



Inspiring sustainable thinking



City of Spruce Grove

Design Brief

Jubilee Park Master Plan Update

June 2014





ISL Engineering and Land Services Ltd. is an award-winning full-service consulting firm dedicated to working with all levels of government and the private sector to deliver planning and design solutions for transportation, water, land, and environmental projects.



Acknowledgements

The following City of Spruce Grove staff formed the committee (Cross-Departmental Jubilee Design Team) who provided insight and direction throughout the study. The Committee was instrumental in providing the future direction of Jubilee Park, the future components, priorities and implementation strategy.

Ken Luck	Director of Recreation and Community Development (Chair)
Lawrie Seligman	Director of Cultural Services
Debra Irving	Director of Planning and Development
Paul Feser	Parks Planning and Project Manger
Keith Frank	Supervisor of Parks and Open Space
Audrey Stachniak	Project Leader – Park and Landscape Development
Tonette Hauck	Executive Assistant – Community and Protective Services

ISL Engineering and Land Services

Pat Butler, FCSLA, ASLA	Principal Landscape Architect
Shannon Richter-Paul	Landscape Architectural Technologist

Resource Materials

The following documents/reports were reviewed as part of creating the updated Master Plan:

- Spontaneous Recreation and Park Amenity Study – November 2012 – Yates, Thorn and Associates Inc.
- Leisure Services Master Plan – Yates, Thorn and Associates Inc. – with Athletica – Sport and Recreation Design
- Jubilee Park Operations Plan – 2013 – Cliff Lacey
- Urban Forest Management Plan – December 2004 – Timberline Forest Inventory Consultants



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1.0 Background

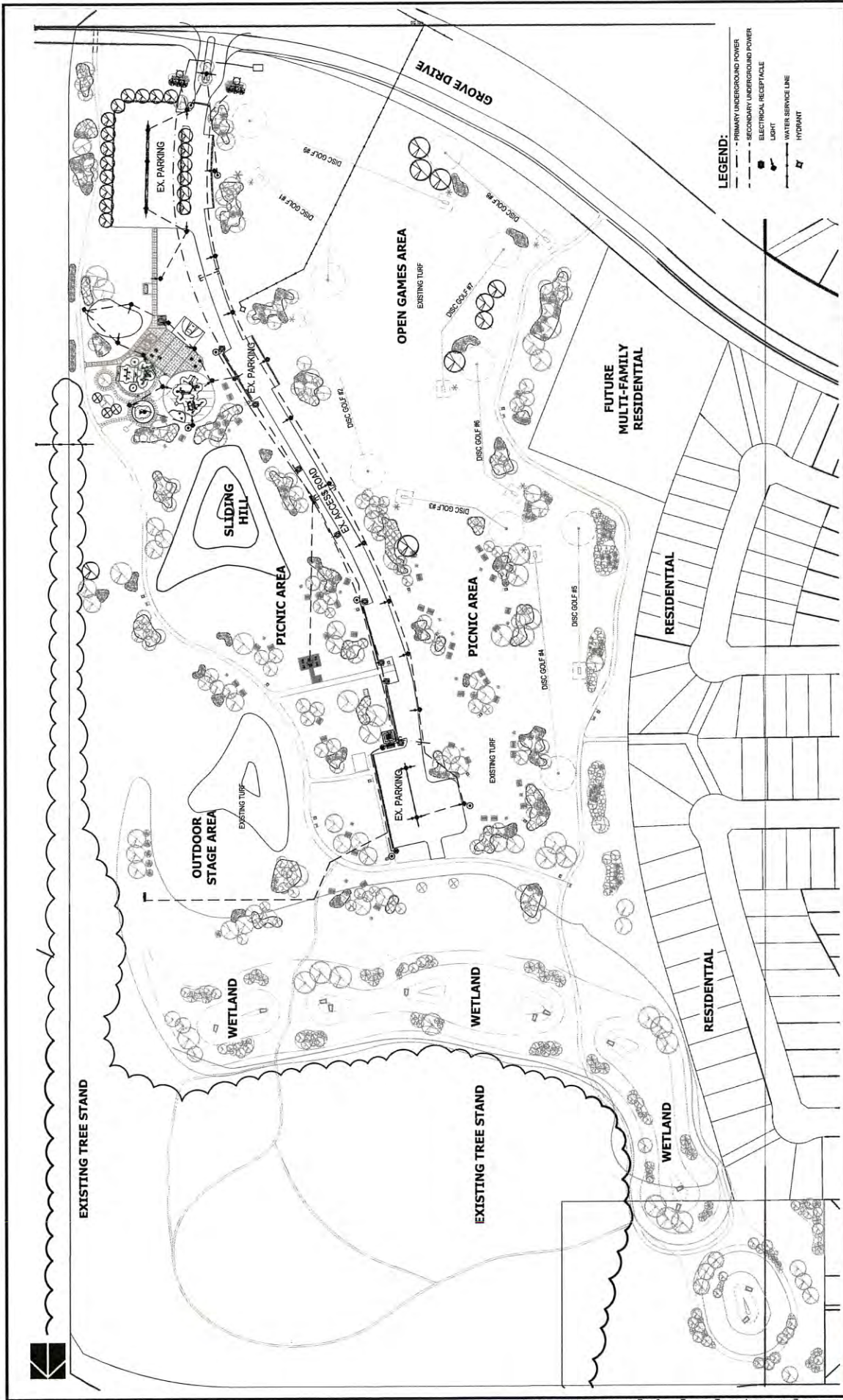
“10 years ago Council received the GroveCo 60 (Jubilee Park) Master Plan. The plan has served as the basis for creation of the City’s Premier spontaneous outdoor park destination. The original plan identified five (5) phases of development. Phases 1, 2, and 3 have been completed. Prior to proceeding with the scoping and construction identified in Phases 4 and 5, members of the SLT recommended that an update of the original master plan be undertaken to confirm needs in these two phases. Elements presently identified in phases 4 and 5 include a formal garden, water fountain, and a multi-purpose washroom / change room facility.”

– taken from the Terms of Reference: December 3, 2013

ISL Engineering and Land Services (Pat Butler) have been hired to complete the Jubilee Park Master Plan Update. Pat prepared the original plan and because of this background, has been able to lead the process for this master plan update. ISL worked closely with the Cross-Departmental Jubilee Design Team (the Committee) in preparing the updated Master Plan. Refer to Figure 1: Existing Approved Master Plan and Figure 2 which shows the scope of Jubilee Park constructed to date, representing Phases 1, 2, and 3.



CONCEPT PLAN ONLY.
SUBJECT TO CHANGE.



