



TOWN OF QUALICUM BEACH
Incorporated 1942



QUALICUM BEACH SKATEPARK REDEVELOPMENT

JANUARY 2024 - FEASIBILITY AND FINAL CONCEPT REPORT



QUALICUM BEACH SKATEPARK REDEVELOPMENT FEASIBILITY AND FINAL CONCEPT REPORT

The following report collates together the existing condition report for the current Qualicum Beach Skatepark, and the summary report for the community consultation process, subsequent concept development and budgeting for the redevelopment of the skatepark. The final concept reflects the desires of the Qualicum Beach skatepark advocates group. This report contains the following sections:

- Existing condition report outlining the deficiencies observed on site in 2023.
- Concept design process summarising site opportunities and constraints, community feedback, and concept development.
- Final concept design exhibit showing the culmination of the design process taking into account community feedback, site constraints, and budgetary constraints.

October 27th, 2023

RE: Town of Qualicum Beach Skatepark: Condition Assessment and Recommendations

Dear Mr Sales,

Thank you for choosing our team for Qualicum Beach's skatepark renewal. We believe this project will be a welcome improvement to the existing skatepark infrastructure in this community of passionate riders and skaters.

We are pleased to forward our Condition Assessment Report for the project along with the final Concept Report. Within the following pages you will find a photo referenced assessment of the condition of the skateparks, observed on 29th June, 2023. The visual inspection is limited to the physical condition of the facilities that could be reasonably observed by eye on the day of review. Therefore, it should be noted that additional deficiencies may exist beyond what is outlined in this report.

Thank you again for the opportunity to be part of this project. Please do not hesitate to contact us if you have any questions or concerns.

Regards,

Rob Eng
New Line Skateparks Inc

SKATEPARK CONDITION ASSESSMENT

The following conditions were observed on site 29th June 2023

SITE CONTEXT



The existing skatepark is located between the ballfields and parking lot at the Qualicum Beach Civic Centre. The site has advantages of being near the Civic Centre, Aquatic Centre and other recreation facilities.



The Ballfield is separated from the skatepark with a series of concrete lock block bleachers. Ballfield lighting is on the perimeter of the skatepark.



Adjacent trees and bushes buffer the skatepark from the parking lot and are within close proximity to the skatepark and offer natural shade.



HIDDEN SITE LINES

From the Civic Centre side, the skatepark is hidden by an earth berm and thick undergrowth amongst the trees. The undergrowth can be thinned, and lower tree branches taken up to allow uninterrupted views to the skatepark site but the berm itself is a major visual screen.



NOISE/VISUAL SCREEN BERM

The berm itself is topped by a segment of chainlink fence that further detracts from any welcoming experience to the skatepark space



DRAINAGE

All skatepark concrete surface drainage is directed to one catch basin to the north east corner of the skatepark. This will be a limiting factor in any future renewal of the skatepark



DESIGN & CPTED

Overall the design and feature variety of the skatepark is from an era that predates modern competitive skatepark design. Consideration of site integration, public approach paths, clear lanes of flow and a variety of terrain types and features to cover skills development in street and transition style riding are not present in the design. Some features are very challenging to ride (eg. too steep, rail and ledge heights inappropriate for learning and development).



The skatepark is built within a walled enclosure with retaining walls on the east and west edges containing the park and hiding activity from view. Chainlink fences and berms further enclose the park. From a CPTED and public visibility perspective, this is problematic with the park not being outwardly very inviting to new users or the general community and allows for undesirable behaviors to happen unseen within.

CONCRETE CONDITION



CRACKING/HEAVING

The concrete slabs themselves show no signs of excessive cracking or heaving indicative of greater subsurface issues. Redevelopment of the site is considered feasible and assumes sub-grade conditions are suitable for reuse.

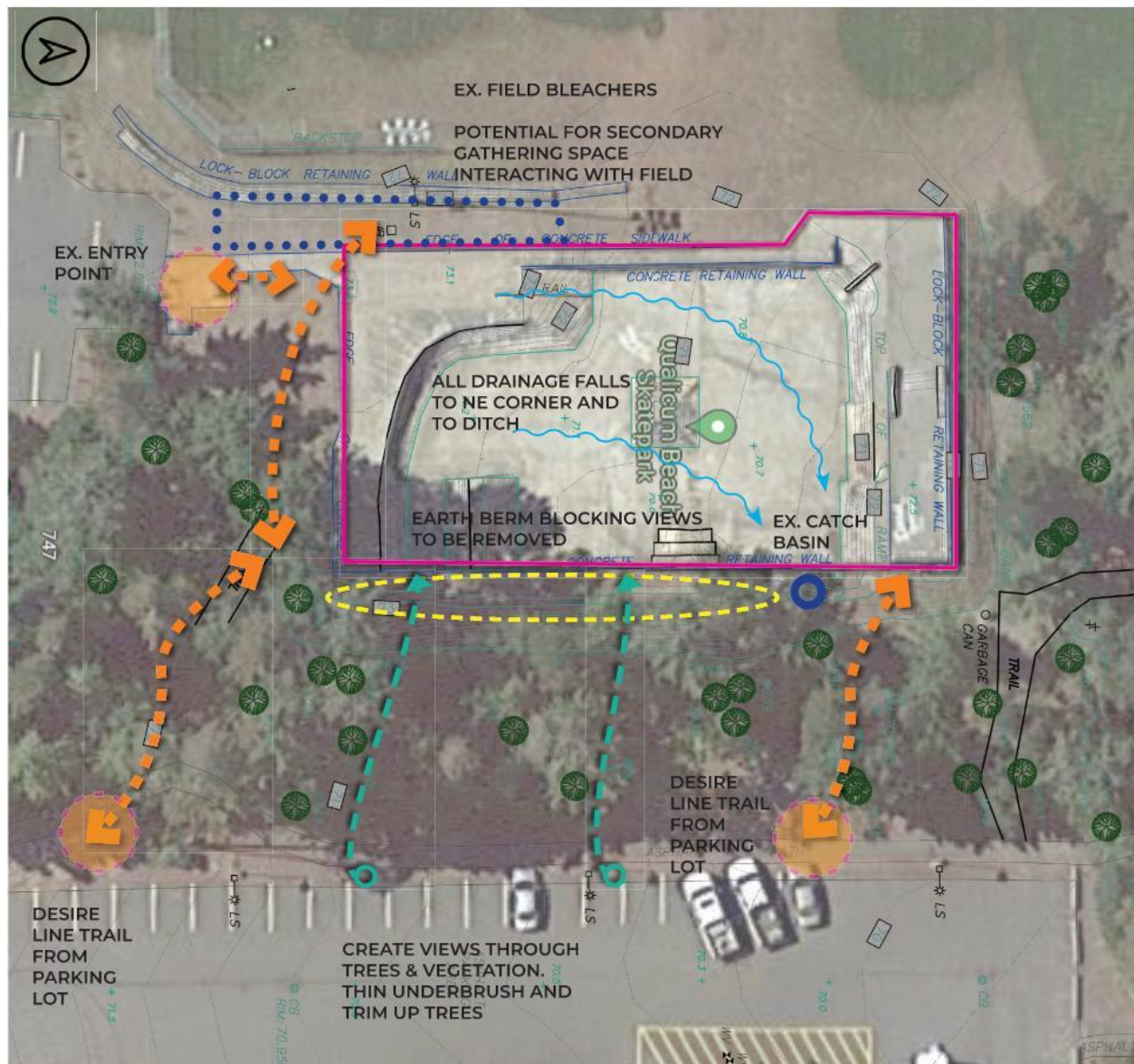


SURFACE DEGRADATION

The concrete surface shows signs of weathering and erosion over the many years of being exposed to the elements. The roughness of the concrete surface slows small wheels on skateboards, scooters and roller skates and detracts from the ability to roll smoothly.

