



MEMORANDUM

To: Mayor Foxton & Members of Council

Copy to: Ashley Sage, Clerk
Shelley Stedall, Treasurer / Director of Corporate Services
Mark Smuck, Director of Community Services
Jerrett Bellamy, President, Ayr Skate Park Committee Inc.

From: Andrew McNeely, Chief Administrative Officer

Re: **Update – 2019 Capital Budget Deliberations
Proposed Skate Park Facility**

Date: January 11th, 2019

Council Committee of the Whole – Community Services received a Report from Staff [CAO Report No. 47-2018] at the November 13th, 2018 Meeting concerning the proposed Skate Park Facility and matters associated with the preferred design option for the construction of the Skate Park.

Arising from the November 13th Meeting, the Community Services Committee adopted the following Resolution as a Recommendation to Council:

1. *THAT Council receive CAO Report No. 47- 2018;*
2. *AND THAT a decision on the Preferred Design Concept (dated November 5/18) as presented be deferred pending further discussions on the financial implications associated with the preliminary cost estimate to complete the project;*
3. *AND THAT Staff be directed to assess value engineered savings to bring the project back within the project budget of \$537,000, and, to review with the Ayr Skate Park Committee Inc. their ability to raise additional monies to fund the variance;*
4. *AND THAT a decision on the Preferred Design Concept and the next step related to the preparation of Tender Ready documents be deferred to the 2019 Capital Budget for review and further consideration.*

At the November 26th, 2018 Meeting of Council, the Resolution and Recommendation as presented by Council Committee of the Whole – Community Services was adopted.

This Memorandum has been prepared to update Council on matters associated with the proposed Skate Park Facility to inform the 2019 Capital Budget deliberations.

As a reminder to Council, the Project Cost, and, the funding split between Township funds and the Grants / Donations / Other to be generated through the fundraising campaign spearheaded by the Ayr Skate Park Committee Inc. were established in the duly executed Memorandum of Understanding.

2019 Draft Capital Budget

Project C6 BMX / Skate Board Park – Construction

Estimated Expense: \$537,000

Funding Sources:	Township – Development Charges	\$ 150,000
	Township – Tax Levy	\$ 16,000
	Grants / Donations / Other	\$ 371,000

Note: The Township funded \$46,000 to the Skate Park Facility in the 2018 Budget to complete the design / public consultation phase of the project

Fundraising Campaign – Donations, Naming Rights & Pledges

As of January 10th, 2019, the following financial proceeds have been posted to financial accounts to support the construction of the Skate Park Facility.

Donations:	\$ 15,875
Naming Right Funding (received):	\$ 40,000
Pledged Naming Rights Funding:	\$ 60,000
	\$ 115,875 Total

Funding Shortfall per Grants/Donations/Other \$ 255,125

An application to the Trillium Fund – Capital Grant Stream was prepared and submitted by the Township on behalf of the Ayr Skate Park Committee Inc. on September 10th, 2018. The Grant Application requested the maximum allowance of \$150,000 to be utilized toward the construction phase of the project. As of January 10th, 2019 Staff have been advised that no Capital Grant projects from the September 2018 in-take have been awarded, and, that there is no timetable to announce the Grant results.

The Ayr Skate Park Committee Inc. continues to be active in the community to source out donations / grants / services in-kind to achieve their goal of raising funds to complete this project.

Construction Phase – Preferred Design Concept / Alignment with the Project Budget

At the November 2018 Meeting, the Preferred Design Concept that was presented to Council Committee of the Whole exceeded the Project Budget of \$537,000 for the construction phase.

As set out in the adopted Resolution, Staff were directed to assess alternatives to the design of the proposed Skate Park Facility, and, that a decision on the preferred design concept and the next steps related to the project would be deferred to the 2019 Capital Budget for review and further consideration.

NewLine SkateParks (design consultant) has provided updated “estimated” construction figures for both the preferred design option (as presented in November 2018) and two alternate “value engineered” design options. Each design alternative and cost estimate as prepared by NewLine SkateParks has been appended for reference purposes.

