



Downtown Wiarton Streetscape Improvements Final Concept Design Document

November 2016



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LANDSCAPE ARCHITECTS

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and

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Introduction

Introduction

As part of ongoing efforts to improve and revitalize the urban centres of the Town of South Bruce Peninsula (the Municipality), Basterfield & Associates were retained to develop a Streetscape Plan for Downtown Wiarton. The scope of work included the review of existing documents associated with downtown improvements, facilitate community consultation and develop a detailed Streetscape design concept including design options, style, and budget considerations.

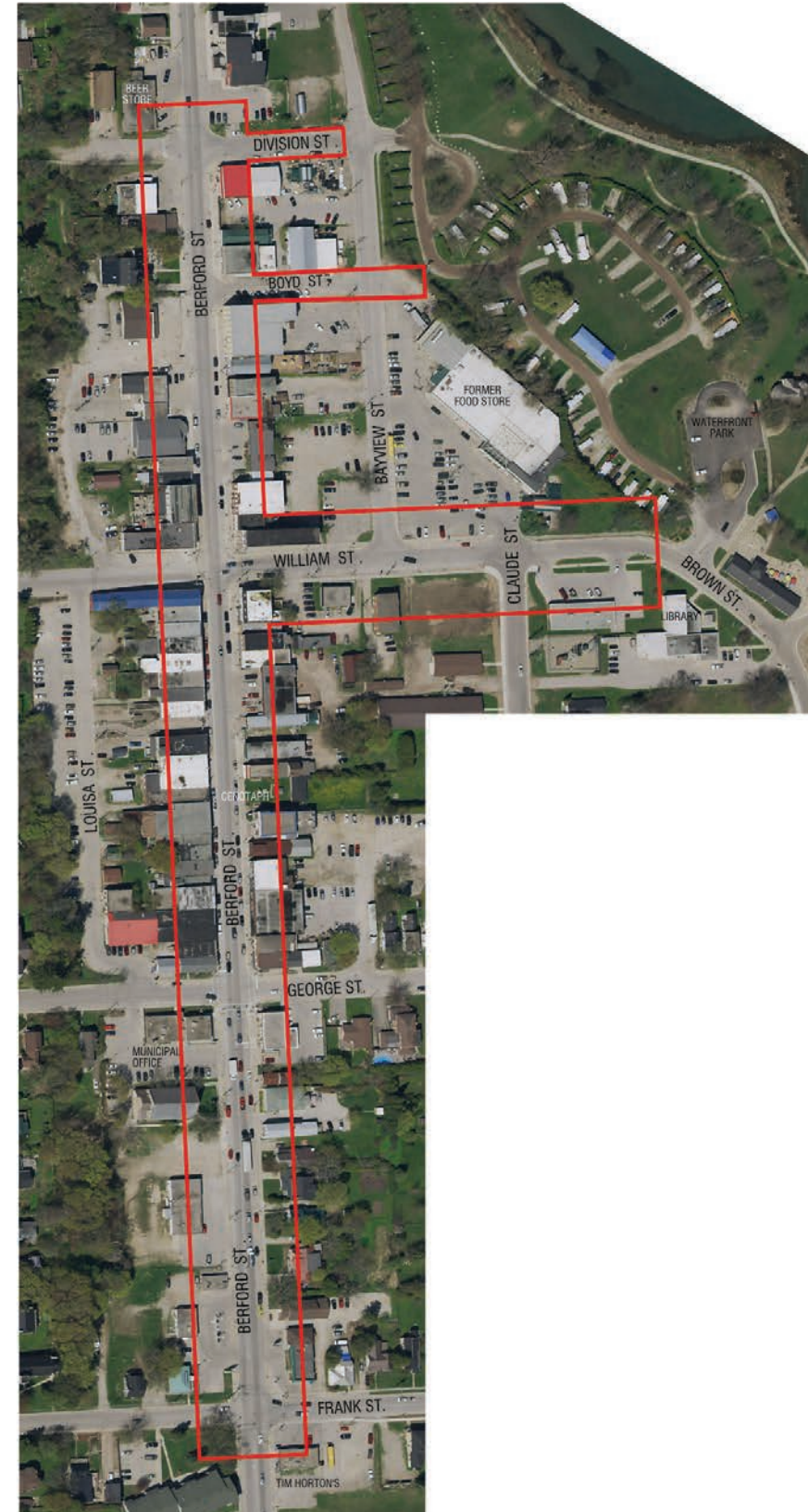
Through the Municipality's Downtown Strategic Plan efforts, the Town of Wiarton has been positioned as 'Basecamp to the Bruce Peninsula' with distinctive branding. Through the cooperative efforts of the County of Bruce, Wiarton Chamber of Commerce, Wiarton BIA and the Wiarton Revitalization Committee the Municipality has completed work to improve the overall vitality of park spaces, initiated facades improvements and developed targeted market campaigns.

With the need for future civil infrastructure replacement and updating, the Municipality through Provincial funding has seized the opportunity to plan in advance the future physical environment of the downtown. This opportunity has afforded time to move ideas through a thorough public consultation process and chart a vision for the streetscape and associated features, ensuring that the Town's distinct brand and community expectations are reflected in future construction activity. It should be noted that the design, features and furnishings identified in this report reflect the current visions from both the Downtown Streetscape Committee and the community workshops. This is a conceptual design report providing direction that will inform final detailed design that will advance in part or in whole. During detailed design, further refinements can and should occur in order to align with funding capabilities.

The study area of this downtown streetscape design process runs along Berford Street from Frank Street to the south and north to Division Street, William Street from Berford to Brown Streets as well as Boyd and Division Streets.

This document outlines the sequence of events, approach, and methodology of the design process and the culminating conceptual streetscape plans with supporting streetscape features and order of magnitude costs.

Study Area



Site Characterization

A site characterization plan was prepared to summarize the consultants first impressions, allow discussion and conversation during the first workshop, divide the study area up into manageable design precincts and begin the process of a more detailed site analysis to inform design decisions. Refer to pages 4-6 for characterization areas and related text.

Site Analysis

An analysis plan was prepared in a diagrammatic form to identify opportunities and challenges without committing to design solutions. Using the areas laid out in the Characterization plan, the design team identified various feature areas for special design attention and general solutions and opportunities for spaces associated directly with the existing physical conditions within each area. Refer to site analysis plans and text on pages 8-10.

Public Consultation & Design Development



A public consultation process was designed to fully engage stakeholders and the community in workshop conversations that would guide the design team at key milestones of the design process. Key-informant interviews were conducted, a Downtown streetscape information booth was set up at the Farmers Market during the month of August, and the Streetscape Design Committee (SDC) meetings were open to the general public. All meetings and results were posted to the Municipal website for public review and comment.

The following is the schedule of SDC meetings and Community workshops:

1. April 28th 2016 – First SDC meeting
2. May – Key informant interviews
3. June 1st 2016 – First Community Workshop
4. August 18th 2016 – Second SDC meeting
5. August 19th 2016 – Farmers Market booth
6. September 21st 2016 – Second Community Workshop
7. November 16th – Third SDC meeting
8. December 6th 2016 – Presentation to Council (plans posted for display at Municipal Offices).

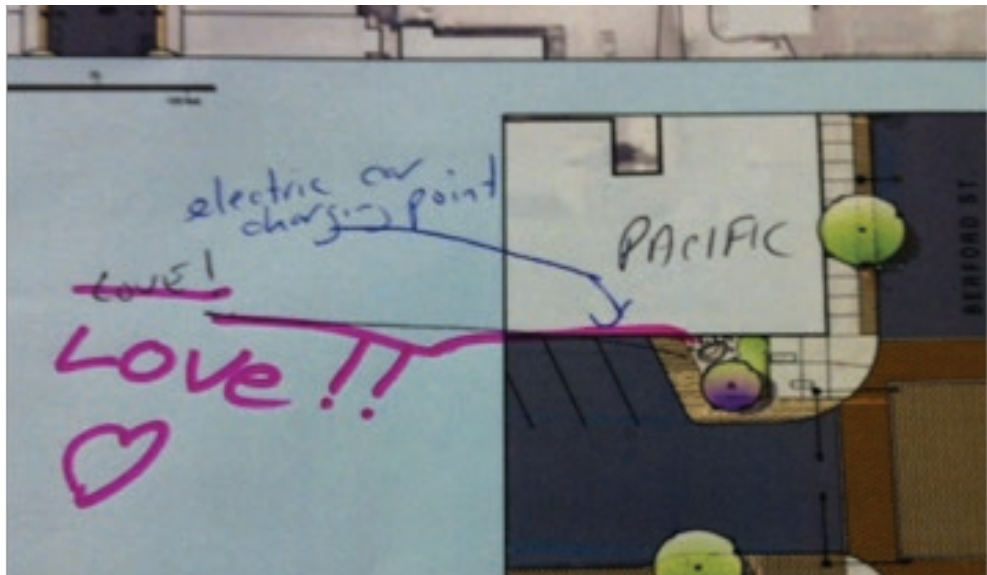
Workshop results and minutes of the SDC meetings are available on the Municipal website.

Streetscape Concept Plans

Streetscape concept plans have been prepared and refined over the course of the public consultation process. Small group discussions and reporting along with personal preferences through dotting exercises assisted with directing the design team towards the final plans.



Alternative design solutions, features and furnishings were vetted through both Community workshops and SDC meetings. The plans provide both site specific solutions and an overall design theme that establishes Berford Street as the premier “Main Street” of the downtown with slightly more refined elements such as benches, lighting, and rest and conversation areas. All other streets and connections to the waterfront follow the design characteristics of Berford Street but using materials and features that reflect a “Waterfront District”. Repurposing the decorative concrete poles on Berford Street, use of timber and stone for benches and eye catching timber and stone wayfinding towers help connect the Downtown to the Waterfront and Bruce Trail. Please refer to pages 12-15 for the streetscape concept plans.



Streetscape Features and Furnishings

The selected features and furnishing illustrated on pages 17-25 respond to both community and Committee input while supporting the “basecamp” brand established by the Municipality. Some of the features such as the limestone rock clusters, street shade structures, pedestrian guard rails and waterfront icon features are designed to be unique to Warton and not found in any other downtown. Waste containers, wayfinding signage, Berford Street benches and lighting assemblies are manufactured and widely available products. The blend of “Warton specific” designs and “off the shelf” products provides durability, availability and function combined with unique “out of the box” approaches that will establish how the Town of Warton will be remembered by visitors and appreciated by residents. Further more, Warton specific designs also provide opportunities for local trades and the arts community to be fully engaged in the new vision for Warton. Unique Streetscape features and furnishings combined with pedestrian first streetscape plans will be one of the most powerful self marketing tools that the Town will experience.

Careful design and execution of custom local products is essential to the success of both the product and the overall impression of the downtown. Careful management of the delivery of custom products must be given a priority and in this regard the Streetscape Design Committee should stay fully engaged in the process and consider retaining a manager or consultant with design and construction knowledge that is capable of directing and reviewing design and fabrication of all custom products to ensure that they meet the design intent of this plan and the safety and accessibility standards for public design.

Streetscape Budget Costing

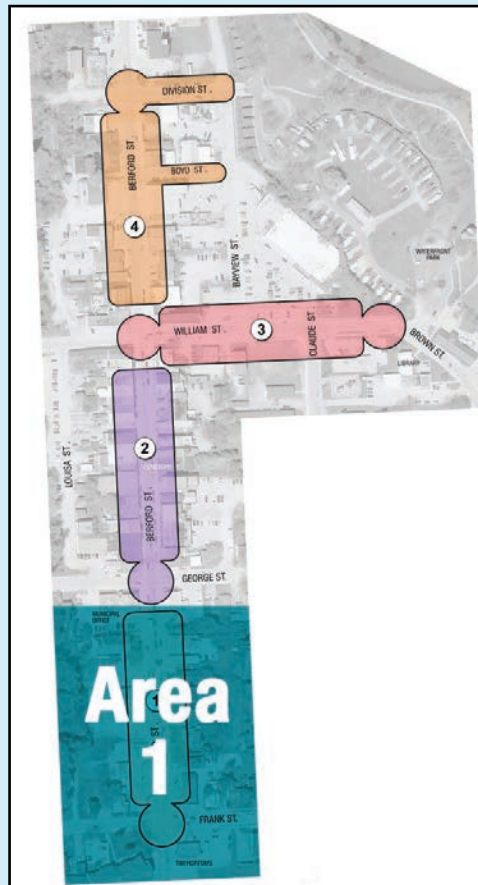
The final pages of this report provide order of magnitude costs for the areas depicted on the streetscape plans. Each cost estimate covers a particular area of the streetscape plans. Areas of the plan and related cost estimates are identified on the plans as Cost Area 1a, 1b, 2a etc. and are labelled at the top of each plan area. The cost estimates are correspondingly identified on the header of each estimate.

Costs reflected on the plans are derived from current 2016 costs from similar projects recently tendered. Local trade costs do vary from region to region in Ontario and variations in costs can be seen with how much of a project is actually tendered and also if the streetscape work is part of a larger project such as road infrastructure. Cost estimates do not reflect demolition and removals prior to installation.

Phasing of the projects included in this plan are very much contingent on available funds for projects. There are aspects of the plans that should wait until infrastructure and roadwork is required in order to avoid doing things twice. With this in mind there are portions of the plans such as the Boyd Street parkette or the William Street boulevards along the former food store that could advance prior to infrastructure works. Site furnishing such as waste containers benches and bike racks could be installed provided they are removable when infrastructure or road work advances. The Municipality should ensure that future improvements are reviewed by the Public Works Department prior to advancing work. With this in mind it could be possible to locate and install the waterfront icon structures providing they do not impede future road and curb work.

As with the development of custom furnishings advancing improvements contained in this document will require careful and ongoing management and communication between the Municipality, the SDC and a streetscape manager.

Site Characterization Plans



Key Plan

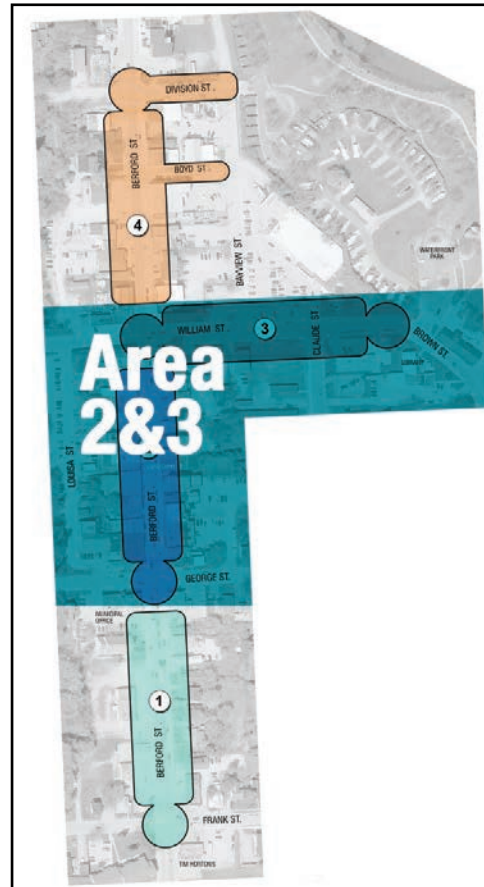
Area 1

- First major intersection for visitors arriving in the downtown from the south.
- Newer black traffic signal poles and LED fixtures provide a fresh look to infrastructure.
- Corners of intersection in front of Daisy Mart and Mac's are poorly defined between private property and public space, automobiles and pedestrians.
- In several locations along the block automobiles have priority over pedestrians due to open areas and undefined parking and driveways.
- No definition between asphalt and concrete contributes to a visually open and continuous paving character along the streetscape
- This block contains some residential homes that appear to be transitioning into commercial shops. These shops and homes are set back from the street providing a non-traditional boutique style downtown commercial frontage. Frontage space has potential to be utilized by vendors and to visually and functionally contribute to the streetscape.
- Hydro poles and utilitarian light fixtures along west side of Berford are visually unappealing and limit potential for street trees.
- Post office and Town Offices contribute positively to the built form of the block.

