

CLIENT INFORMATION



CLIENT PROJECT MANAGER:
LARRY PEACH

PROJECT INFORMATION

PROJECT TITLE:
CAPE SAINT MARYS VIEWING
PLATFORM

SITE NAME:
CAPE SAINT MARYS

DRAWN BY:
KVM

DESIGNED BY:
J.KENNEDY, E.I.T.

APPROVED BY:
G.JONES, P.ENG.

ENGINEERING SEAL

DRAWING TITLE

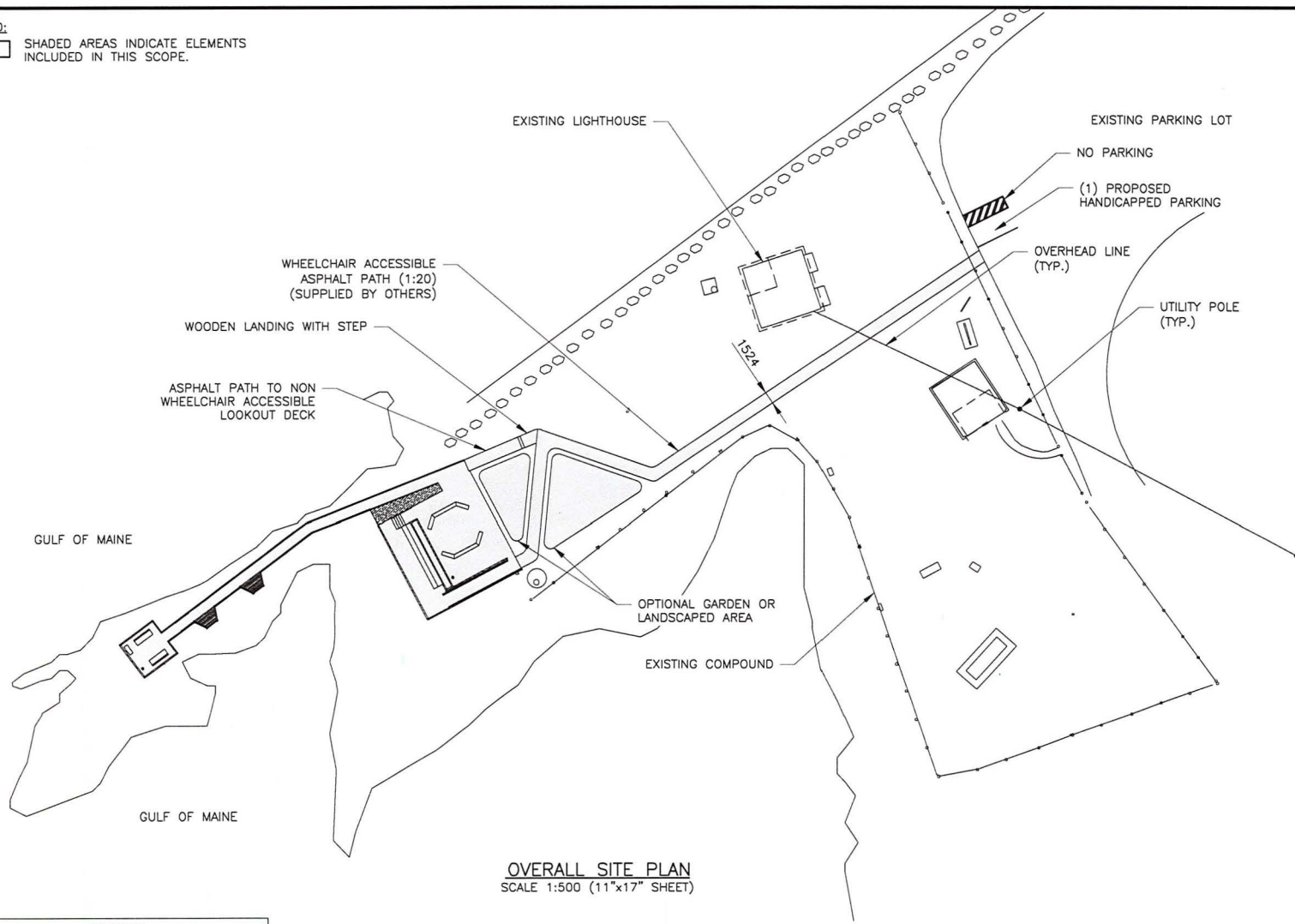
OVERALL SITE PLAN

SHEET

03




LEGEND:
[Shaded Box] SHADED AREAS INDICATE ELEMENTS INCLUDED IN THIS SCOPE.



OVERALL SITE PLAN
