connecting to the intersection on Queen Elizabeth Park Road. The existing westernmost gravel parking areas will be removed (gravel surface to be used as fill and wheel stops relocated to the upper park parking lot) for the installation of new trail alignments, planting and lawn.

1.4 Minor Parking Area Upgrades includes light regrading and wheel stops (relocated from the existing parking areas to the west) to help define the existing parking area.

1.5 106 Street Entry and Trail. A paved multi-use trail between the former Queen Elizabeth Pool site and Saskatchewan Drive east of 106 Street, including retaining walls with safety rails, planting, site furnishings and signage. A new entry node at the east end of the Laurence Decore Lookout platform. Reconfiguration of the platform to integrate it with the entry node.

1.6 Upper Park Open Area / Commemorative Wall. Landscape improvements including a commemorative wall with interpretive signage, regrading to create two lawn terraces, the relocation of recently-planted trees and the addition of new site furnishings.
BUDGET

Studies / Prerequisites:
- Structural Engineering for retaining walls (outstanding) $ 35,000
- Legal lot changes (underway) $ 5,000

Studies / Prerequisites Subtotal $ 42,400

Construction Elements:
1.2 Park Entry improvements $ 35,000
1.3 Redesign of Trail Alignments, removals (old west gravel parking lot), new planting $ 149,195
1.4 Minor Parking Area Upgrades, upper park $ 7,500
1.5 106 Street Entry and Trail $ 743,855
1.6 Upper Park open area / Commemorative Wall $ 135,880

Construction Subtotal $ 1,071,430

Design/Project Management/Admin Fees 2 $ 401,222
1% for Public Art 3 $ 10,714
Contingency – 25% 4 $ 267,858

Other work included in this Phase:
1.1 Improved intersection at Queen Elizabeth Park Road 5 $ 220,000

GRAND TOTAL PHASE 1 $ 2,013,624

1 This subtotal only represents outstanding studies and prerequisites. Several studies and prerequisites have already been undertaken. See complete list and costs in 9.4 Cost Estimate. Includes 6% project management allocation.
2 Includes Design Fees 10%, Project Management 6%, General Conditions 10%, Construction Survey 1.5%, Plant Establishment 5%, As-builts 0.4%, (all based on Construction Subtotal), plus 3.7% Disbursements (based on total of all above, excluding Design Fees)
3 Based on Construction Subtotal
4 Contingency is 25% of Construction Subtotal. The 25% contingency is based on the level of design.
5 Based on quote as provided by Transportation. Includes all design, project management, plant establishment and 25% Contingency.
PHASE 1 IMPLEMENTATION STRATEGY

All of the elements in Phase 1 are identified as high priorities for Queen Elizabeth Park, make the most of the budget already allocated and begin to establish infrastructure that will support future phases.

The combination of elements in Phase 1 are identified as priorities to pursue in the near term given:

- timing of the Walterdale Bridge construction,
- providing significant improvements to accessibility, connectivity and safety, and;
- implementing a landscape treatment to address the void that resulted from the removal of the old pool.

Efficiencies have been found by including the Queen Elizabeth Park Road intersection improvements that will be carried out by the Walterdale Bridge contractor within the first phase of implementation.

Discussions are to take place with Transportation immediately to coordinate funding for upgrades to the trail adjacent to Saskatchewan Drive so that this work can coincide with the new 106 Street entry/trail and/or to ensure budget is allocated for this work to be carried out during the 2014-2018 budget cycle.

Approximately 1600 m³ of fill may be required for the 106 Street trail. Additionally, acquiring large quantities of clean fill material for the proposed mound (toboggan hill) is required for completion of Phase 4. In order to obtain fill economically, Community Services should enter into discussions as soon as possible in order to secure excavated fill material from proposed developments, a number of which are planned for downtown. Imported fill to be clean and, where it is being used for the mound, it is also to be grade, level, seeded.

Clearly communicate the design intent with Operations staff to determine the required maintenance - e.g. if mown, if left natural, short-term maintenance vs long-term maintenance needs (e.g. more maintenance in short-term to help assist new plant establishment).
STUDIES / PREREQUISITES

- Phase 1 Environmental Site Assessment (paid through Space2place contract)
- Environmental Screening Report (paid through Space2place contract)
- Ecological Constraints Mapping - to be completed once for the entire park. Project sponsor: Office of Biodiversity.
- Soil testing of fill material at Old Queen Elizabeth Pool Site (completed, interdepartmental costs paid)
- Geotechnical report for the stability and soils of the slope between O'Keefe and Saskatchewan Drive. (completed June 2013, paid)
- Topographic Survey (completed January 2013, paid)
- Structural engineering for the retaining structures along the new trail
- Legal lot changes/consolidation (to be completed once for the entire park)
- Historical Resources Act Clearance (obtained May 2013)
- Development Permit
- Tree assessment prior to formalizing trail alignment

SCOPE REDUCTION OPTIONS

The scope will be constrained by the net budget. It is anticipated that the scope of work for this phase will be refined during the detailed design and tender stages.

If necessary, additional scope reduction may be achieved by exploring one or more of the following options:

- Defer the commemorative wall and interpretive signage at the old Queen Elizabeth Pool site and provide a grade, level, seeded slope in place of the proposed wall. This will establish the terraced lawn areas and allow the wall to be installed at a later date.
- Defer some improvements (e.g. picnic sites) at the old Queen Elizabeth Pool site
- Defer the park entry signage
- Install a less expensive, aesthetically attractive retaining wall system for the 106 Street trail
- Value engineer the concrete stairs (as an upgrade to the wood stairs by the bridge) with a less expensive, but similarly well-designed set of stairs that achieves the design intent
PHASE 2

INTENT

The intent of Phase 2 is to add significant amenity value by formalizing the parking area and creating a finished park area in the upper park so as to complement the new signature Walterdale Bridge and avoid the staging area for bridge construction.

PHASE 2 ELEMENTS

2.1 Aboriginal Art Park and Picnic Area (excluding art pieces) including an accessible trail, a lookout with seating and eight picnic facilities. Includes servicing for lighting of art, concrete pads for permanent pieces, secondary gravel paths and signage for art identification.

2.2 Upper Park Parking Area Paving and New Bus Loop/drop-off area (with space for 2 buses).

2.3 Upper Park Shade Shelter including a high-quality paved floor extending to the multi-use trails and drop-off area and bike racks. Utility servicing includes water for a hose bib, a barrier-free drinking fountain, event electrical servicing (which may be on a pay-as-you-go type system) and potentially a Wi-Fi hot-spot.

2.4 Bury Existing Aerial Utilities at the parking area and former pool site and remove the poles.

2.5 Upgraded and New Lookouts along Saskatchewan Drive, including both refurbished and new platforms as well as at-grade seating areas with views. Selective tree clearing and pruning park entry stairs and to create or restore viewpoints.

2.6 Upper Park Trails North of O’Keefe. New connections between Fort Hill Road and the upper park node.

2.7 River Access via stone stairs built into the riprap bank. Includes a gravel path connection along the riverbank, seating, erosion control (willow wands) in the riprap and native planting.

ELEMENTS WITH POTENTIAL CO-FUNDING

2.8 Widen Trail and Boardwalk adjacent to Saskatchewan Drive between 109 Street and 90 Avenue to the shared-use path standard (3m). Funded by Transportation Department or through a potential cost sharing with Transportation Department.

2.9 Upgrade Proposed Stairs to Bridge to concrete instead of wood.

2.10 Art Pieces: The design, fabrication, supply and installation of 6-8 commissioned art pieces for the Aboriginal Art Park, potentially funded through ‘pooled’ percent for art funding (Edmonton Arts Council) or through the capital budget.
BUDGET

Studies / Prerequisites
- Approvals for steps down to the river $28,000
- Environmental Report¹ $35,000
- Historical Resources Clearance $1,500
- Parking Impact Assessment (if required, for the whole park) $30,000
- Utility Locates $10,000
- Topographic Survey (1% of construction) $25,679
- Geotechnical Report for surface drainage (if required) $15,000
- Aboriginal Art Visioning Session ($15,000 paid though City of Edmonton operating budget) paid

Studies / Prerequisites Subtotal¹ $153,890

Construction Elements:
2.1 Aboriginal Art Park and Picnic Area (excluding art pieces) $263,620
2.2 Upper Park Parking Area Paving and New Bus Loop $959,895
2.3 Upper Park Shade Shelter $247,000
2.4 Bury Existing Aerial Utilities $110,000
2.5 Upgraded and New Lookouts along Saskatchewan Drive $307,000
2.6 Upper Park Trails North of O’Keefe $87,310
2.7 River access, ecological enhancements, lookouts $593,080

Construction Elements Subtotal $2,567,905

Design/Project Management/Admin Fees³ $961,611
1% for Public Art⁴ $25,679
Contingency – 25%⁵ $641,976

SUBTOTAL PHASE 2 $4,351,061

Phase 2 Elements with Potential Co-Funding
2.8 Widen Trail and Boardwalk adjacent to Saskatchewan Drive (potential for cost sharing with Transportation)⁶,⁷ $629,011
2.9 Upgrade Proposed Stairs to Bridge (quote provided by Transportation)⁸ $1,471,026
2.10 Art pieces (6-8) $500,000

SUBTOTAL PHASE 2 Elements with Potential Co-Funding $2,600,036

GRAND TOTAL PHASE 2 $6,951,097

ALL ESTIMATES ARE BASED ON 2013 COSTS

¹ Level of environmental review to be determined at preliminary design stage. Assumes one review document per Development Permit area.
² Includes additional 6% for project management.
³ Includes Design Fees 10%, Project Management 6%, General Conditions 10%, Construction Survey 1.5%, Plant Establishment 5%, As-builts 0.4%, (all based on Construction Subtotal), plus 3.7% Disbursements (based on total of all above, excluding Design Fees)
⁴ Contingency estimate is 25% of Construction Subtotal. The 25% contingency is based on the level of design.
⁵ Cost estimate is for trail widening only and does not include cost to address ponding at Saskatchewan Drive and 105th Street.
⁶ Includes Design/Project Management/Admin Fees³, 1% for Public Art⁴, and Contingency⁵
PHASE 2 IMPLEMENTATION STRATEGY

The priority of Phase 2 is the development of several key programming spaces to animate the upper park and to add significant amenity value that will compliment the new signature Walterdale Bridge. To avoid the staging area for bridge construction, most of the work in Phase 2 will take place in the upper park.

Prior to completing improvements to the existing parking area, a Parking Impact Assessment, if required, should be done for the entire park.

The burying of overhead utility wires and removal of utility poles should be completed in conjunction with parking lot upgrades and other improvements in the upper park.

Restore existing lookouts and create several new lookouts in multiple locations along Saskatchewan Drive (Laurence Decore Lookout) to complement the new Walterdale Bridge. Widening of the existing trail along Saskatchewan Drive is recommended as demand on this narrow corridor will increase with park development. Community Services and Sustainable Transportation should work together to coordinate widening of the shared use path.

In the lower park, the priority is to work with the Walterdale Bridge team as early as possible to coordinate the installation of stone stairs into the riprap bank being installed near the end of the bridge construction project. Additionally, the potential for upgrading the wood stairs to concrete at the south-east end of the bridge should also be investigated early in the process.

As most of Dantzer’s Hill is anticipated to be used as fill for the bridge approach, the construction of a toboggan hill will require import of a significant volume of fill material. Opportunities should be sought to source fill material from construction projects that may be underway nearby, as a means of obtaining fill economically. It may be necessary to accept delivery of fill material over an extended period of time depending on availability in order to minimize disruption of other park uses. Imported fill to be clean and, where it is being used for the mound, it is also to be grade, level, seeded. The mound/toboggan hill is required prior to constructing the overpass and trail connection in Phase 4.