SKATEPARK RENEWAL RECOMMENDATIONS

Due to the outdated design, extensive weathering, and lack of site integration, it is recommended to renew the skatepark with a new facility that addresses the site integration issues, and provide modern terrain geared towards users of all ability levels and allows for development of athletes and wheeled sports enthusiasts in the community and surrounding areas.



QUALICUM BEACH SKATEPARK REDEVELOPMENT

DESIGN PROGRESS



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NEWLINE
SKATEPARKS
BUILDING SKATEBOARDING

WHAT IS THIS PROJECT ALL ABOUT?

The Town of Qualicum Beach is considering an extensive redevelopment of the existing skatepark. This will include **creating a new highly integrated modern all-wheel skatepark and other complimentary site improvements.**

The **site** will consist of the existing skatepark footprint and surrounding grounds

The new skatepark is intended to provide **positive socializing and casual recreation opportunities for Qualicum Beach youth, families and visitors from across the region.**



SKATEPARK

REDEVELOPMENT JOURNEY...

Phase 1: Feasibility and Preliminary Concept Design

- Intro / design workshop 1
- Presentation of Initial Schematic Design Options
- **Preferred Preliminary Design Direction and Budget**

Phase 2: Detailed Design

- Refine concept
- Budget planning
- Working drawings

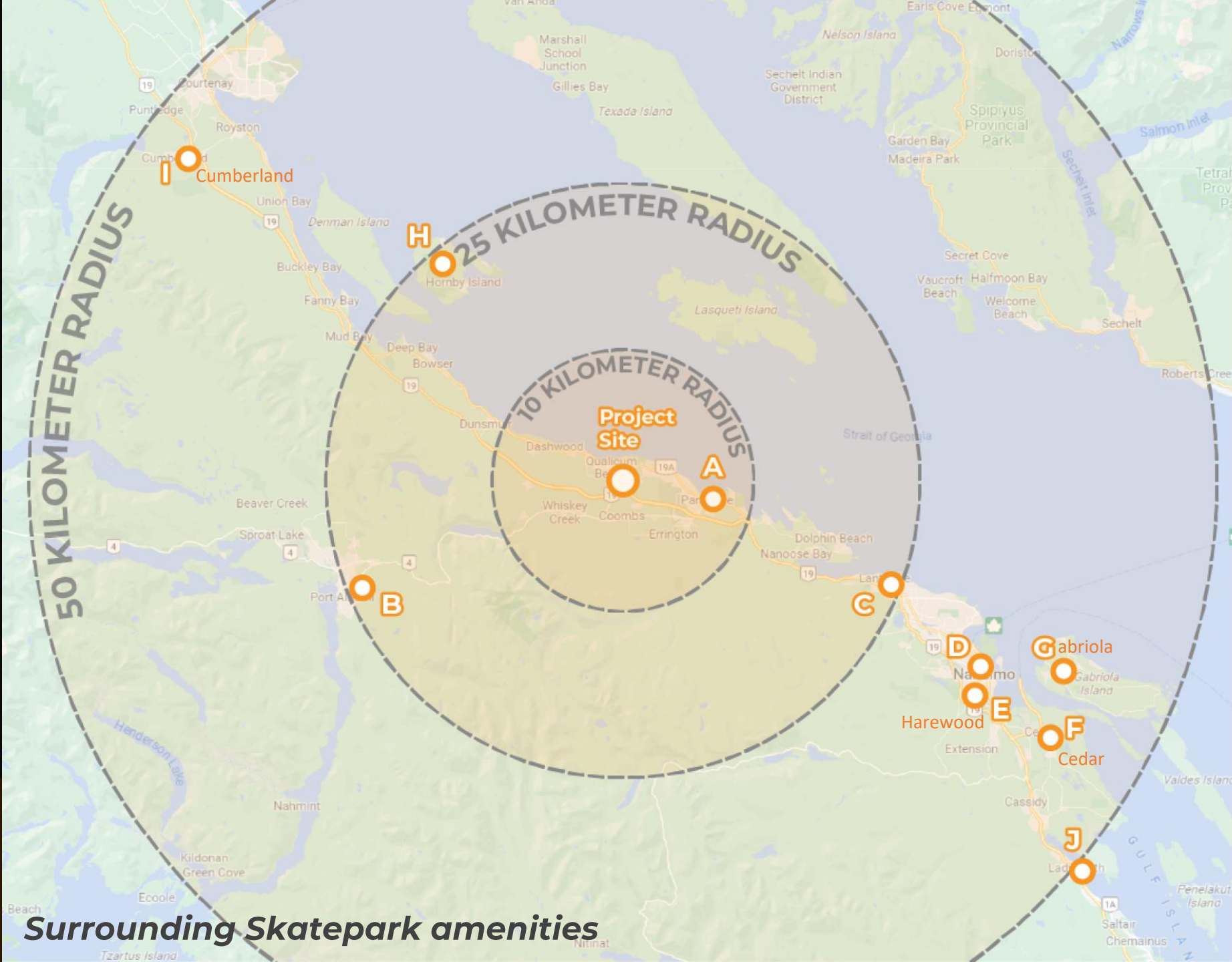
Phase 3: Construction

- Mobilize
- Build
- Certify

Phase 4: Ride the park

- Ollie
- Grind
- Enjoy





- A** PARKSVILLE SKATEPARK
PARKSVILLE, BC
- B** PORT ALBERNI SKATEPARK
PORT ALBERNI, BC
- C** ROTARY SKATEPARK
LANTZVILLE, BC
- D** BOWEN PARK SKATEPARK
NANAIMO, BC
- E** HAREWOOD SKATE PARK
NANAIMO, BC
- F** CEDAR SKATEBOARD PARK
NANAIMO, BC
- G** HUXLEY COMMUNITY PARK
GABRIOLA ISLAND, BC
- H** HORNBY ISLAND SKATEPARK
HORNBY ISLAND, BC
- I** CUMBERLAND SKATEPARK
CUMBERLAND, BC
- J** LADYSMITH SKATEPARK
LADYSMITH, BC



Existing Skatepark – aerial view

SITE PARAMETERS OPPORTUNITIES AND CHALLENGES



OPPORTUNITIES

- *Open up views through the trees from the parking lot.*
- *Integrate with the ball field and improve public access from the lower and upper parking lots. Provide improved connections along the site's desire line trails.*
- *Improve the fit of the skatepark in the site by removing the earth berm and walls.*