11390113971 Jubilee Park Update CAD/20 Drafting/202 Revised Master Plans/2019 2.19g

Owner/Client: City of Spruce Grove, Spruce Grove, Alberta
 Project: Jubilee Park, Spruce Grove, AB

Design/Drawn: PRB,SLR
 Date: 2014-02-24

Existing Site Plan / Utilities
 Project No.: 13971
 Sheet: FIGURE 2

Scale: 1"=500' (metric)

Stamp/Seal: [Blank]

Revisions/Submissions: [Table with 5 rows and 2 columns]

Submission Phase/Status: [Table with 5 rows and 2 columns]

ISL Engineering and Land Services
 7869 - 51 Ave. Edmonton, AB T1E 5L9
 P: 786.438.0069 F: 786.438.1700



2.0 Process

The Committee was asked to identify the strengths and weaknesses of Jubilee Park (Appendix A.1), and what elements should be considered for future development.

From this, the future uses and components of the Park were broken down into various categories such as: building structures; amenities; infrastructure; programs; operations and maintenance; and issues or concerns to be addressed. The first Committee meeting was held in a workshop format and each committee member rated the importance of each one of the elements (Appendix A.2).

The rated results and priorities are shown in Appendix A.3. Appendix A.4 shows the overall ranking of all combined categories.

At the conclusion of these tasks, the Committee was asked to determine the development priorities/phasing. The phasing is identified as short term (0 – 5 years), mid term (6 to 10 years), long term (10+ years), and no support. The results of the design component ranking are shown in Figure 3 and include the previous rankings. Figure 4 shows the comprehensive priorities for all categories.

It is noted that there was one exception to the phasing of the elements, the public art. The Committee agreed that this would be moved up to the short term as part of the implementation strategy.



RANKING BY CATEGORY
Buildings/Structures

● SHORT TERM 0-5 Years
 ● MID TERM 6-10 Years
 ● LONG TERM 10+ Years
 ● NO SUPPORT

	Item	Phasing	Ranking
	Additional picnic shelters	S	2
	Shade structures at playground	S	3
	Park maintenance satellite building and compound	M	1
	Park Building: Staff offices	M	3
	Remote washrooms	M	4
	Concrete pad(s) for C. cans or portable structures	L	3
	Amphitheatre (Explore options from basic to full service)	L	5

Park Building

	Item	Phasing	Ranking
	Park Building: Bathrooms	S	1
	Park Building: Common and open space for programs	S	1
	Park Building: Public rental event rooms	M	2
	Park Building: Skate change rooms	M	3
	Park Building: Meeting rooms	M	4
	Park Building: Concession / small kitchen / servery	L	2

Amenities

	Item	Phasing	Ranking
	Water play	S	1
	Additional trees and shrubs	S	1
	Bathrooms	S	2
	New entry gate	S	3
	Cross country skiing	M	1
	Provide more group picnic sites	M	4
	Open fire pits	M	5
	Additional trails	M	7
	Public art (It was agreed by the committee to move to short term)	L	6
	Banners	L	7
	Floral display	No Support	8
	Skate park	No Support	9



Infrastructure

	Item	Phasing	Ranking
	Provide water and sewer	S	1
	Expand electrical to include picnic shelters and sites	S	2
	Festive lighting at plaza	M	3
	Trail lighting	M	4
	Speed bumps	M	5
	Provide more parking	No Support	6

Programs

	Item	Phasing	Ranking
	Site bookings for group events	S	1
	City wide events: Canada Day	S	1
	Increase winter use	S	1
	City wide events: Grove Cruise	S	2
	Marketing and promotion	S	4
	Building bookings for group events, receptions, birthday parties, etc.	M	1
	Outdoor youth programs and activities	M	1
	City wide events: Performances	M	3
	Interpretive programs	M	5
	Day camps	M	5

Operations and Maintenance

	Item	Phasing	Ranking
	Address vandalism	S	1
	Restrict vehicle access on south edge	S	2
	Forest management plan	S	3
	Increase winter use - shovel plaza	S	4
	High level of maintenance - always in a "state of preparedness"	S	4
	Space for fireworks in park	S	5
	Improve outdoor skating area	S	5
	Informative signage	S	6
	Improve trails	S	6
		Improve turf	M

FIGURE 3

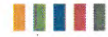


RANKING OF ALL COMBINED CATEGORIES (1 of 2)



	Item	Category	Phase	Rank
SHORT TERM (0-5 Years)	Park Building: Bathrooms	Buildings/Structures	S	1
	Park Building: Common and open space for programs	Buildings/Structures	S	1
	Water play	Amenities	S	1
	Additional trees and shrubs	Amenities	S	1
	Provide water and sewer	Infrastructure	S	1
	Site bookings for group events	Programs	S	1
	City wide events: Canada Day	Programs	S	1
	Increase winter use	Programs	S	1
	Address vandalism	Operations and Maintenance	S	1
	Additional picnic shelters	Buildings/Structures	S	2
	Bathrooms	Amenities	S	2
	Restrict vehicle access on south edge	Operations and Maintenance	S	2
	Expand electrical to include picnic shelters and sites	Infrastructure	S	2
	Shade structure at playground	Buildings/Structures	S	3
	New entry gate	Amenities	S	3
	Forest management plan	Operations and Maintenance	S	3
	City wide events: Grove Cruise	Programs	S	4
	Increase winter use - shovel plaza	Operations and Maintenance	S	4
	High level of maintenance - always in a "state of preparedness"	Operations and Maintenance	S	5
	Space for fireworks in park	Operations and Maintenance	S	5
Improve outdoor skating area	Operations and Maintenance	S	5	
Informative signage	Operations and Maintenance	S	6	
Improve trails	Operations and Maintenance	S	6	
Marketing and promotion	Programs	S	7	
MID TERM (6-10 Years)	Park maintenance satellite building and compound	Buildings/Structures	M	1
	Cross country skiing	Amenities	M	1
	Building bookings for group events, receptions, birthday parties, etc.	Programs	M	1
	Outdoor youth programs and activities	Programs	M	1
	Park Building: Public rental event rooms	Buildings/Structures	M	2
	Park Building: Staff offices	Buildings/Structures	M	3
	Park Building: Skate change rooms	Buildings/Structures	M	3
	Festive lighting at plaza	Infrastructure	M	3
	City wide events: Performances	Programs	M	3
	Remote washrooms	Buildings/Structures	M	4
	Park Building: Meeting rooms	Buildings/Structures	M	4
	Provide more group picnic sites	Amenities	M	4
	Trail lighting	Infrastructure	M	4
	Open fire pits	Amenities	M	5
	Speed bumps	Infrastructure	M	5
	Interpretive programs	Programs	M	5
	Day camps	Programs	M	5
Additional trails	Amenities	M	7	
Improve turf/drainage	Operations and Maintenance	M	7	

FIGURE 4



RANKING OF ALL COMBINED CATEGORIES (2of 2)



	Item	Category	Phase	Rank
LONG TERM (10+ Years)	Park Building: Concession / small kitchen / servery	Buildings/Structures	L	2
	Concrete pad(s) for C. cans or portable structures	Buildings/Structures	L	3
	Amphitheatre (Explore options from basic to full service)	Buildings/Structures	L	5
	Public art (It was agreed by the committee to move to short term)	Amenities	L	6
	Banners	Amenities	L	7
NO SUPPORT	Provide more parking	Infrastructure	no support	6
	Floral Display	Amenities	no support	8
	Skate park	Amenities	no support	9



3.0 The Plan

As a result of the work by the Committee in determining the program elements, their importance and the phasing of their implementation, the Master Plan was prepared and is shown in Figure 5. Following is a brief description of each of the components and uses that had been recommended by the Committee.