General

- Wayfinding signs at intersections and mid-block have good visibility and assist in orientation to visitors.
- Header and graphics on wayfinding signs do not align with marketing efforts to establish the downtown as the "Base Camp" of the Bruce Peninsula.
- Newer style waste containers and benches along Berford Street. Legs of waste containers pose trip hazard. Benches lack a comfortable ergonomic profile and armrests.
- Opportunities abound to make better visual and physical connections from Berford Street to the waterfront along existing streets and laneways.
- Although not part of this planning and design exercise, the Bayview street precinct warrants a planning review to determine how it can contribute to better function, aesthetics and use of commercial opportunities between the waterfront park lands and trail and the downtown core.

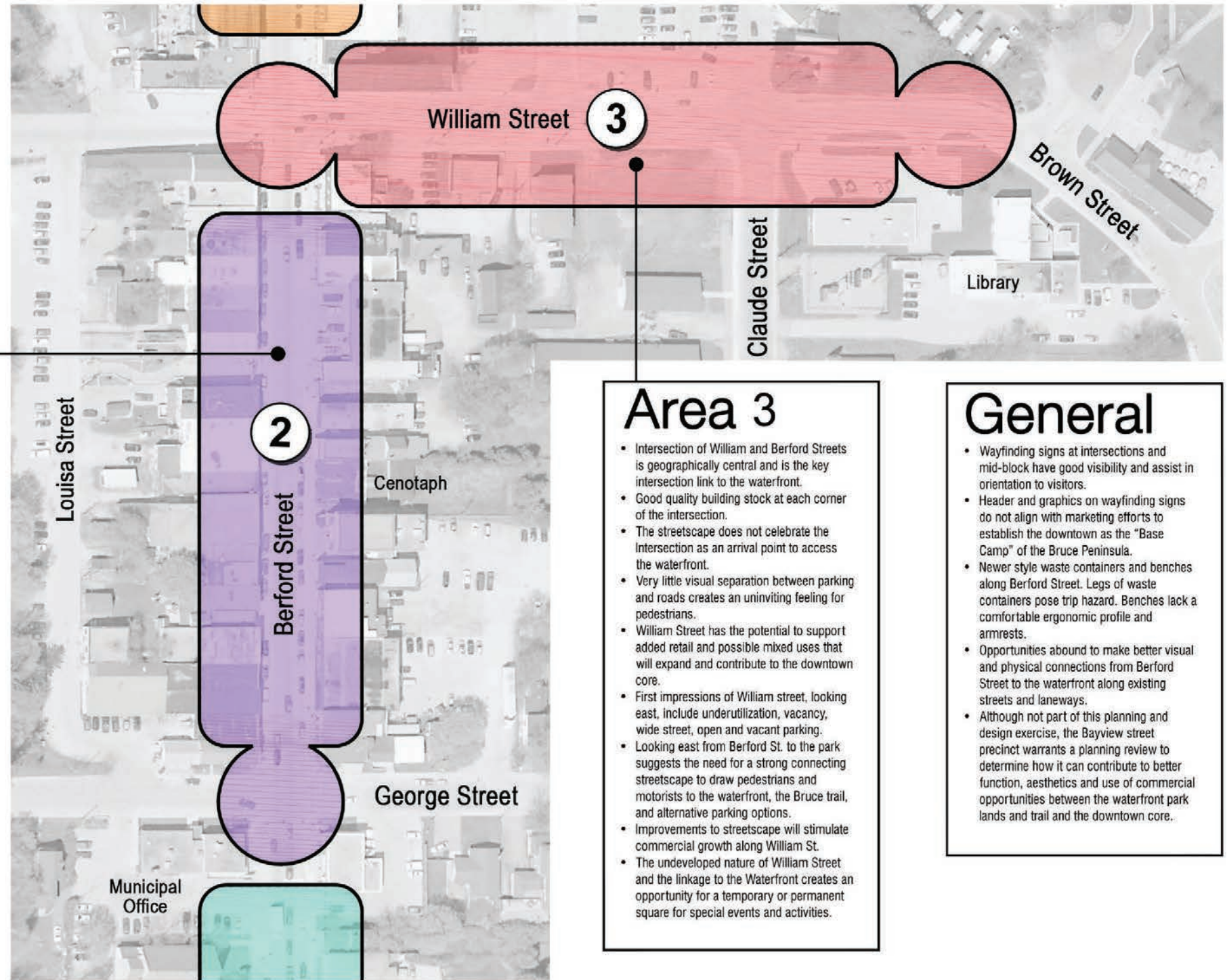
Area 1 Characterization Plan



Key Plan

Area 2

- Newer black traffic signal poles and LED fixtures provide a fresh look to infrastructure.
- Buildings at all 4 corners of the intersection contribute to a good visual quality at the intersection.
- Hydro is buried providing a clean visual character to the Berford St.
- Double curb on west side of street presents accessibility and maintenance challenges and limits opportunity to plant street trees.
- Newer style benches and waste container do not coordinate with existing decorative poles and street lights.
- This block best represents a traditional downtown streetscape with buildings tight to the sidewalk with very few gaps.
- Cenotaph provides a positive central green space although it's size is relatively small and does not effectively connect well to the sidewalk.
- Engine repair business with parking lot at street frontage does not visually conform to the other conditions along the street.
- Louisa Street pedestrian laneway and timber frame gateway contributes positively to the visual character and function of Berford St. and the link to off street parking.
- George and Berford Street intersection signalization is confusing to pedestrian and automobile traffic.
- Large transportation trucks turning at this intersection must be accounted for in the streetscape plan.



Area 3

- Intersection of William and Berford Streets is geographically central and is the key intersection link to the waterfront.
- Good quality building stock at each corner of the intersection.
- The streetscape does not celebrate the intersection as an arrival point to access the waterfront.
- Very little visual separation between parking and roads creates an uninviting feeling for pedestrians.
- William Street has the potential to support added retail and possible mixed uses that will expand and contribute to the downtown core.
- First impressions of William street, looking east, include underutilization, vacancy, wide street, open and vacant parking.
- Looking east from Berford St. to the park suggests the need for a strong connecting streetscape to draw pedestrians and motorists to the waterfront, the Bruce trail, and alternative parking options.
- Improvements to streetscape will stimulate commercial growth along William St.
- The undeveloped nature of William Street and the linkage to the Waterfront creates an opportunity for a temporary or permanent square for special events and activities.

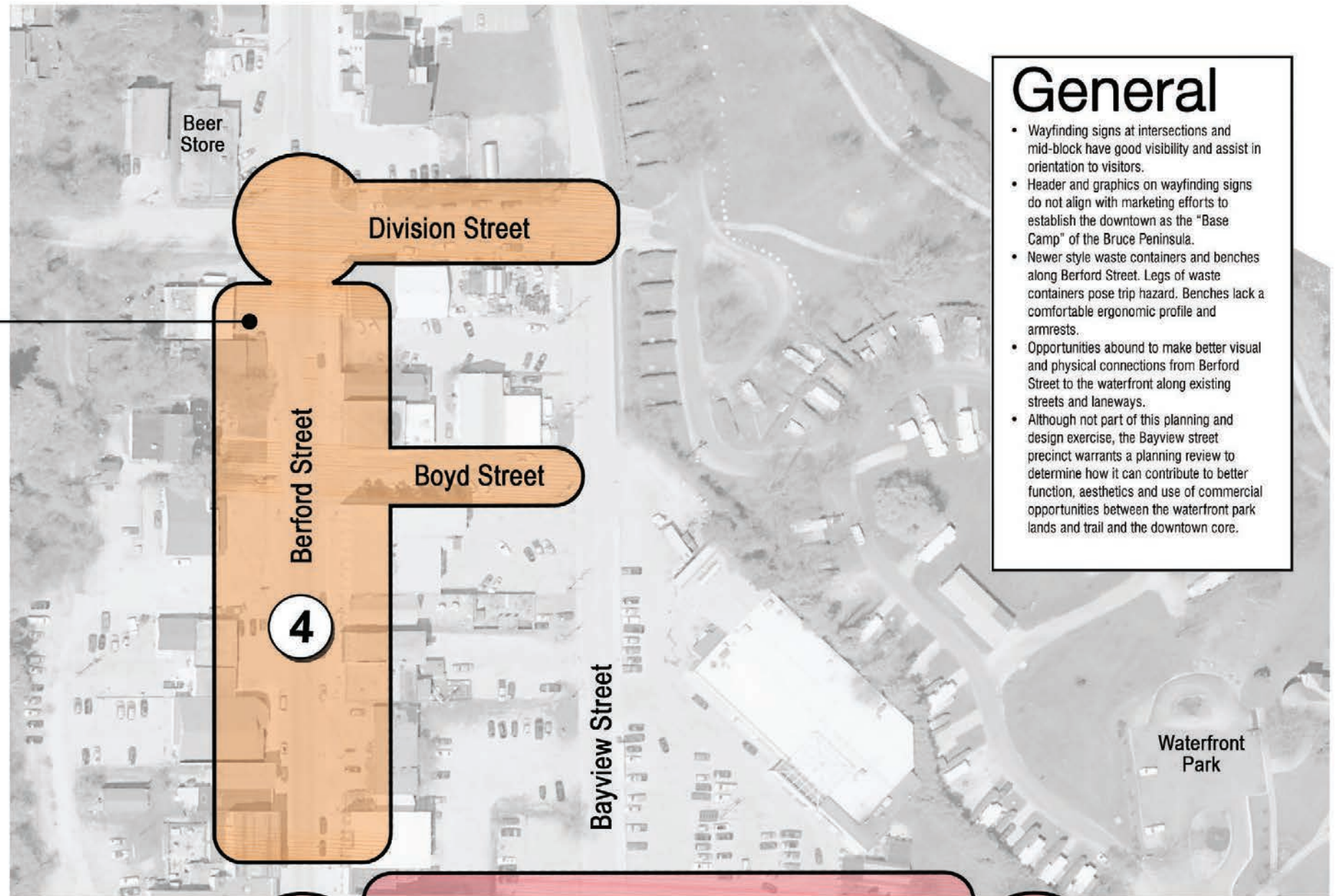
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Area 2 & 3 Characterization Plan

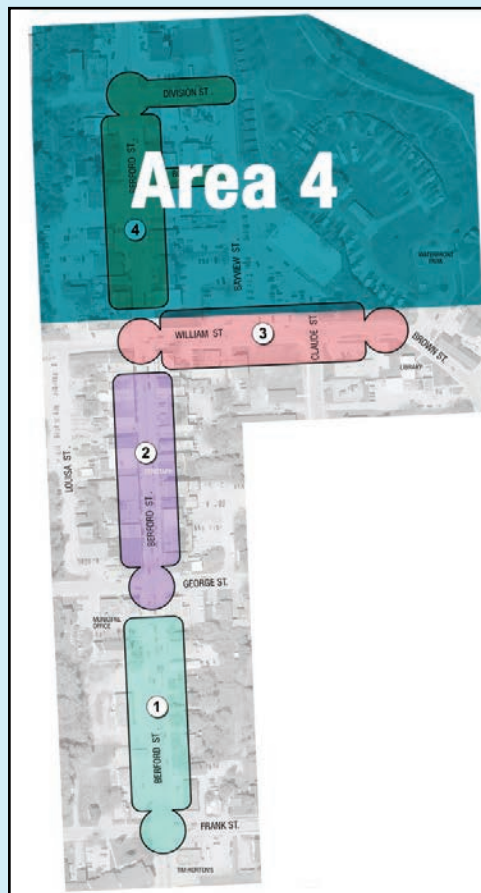
Area 4

- First major intersection for visitors arriving in the downtown from the north.
- In several locations along the block automobiles have priority over pedestrians due to open areas and undefined parking and driveways.
- No definition between asphalt and concrete contributes to a visually open and continuous paving character along the streetscape.
- This block contains some shops and businesses that are set back from the street with parking at the front. Frontage parking areas need to be visually separated or buffered from the sidewalk and streetscape in order contribute to a new streetscape.
- Business access and parking function must be maintained
- Parking condition in front of stores at A&A Mart is very dangerous and uncomfortable for pedestrians and can contribute to vehicular collisions if parked vehicles are forced to back out onto Berford St.
- Boyd Street has a very unfriendly and utilitarian visual character but provides opportunity to connect to the waterfront and William street via Bayview St.
- The north side of Division and Berford Streets intersection is lacking any infrastructure such as sidewalks, decorative lighting and other streetscape features and should be considered and celebrated as a gateway intersection from the north.
- Street and property interface in front of Beer Store is awkward and dangerous.
- Division Street has potential to direct downtown vehicular traffic to William Street via Bayview Street.



General

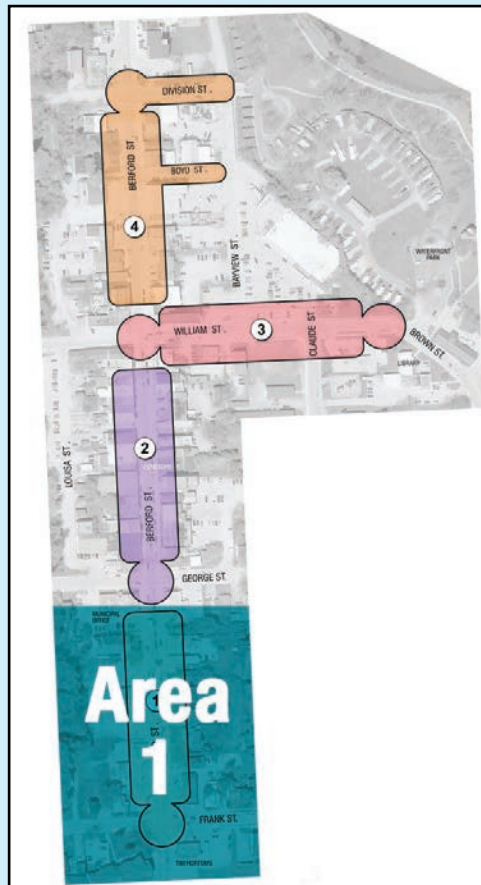
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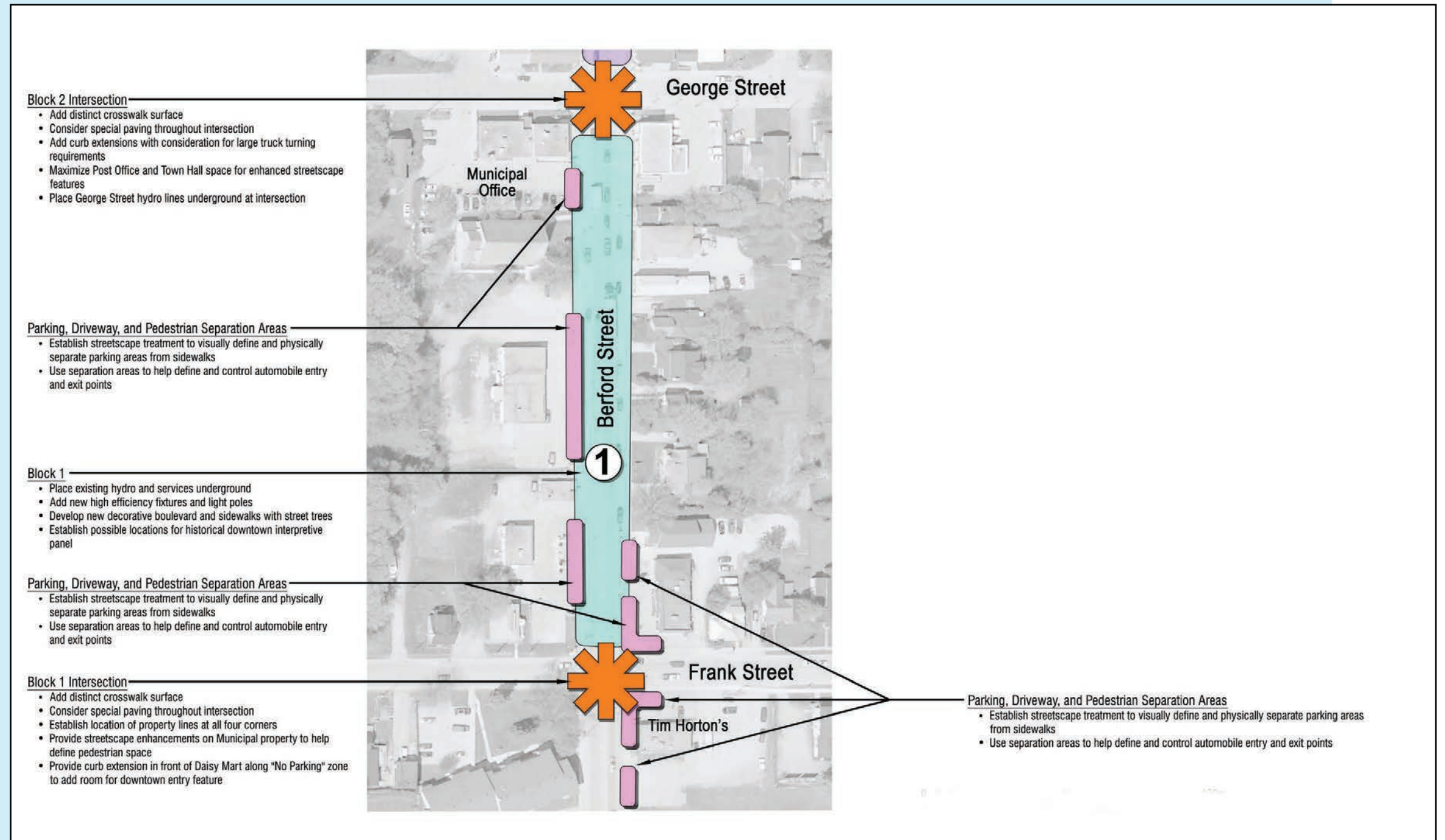
Key Plan