SCALE 1:500 (11"x17" SHEET)

LOADING	
DESIGN SPECIFICATIONS:	NBCC 2015
COORDINATES:	44° 05' 09.0" N 66° 12' 37.0" W
LAST SITE VISIT BY:	VARCON INC. 2022-04-19

VARCON INC.	220412	0	KVM	2022-06-10	ISSUED FOR PRELIMINARY REVIEW
PREPARED BY	FILE NO.	REV.	BY	DATE	DESCRIPTION

LEGEND:
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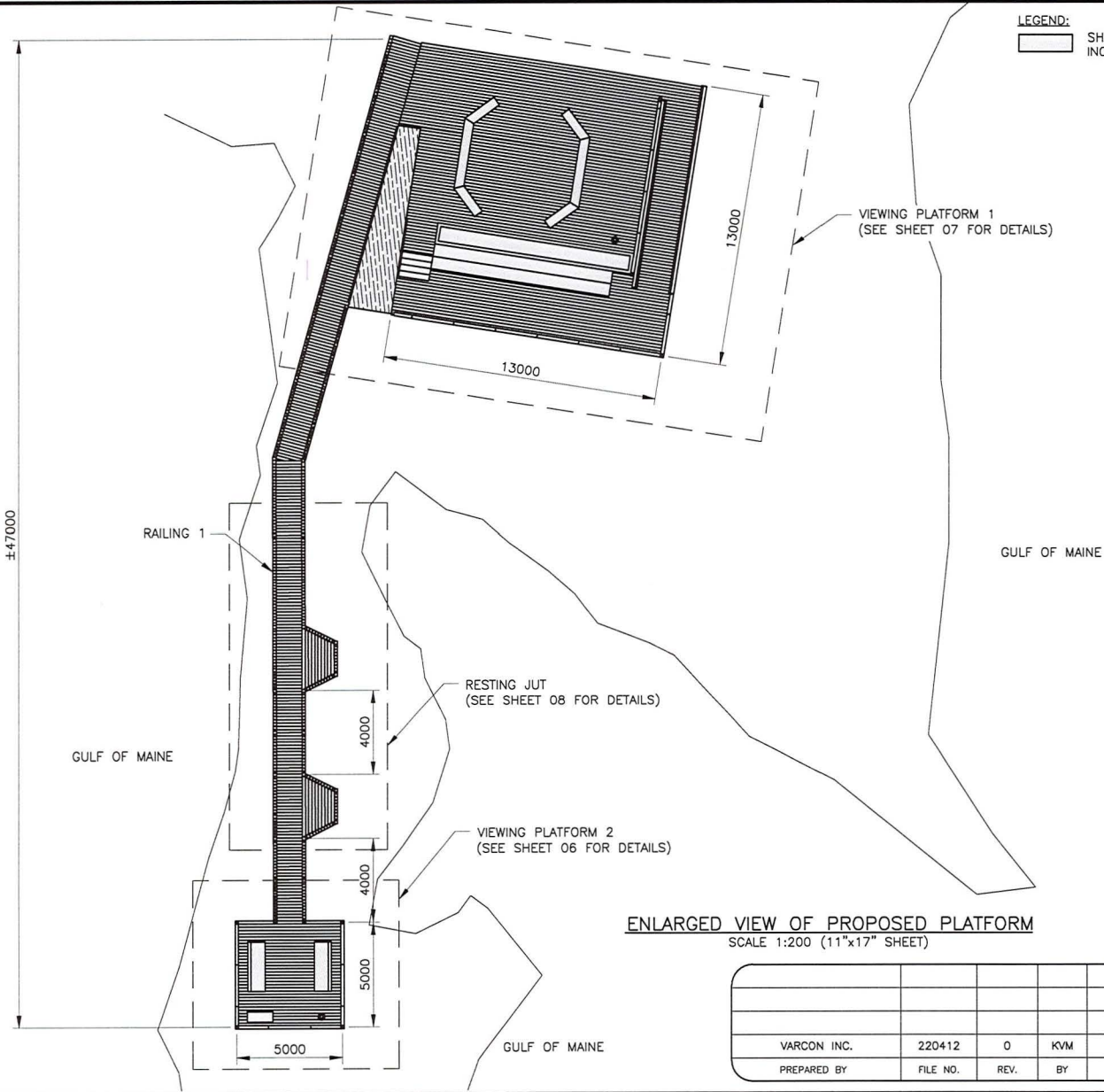
DESIGNED BY:
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APPROVED BY:
G.JONES, P.ENG.

