



Town of Arnprior Staff Report

Subject: Construction Award for Robert Simpson Park Refresh Phase 1A

Report Number: 26-05-25-04

Report Author and Position Title: Patrick Foley, Engineering Officer; Graeme Ivory, Director of Recreation

Department: Operations & Recreation

Meeting Date: May 25, 2026

Recommendations:

That Council enact by-laws to:

- a) Award the Arnprior Robert Simpson Park Refresh Phase 1A Tender No. REC-2026-03 to Thunderbolt Contracting Ltd., for a total of \$1,652,421.27 (plus HST); and
- b) Award quality assurance and contract administration services to Stantec Consulting for a total of \$129,381.00 (plus HST); and
- c) Authorize the CAO to execute the agreements, and related documents with Thunderbolt Contracting Ltd. and Stantec Consulting to implement the defined scope of work; and
- d) Authorize the General Manager, Operations to spend additional contingency expenses up to \$178,180.22 (including net HST) which constitutes 10% of the total Contract value.

Background:

In late 2019, thinc design was contracted to complete a Waterfront Master Plan to establish general concepts for Town-owned shoreline projects. This plan was delivered to Council in November 2021 as approved through the 2022 budget process.

In July 2024, Council awarded the design for the redevelopment of Robert Simpson Park to Stantec Consulting Ltd. The design assignment includes:

- Shoreline modification
- Establishing a breakwater
- Establishing network of accessible pathways

- Establishing boardwalk for accessible route from the upper-level parking lot to the beach level
- Replacement and improvements to play features including the splashpad, play structure(s) and swing set(s).

In July 2025 meeting of Council, Council authorized the project to be broken into the “Upper” and “Lower” Parks for the sake of practicality. Based on public feedback received and further details as outlined in this report, the proposed revised phasing is as follows:

- Phase 1 – “Upper Park”
 - Phase 1A (2026)
 - Paved pathways
 - Improved lighting
 - Splashpad
 - Play Structures / Play Features for various ages
 - Phase 1B (2027)
 - Accessible Pedestrian Ramp to Beach
 - Washroom retrofit
 - Parking Improvements
 - Indigenous Gathering Space
- Phase 2 – “Lower Park” (2032)
 - Erosion Control
 - Breakwater
 - Boardwalk
 - Revised Swimming entry point

Discussion:

The Request for Tender (RFT) package was published to Merx.com on April 17, 2026, where it remained open to the public until May 15, 2026. Tender information was also posted on the Town’s website. At the May 15th, 2:00 PM deadlines, the following eligible submissions were received:

Company	Tender Price (Not incl. HST)
Exel Contracting Inc.	\$ 1,816,139.66
Strathmar Trenching Ltd.	\$ 1,683,781.75
Thunderbolt Contracting Ltd.	\$ 1,652,421.27

At the time of tendering, Staff reached out to Stantec Consulting, who had completed the design scope to obtain pricing for quality assurance and contract administration through the construction phase of the project. A proposal was received for \$129,381.00 (plus HST), which includes inspections from various disciplines.

Options:

Council may choose not to award this project, however the tender bids received were obtained through competitive bid process and are believed to be representative of current construction costs.

Policy Considerations:

This project was tendered in accordance with section 6.3 request for tender of the Town of Arnprior's Procurement Policy.

Financial Considerations:

The total costs for Phase 1A of the Robert Simpson Park Refresh are as follows:

Construction Bid	\$ 1,652,421.20
Contract Administration & Inspection	\$ 129,381.00
Contingency (10%)	\$ 178,180.22
Net HST (1.76%)	<u>\$ 34,495.69</u>
Subtotal	\$ 1,994,478.11
Additional Design Costs	<u>\$ 49,162.60</u>
Total	\$ 2,043,640.71
Budget	<u><u>\$(2,520,000.00)</u></u>
Remaining Budget	<u><u>\$ 476,359.29</u></u>

The budget amounts for implementation of the Robert Simpson Park improvements in the Long-Range Capital Forecast (LRCF) are as follows:

Design	2024-2026	\$ 683,457.57
Phase 1A	2026	\$ 2,520,000.00
Phase 1B	2027	\$ 1,085,000.00
Phase 2	2032	<u>\$ 6,000,000.00</u>
Total Budget		<u><u>\$ 10,288,457.57</u></u>

The LRCF budgeted values are based on the renewal option and data currently available. As the remainder of the design progresses, costs will be further refined.

As presented in the previous Council meeting regarding this project, there are many factors still being explored so costing on the Phase 2 Shoreline Modification and Lower Park scope is not yet refined. Current projections are in the order of magnitude of \$5-8 million.