① Post and Rail Fence

This is to discourage random vehicle access into the park as this has been a problem over the past 10 years. This post and rail fence (Figure 6) will restrict vehicle access and will be constructed in sections approximately 24 ft. long with 5 foot openings, which will provide pedestrian access. This is important during the Canada Day celebrations for “park and ride” pedestrian access points to the park.

② New Entry Gate

There was a request to provide an enhanced entry gate, (Figure 6). This also provides the opportunity for additional planting and enhanced lighting to upgrade the entry to Jubilee Park.

③ Park Building

This is a shared-use building that acts as a seasonal maintenance facility and contains a garage and exterior yard space. This was deemed to be required in order to efficiently provide a higher level of operations and maintenance in Jubilee Park. The balance of the building will provide public washrooms for the existing playground and proposed spray park, a space for an onsite supervisor and equipment storage for the proposed putting green.

④ Spray Park – (Figure 7)

This will complement the existing playground and will provide an additional activity node within the park. The spray park will be designed with an older age group area immediately adjacent to the washroom/change building and a junior area will be provided west of the building. This will allow age levels to be separated and avoid potential conflicts. It is proposed that this be a unique spray park; with an enhanced level of design for the spray deck and the apparatus. The design will complement Jubilee Park in providing a unique experience.

⑤ 9 Hole Putting Green – (See Figure 7)

As part of the spontaneous and informal use of the park, a 9 hole artificial surface putting green has been proposed which will be available to all age groups. This will provide the opportunity for children, parents, and grandparents to have an informal and quiet activity with the equipment being available at the park building. It is recommended that this equipment be free and controlled by the supervisor in the park building.

⑥ Shade Structures – (Figure 7)

During the design process it was noted that the existing playground's picnic tables and benches are well used but would be more comfortable if there were shade structures to provide protection. It is recommended that two structures be constructed adjacent to the existing seating areas.

⑦ Multi-purpose Building – (Figure 8)

A multi-purpose building has been proposed in the center of the park so that a number of activities can emanate from this building. At the present time, a program has not been determined for the building, however, a building of approximately 10,000 sq. feet has been designated. This would include a second level of approximately 3,000 sq. feet for offices to be used by onsite staff, program staff, and also available to the event staff for Canada Day and Grove Cruise. The main floor may contain a small concession, washrooms, and meeting rooms. The balance of the building space would feature two story, open volume and would be available for small groups such as receptions, presentations and birthday parties. The meeting rooms would be available to the community and could be booked through a central coordinating staff. The building also provides an outdoor plaza connecting to the balance of the park. The plaza faces southwest which creates a comfortable micro-climate for the shoulder seasons. As well, an outdoor fireplace has been proposed that can be used year round, particularly during the winter, for those who are using the social skating area.

⑧ Picnic Shelter – (Figure 8)

This is a proposed picnic shelter to supplement the existing picnic shelter. The shelter is desirable for group bookings and will be complete with lighting and electrical plug-ins to provide opportunity for various uses. The existing picnic tables in and around the area will be relocated when the building is developed and will be retained as part of the picnic shelter area. The shelter is close to the washrooms located in the multi-purpose building.

⑨ Social Skating – (Figure 8)

Currently skating is provided at the southeast corner of the existing parking lot. However, because of the large grass area, it is possible to provide a larger informal skating area with an island complete with an area light. The proposed location will provide a great opportunity for free skating as it is close to the multi-purpose building for skate change, warming, food services, etc.



⑩ Walk Connections

Because of the ongoing residential development, additional connections to better serve the park have been proposed. There are three locations: one are located on the east boundary of the park, one on the west boundary of the park leading to the proposed building site, and one at the northwest corner of the park tying into a future multi-way that will be part of the future off site development.

⑪ Cross Country Ski Trails – See Figure 5

There are two trails proposed. One starting at the building going into the south portion of the park and the other in and around the existing storm pond / wetlands. These are anticipated as teaching areas available for beginners who are just learning to cross country ski. The trails are not connected because the pathways are cleared throughout the winter.

⑫ Naturalization Planting and ⑬ No Mow Naturalization Seed

This recommendation stems from the operations plan that was prepared and include naturalized planting along the forest edge and no mow turf areas immediately adjacent to the wetlands.

⑭ Wood Boardwalks and ⑮ Interpretive Education Trail – (Figures 5 and 8)

At the present time there are seasonal wet areas within the natural forest located at the north edge of the park. The Urban Forest Management Plan recommended that the water tables and drainage be maintained as it is beneficial to the health of the trees. There are two groups of trees within this area; one being white spruce (which is identified as one of the finest white spruce stands in the Capital Region) with the balance being deciduous balsam popular. In order to preserve the drainage patterns, it is recommended that boardwalks be used to cross the seasonally wet areas. An interpretive education trail will be developed within the forest, with details of this interpretive trail being created by the City staff.

⑯ Concrete pads for Event Sea-Cans

This is a requirement of the major activities that occur throughout the park, including Canada Day and any other major events that may be scheduled in the future. It provides the opportunity for storage of Sea-Cans that are used during the Canada Day celebrations and also provide the opportunity for a solid base for other temporary structures to be erected for other events that could occur. There are six locations throughout the park.

⑰ Additional Ornamental Planting

The existing planting provides the “framework” for the park given the intensity of use, and local importance of the park, it is proposed that additional ornamental planting of trees and shrubs be provided to enliven the park and create interest throughout the year.

⑱ Solar Trail Light

These are proposed at two pathway intersections in the park. These would be motion sensor lights to provide safety for those people walking through the park, particularly in the winter so that they feel safe. These lights are only proposed along the walkway where they are away from the existing roadway lighting.

