



May 25, 2023

Cavan Monaghan Parks and Recreation Plan

Proposed order of magnitude costing for Downtown Park at Millbrook Arena site

A) SCOPE:

As part of the consulting team preparing the Cavan Monaghan Parks and Recreation Plan, Basterfield & Associates (B&A) has prepared the following Budget Cost Estimate for the lands that currently house the Millbrook Arena. The following limitations form the basis for the scope of this cost exercise:

1. The proposed budget numbers are order of magnitude costing only and are based on B&A's experience with design of parks and urban squares.
2. This cost estimate is not based on any current design development for the property and therefore proposed activities, uses, and materials are variable and cannot be fully quantified.
3. The preliminary development area plan prepared by B&A for the Downtown Revitalization project (2013) has been used as a general basis for this costing. (see image below)
4. A well developed and community driven program (wish list) for activities, design features, and uses within the park should be developed in order to move the costing to a more accurate level.
5. Choice of material types, structure types, and size or area dedicated for facilities can impact the final costs by as much as 35% increase or decrease.
6. Ancillary construction costs for trail linkages, parking and road adjustments, demolition, and removals are not included.



B) PARK DEVELOPMENT INCLUSIONS (development program):

The following features and areas are included in this park plan costing:

1. An open lawn or permeable surface suitable for farmers market, craft shows, event staging small theatre or movies etc. Size similar to the arena building footprint.
2. A medium size play area for toddler/junior use.
3. Accessible hard surface pathways around the open lawn/permeable surface area.
4. Additional foot bridge between Needler's Lane and Distillery Street linking to walkway up to the Old Millbrook School Park.
5. New footbridge and path linking to King Street East via laneway beside Royal Canadian Legion.

6. New picnic shelter beside Needles Mill building facing the open lawn to serve as day-to-day shade shelter and small venue event stage.
7. Pedestrian scale park lighting
8. Ramped walkway from Needlers Mill up to the Mill Pond. Walkway does not cut into or impact the berm slopes that holdback the pond.
9. Naturalization plantings along the creek (north extent of the site)
10. General plantings of trees and shrubs to provide shade, definition of space and aesthetics.

C. BUDGET COSTS:

Based on the size of the site, expected post demolition site conditions and current construction market costs the following order of magnitude costs could be considered for developing the site as a village green parkland and cultural centre typology.

Park Features (from Part B above)	Budget Costs (in thousands)
An open lawn or permeable surface suitable for farmers market, craft shows, event staging small theatre, or movies etc. Size similar to the arena building footprint plus adjacent areas and connections.	200
A medium size play area for toddler/junior use.	100
Accessible hard surface pathways around the open lawn/permeable surface area (including benches and picnic table)	120
Additional foot bridge and path between Needler's Lane and Distillery Street linking to walkway up to the Old Millbrook School Park	85
Footbridge and path linking to King Street East via laneway beside Royal Canadian Legion.	85
New picnic shelter beside Needles Mill building facing the open lawn to serve as day-to-day shade shelter, and small venue event stage. Includes electrical.	250
Pedestrian scale park lighting	100
Ramped walkway from Needlers Mill up to the Mill Pond. Walkway does not cut into or impact the pond dike.	80
Naturalization plantings along the creek (north extent of the site)	35
General plantings of trees and shrubs to provide shade, definition of space and aesthetics.	50
Total Budget Cost	+/- \$1,105,000

Note: Budget estimate could vary between 25-35% based on design, material choices, and additions or deletions to the development program.