The Phase 1A costing also includes further studies and design work such as geotechnical, additional phases of archaeological studies and hydrological assessments required to progress the future phase designs.

This current project phase is funded 85% by the Capital Expenditure Reserve Fund (CERF) and 15% by Development Charges (DCs).

Meeting Dates:

- July 8, 2024 - Award of Robert Simpson Park Revitalization Design to Stantec Consulting
- July 14, 2025 – Implementation Plan for Robert Simpson Park Refresh
- November 10, 2025 – Concept Presentation to Council
- November 13, 2025 – Public Open House
- November 19, 2025 - Concept Presentation to Accessibility and Age Friendly Advisory Committee
- January 26, 2026 – Upper Park Public Feedback & Revised Phasing

Consultation:

N/A

Documents:

N/A

Signatures

Reviewed by Department Head: John Steckly

Reviewed by General Manager, Client Services/Treasurer: Jennifer Morawiec

CAO Concurrence: Robin Paquette

Workflow Certified by Town Clerk: Kaila Zamojski



Town of Arnprior Staff Report

Subject: Robert Simpson Park Refresh Phase 1B - Washrooms

Report Number: 26-05-25-05

Report Author and Position Title: Patrick Foley, Engineering Officer; Graeme Ivory, Director of Recreation

Department: Operations & Recreation

Meeting Date: May 25, 2026

Recommendations:

That Council direct staff to proceed with Option #2 for the washrooms in the Robert Simpson Park Refresh Phase 1B which includes a hybrid retrofit and four-season design, and;

That Council authorize pre-commitment of funds for Robert Simpson Refresh Phase 1B of \$1,470,000 with 85% funded from the Capital Expenditure Reserve Fund (\$1,249,500) and 15% funded from the Development Charges Reserve Fund (\$220,500).

Background:

In late 2019, thinc design was contracted to complete a Waterfront Master Plan to establish general concepts for Town-owned shoreline projects. This plan was delivered to Council in November 2021 as approved through the 2022 budget process. In July 2024, Council awarded the design for the redevelopment of Robert Simpson Park to Stantec Consulting Ltd.

In the July 14, 2025 meeting of Council, Council authorized the project to be broken into the “Upper” and “Lower” Parks for the sake of practicality. Based on public feedback received and further details as outlined in this report, the proposed revised phasing is as follows:

- Phase 1 – “Upper Park”
 - Phase 1A (2026)
 - Paved pathways
 - Improved lighting
 - Splashpad
 - Play Structures / Play Features for various ages

- Phase 1B (2027)
 - Accessible Pedestrian Ramp to Beach
 - Washroom retrofit
 - Parking Improvements
 - Indigenous Gathering Space
- Phase 2 – “Lower Park” (2032)
 - Erosion Control
 - Breakwater
 - Boardwalk
 - Revised Swimming entry point

The state of the existing washroom building is showing its age, does not meet accessibility or inclusivity standards and is poorly used in terms of space allocation; however, the structural elements and roof are in good condition.

The following themes were present in the qualitative data presented in responses received regarding the washrooms during public consultation:

- **Accessibility**
- **Safety**
- **Convenience for Families**
- **Privacy & Discomfort**
- **Cleanliness**
- **Change Space**
- **Preference for Urinals**
- **Climate Control (Year-Round Access)**

Change space is addressed by the change stalls to be implemented as part of Phase 1A as outlined above as well as planned change stalls at the waterfront in Phase 2.

The most consequential factor when it comes to costing is whether the facility is intended to become operational year-round. Currently the washrooms are open from the May long weekend to around Thanksgiving, weather dependent. There are still park users in the colder months and the waterfront trail and park in general is well used throughout the winter.

Discussion:

Options for the washrooms were proposed in the January 26, 2026 regular meeting of Council. Based on feedback received from Council, staff worked with the design team to establish the revised options presented in this report.

Design Selection

There are various approaches to proceeding with the washroom component of this project that offer two different service levels.