⑲ Public Art

There are three locations proposed for public art. One at the multi-purpose building, the second at the playground, and the third north of the play hill. The programming for the art can either be through competitions for permanent art or leasing from various art foundations that have programs and encourage public art.

⑳ Fitness Equipment

As part of the overall development fitness stations and equipment are proposed along the paved pathway. The final equipment selections and locations will be confirmed during detailed design.

○ Other Items

In addition to the capital elements noted on the plan there are other elements and programs which are recommended for inclusion. This include: increasing winter use, marketing and promotion of the park, site bookings for group events, day camps and outdoor youth programs. Of equal importance are ongoing operations and maintenance that have been identified in the budget to address drainage problems, restriction/control of vehicle access, vandalism, and more informative signage to indicate how the park should be used and respected. Another item is the designation of a fireworks safety zone in the south portion of the park so that the Canada Day fireworks display can continue.

Finally, it was agreed to operate the outdoor stage area as it presently exists by using portable stages. In the future, depending on increased use, consideration could be made to upgrade this venue. Because the support technology is rapidly changing, a major investment is not recommended until it is warranted by increased events and programs.

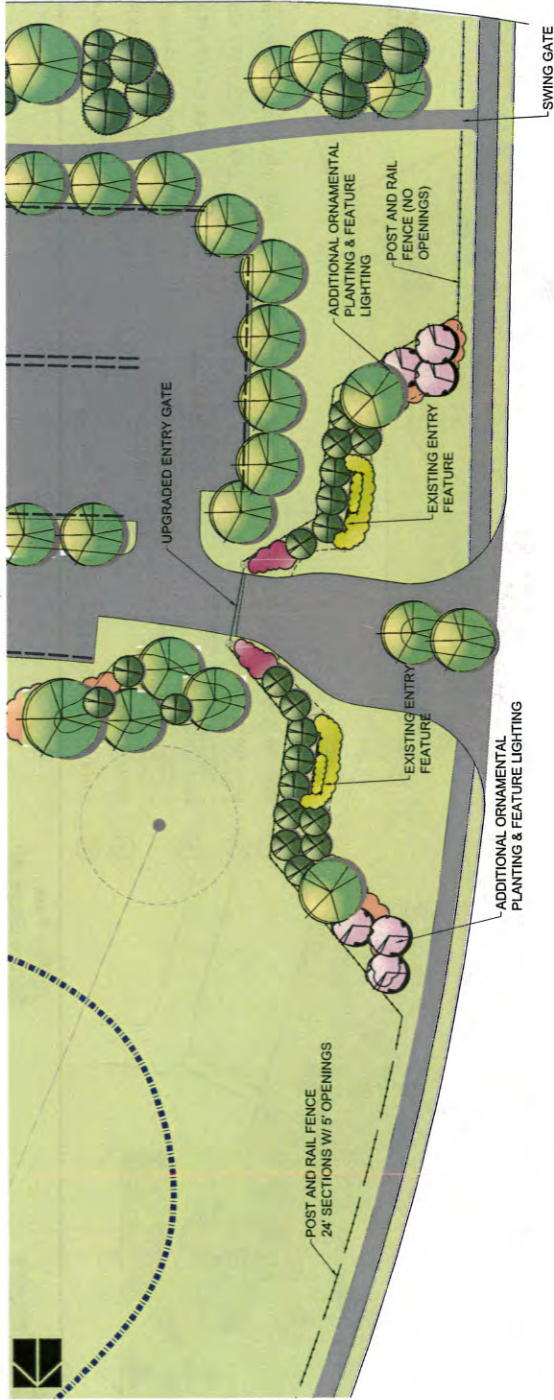


- 1 POST AND RAIL FENCE
- 2 NEW ENTRY GATE
- 3 UNIMPROVED ENTRY GATE
- 4 FEATURE LIGHTING
- 5 PARK BUILDING
- 6 GARAGE
- 7 WASHROOMS
- 8 SUPERVISOR / EQUIPMENT RENTAL
- 9 SPRAY PARK
- 10 SHADE STRUCTURES
- 11 MULTIPURPOSE BUILDING
- 12 OUTDOOR FIREPLACE
- 13 FUTURE BUILDING EXPANSION
- 14 DROPOFF
- 15 PICNIC SHELTER
- 16 SOCIAL SKATING
- 17 WALK CONNECTIONS
- 18 CROSS COUNTRY SKI TRAIL
- 19 NATURALIZATION PLANTING
- 20 NO MOW NATURALIZATION SEED
- 21 WOOD BOARDWALKS
- 22 INTERPRETIVE EDUCATION TRAIL
- 23 CONCRETE PADS FOR EVENT C-CANS
- 24 ADDITIONAL ORNAMENTAL PLANTING
- 25 SOLAR TRAIL LIGHT
- 26 PUBLIC ART
- 27 FITNESS EQUIPMENT

FIGURE 5
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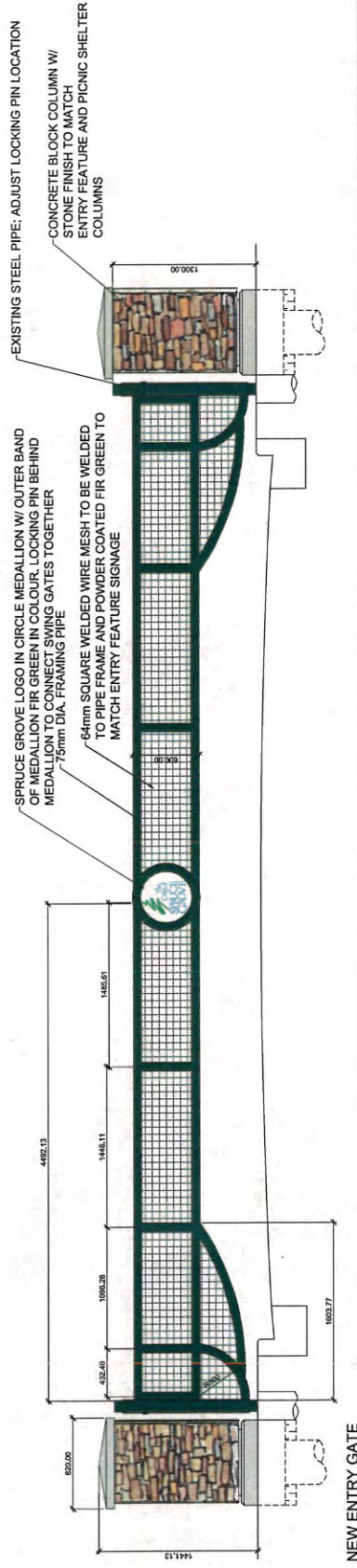
Master Plan Update
Overall Plan
June 23, 2014