Area 4 Characterization Plan

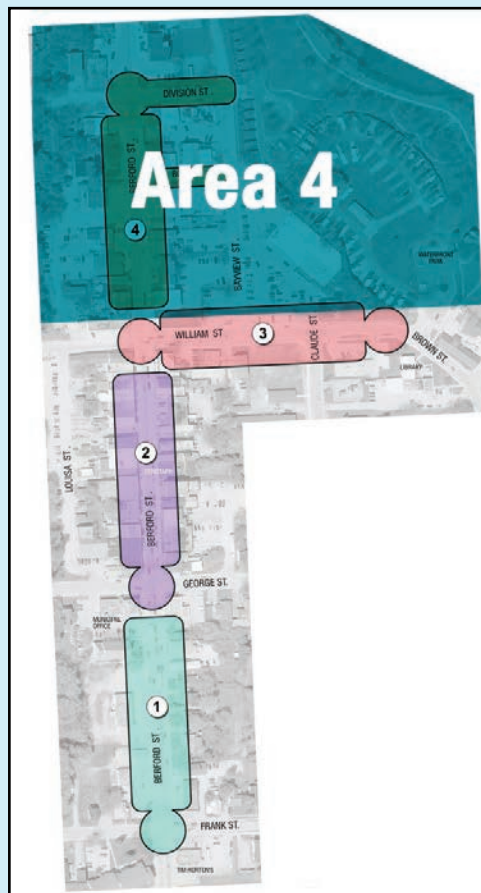
Site Analysis Plans



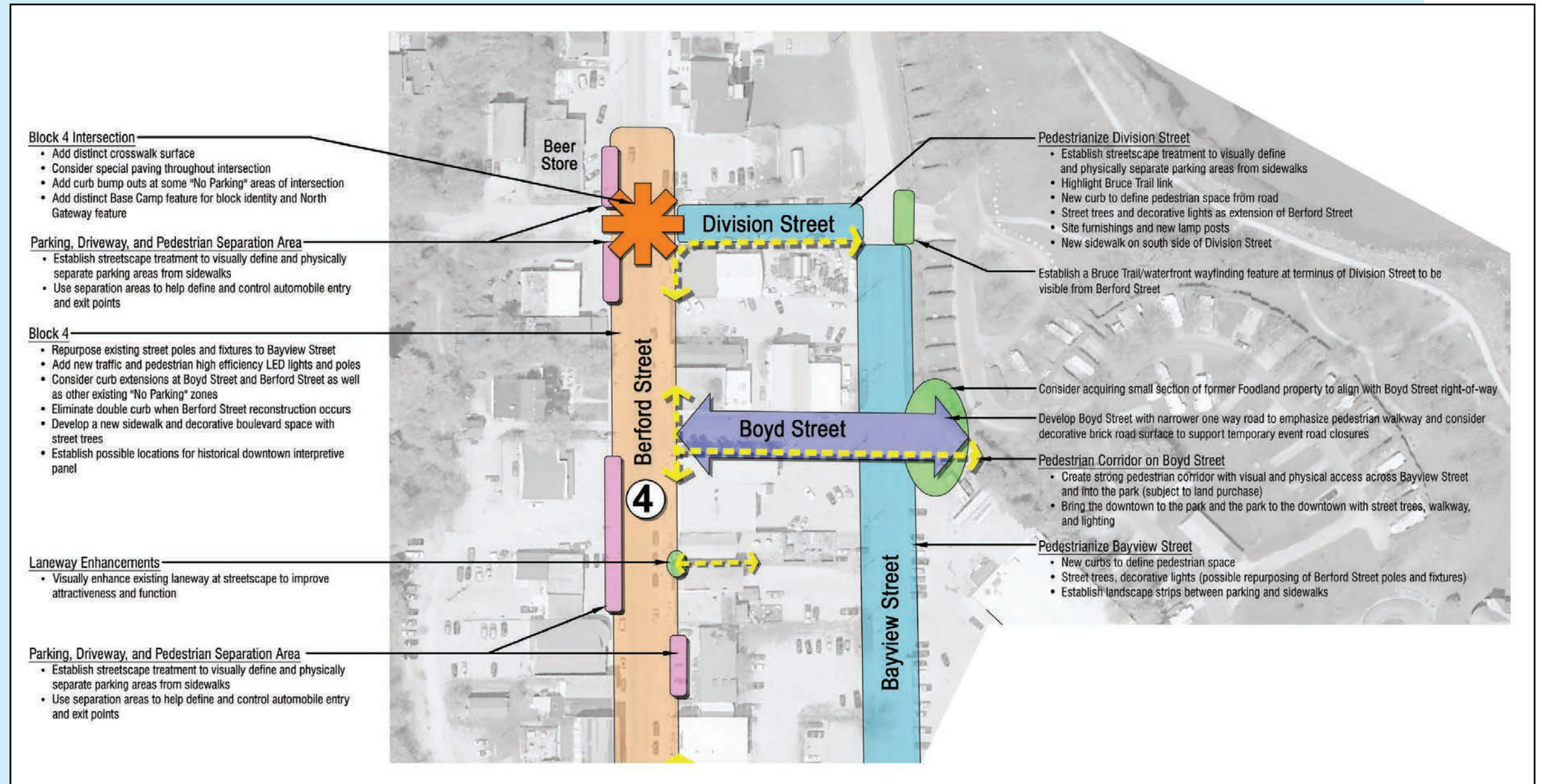
Key Plan



Area 1 Analysis Plan



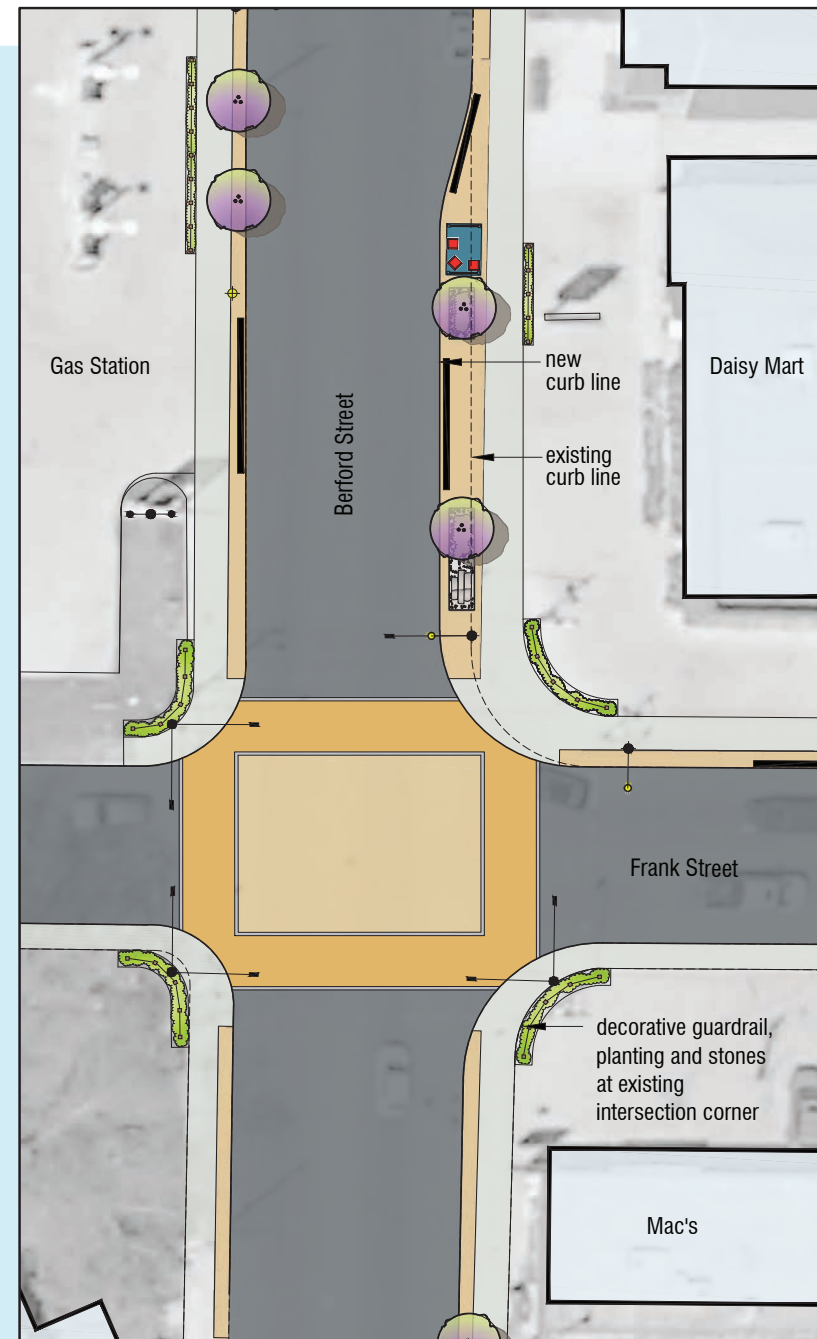
Key Plan



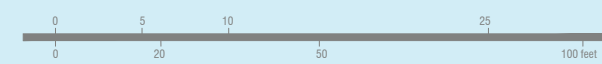
Area 4 Analysis Plan

Streetscape Concept Plans

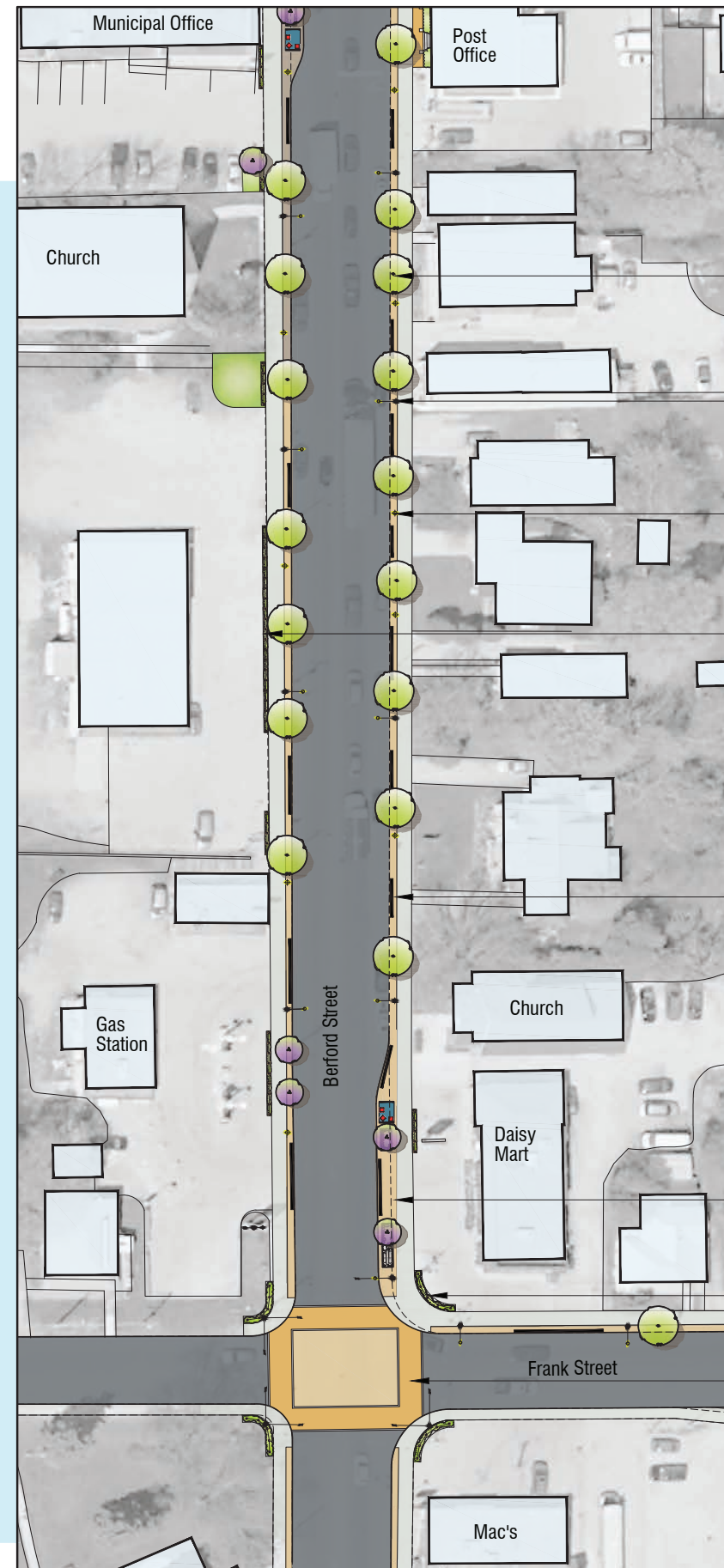
Cost Area 1B



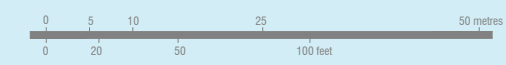
Enlargement at Berford St. & Frank St. intersection



