



# 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.



Multipurpose performance pavilion

Multipurpose event lawn

New nature center

New multipurpose building

Cumberland Head Road

Cumberland Bay State Park

Expand and enhance existing trail network - potential for boardwalk trail segments

Scotion Creek Public access with hand launch and parking

U.S. 9

Karen Fleury Bike Path

Parking

Parking

Property Line

Docking Pier (Water Taxi)

New waterfront buildings: bathhouse, concessions, multipurpose uses

Playground

Main performance venue

Flexible open space

Waterfront pavilion

Pedestrian Pier

Existing trail to beach

Possible wetland and dune restoration

# 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 Scotion Creek

- Building Demolition
- Stormwater Management
- Scotion 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

## Implementation Phases

### Phase One

Consulting Services

Demolition

- Crete Center
- Old Bathhouse

Site Improvements

- Fencing, Utilities

Wetland Trail & Boardwalks

Construction of Piers

Ecological Restoration

### Phase Two

Demolition

Site Improvements

Scomotion Creek Access

New Construction Buildings

New Construction Circulation

Parking & Circulation

Softscape

Across Site

### Phase Three

Site Improvements

New Construction

Furnishings



## Overview

Demolition of Structures

Site Investigations

Site Remediation

Dune Preservation

Utilities and Infrastructure

Site Circulation

## Implementation Phases

### Phase One

Consulting Services

Demolition

- Crete Center
- Old Bathhouse



Site Improvements

- Fencing, Utilities



Wetland Trail & Boardwalks



Construction of Piers



Ecological Restoration



### Phase Two

Demolition



Site Improvements



Scamotion Creek Access



New Construction Buildings



New Construction Circulation



Parking & Circulation



Softscape

Across Site

### Phase Three

Site Improvements



New Construction



Furnishings



## Phase I

### Phase 1: 2021-2023

#### Consulting Services

Archeological Investigation	\$7,900
Environmental Investigation & Landfil Delineation	\$15,000
Geotechnical Investigation	\$62,000
Wetland Delineation	\$5,000
Site Survey	\$21,175

#### Demolition

Old Bathhouse Demo	\$55,815
Crete Center Demo	\$926,820

#### Infrastructure

Utilities	\$1,000,000
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#### Site Improvements

Fencing/ Retaining Walls	\$219,000
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#### 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**

## Implementation Phases

### Phase One

Consulting Services

Demolition

- Crete Center
- Old Bathhouse



Site Improvements

- Fencing, Utilities



Wetland Trail & Boardwalks



Construction of Piers



Ecological Restoration



### Phase Two

Demolition



Site Improvements



Scotomion Creek Access



New Construction Buildings



New Construction Circulation



Parking & Circulation



Softscape

Across Site

### Phase Three

Site Improvements



New Construction



Furnishings



## Phase II

### Phase 2: 2024-2026

#### Demolition

Demo Storage Building	\$30,517
Demo New Bathhouse	\$10,915
Demo Concessions	\$24,131
Demo Disposal	\$40,055

#### Site Improvements

Stormwater Management	\$430,000
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#### Scotomion 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
Permitting and Traffic Studies	\$10,000
Grading	\$37,037
Site Lighting	\$45,000
<b>Scotomion Creek - Subtotal</b>	<b>\$231,028</b>

#### New Construction

Waterfront Buildings	\$17,625,600
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#### 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	\$889,287
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

Design, Permitting & Construction Administration - 12%	\$2,969,525
General Contingencies/Overhead/Field Costs - 15%	\$3,711,906

#### Phase 2: Total

	<b>\$31,427,474</b>
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## Implementation Phases

### Phase One

Consulting Services

Demolition

- Crete Center
- Old Bathhouse



Site Improvements

- Fencing, Utilities



Wetland Trail & Boardwalks



Construction of Piers



Ecological Restoration



### Phase Two

Demolition



Site Improvements



Scamotion Creek Access



New Construction Buildings



New Construction Circulation



Parking & Circulation



Softscape

Across Site

### Phase Three

Site Improvements



New Construction



Furnishings



## Phase III

### Phase 3: 2027-2029

#### Site Improvements

Large Event Lawn	\$2,031,333
Multipurpose Lawn	\$322,667
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%