Jubilee Park
Spruce Grove, AB
City of Spruce Grove



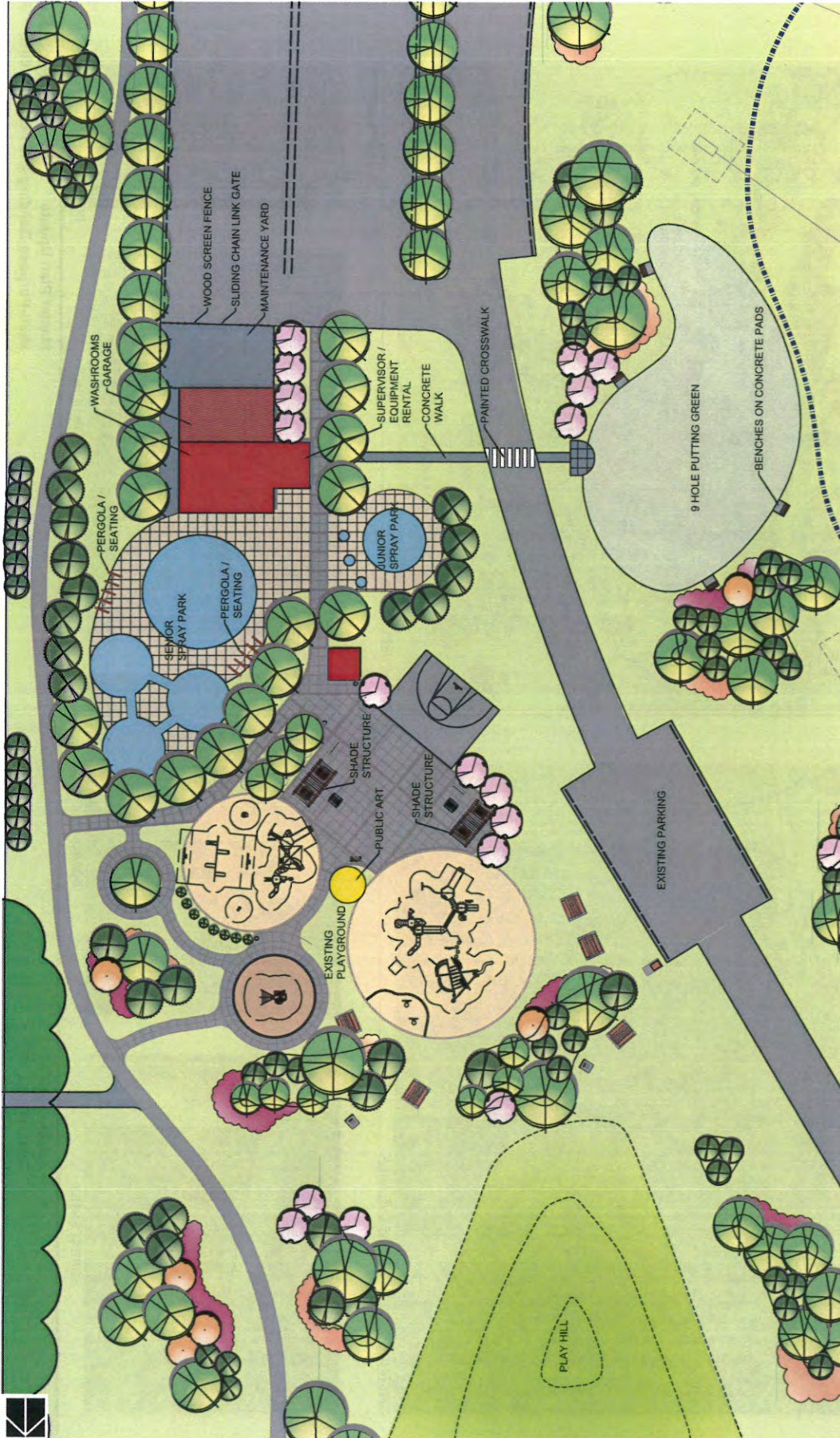
UPGRADED ENTRY

POST AND RAIL FENCE



NEW ENTRY GATE





PLAY AREA



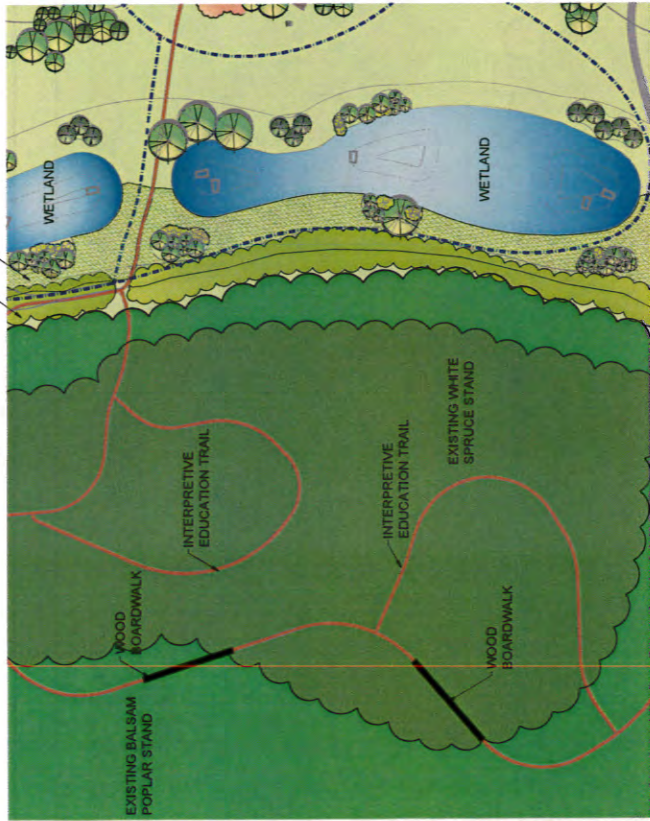
FIGURE 7
13971

Master Plan Update
Play Area Enhancements
April 22, 2014

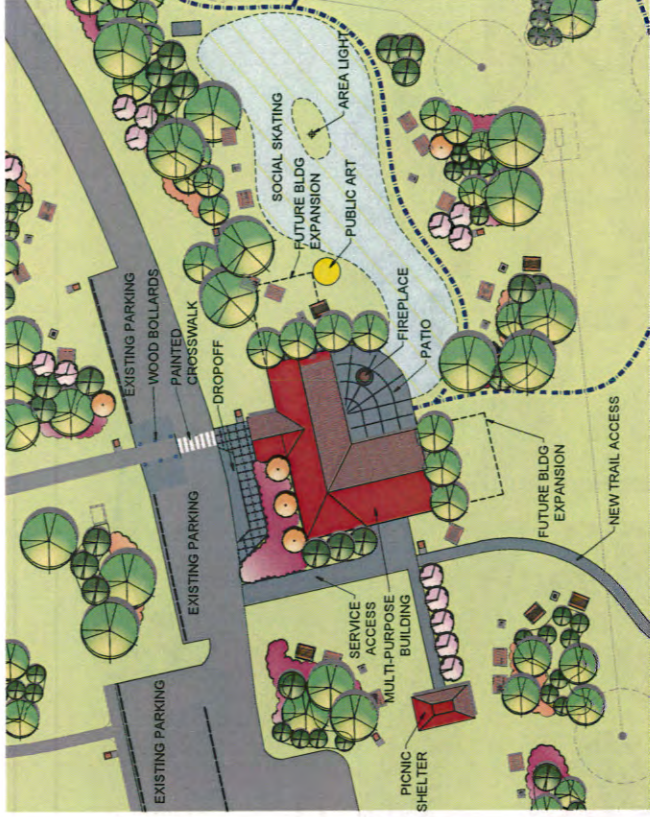
Jubilee Park
Spruce Grove, AB
City of Spruce Grove



NATURALIZATION PLANTING
NO MOW NATURALIZATION SEED



EXISTING FOREST INTERPRETIVE AREA



MULTI-PURPOSE BUILDING



FOREST ENTRY



BOARDWALK



PURPLE MARTIN HOUSE



INTERPRETIVE ELEMENTS



4.0 Phasing and Costs

The overall cost for the implementation of the improvements proposed in the Master Plan is \$9,330,500. It should be noted that the costs are based on the Master Plan and could change once the building and spray park programs are confirmed based on use, area and special requirements. See Appendix B for details.

Phase 1 – Short Term	0 – 5 years	
1A		\$ 1,666,500
1B		\$6,864,000
Subtotal		<u>8,530,500</u>
Phase 2 – Mid Term	6 – 10 years	\$700,000
Long Term	10+ years	<u>\$100,000</u>
Total		\$9,330,500

The cost includes 25% for construction contingency, consultant fees, permits and 5% GST. It is recognized that the City of Spruce Grove can recover the GST.

5.0 Conclusion

The updated Master Plan prepared with the Cross-Departmental Jubilee Design Team will meet the future needs of the residents of Spruce Grove. The updated plan is a result of the growing popularity of the park, and has been further enhanced by the recent residential development surrounding the park with the potential of more development to the north and south of the park.

The existing elements will not be impacted as they will all be retained through the future development in the park. However, the major changes from the previously approved Master Plan include the deletion of the formal garden and associated water feature, the addition of the spray park and park building, and the relocation of the multi-purpose building. The future park will maintain its spontaneous and informal use in conjunction with the formal activities that are scheduled periodically throughout the year. In its ultimate development, Jubilee Park will continue to be a unique park and will have facilities to supplement the existing and proposed uses and at the same time will provide opportunity for various new programs. Jubilee Park will continue to be well used, respected and will become one of the unique open space recreation developments in Spruce Grove.



Appendix A
Process





EXISTING PARK

What has been the success to date?

- Community use and diversity of use x3
- Playground and plaza x3
- Disc golf
- Surrounding development (?)
- Spontaneous picnics
- Planned family events x2
- Sledding, skating, walking, cycling
- Openness – more area to program on x2
- Barrier free (for the most part)
- Connected to pathways
- Mix of open space x2
- Well received by public
- Year round options
- Promotes civic pride and presence

What has been the problems to date and how can they be improved?

PROBLEMS

- Lack of parking for major events, Canada Day and Grove Cruise
- Space to set off fireworks
- Water supply x2