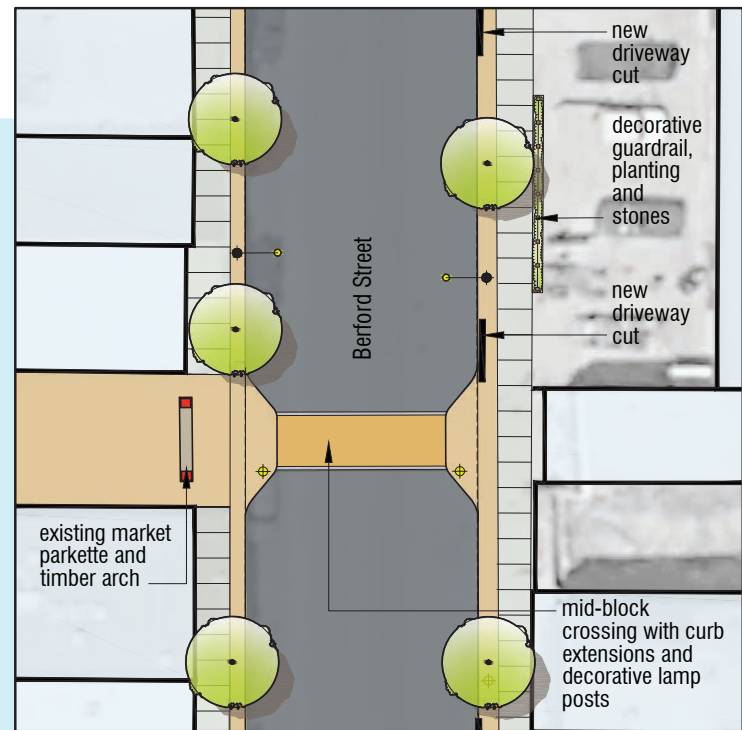
Cost Area 1A



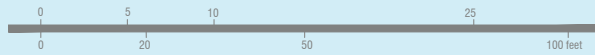
- street tree (typical)
- street/pedestrian lighting pole (typical)
- pedestrian scale street lights (typical)
- decorative guardrail, planting and stones (typical)
- driveway entrance (typical)
- curb extension with rock, shelter and tree (typical)
- decorative guardrail, planting and stones (typical)
- decorative paving through intersection and crosswalks (typical)



Cost Area 2A



Enlargement of plan



centotaph: new decorative paving across and into cenotaph, upgrade planting beds, distinct heritage benches. Coordinate changes with Legion.

pedestrian scale street lights (typical)

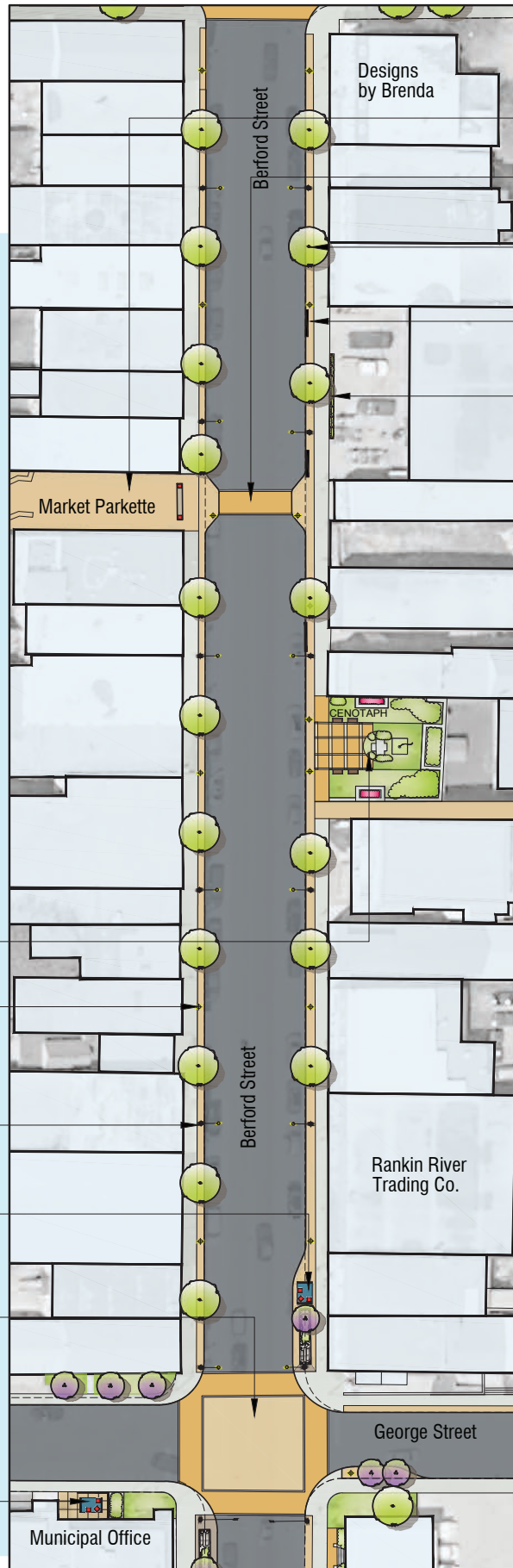
street/pedestrian lighting pole (typical)

curb extension with rock, shelter and tree (typical)

decorative paving through intersection and crosswalks (typical)

new paved plaza with benches and possible shelter feature with stone retaining wall to support plaza; planting bed behind existing flag poles

Cost Area 2A



market parkette and timber arch

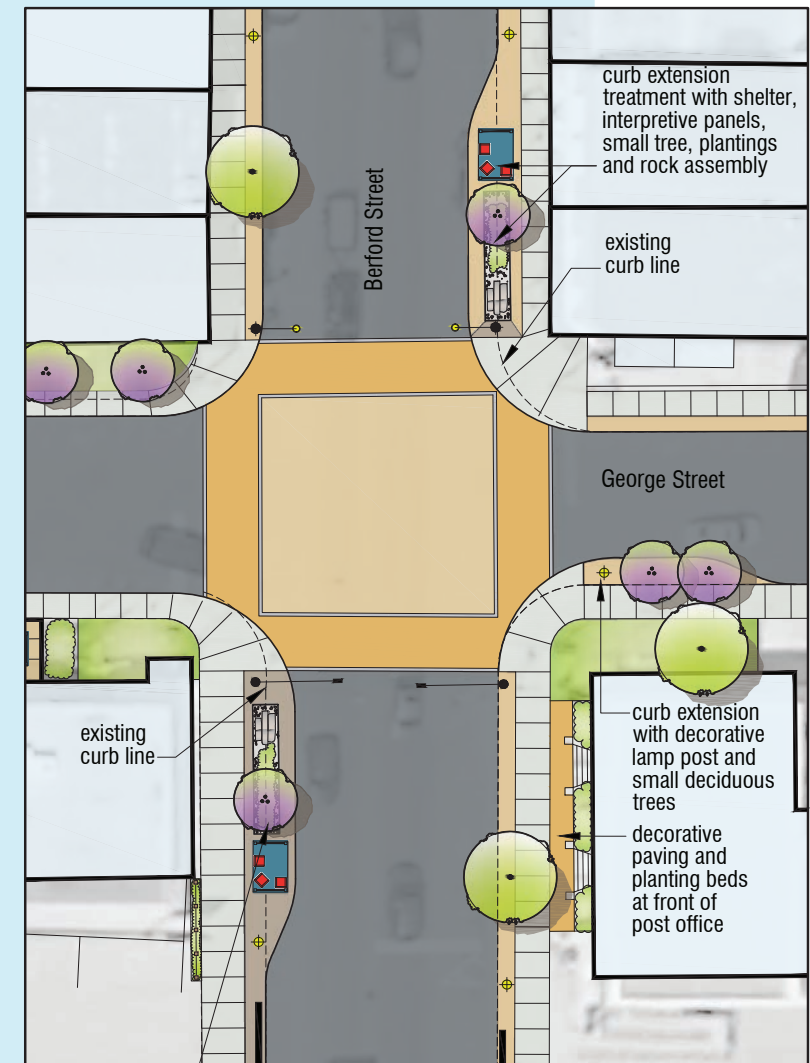
new cross walk

street tree (typical)

driveway entrance (typical)

define and control vehicular entry points with street tree and Decorative Guardrail

Cost Area 2B



curb extension treatment with shelter, interpretive panels, small tree, plantings and rock assembly

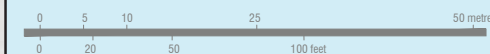
existing curb line

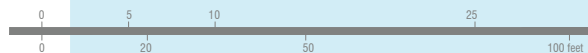
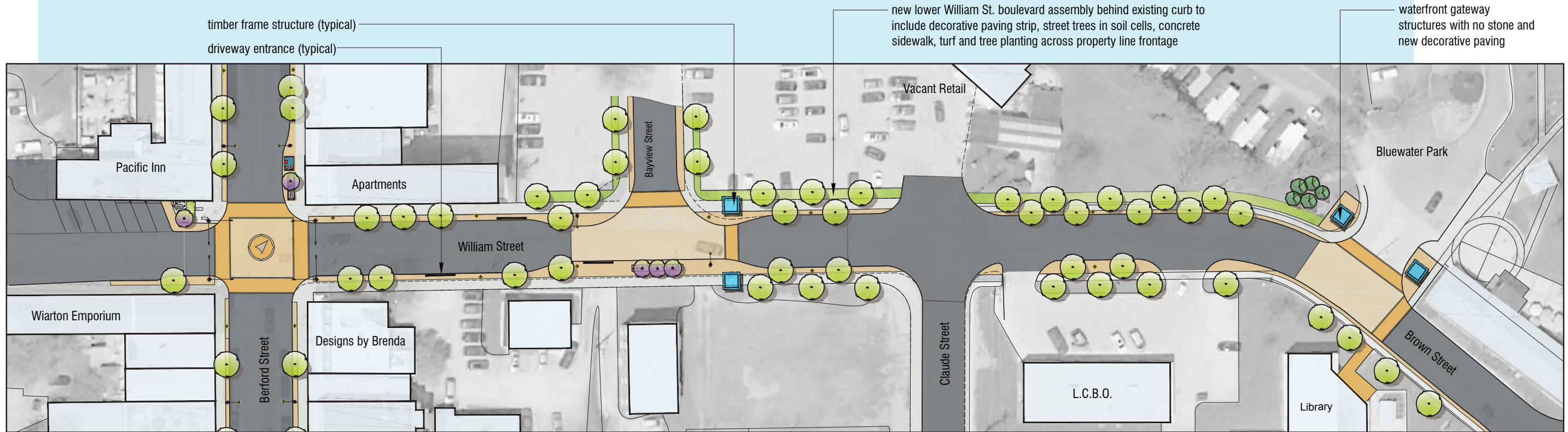
George Street

curb extension with decorative lamp post and small deciduous trees
decorative paving and planting beds at front of post office

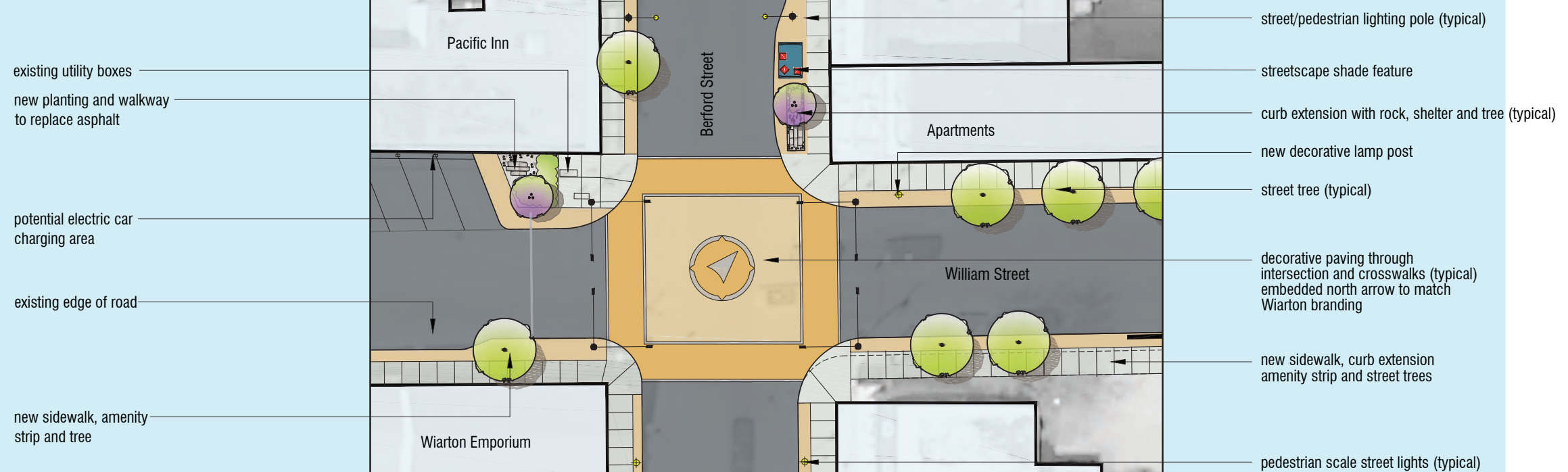
curb extension treatment with shelter, interpretive panels, small tree, plantings and rock assembly

Enlargement of intersection of Berford St. & George St.

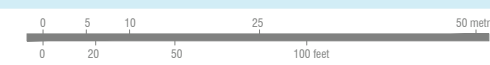




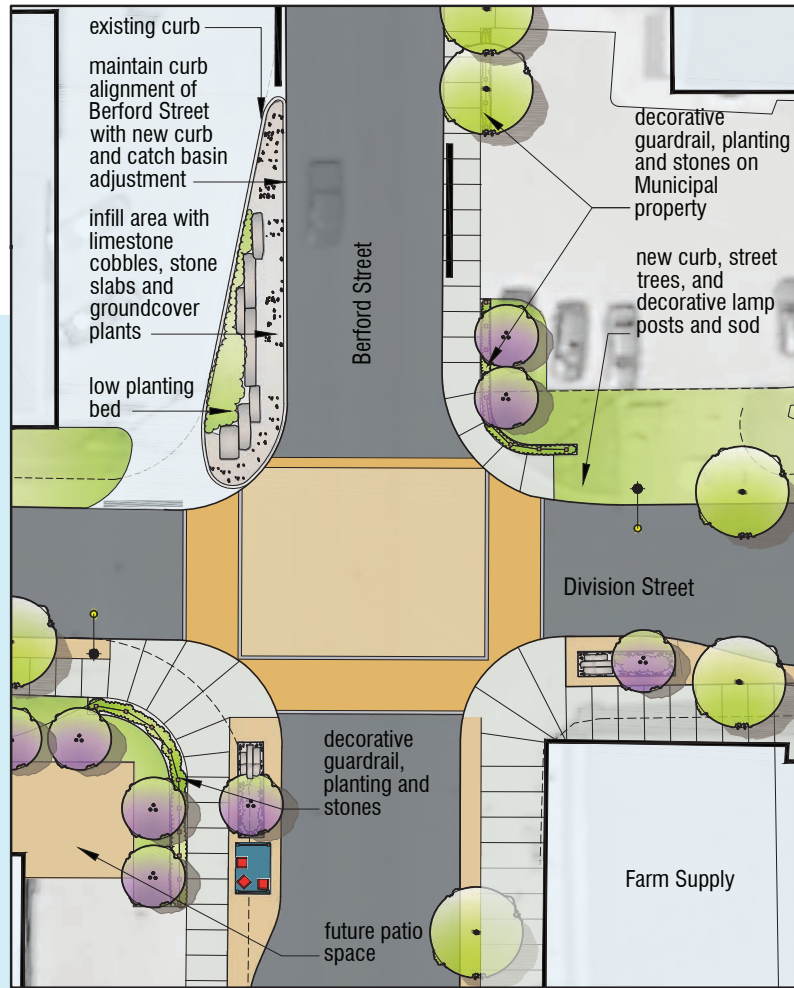
Cost Area 3B



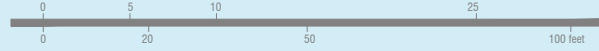
Enlargement at Berford St. & William St. intersection



