

## **INTRODUCTION**

The City Beach Implementation Plan identifies individual projects and a phasing schedule based on priorities and integration with other projects.

This plan is based on the advancements to the preferred concept for City Beach as provided in the 2016 Waterfront Design and Feasibility Study, and includes:

- A Phased Implementation of the City Beach program based on the preferred conceptual plan,
- Updated Cost Estimates based on the conceptual plan, and
- A detailed Cost Breakdown per Phase.



## **IMPLEMENTATION PHASES**

## Phase I

#### Focus on Investigation and Initial Improvements

- Site Investigation & Survey
- Site Remediation
- Building Demolition
- Wetland Rehabilitation
- Circulation Improvements
- Utility Infrastructure
- Dune Stabilization

## Phase II

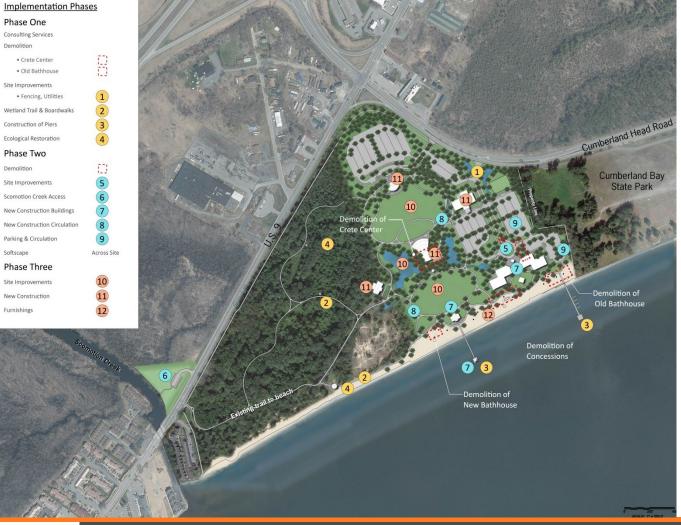
#### Focus on Access to Beach and Scomotion Creek

- Building Demolition
- Stormwater Management
- Scomotion Creek Access
- Waterfront Buildings
- Parking lot Improvements
- Walkway Improvements
- Landscape Enhancements

## Phase III

#### Focus on Performance Venues and Public Areas

- Event Lawns
- Performance Venue
- Nature Center
- Multipurpose Buildings
- Wayfinding & Interpretive Signage
- Playground and Park Furnishings



## Overview

Demolition of Structures

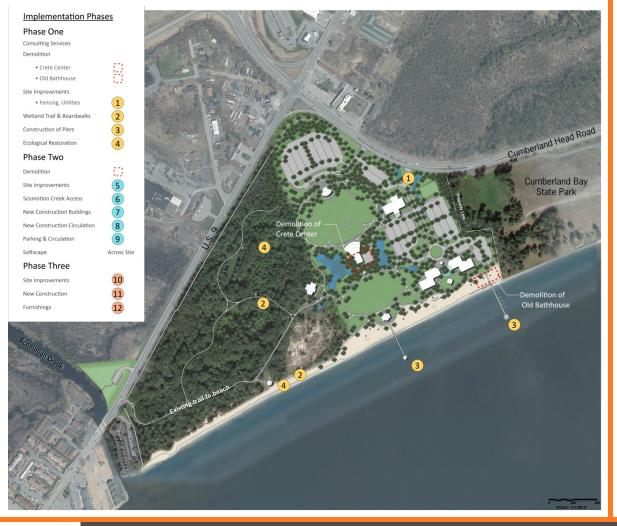
Site Investigations

Site Remediation

**Dune Preservation** 

Utilities and Infrastructure

Site Circulation



## Phase I

Consulting Services	
Archeological Investigation	\$7,900
Environmental Investigation & Landfil Delineation	\$15,000
Geotechnical Investigation	\$62,000
Wetland Deliniation	\$5,000
Site Survey	\$21,175
Demolition	
Old Bathhouse Demo	\$55,815
Crete Center Demo	\$926,820
Infrastructure	
Utilities	\$1,000,000
Site Improvements	
Fencing/ Retaining Walls	\$219,000
Wetland Trail System	
Wetland/Forest Boardwalk/Trails	\$350,000
Boardwalk/Trail Overlooks	\$80,000
Piers	
Pedestrian Pier	\$1,000,125
Docking Pier	\$500,247
Ecological Restoration	
Dune Restoration	\$548,000
Landfill Remediation and Wetland Restoration	\$2,000,000
Phase 1: Subtotal	\$6,791,082
Phase 1: Subtotal Less Consulting Services	\$6,680,007
Design, Permitting & Construction Administration - 12%	\$801,601
General Contingencies/Overhead/Field Costs - 15%	\$1,002,001
Phase 1:Total	\$8,594,684