ENGINEERING SEAL

DRAWING TITLE

ENLARGED VIEW OF PROPOSED PLATFORM



ENLARGED VIEW OF PROPOSED PLATFORM
 SCALE 1:200 (11"x17" SHEET)

VARCON INC.	220412	0	KVM	2022-06-10	ISSUED FOR PRELIMINARY REVIEW
PREPARED BY	FILE NO.	REV.	BY	DATE	DESCRIPTION

SHEET

04



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CAPE SAINT MARYS VIEWING PLATFORM

SITE NAME:
CAPE SAINT MARYS

DRAWN BY:
KVM

DESIGNED BY:
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APPROVED BY:
G.JONES, P.ENG.

ENGINEERING SEAL

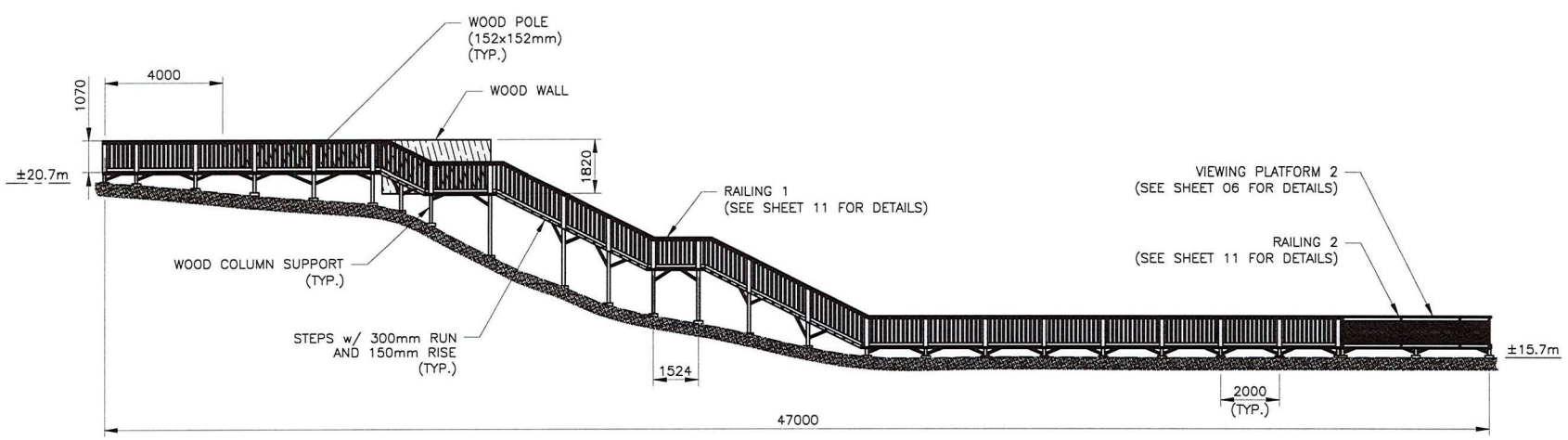
DRAWING TITLE

PROPOSED PLATFORM –
SIDE VIEW

SHEET

05

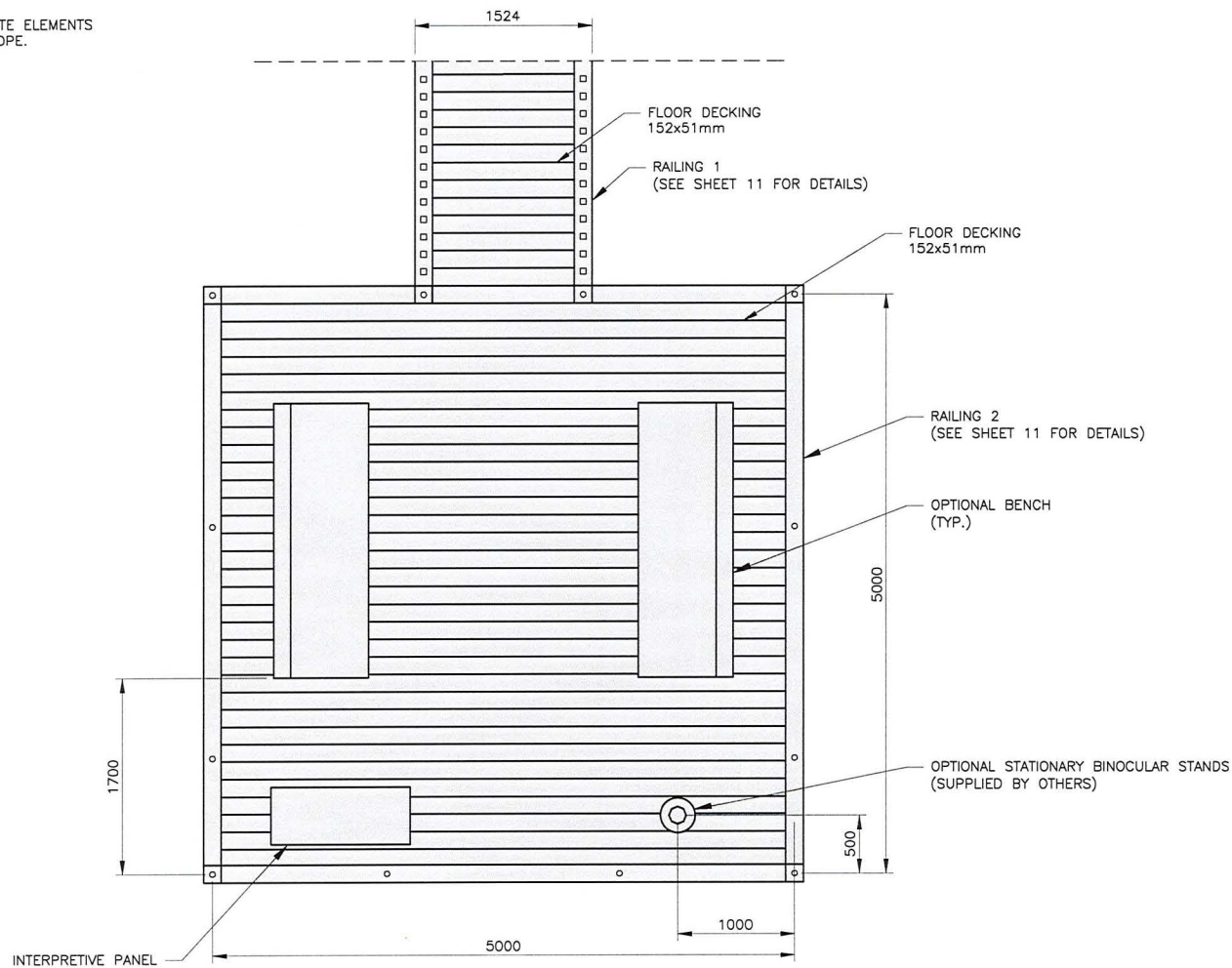
LEGEND:
[Shaded Box] SHADED AREAS INDICATE ELEMENTS INCLUDED IN THIS SCOPE.



