

Pelham Civic Space

Master Plan

Town of Pelham
August 22, 2022

Project Timeline



Site Context

Residential

Agricultural

Future LTC and Residential

Pelham Civic Space Project Site

Commercial

Wellspring
Centre

Meridian
Community
Centre

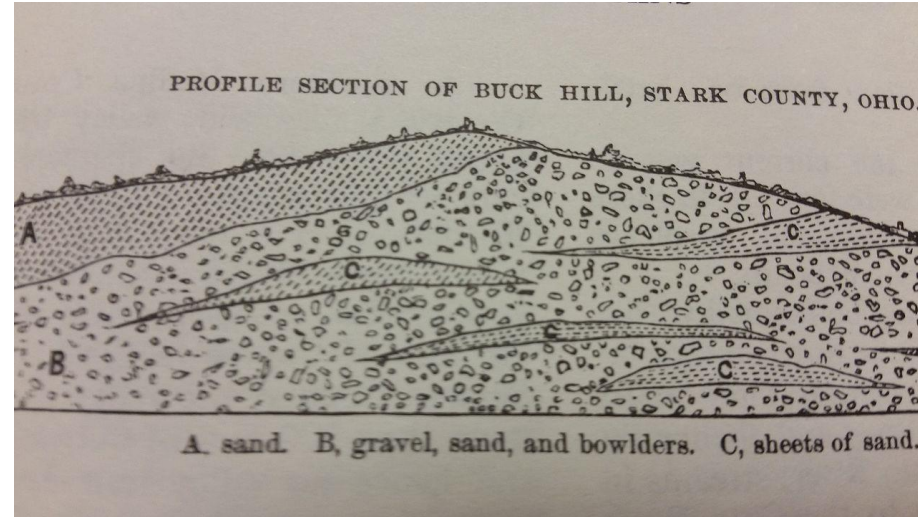


Project Kick-Off



March 2022

Local Influences



Preliminary Concept 1



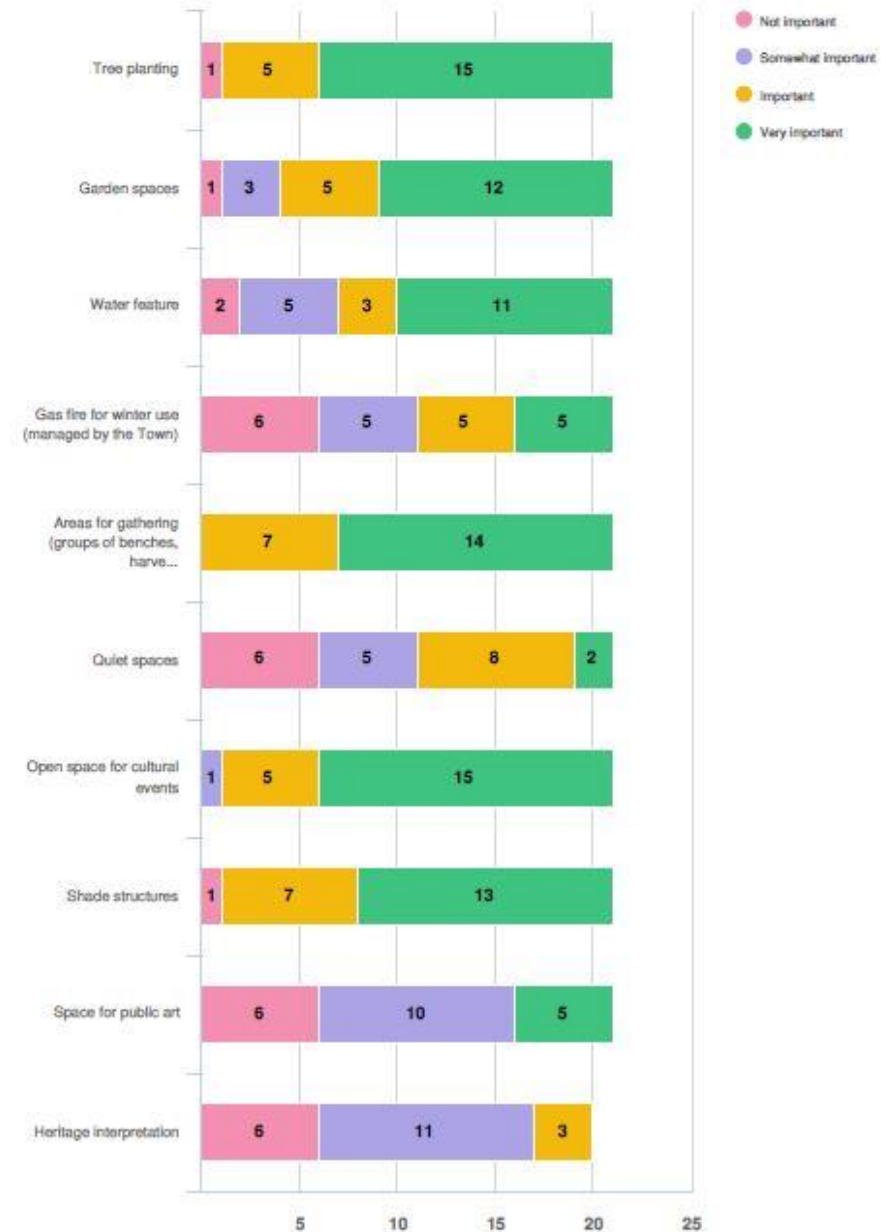
Preliminary Concept 2



Public Engagement