- Sewer (wastewater) and surface drainage x4
- Understanding that Jubilee Park is different from other City parks
- Security on perimeter and within, vandalism x5
- Poor turf grass
- Skating area on slope
- Power for casual users x2
- Walking distance to park
- Speeding x2
- No signage

IMPROVEMENTS

- Increase security and close park in evening (these steps have been taken) x2
- Install bollards/barriers to stop access of open spaces
- Widen trails and improve trail drainage to eliminate pooling
- Topdress, fertilize and overseed
- Move skating pad south of parking lot
- Improve ditches and/or add swales as required
- Add 120V plugs on pedestals and gazebo
- Add speed bumps
- Add signage to improve public knowledge of the park, regulations and usage



FUTURE PARK

What should be added to the park?

- Multiuse building in S.E. quadrant of the park
 - Skate change rooms x2
 - Washrooms with hot and cold water x5
 - Offices for permanent and seasonal staff x2
 - Headquarters for park related programming
 - Work space for event staff (i.e. Canada Day)
 - Meetings rooms x2
 - Community space for weddings, birthday parties, receptions, etc. x3
- Parks satellite building and compound x2
- More water, power and sewer x2
- Passive/spontaneous water component x6
- Forest area interpretive program
- Trail lighting x2
- More group areas with fire pits and picnic tables x2
- Amphitheater (basic to full service?)
- Public art x2
- Additional walking trails
- Open fire pits x2
- Cross country ski trails
- Pads for C. cans or tents
- Shelter at playground x2
- Increase winter use
 - Shovel plaza
 - Add festive lights
- Trees, shrubs, floral displays
- Banners
- Signage
- New entry gate
- Additional skate park opportunities (?)

Potential Issues

- Balance of structured use vs a spontaneous drop in destination
- Park to be consistently maintained in a state of "preparedness" x2
- Limited parking
- Park will become "smaller" as more facilities, programs and events are added
- Adjacent residents currently support the park, this could change with more use x2
- "High maintenance" – Operational; staff time to handle bookings and on site staff / manpower to maintain site
- User conflicts x3
- Overuse

Other Comments

- Marketing and promotion strategy
- Park use guidelines
- Specific operation and maintenance practices for Jubilee Park
- Use cabin designed for Japanese School currently in use by the Spruce Grove Playschool for onsite building
- Opportunity for park bookings at specific sites x2



Buildings/Structures

- Park Building
 - Skate change rooms
 - Bathrooms
 - Meeting rooms
 - Public rental event rooms
 - Staff offices
 - Common and open space for programs
 - Concession / small kitchen / servery
- Park maintenance satellite building and compound
- Additional picnic shelters
- Shade structures at playground
- Remote washrooms
- Amphitheater (Explore options from basic to full service)
- Concrete pad(s) for C. cans or portable structures

Amenities

- Provide more group picnic sites
- Water play
- New entry gate
- Bathrooms
- Additional trails
- Open fire pits
- Public art
- Additional trees and shrubs
- Floral display
- Cross country skiing
- Skate park
- Banners