CONSTRAINTS

- *Drainage depth limited by the existing catch basin and drainage to the ditch North of the skatepark.*
- *Work with the mature healthy trees to be protected in the site.*
- *Working with the site's existing grades and topography.*
- *Assuming the soils below the existing skatepark are suitable for building on.*



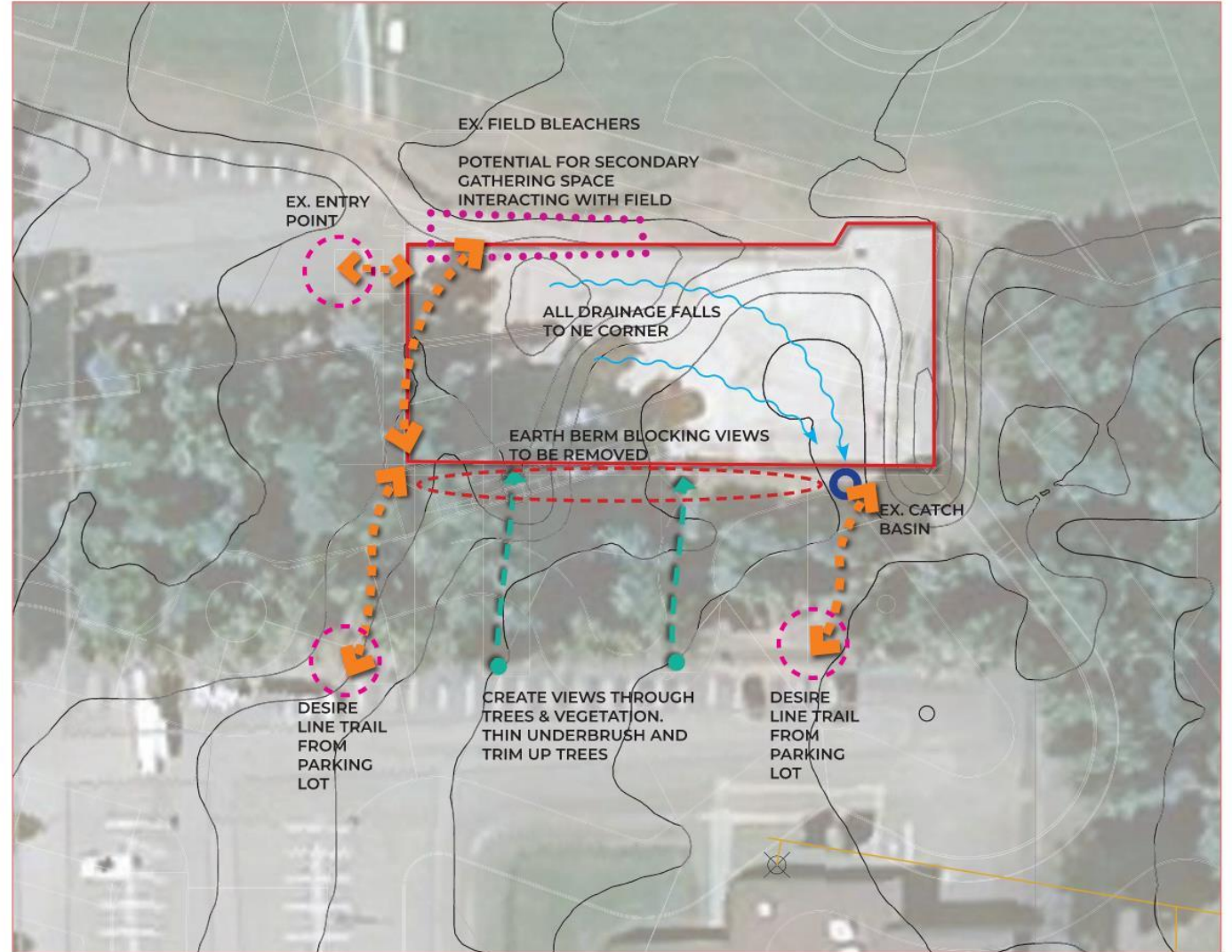
Existing Skatepark – east edge

Existing Skatepark – view from north west corner



QUALICUM BEACH SKATEPARK REDEVELOPMENT

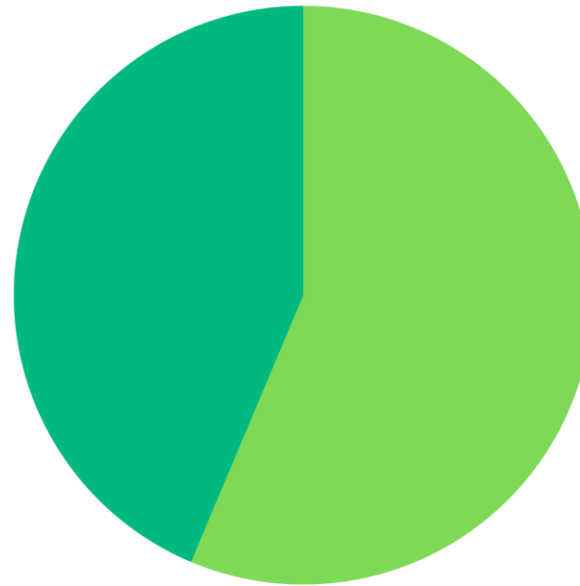
— SITE ANALYSIS





WHAT WE HEARD

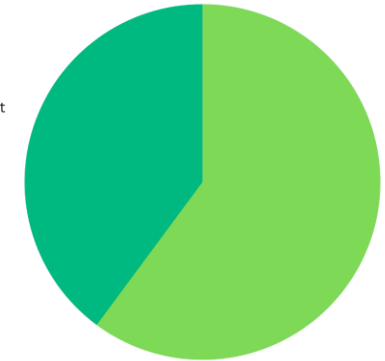
Street/Plaza
43.7%



PREFERRED TERRAIN
142 RESPONSES

Bowl/Transition
56.3%

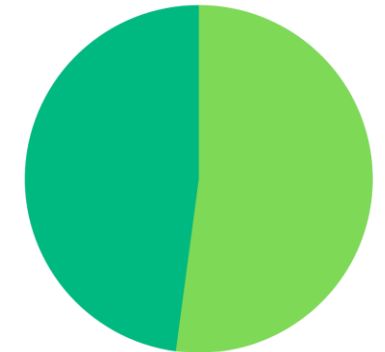
Technical Street
39.9%



PREFERRED STYLE OF STREET
143 RESPONSES

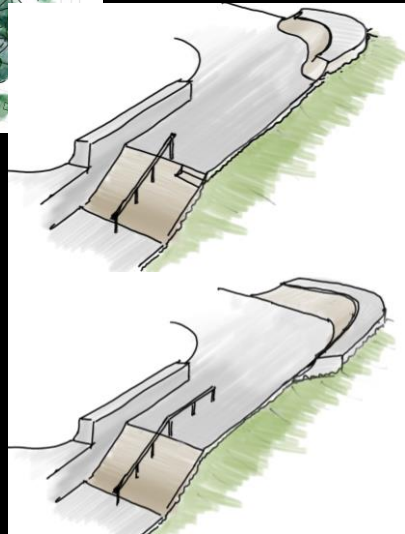
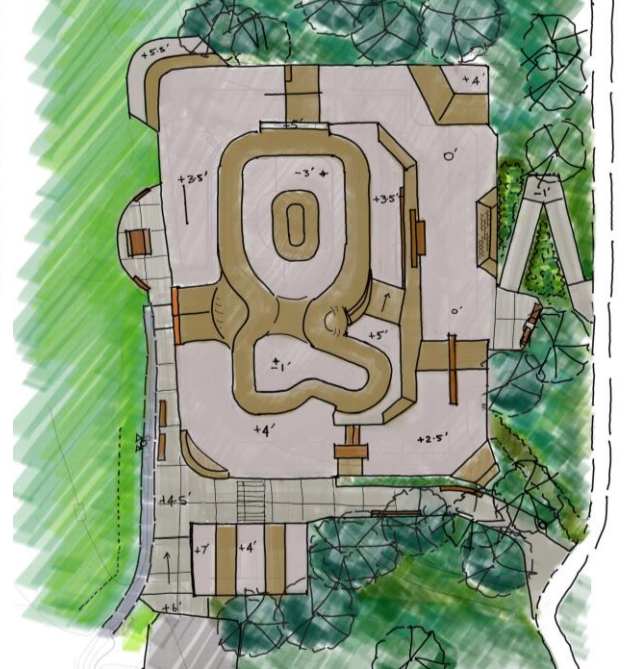
