



Bezaire Partners

Urban Planners, Landscape Architects,
Planning & Construction Mediation, Public Consultation, Project Management,
Environmental Impact Studies, Park and Recreation Planning

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20 May 2022

To: Town of Lakeshore
Att: Tammy Ryall
Frank Jeney
Wayne Ormshaw

From: Paul Bezaire *OALA MCIP RP*

Dear Tammy, Frank & Wayne

Re: St. Clair Shores Park

I am pleased to provide this additional information on certain enhancements to the St. Clair Shores Park design which are being considered by council. I have included information on the proposed washroom facility and park lighting. I know that you also requested information on a proposed park shelter, however that item element is already included, so we have shown images of what would be included. While the design of the park shelter would likely change if you proceeded with the washroom building, we weren't authorized to do additional design at this point.

WASHROOM BUILDING

In order to provide the information requested without incurring additional cost, we did a search online for an appropriate washroom facility. Note that this is an example of what we could provide but it is not an actual facility designed for this park. The washroom facility should be designed with the following in mind:

- The exterior should consist of concrete, stone, or brick/block.
- A large capacity is not required... A single unisex facility.
- Interior finishes should be vandal resistant and easily maintained
- Washroom fixtures should be sturdy and not subject to vandalism
- Plumbing should be secure and not exposed
- And adjacent utility room would conceal piping and provide space for an electrical panel, water heater and some storage

We prepared an opinion of probable cost for the washroom facility based on the selected typical designs:

Clair Shores Park – Additional Features

Based on the following design elements:

1. CIVIL SERVICES, sanitary sewer and water line from Branton St. to the Washroom.
2. EXCAVATION & BACKFILL, excavate for footing/foundations, backfill to underside of slab.
3. FOOTINGS-FOUNDATIONS-FLOOR SLAB, Inclusive of reinforcing.
4. EXTERIOR WALLS-INTERIOR WALL, all masonry construction.
5. ROOF STRUCTURE AND ROOFING SYSTEM.
6. DOORS, including hardware and handicap operator.
7. FINISHES AND ACCESSORIES, painting and all washroom accessories.
8. MECHANICAL, washroom fixtures, floor drain, hot and cold water, exhaust,
9. ELECTRICAL, lighting, power, electric heat, electric hot water tank.

• Civil services	\$ 30,800
• Excavation and backfill	\$ 5,200
• Footings foundations floor slab	\$ 12,000
• Exterior walls interior wall	\$ 28,000
• Roof structure and roofing system.	\$ 10,400
• Doors and hardware	\$ 9,000
• Finishes and accessories	\$ 3,300
• Mechanical	\$ 11,000
• Electrical	\$ 12,000
•	
	Subtotal \$ 121,700
• Design contingency	\$ 12,200
• Construction Contingency	\$ 12,200
• Supply Chain Contingency	\$ 12,200
• General Conditions – Overhead & Profit	\$ 28,000
•	
	Construction Cost \$186,300
• Consulting	\$20,000
•	
	Project Cost \$206,300

PARK LIGHTING

The typical light for park use would be a LED fixture mounted on a 25 foot pole and spaced about 100 feet apart. The fixtures shown are similar to what is being used currently at River Ridge park.

in order to install a park lighting system, we would need to bring an electrical service in from the street to the proposed washroom building utility room. We would locate an electrical panel there with a feed going out to the park. The lights would be controlled by a combination of photocell and time clock. The photocell would energize the lights at dark and the timer would turn them off at a specified time.

We prepared an opinion of probable cost for the Park Lighting based on the selected typical designs:

• Electrical service including disconnect panel	\$25,000
• 12 LED Luminaires on 25 ft. poles with buried wire	\$72,000
• Construction contingency	\$9,700
• Design Contingency	\$9,700
• Supply Chain Contingency	\$9,700

Clair Shores Park – Additional Features

• Construction Cost	\$126,100
• Consulting	<u>\$13,000</u>
• Project Cost	\$139,000

PARK SHELTER

The original park design included a park shelter. The budget includes a price of \$40,000 plus \$16,000 cement pad beneath it. If we were to include the washroom building in the plan, we would redesign the shelter to suit the building.