# **Phase II**

Phase 2: 2024-2026	
Demolition	
Demo Storage Building	\$30,51
Demo New Bathhouse	\$10,91
Demo Concessions	\$24,13
Demo Disposal	\$40,05
Site Improvements	
Stormwater Management	\$430,00
Scomotion Creek Access	
Property Acquisition	
Signage	\$5,00
Unclassified Clearing	\$4,35
Misc. Removals	\$10,00
Parking Barriers	\$3,60
Hand Launch (docks, gangway)	\$30,00
Parking- Asphalt	\$80,48
Pavement Striping	\$2,00
Walkways - Stone dust	\$3,55
Permiting and Traffic Studies	\$10,00
Grading	\$37,03
Site Lighting	\$45,00
Scomotion Creek - Subtotal	
New Construction	
Watefront Buildings	\$17,625,60
Shelters and Kiosks	
Waterfront Pavilion at Beachfront Plaza	\$288,00
Waterfront Kiosk at Beachfront Plaza	\$103,68
Large Waterfront Pavilion near Pier	\$597,60
Pathway Shelters along Lawn	\$72,00
Pedestrian Pier Shelter	\$48,00
Pavement and Walkways	
Pavement Demolition	\$889,28
Pavement - Drives and Parking - no curb	\$1,765,48
Pavement Striping	\$12,00
Walkways - concrete	\$1,090,25
Walkways - pavers	\$557,50
Softscape	
Tree Planting	\$350,00
Turf Establishment	\$150,00
Parking Islands	\$70,00
Landscape Beds	\$360,00
Phase 2:Subtotal	\$24,746,04
Design, Permitting & Construction Administration - 12%	\$2,969,52
General Contingencies/Overhead/Field Costs - 15%	\$3,711,90
deficial containgenties, over the first first	\$31,427,47



# **Phase III**

Site Improvements	
Large Event Lawn	\$2,031,3
Multipurpose Lawn	\$322,6
Stream/Pond	\$865,9
New Construction	
Multi Purpose Building	\$8,069,7
Nature Center	\$1,900,8
Main Performance Venue	\$12,000,0
Multi-Purpose Pavilion	\$2,400,0
Furnishings	
Signage	\$45,0
Picnic Tables	\$42,0
Park Benches	\$28,0
Bike Racks	\$7,5
Trash Receptacles	\$5,0
Playground	\$150,0
Phase 3:Subtotal	\$27,868,0
Design, Permitting & Construction Administration - 12%	\$3,344,1
General Contingencies/Overhead/Field Costs - 15%	\$4,180,2
Phase 3:Total	\$35,392,3



## **GRANT APPLICATIONS**

#### City Beach Amenities – EPF - OPRHP Parks Development

- a) Vendor building, restrooms, sidewalks/trails, ADA-compliance improvements
- b) High-poverty level (18%) qualifies for 75% grant / 25% local match of total project costs.
- c) Maximum grant request is \$500,000.

## City Beach Shoreline Stabilization – WQIP: Beach Restoration

- a) Riparian/beach improvements to reduce beach erosion, dune system expansion, plantings, sand fencing, stormwater management improvements
  - I. In general, we propose expanding the dune system and native plantings at the site at select areas upland from the break wall/walkway but avoiding the old-growth trees.
  - II. The proposed dune system will need to be accommodated in the designs for the OPRHP application described above.
- b) Maximum grant is \$500,000. Local match 25% of grant award



## **NEXT STEPS**

## Remainder of 2021

SUNY Plattsburgh Cooperation GIS Data Collection

Continued Research for Sand Dune Restoration and Preservation

Site Investigations - Fall 2021

- Site Survey
- Archeological Investigation
- Geotechnical Investigation
- Environmental Investigation & Landfill Delineation
- Wetland Delineation