The summary figures are as follows:

Preferred Design Option (as per November 2018 Council presentation)

Construction Estimate (2019)	\$564,000
Net HST (after rebate)	\$ 9,927

Items Missing in Cost Estimate ^[1]

a. Project Contingency (10 to 15% of Construction Estimate)	\$ 56,400 to \$84,600 ^[2]
b. Asphalt Pathway (25 m x 2 m – 50 sq.metres)	\$ 3,750
c. Donor Wall (no detail as of yet – place marker)	\$ 8,000
d. Tree Planting / Landscaping (20 trees @ \$550 each)	\$ 11,000
e. Price Escalation (2020 Cost Estimate for Project – 5%)	\$ 33,360

Revised Construction Estimate (2020) \$ 700,537

Note: [1] The items listed were not included in the Project Cost Estimate and have been estimated by Staff for budgetary purposes.

[2] For the purposes of establishing a budget, a threshold of 12.5% has been utilized or \$70,500 of the 2019 Construction Estimate

Alternate Design – Preferred Design Option 1A – with a smaller bowl

Construction Estimate (2019)	\$532,000
Net HST (after rebate)	\$ 9,363

Items Missing in Cost Estimate ^[1]

a. Project Contingency (10 to 15% of Construction Estimate)	\$ 53,200 to \$79,800 ^[2]
b. Asphalt Pathway (25 m x 2 m – 50 sq.metres)	\$ 3,750
c. Donor Wall (no detail as of yet – place marker)	\$ 8,000
d. Tree Planting / Landscaping (20 trees @ \$550 each)	\$ 11,000
e. Price Escalation (2020 Cost Estimate for Project – 5%)	\$ 31,530

Revised Construction Estimate (2020) \$ 662,143

Note: [1] The items listed were not included in the Project Cost Estimate and have been estimated by Staff for budgetary purposes.

[2] For the purposes of establishing a budget, a threshold of 12.5% has been utilized or \$66,500 of the 2019 Construction Estimate

Alternate Design – Preferred Design Option 1B –without a bowl

Construction Estimate (2019)	\$377,000
Net HST (after rebate)	\$ 6,635

Items Missing in Cost Estimate ^[1]

a. Project Contingency (10 to 15% of Construction Estimate)	\$ 37,700 to \$56,550 ^[2]
b. Asphalt Pathway (25 m x 2 m – 50 sq.metres)	\$ 3,750
c. Donor Wall (no detail as of yet – place marker)	\$ 8,000
d. Tree Planting / Landscaping (20 trees @ \$550 each)	\$ 11,000
e. Price Escalation (2020 Cost Estimate for Project – 5%)	\$ 22,675

Revised Construction Estimate (2020) \$ 476,185

Note: [1] The items listed were not included in the Project Cost Estimate and have been estimated by Staff for budgetary purposes.

[2] For the purposes of establishing a budget, a threshold of 12.5% has been utilized or \$47,125 of the 2019 Construction Estimate

Alternate Design – Preferred Design Option 1C – without the Flat Ground Street Line

Construction Estimate (2019)	\$456,500
Net HST (after rebate)	\$ 8,035

Items Missing in Cost Estimate ^[1]

a. Project Contingency (10 to 15% of Construction Estimate)	\$ 45,650 to \$68,475 ^[2]
b. Asphalt Pathway (25 m x 2 m – 50 sq.metres)	\$ 3,750
c. Donor Wall (no detail as of yet – place marker)	\$ 8,000
d. Tree Planting / Landscaping (20 trees @ \$550 each)	\$ 11,000
e. Price Escalation (2020 Cost Estimate for Project – 5%)	\$ 27,192

Revised Construction Estimate (2020) \$ 571,539

Note: [1] The items listed were not included in the Project Cost Estimate and have been estimated by Staff for budgetary purposes.

[2] For the purposes of establishing a budget, a threshold of 12.5% has been utilized or \$57,062 of the 2019 Construction Estimate

Project Status – Ability to Construct the Skate Park Facility in 2019

NewLine SkateParks has advised Staff that they will require 8 to 12 weeks of time to prepare a Tender package once Council provides the go-ahead based upon selecting a preferred design option for the Skate Park Facility. The Tender would then need to be issued to the marketplace for competitive bids followed by Council award.

NewLine SkateParks advised that most of the Skate Park construction companies are already committed for the 2019 season and that a construction phase start up of 2020 would be more appropriate and realistic.