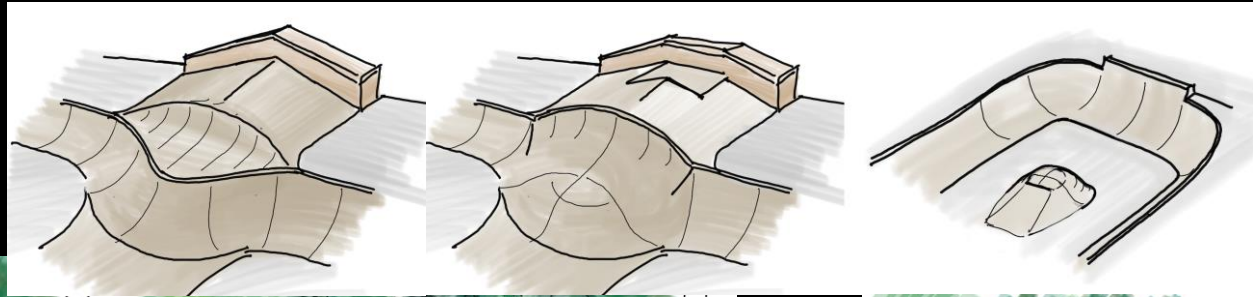
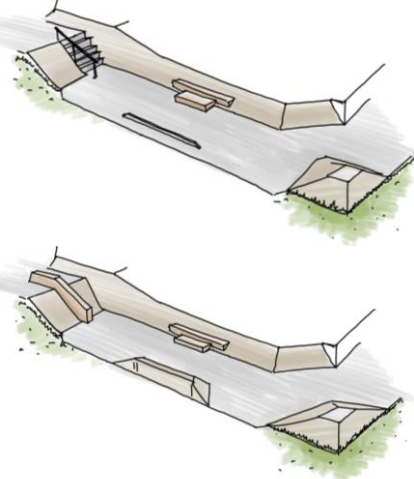
Flowing Street
60.1%

Organic Flow
47.9%



PREFERRED STYLE OF TRANSITION
142 RESPONSES

Mini Ramp/Halfpipe
52.1%



CONCEPT OPTIONS



SKATEPARK DESIGN

Developed selected concept in conjunction with Qualicum Beach Skatepark Advocates group

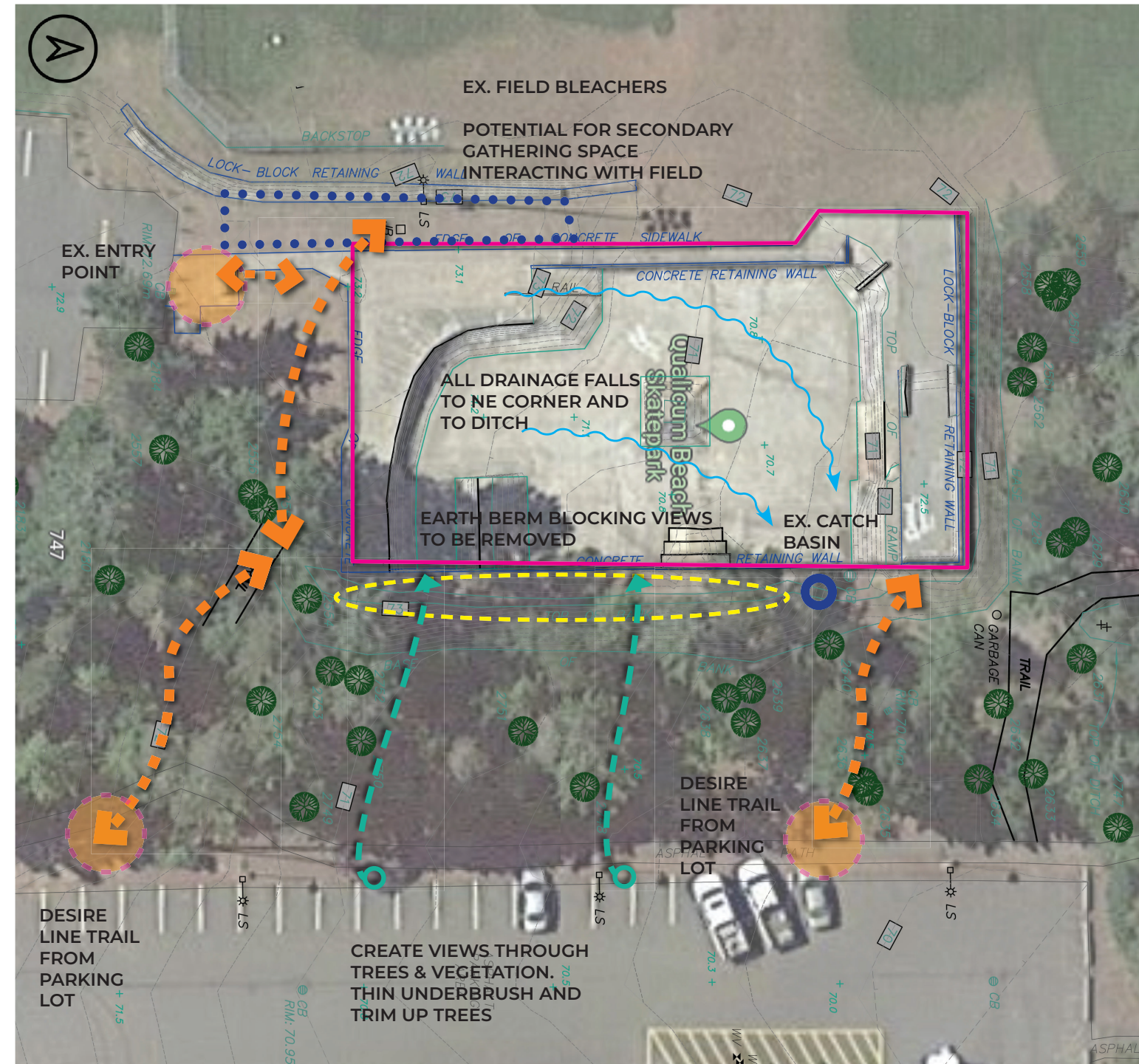
Different mixes of styles and features developed from the options to cater for a variety of skill levels and promote progression



QUALICUM BEACH SKATEPARK

FINAL CONCEPT DESIGN - CONTEXT & FEEDBACK

Skatepark Context



Feedback Summary for Final Concept

The online survey for the Qualicum Beach Skatepark project received a total of 62 responses, primarily from the local community and nearby areas. A significant majority of the participants are active skateboarders (53 out of 62), and the age group most represented is 31-40 years old.