Cost Area 4B



Enlargement at Berford St. & Division St. intersection

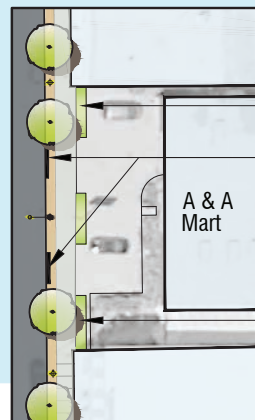


Cost Area 4A

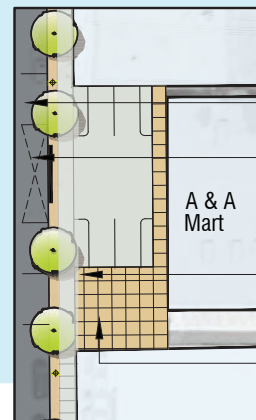


- decorative paving through intersection and crosswalks (typical)
- curb extension with rock, shelter and tree (typical)
- street tree (typical)
- pedestrian scale street lights (typical)
- mid-block crossing with curb extension and decorative lamp post on east side
- reduced road width suitable for one-way street with mountable curb and decorative paving through road and parking areas
- parkette with stone cairn sculpture, chairs & timber waterfront structure
- pedestrian access to park facilitated by small land purchase or future development assessment
- extent of land purchase area
- decorative guardrail, planting and stones (typical)
- driveway entrance (typical)
- street/pedestrian lighting pole (typical)

Cost Area 4A



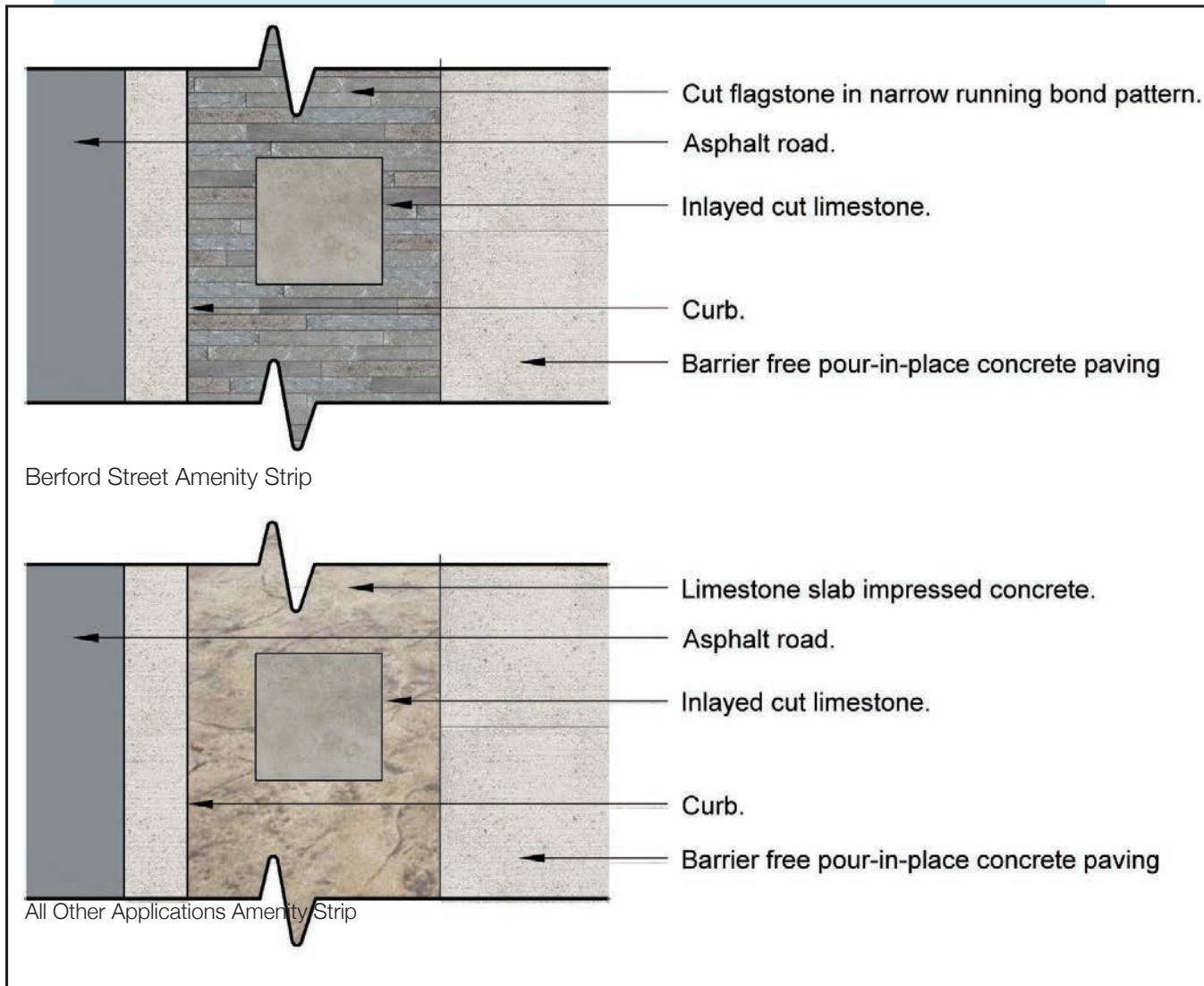
A & A Mart Alternative 1



A & A Mart Alternative 2

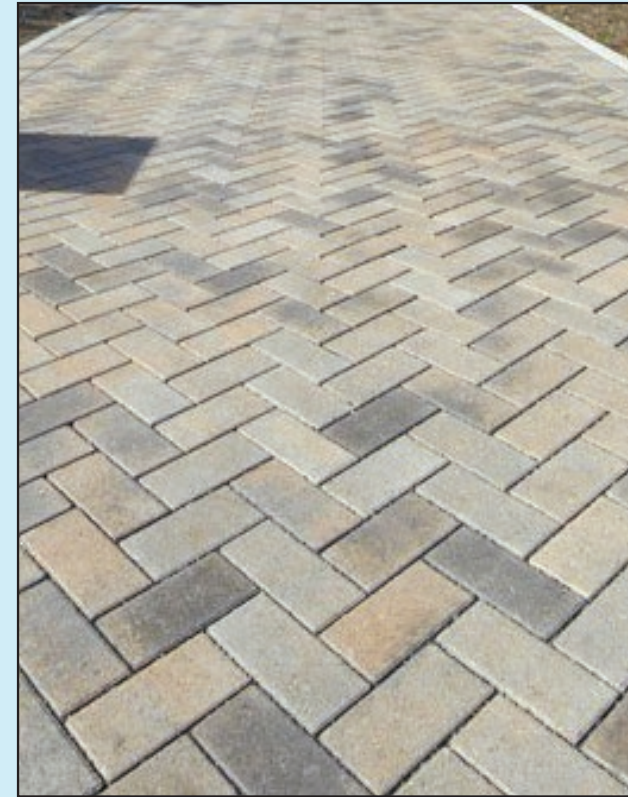


Streetscape Features and Furnishings



Amenity Strip Paving

- Substitute inlaid cut limestone with “Willie Footprints” on William Street only



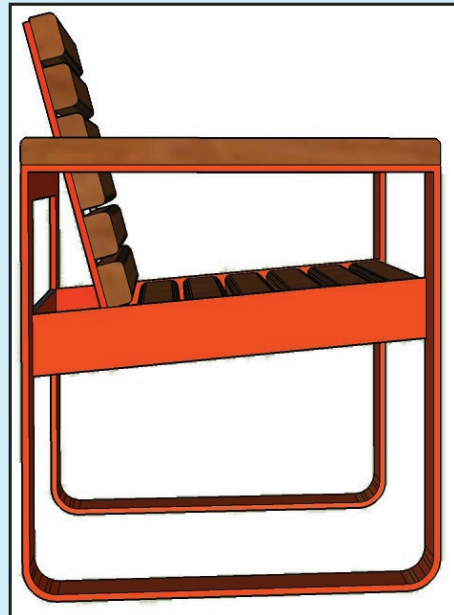
Intersection Alternative 1: Interlocking Road Pavers

- Interlock product to match limestone and timber colour tones



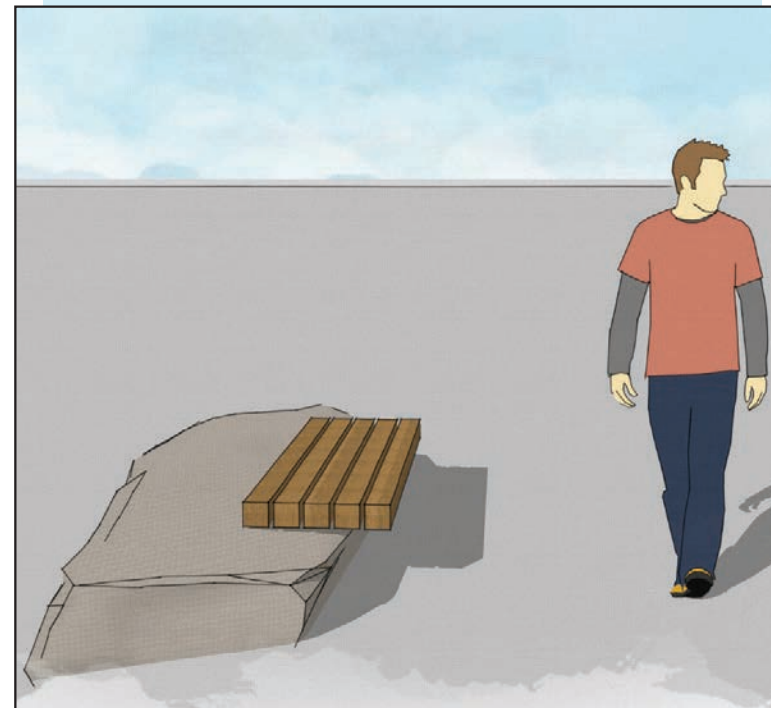
Intersection Alternative 2: Tinted Asphalt

- Tinting in asphalt mix (not surface coating)



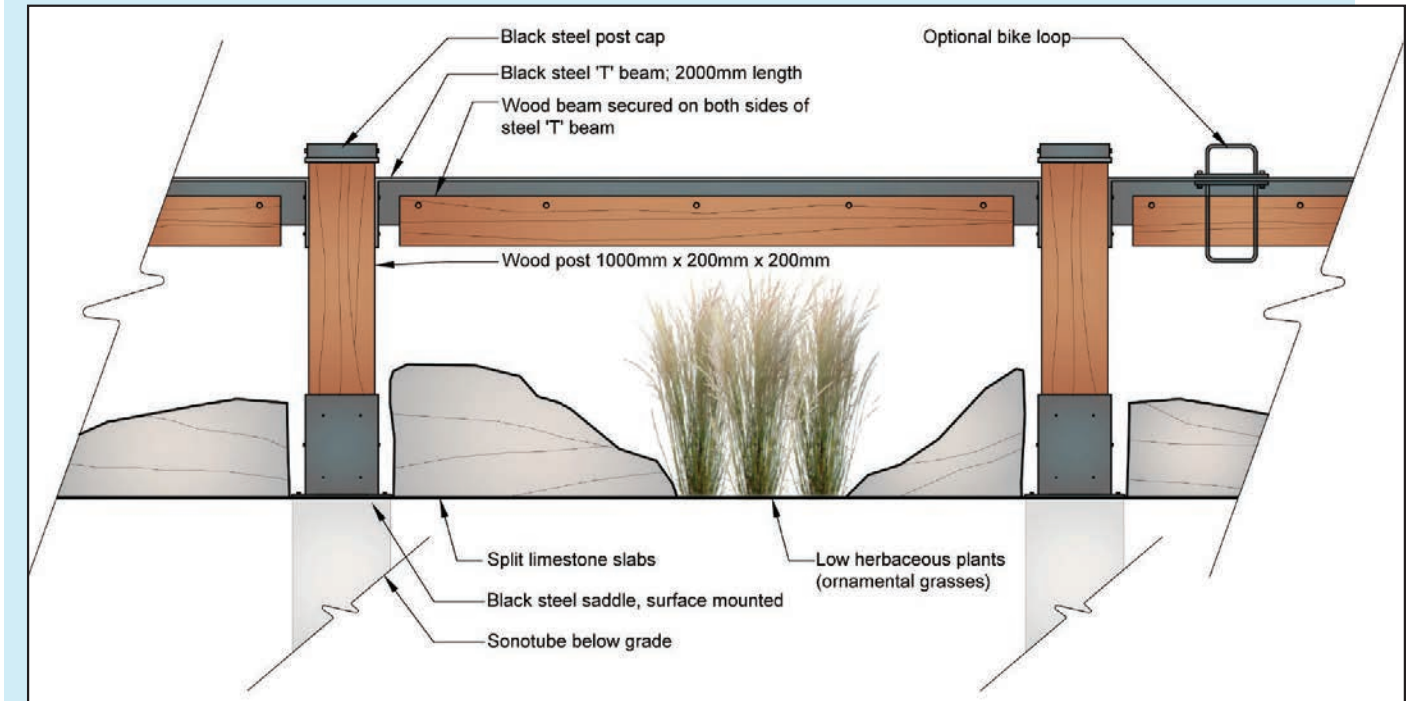
Berford Street Seating

- Select colour or black steel and wood to match other streetscape components
- If space from curb to building facade is equal or greater than 3.65m (12') streetscape chairs or benches can be located along store fronts in consultation with owners
- Manufacturer: Equiparc, model: EP1965



Stone and Timber Bench at all Other Locations

- Custom fabrication with local limestone and red cedar
- Top of bench 450mm (18") from finished grade