Art pieces for the Aboriginal Art Park are to be funded and maintained through a partnership opportunity with Edmonton Arts Council (EAC). Community Services will work with EAC prior to the Vision Session to determine the support infrastructure requirements to be provided by the City. EAC will maintain public art pieces through an existing agreement. If upper park parking lot proceeds before Art Park then the project manager should consider pulling power to the Art Park site when shelter/bus loop is constructed.

Clearly communicate the design intent with Operations staff to determine the required maintenance - e.g. if mown, if left natural, short-term maintenance vs long-term maintenance needs (e.g. more maintenance in short-term to help assist new plant establishment).
STUDIES / PREREQUISITES

- Environmental Report (type to be determined depending on budget/scope)
- Phase 2 soil testing in the vicinity of Dantzer’s Hill and the south end of Walterdale Bridge, if required. Walterdale Bridge project requires soil monitoring and clean up.
- Determine sources of clean fill material suitable for creating the proposed mound.
- Historical Resources Act Clearance
- Development Permit
- Aboriginal Art Park Visioning Session (scheduled to commence September 2013)
- Funding source(s) for the art pieces to be determined
- Artist selection and procurement. Community Services will work with EAC to determine the support infrastructure requirements to be provided by the City. EAC will maintain public art pieces through an existing agreement. If upper park parking area proceeds before the Art Park then Project Manager should consider pulling power to Art Park site when bus loop is constructed.
- The master plan includes a preliminary parking assessment, However, discussions with Sustainable Development are required to determine whether a full Parking Impact Assessment is also required and, if so, whether one can address the entire park area.
- Steps down to river/stair upgrade - Should funding be secured for these elements in the 2014-2018 budget cycle, discussions with Transportation Services will be required as soon as possible so that work can be coordinated with bridge contractor.
- Tree assessment prior to formalizing trail alignments
- Utility locates
- Topographic Survey
- Geotechnical Report for surface drainage (if required)

SCOPE REDUCTION OPTIONS

It is anticipated that the scope of work for this phase will be refined during the detailed design and tender stages.

If necessary, additional scope reduction may be achieved by exploring one or more of the following options:

- Defer new upper park path north of O’Keefe (or upgrades to the existing paths north of O’Keefe).
- Defer the development of some of the lookouts along the trail adjacent to Saskatchewan Drive. Specifically, the redevelopment of the viewpoint/future park entry east of the hairpin can be deferred until Phase 5 when the existing stairway is relocated and extended.
- Defer items with potential for cost sharing (e.g. Saskatchewan Drive trail widening, bridge stair upgrades).
- Refine design of concrete stairs to the Walterdale Bridge to be more economical.
PHASE 3

**INTENT**

The intent of Phase 3 is to animate the lower park with the introduction of a highly sought after integrated Bike Skills Park in the lower park.

**PHASE 3 ELEMENTS**

3.1 **Bike Skills Park** requires repurposing of the wastewater treatment plant to construct a Bike Skills Park in its place and develop a network of sanctioned single-track trails in the forest slopes between the picnic area and the Bike Skills Park. The park may include a boardwalk/path to a central viewing area, signage and a water source.

3.2 **River Valley Programming Area**, including aesthetic perimeter fencing, programming elements (archery, low ropes, bouldering wall) a storage building, shelter, picnic tables and paths.

3.3 **Composting Toilet** Barrier-free composting toilet between River Valley Programming and the Public Art Park

3.4 **Ethnobotanical Trail** and signage includes constructing a gravel path and stairs as required between the service road the riverbank trail east of the pump house. Works also include some clearing, drainage infrastructure, infill planting interpretive signage and trail markers. Signage developed during the master plan phase will be finalized and used for this purpose.

3.5 **Trails and Lookouts in the Lower East Park** including rebuilding the trail along the east riverbank (east of the service road), creating two at-grade lookouts in existing clearings near the bank and constructing a new north-south trail and stair connection between the picnic area/play area and the riverbank trail, complete with signage and seating. Enhance vegetated riverbank with infill planting.

3.6 **Closure of a single-track trail** in the east end of the lower park includes erosion control measures (i.e. erosion control fabric, willow stakes) new growing medium and planting and fencing or other barrier to prevent entry while restoration is underway.

**ELEMENTS WITH POTENTIAL CO-FUNDING**

3.7 **Wastewater Treatment Plant Demolition** There may be a potential for cost sharing with the Drainage Department.

![Figure 9.4: Phase 3 Elements](image-url)
BUDGET

**Studies / Prerequisites**

- Environmental Report (EIA and SLS required for Bike Skills Park) $40,000
- Phase 1 ESA Update (if required) $8,000
- Historical Resources Clearance $1,500
- Historical Resources Impact Assessment (if required) $13,200
- Re-do studies for WWTP removal/remediation for Bike Skills Park $76,000
- Consult and design for Bike Skills Park $35,000
- Construction standards and management plan for Bike Skills Park and single-track trails $10,000
- Remediation work (if necessary) $50,000
- Topographic Survey (1% of construction) $16,123

**Studies / Prerequisites Subtotal** $264,812

**Construction Elements:**

3.1 Bike Skills Park (including single-track trails) $607,500
3.2 River Valley Programming Area $273,923
3.3 Composting toilet $200,000
3.4 Ethnobotanical trail (and signage) $188,875
3.5 Trails and Lookouts in the Lower East Park $271,830
3.6 Closure of a single-track trail $70,180

**Construction Elements Subtotal** $1,612,308

**Design/Project Management/Admin Fees** $603,766
1% for Public Art $16,123
Contingency – 25% $403,077

**SUB TOTAL PHASE 3** $2,900,086

**Phase 3 Elements with Potential Co-Funding**

3.7 Wastewater Treatment Plan Demolition $2,772,000

**TOTAL PHASE 3 Elements with Potential Co-Funding** $2,772,000

**GRAND TOTAL PHASE 3** $5,672,086

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1 Level of environmental review to be determined at preliminary design stage. Assumes one review document per Development Permit area.
2 Includes additional 6% for project management.
3 Excludes remediation costs (if required)
4 Includes Design Fees 10%, Project Management 6%, General Conditions 10%, Construction Survey 1.5%, Plant Establishment 5%, As-builts 0.4%, (all based on Construction Subtotal), plus 3.7% Disbursements (based on total of all above, excluding Design Fees)
5 Based on Construction Subtotal.
6 Contingency is 25% of Construction Subtotal. The 25% contingency is based on the level of design.
7 Estimate prepared Aug. 2012. Includes pre-testing. Potential for cost sharing with Drainage Department.

ALL ESTIMATES ARE BASED ON 2013 COSTS
PHASE 3 IMPLEMENTATION STRATEGY

Demolition of the decommissioned wastewater treatment plant (WWTP) to be coordinated with the design of the Bike Skills Park.

The creation of the Bike Skills Park will require a number of different processes to be thoughtfully sequenced and coordinated with each other, including:

- Interdepartmental involvement and funding negotiations,
- Undertaking additional studies tailored to the specific nature of the proposed Bike Skills Park,
- Relocation of several existing groups who utilize the existing compound space,
- Managing a public engagement process for the design, development, maintenance and stewardship of a facility that is the first of its kind in Edmonton,
- Coordinating the extent of removal of the WWTP required with the design for the Bike Skills Park, and;
- Development of design, construction and management standards for a pilot project river valley Bike Skills Park.

In order to prepare the WWTP and compound for repurposing, all existing compound uses, including boating group storage, District Operations Storage, and River Valley Programming must be relocated. Only River Valley Programming will be relocated within the park, with a permanent location allocated in the upper park.

It is important that River Valley Programming and the Compost Toilet be completed together as proximity to the toilet is important for safety, surveillance and learning opportunities. The barrier-free composting toilet supports the River Valley Programming uses as well as general park users. If the Composting Toilet is deferred, then portable toilets will be required for River Valley Programming.

Repurposing the WWTP into an area for public use will require environmental studies to be initiated early in this phase. There are many unknowns, including the scope of demolition/removal and remediation that will be required to make the site conditions safe for the proposed use.

Early discussion with the Drainage Department is required to ensure budget is allocated for demolition (opportunity for co-funding) and that demolition is coordinated with the design of the Bike Skills Park in order to retain portions of the WWTP as ‘ruins’ that are integrated with the skills area.

The design of Bike Skills Park will be developed in collaboration between an expert Bike Skills Park designer, the biking community, and relevant City Departments. Ideally, consultation with the biking community will take place in early summer when bikers are active and to accommodate site visits as necessary. Work with bike community to explore partnerships for maintenance, education and stewardship. Specialized maintenance requirements will need to be determined. A maintenance schedule, budget and operations plan will need to be developed. A review of current design standards may also be necessitated.

As the development of standards for sanctioned single track trails in the river valley is a pilot project for Edmonton, the ecological conditions should be well understood in order to balance ecological protection with recreational use for the single-track/flow trails.

The original demolition quote was prepared with a number of outstanding unknowns and needs to be revisited. It is anticipated that this work will require

- A Phase 2 ESA (to test areas east and southwest of WWTP),
- Updates to the Hazardous Materials Report including an assessment of all unknowns (i.e. all digestion, settling tanks, etc.), and;
- Updates to demolition quote based on the new scope.

The proposed trails and stairs in the north east part of the lower park will be necessary in order to provide access to the single track trails and to open the area to park users for passive surveillance, etc.

Developing the ethnobotanical trail at this stage is important as it provides some access to the single track trails and will be disruptive if installed after the single track trails are established. The closure of the treacherous single track trail in the north east is important to keep riders on the sanctioned trails for safety and also to support the rehabilitation of the north east slopes and vegetation.

Continue obtaining fill from development projects for Phase 4, as per Phase 1.

Involve Operations staff in the design of the Bike Skills Park and in the development of construction and maintenance standards for the skills area and single track trails.
STUDIES / PREREQUISITES

- Requirements for the WWTP include:
  - WWTP repurposing assumes buildings are mostly demolished and foundation structures are left in place.
  - Phase 2 Environmental Site Assessment to address adjacent areas to the east (storage compound, including the boat storage garage) and to the southwest (refuse site) if required for boardwalk/viewing platform, as per Phase 1 ESA by KCB.
  - Re-do and expand Hazardous Materials Assessment Report for WWTP based on new proposed use.
  - Re-do Quote for WWTP demolition based on proposed use.
  - Relocate all existing compound uses, including boating group storage, District Operations Storage, and River Valley Programming. Relocate River Valley Programming to new permanent location in the upper park.
  - Bike Skills Park will require an Environmental Impact Assessment and Site Location Study (to be confirmed depending on scope)
  - Phase 1 ESA Update (if required)
  - Historical Resources Act Clearance
  - Historical Resources Impact Assessment (if required for HRA Clearance)
  - Investigate development of different standards/different approach to managing single track trails.
  - Tree assessment prior to formalizing trail alignment
  - Topographic Survey

SCOPE REDUCTION OPTIONS

It is anticipated that the scope of work for this phase will be refined during the detailed design and tender stages.

If necessary, additional scope reduction may be achieved by exploring one or more of the following options:

- Defer the construction of some bike skills elements (i.e. boardwalk/lookout)
- Defer the permanent composting toilet and providing a portable toilet for River Valley Programming in the near term
PHASE 4

INTENT

The intent of Phase 4 is to connect the upper and lower parks with a pedestrian overpass, develop a mound/toboggan hill, and to improve the open field and create trails and lookouts in the lower park.

PHASE 4 ELEMENTS

4.1 **Toboggan Hill and Open Field Area** Includes creating an earth-mound and a flat open area in the lower park complete with lawn, gravel paths, site furnishings, electrical servicing for events and electrical servicing for potentially lighting the toboggan hill, and development of two minor park entry nodes and directional signage.

4.2 **Pedestrian Overpass, Trail Connections, Lookouts** includes a multi-use (4m wide) bridge from the Art Park in the upper park to the top of the mound in the lower park. New multi-use trails connect the overpass landing at the top of the mound with the trail network in the lower park. Also included are two at-grade lookouts with custom seating walls integrated with the mound, approximately ten benches, signage and restoration of areas disturbed during construction.