Recommendation

In recognition of the diverse range of design options and associated cost implications, and the reality that the project cannot be delivered in 2019, Staff would recommend that Council utilize this time for further consultation and analysis to be undertaken. If this course of action is selected by Council, Staff would return in the May 2019 time period with a follow up Report that would provide further information for Council to decide next steps.

The Chief Administrative Officer recommends:

- 1. THAT the Memorandum entitled “Update – 2019 Capital Budget Deliberations Proposed Skate Park Facility (dated January 11th, 2019)” be received;**

2. **AND THAT a decision on the construction phase of the Skate Park project be deferred at this time pending:**
 - a. **Staff to embark upon a community engagement program with a presentation on the Preferred Design Option and the Alternative Options 1A to 1C, inclusive of the preliminary cost estimates;**
 - b. **Staff consult with the Ayr Skate Park Committee Inc. to review the various design options and associated preliminary cost estimates with the objective of attaining a better understanding of the fundraising capacity of the Committee;**
 - c. **Staff to return to Council Committee of the Whole – Community Services in May 2019 with a follow up Report on the status of the project.**
3. **AND THAT the construction phase of the Skate Park project be shifted to Year 2020 in the Capital Forecast, subject to further review and discussion at the May 2019 Council Committee of the Whole meeting.**

Attachments: NewLine SkateParks Preferred Design Option & Alternate Design Options 1A to 1C, inclusive of Preliminary Cost Estimates (dated January 10/19)

A handwritten signature in blue ink, appearing to be 'A. J. ...', is located below the attachments list. The signature is stylized and somewhat illegible.



Option 1



CONCEPT DESIGN ESTIMATE

DESIGN STAGE: Preferred Design Direction w. Implementation Options

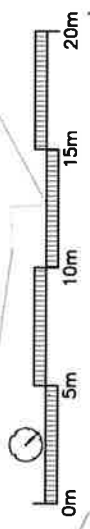
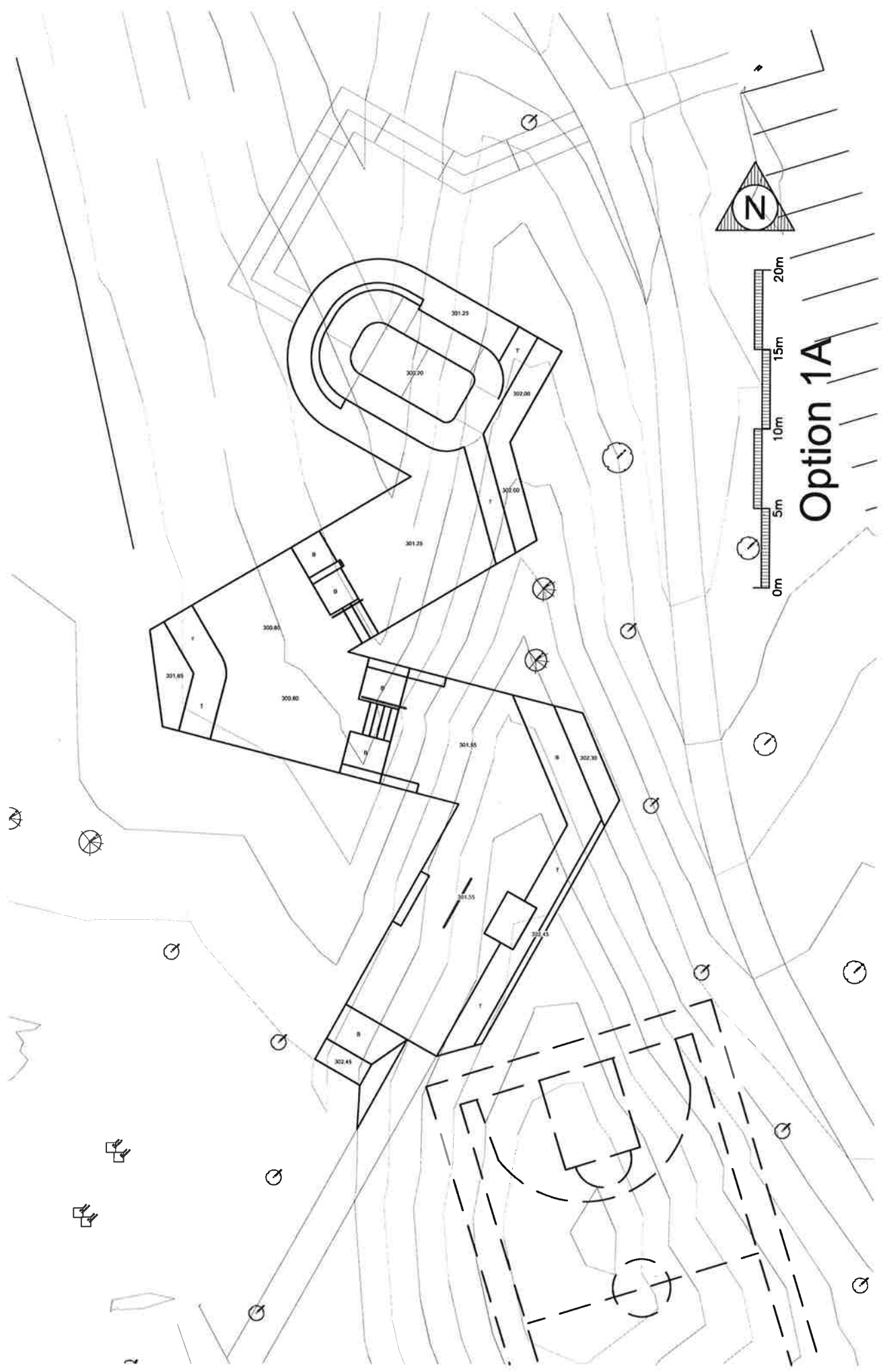
Project: **North Dumfries Skatepark**
 Project No.: **SK2018-22**
 Location: **Ayr, Ontario**