- Public engagement was held online via Engage Pelham, launching April 8th - April 26th.
- Printed panels were displayed in Meridian Community Centre for 2 weeks, notably present for the Home Show.
- A successful engagement process with **21 total survey responses**

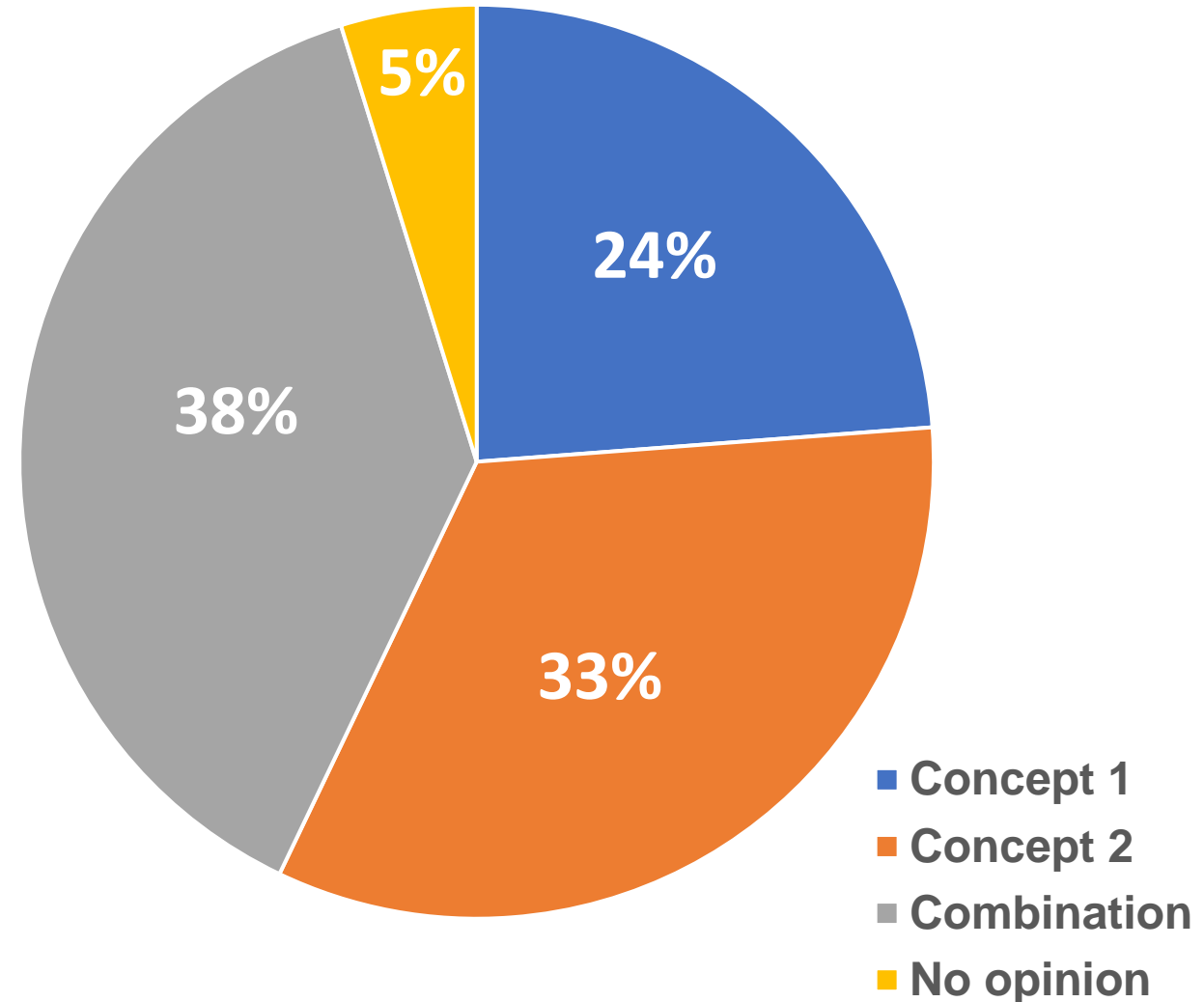
The Civic Space will be most successful if it is able to accommodate a wide variety of uses, needs, and activities. Please rate how important these elements are to you.