PROPOSED PLATFORM – SIDE VIEW
SCALE 1:150 (11"x17" SHEET)

VARCON INC.	220412	0	KVM	2022-06-10	ISSUED FOR PRELIMINARY REVIEW
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VIEWING PLATFORM 2 – PLAN VIEW
 SCALE 1:40 (11"x17" SHEET)



varcon

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DESIGNED BY:
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APPROVED BY:
 G.JONES, P.ENG.

ENGINEERING SEAL


DRAWING TITLE

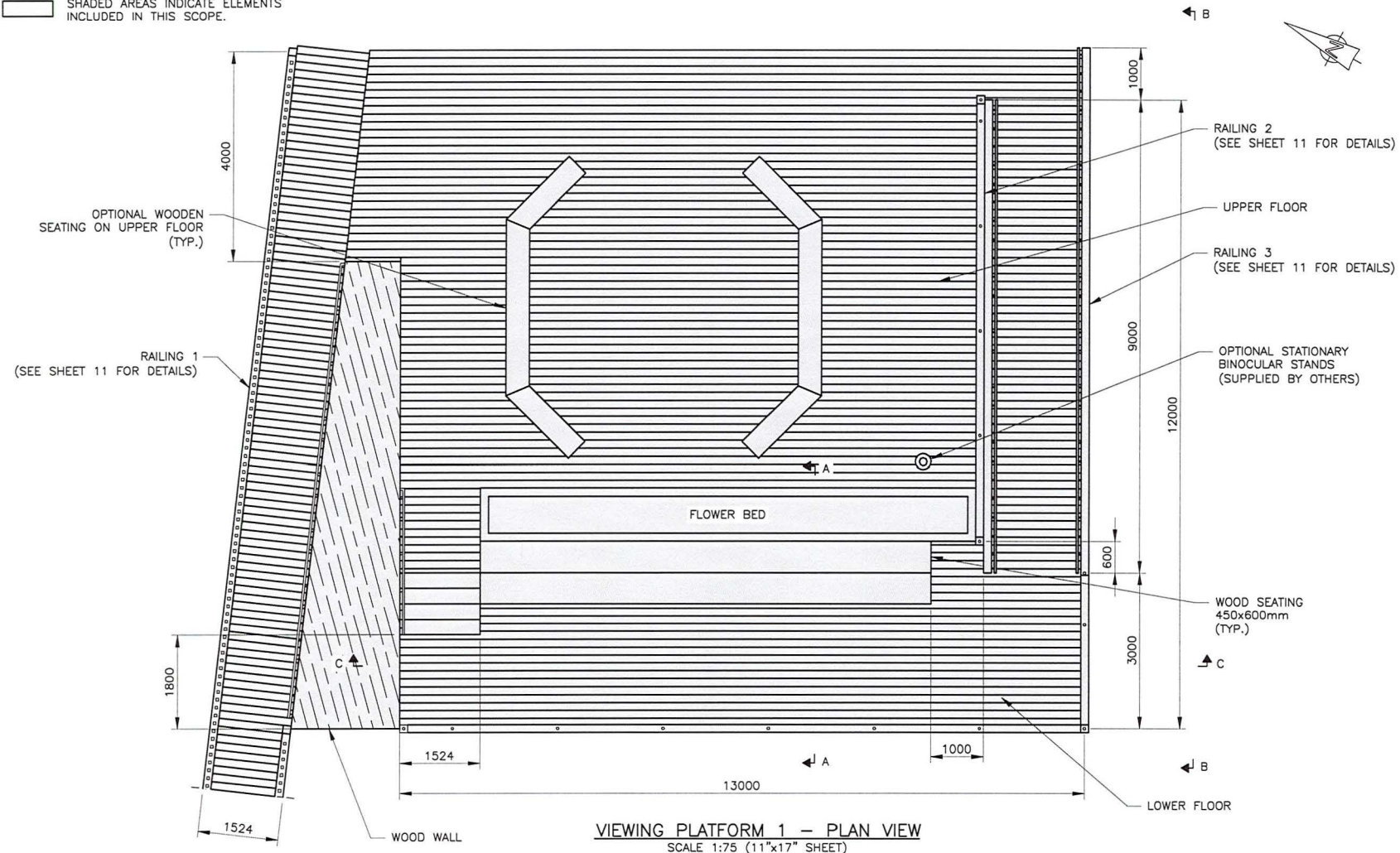
VIEWING PLATFORM 2 –
 PLAN VIEW

VARCON INC.	220412	0	KVM	2022-06-10	ISSUED FOR PRELIMINARY REVIEW
PREPARED BY	FILE NO.	REV.	BY	DATE	DESCRIPTION

SHEET

06

LEGEND:
 SHADED AREAS INDICATE ELEMENTS INCLUDED IN THIS SCOPE.



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CAPE SAINT MARYS VIEWING PLATFORM

SITE NAME:
CAPE SAINT MARYS

DRAWN BY:
KVM

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APPROVED BY:
G.JONES, P.ENG.

ENGINEERING SEAL

DRAWING TITLE

VIEWING PLATFORM 1 – PLAN VIEW

VIEWING PLATFORM 1 – PLAN VIEW
 SCALE 1:75 (11"x17" SHEET)

VARCON INC.	220412	0	KVM	2022-06-10	ISSUED FOR PRELIMINARY REVIEW
PREPARED BY	FILE NO.	REV.	BY	DATE	DESCRIPTION

SHEET

07

Stéphane Cyr

From: Larry Peach