Infrastructure

- Provide water and sewer
- Expand electrical to include picnic shelters and sites
- Provide more parking
- Speed bumps
- Trail lighting
- Festive lighting at plaza



Programs

- Interpretive programs
- Day camps
- Site bookings for group events
- Building bookings for group events, receptions, birthday parties, etc.
- City wide events
 - Canada Day
 - Grove Cruise
 - Performances
- Outdoor youth programs and activities
- Increase winter use
- Marketing and promotion

Operations and Maintenance

- Address vandalism
- Restrict vehicle access on south edge
- Space for fireworks in park
- Informative signage
- Improve trails
- Forest management plan
- Improve turf
- Improve outdoor skating area
- Increase winter use – shovel plaza
- High level of maintenance – always in a “state of preparedness”

Issues / Concerns to be Addressed

- Overdevelopment of space, could lose spontaneous opportunities
- Too much use / formal programs could impact adjacent residents leading to complaints
- Overuse – difficult to maintain properly
- User conflicts
- Limited onsite parking



RANKING BY CATEGORY
Buildings/Structures



	Item	Ranking	Score
SUPPORT	Park Building: Bathrooms	1	6
	Park Building: Common and open space for programs	1	6
	Park maintenance satellite building and compound	2	5.43
	Additional picnic shelters	3	4.86
	Park Building: Staff offices	4	4
	Shade structures at playground	4	4
	Concrete pad(s) for C. cans or portable structures	4	4
SOME SUPPORT	Park Building: Public rental event rooms	5	3.71
	Park Building: Concession / small kitchen / servery	5	3.71
	Park Building: Skate change rooms	6	3.43
	Park Building: Meeting rooms	7	2.86
	Remote washrooms	8	2.57
	Amphitheatre (Explore options from basic to full service)	9	2.29

Amenities

	Item	Ranking	Score
SUPPORT	Water play	1	6
	Additional trees and shrubs	1	6
	Cross country skiing	1	6
	Bathrooms	2	5.71
	New entry gate	3	5.43
	Provide more group picnic sites	4	4.86
	Open fire pits	5	4.57
SOME SUPPORT	Public art	6	3.43
	Additional trails	7	2.57
	Banners	7	2.57
	Floral display	8	2
NO SUPPORT	Skate park	9	0.86

Infrastructure

	Item	Ranking	Score
SUPPORT	Provide water and sewer	1	6
	Expand electrical to include picnic shelters and sites	2	4.86
	Festive lighting at plaza	3	4.29
SOME SUPPORT	Trail lighting	4	3.71
	Speed bumps	5	2.57
NO SUPPORT	Provide more parking	6	0



Programs



	Item	Ranking	Score
	Site bookings for group events	1	6
	Building bookings for group events, receptions, birthday parties, etc.	1	6
	City wide events: Canada Day	1	6
	Outdoor youth programs and activities	1	6
	Increase winter use	1	6
	City wide events: Grove Cruise	2	5.33
	City wide events: Performances	3	4.67
	Marketing and promotion	4	4.57
	Interpretive programs	5	4.29
	Day camps	5	4.29

Operations and Maintenance

	Item	Ranking	Score
	Address vandalism	1	6
	Restrict vehicle access on south edge	2	5.43
	Forest management plan	3	5.33
	Increase winter use - shovel plaza	4	4.86
	High level of maintenance - always in a "state of preparedness"	4	4.86
	Space for fireworks in park	5	4.57
	Improve outdoor skating area	5	4.57
	Informative signage	6	4
	Improve trails	6	4
	Improve turf	7	3.67

Issues / Concerns to be Addressed

	Item	Ranking	Score
	Overdevelopment of space, could lose spontaneous opportunities	1	5.71
	Too much use / formal programs could impact adjacent residents leading to complaints	2	3.14
	Overuse - difficult to maintain properly	2	3.14
	User conflicts	2	3.14
	Limited onsite parking	3	1.71



RANKING OF ALL COMBINED CATEGORIES (1 of 2)



	Item	Rank	Category	Score
SUPPORT (6.00 - 4.00)	Park Building: Bathrooms	1	Buildings/Structures	6
	Park Building: Common and open space for programs	1	Buildings/Structures	6
	Water play	1	Amenities	6
	Additional trees and shrubs	1	Amenities	6
	Cross country skiing	1	Amenities	6
	Provide water and sewer	1	Infrastructure	6
	Site bookings for group events	1	Programs	6
	Building bookings for group events, receptions, birthday parties, etc.	1	Programs	6
	City wide events: Canada Day	1	Programs	6
	Outdoor youth programs and activities	1	Programs	6
	Increase winter use	1	Programs	6
	Address vandalism	1	Operations and Maintenance	6
	Bathrooms	2	Amenities	5.71
	Overdevelopment of space, could lose spontaneous opportunities	2	Issues/Concerns to be Addressed	5.71
	Park maintenance satellite building and compound	3	Buildings/Structures	5.43
	New entry gate	3	Amenities	5.43
	Restrict vehicle access on south edge	3	Operations and Maintenance	5.43
	City wide events: Grove Cruise	4	Programs	5.33
	Forest management plan	4	Operations and Maintenance	5.33
	Additional picnic shelters	5	Buildings/Structures	4.86
	Provide more group picnic sites	5	Amenities	4.86
	Expand electrical to include picnic shelters and sites	5	Infrastructure	4.86
	Increase winter use - shovel plaza	5	Operations and Maintenance	4.86
	High level of maintenance - always in a "state of preparedness"	5	Operations and Maintenance	4.86
	City wide events: Performances	6	Programs	4.67
	Open fire pits	7	Amenities	4.57
	Marketing and promotion	7	Programs	4.57
	Space for fireworks in park	7	Operations and Maintenance	4.57
	Improve outdoor skating area	7	Operations and Maintenance	4.57
	Shade structure at playground	8	Buildings/Structures	4.29
	Festive lighting at plaza	8	Infrastructure	4.29
	Interpretive programs	8	Programs	4.29
Day camps	8	Programs	4.29	
Park Building: Staff offices	9	Buildings/Structures	4	
Concrete pad(s) for C. cans or portable structures	9	Buildings/Structures	4	
Informative signage	9	Operations and Maintenance	4	
Improve trails	9	Operations and Maintenance	4	



RANKING OF ALL COMBINED CATEGORIES (2of 2)