Client: **Township of North Dumfries**
 Attention: **Andrew McNeely**
 From: **Bill Gurney**
 Date: **January 10, 2019**

North Dumfries Skatepark - Preferred Design Option - as presented to council in November 2018

Please Note: This is a Budget only - the actual cost of time and construction may vary due to economic conditions, actual site conditions and/or availability of materials and services. Budget includes costs for supply and install unless otherwise indicated. Due to fluctuating supply costs (i.e. steel tariffs) pricing may be subject to market changes.

	COST	SUBTOTAL
Construction Costs Only (excludes design consulting fees)		
2.0 General Conditions		
2.1 Mobilization, accomodation & shipping Project travel & setup	\$15,000.00	
2.2 Project/site & environmental managemen Permitting & general site management	\$39,000.00	
2.3 Tools, equipment, vehicles & rentals	\$6,500.00	
2.4 Security & fencing	\$8,000.00	
2.5 Materials testing	\$4,000.00	
2.6 Project insurance & bonding	\$7,500.00	
		\$80,000.00
3.0 Civil Works		
3.1 Demo & removals	\$1,000.00	
3.2 Site stripping & rough landscape grading Cutting and placing of existing organic materials	\$32,500.00	
3.3 Site access & remediation	\$2,000.00	
3.4 Material import & bulk grading Import and placing of all required sub-base materials	\$65,500.00	
3.5 Drainage works Trenching, piping, area drains & storm system	\$39,000.00	
		\$140,000.00
4.0 Skatepark Elements		
4.1 Walls ledges & footings	\$30,500.00	
4.2 Shotcrete features	\$106,000.00	
4.3 Stair features	\$2,500.00	
4.4 Flatwork	\$84,500.00	
4.5 Skatepark metals & coping	\$36,000.00	
		\$259,500.00
5.0 Site Works & Remediation		
5.1 Landscape remediation (topsoil & sod)	\$33,500.00	
5.2 Landscape remediation (topsoil & seed)	\$23,500.00	
5.3 Planting	\$0.00	
5.4 Rockwork border/boulders	\$0.00	
5.5 Pathway - Gravel	\$1,500.00	
5.6 Pathway - Asphalt	\$0.00	
		\$58,500.00
6.0 Miscellaneous Items		
6.1 Integral concrete colour	\$13,000.00	
6.2 Benches & site furniture	\$5,500.00	
6.3 Site inspections / contract administration	\$7,500.00	
		\$26,000.00
	Sub Total	\$564,000.00
	plus applicable taxes (13%)	\$73,320.00
	Project Total	\$637,320.00