Engagement Outcomes

- A combination of both concepts was favoured
- Desired outcomes:
 - *an open, multi-use space that accommodates all generations, with many respondents specifying a space catering to families with children.*
 - *water feature*
 - *tree planting*
 - *space to support community gathering and cultural events*
- Proper considerations of safety, inclusivity, and accessibility were noted

Concept Preference



Final Concept



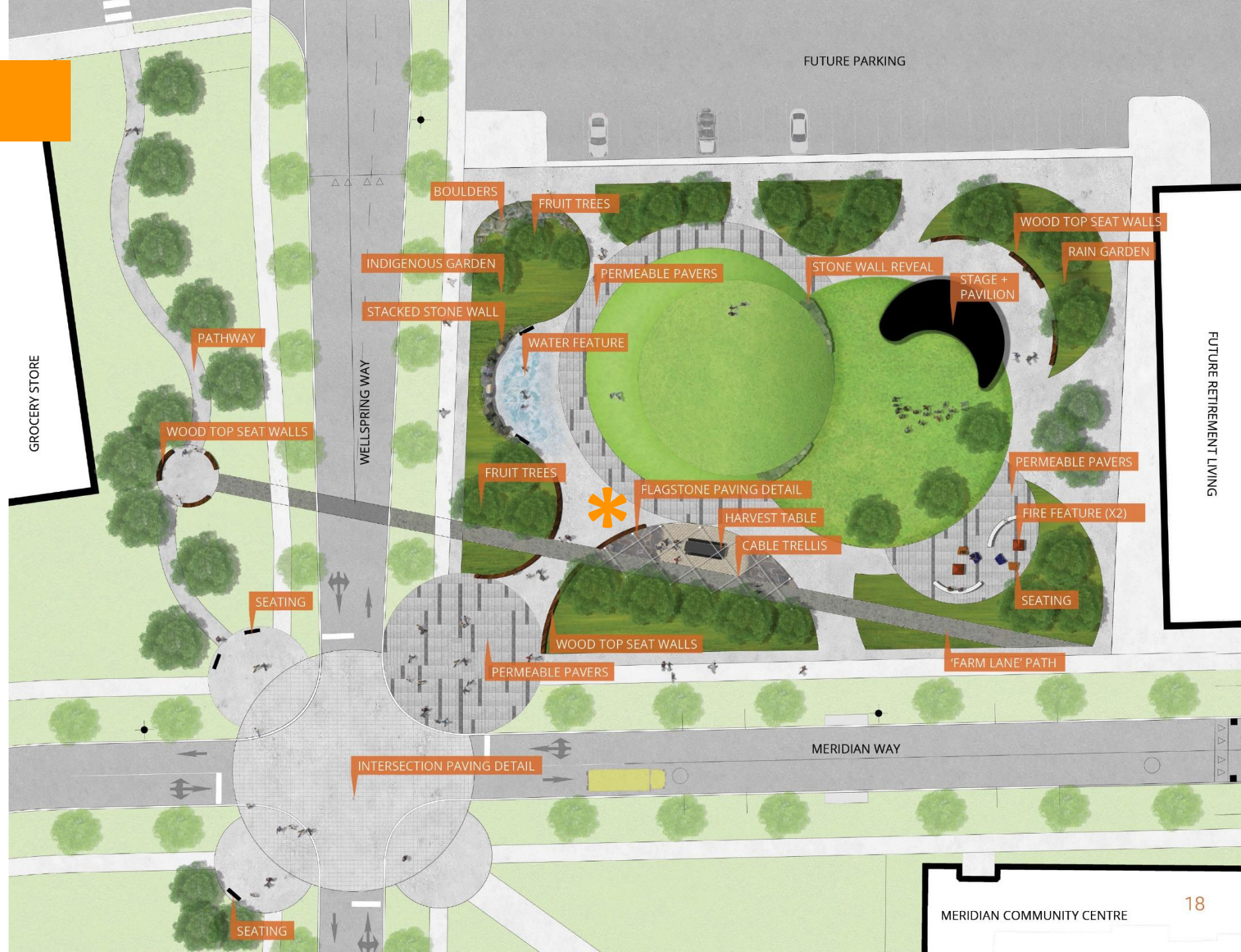
Final Concept





View from Entry Plaza

Final Concept





View of Harvest Table Area

Final Concept



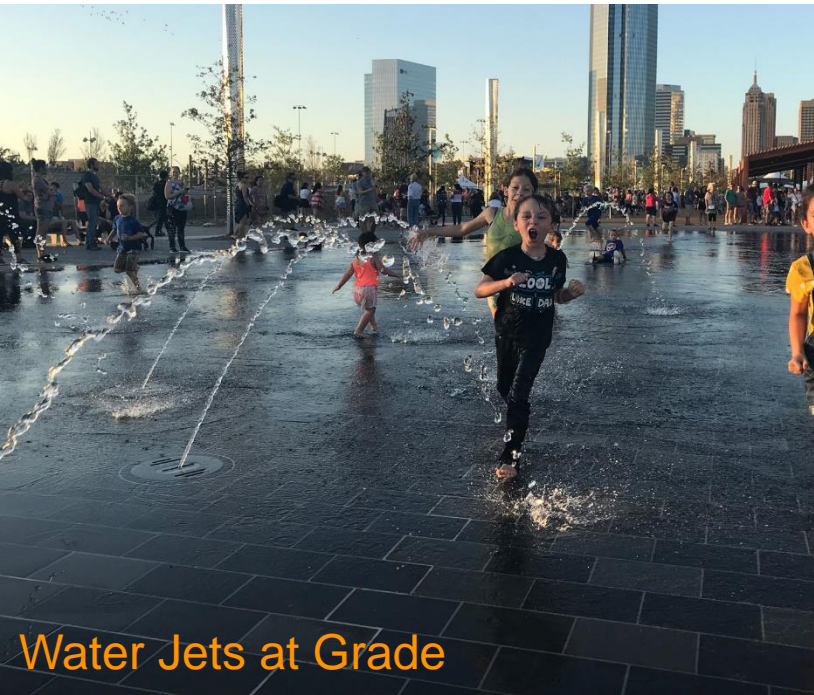


View of Fire Feature Area

Streetscape



Precedents