Community Preferences

- Flow Bowl Features: A slight preference for Option #1 (*Coping hip with deck taco scoop, wedge-to-wedge, and long pump-bump island*) with 32 votes compared to Option #2's 29 votes.
- Deck Transition & Bank Features: A strong preference for Option #2 (*Straight quarterpipe pocket drop-in and bank with bonk to bar*) with 42 votes, compared to Option #1's 18 votes.
- Street Zone Features: A close call between Option #1 (*5 set stair with hubba ledge, Slappy bank with terraced ledges and pad; Curb; 90-degree bank hip*) with 33 votes and Option #2 with 27 votes.
- Street Small Drop Zone: A preference for Option #2 (*3 set stair with Pier 7 style manual pad*) with 38 votes over Option #1's 23 votes.
- Additional Features:
 - A manual pad, flat bar, and more ledges were frequently requested.
 - Suggestions for more transition and a real bowl of 9-11ft were also made.
 - A few participants expressed the need for a good diversity of obstacles for beginner skaters.

Unique Features for Qualicum Beach

- Local art, including indigenous art, was suggested to make the park unique.
- A covered area for shade or shelter from rain showers was frequently mentioned.
- Themes related to the ocean and nature were also suggested, including tinted concrete accents to mimic the ocean.

General Comments

There is a strong desire for the skatepark to have amenities like water fountains and bathrooms. Some of these are already available in the Civic Center. The community is excited about the project and looks forward to its completion.

Site Constraints and Opportunities

OPPORTUNITIES

- Update the existing skatepark with a modern all-wheels facility that caters to multiple skill levels and abilities.
- Open up sight lines for better surveillance and create an open and inviting space for the community to enjoy.
- Near existing Civic Center amenities.
- Existing trees provide shade.
- Enhance pedestrian connection through the site to the grass fields and provide more public rest and spectating spots.

CONSTRAINTS

- Respect existing drainage system in existing skatepark directing water to the ditch North of development area.
- Retain and protect existing healthy trees.
- Demolition of the existing skatepark required to create new terrain.
- Grass field lock block retaining wall limits development West.
- Field lighting pole on retaining wall and associated electrical system to be retained.



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FINAL CONCEPT DESIGN - SITE PLAN



Skatepark Features

- A** Pier 7 manul pad and 2 stair set
- B** Cantilevered Ocean Wave bank
- C** 5 stair set with Hubba ledge
- D** Ledge in bank with curb on top
- E** Long Manual Pad 10" high
- F** Bank hip
- G** Bank with Flat down rail and euro gap
- H** Quarterpipe pocket
- J** Flat rail
- K** Wedge-to-wedge with A-frame ledge
- L** Flow bowl - pocket with pool coping
- M** Flow Bowl - roller hip with sharkfin extension
- N** Flow Bowl - hip deck with taco
- P** Flow Bowl - peanut bump
- Q** Flow Bowl - extension wall with pool coping
- R** 3ft miniramp
- S** Slappy curbs at edge of skatepark
- T** Skatepark access path with curb



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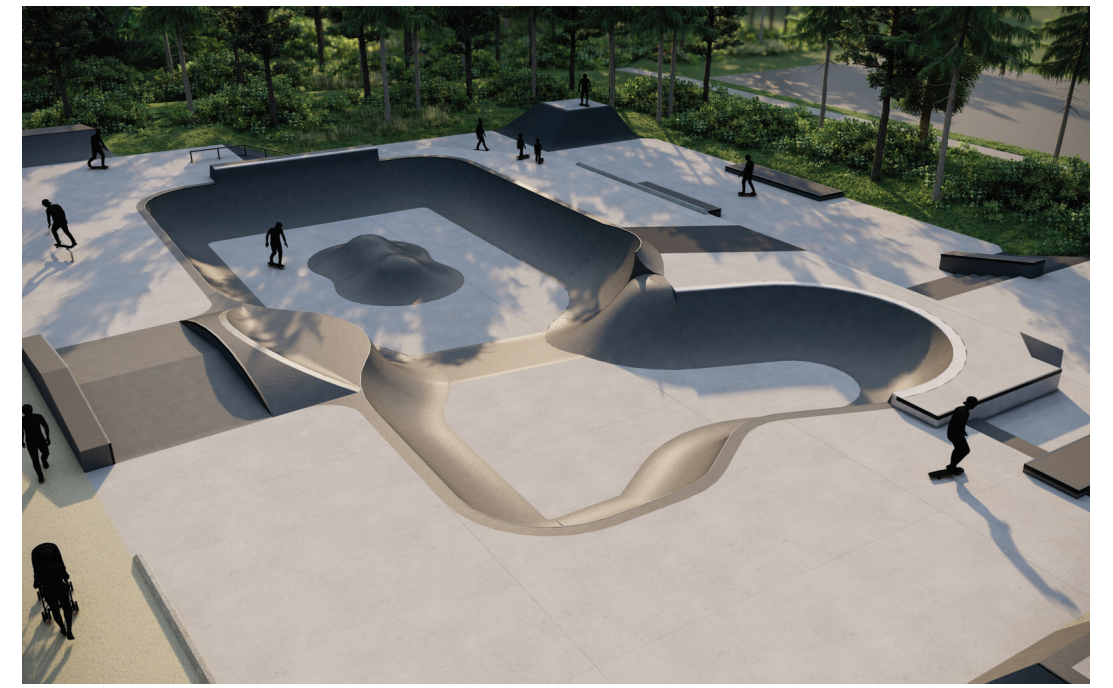
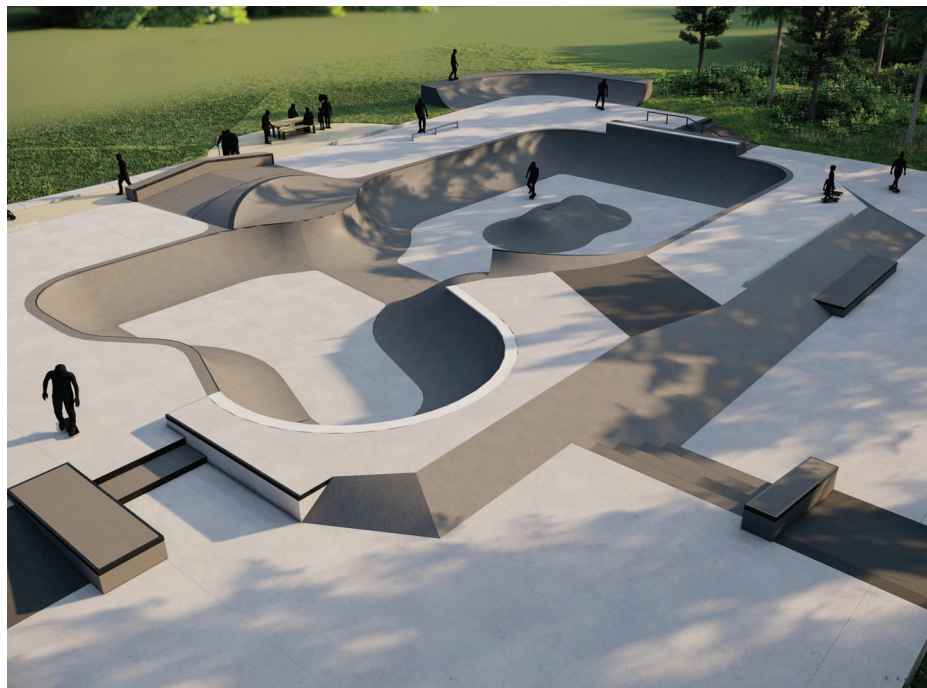
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— FINAL CONCEPT DESIGN - OVERALL VIEWS