FIGURE 9.5: PHASE 4 ELEMENTS
BUDGET

Studies / Prerequisites
- Environmental Report\(^1\) $35,000
- Phase 1 ESA Update (if required) $8,000
- Historical Resources Clearance $1,500
- Phase 2 ESA soil testing (if required) $10,000
- Topographic Survey (1% of construction) $33,259
- Geotechnical report for overpass $50,000

Studies / Prerequisites Subtotal\(^2\) $146,024

Construction Elements:
4.1 Toboggan Hill and Open Field Area\(^3\) $556,440
4.2 Pedestrian Overpass, Trail Connections, Lookouts $2,769,410

Construction Elements Subtotal $3,325,850

Design/Project Management/Admin Fees\(^4\) $1,245,411
Extra Design Fees for overpass only\(^5\) $120,000
1% for Public Art\(^6\) $33,259
Contingency – 25%\(^7\) $831,463

GRAND TOTAL PHASE 4 $5,702,036

\(^1\) Level of environmental review to be determined at preliminary design stage. Assumes one review document per Development Permit area.

\(^2\) Includes additional 6% for project management.

\(^3\) Excludes supply of fill for mound and remediation costs. Includes grading and seeding of toboggan hill and open field area.

\(^4\) Includes Design Fees 10%, Project Management 6%, General Conditions 10%, Construction Survey 1.5%, Plant Establishment 5%, As-builts 0.4%, (all based on Construction Subtotal), plus 3.7% Disbursements (based on total of all above, excluding Design Fees)

\(^5\) There is an extra 5% for Design Fees added to the pedestrian overpass (providing for 15% in total) to allow for structural engineering. The extra 5% for Design Fees are based on the overpass construction subtotal only.

\(^6\) Based on Construction Subtotal.

\(^7\) Contingency is 25% of Construction Subtotal. The 25% contingency is based on the level of design.
**PHASE 4 IMPLEMENTATION STRATEGY**

The fill material for the toboggan hill (mound) must be in place first to create a landing/abutment for the north end of the overpass and to provide the grades required to permit the development of the on-grade lookouts and the multi-use trails.

Geotechnical and structural engineering will be required during the detailed design of the pedestrian overpass.

The development of the multi-use trails is required to link the overpass with the trail network in the upper park, the service road, the Walterdale Bridge and the pedestrian connections to Kinsmen Park/Sports Centre.

Engage in discussions and coordinate with Park Operations, Civic Events, and Edmonton Arts Council regarding management and maintenance for the areas in this Phase.

Clearly communicate the design intent with Operations staff to determine the required maintenance - e.g. if mown, if left natural, short-term maintenance vs long-term maintenance needs (e.g. more maintenance in short-term to help assist new plant establishment).
STUDIES / PREREQUISITES

- Environmental Report (type to be determined depending on budget/scope)
- Phase 1 ESA Update (if required)
- Historical Resources Act Clearance
- Review the recommendations in the Phase 1 ESA in conjunction with the ECO Plan, to be prepared by the Walterdale Bridge contractor post-construction to ensure the laydown area (in the vicinity of Dantzer’s Hill) is left in a condition that is safe and appropriate for park use. Consultation with Alberta Environment and Sustainable Resource Development may be required to implement a risk-management approach for any residual PAH concentrations.
- Tree assessment prior to formalizing trail alignment.
- Topographic Survey

SCOPE REDUCTION OPTIONS

The scope of work for this phase will be refined during the detailed design and tender stages.

If necessary, additional scope reduction may be achieved by exploring one or more of the following options:

- Defer the construction of the lookouts on the mound
PHASE 5

INTENT

The items in Phase 5 generally consist of upgrades to existing facilities that will improve access, functionality, safety and aesthetics. Phase 5 also includes development of any amenity building in the lower park.

PHASE 5 ELEMENTS

5.1 Lower Park Amenity Node. Includes a year-round amenity building (architecturally designed and well-integrated with the site) with public washrooms, a warm-up area with views of the park, vending machine, custodial storage, and potential office/storage for Bike Skills Park. The node also includes a fire pit, interpretive elements, signage, site furnishings, bike racks, a Blufone, paving, planting, and all servicing required.

5.2 Parking Lot, Parking along East-West Access Road, Wetland Enhancement. Includes (re)paving the access road, reconfiguration of the parking area east of the main entry to provide 8 stalls and creating additional angle parking spaces along the east-west park road. Enhancement of the wetland at the east park entry includes removal of invasive plants, potential enlargement, adding native plants, and improving drainage under the road to fix seasonal overflow/washout across the access road. Also included are improvements to the existing washroom building (as per 2009 report) plus aesthetic improvements, upgraded paths for accessibility, bike racks and signage.

5.3 South-East Park Entrance Stairs and Flow Trail. Includes extending the stairway east of the hairpin to the lower park road near the play area, signage and a minor Park Entry Node. Also included is the potential development/formalization of a flow trail on the upper slope of the lower park (between Saskatchewan Drive east of the hairpin and the existing washroom building).

5.4 Play Area Enhancements. Includes replacement of existing play equipment with nature-based and creative play elements, accessible paths, signage and bike racks. Potential for equipment for seniors, if appropriate.

5.5 East Art Park and Picnic Area. Includes approximately 8 picnic sites and site furnishings (picnic tables on concrete pads, stoves, waste bins, benches, bike racks), signage, and a minor entry node from 91 Avenue. The Art Park includes servicing for lighting of art, concrete pads for permanent pieces, gravel paths and signage for the art. Funding for local art pieces is to be determined by Edmonton Arts Council.

5.6 Fort Hill Road Multi-use Connection. A north-south multi-use connection at the west end of the park that serves as a pedestrian entry point from the Strathcona neighbourhood. Includes new pavement and drainage along Fort Hill Road as well as signage, a minor park entry node, and safety and aesthetic improvements around the O’Keefe entry area (planting and improved fencing).
5.7 **Upgrade Trail North of Park Entry**: Replace the existing ‘goat path’ with a 2.4m wide gravel trail.

5.8 **Art Pieces**: The design, fabrication, supply and installation of 6-8 commissioned art pieces for the Local Art Park, potentially funded through ‘pooled’ percent for art funding (Edmonton Arts Council) or through the capital budget.

### BUDGET

**Studies / Prerequisites**
- Environmental Report\(^1\) $35,000
- Phase 1 ESA Update (if required) $8,000
- Phase 2 ESA for existing washroom building, proposed amenity building and surrounding area $17,000
- Historical Resources Clearance $1,500
- Historical Resources Impact Assessment (if required for excavation for amenity building) $13,200
- Topographic Survey (1% of construction) $23,689
- Geotechnical Report for surface drainage $15,000
- Phase 2 Local Art Visioning Session\(^2\) (if required) $15,000

**Studies / Prerequisites Subtotal\(^3\)** $136,092

**Construction Elements:***
- Lower Park Amenity Node $667,400
- Parking Lot, Parking Along East-West Access Road, Wetland Enhancement $704,300
- South-East Park Entrance Stairs and Flow Trail $224,600
- Play Area Enhancements $338,125
- Local Art Park and Picnic Area $215,100
- Fort Hill Road Multi-use Connection $211,560
- Upgrade Trail North of Park Entry $7,800

**Construction Elements Subtotal** $2,368,885

**Design/Project Management/admin fees\(^4\)** $887,083
- **1% for Public Art\(^5\)** $23,689
- **Contingency – 25%\(^6\)** $592,221

**Phase 5 Elements with Potential Co-Funding**
- Art pieces (6-8) $500,000

**SUBTOTAL PHASE 5 Elements with Potential Co-Funding** $500,000

**GRAND TOTAL PHASE 5** $4,507,971

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1 Level of environmental review to be determined at preliminary design stage. Assumes one review document per Development Permit area.
2 Paid through City of Edmonton operating budget.
3 Includes additional 6% for project management.
4 Includes Design Fees 10%, Project Management 6%, General Conditions 10%, Construction Survey 1.5%, Plant Establishment 5%, As-builts 0.4%, (all based on Construction Subtotal), plus 3.7% Disbursements (based on total of all above, excluding Design Fees)
5 Based on Construction Subtotal
6 Contingency is 25% of Construction Subtotal. The 25% contingency is based on the level of design.
PHASE 5 IMPLEMENTATION STRATEGY

The items in Phase 5 are of a lower priority than the items in earlier phases. However, any of the items in Phase 5 can be initiated in combination with earlier phases as resources are available.

For example:

- The lower park amenity node may be able to be developed as early as Phase 3, provided that Walterdale Bridge construction and the associated new service road/multi-use trail is also complete.
- The parking lot upgrades, wetland enhancement and/or upgrades to the existing washroom building may occur at any time.
- The south-east park entrance stairs may be developed at any time.
- The flow trail on the upper slope of the lower park may be implemented as part of the development of single track trails associated with the Bike Skills Park in Phase 3.
- Play area enhancements may be completed at any time.
- Redevelopment of picnic areas, trails and parking upgrades in the lower park should be done in conjunction with development of the Local Art Park to ensure that they are properly integrated.

A screening-level risk assessment to determine the concentrations of Boron and PAHs and a high-level comparison of their effect on ecological receptors should be conducted for potential planting areas around the amenity node in order to determine the extent of mitigation required and/or to select tolerant plants accordingly.

Clearly communicate the design intent with Operations staff to determine the required maintenance - e.g. if mown, if left natural, short-term maintenance vs long-term maintenance needs (e.g. more maintenance in short-term to help assist new plant establishment).

STUDIES / PREREQUISITES

- Environmental Report (type to be determined depending on budget/scope)
- Phase 1 ESA update (if required)
- Phase 2 Local Art Visioning Session (if required)
- Design of trail standards for single track trails/bike facilities in the river valley (as completed in Phase 3)
- Tree assessment prior to formalizing trail alignment
- Topographic Survey
- Geotechnical Report for surface drainage (if required)
- Historical Resources Impact Assessment for the Amenity Building (if required) including a excavation by archaeologists
- Historical Resources Act Clearance
- Historical Resources Impact Assessment (if required for HRA Clearance)
- Phase 2 ESA for existing washroom building and proposed amenity building with a risk assessment (screening level) for potential risk of boron and PAHs to ecological receptors of amenity node area where planting may occur (as per Phase 1 ESA by KCB)
- Development Permit

SCOPE REDUCTION OPTIONS

It is anticipated that the scope of work for this phase will be refined during the detailed design and tender stages.

If necessary, additional scope reduction may be achieved by exploring the following option:

- Divide scope of work into two or three separate phases. Prioritization can be assessed in the future. Determining factors may include: availability of funding for the Art Park and/or development of amenities (public washrooms) in adjacent developments, etc.
9.3 ESTIMATED OPERATING COSTS

OPERATING IMPACTS

The estimated operating impacts of capital for future phases of the master plan implementation are calculated at a nominal 3% of the construction subtotal for each phase. Building maintenance for the proposed amenity building is calculated at an additional 2% of the construction subtotal for the amenity building.

The budget and scope of development for future phases will ultimately be dependent on funding made available in future budget cycles and are yet to be determined.

The steps down to the river is the only element with potential co-funding that is included in the operating impacts to capital for Community Services. Operating costs for the upgraded stairs to the bridge and the widened trail along Saskatchewan Drive are to be funded by Transportation. Operating costs for public art pieces are to be funded by Edmonton Arts Council.