SUPPORT



SOME
SUPPORT



LIMITED
SUPPORT



NO
SUPPORT

	Item	Rank	Category	Score
SOME SUPPORT (3.99 - 2.00)	Park Building: Public rental event rooms	10	Buildings/Structures	3.71
	Park Building: Concession / small kitchen / servery	10	Buildings/Structures	3.71
	Trail lighting	10	Infrastructure	3.71
	Improve turf	11	Operations and Maintenance	3.67
	Park Building: Skate change rooms	12	Buildings/Structures	3.43
	Public art	12	Amenities	3.43
	Too much use / formal programs could impact adjacent residents leading to complaints	13	Issues/Concerns to be Addressed	3.14
	Overuse - difficult to maintain properly	13	Issues/Concerns to be Addressed	3.14
	User conflicts	13	Issues/Concerns to be Addressed	3.14
	Park Building: Meeting rooms	14	Buildings/Structures	2.86
	Remote washrooms	15	Buildings/Structures	2.57
	Additional trails	15	Amenities	2.57
	Banners	15	Amenities	2.57
	Speed bumps	15	Infrastructure	2.57
	Amphitheatre (Explore options from basic to full service)	16	Buildings/Structures	2.29
Floral Display	17	Amenities	2	
LIMITED SUPPORT 1.99 - 1.00	Limited onsite parking	18	Issues/Concerns to be Addressed	1.71
NO SUPPORT .99 - 0.00	Skate park	19	Amenities	0.86
	Provide more parking	20	Infrastructure	0



Appendix B
Cost Estimate



Client: City of Spruce Grove
 Project: Jubilee Park Master Plan Update

ISL Project No. 13971
 Date: 12/5/2014

Item	Description	Units	Quantity	Unit Price	Total
1A	Short Term Development (0-5 years)				
1.01	Construct Park Building (incl. building with washrooms, spray park mechanical room, supervisor / equipment rental space and garage, power to building, asphalt walk connection, asphalt compound with wood screen fence and mechanized 16' chain link gate, tree relocations and sod restoration)	L.S.	1	\$ 792,750.00	\$ 792,750.00
1.02	Supply and install sanitary service (Park Maintenance Building)	L.S.	1	\$ 35,000.00	\$ 35,000.00
1.03	Supply and install water services (Park Maintenance Building and Multi-Use Building)	L.S.	1	\$ 156,000.00	\$ 156,000.00
1.04	Supply and install post and rail fence along south edge of park	lin.m.	308	\$ 75.00	\$ 23,100.00
1.05	Supply and install swing gates at south end of park	each	2	\$ 2,000.00	\$ 4,000.00
1.06	Supply and install shade structures at playground	L.S.	2	\$ 15,000.00	\$ 30,000.00
1.07	Supply and install upgraded entry gate	L.S.	1	\$ 8,000.00	\$ 8,000.00
1.08	Supply and install informative signage	L.S.	1	\$ 25,000.00	\$ 25,000.00
1.09	Supply and install new asphalt trails (2.5m wide)	lin.m.	440	\$ 150.00	\$ 66,000.00
1.10	Supply & Install public art	each	3	\$ 40,000.00	\$ 120,000.00
1.11	Supply and install removable speed bumps	each	7	\$ 1,400.00	\$ 9,800.00
				1A - Subtotal	\$ 1,269,650.00
				* 25% Construction Contingency, Fees & Permits	\$ 317,412.50
				5% G.S.T.	\$ 79,353.13
				1A - Total	\$ 1,666,415.63
1B	Short Term Development (0-5 years)				
1.01	Construct Multi-Purpose Building (includes building, power to building, telephone data connection, asphalt loading bay and access road, asphalt drop-off, concrete plazas, wood fireplace, asphalt trail connection, wood bollards, painted crosswalk, tree and furniture relocations and sod restoration)	L.S.	1	\$ 3,693,500.00	\$ 3,693,500.00
1.02	Supply and install Water Play (includes site prep and grading, spray park components, water treatment system, concrete surface over spray park, sod rehab., concrete plaza and pergolas)	L.S.	1	\$ 1,200,000.00	\$ 1,200,000.00
1.03	Supply and install additional deciduous tree planting	each	99	\$ 550.00	\$ 54,450.00
1.04	Supply and install additional coniferous tree planting	each	31	\$ 600.00	\$ 18,600.00
1.05	Supply and install additional shrub planting	sq.m.	2000	\$ 70.00	\$ 140,000.00
1.06	Supply and install on-site sanitary septic tank (Multi-Purpose Building)	L.S.	1	\$ 20,000.00	\$ 20,000.00
1.07	Supply and install picnic shelter (includes lighting and plug-in receptacle)	L.S.	1	\$ 72,200.00	\$ 72,200.00
1.08	Supply and install boardwalks	lin.m.	60	\$ 510.00	\$ 30,600.00
				1B - Subtotal	\$ 5,229,350.00
				* 25% Construction Contingency, Fees & Permits	\$ 1,307,337.50
				5% G.S.T.	\$ 326,834.38
				1B - Total	\$ 6,863,521.88
				Short Term Total	\$ 8,529,937.50

* Short Term phase to include design for spray park & multi purpose building

Client: **City of Spruce Grove**
 Project: **Jubilee Park Master Plan Update**

 ISL Project No. **13971**
 Date: **12/5/2014**

Item	Description	Units	Quantity	Unit Price	Total
2.00	Mid Term Development (6-10 years)				
2.01	Supply and install festive lighting at plaza	L.S.	1	\$ 30,000.00	\$ 30,000.00
2.02	Supply and install solar trail lights	each	2	\$ 13,000.00	\$ 26,000.00
2.03	Supply and install open fire pits on concrete pads	each	10	\$ 1,500.00	\$ 15,000.00
2.04	Supply and install interpretive forest trails	lin.m.	337	\$ 20.00	\$ 6,740.00
2.05	Improve turf / drainage	year	3	\$ 30,000.00	\$ 90,000.00
2.06	Supply & Install Putting Green (includes artificial turf, 200mm x 400mm concrete curb, nailer board, asphalt walk connection, painted crosswalk lines, concrete entry plaza and benches on concrete pads)	L.S.	1	\$ 335,310.00	\$ 335,310.00
2.07	Supply & Install traffic barriers	L.S.	1	\$ 30,000.00	\$ 30,000.00
				Mid Term Subtotal	\$ 533,050.00
				25% Construction Contingency, Fees & Permits	\$ 133,262.50
				5% G.S.T.	\$ 33,315.63
				Mid Term Total	\$ 699,628.13
3.00	Long Term Development				
3.01	Supply & Install concrete pads for C. cans or portable structures	each	6	\$ 2,700.00	\$ 16,200.00
3.02	Supply & Install banners	L.S.	1	\$ 60,000.00	\$ 60,000.00
				Long Term Subtotal	\$ 76,200.00
				25% Construction Contingency, Fees & Permits	\$ 19,050.00
				5% G.S.T.	\$ 4,762.50
				Long Term Total	\$ 100,012.50
				Grand Total	\$ 9,329,578.13