Harvest Table



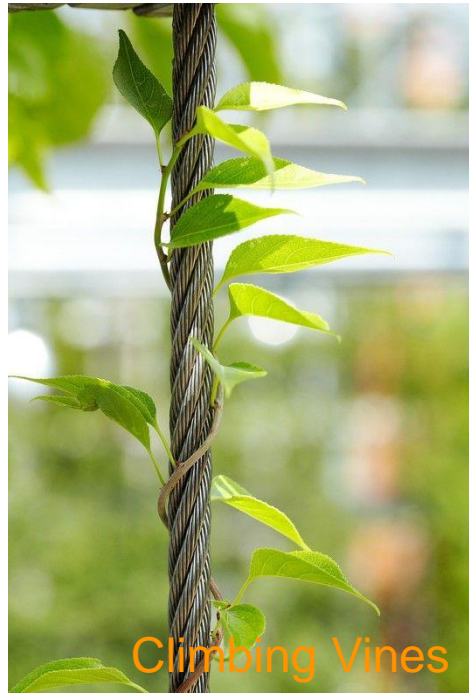
Stone Wall



Stone Wall Reveal



Gas Fire Feature



Climbing Vines



String Lights Trellis



Mounded Beds

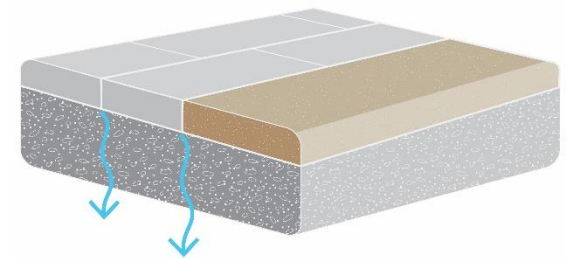
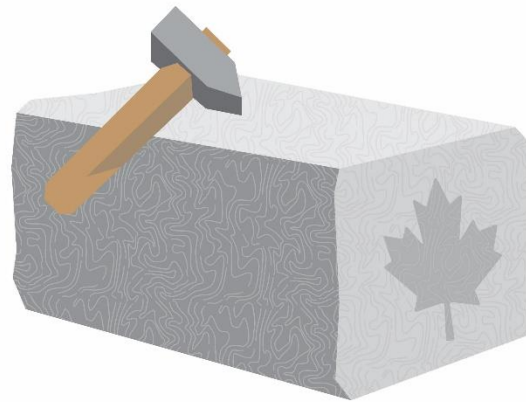
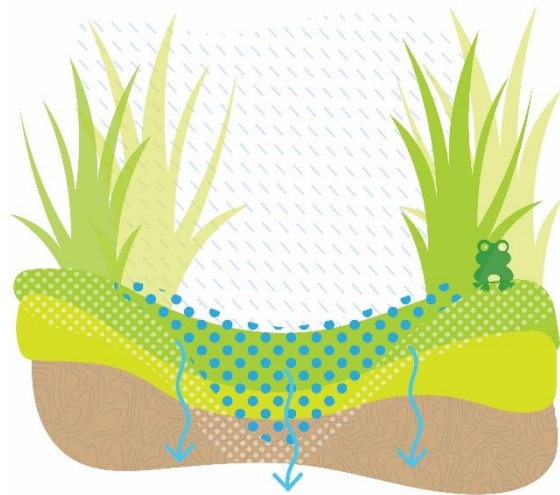
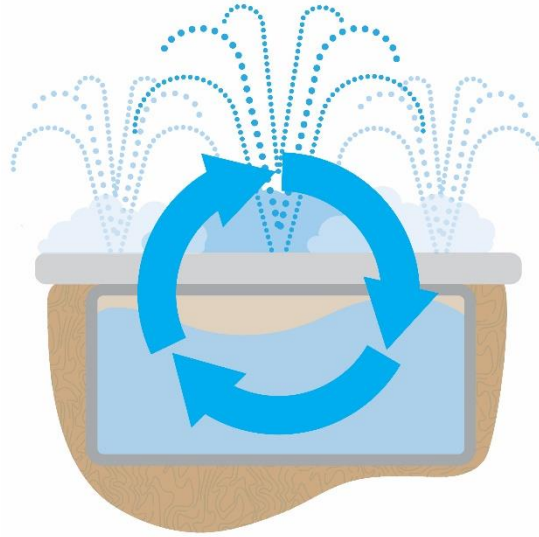