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ALL ESTIMATES ARE BASED ON 2013 COSTS

1 Excludes the elements with potential co-funding. The widened trail along Saskatchewan Drive and upgraded stairs to bridge are to be maintained by Transportation. The art pieces are to be maintained by EAC.
2 There is no operating cost associated with the demolition of the wastewater treatment plant.
3 Excludes Art pieces. Art pieces are to be maintained by EAC.
4 The costs for maintaining the building totals 5% of its construction budget (3% of the Construction Elements for cleaning, etc. and 2% for repairs)
## 9.4 COST ESTIMATE

### Legend:
- **Upper park works**
- **Lower park works**

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<td></td>
<td>Subdivision / consolidation of legal lots</td>
<td>allow</td>
<td>$5,000</td>
<td>$5,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>PROJECT MANAGEMENT</td>
<td></td>
<td>@ 6%</td>
<td></td>
<td>$2,400</td>
<td></td>
</tr>
<tr>
<td></td>
<td>SUB TOTAL</td>
<td></td>
<td></td>
<td></td>
<td>$42,400</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1.1</td>
<td>IMPROVED INTERSECTION AT Q.E. PARK ROAD</td>
<td>Roadwork: removals, grading, base course, top course, pavement markings, curbs, lighting, contingency, engineering; PM fees; disbursements</td>
<td>allow</td>
<td>$201,835</td>
<td>$201,835</td>
</tr>
<tr>
<td></td>
<td></td>
<td>PROJECT MANAGEMENT</td>
<td>@ 6% (on subtotal)</td>
<td></td>
<td>$12,110</td>
<td>$12,110</td>
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<tr>
<td></td>
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<td>PLANT ESTABLISHMENT</td>
<td>@ 3% (on subtotal)</td>
<td></td>
<td>$6,055</td>
<td>$6,055</td>
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<tr>
<td></td>
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<td>SUB TOTAL</td>
<td></td>
<td></td>
<td>$220,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1.2</td>
<td>PARK ENTRY IMPROVEMENTS</td>
<td>Entry sign, and planting bed</td>
<td>allow</td>
<td>$35,000</td>
<td>$35,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>SUB TOTAL</td>
<td></td>
<td></td>
<td>$35,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>*Plus fees, taxes and contingency</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1.3</td>
<td>REDESIGN OF TRAIL ALIGNMENTS</td>
<td>New sections of multi-use trail west of intersection (300 lin. m)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Removals</td>
<td>sq m</td>
<td>900</td>
<td>$5</td>
<td>$4,500</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Grading</td>
<td>sq m</td>
<td>900</td>
<td>$10</td>
<td>$9,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Multi-use trail (incl. base course)</td>
<td>sq m</td>
<td>900</td>
<td>$60</td>
<td>$54,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Painted trail centre line</td>
<td>lin m</td>
<td>320</td>
<td>$10</td>
<td>$3,200</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Safety signage (warning path users about road crossing)</td>
<td>allow</td>
<td></td>
<td>$4,000</td>
<td>$4,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>New section of concrete sidewalk on east side of parking lot (connecting to 104 St stairs)</td>
<td>sq m</td>
<td>75</td>
<td>$125</td>
<td>$9,375</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Removals (gravel road, section of asphalt trail, gravel parking northwest of old pool site)</td>
<td>sq m</td>
<td>1122</td>
<td>$10</td>
<td>$11,215</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Hydrosedeed lawn + growing medium (removals areas / areas of disturbance)</td>
<td>sq m</td>
<td>683</td>
<td>$20</td>
<td>$13,660</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Planting + growing medium (removals areas / areas of disturbance)</td>
<td>sq m</td>
<td>643</td>
<td>$55</td>
<td>$35,365</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Hydrosedeed lawn + growing medium in place of existing gravel road (portion of future drop off)</td>
<td>sq m</td>
<td>244</td>
<td>$20</td>
<td>$4,880</td>
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<tr>
<td></td>
<td></td>
<td>SUB TOTAL</td>
<td></td>
<td></td>
<td>$149,195</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>*Plus fees, taxes and contingency</td>
<td></td>
</tr>
</tbody>
</table>
## Upper Park Works

**Legend:**
- **PLANT ESTABLISHMENT**
- **PROJECT MANAGEMENT**
- **PHASE 1**

### Subtotal

<table>
<thead>
<tr>
<th>#</th>
<th>Item</th>
<th>Components Included</th>
<th>Units</th>
<th>Qty</th>
<th>Unit $</th>
<th>Cost</th>
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</thead>
<tbody>
<tr>
<td>1.3</td>
<td><strong>SUB TOTAL</strong></td>
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<td>$7,500</td>
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</table>

### 1.5 106 Street Entry+Trail

<table>
<thead>
<tr>
<th>#</th>
<th>Item</th>
<th>Components Included</th>
<th>Units</th>
<th>Qty</th>
<th>Unit $</th>
<th>Cost</th>
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<tbody>
<tr>
<td>1.5</td>
<td><strong>SUB TOTAL</strong></td>
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<td></td>
<td>$743,855</td>
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</table>

### 1.6 Upper Park Open Area, Commemorative Wall

<table>
<thead>
<tr>
<th>#</th>
<th>Item</th>
<th>Components Included</th>
<th>Units</th>
<th>Qty</th>
<th>Unit $</th>
<th>Cost</th>
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<tbody>
<tr>
<td>1.6</td>
<td><strong>SUB TOTAL</strong></td>
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<td>$135,880</td>
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</table>

### Phase 1 Construction Subtotal

<table>
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<tr>
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<th>Item</th>
<th>Components Included</th>
<th>Units</th>
<th>Qty</th>
<th>Unit $</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>PHASE 1 CONSTRUCTION SUBTOTAL</strong> (excluding road work at intersection)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$1,071,430</td>
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</table>

#### Design Fees
- @ 10% (on subtotal) $107,143

#### Project Management
- @ 6% (on subtotal) $64,286

#### General Conditions
- @ 10% (on subtotal) $107,143

#### Construction Survey
- @ 1.5% (on subtotal) $16,071

#### AS-BUILTS
- @ 0.4% (on subtotal) $4,286

#### Plant Establishment
- @ 5% (on subtotal) $53,572

#### Disbursements
- @ 3.7% (on total of above, less design fees) $48,721
<table>
<thead>
<tr>
<th>#</th>
<th>Item</th>
<th>Components Included</th>
<th>Units</th>
<th>Qty</th>
<th>Unit $</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>PUBLIC ART</td>
<td>@ 1% (on subtotal)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>10,714</td>
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<tr>
<td>CONTINGENCY</td>
<td>@ 25% of construction subtotal</td>
<td></td>
<td></td>
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<td>267,858</td>
</tr>
<tr>
<td>ADD: PREREQUISITES/STUDIES</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td>42,400</td>
</tr>
<tr>
<td>ADD: IMPROVED INTERSECTION AT Q.E. PARK ROAD</td>
<td></td>
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<td></td>
<td>220,000</td>
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<tr>
<td>PHASE 1 TOTAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2,013,624</td>
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</tbody>
</table>

**PHASE 2**

Art park, parking lot / bus loop, shelter, new or upgraded trail connections, river access and Saskatchewan Drive lookouts

<table>
<thead>
<tr>
<th>0</th>
<th>PREREQUISITES/STUDIES</th>
<th>Approvals for steps down to the river</th>
<th>allow</th>
<th></th>
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<th>28,000</th>
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<tbody>
<tr>
<td></td>
<td>Environmental Report</td>
<td>allow</td>
<td></td>
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<td></td>
<td>35,000</td>
</tr>
<tr>
<td></td>
<td>Historical Resources Act Clearance</td>
<td>allow</td>
<td></td>
<td></td>
<td></td>
<td>1,500</td>
</tr>
<tr>
<td></td>
<td>Parking Impact Assessment (if required, for whole park)</td>
<td>allow</td>
<td></td>
<td></td>
<td></td>
<td>30,000</td>
</tr>
<tr>
<td></td>
<td>Utility locates</td>
<td>allow</td>
<td></td>
<td></td>
<td></td>
<td>10,000</td>
</tr>
<tr>
<td></td>
<td>Topographic Survey (1% of construction, not including elements with potential co-funding)</td>
<td>allow</td>
<td></td>
<td></td>
<td></td>
<td>25,679</td>
</tr>
<tr>
<td></td>
<td>Geotechnical Report for surface drainage (if required)</td>
<td>allow</td>
<td></td>
<td></td>
<td></td>
<td>15,000</td>
</tr>
<tr>
<td></td>
<td>Aboriginal Art Visioning Session</td>
<td>allow</td>
<td></td>
<td></td>
<td></td>
<td>15,000</td>
</tr>
<tr>
<td>PROJECT MANAGEMENT</td>
<td>@ 6%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>8,711</td>
</tr>
<tr>
<td>SUB TOTAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td>153,890</td>
</tr>
</tbody>
</table>

**2.1 ABORIGINAL ART PARK AND PICNIC AREA (EXCLUDING ART PIECES)**

Picnic facilities:

<table>
<thead>
<tr>
<th></th>
<th></th>
<th>Picnic tables (on concrete pad)</th>
<th>each</th>
<th>8</th>
<th></th>
<th>3,000</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>BBQ stoves</td>
<td>each</td>
<td>8</td>
<td></td>
<td>1,500</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Waste bins</td>
<td>each</td>
<td>4</td>
<td></td>
<td>1,200</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Benches</td>
<td>each</td>
<td>4</td>
<td></td>
<td>2,000</td>
</tr>
</tbody>
</table>

Lookout area:

- Removals (selective clearing) | sq m | 50 |  | 5 |  | 250 |
- Grading | sq m | 50 |  | 10 |  | 500 |
- Gravel surfacing | sq m | 50 |  | 20 |  | 1,000 |
- Bench | each | 1 |  | 2,000 |  | 2,000 |

Blufone (emergency phone) | each |  |  | 5,000 |  | 5,000 |

Art park:

Phase 1 Aboriginal Art Visioning* (see studies above) | allow |  |  |  |  | 500,000 |
Phase 1 art commissions* | allow |  |  |  |  | NIC |
Electrical servicing for future lighting of art area** | allow |  |  |  |  | 50,000 |
Concrete base for artwork** | allow |  |  |  |  | 60,000 |
Signage | allow |  |  |  |  | 20,000 |

Paths:

New gravel paths in picnic / art area: | allow |  |  |  |  | 4,820 |
- Removals (2m) | sq m | 482 |  | 10 |  | 4,820 |
- Secondary gravel path (1.5m) | sq m | 362 |  | 25 |  | 9,038 |
<table>
<thead>
<tr>
<th>#</th>
<th>Item</th>
<th>Components Included</th>
<th>Units</th>
<th>Qty</th>
<th>Unit $</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.2</td>
<td>Upper Park Parking Area Paving and New Bus Loop</td>
<td>New multi-use trails through picnic / art area (3m wide), including trail markings</td>
<td>allow</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Removals (3.5m)</td>
<td>sq m</td>
<td>606</td>
<td>$5</td>
<td>$3,028</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Grading</td>
<td>sq m</td>
<td>606</td>
<td>$10</td>
<td>$6,055</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Paved multi-use path (3m)</td>
<td>sq m</td>
<td>519</td>
<td>$60</td>
<td>$31,140</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Painted trail centre line</td>
<td>lin m</td>
<td>173</td>
<td>$10</td>
<td>$1,730</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Removal of small gravel parking and sections of old gravel road, hydroseeding + growing medium in areas of disturbance</td>
<td>sq m</td>
<td>1013</td>
<td>$20</td>
<td>$20,260</td>
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<tr>
<td></td>
<td></td>
<td><strong>SUB TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td>$263,620</td>
</tr>
</tbody>
</table>
| | | **Notes:** | | | | *Plus fees, taxes and contingency*
| | | From Edmonton Arts Council Queen Elizabeth Public Art Park report, December 2012 |
| | | **Basic electrical servicing and concrete base provided for artwork; additional power or support requirements to be part of artist’s commission budget** |
| 2.2 | Upper Park Parking Area Paving and New Bus Loop | Concrete Barrier Curb | allow | 520 | $100 | $52,000 |
| | | Concrete Rollover Curb | | 95 | $100 | $9,500 |
| | | Concrete Paving | sq m | 210 | $150 | $31,500 |
| | | Asphalt paving | sq m | 2200 | $60 | $132,000 |
| | | Grading (for all parking areas) | sq m | 6966 | $10 | $69,655 |
| | | - New asphalt paving (for all parking areas and road) | sq m | 6966 | $80 | $557,240 |
| | | - Pavement markings (incl. markings for pedestrian route, line painting and curb painting) | allow | | $20,000 | $20,000 |
| | | Bollards | each | 40 | $1,000 | $40,000 |
| | | Lighting for parking lot (incl. servicing) | allow | | $25,000 | $25,000 |
| | | Signage - information hub / orientation | allow | | $15,000 | $15,000 |
| | | Signage - parking regulation | allow | | $8,000 | $8,000 |
| | | **SUB TOTAL** | | | | $959,895 |
| | | **Notes:** | | | | *Plus fees, taxes and contingency*
| 2.3 | Upper Park Shade Shelter | Custom shelter / focal point, including high end slab / floor | allow | | | $150,000 |
| | | Concrete for high-quality paved plaza around and under shelter | sq m | 200 | $45 | $9,000 |
| | | Grading for new shelter | sq m | 390 | $10 | $3,900 |
| | | Hydrosseeded lawn/growing medium in area of disturbance around shelter | sq m | 230 | $20 | $4,600 |
| | | Water servicing connection for drinking fountain(s) and hose bib | allow | | $25,000 | $25,000 |
| | | Drinking fountain (pedestal-mounted, barrier-free) | item | 1 | $2,000 | $2,000 |
| | | Hose bib | item | 1 | $1,000 | $1,000 |
| | | Electrical servicing to shelter | allow | | $25,000 | $25,000 |
| | | Wireless Internet Hub (incl. servicing) | allow | 1 | $25,000 | $25,000 |
| | | Bike racks | each | 1 | $1,500 | $1,500 |
| | | **SUB TOTAL** | | | | $247,000 |
| | | **Notes:** | | | | *Plus fees, taxes and contingency*
<table>
<thead>
<tr>
<th>#</th>
<th>Item</th>
<th>Components Included</th>
<th>Units</th>
<th>Qty</th>
<th>Unit $</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.4</td>
<td>BURY EXISTING AERIAL UTILITIES</td>
<td>Bury existing aerial power lines (15 kV) in upper and lower park:</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Install new conduit, conductors, junction boxes and associated equipment (incl. trenching, backfilling and restoring finished grade condition to match adjacent)</td>
<td></td>
<td></td>
<td>$100,000</td>
<td>$100,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Removal of utility poles, fill hole and restoration of finished grade to match adjacent</td>
<td></td>
<td></td>
<td>$10,000</td>
<td>$10,000</td>
</tr>
<tr>
<td></td>
<td>SUB TOTAL</td>
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<td></td>
<td></td>
<td></td>
<td>$110,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>*Plus fees, taxes and contingency</td>
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<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.5</td>
<td>UPGRADED AND NEW LOOKOUTS ALONG SASKATCHEWAN DRIVE</td>
<td>108 St - reinstate viewpoint, site preparation, new hardscape, seating (relocate bench to west), planting</td>
<td>allow</td>
<td></td>
<td>$35,000</td>
<td>$35,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>108 St - clearing to restore views</td>
<td>allow</td>
<td></td>
<td>$4,000</td>
<td>$4,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>106 St - repair and painting of structure, refurbish interpretive panels, add planting</td>
<td>allow</td>
<td></td>
<td>$35,000</td>
<td>$35,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>106 St - selective clearing to retain views intended when structure was initially installed</td>
<td>allow</td>
<td></td>
<td>$4,000</td>
<td>$4,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>105 St stairs - widen approach at bottom, upgrade stairs, improve aesthetics at staircase entry</td>
<td>allow</td>
<td></td>
<td>$10,000</td>
<td>$10,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>25m east of 105 St - 10m wide view, site preparation, new deck</td>
<td>allow</td>
<td></td>
<td>$35,000</td>
<td>$35,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>25m east of 105 St - clearing for 10m wide view</td>
<td>allow</td>
<td></td>
<td>$4,000</td>
<td>$4,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>125m east of 105 St - 10m wide view, new lookout with accessible seating, hardscaping and planting</td>
<td>allow</td>
<td></td>
<td>$10,000</td>
<td>$10,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>125m east of 105 St - tree clearing on both sides of stairs for safety/security, retain conifers and healthy deciduous</td>
<td>allow</td>
<td></td>
<td>$4,000</td>
<td>$4,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>104 St stairs - entry node at top with paved surface and seating, planting</td>
<td>allow</td>
<td></td>
<td>$25,000</td>
<td>$25,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>104 St stairs - tree pruning and clearing on both sides of stairs for safety/security</td>
<td>allow</td>
<td></td>
<td>$4,000</td>
<td>$4,000</td>
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<tr>
<td></td>
<td></td>
<td>Gateway Blvd - cantilevered viewpoint (40-50m wide)</td>
<td>allow</td>
<td></td>
<td>$100,000</td>
<td>$100,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Gateway Blvd - clearing to restore views from lookout to pole west of lookout structure, keep conifers and potentially some healthy deciduous to frame views</td>
<td>allow</td>
<td></td>
<td>$4,000</td>
<td>$4,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>38m east of hairpin - paved surface and seating, planting, potential future park entry node</td>
<td>allow</td>
<td></td>
<td>$25,000</td>
<td>$25,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>38m east of hairpin - selective removals, convert 3-4 trees to habitat trees</td>
<td>allow</td>
<td></td>
<td>$4,000</td>
<td>$4,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>N side QE Park Rd at hairpin - remove trees that pose a falling hazard to cars and dead or declining trees</td>
<td>allow</td>
<td></td>
<td>$4,000</td>
<td>$4,000</td>
</tr>
<tr>
<td></td>
<td>SUB TOTAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$307,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>*Plus fees, taxes and contingency</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.6</td>
<td>UPPER PARK TRAILS NORTH OF O’KEEFE</td>
<td>New gravel path connection, north of O’Keefe site (2.4m):</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>New paths, upgraded paths, removal of old sections of road</td>
<td>sq m</td>
<td>595</td>
<td>$20</td>
<td>$11,900</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Removals (3.5m)</td>
<td>sq m</td>
<td>408</td>
<td>$20</td>
<td>$8,160</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Rebuilt multi-use trail connecting picnic area to Kinsmen Sports Centre (from 2.4m to 3m wide), including trail markings:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Grading</td>
<td>sq m</td>
<td>735</td>
<td>$10</td>
<td>$7,350</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Re-paved multi-use paths</td>
<td>sq m</td>
<td>630</td>
<td>$60</td>
<td>$37,800</td>
</tr>
</tbody>
</table>
## 2.7 River Access, Ecological Enhancements, Lookouts

River access, riprap bank with stone stairs to water’s edge

<table>
<thead>
<tr>
<th>Item</th>
<th>Components Included</th>
<th>Units</th>
<th>Qty</th>
<th>Unit $</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Removals for widening trail along riverbank</td>
<td>sq m</td>
<td>160</td>
<td>$15</td>
<td>$2,400</td>
</tr>
<tr>
<td></td>
<td>Gravel path along riverbank (2.4 m wide)</td>
<td>sq m</td>
<td>384</td>
<td>$20</td>
<td>$7,680</td>
</tr>
<tr>
<td></td>
<td>Seating (benches on concrete pads)</td>
<td>each</td>
<td>4</td>
<td>$2,000</td>
<td>$8,000</td>
</tr>
<tr>
<td></td>
<td>Erosion control where needed - e.g. erosion control</td>
<td>sq m</td>
<td>1000</td>
<td>$18</td>
<td>$18,000</td>
</tr>
<tr>
<td></td>
<td>Area (square meters) of planting</td>
<td>sq m</td>
<td>1000</td>
<td>$55</td>
<td>$55,000</td>
</tr>
<tr>
<td></td>
<td>Signage - Park Crossover</td>
<td>each</td>
<td>1</td>
<td>$2,000</td>
<td>$2,000</td>
</tr>
</tbody>
</table>

**Sub Total**

$593,080

*Plus fees, taxes and contingency

## Phase 2 Construction

### Subtotal

$2,567,905

- **Design Fees** @ 10% (on subtotal) $256,791
- **Project Management** @ 6% (on subtotal) $154,074
- **General Conditions** @ 10% (on subtotal) $256,791
- **Construction Survey** @ 1.5% (on subtotal) $38,519
- **As-Builts** @ 0.4% (on subtotal) $10,272
- **Plant Establishment** @ 5% (on subtotal) $128,395
- **Disbursements** @ 3.7% (on total of above, less design fees) $116,770
- **Public Art** @ 1% (on subtotal) $25,679
- **Contingency** @ 25% of construction subtotal $641,976

### Add: Studies

$153,890

**Phase 2 Total**

$4,351,061

## Phase 2 Elements with Potential Co-Funding

### 2.8 Widen Trail Adjacent to Saskatchewan Drive

Removal of old asphalt path

<table>
<thead>
<tr>
<th>Item</th>
<th>Components Included</th>
<th>Units</th>
<th>Qty</th>
<th>Unit $</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>New multi-use path (3 m wide)</td>
<td>lin m</td>
<td>1,012</td>
<td>$170</td>
<td>$172,040</td>
</tr>
<tr>
<td></td>
<td>Painted trail centre line</td>
<td>lin m</td>
<td>1,012</td>
<td>$10</td>
<td>$10,120</td>
</tr>
<tr>
<td></td>
<td>New, wider boardwalk west of hairpin (3 m wide)</td>
<td>lin m</td>
<td>125</td>
<td>$1,500</td>
<td>$187,500</td>
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</tbody>
</table>

**Sub Total**

$384,840

- **Design Fees** @ 10% (on subtotal) $38,484
- **Project Management** @ 6% (on subtotal) $23,090
- **General Conditions** @ 10% (on subtotal) $38,484
- **Construction Survey** @ 1.5% (on subtotal) $5,773
- **As-Builts** @ 0.4% (on subtotal) $1,539
- **Plant Establishment** @ 5% (on subtotal) $19,242
- **Disbursements** @ 3.7% (on total of above, less design fees) $17,500
- **Public Art** @ 1% (on subtotal) $3,848
<table>
<thead>
<tr>
<th>#</th>
<th>Item</th>
<th>Components Included</th>
<th>Units</th>
<th>Qty</th>
<th>Unit $</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.9</td>
<td>UPGRADE PROPOSED STAIRS TO BRIDGE</td>
<td>Provide concrete stairs instead of wood stairs to Walterdale Bridge</td>
<td>allow</td>
<td></td>
<td>$900,000</td>
<td>$900,000</td>
</tr>
<tr>
<td></td>
<td><strong>SUB TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$900,000</td>
</tr>
<tr>
<td></td>
<td>DESIGN FEES</td>
<td>@ 10% (on subtotal)</td>
<td></td>
<td></td>
<td></td>
<td>$90,000</td>
</tr>
<tr>
<td></td>
<td>PROJECT MANAGEMENT</td>
<td>@ 6% (on subtotal)</td>
<td></td>
<td></td>
<td></td>
<td>$54,000</td>
</tr>
<tr>
<td></td>
<td>GENERAL CONDITIONS</td>
<td>@ 10% (on subtotal)</td>
<td></td>
<td></td>
<td></td>
<td>$90,000</td>
</tr>
<tr>
<td></td>
<td>CONSTRUCTION SURVEY</td>
<td>@ 15% (on subtotal)</td>
<td></td>
<td></td>
<td></td>
<td>$13,500</td>
</tr>
<tr>
<td></td>
<td>AS-BUILTTS</td>
<td>@ 0.4% (on subtotal)</td>
<td></td>
<td></td>
<td></td>
<td>$3,600</td>
</tr>
<tr>
<td></td>
<td>PLANT ESTABLISHMENT</td>
<td>@ 5% (on subtotal)</td>
<td></td>
<td></td>
<td></td>
<td>$45,000</td>
</tr>
<tr>
<td></td>
<td>DISBURSEMENTS</td>
<td>@ 3.7% (on total of above, less design fees)</td>
<td></td>
<td></td>
<td></td>
<td>$40,926</td>
</tr>
<tr>
<td></td>
<td>PUBLIC ART</td>
<td>@ 1% (on subtotal)</td>
<td></td>
<td></td>
<td></td>
<td>$9,000</td>
</tr>
<tr>
<td></td>
<td>CONTINGENCY</td>
<td>@ 25% of construction subtotal</td>
<td></td>
<td></td>
<td></td>
<td>$225,000</td>
</tr>
<tr>
<td></td>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$1,471,026</td>
</tr>
<tr>
<td></td>
<td>2.10 ART PIECES</td>
<td>Partnership opportunity with Edmonton Art Council</td>
<td>allow</td>
<td></td>
<td>$500,000</td>
<td>$500,000</td>
</tr>
<tr>
<td></td>
<td><strong>SUB TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$500,000</td>
</tr>
</tbody>
</table>