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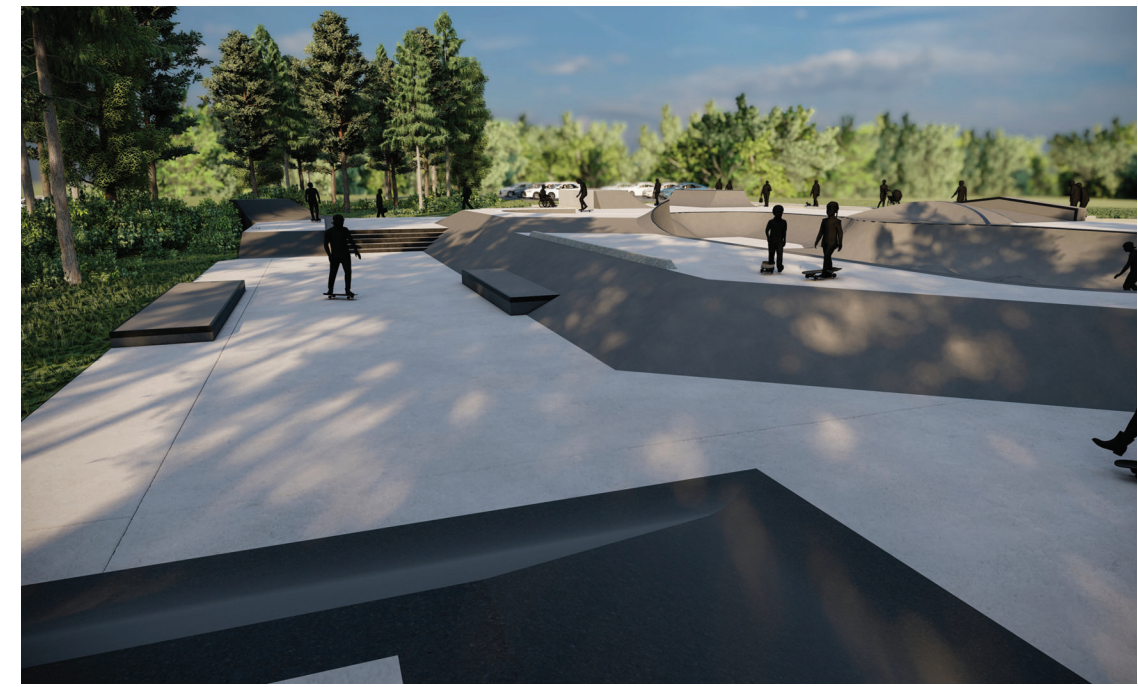
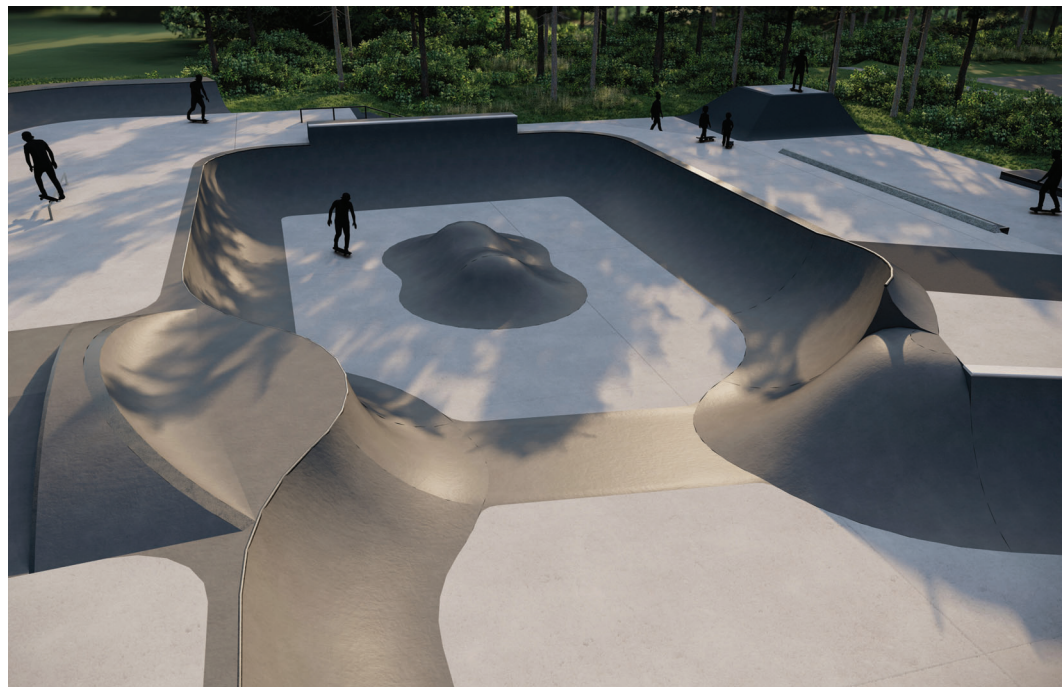
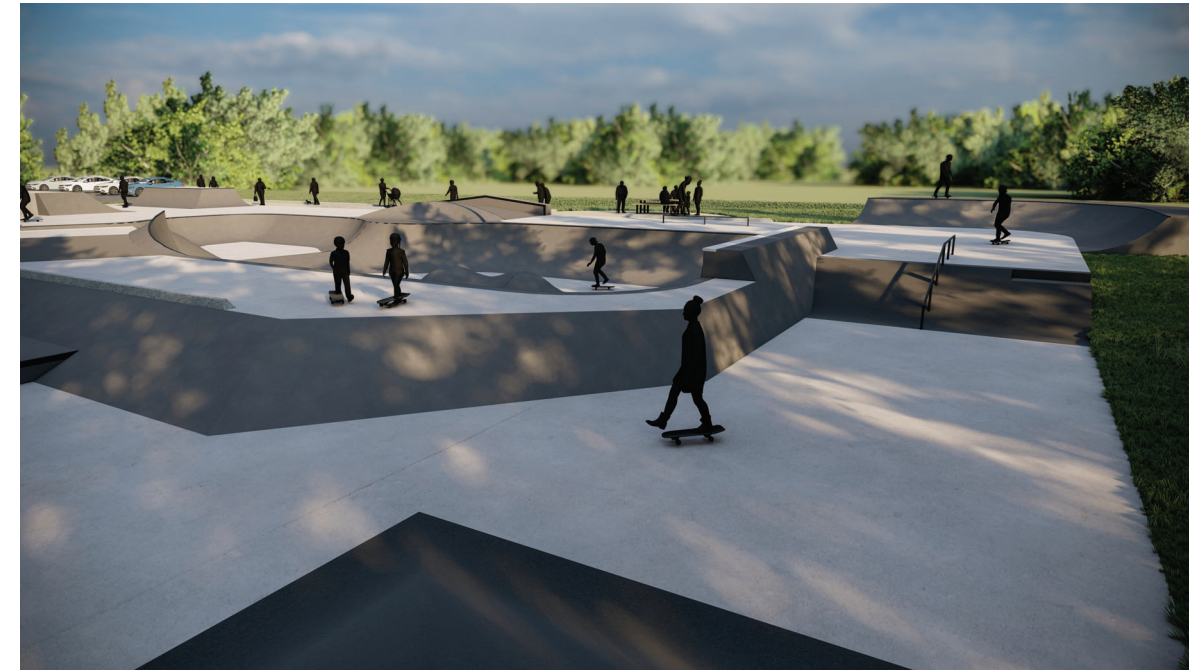
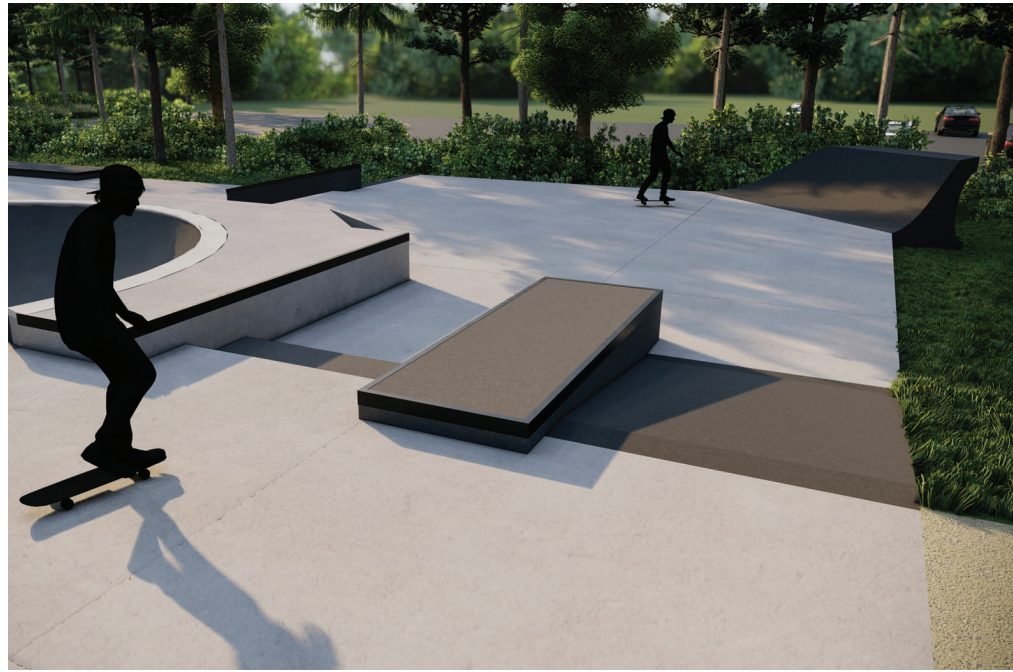
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— FINAL CONCEPT DESIGN - FEATURES VIEWS