Rain Garden

Tree Planting



Low Impact Design Strategies



Cost Estimate

SHIFT

landscape architecture

Pelham Civic Space

Town of Pelham

Cost Estimate - August 2022

Item	Unit	Unit Price	Quantity	Quantity Cost
1.00 Demolition, site prep, permits				\$ 108,395.00
1.01 Site mobilization, survey, demobilization etc	ls	\$ 50,000.00	1	\$ 50,000.00
1.02 Bonding, Insurance	ls	\$ 40,000.00	1	\$ 40,000.00
1.03 Temp. site perimeter fencing	lin m	\$ 35.00	283	\$ 9,905.00
1.04 Temp. silt control fencing	lin m	\$ 30.00	283	\$ 8,490.00
2.00 Grading and earthworks				\$ 125,000.00
2.01 Strip and stockpile and redistribute topsoil	ls	\$ 50,000.00	1	\$ 50,000.00
2.02 Site grading	ls	\$ 75,000.00	1	\$ 75,000.00
3.00 Site services and water play features				\$ 225,000.00
3.01 Electrical site work (connections, lighting, equipment)	ls	\$125,000.00	1	\$ 125,000.00
3.02 Water services and connections	ls	\$ 50,000.00	1	\$ 50,000.00
3.03 Stormwater services and connections	ls	\$ 50,000.00	1	\$ 50,000.00
4.00 Paving				\$ 551,100.00
4.01 PIP concrete paving w/ micro-etch	sq m	\$ 170.00	1165	\$ 198,050.00
4.02 Permeable pavers	sq m	\$ 450.00	617	\$ 277,650.00
4.03 New curbs	lin m	\$ 200.00	22	\$ 4,400.00
4.04 Stonedust surfacing	sq m	\$ 100.00	50	\$ 5,000.00
4.05 Crushed aggregate surfacing (farm lane path)	sq m	\$ 300.00	170	\$ 51,000.00
4.06 Flagstone	sq m	\$ 500.00	30	\$ 15,000.00