**PHASE 2 ELEMENTS WITH POTENTIAL CO-FUNDING TOTAL**

$2,600,036

**PHASE 2 ELEMENTS GRAND TOTAL**

$6,951,097

**PHASE 3**

Relocation of River Valley Programming to upper park, bike skills and new trails in the Lower Park

<table>
<thead>
<tr>
<th>0</th>
<th>PREREQUISITES/STUDIES</th>
<th>Components Included</th>
<th>Units</th>
<th>Qty</th>
<th>Unit $</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Environmental Report (incl. Env. Impact Assessment and Site Location Study) for Bike Skills Park</td>
<td>allow</td>
<td></td>
<td>$40,000</td>
<td>$40,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Phase 1 ESA Update (if required)</td>
<td>allow</td>
<td></td>
<td></td>
<td>$8,000</td>
<td>$8,000</td>
</tr>
<tr>
<td></td>
<td>Historical Resources Act Clearance</td>
<td>allow</td>
<td></td>
<td></td>
<td>$1,500</td>
<td>$1,500</td>
</tr>
<tr>
<td></td>
<td>Historical Resources Impact Assessment (if required) includes: 1.5 days in the field directed by an archeologist, travel expenses, reporting, back-hoe</td>
<td>allow</td>
<td>$13,200</td>
<td>$13,200</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Study to determine the extent of WWTP removal/remediation required for Bike Skills Park</td>
<td>allow</td>
<td>$76,000</td>
<td>$76,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- WWTP - Phase 2 to address adjacent areas to the east (storage compound, including the boat storage garage) and to the southwest (refuse site) as per Phase 1 ESA by KCB</td>
<td>allow</td>
<td>$40,000</td>
<td>$40,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- WWTP - re-do and expand Hazardous Materials Assessment Report</td>
<td>allow</td>
<td></td>
<td></td>
<td>$25,000</td>
<td>$25,000</td>
</tr>
<tr>
<td></td>
<td>- WWTP - re-do Quote</td>
<td>allow</td>
<td></td>
<td></td>
<td>$7,000</td>
<td>$7,000</td>
</tr>
<tr>
<td></td>
<td>- WWTP - Project Management Fees</td>
<td>allow</td>
<td></td>
<td></td>
<td>$4,000</td>
<td>$4,000</td>
</tr>
<tr>
<td></td>
<td>Consultation and design for the bike skills area</td>
<td>allow</td>
<td></td>
<td></td>
<td>$35,000</td>
<td>$35,000</td>
</tr>
<tr>
<td></td>
<td>Development of construction standards and management plan for bike skills area and single-track trails</td>
<td>allow</td>
<td>$10,000</td>
<td>$10,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Remediation work (if necessary)</td>
<td>allow</td>
<td></td>
<td></td>
<td>$50,000</td>
<td>$50,000</td>
</tr>
<tr>
<td></td>
<td>Topographic Survey (1% of construction, not including elements with potential co-funding)</td>
<td>allow</td>
<td>$16,123</td>
<td>$16,123</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$194,000</td>
</tr>
<tr>
<td>#</td>
<td>Item</td>
<td>Components Included</td>
<td>Units</td>
<td>Qty</td>
<td>Unit $</td>
<td>Cost</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>PROJECT MANAGEMENT</td>
<td>@ 6%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$14,989</td>
</tr>
<tr>
<td>SUB TOTAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$264,812</td>
</tr>
<tr>
<td>3.1 BIKE SKILLS AREA (INCLUDING SINGLE-TRACK TRAILS)</td>
<td>Phase 2 soil testing / additional research for old wastewater treatment site, buildings, and pump station, if required (as per Phase 1 ESA by KCB)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Remediation costs, if required (not included)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>NIC</td>
</tr>
<tr>
<td></td>
<td>Consultation and design for the bike skills area (see studies above)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Allowance for bike skills area construction</td>
<td>allow</td>
<td></td>
<td></td>
<td>$400,000</td>
<td>$400,000</td>
</tr>
<tr>
<td></td>
<td>Single track trail construction estimate</td>
<td>lin m</td>
<td>550</td>
<td>$100</td>
<td>$55,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Boardwalk / path to central viewing area</td>
<td>allow</td>
<td></td>
<td></td>
<td>$80,000</td>
<td>$80,000</td>
</tr>
<tr>
<td></td>
<td>Seating (potentially customized)</td>
<td>allow</td>
<td></td>
<td></td>
<td>$25,000</td>
<td>$25,000</td>
</tr>
<tr>
<td></td>
<td>Picnic tables on concrete pads</td>
<td>each</td>
<td>2</td>
<td>$3,000</td>
<td>$6,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Bike racks</td>
<td>each</td>
<td>1</td>
<td>$1,500</td>
<td>$1,500</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Development of construction standards and management plan for bike skills area and single-track trails (see studies above)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Signage - interpretation (wastewater treatment plant)</td>
<td>each</td>
<td>1</td>
<td>$5,000</td>
<td>$5,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Signage - trailmarker (5)</td>
<td>each</td>
<td>5</td>
<td>$4,000</td>
<td>$20,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Water servicing connection for hose bib</td>
<td>allow</td>
<td></td>
<td></td>
<td>$15,000</td>
<td>$15,000</td>
</tr>
<tr>
<td>SUB TOTAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$607,500</td>
</tr>
<tr>
<td><strong>NOTE</strong></td>
<td>Estimate of wastewater treatment plant (WWTP) demolition costs from LCVM Consultants report (April 2012) was $2.77m and assumed full removal, but did not include remediation, if required. The potential to reduce the cost of demolition by retaining some of the WWTP for integration with the Bike Skills Park will be explored during detailed design.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.2 RIVER VALLEY PROGRAMMING</td>
<td>Remediation costs, if required (not included)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>NIC</td>
</tr>
<tr>
<td></td>
<td>Site preparation, surfacing, fencing and equipment</td>
<td>allow</td>
<td></td>
<td></td>
<td>$50,000</td>
<td>$50,000</td>
</tr>
<tr>
<td></td>
<td>New program elements</td>
<td>allow</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Archery (poles for net)</td>
<td></td>
<td></td>
<td></td>
<td>$5,000</td>
<td>$5,000</td>
</tr>
<tr>
<td></td>
<td>- Low ropes (8 elements or challenges)</td>
<td></td>
<td></td>
<td></td>
<td>$50,000</td>
<td>$50,000</td>
</tr>
<tr>
<td></td>
<td>- Climbing/Bouldering Wall (with holds, crash mats, support structure, foundation, etc)</td>
<td></td>
<td></td>
<td></td>
<td>$10,000</td>
<td>$10,000</td>
</tr>
<tr>
<td></td>
<td>- Storage building</td>
<td></td>
<td></td>
<td></td>
<td>$75,000</td>
<td>$75,000</td>
</tr>
<tr>
<td></td>
<td>- Shelter (3m x 3m)</td>
<td></td>
<td></td>
<td></td>
<td>$50,000</td>
<td>$50,000</td>
</tr>
<tr>
<td></td>
<td>- Waste bins</td>
<td>each</td>
<td>2</td>
<td>$1,200</td>
<td>$2,400</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Picnic tables on concrete pads</td>
<td>each</td>
<td>4</td>
<td>$3,000</td>
<td>$12,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Secondary paths to RV programming area:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Removals</td>
<td>sq m</td>
<td>822</td>
<td>$5</td>
<td>$4,110</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Secondary gravel path (1.5m wide)</td>
<td>sq m</td>
<td>617</td>
<td>$25</td>
<td>$15,413</td>
<td></td>
</tr>
<tr>
<td>SUB TOTAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$273,923</td>
</tr>
<tr>
<td><strong>NOTE</strong></td>
<td>*Plus fees, taxes and contingency</td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>3.3 COMPOSTING TOILET</td>
<td>Toilet</td>
<td>allow</td>
<td></td>
<td></td>
<td>$75,000</td>
<td>$75,000</td>
</tr>
<tr>
<td></td>
<td>Site preparation, path, ramp, planting</td>
<td>allow</td>
<td></td>
<td></td>
<td>$125,000</td>
<td>$125,000</td>
</tr>
<tr>
<td>SUB TOTAL</td>
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<td>Item</td>
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<td>Qty</td>
<td>Unit $</td>
<td>Cost</td>
</tr>
<tr>
<td>----</td>
<td>----------------------------------------------------------------------</td>
<td>-------------------------------------------------------------------------------------</td>
<td>---------</td>
<td>-----</td>
<td>--------</td>
<td>-------</td>
</tr>
<tr>
<td>3.4</td>
<td>ETHNOBOTANICAL TRAIL (AND SIGNAGE)</td>
<td>Removals (tree clearing, removal of concrete pad)</td>
<td>sq m</td>
<td>875</td>
<td>$15</td>
<td>$13,125</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Grading</td>
<td>sq m</td>
<td>375</td>
<td>$10</td>
<td>$3,750</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Gravel path (upgraded to 2.4m)</td>
<td>sq m</td>
<td>300</td>
<td>$20</td>
<td>$6,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Drainage infrastructure (e.g. culvert under path)</td>
<td>allow</td>
<td></td>
<td></td>
<td>$50,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Stairs (if required)</td>
<td>allow</td>
<td></td>
<td></td>
<td>$75,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Infill planting (including new species for interp.)</td>
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<td>50</td>
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<td>Signage - trail markers [or directional?]</td>
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<tr>
<td>3.5</td>
<td>TRAILS AND LOOKOUTS IN THE LOWER EAST PARK</td>
<td>Rebuilt trail along east riverbank (east of service road):</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Removals, grading</td>
<td>sq m</td>
<td>510</td>
<td>$10</td>
<td>$5,100</td>
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<td></td>
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<td>Gravel path (2.4m)</td>
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<td>Signage - trail marker</td>
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<td></td>
<td><strong>Riverbank lookouts (2):</strong></td>
<td>Selected clearing / pruning (2 x 100sq m)</td>
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<td>Gravel surfacing (2 x 100sq m)</td>
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<td>200</td>
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<td>Bench on concrete pad (1 per lookout)</td>
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<td>$4,000</td>
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<td><strong>Trail/stairs connecting picnic area to riverbank:</strong></td>
<td>Removals (tree clearing)</td>
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<td>Gravel path (2.4m)</td>
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<td><strong>Vegetated riverbank enhancement:</strong></td>
<td>Growing medium and infill planting</td>
<td>sq m</td>
<td>1000</td>
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<td>3.6</td>
<td>CLOSURE OF A SINGLE-TRACK TRAIL</td>
<td>Erosion control measures - e.g. erosion control fabric, willow stakes</td>
<td>sq m</td>
<td>1010</td>
<td>$18</td>
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<td>Closure / rehabilitation of single-track trails in east end of lower park</td>
<td>sq m</td>
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<td>Growing medium and planting</td>
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<td>Qty</td>
<td>Unit $</td>
<td>Cost</td>
</tr>
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<td>---</td>
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<tr>
<td>GENERAL CONDITIONS</td>
<td>@ 10% (on subtotal)</td>
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<td>CONSTRUCTION SURVEY</td>
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<td>AS-BUILT</td>
<td>@ 0.4% (on subtotal)</td>
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<td>PLANT ESTABLISHMENT</td>
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<td>DISBURSEMENTS</td>
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<td>$73,316</td>
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<td>PUBLIC ART</td>
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<td>CONTINGENCY</td>
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**PHASE 3 ELEMENTS WITH POTENTIAL CO-FUNDING**

| 3.7 | WASTEWATER TREATMENT PLANT DEMOLITION | Full demolition and removal of waste water treatment plant and backfilling to greenfield condition. Potential cost sharing with Drainage Dept. With full removal, delete the line item for repurposing ($350,000). allow |  |  | $2,772,000 | $2,772,000 |
| **SUB TOTAL** |  |  |  |  |  | $2,772,000 |