## NEXT STEPS 2021-2023

Phase 1: 2021-2023		Year	2021 Costs	2022 Costs	2022 Grant	2023 Costs	Grant Funds with Match
		rear	ZUZI COSTS	ZUZZ COSTS	Coverage	ZUZS COSTS	
Consulting Services	Å7.000	2024	47.000		2010.050		EPF
Archeological Investigation	\$7,900		\$7,900				Max \$500,000
Environmental Investigation & Landfil Delineation	\$15,000		\$15,000				Total: \$667,000
Geotechnical Investigation	\$62,000		\$62,000				WQIP
Wetland Deliniation	\$5,000		\$5,000				Max \$500,000
Site Survey	\$21,175	2021	\$21,175				Total: \$667,000
Demolition				4			
Old Bathhouse Demo	\$55,815			\$55,815			
Crete Center Demo	\$926,820	2022		\$926,820			
Infrastructure	4						
Utilities	\$1,000,000	2022-Ongoing		\$200,000		\$200,000	
Site Improvements	****			4		4	
Fencing/ Retaining Walls	\$219,000	2022		\$119,000	\$119,000	\$100,000	
Wetland Trail System							
Wetland/Forest Boardwalk/Trails	\$350,000			\$350,000			
Boardwalk/Trail Overlooks	\$80,000	2022-23		\$80,000	\$80,000		
Piers							
Pedestrian Pier	\$1,000,125	2023				\$1,000,125	
							*remaining estimated
Docking Pier	\$500,247	2023		\$500,247	\$237,000		balance of \$263,247 to be paid by additional sources
Ecological Restoration	\$500,247	2023		7500,247	\$257,000		paid by additional sources
Dune Restoration	\$548,000	2022-Ongoing		\$548,000	\$548,000		
Landfill Remediation and Wetland Restoration	\$2,000,000			\$1,000,000		\$1,000,000	
Phase 1: Subtotal	\$6,791,082			Q1,000,000		<b>\$2,000,000</b>	
Phase 1: Subtotal Less Consulting Services	\$6,680,007						
Design, Permitting & Construction Administration - 12%	\$801,601		\$30,000	\$385,800.44	Remaining 2022 cost after	\$385,800.44	
General Contingencies/Overhead/Field Costs - 15%	\$1,002,001		, , , , , , ,	\$490,981	2022 Cost after	\$511,021	
Phase 1:Total	\$8,594,684						
Filase 1. I Otal	30,334,084		\$141,075	\$4,656,663	\$3,322,663	\$3,196,946	

## 2021

Site Investigation Costs

#### 2022

- Design, Permitting
- Demolition
- Utilities
- Site Improvements
- Trail Infrastructure
- Pier Installation
- Dune Restoration
- Landfill Remediation

## 2023

- Design, Permitting
- Demolition
- Utilities
- Site Improvements
- Pier Installation
- Dune Restoration
- Landfill Remediation

## NEXT STEPS 2024-2026

Phase 2: 2024-2026	
Demolition	
Demo Storage Building	\$30,51
Demo New Bathhouse	\$10,91
Demo Concessions	\$24,133
Demo Disposal	\$40,055
Site Improvements	
Stormwater Management	\$430,000
Scomotion Creek Access	
Property Acquisition	-
Signage	\$5,000
Unclassified Clearing	\$4,356
Misc. Removals	\$10,000
Parking Barriers	\$3,600
Hand Launch (docks, gangway)	\$30,000
Parking- Asphalt	\$80,480
Pavement Striping	\$2,000
Walkways - Stone dust	\$3,556
Permiting and Traffic Studies	\$10,000
Grading	\$37,03
Site Lighting	\$45,000
Scomotion Creek - Subtota	\$231,02
New Construction	
Watefront Buildings	\$17,625,600
Shelters and Kiosks	
Waterfront Pavilion at Beachfront Plaza	\$288,000
Waterfront Kiosk at Beachfront Plaza	\$103,680
Large Waterfront Pavilion near Pier	\$597,600
Pathway Shelters along Lawn	\$72,000
Pedestrian Pier Shelter	\$48,000
Pavement and Walkways	
Pavement Demolition	\$889,283
Pavement - Drives and Parking - no curb	\$1,765,480
Pavement Striping	\$12,000
Walkways - concrete	\$1,090,250
Walkways - pavers	\$557,500
Softscape	
Tree Planting	\$350,000
Turf Establishment	\$150,000
Parking Islands	\$70,000
Landscape Beds	\$360,000
Phase 2:Subtotal	\$24,746,043
Design, Permitting & Construction Administration - 12%	\$2,969,525
General Contingencies/Overhead/Field Costs - 15%	\$3,711,900
Phase 2:Total	\$31,427,47