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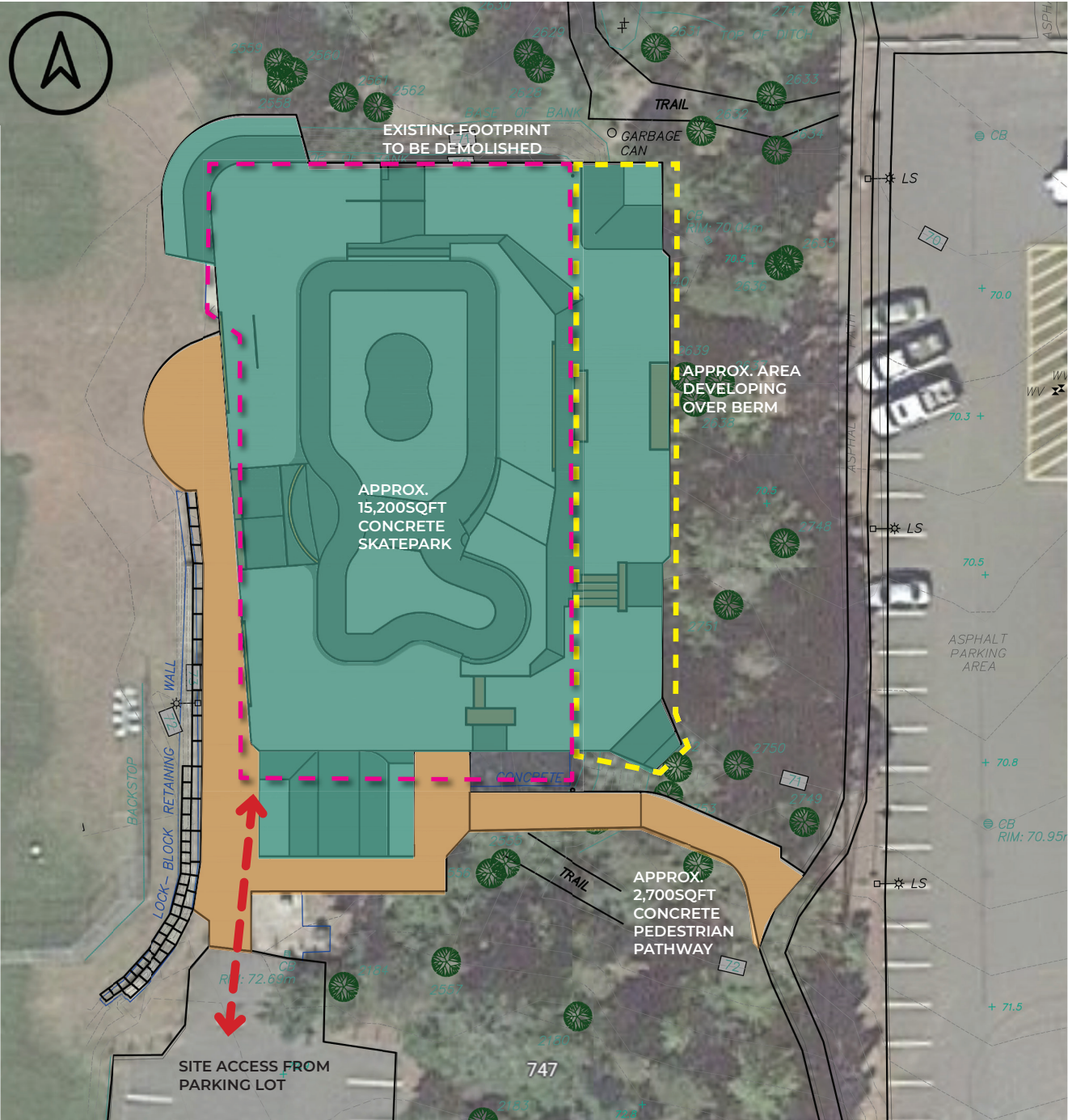
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QUALICUM BEACH SKATEPARK