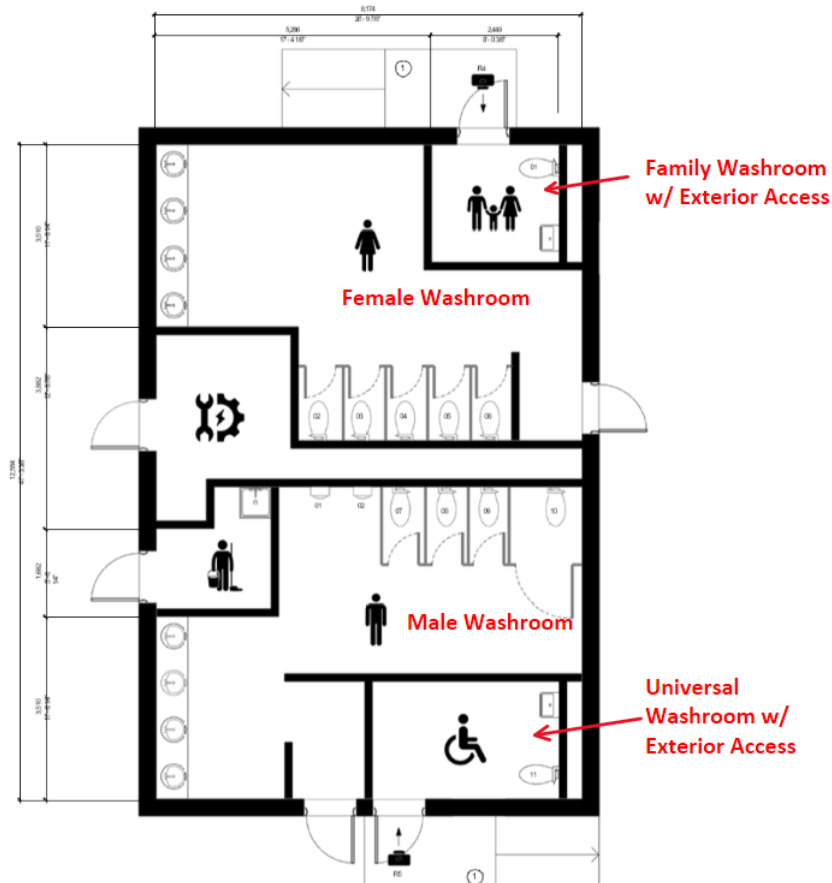
Option Number	Description	Budget	Fixture Count
Option #1	Seasonal Renewal	\$305,000	13
Option #2	Hybrid Retrofit	\$690,000	16
Option #3	Single User Retrofit	\$775,000	13
Option #4	New Build – Single User Design	\$1,200,000	13

Option #1 is a seasonal structure whereas the other presented options would be four season structures. Winterizing the existing structure (heating and building envelope) carries a capital cost of approximately \$172,000. The other options could be implemented as seasonal retrofits as well, though this is not recommended as it is not considered to be efficient value for money. Should Council, wish to proceed with a seasonal retrofit, Option #1 would be the best value for money.

Staff are recommending Option #2 as it provides a significant improvement to level of service in line with the Age Friendly Community Plan and Multi-year Accessibility Plan. The existing washroom was constructed in 1986, and the Town typically plans for an 80-year lifecycle. This refresh occurring halfway through the anticipated life of the structure is appropriate from an asset management perspective.