\$4,180,201

#### Phase 3:Total

**\$35,392,366**

# Implementation Phases

## Phase One

Consulting Services

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# 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 Coverage	2023 Costs	Grant Funds with Match
<b>Consulting Services</b>							<b>EPF</b>
Archeological Investigation	\$7,900	2021	\$7,900				Max \$500,000
Environmental Investigation & Landfil Delineation	\$15,000	2021	\$15,000				<b>Total: \$667,000</b>
Geotechnical Investigation	\$62,000	2021	\$62,000				<b>WQIP</b>
Wetland Deliniation	\$5,000	2021	\$5,000				Max \$500,000
Site Survey	\$21,175	2021	\$21,175				<b>Total: \$667,000</b>
<b>Demolition</b>							
Old Bathhouse Demo	\$55,815	2022		\$55,815			
Crete Center Demo	\$926,820	2022		\$926,820			
<b>Infrastructure</b>							
Utilities	\$1,000,000	2022-Ongoing		\$200,000		\$200,000	
<b>Site Improvements</b>							
Fencing/ Retaining Walls	\$219,000	2022		\$119,000	\$119,000	\$100,000	
<b>Wetland Trail System</b>							
Wetland/Forest Boardwalk/Trails	\$350,000	2022-23		\$350,000	\$350,000		
Boardwalk/Trail Overlooks	\$80,000	2022-23		\$80,000	\$80,000		
<b>Piers</b>							
Pedestrian Pier	\$1,000,125	2023				\$1,000,125	
Docking Pier	\$500,247	2023		\$500,247	\$237,000		*remaining estimated balance of \$263,247 to be paid by additional sources
<b>Ecological Restoration</b>							
Dune Restoration	\$548,000	2022-Ongoing		\$548,000	\$548,000		
Landfill Remediation and Wetland Restoration	\$2,000,000	2022		\$1,000,000		\$1,000,000	
<b>Phase 1: Subtotal</b>							
<b>Phase 1: Subtotal</b>							
<b>Phase 1: Subtotal Less Consulting Services</b>							
Design, Permitting & Construction Administration - 12%	\$801,601	Ongoing	\$30,000	\$385,800.44	Remaining 2022 cost after Grant	\$385,800.44	
General Contingencies/Overhead/Field Costs - 15%	\$1,002,001			\$490,981		\$511,021	
<b>Phase 1: Total</b>							
<b>Phase 1: Total</b>			\$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

## 2024 - 2026

Design, Permitting

### Demolition

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

### Scotion 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

<b>Phase 2: 2024-2026</b>	
<b>Demolition</b>	
Demo Storage Building	\$30,517
Demo New Bathhouse	\$10,915
Demo Concessions	\$24,131
Demo Disposal	\$40,055
<b>Site Improvements</b>	
Stormwater Management	\$430,000
<b>Scotion Creek Access</b>	
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Walkways - pavers	\$557,500
<b>Softscape</b>	
Tree Planting	\$350,000
Turf Establishment	\$150,000
Parking Islands	\$70,000
Landscape Beds	\$360,000
<b>Phase 2:Subtotal</b>	<b>\$24,746,043</b>
Design, Permitting & Construction Administration - 12%	\$2,969,525
General Contingencies/Overhead/Field Costs - 15%	\$3,711,906
<b>Phase 2:Total</b>	<b>\$31,427,474</b>

# NEXT STEPS 2027-2029+

<b>Phase 3: 2027-2029</b>	
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<b>New Construction</b>	
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<b>Furnishings</b>	
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Design, Permitting & Construction Administration - 12%	\$3,344,161
General Contingencies/Overhead/Field Costs - 15%	\$4,180,201
<b>Phase 3:Total</b>	<b>\$35,392,366</b>

## 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

## Phase I

Cost: \$8,594,684

## Phase II

Cost: \$31,427,474

## Phase III

Cost: \$35,392,366

## Total Estimated Project Cost

Cost: \$75,414,524

**Thank you!**