5.00 Site furnishings, fencing, signage				\$ 645,500.00
5.01 Concrete w/ wood top seat walls	lin m	\$ 1,500.00	48	\$ 72,000.00
5.02 Concrete seat walls @ fire feature area	lin m	\$ 1,500.00	12	\$ 18,000.00
5.03 Stacked stone wall	lin m	\$ 2,500.00	18	\$ 45,000.00
5.04 Stone wall reveal @ berm	lin m	\$ 2,500.00	10	\$ 25,000.00
5.05 Irregular granite boulders @ planting beds	ls	\$ 25,000.00	1	\$ 25,000.00
5.06 Tree grates	ea	\$ 2,500.00	3	\$ 7,500.00
5.07 Adirondack chairs	ea	\$ 2,000.00	8	\$ 16,000.00
5.08 Bike ring	ea	\$ 800.00	10	\$ 8,000.00
5.09 Waste bin	ea	\$ 2,000.00	3	\$ 6,000.00
5.10 Custom fire feature	ea	\$ 50,000.00	2	\$ 100,000.00
5.11 Harvest table	ls	\$ 18,000.00	1	\$ 18,000.00
5.12 Cable Trellis	ls	\$ 80,000.00	1	\$ 80,000.00
5.13 Stage + Pavilion	ls	\$225,000.00	1	\$ 225,000.00
6.00 Water Feature				\$ 150,000.00
6.01 Water play feature	ls	\$150,000.00	1	\$ 150,000.00
7.00 Planting				\$ 223,500.00
7.01 Planting medium at planting areas	cu m	\$ 100.00	450	\$ 45,000.00
7.02 Bioretention soil at rain garden (400mm depth)	cu m	\$ 150.00	188	\$ 28,200.00
7.03 Trees in soil cells	ea	\$ 20,000.00	3	\$ 60,000.00
7.04 Supply/Install: deciduous trees (50mm plus)	ea	\$ 850.00	40	\$ 34,000.00
7.05 Supply/Install: shrubs	ea	\$ 50.00	200	\$ 10,000.00
7.06 Supply/Install: perennials and grasses	ea	\$ 35.00	1000	\$ 35,000.00
7.07 Supply/Install: sod	sq m	\$ 10.00	1130	\$ 11,300.00
8.00 Testing				\$ 20,000.00
8.01 Testing allowance	allowance	\$ 20,000.00	1	\$ 20,000.00
9.00 Consultants (Detailed Design, Contract Documents + Contract Administration)				\$ 275,000.00
9.01 Consultants allowance	allowance	\$275,000.00	1	\$ 275,000.00

Subtotal \$ 2,323,495.00
Contingency @ 25% \$ 580,873.75

TOTAL \$ 2,904,368.75

Streetscape Costing

<u>Item</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Quantity</u>	<u>Quantity Cost</u>
10.00 Demolition, site prep, permits				\$ 201,940.00
10.01 Site mobilization, survey, demobilization etc	ls	\$ 50,000.00	1	\$ 50,000.00
10.02 Bonding, Insurance	ls	\$ 40,000.00	1	\$ 40,000.00
10.03 Removals	ls	\$ 50,000.00	1	\$ 50,000.00
10.04 Traffic management	ls	\$ 40,000.00	1	\$ 40,000.00
10.05 Temp. site perimeter fencing	lin m	\$ 35.00	316	\$ 11,060.00
10.06 Temp. tree protection fencing	lin m	\$ 35.00	40	\$ 1,400.00
10.07 Temp. silt control fencing	lin m	\$ 30.00	316	\$ 9,480.00
11.00 Grading and earthworks				\$ 50,000.00
11.01 Grading and earthworks	ls	\$ 50,000.00	1	\$ 50,000.00
12.00 Paving				\$ 408,500.00
12.01 PIP concrete paving w/ micro-etch	sq m	\$ 170.00	370	\$ 62,900.00
12.02 Precast pavers on concrete	sq m	\$ 600.00	560	\$ 336,000.00
12.03 New curbs	lin m	\$ 200.00	48	\$ 9,600.00
13.00 Site furnishings, fencing, signage				\$ 40,000.00
13.01 Furnishing allowance	allowance	\$ 40,000.00	1	\$ 40,000.00
14.00 Planting				\$ 50,000.00
14.01 Planting allowance	allowance	\$ 50,000.00	1	\$ 50,000.00
15.00 Consultants (Detailed Design, Contract Documents + Contract Administration)				\$ 100,000.00
15.01 Consultant allowance	allowance	\$100,000.00	1	\$ 100,000.00

Subtotal \$ 850,440.00
Contingency @ 25% \$ 212,610.00

TOTAL \$ 1,063,050.00

Next Steps (outside of SHIFT's scope)

- Funding allocation
- Detailed design
- Contract documents
- Construction

Questions