Option 1A



CONCEPT DESIGN ESTIMATE

DESIGN STAGE: Preferred Design Direction w. Implementation Options

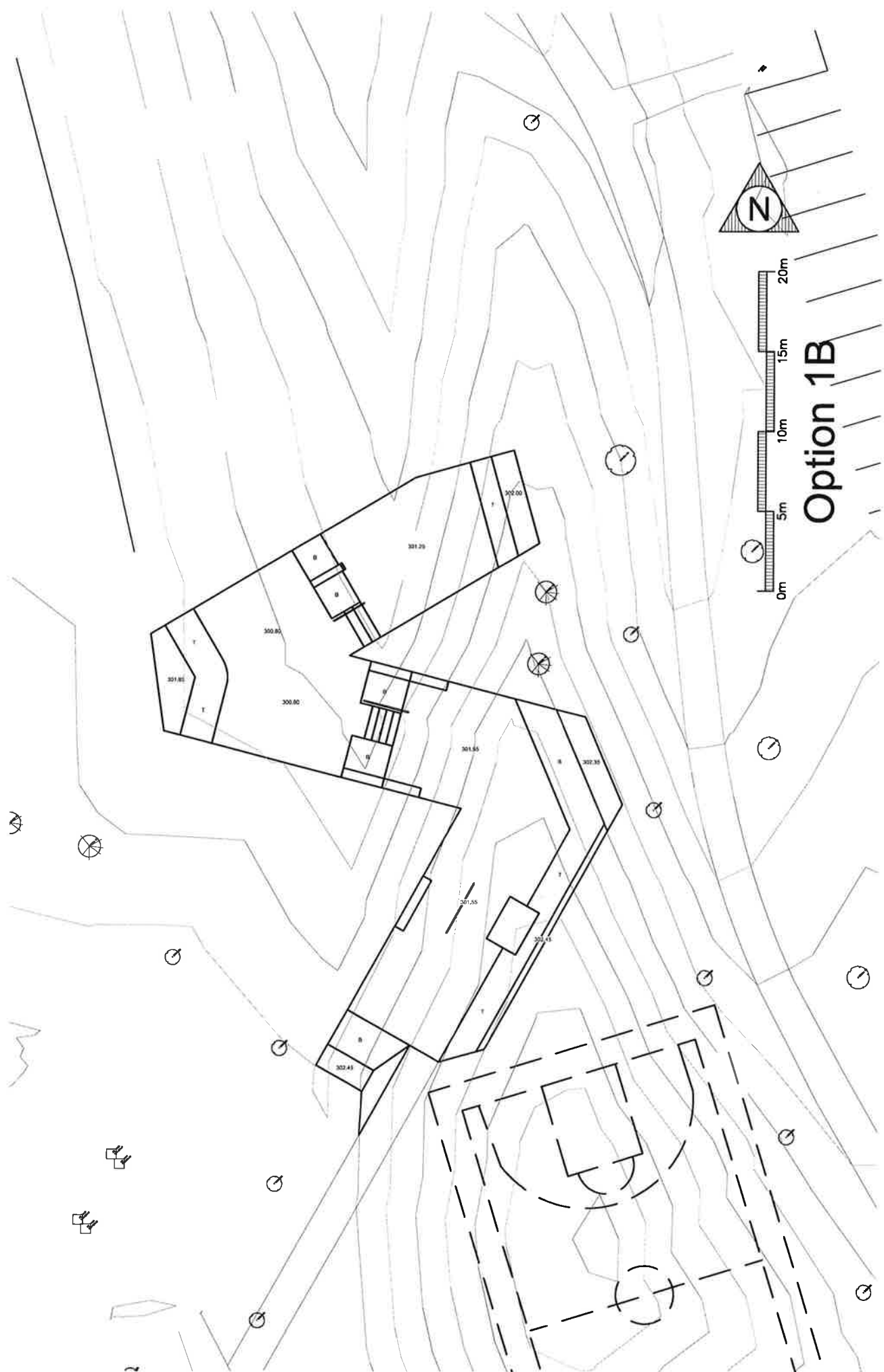
Project: **North Dumfries Skatepark**
 Project No.: **SK2018-22**
 Location: **Ayr, Ontario**

Client: **Township of North Dumfries**
 Attention: **Andrew McNeely**
 From: **Bill Gurney**
 Date: **January 10, 2019**

North Dumfries Skatepark - Preferred Design Option 1A - WITH A SMALLER BOWL

Please Note: This is a Budget only - the actual cost of time and construction may vary due to economic conditions, actual site conditions and/or availability of materials and services. Budget includes costs for supply and install unless otherwise indicated. Due to fluctuating supply costs (i.e. steel tariffs) pricing may be subject to market changes.