#### 2024 - 2026

Design, Permitting

#### **Demolition**

- Demolition of Storage, Bathhouse and Concessions Buildings
- Demolition of Existing Parking Lot and Roadways

#### **Scomotion Creek**

- Clearing and Construction of Parking Lot for Creek Access
- Clearing and Construction of Creek Access Pathway
- Installation of Creek Access Dock
- Installation of Site Lighting and landscape Plantings
- Installation of Vehicle Barriers

#### Construction

- Construction of Waterfront Buildings
- Construction of Pavilions, kiosks, and additional shelters.
- Construction of New Parking Lot and Roadways
- Construction of New Sidewalks
- Installation of New Landscape Plantings
- Installation of New Trees

## NEXT STEPS 2027-2029+

Phase 3: 2027-2029	
Site Improvements	
Large Event Lawn	\$2,031,333
Multipurpose Lawn	\$322,66
Stream/Pond	\$865,944
New Construction	
Multi Purpose Building	\$8,069,760
Nature Center	\$1,900,800
Main Performance Venue	\$12,000,000
Multi-Purpose Pavilion	\$2,400,000
Furnishings	
Signage	\$45,000
Picnic Tables	\$42,000
Park Benches	\$28,000
Bike Racks	\$7,500
Trash Receptacles	\$5,000
Playground	\$150,000
Phase 3:Subtotal	\$27,868,004
Design, Permitting & Construction Administration - 12%	\$3,344,161
General Contingencies/Overhead/Field Costs - 15%	\$4,180,20
Phase 3:Total	\$35,392,360

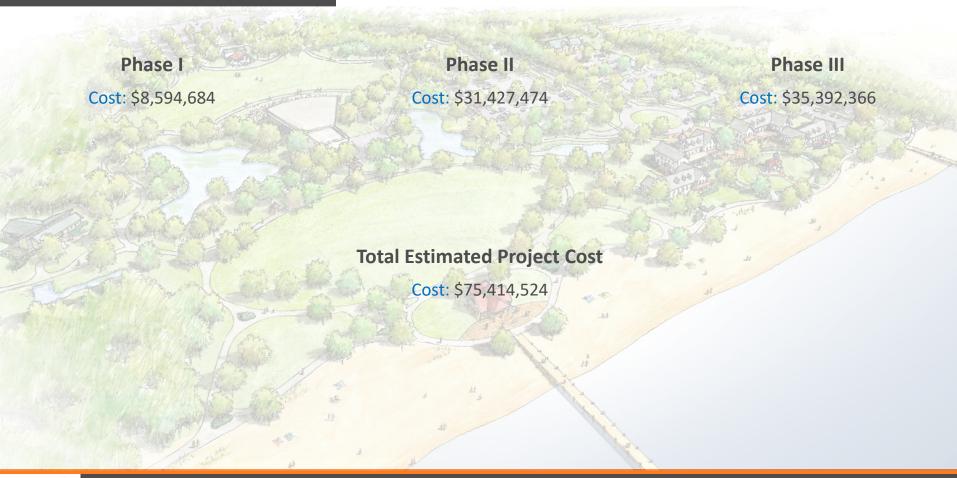
## 2027 - Completion

Design, Permitting

## **Construction**

- Construction of Multi Purpose Building
- Construction of Nature Center
- Construction of Performance Venue
- Construction of Multi-Purpose Pavilion
- Construction of Event Lawns, and Bioretention Ponds
- Installation of Signage, Furnishing elements, and Playground

# TOTAL PROJECT COST



# Thank you!