Sent: June 14, 2022 11:19 AM
To: Stéphane Cyr
Subject: FW: High Line - Stepped Seating Examples
Attachments: CD-220412-Cape Saint Marys - 2022-06-10.pdf

Fyi Stephane

From: Jordan Chase <jordan.chase@varcon.ca>
Sent: June 14, 2022 10:47 AM
To: Larry Peach <tourism@munclare.ca>
Subject: RE: High Line - Stepped Seating Examples

**COURRIEL EXTERNE – FAITES PREUVE DE PRUDENCE
EXTERNAL EMAIL – USE CAUTION**

Larry,

As discussed here are the drawings with revisions and additional details discussed in our meeting last week for you to take to council for discussion. Updated cost estimates for the project with allowances for landscaping and paving of walkway/handicapped areas are below.

We are working on the design and detailing for the final construction package now and will be back in touch with any questions.

Let me know if you want to discuss anything else before your meeting.

Line Item	Budgetary cost
Upper deck	\$ 76,800.00
Accessible deck and Bleachers	\$ 55,600.00
boardwalk and platform	\$ 139,800.00
landscaping	\$ 11,200.00
paving	\$ 14,625.00
Subtotal	\$ 298,025.00
25% buffer	\$ 74,506.25
Total pre tax	\$ 372,531.25
HST	\$ 55,879.69
Final costs	\$ 428,410.94