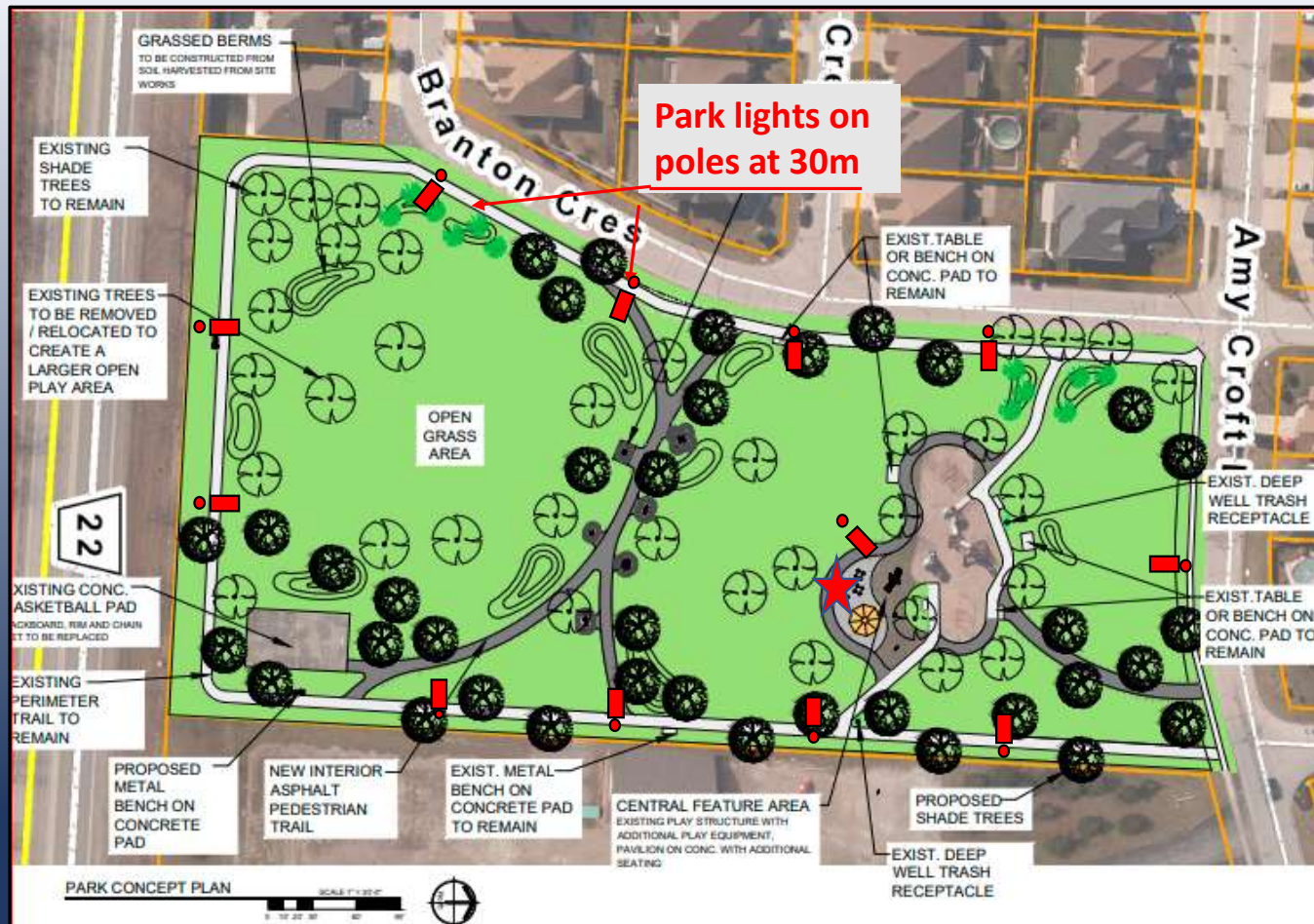
Should you require any additional information please feel free to contact me at your convenience.

Sincerely,



Paul Bezaire OALA, RPP MCIP
Partner

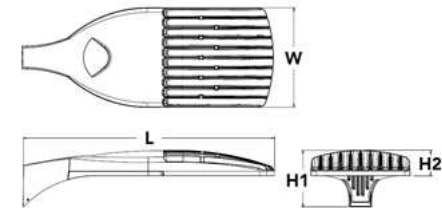
Attachment –
Washroom images
Park Lighting
Park Shelter



Electrical Service from street
Panel in Utility Room of Washroom
 • 12 LED Fixtures on 25' Poles
 Lithonia DSX1 LED T2M

Specifications

EPA:	1.01 ft ² (0.09 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



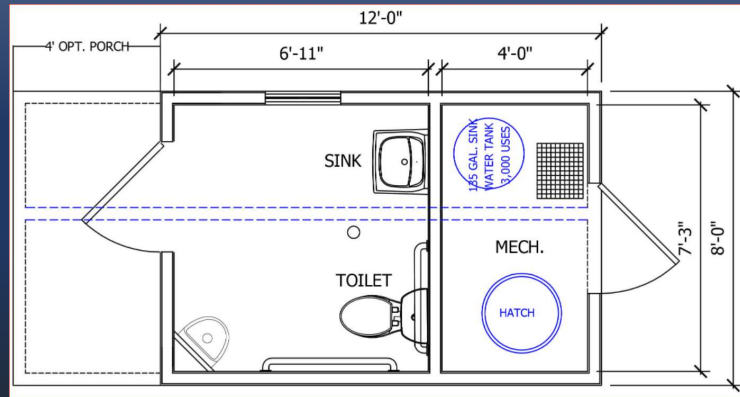
St. Clair Shores Park
Park Lighting Lakeshore



Note: These are examples of the type of shelter included in the original design

If the washroom building is included, we would design it to suit the building.

St. Clair Shores Park
Park Shelter Lakeshore



St. Clair Shores Park
Washroom Facility Lakeshore