Option #1 – Seasonal Renewal - \$305,000

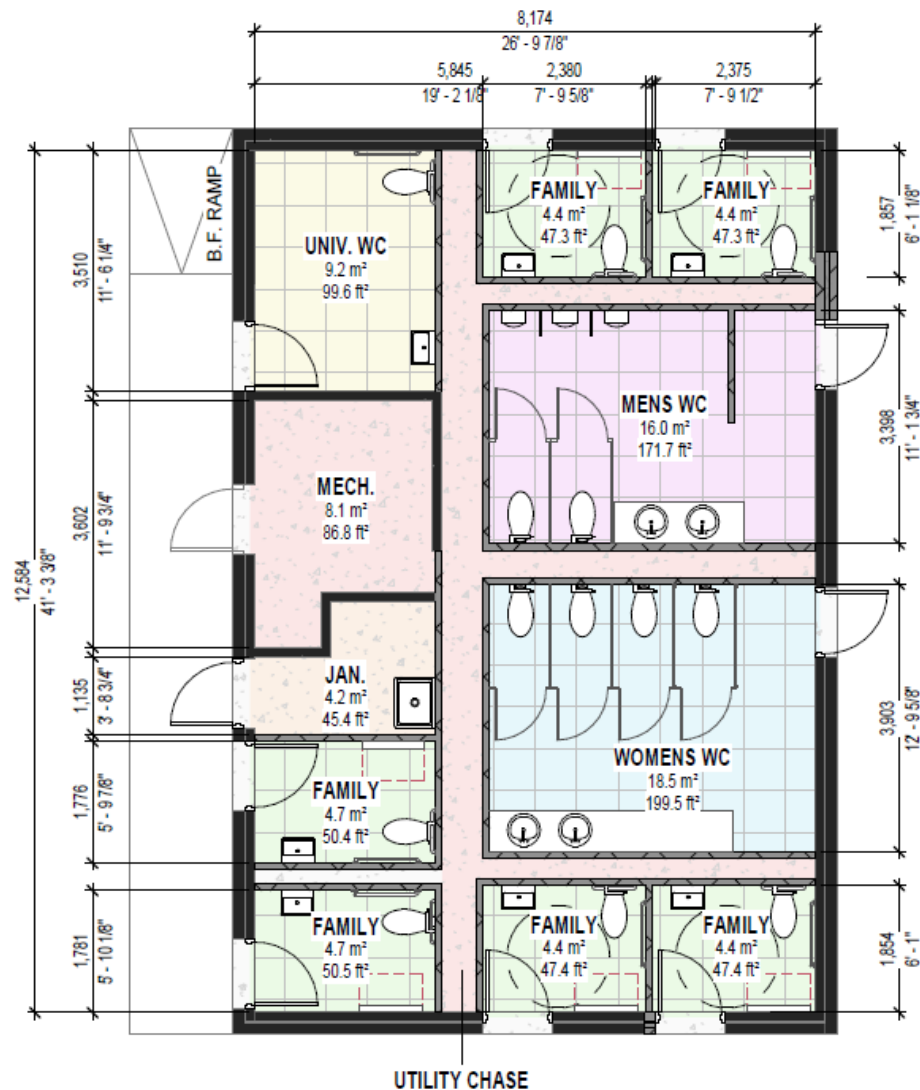
Figure 1 – Washroom Design Option #1



The renewal approach of implementing Option #1, pictured above, is the closest to a “like for like” design where a male and female washroom remains with single user washrooms added to both sides of the building. This option includes changing out fixtures, stalls and refreshing the esthetic appearance of the washroom while providing an improved level of service. A majority of the improvements are limited to the two single user washrooms, however the entire structure would become more accessible. These improvements are significantly reduced when compared to the other options. It should also be noted that, at higher traffic times, those that wish to use the universal or family washroom would be more likely to have to wait in this design than in the other options.

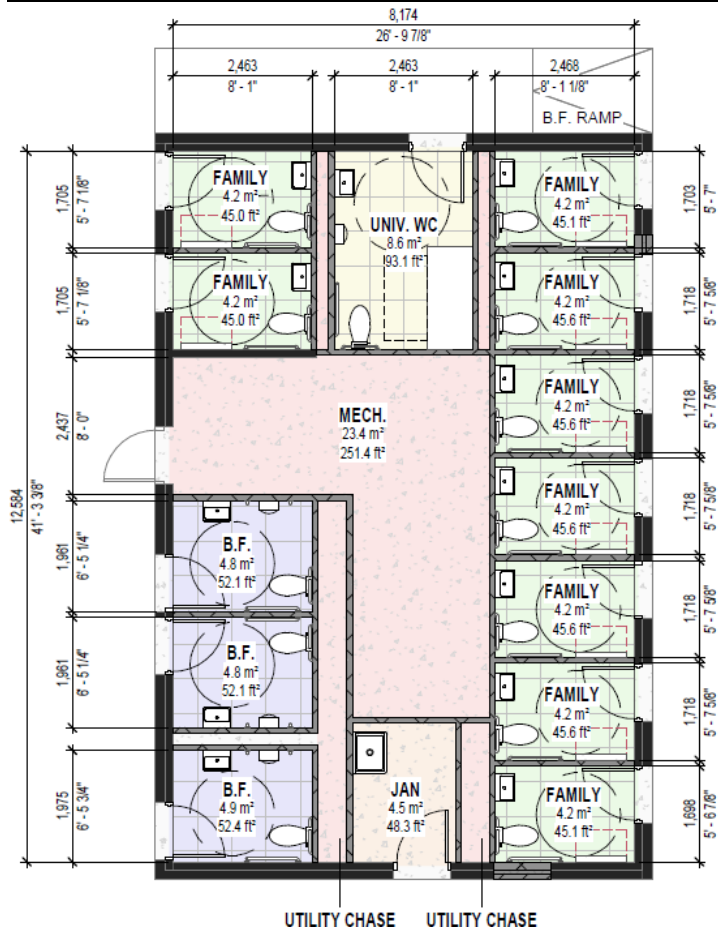
This option would see the facility remain as seasonal. Though other options provide a more upgraded spaces, this option is a significant improvement from the existing washroom and can be achieved at a lower price point.