*Including fees and contingency (Budget Cost Plan, April 30, 2012)*

**PHASE 3 ELEMENTS GRAND TOTAL**

|  |  |  |  |  |  | $5,672,086 |

**PHASE 4**

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<td>$35,000</td>
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<td>Phase 1 ESA Update (if required)</td>
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<td></td>
<td></td>
<td>$8,000</td>
<td>$8,000</td>
</tr>
<tr>
<td>Historical Resources Act Clearance</td>
<td>allow</td>
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<td></td>
<td>$1,500</td>
<td>$1,500</td>
</tr>
<tr>
<td>Phase 2 soil testing in vicinity of Dantzer’s Hill and south end of Walterdale Bridge, if required (as per Phase 1 ESA by KCB)</td>
<td>allow</td>
<td></td>
<td></td>
<td></td>
<td>$10,000</td>
<td>$10,000</td>
</tr>
<tr>
<td>Topographic Survey (1% of construction)</td>
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<td></td>
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<td>$33,259</td>
<td>$33,259</td>
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<tr>
<td>Geotechnical report for overpass</td>
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<tr>
<td><strong>PROJECT MANAGEMENT</strong></td>
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<td>$8,266</td>
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**4.1 TOBOGGANING HILL AND OPEN FIELD AREA**

<p>| | | | | | | |</p>
<table>
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<tr>
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</thead>
<tbody>
<tr>
<td>Phase 2 soil testing in vicinity of Dantzer’s Hill and south end of Walterdale Bridge, if required (see studies above)</td>
<td></td>
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<tr>
<td>Remediation costs, if required (not included)</td>
<td>NIC</td>
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<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Fill for mound, graded - see note below***</td>
<td>cu m</td>
<td>50000</td>
<td></td>
<td></td>
<td>NIC</td>
<td></td>
</tr>
<tr>
<td>Shaping of fill for mound, as required</td>
<td>allow</td>
<td></td>
<td></td>
<td></td>
<td>$100,000</td>
<td>$100,000</td>
</tr>
<tr>
<td>Hydroseeded lawn + growing medium (hill only)</td>
<td>sq m</td>
<td>15000</td>
<td></td>
<td></td>
<td>$20</td>
<td>$300,000</td>
</tr>
<tr>
<td>Electrical connections for future lighting of tobogganing hill</td>
<td>allow</td>
<td></td>
<td></td>
<td></td>
<td>$50,000</td>
<td>$50,000</td>
</tr>
<tr>
<td>Seating (benches on concrete pads)</td>
<td>each</td>
<td>10</td>
<td></td>
<td></td>
<td>$2,000</td>
<td>$20,000</td>
</tr>
<tr>
<td>Gravel path (fine crushed stone) at base of mound (2.4 m)</td>
<td>sq m</td>
<td>312</td>
<td></td>
<td></td>
<td>$20</td>
<td>$6,240</td>
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<tr>
<td>Waste bin @ minor park entry node</td>
<td>each</td>
<td>1</td>
<td></td>
<td></td>
<td>$1,200</td>
<td>$1,200</td>
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<tr>
<td>Minor park entry nodes (2)</td>
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<td></td>
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<td>$15,000</td>
<td>$30,000</td>
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<tr>
<td>Signage - interpretive (First Nations archaeology)</td>
<td>each</td>
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<td></td>
<td></td>
<td>$6,000</td>
<td>$6,000</td>
</tr>
<tr>
<td>Signage - directional</td>
<td>each</td>
<td>1</td>
<td></td>
<td></td>
<td>$14,000</td>
<td>$14,000</td>
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<tr>
<td>Signage - Park Crossover</td>
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<td>$4,000</td>
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<tr>
<td>Servicing for event area, west side of field (#1)</td>
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<td>$25,000</td>
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<tr>
<td>Item</td>
<td>Components Included</td>
<td>Units</td>
<td>Qty</td>
<td>Unit $</td>
<td>Cost</td>
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</tr>
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<td>-------</td>
<td>-----</td>
<td>--------</td>
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</tr>
<tr>
<td>SUB TOTAL</td>
<td><strong>The volume of fill for the mound will depend on the finished grades after Walterdale Bridge construction. It is assumed that a free source of fill material will be located from a concurrent excavation project (e.g. excavation for new arena, dry ponds, etc.)</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$556,440</strong></td>
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</tbody>
</table>

**NOTE:**

<table>
<thead>
<tr>
<th>4.2 PEDESTRIAN OVERPASS, TRAIL CONNECTIONS, LOOKOUTS**</th>
<th>Overpass (4m wide x 60m long)</th>
<th>sq m</th>
<th>240</th>
<th>$10,000</th>
<th>$2,400,000</th>
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<tr>
<td>Custom lookout areas</td>
<td></td>
<td></td>
<td>2</td>
<td>$100,000</td>
<td>$200,000</td>
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<tr>
<td>Multi-use trail (from overpass, along N side of QE Park Road to Kinsmen crosswalk; 3m)</td>
<td>sq m</td>
<td>1038</td>
<td>$60</td>
<td>$62,280</td>
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<td>Hydroseeded lawn + growing medium/top soil (area of disturbance)</td>
<td>sq m</td>
<td>2384</td>
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<tr>
<td>Seating (benches on concrete pads)</td>
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<td>$2,000</td>
<td>$20,000</td>
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</tr>
<tr>
<td>Signage - orientation</td>
<td>each</td>
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<td>$22,000</td>
<td>$22,000</td>
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<tr>
<td>Signage - directional</td>
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<td>$14,000</td>
<td>$14,000</td>
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<tr>
<td>Painted trail centre line</td>
<td>lin m</td>
<td>345</td>
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<td><strong>$2,769,410</strong></td>
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**NOTE:**

| PHASE 4 CONSTRUCTION SUBTOTAL | | | | | **$3,325,850** |
| DESIGN FEES | @ 10% (on subtotal) | | | | **$332,585** |
| EXTRA DESIGN FEES FOR OVERPASS ONLY | @ 5% (for design and structural engineering on subtotal of overpass only) | | | | **$120,000** |
| PROJECT MANAGEMENT | @ 6% (on subtotal) | | | | **$199,551** |
| GENERAL CONDITIONS | @ 10% (on subtotal) | | | | **$332,585** |
| CONSTRUCTION SURVEY | @ 1.5% (on subtotal) | | | | **$49,888** |
| AS-BUILTS | @ 0.4% (on subtotal) | | | | **$13,303** |
| PLANT ESTABLISHMENT | @ 5% (on subtotal) | | | | **$166,293** |
| DISBURSEMENTS | @ 3.7% (on total of above, less design fees) | | | | **$151,236** |
| PUBLIC ART | @ 1% (on subtotal) | | | | **$33,259** |
| CONTINGENCY | @ 25% of construction subtotal | | | | **$831,463** |