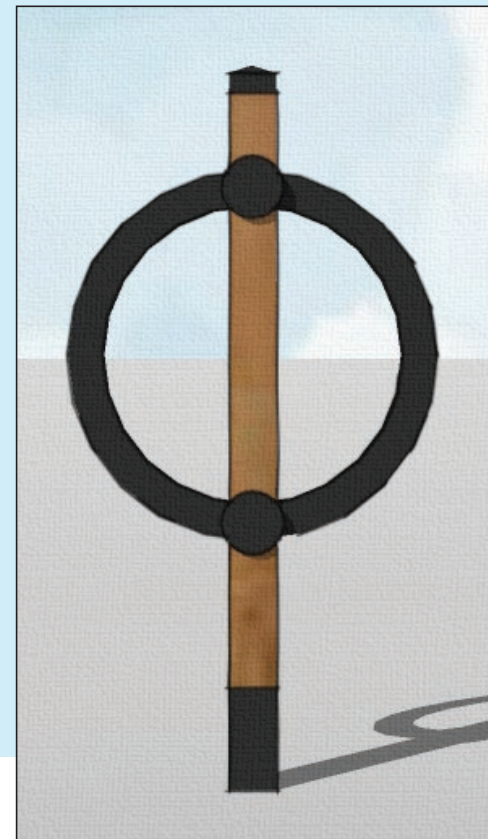
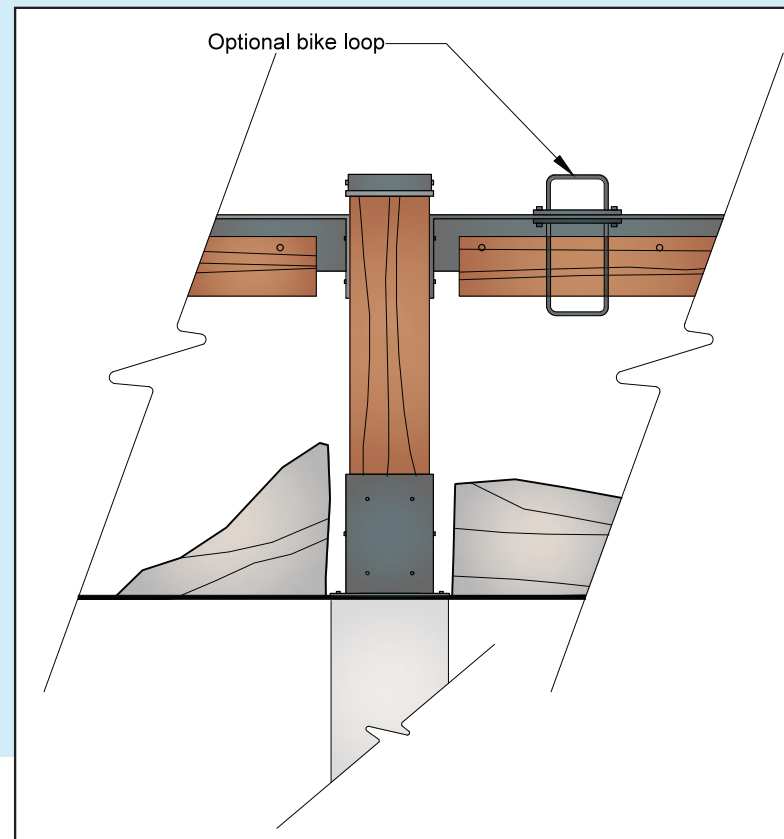
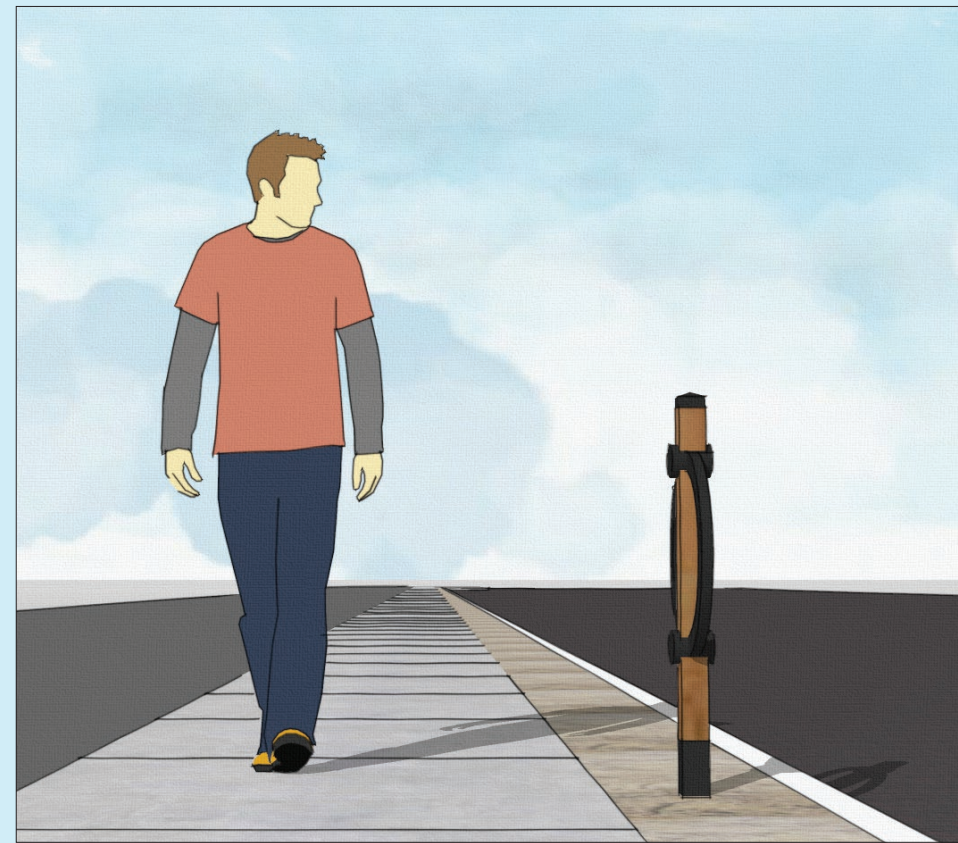


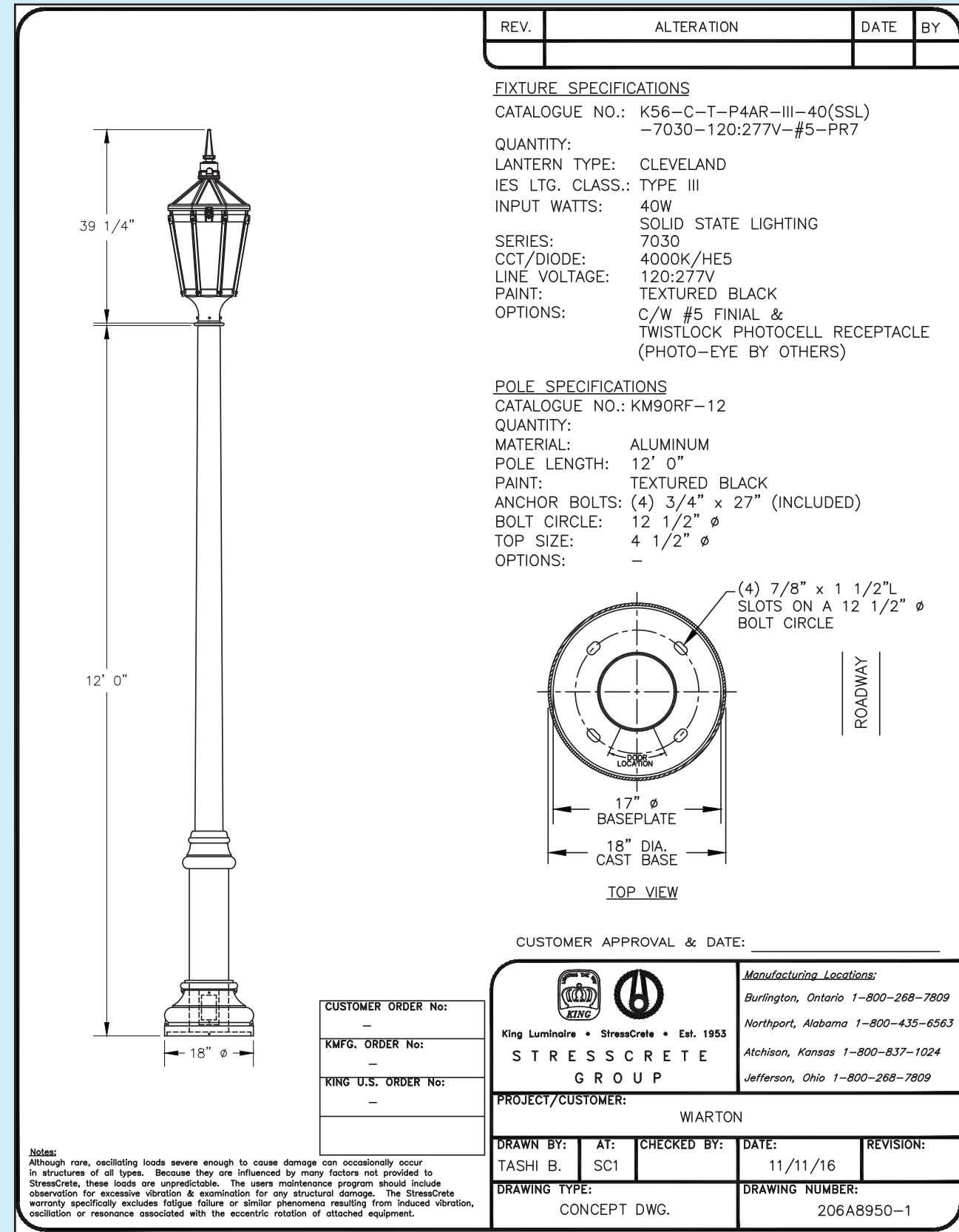
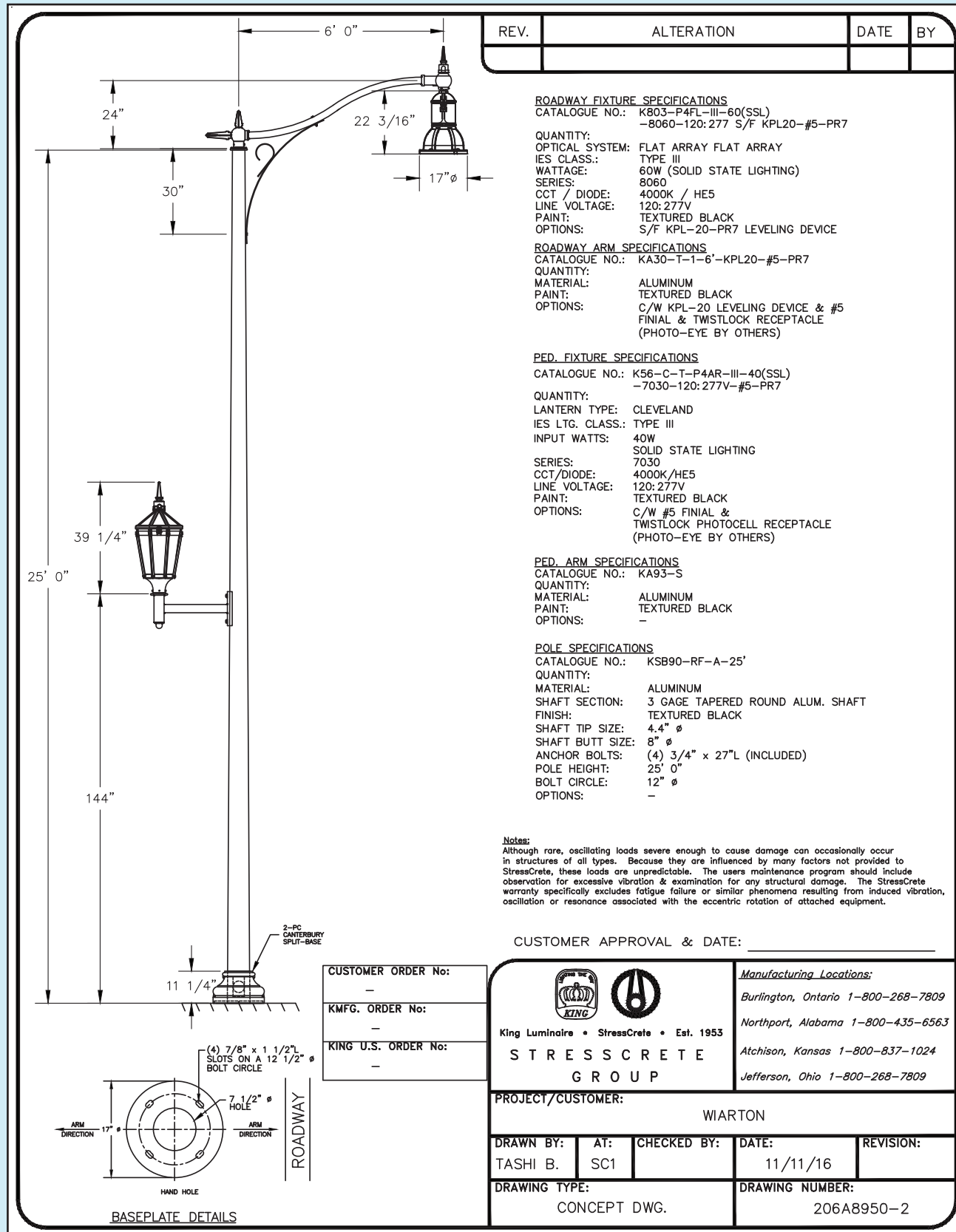
Decorative Guardrail

- Custom fabricated with local hemlock and steel fabrication

Bicycle Rack Selections

- Local arts installation option
- Decorative guardrail option
- Locally sourced and built wood and black steel option





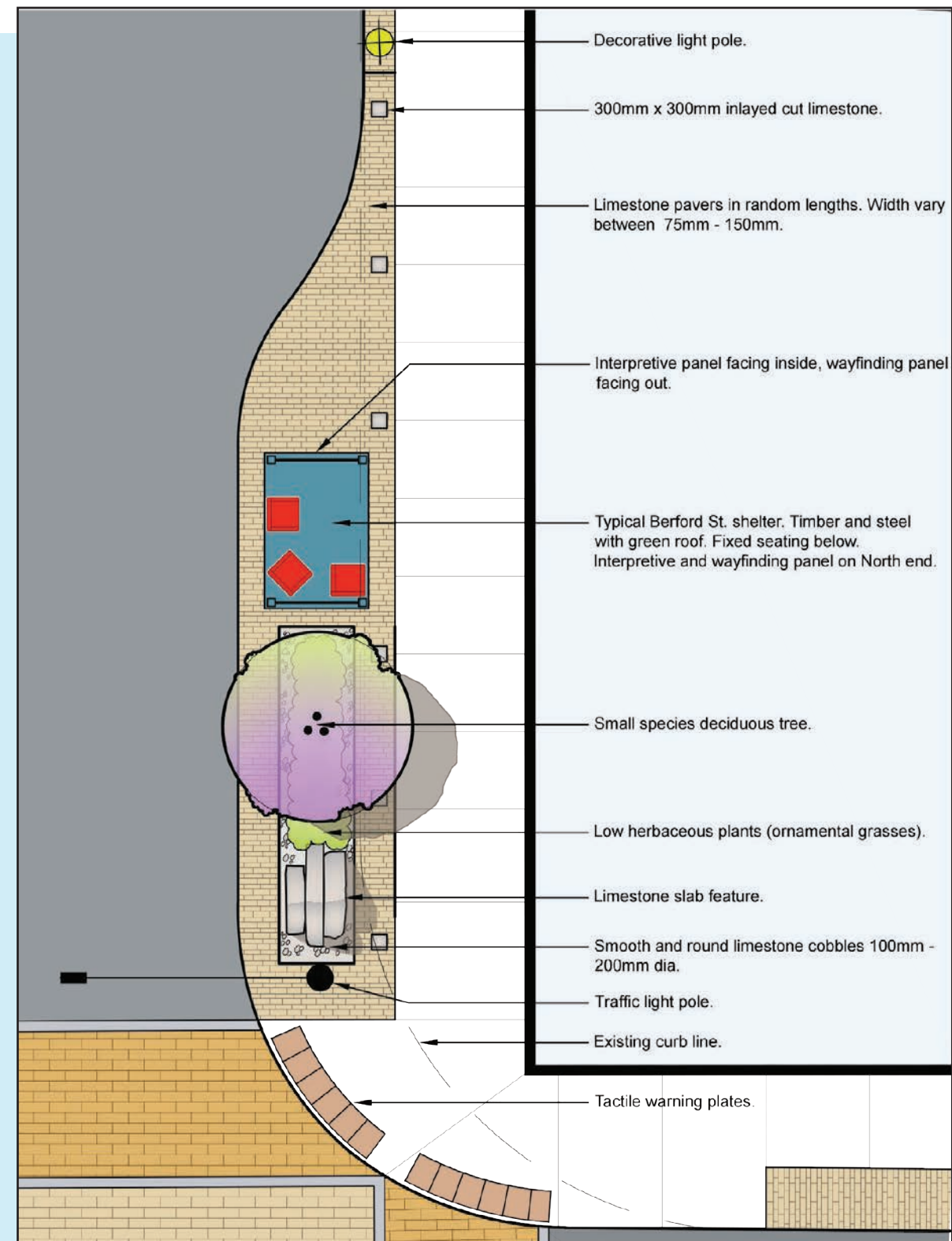
Street and Pedestrian Lighting

• Pole and light fixtures sourced through Tymat Solutions, 289-337-2884, matt@tymat.com