	COST	SUBTOTAL
Construction Costs Only (excludes design consulting fees)		
2.0 General Conditions		
2.1 Mobilization, accomodation & shipping Project travel & setup	\$14,500.00	
2.2 Project/site & environmental managemen Permitting & general site management	\$37,000.00	
2.3 Tools, equipment, vehicles & rentals	\$6,000.00	
2.4 Security & fencing	\$8,000.00	
2.5 Materials testing	\$4,000.00	
2.6 Project insurance & bonding	\$7,500.00	
		\$77,000.00
3.0 Civil Works		
3.1 Demo & removals	\$1,000.00	
3.2 Site stripping & rough landscape grading Cutting and placing of existing organic materials	\$29,500.00	
3.3 Site access & remediation	\$2,000.00	
3.4 Material import & bulk grading Import and placing of all required sub-base materials	\$60,500.00	
3.5 Drainage works Trenching, piping, area drains & storm system	\$39,000.00	
		\$132,000.00
4.0 Skatepark Elements		
4.1 Walls ledges & footings	\$30,500.00	
4.2 Shotcrete features	\$98,000.00	
4.3 Stair features	\$2,500.00	
4.4 Flatwork	\$81,500.00	
4.5 Skatepark metals & coping	\$31,500.00	
		\$244,000.00
5.0 Site Works & Remediation		
5.1 Landscape remediation (topsoil & sod)	\$31,000.00	
5.2 Landscape remediation (topsoil & seed)	\$21,500.00	
5.3 Planting	\$0.00	
5.4 Rockwork border/boulders	\$0.00	
5.5 Pathway - Gravel	\$1,500.00	
5.6 Pathway - Asphalt	\$0.00	
		\$54,000.00
6.0 Miscellaneous Items		
6.1 Integral concrete colour	\$12,000.00	
6.2 Benches & site furniture	\$5,500.00	
6.3 Site inspections / contract administration	\$7,500.00	
		\$25,000.00
	Sub Total	\$532,000.00
	plus applicable taxes (13%)	\$69,160.00
	Project Total	\$601,160.00



Option 1B



CONCEPT DESIGN ESTIMATE 1B

DESIGN STAGE: Preferred Design Direction w. Implementation Options

Project: **North Dumfries Skatepark**
 Project No.: **SK2018-22**
 Location: **Ayr, Ontario**

Client: **Township of North Dumfries**
 Attention: **Andrew McNeely**
 From: **Bill Gurney**
 Date: **January 10, 2019**

North Dumfries Skatepark - Preferred Design Option 1B - WITHOUT A BOWL

Please Note: This is a Budget only - the actual cost of time and construction may vary due to economic conditions, actual site conditions and/or availability of materials and services. Budget includes costs for supply and install unless otherwise indicated. Due to fluctuating supply costs (i.e. steel tariffs) pricing may be subject to market changes.