**ADD: STUDIES**

| | | | | | **$146,024** |

| PHASE 4 TOTAL | | | | | **$5,702,036** |

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<td>Phase 2 ESA for existing washroom building and proposed amenity building with a risk assessment (screening level) for potential risk of boron and PAHs to ecological receptors of amenity node area where planting may occur (as per Phase 1 ESA by KCB)</td>
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<td>Historical Resources Act Clearance</td>
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<td>$1,500</td>
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<td>Historical Resources Impact Assessment (if required for amenity building) includes: 1.5 days in the field directed by an archeologist, travel expenses, reporting, back-hoe</td>
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<td>LOWER PARK AMENITY NODE</td>
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<td></td>
<td>- Seating (custom)</td>
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</tr>
<tr>
<td></td>
<td>- Waste bins</td>
<td>each</td>
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</tr>
<tr>
<td></td>
<td>- Bike racks</td>
<td>each</td>
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<tr>
<td></td>
<td>Fire pit and seating</td>
<td>allow</td>
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<tr>
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<td>Grading</td>
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<td>Planting beds - plants + growing medium</td>
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<td>Paving</td>
<td>sq m</td>
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<td></td>
<td>Signage - directional</td>
<td>each</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Signage - building identification</td>
<td>each</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Amenities building - architecturally designed and well-integrated</td>
<td>sq m</td>
<td>75</td>
<td></td>
</tr>
<tr>
<td></td>
<td>with the site (year-round facility including custodial storage,</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>office/storage for bike skills, vending machine, warm-up area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>area with view of the park, public washrooms)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Servicing - 1 sanitary connection for washrooms</td>
<td>allow</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>Servicing - 3 electrical connections (blufone,</td>
<td>allow</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>washroom building, event servicing near washroom</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>building)</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Servicing - 1 phone connection (blufone)</td>
<td>allow</td>
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<td></td>
<td>Servicing - 2 gas connections (outdoor fire pit,</td>
<td>allow</td>
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<td></td>
<td>washroom boiler)</td>
<td></td>
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<td>SUB TOTAL</td>
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<tr>
<td>5.2</td>
<td>PARKING LOT, PARKING ALONG EAST-WEST</td>
<td>Parking / road:</td>
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<td></td>
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<td></td>
<td>ACCESS ROAD, WETLAND ENHANCEMENT</td>
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<td></td>
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<tr>
<td></td>
<td>East-west park road and parking areas - removals,</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>site preparation, paving / repaving, wheel stops / curbs:</td>
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<td></td>
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<tr>
<td></td>
<td>- Removals (removals of lawn for 4 new parking areas,</td>
<td>sq m</td>
<td>400</td>
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<tr>
<td></td>
<td>each ~100 sq m in size)</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>- Removals of old paving (existing parking and asphalt road)</td>
<td>sq m</td>
<td>3254</td>
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</tr>
<tr>
<td></td>
<td>- Grading (for all parking areas)</td>
<td>sq m</td>
<td>3654</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- New asphalt paving (for all parking areas and road)</td>
<td>sq m</td>
<td>3654</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Pavement markings</td>
<td>allow</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Wheel stops - as curbing (estimates full replacement</td>
<td>lin m</td>
<td>990</td>
<td></td>
</tr>
<tr>
<td></td>
<td>of existing)</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Hydroseeded lawn + growing medium (area returned to park)</td>
<td>sq m</td>
<td>125</td>
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*Plus fees, taxes and contingency
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<th>Item</th>
<th>Components Included</th>
<th>Units</th>
<th>Qty</th>
<th>Unit $</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Wetland enhancement / drainage under road</td>
<td>removing invasive plants, potential enlargement, adding native plants, improving drainage under road into culvert</td>
<td>allow</td>
<td></td>
<td></td>
<td>$75,000</td>
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<td></td>
<td><strong>Washroom building upgrades:</strong></td>
<td></td>
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<tr>
<td></td>
<td>- Interior / exterior improvements as per 2009 report</td>
<td>allow</td>
<td>$40,000</td>
<td></td>
<td>$40,000</td>
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<tr>
<td></td>
<td>- Aesthetic improvements to washroom</td>
<td>allow</td>
<td>$50,000</td>
<td></td>
<td>$50,000</td>
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<tr>
<td></td>
<td>- Improved paths around building for accessibility - grading, asphalt paths</td>
<td>sq m 120 $70</td>
<td>$8,400</td>
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<td></td>
<td>- Bike racks</td>
<td>allow</td>
<td>$4,000</td>
<td></td>
<td>$4,000</td>
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</tr>
<tr>
<td></td>
<td>- Signage - orientation (near washroom building)</td>
<td>each 1 $22,000</td>
<td>$22,000</td>
<td></td>
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<tr>
<td></td>
<td>- Signage - building identification</td>
<td>each 1 $5,000</td>
<td>$5,000</td>
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<td></td>
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<tr>
<td></td>
<td>- Signage - Park Crossover</td>
<td>each 1 $4,000</td>
<td>$4,000</td>
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<td></td>
<td><strong>SUB TOTAL</strong></td>
<td></td>
<td>$704,300</td>
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<td><strong>SOUTH-EAST PARK ENTRANCE STAIRS AND FLOW TRAIL</strong></td>
<td></td>
<td>$224,600</td>
<td></td>
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<td></td>
<td>Removals (tree clearing)</td>
<td>sq m 260 $25</td>
<td>$6,500</td>
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<td></td>
<td>Removals (old stairs)</td>
<td>sq m 125 $20</td>
<td>$2,500</td>
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<tr>
<td></td>
<td>Grading</td>
<td>sq m 260 $10</td>
<td>$2,600</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>Minor park entry node</td>
<td>allow 1 $15,000</td>
<td>$15,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Flow trail (mountain biking)</td>
<td>lin m 400 $100</td>
<td>$40,000</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>Signage - trail marker</td>
<td>each 2 $4,000</td>
<td>$8,000</td>
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<tr>
<td></td>
<td><strong>SUB TOTAL</strong></td>
<td></td>
<td>$338,125</td>
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<td></td>
<td><strong>PLAYGROUND ENHANCEMENTS</strong></td>
<td></td>
<td>$38,125</td>
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<td></td>
<td>Playground enhancement allowance</td>
<td>allow $300,000</td>
<td>$300,000</td>
<td></td>
<td></td>
<td></td>
</tr>
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<td></td>
<td>Accessible asphalt paths to playground:</td>
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<td></td>
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<td></td>
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</tr>
<tr>
<td></td>
<td>- Removals</td>
<td>sq m 225 $5</td>
<td>$1,125</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>- Asphalt path (incl. base course)</td>
<td>sq m 225 $60</td>
<td>$13,500</td>
<td></td>
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<tr>
<td></td>
<td>Signage - orientation</td>
<td>each 1 $22,000</td>
<td>$22,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Bike racks</td>
<td>each 1 $1,500</td>
<td>$1,500</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>SUB TOTAL</strong></td>
<td></td>
<td>$338,125</td>
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<tr>
<td>5.4</td>
<td><strong>LOCAL ART PARK AND PICNIC AREA</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Picnic sites (8) and site furnishings:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Picnic table on concrete pad</td>
<td>each 8 $3,000</td>
<td>$24,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- BBQ pits</td>
<td>each 8 $1,500</td>
<td>$12,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Waste bins</td>
<td>each 3 $1,200</td>
<td>$3,600</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Seating - e.g. bench on concrete pad</td>
<td>each 5 $2,000</td>
<td>$10,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Bike racks</td>
<td>each 1 $1,500</td>
<td>$1,500</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Signage - directional (west end of picnic area @ service road junction)</td>
<td>each 1 $14,000</td>
<td>$14,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Minor park entry node (from 91 Ave)</td>
<td>allow 1 $15,000</td>
<td>$15,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>#</td>
<td>Item</td>
<td>Components Included</td>
<td>Units</td>
<td>Qty</td>
<td>Unit $</td>
<td>Cost</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Art park:</td>
<td>Phase 2 Local Art Visioning** (see studies above)</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td>Phase 2 Local Art Commissions**</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$500,000 NIC</td>
</tr>
<tr>
<td></td>
<td>Servicing for future lighting of art area</td>
<td>allow</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Concrete pad for artwork</td>
<td>each</td>
<td>6</td>
<td></td>
<td></td>
<td>$10,000 $60,000</td>
</tr>
<tr>
<td></td>
<td>Secondary gravel paths in art area (1.5m wide)</td>
<td>allow</td>
<td></td>
<td></td>
<td></td>
<td>$10,000 $10,000</td>
</tr>
<tr>
<td></td>
<td>Signage - art identification</td>
<td>each</td>
<td>6</td>
<td></td>
<td></td>
<td>$2,500 $15,000</td>
</tr>
<tr>
<td>**SUB TOTAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$215,100</td>
</tr>
</tbody>
</table>

**NOTES: **

- Basic electrical servicing and concrete base provided for artwork; additional power or support requirements to be part of artist’s commission budget. Art pieces not included in cost.
- From Edmonton Arts Council Queen Elizabeth Public Art Park report, December 2012 (funding source to be confirmed)

### 5.6 FORT HILL ROAD MULTI-USE CONNECTION

<table>
<thead>
<tr>
<th>Item</th>
<th>Components Included</th>
<th>Units</th>
<th>Qty</th>
<th>Unit $</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Removals for road widening</td>
<td></td>
<td>sq m</td>
<td>608</td>
<td>$15</td>
<td>$9,120</td>
</tr>
<tr>
<td>Grading for south half</td>
<td></td>
<td>sq m</td>
<td>608</td>
<td>$10</td>
<td>$6,080</td>
</tr>
<tr>
<td>Multi-use asphalt trail, south half (widened road for pedestrians and cyclists)</td>
<td></td>
<td>sq m</td>
<td>456</td>
<td>$60</td>
<td>$27,360</td>
</tr>
<tr>
<td>Rebuilt/graded multi-use asphalt trail, north half**</td>
<td></td>
<td>sq m</td>
<td>560</td>
<td>$10</td>
<td>$5,600</td>
</tr>
<tr>
<td>Re-paved multi-use asphalt trail, north half**</td>
<td></td>
<td>sq m</td>
<td>480</td>
<td>$60</td>
<td>$28,800</td>
</tr>
<tr>
<td>Painted trail centre line</td>
<td></td>
<td>lin m</td>
<td>310</td>
<td>$14,000</td>
<td>$4,310</td>
</tr>
<tr>
<td>Drainage (e.g. rock swale)</td>
<td></td>
<td>lin m</td>
<td>150</td>
<td>$250</td>
<td>$37,500</td>
</tr>
<tr>
<td>Signage - Directional</td>
<td></td>
<td>each</td>
<td>1</td>
<td>$14,000</td>
<td>$14,000</td>
</tr>
<tr>
<td>Minor park entry nodes (2) (minor park entry signage, selective clearing, gravel paving, waste bin)</td>
<td></td>
<td>allow</td>
<td>2</td>
<td>$15,000</td>
<td>$30,000</td>
</tr>
<tr>
<td>Lighting</td>
<td></td>
<td>allow</td>
<td>1</td>
<td>$25,000</td>
<td>$25,000</td>
</tr>
<tr>
<td>Safety / aesthetic improvements to O’Keefe entry area</td>
<td></td>
<td>allow</td>
<td>1</td>
<td>$25,000</td>
<td>$25,000</td>
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<td>**SUB TOTAL</td>
<td></td>
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<td>$211,560</td>
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**NOTE**

Connects to new trail being built in conjunction with Walterdale Bridge work

### 5.7 UPGRADE TRAIL NORTH OF PARK ENTRY

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<th>Components Included</th>
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<th>Qty</th>
<th>Unit $</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Removals, grading</td>
<td></td>
<td>sq m</td>
<td>300</td>
<td>$10</td>
<td>$3,000</td>
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<tr>
<td>Gravel path (2.4m)</td>
<td></td>
<td>sq m</td>
<td>240</td>
<td>$20</td>
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**PHASE 5 SUBTOTAL**

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<td>DESIGN FEES</td>
<td>10%</td>
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<tr>
<td>PROJECT MANAGEMENT</td>
<td>6%</td>
<td>$142,133</td>
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<td>GENERAL CONDITIONS</td>
<td>10%</td>
<td>$236,889</td>
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<tr>
<td>CONSTRUCTION SURVEY</td>
<td>1.5%</td>
<td>$35,533</td>
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<td>AS-BUILT</td>
<td>0.4%</td>
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<td>PLANT ESTABLISHMENT</td>
<td>5%</td>
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<td>DISBURSEMENTS</td>
<td>3.7%</td>
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<td>PUBLIC ART</td>
<td>1%</td>
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<td>CONTINGENCY</td>
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<td>Item</td>
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<td><strong>PHASE 5 ELEMENTS WITH POTENTIAL CO-FUNDING</strong></td>
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<tr>
<td></td>
<td><strong>5.8 ART PIECES</strong></td>
<td>Partnership opportunity with Edmonton Art Council allow</td>
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<td></td>
<td><strong>SUB TOTAL</strong></td>
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<td><strong>PHASE 5 ELEMENTS WITH POTENTIAL CO-FUNDING TOTAL</strong></td>
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<td><strong>PHASE 5 ELEMENTS GRAND TOTAL</strong></td>
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<td><strong>SUMMARY</strong></td>
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<td>PHASE 2 SUBTOTAL</td>
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<td>PHASE 3 SUBTOTAL</td>
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<td>DESIGN FEES</td>
<td>@ 10% (on subtotal)</td>
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<td>PROJECT MANAGEMENT</td>
<td>@ 6% (on subtotal)</td>
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<tr>
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<td>GENERAL CONDITIONS</td>
<td>@ 10% (on subtotal)</td>
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<td>CONSTRUCTION SURVEY</td>
<td>@ 1.5% (on subtotal)</td>
</tr>
<tr>
<td></td>
<td>AS-BUILTS</td>
<td>@ 0.4% (on subtotal)</td>
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<tr>
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<td>PLANT ESTABLISHMENT</td>
<td>@ 5% (on subtotal)</td>
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<tr>
<td></td>
<td>DISBURSEMENTS</td>
<td>@ 3.7% (on total of above, less design fees)</td>
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<td>PUBLIC ART</td>
<td>@ 1% (on subtotal)</td>
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<td></td>
<td>CONTINGENCY</td>
<td>@ 25% of construction subtotal</td>
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<td><strong>ADD: STUDIES</strong></td>
<td>Environmental Reports required for each development application, and/or additional studies, consultation/ visioning, or development of new standards as required during specified phases (incl. project management costs)</td>
</tr>
<tr>
<td></td>
<td><strong>PHASES 1-5 TOTAL</strong></td>
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<tr>
<td></td>
<td><strong>PHASES 1-5 GRAND TOTAL</strong></td>
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2.8 Widen trail adjacent to Saskatchewan Drive

2.9 Upgrade proposed stairs to bridge

2.10 Art pieces (Aboriginal Art Park)

3.7 Wastewater treatment plant demolition

5.8 Art pieces (Local Art Park)
EXCLUSIONS:
Land costs
Planning, administration and financing costs
Legal fees and expenses
Building permits and development cost charges
Temporary facilities
Removal of hazardous materials
Loose furnishings and equipment
Unforeseen ground conditions and associated extras
Off-site works
Phasing of the works and accelerated schedule
Decanting and moving
Project commissioning
Erratic market conditions, such as lack of bidders
Proprietary specifications
Cost escalation beyond the current year
Taxes
Signage estimates exclude drawings, permits, engineering, product design, concrete footings, mobilizations/demobilizations, asphalt markings

Note: Opinions of probable construction costs provided by the Landscape Architect are based on the designer’s familiarity with the landscape construction industry and are provided only to assist the Client’s budget planning; such opinions shall not be construed to provide a guarantee or warranty of the actual construction costs at the time construction bids are solicited or construction contracts negotiated.
FURTHER INFORMATION

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