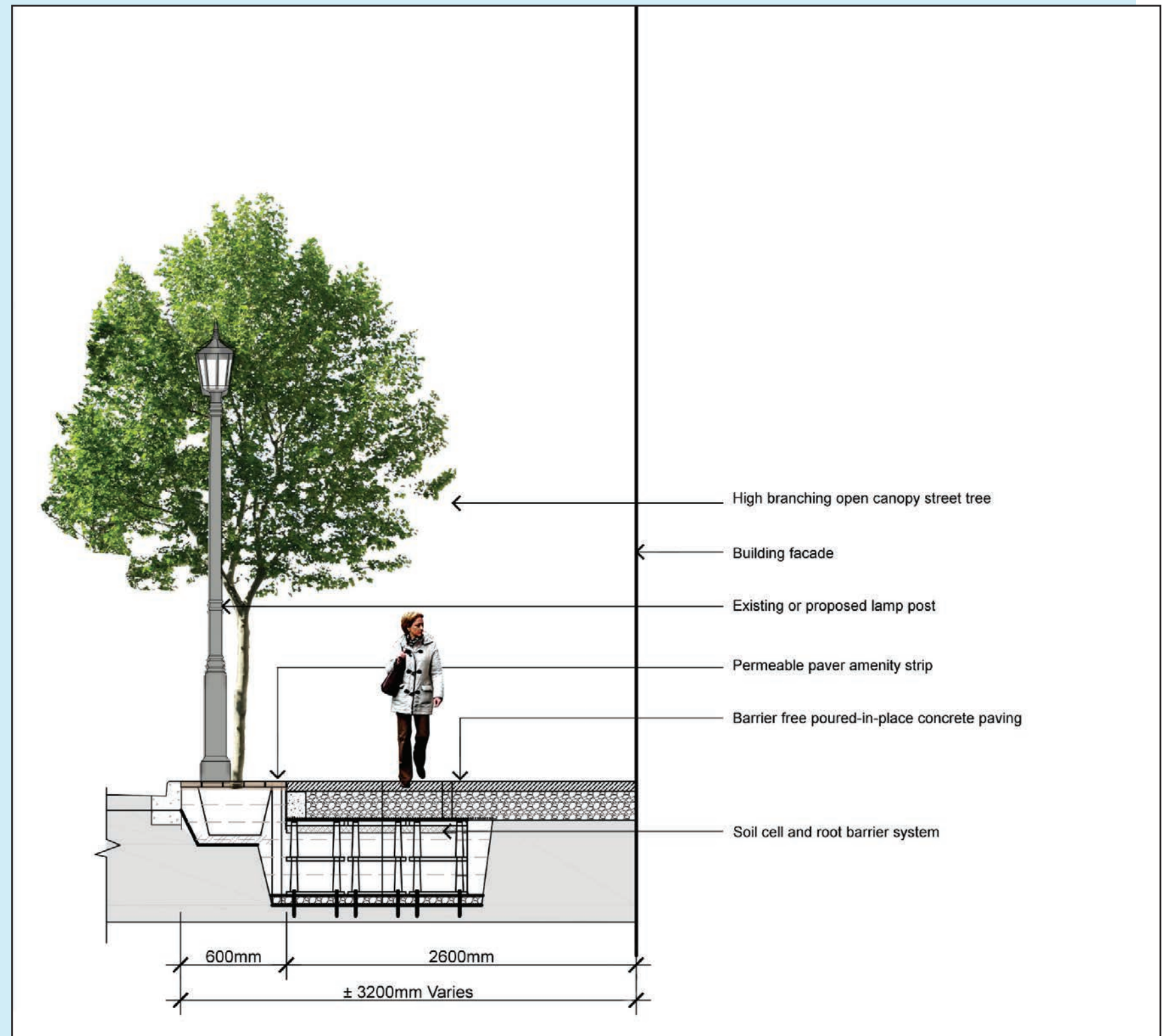
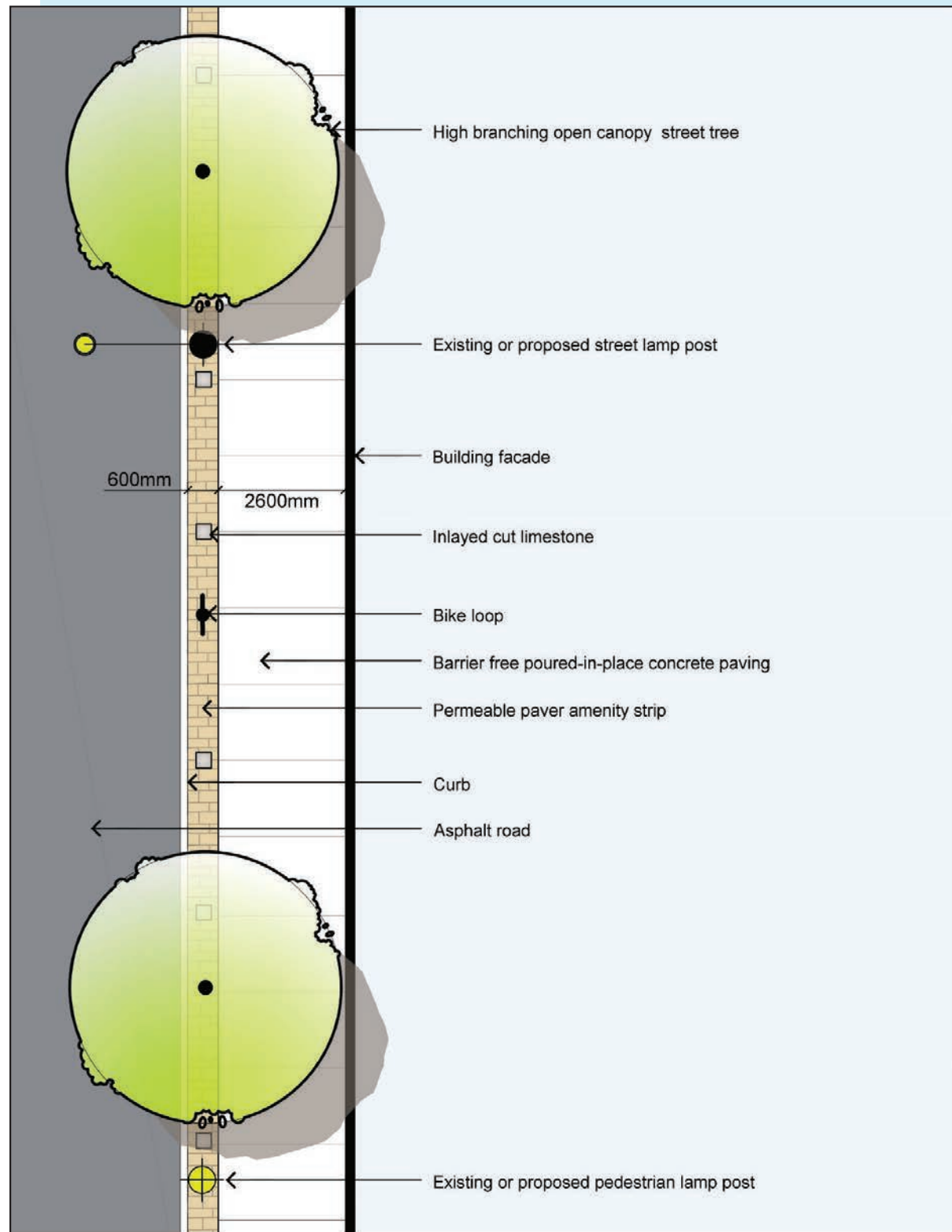


Street and Pedestrian Luminaires and Post

Note: Upgrade existing luminaires and repurpose concrete poles to waterfront district



Typical Curb Extension (Berford Street)

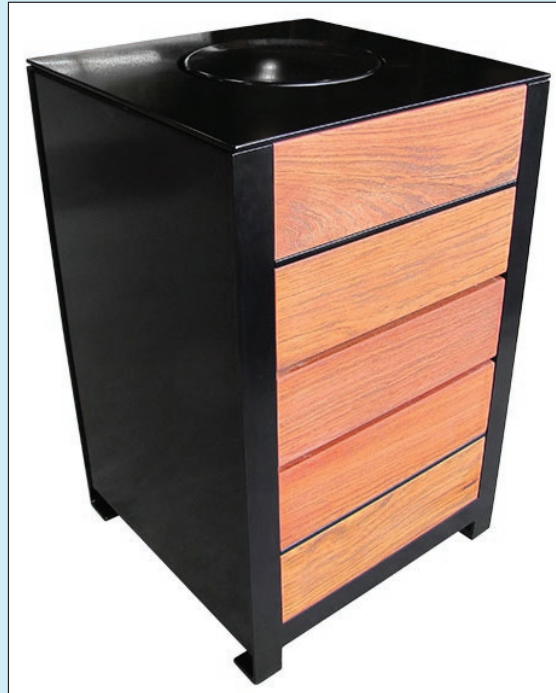


Typical Sidewalk Assembly (Berford Street)



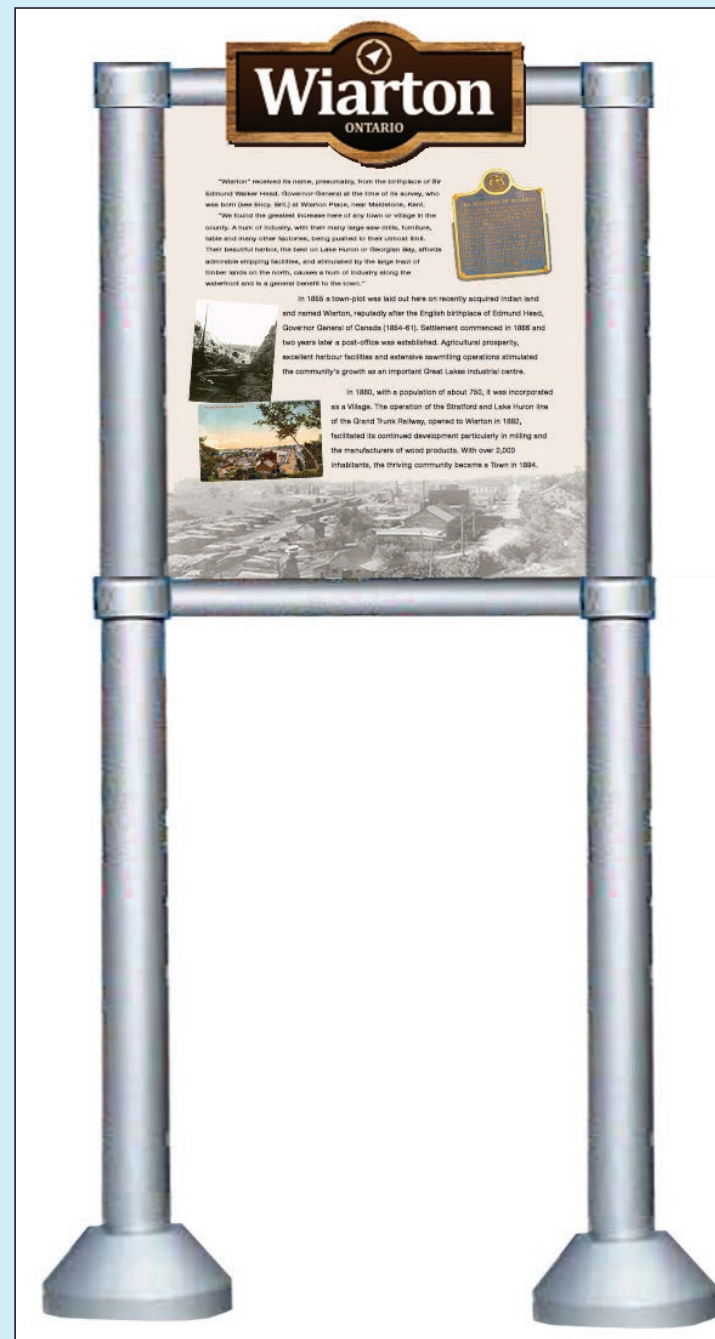
Shade Structure (Berford Street Only)

- Timber with steel fasteners
- Steel roof with solar panels and/or green roof
- Seating area with directory and interpretive panels



Waste Containers

- Black steel and wood for Berford Street only
- Timber or recycled composite for all other locations (option to repurpose existing containers to park)
- Waste containers sized to fit amenity strip (± 600mm or 2')
- Manufacturer: Equiparc, models: EP3549 and EP3630



Freestanding Wayfinding and Interpretive Panels, Parking Lot Signage

- Existing wayfinding with new basecamp header
- New interpretive panel with basecamp branding



Icon Features

- Timber and stone icon feature for William Street and Bayview Street
- Timber icon gateway feature to Bluewater Park and Boyd Street Parkette

Streetscape Cost Estimates

Landscape Cost Estimate
Warton Downtown Streetscape Improvements
Area 1a: Berford St.: Frank St. to George St.
November 16, 2016



Prepared by: Basterfield & Associates

Category	Item	Quantity	Units	Unit Cost	Extension	Total
Electrical						
	Pedestrian light	7	each	\$ 7,500.00	\$ 52,500.00	
	Street light	8	each	\$ 7,500.00	\$ 60,000.00	\$ 112,500.00
Paving						
	Concrete Curbs	240	lm	\$ 40.00	\$ 9,600.00	
	Decorative paving	238	m ²	\$ 180.00	\$ 42,840.00	
	Concrete walk	508	m ²	\$ 100.00	\$ 50,800.00	\$ 103,240.00
Decorative Guardrail						
	Decorative Guardrail	46	lm	\$ 180.00	\$ 8,280.00	\$ 8,280.00
Softscape						
	Deciduous trees	15	each	\$ 550.00	\$ 8,250.00	
	Deciduous ornamental trees	1	each	\$ 400.00	\$ 400.00	
	Mixed plantings	28	m ²	\$ 50.00	\$ 1,400.00	
	Sod (includes topsoil and fine grade)	63	m ²	\$ 8.50	\$ 535.50	
	Tree Soil Cells	15	each	\$ 1,000.00	\$ 15,000.00	\$ 25,585.50
Furnishings						
	Benches, waste receptacles, bike rack allowance	-	ls	-	\$ 10,000.00	\$ 10,000.00
Signage						
	Wayfinding and Interpretive Signage Allowance	-	ls	-	\$ 5,000.00	\$ 5,000.00
Subtotal						\$ 264,605.50
10% Contingency						\$ 26,460.55
Total						\$ 291,066.05

Landscape Cost Estimate
Warton Downtown Streetscape Improvements
Area 1b: Berford St.: Intersection of Berford St. and Frank St.
November 16, 2016



Prepared by: Basterfield & Associates

Category	Item	Quantity	Units	Unit Cost	Extension	Total
Electrical						
	Pedestrian light	1	each	\$ 7,500.00	\$ 7,500.00	
	Street light	3	each	\$ 7,500.00	\$ 22,500.00	\$ 30,000.00
Paving						
	Concrete Curbs	206	lm	\$ 40.00	\$ 8,240.00	
	Decorative paving	190	m ²	\$ 180.00	\$ 34,200.00	
	Crosswalk	311	m ²	\$ 180.00	\$ 55,980.00	
	Concrete walk	436	m ²	\$ 100.00	\$ 43,600.00	\$ 142,020.00
Structures						
	Shade structure	1	each	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Decorative Guardrail						
	Decorative Guardrail	50	lm	\$ 180.00	\$ 9,000.00	\$ 9,000.00
Softscape						
	Deciduous trees	1	each	\$ 550.00	\$ 550.00	
	Deciduous ornamental trees	4	each	\$ 400.00	\$ 1,600.00	
	Mixed plantings	43	m ²	\$ 50.00	\$ 2,150.00	
	Tree Soil Cells	3	each	\$ 1,000.00	\$ 3,000.00	\$ 7,300.00
Stone						
	Limestone features	3	each	\$ 800.00	\$ 2,400.00	
	Cobble	9	m ²	\$ 25.00	\$ 225.00	\$ 2,625.00
Furnishings						
	Benches, waste receptacles, bike rack allowance	-	ls	-	\$ 5,000.00	\$ 5,000.00
Signage						
	Wayfinding and Interpretive Signage Allowance	-	ls	-	\$ 5,000.00	\$ 5,000.00
Subtotal						\$ 215,945.00
10% Contingency						\$ 21,594.50
Total						\$ 237,539.50

Landscape Cost Estimate

Warton Downtown Streetscape Improvements

Area 2a: Berford St.: George St. to William St.