Jordan Chase, P.Eng.
Senior Engineer

Mobile: 506.457.8207

Cape Saint Mary Lighthouse Interpretation Centre

Project Budget

10-May-22

Item/Description	Cost	Total
Building Remediation (see separate budget sheet for itemized costing)		\$ 50,825.00
Visitor Information Centre Area		
Reception desk, stool, bench, rack shelving for brochures	\$ 2,250.00	
Graphic panel behind desk, current events blackboard, local attractions panel	\$ 4,850.00	
		\$ 7,100.00
Models for display		
Full size Bluefin Tuna model @ 7 ft. loa	\$ 5,750.00	
Replica Cape Saint Mary Catch board	\$ 450.00	
Replica Barchette at quarter scale with plinth and plexiglass case	\$ 6,000.00	
		\$ 12,200.00
Digital Media Exhibits		
Table-mounted iPad and large format display screen	\$ 5,000.00	
Technical support	\$ 650.00	
Allowance for counter-top customization and display wall customization	\$ 1,000.00	
		\$ 6,650.00
Exhibit Panels		
Art production, proofing, digital printing, drymounting and lamination	\$ 29,975.00	
Installation of exhibit panels by local carpenter	\$ 800.00	
		\$ 30,775.00
Exhibit Lighting		
Lighting tracks (drop ceiling compatible) with LED adjustable spot lights	\$ 1,500.00	
		\$ 1,500.00
Showcases		
Allowance for construction and outfitting of 2 showcases and fossil drawer(s)	\$ 7,500.00	
		\$ 7,500.00
Project Supervision Costs		
Project co-ordination, supervision, shop visits to fabricators, installation	\$ 27,250.00	
Travel budget: 3 trips to Clare; visits to fabricators shops	\$ 2,625.00	
		\$ 29,875.00
Contingencies		
Miscellaneous materials and expenses	\$ 2,000.00	
Project contingency budget based on 10% of total budget costs	\$ 9,760.00	
		\$ 11,760.00
Sub-total		\$ 158,185.00
GS Tax at 15%		\$ 23,727.75
TOTAL		\$ 181,912.75

CAPE SAINT MARY LIGHTHOUSE INTERPRETATION CENTRE

Prepared on May 10, 2022

BUILDING REMEDIATION COSTS:

Materials and Labour related to improving the lighthouse ground floor and stairwells to make it suitable for use as an interpretive centre.

EXTRA
 ± \$30,000
 - deck around
 lighthouse
 (half-way
 up)

New Suspended Ceiling - Material costs only/Labour costs, see line 35

Suspended ceiling panels	\$	791.28	
T-bar suspension	\$	522.24	
Mouldings	\$	107.92	
Installation kits	\$	28.45	
Allowance for upgrade from standard acoustic tiles	\$	579.96	
Suspended ceiling - Subtotal			\$ 2,029.85

Ceiling Insulation - Material costs

Foam Insulation	\$	1,014.65	
Spruce Strapping	\$	137.94	
Screws	\$	23.45	
Plywood	\$	1,455.40	
Ceiling Insulation - Subtotal			\$ 2,631.44

Doors - material costs

New vented door for entrance	\$	664.97	
Full light interior door for DFO equipment room	\$	278.23	
Door - Subtotal			\$ 943.20

Electrical Upgrades - Materials and Labour

Heat pump, baseboard radiator, LED pot lights, electrician's labour	\$	7,000.00	
			\$ 7,000.00

Painting - Materials and Labour

Allowance for lead paint remediation	\$	2,000.00	
Painting, walls, stairs, stairwells, floors	\$	3,000.00	
			\$ 5,000.00

Carpentry - Labour

	\$	25,600.00	
			\$ 25,600.00

Miscellaneous Materials

	\$	3,000.00	
			\$ 3,000.00

Project contingency budget based on 10 %

	\$	4,620.45	\$ 4,620.45
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TOTAL LABOUR AND MATERIALS

			\$ 50,824.93
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GS Tax @ 15%			\$ 7,623.74
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TOTAL			\$ 58,448.67
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