FINAL CONCEPT DESIGN - BUDGET

Qualicum Beach Skatepark Project Order of Magnitude		18-Jan-24
		Budget
Detailed Design & Construction Documentation		
Engage geotechnical engineer for site soils investigation and report. Detailed technical design, and contract documentation (construction drawings and specifications). Design stamped by BC registered Landscape Architect or other registered professional (eg. P.Eng). Anticipated to be 6-8% of construction value assuming concept design requires minimal redesign.		\$90,000 - \$120,000
CONSTRUCTION BUDGET		
Project Civil Works		
Anticipated 0.15m depth of existing concrete to be demolished and hauled away for appropriate disposal. Removal of existing non-structural berm fill and chainlink fence to East and West of existing skatepark. Thin undergrowth in wooded area and trim up tree branches.		\$275,000
Skatepark drainage to direct stormwater runoff to existing ditch North of development area. Old catch basin to be abandoned. New catch basins and pvc pipe to be installed for new skatepark.		
Existing subgrade below old skatepark assumed to be suitable structural material to build over. New skatepark imported structural fill earthworks to include pit-run build up for raised sections. Minimum of 200mm sub-base granular fill overlaid on suitable existing sub-grade where build up required. Typical minimum 150mm of A-base granular layer under new concrete surfaces.		
Earthworks compaction materials testing included.		
Skatepark Structure & Concrete Pathway		
Skatepark concrete rideable surface area at approx. 15,200sqft. Park terrain consisting of a mixture of authentic modern street, and bowl transition features with an orientation towards beginner through advanced level users.		\$739,100
Pedestrian pathway connecting from parking lot asphalt path to grass field retaining lock block wall. Approx. 2,700sqft.		\$109,000
Concrete materials testing included.		
General Conditions		
Mobilization, accomodations and shipping.		\$345,800
Project & Site Environmental management (tree protection and silt mitigation)		
Security and Fencing.		
Project Insurance and permits.		
Landscape Remediation		
Basic landscape remediation to a 3m perimeter around skatepark hardsurface on South and West edges facing sports fields. Wild grass seed mix and mulch remediation to East and North edges along wooded areas.		\$32,000
SKATEPARK CONSTRUCTION TOTAL		\$1,500,900.00
		plus GST
Optional aesthetics, amenities & signage		
Integral Colour Concrete to all shotcrete and select features		\$30,000
Design and install Aluminum Park Safety and Etiquette sign on pole		\$4,000
Picnic table, 6of. park benches and 3of. garbage receptacles		\$38,000
OPTIONAL ITEMS TOTAL		\$72,000.00



Limitations and Assumptions

- This is a Budget with data based on research from current market conditions. Final size of the Skatepark will be informed by community feedback, existing site conditions, geotechnical recommendations, and the extent of additional amenities included in the overall scope of work approved by the Town.
- Skatepark depicted at total of 15,200sqft rideable surface area assumes a single mobilisation for construction.
- Subgrade conditions under the existing skatepark slab are assumed to be suitable for construction with existing skatepark not showing signs of excessive cracking or heaving indicative of greater subsurface issues.
- Areas under the existing earth berm and into the wooded area have unknown subsurface conditions without a geotechnical assessment
- Current research show disposal costs are at a premium in the Qualicum area due to fees needed for proper disposal of concrete waste.
- Tree pruning and removal is assumed minimal, with no complex tree felling operations or arborist report. All care will be used in design and construction to avoid healthy mature trees.
- Cost inflation forecasting continues to be challenging, suppliers are advising anywhere between 5 - 15 % increases for projects in 2024. We recommend allowing and external contingency for a 1% increase month by month to anticipated time of construction.



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OCTOBER 2023

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BUILDING SKATEBOARDING
BUILDING COMMUNITY

Qualicum Beach Skatepark

Donations Summary

Prepared for: **Town of Qualicum Beach**

Prepared: **8 January 2024**

Potential In-kind Donation Opportunities

	Approx. Qty	Approx. Value Range
32mpa Concrete (wall/ledge mix)	39 m ³	\$15,300.00 - \$16,920.00
32mpa Concrete (flatwork mix)	207 m ³	\$78,320.00 - \$86,570.00
35mpa Shotcrete	110 m ³	\$47,030.00 - \$51,980.00
Concrete Color Pigment	117 m ³	\$18,320.00 - \$20,250.00
10M Rebar	14190 Lin m	\$21,630.00 - \$23,910.00
19mm (¾") Road Base Gravel	363 m ³	\$20,930.00 - \$23,140.00
Structural Pit Run Gravel	875 m ³	\$49,870.00 - \$55,130.00
6ft Temporary Construction Fencing	250 Lin m	\$2,710.00 - \$3,000.00
Track hoe (200+ size)	218 Hrs	\$35,090.00 - \$38,790.00
Mini hoe	130 Hrs	\$12,340.00 - \$13,640.00
Skid steer rental	3.88 Months	\$10,320.00 - \$11,410.00
Compactor Rental (Smooth drum ride on)	11.25 Days	\$7,210.00 - \$7,970.00
Compactor Rental (1000 lbs plate)	2.28 Weeks	\$1,510.00 - \$1,680.00
185 CFM Compressor Rental	14 Days	\$2,510.00 - \$2,780.00
Portable Washroom	17 Weeks	\$550.00 - \$610.00
Accommodation (per person)	943 Nights	\$76,140.00 - \$84,160.00

Process for In-kind Donation Redemption

- Quantities are dependent on specific procedural assumptions and are subject to change based on NLS site management discretion and/or project specifications.
- An assessment by both the client and NLS will determine which providers meet both monetary and logistical project requirements.
- Values for in-kind donated materials must be assessed to market value at the time of implementation and must meet project specification criteria. Both the client and NLS must agree on the acceptance of a donation before it is confirmed.
- In-kind offerings for labor will not be considered unless under specific exemption due to the problematic nature of implementation and valuation.
- In-kind offerings must be timely, and represent no additional project delays or stoppages. Offerings that delay the project may be discounted.
- Offerings must be in line with quotes received by NLS for similar work, and be comparable in all respects.