November 16, 2016



Prepared by: Basterfield & Associates

Category	Item	Quantity	Units	Unit Cost	Extension	Total
Electrical						
	Pedestrian light	11	each	\$ 7,500.00	\$ 82,500.00	
	Street light	10	each	\$ 7,500.00	\$ 75,000.00	\$ 157,500.00
Paving						
	Concrete Curbs	330	lm	\$ 40.00	\$ 13,200.00	
	Decorative paving	353	m ²	\$ 180.00	\$ 63,540.00	
	Crosswalk	30	m ²	\$ 180.00	\$ 5,400.00	
	Concrete walk	648	m ²	\$ 100.00	\$ 64,800.00	\$ 146,940.00
Decorative Guardrail						
	Decorative Guardrail	12	lm	\$ 180.00	\$ 2,160.00	\$ 2,160.00
Softscape						
	Deciduous trees	17	each	\$ 550.00	\$ 9,350.00	
	Mixed plantings	7	m ²	\$ 50.00	\$ 350.00	
	Tree Soil Cells	17	each	\$ 1,000.00	\$ 17,000.00	\$ 26,700.00
Furnishings						
	Benches, waste receptacles, bike rack allowance	-	ls	-	\$ 10,000.00	\$ 10,000.00
Signage						
	Wayfinding and Interpretive Signage Allowance	-	ls	-	\$ 5,000.00	\$ 5,000.00
Subtotal						\$ 348,300.00
10% Contingency						\$ 34,830.00
Total						\$ 383,130.00

Landscape Cost Estimate

Warton Downtown Streetscape Improvements

Area 2b: Berford St.: Intersection at Berford St. and George St.

November 16, 2016



Prepared by: Basterfield & Associates

Category	Item	Quantity	Units	Unit Cost	Extension	Total
Electrical						
	Pedestrian light	5	each	\$ 7,500.00	\$ 37,500.00	
	Street light	2	each	\$ 7,500.00	\$ 15,000.00	\$ 52,500.00
Paving						
	Concrete Curbs	152	lm	\$ 40.00	\$ 6,080.00	
	Decorative paving	192	m ²	\$ 180.00	\$ 34,560.00	
	Crosswalk	325	m ²	\$ 180.00	\$ 58,500.00	
	Concrete walk	307	m ²	\$ 100.00	\$ 30,700.00	\$ 129,840.00
Structures						
	Shade structure	3	each	\$ 15,000.00	\$ 45,000.00	\$ 45,000.00
Decorative Guardrail						
	Decorative Guardrail	6	lm	\$ 180.00	\$ 1,080.00	\$ 1,080.00
Softscape						
	Deciduous trees	3	each	\$ 550.00	\$ 1,650.00	
	Deciduous ornamental trees	4	each	\$ 400.00	\$ 1,600.00	
	Mixed plantings	16	m ²	\$ 50.00	\$ 800.00	
	Sod (includes topsoil and fine grade)	63	m ²	\$ 8.50	\$ 535.50	
	Tree Soil Cells	3	each	\$ 1,000.00	\$ 3,000.00	\$ 7,585.50
Stone						
	Limestone features	6	each	\$ 800.00	\$ 4,800.00	
	Cobble	20	m ²	\$ 25.00	\$ 500.00	
	Stone Retaining Wall	7	lm	\$ 500.00	\$ 3,500.00	\$ 8,800.00
Furnishings						
	Benches, waste receptacles, bike rack allowance	-	ls	-	\$ 5,000.00	\$ 5,000.00
Signage						
	Wayfinding and Interpretive Signage Allowance	-	ls	-	\$ 5,000.00	\$ 5,000.00

Subtotal	\$ 254,805.50
10% Contingency	\$ 25,480.55
Total	\$ 280,286.05

Area 2c: Centotaph

Category	Item	Quantity	Units	Unit Cost	Extension	Total
	Centotaph Improvements	-	ls	-	\$ 20,000.00	\$ 20,000.00
Subtotal						\$ 20,000.00
10% Contingency						\$ 2,000.00
Total						\$ 22,000.00

Landscape Cost Estimate
Warton Downtown Streetscape Improvements
Area 3a: Berford St. at William St.
November 16, 2016



Prepared by: Basterfield & Associates

Category	Item	Quantity	Units	Unit Cost	Extension	Total
Electrical						
	Pedestrian light	9	each	\$ 7,500.00	\$ 67,500.00	
	Street light	2	each	\$ 7,500.00	\$ 15,000.00	\$ 82,500.00
Paving						
	Concrete Curbs	407	lm	\$ 40.00	\$ 16,280.00	
	Decorative paving	660	m ²	\$ 180.00	\$ 118,800.00	
	Crosswalk	663	m ²	\$ 180.00	\$ 119,340.00	
	Concrete walk	735	m ²	\$ 100.00	\$ 73,500.00	\$ 327,920.00
Structures						
	Timber structure	4	each	\$ 15,000.00	\$ 60,000.00	\$ 60,000.00
Softscape						
	Deciduous trees	40	each	\$ 550.00	\$ 22,000.00	
	Deciduous ornamental trees	3	each	\$ 400.00	\$ 1,200.00	
	Coniferous trees	5	each	\$ 450.00	\$ 2,250.00	
	Sod (includes topsoil and fine grade)	350	m ²	\$ 8.50	\$ 2,975.00	
	Tree Soil Cells	15	each	\$ 1,000.00	\$ 15,000.00	\$ 43,425.00
Stone						
	Cobble	15	m ²	\$ 25.00	\$ 375.00	\$ 375.00
Furnishings						
	Benches, waste receptacles, bike rack allowance	-	ls	-	\$ 10,000.00	\$ 10,000.00
Signage						
	Wayfinding and Interpretive Signage Allowance	-	ls	-	\$ 5,000.00	\$ 5,000.00

	Subtotal	\$ 529,220.00
	10% Contingency	\$ 52,922.00
	Total	\$ 582,142.00

Landscape Cost Estimate
Warton Downtown Streetscape Improvements
Area 3b: Intersection at Berford St. and William St.
November 16, 2016



Prepared by: Basterfield & Associates

Category	Item	Quantity	Units	Unit Cost	Extension	Total
Electrical						
	Pedestrian light	1	each	\$ 7,500.00	\$ 7,500.00	
	Street light	2	each	\$ 7,500.00	\$ 15,000.00	\$ 22,500.00
Paving						
	Concrete Curbs	203	lm	\$ 40.00	\$ 8,120.00	
	Decorative paving	172	m ²	\$ 180.00	\$ 30,960.00	
	Crosswalk	343	m ²	\$ 180.00	\$ 61,740.00	
	Concrete walk	282	m ²	\$ 100.00	\$ 28,200.00	\$ 129,020.00
Structures						
	Shade structure	1	each	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Softscape						
	Deciduous trees	6	each	\$ 550.00	\$ 3,300.00	
	Deciduous ornamental trees	2	each	\$ 400.00	\$ 800.00	
	Mixed plantings	15	m ²	\$ 50.00	\$ 750.00	
	Tree Soil Cells	6	each	\$ 1,000.00	\$ 6,000.00	\$ 10,850.00
Stone						
	Limestone features	6	each	\$ 800.00	\$ 4,800.00	
	Cobble	16	m ²	\$ 25.00	\$ 400.00	\$ 5,200.00
Furnishings						
	Allowance for Benches, waste receptacles, bike racks	-	ls	-	\$ 5,000.00	\$ 5,000.00
Signage						
	Wayfinding and Interpretive Signage Allowance	-	ls	-	\$ 5,000.00	\$ 5,000.00

	Subtotal	\$ 192,570.00
	10% Contingency	\$ 19,257.00
	Total	\$ 211,827.00

Landscape Cost Estimate
Warton Downtown Streetscape Improvements
Area 4a: Berford St.: William St. to Division St., Boyd St. to William St.
 November 16, 2016



Prepared by: Basterfield & Associates

Category	Item	Quantity	Units	Unit Cost	Extension	Total	
Electrical							
	Pedestrian light	8	each	\$ 7,500.00	\$ 60,000.00		
	Street light	7	each	\$ 7,500.00	\$ 52,500.00	\$ 112,500.00	
Paving							
	Concrete Curbs	300	lm	\$ 40.00	\$ 12,000.00		
	Decorative paving	360	m ²	\$ 180.00	\$ 64,800.00		
	Crosswalk	55	m ²	\$ 180.00	\$ 9,900.00		
	Concrete walk	812	m ²	\$ 100.00	\$ 81,200.00	\$ 167,900.00	
Decorative Guardrail							
	Decorative Guardrail	24	lm	\$ 180.00	\$ 4,320.00	\$ 4,320.00	
Softscape							
	Deciduous trees	21	each	\$ 550.00	\$ 11,550.00		
	Mixed plantings	54	m ²	\$ 50.00	\$ 2,700.00		
	Tree Soil Cells	21	each	\$ 1,000.00	\$ 21,000.00	\$ 35,250.00	
Furnishings							
	Benches, waste receptacles, bike rack allowance	-	ls	-	\$ 10,000.00	\$ 10,000.00	
Signage							
	Wayfinding and Interpretive Signage Allowance	-	ls	-	\$ 5,000.00	\$ 5,000.00	
						Subtotal	\$ 334,970.00
						10% Contingency	\$ 33,497.00
						Total	\$ 368,467.00

Landscape Cost Estimate
Warton Downtown Streetscape Improvements
Area 4b: Intersection at Berford and Division St.
 November 16, 2016



Prepared by: Basterfield & Associates

Category	Item	Quantity	Units	Unit Cost	Extension	Total	
Electrical							
	Pedestrian light	1	each	\$ 7,500.00	\$ 7,500.00		
	Street light	2	each	\$ 7,500.00	\$ 15,000.00	\$ 22,500.00	
Paving							
	Concrete Curbs	185	lm	\$ 40.00	\$ 7,400.00		
	Decorative paving	150	m ²	\$ 180.00	\$ 27,000.00		
	Crosswalk	270	m ²	\$ 180.00	\$ 48,600.00		
	Concrete walk	310	m ²	\$ 100.00	\$ 31,000.00	\$ 114,000.00	
Structures							
	Shade structure	1	each	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	
Decorative Guardrail							
	Decorative Guardrail	26	lm	\$ 180.00	\$ 4,680.00	\$ 4,680.00	
Softscape							
	Deciduous trees	6	each	\$ 550.00	\$ 3,300.00		
	Deciduous ornamental trees	8	each	\$ 400.00	\$ 3,200.00		
	Mixed plantings	26	m ²	\$ 50.00	\$ 1,300.00		
	Sod (includes topsoil and fine grade)	288	m ²	\$ 8.50	\$ 2,448.00		
	Tree Soil Cells	2	each	\$ 1,000.00	\$ 2,000.00	\$ 12,248.00	
Stone							
	Limestone features	6	each	\$ 800.00	\$ 4,800.00	\$ -	
	Cobble	16	m ²	\$ 25.00	\$ 400.00	\$ 5,200.00	
Furnishings							
	Benches, waste receptacles, bike rack allowance	-	ls	-	\$ 5,000.00	\$ 5,000.00	
Signage							
	Wayfinding and Interpretive Signage Allowance	-	ls	-	\$ 5,000.00	\$ 5,000.00	
N.W. Corner of Berford St. and Division St.							
	Improvements allowance	-	ls	-	\$ 15,000.00	\$ 15,000.00	
						Subtotal	\$ 198,628.00
						10% Contingency	\$ 19,862.80
						Total	\$ 218,490.80

**Landscape Cost Estimate
Warton Downtown Streetscape Improvements**

Area 4c: Division Street

November 16, 2016



Prepared by: Basterfield & Associates

Category	Item	Quantity	Units	Unit Cost	Extension	Total
Electrical						
	Pedestrian light	2	each	\$ 7,500.00	\$ 15,000.00	
	Street light	1	each	\$ 7,500.00	\$ 7,500.00	\$ 22,500.00
Paving						
	Concrete Curbs	76	lm	\$ 40.00	\$ 3,040.00	
	Decorative paving	36	m ²	\$ 180.00	\$ 6,480.00	
	Concrete walk	111	m ²	\$ 100.00	\$ 11,100.00	\$ 20,620.00
Softscape						
	Deciduous trees	10	each	\$ 550.00	\$ 5,500.00	
	Sod (includes topsoil and fine grade)	178	m ²	\$ 8.50	\$ 1,513.00	
	Tree Soil Cells	5	each	\$ 1,000.00	\$ 5,000.00	\$ 12,013.00
Furnishings						
	Benches, waste receptacles, bike rack allowance	-	ls	-	\$ 3,000.00	\$ 3,000.00
Signage						
	Wayfinding and Interpretive Signage Allowance	-	ls	-	\$ 2,500.00	\$ 2,500.00
				Subtotal		\$ 60,633.00
				10% Contingency		\$ 6,063.30
				Total		\$ 66,696.30

**Landscape Cost Estimate
Warton Downtown Streetscape Improvements**

Area 4d: Boyd Street

November 16, 2016



Prepared by: Basterfield & Associates

Category	Item	Quantity	Units	Unit Cost	Extension	Total
Electrical						
	Pedestrian light	8	each	\$ 7,500.00	\$ 60,000.00	\$ 60,000.00
Paving						
	Concrete Curbs	212	lm	\$ 40.00	\$ 8,480.00	
	Decorative paving	754	m ²	\$ 180.00	\$ 135,720.00	
	Crosswalk	205	m ²	\$ 180.00	\$ 36,900.00	
	Concrete walk	386	m ²	\$ 100.00	\$ 38,600.00	\$ 219,700.00
Decorative Guardrail						
	Decorative Guardrail	35	lm	\$ 180.00	\$ 6,300.00	\$ 6,300.00
Softscape						
	Deciduous trees	4	each	\$ 550.00	\$ 2,200.00	
	Deciduous ornamental trees	10	each	\$ 400.00	\$ 4,000.00	
	Mixed plantings	23	m ²	\$ 50.00	\$ 1,150.00	
	Tree Soil Cells	12	each	\$ 1,000.00	\$ 12,000.00	\$ 19,350.00
Furnishings						
	Benches, waste receptacles, bike rack allowance	-	ls	-	\$ 3,000.00	\$ 3,000.00
Signage						
	Wayfinding and Interpretive Signage Allowance	-	ls	-	\$ 2,500.00	\$ 2,500.00
				Subtotal		\$ 310,850.00
				10% Contingency		\$ 31,085.00
				Total		\$ 341,935.00