	COST	SUBTOTAL
Construction Costs Only (excludes design consulting fees)		
2.0 General Conditions		
2.1 Mobilization, accomodation & shipping Project travel & setup	\$10,000.00	
2.2 Project/site & environmental managemen Permitting & general site management	\$26,000.00	
2.3 Tools, equipment, vehicles & rentals	\$4,500.00	
2.4 Security & fencing	\$6,000.00	
2.5 Materials testing	\$3,000.00	
2.6 Project insurance & bonding	\$7,500.00	
		\$57,000.00
3.0 Civil Works		
3.1 Demo & removals	\$1,000.00	
3.2 Site stripping & rough landscape grading Cutting and placing of existing organic materials	\$21,500.00	
3.3 Site access & remediation	\$2,000.00	
3.4 Material import & bulk grading Import and placing of all required sub-base materials	\$44,000.00	
3.5 Drainage works Trenching, piping, area drains & storm system	\$29,500.00	
		\$98,000.00
4.0 Skatepark Elements		
		Includes all concrete, rebar, formwork and steel edging
4.1 Walls ledges & footings	\$30,000.00	
4.2 Shotcrete features	\$55,500.00	
4.3 Stair features	\$2,500.00	
4.4 Flatwork	\$55,500.00	
4.5 Skatepark metals & coping	\$17,500.00	
		\$161,000.00
5.0 Site Works & Remediation		
5.1 Landscape remediation (topsoil & sod)	\$23,000.00	
5.2 Landscape remediation (topsoil & seed)	\$16,000.00	
5.3 Planting	\$0.00	
5.4 Rockwork border/boulders	\$0.00	
5.5 Pathway - Gravel	\$1,500.00	
5.6 Pathway - Asphalt	\$0.00	
		\$40,500.00
6.0 Miscellaneous Items		
6.1 Integral concrete colour	\$8,000.00	
6.2 Benches & site furniture	\$5,500.00	
6.3 Site inspections / contract administration	\$7,500.00	
		\$21,000.00
	Sub Total	\$377,500.00
	plus applicable taxes (13%)	\$49,075.00
	Project Total	\$426,575.00





CONCEPT DESIGN ESTIMATE 1C

DESIGN STAGE: Preferred Design Direction w. Implementation Options

Project: **North Dumfries Skatepark**
 Project No.: **SK2018-22**
 Location: **Ayr, Ontario**

Client: **Township of North Dumfries**
 Attention: **Andrew McNeely**
 From: **Bill Gurney**
 Date: **January 10, 2019**

North Dumfries Skatepark - Preferred Design Option 1C - WITHOUT THE FLAT GROUND STREET LINE

Please Note: This is a Budget only - the actual cost of time and construction may vary due to economic conditions, actual site conditions and/or availability of materials and services. Budget includes costs for supply and install unless otherwise indicated. Due to fluctuating supply costs (i.e. steel tariffs) pricing may be subject to market changes.

	COST	SUBTOTAL
Construction Costs Only (excludes design consulting fees)		
2.0 General Conditions		
2.1 Mobilization, accomodation & shipping Project travel & setup	\$12,500.00	
2.2 Project/site & environmental managemen Permitting & general site management	\$31,000.00	
2.3 Tools, equipment, vehicles & rentals	\$5,000.00	
2.4 Security & fencing	\$7,000.00	
2.5 Materials testing	\$3,500.00	
2.6 Project insurance & bonding	\$7,500.00	
		\$66,500.00
3.0 Civil Works		
3.1 Demo & removals	\$1,000.00	
3.2 Site stripping & rough landscape grading Cutting and placing of existing organic materials	\$25,500.00	
3.3 Site access & remediation	\$2,000.00	
3.4 Material import & bulk grading Import and placing of all required sub-base materials	\$52,500.00	
3.5 Drainage works Trenching, piping, area drains & storm system	\$39,000.00	
		\$120,000.00
4.0 Skatepark Elements		
4.1 Walls ledges & footings Includes all concrete, rebar, formwork and steel edging	\$24,000.00	
4.2 Shotcrete features	\$83,000.00	
4.3 Stair features	\$2,500.00	
4.4 Flatwork	\$67,500.00	
4.5 Skatepark metals & coping	\$22,500.00	
		\$199,500.00
5.0 Site Works & Remediation		
5.1 Landscape remediation (topsoil & sod)	\$27,000.00	
5.2 Landscape remediation (topsoil & seed)	\$19,000.00	
5.3 Planting	\$0.00	
5.4 Rockwork border/boulders	\$0.00	
5.5 Pathway - Gravel	\$1,500.00	
5.6 Pathway - Asphalt	\$0.00	
		\$47,500.00
6.0 Miscellaneous Items		
6.1 Integral concrete colour	\$10,000.00	
6.2 Benches & site furniture	\$5,500.00	
6.3 Site inspections / contract administration	\$7,500.00	
		\$23,000.00
	Sub Total	\$456,500.00
	plus applicable taxes (13%)	\$59,345.00
	Project Total	\$515,845.00