Option #2 – Hybrid Retrofit (Four Season) - \$690,000



This hybrid approach increases the number of single user washrooms, while still maintaining shared traditional gendered washrooms. The family washrooms would likely appeal to those with young children or those who require assistance from a caregiver, whereas the traditionally gendered washrooms appeal to efficiency with larger volumes of users. This layout largely addresses concerns from all perspectives provided in the public consultation phase. This retrofit option includes winterization, an increased level of service to four seasons. Staff believe that this is the option that most optimally meets the needs and wants of the community.

Option #3 – Single User Retrofit (Four Season) - \$775,000



Option #3 prioritizes single user washrooms but contains 3 less fixtures than Option #2 at a higher price point. This would be an optimal design from a cleaning perspective in that individual washrooms could be cleaned or taken out of service without disrupting the other available washrooms. This retrofit option includes winterization, an increased level of service to four seasons.

Option #4 – New Build (Four Season) - \$1,200,000

A new-build would effectively be the same layout as presented in Option #3 or #4 but would come at a higher price point. In the January presentation to Council, a new build was recommended based on high level estimates based on general construction market rates, however since then staff have worked with the design team to establish site specific estimates. This new build option includes winterization, an increased level of service to four seasons.

Though a new facility would come with a restarted estimated 80-year lifecycle, significant investments would likely be required every 20-30 years to meet the lifecycle goal. The Town can meet the current objectives of the project in terms of the washroom with a retrofit at an approximate cost of \$690,000 whereas a new facility carries an estimated cost of \$1,200,000. This option is not recommended.

Operational Costs

All of the design options have limited impact on staff capacity in terms of maintaining the space. The recommended design option would provide an increase to service level by converting to a year-round structure which can be managed by existing staff with minimal operational costs for the added 6-7 months of operations. The recommended design option also provides the opportunity to limit the number of amenities open during off-season and non-peak hours, while allowing for the opportunity to have full use of the amenities during the primary season and any major events (on and off-season). Heating the washroom space is anticipated to increase the annual utility costs by an additional \$2,500.

Authorization to Pre-Commit for Early Tendering

In order to keep the project moving on a timetable that works with limited construction windows, staff are requesting that Council authorize the pre-commitment of funds of \$1,470,000 for the Phase 1B (washroom retrofit, parking improvements, Indigenous gathering space, accessible pedestrian ramp to beach) in 2026 so that tendering can continue to proceed for components to be ready for construction in 2027.

Some of the project components will be tendered separately with additional work still on-going for the accessible ramp design to ensure a cohesive layout that is ultimately aligns with the lower-level waterfront component of the Robert Simpson Park Revitalization.

Options:

Council may direct staff to implement an Option other than what was proposed for the washroom.

Council may choose to direct staff to pursue or alter different design elements within the washroom layout.

Policy Considerations:

The design to be implemented is in line with recommendations from the Waterfront Masterplan and Parks & Recreation Master Plan recommendations. These projects will be tendered in accordance with section 6.3 request for tender of the Town of Arnprior's Procurement Policy.

The proposed design is in line with the Town's 2023-2025 Multi Year Accessibility Plan's goals for Robert Simpson Park.

The 2025 Age-Friendly Community Plan also lists improving access to existing public washroom facilities as a priority action.

The Town's Strategic Plan outlines the organization's core values as: Forward thinking, Accountable, Inclusive and Respectful. The proposed design is in line with these values.

Financial Considerations:

The budget amounts for implementation of the Robert Simpson Park improvements are:

	Year	Budget / LRCF	Option #1	Option #2	Option #3	Option #4
Design	2024-26	683,458	683,458	683,458	683,458	683,458
Phase 1A*	2026	2,520,000	2,100,000	2,100,000	2,100,000	2,100,000
Phase 1B	2027	1,085,000	1,085,000	1,470,000	1,555,000	1,980,000
Phase 2	2032	6,000,000	6,000,000	6,000,000	6,000,000	6,000,000
Total Budget		10,288,458	9,185,000	9,570,000	9,655,000	10,080,000

*Note that Phase 1A is in the 2026 Capital Budget at \$2,520,000 however based on recent tender results, costs are projected to not exceed \$2,100,000 (rounded amount for current committed cost of \$2,043,640.71). This represents a budget surplus of approximately \$400,000 for this project in 2026.

While the cost of Phase 1B to implement Option #2 would be an additional \$385,000 higher than Option #1, it offers a better design layout and four-season services. The additional \$385,000 to the overall project budget is offset by the \$400,000 projected savings in 2026 Phase 1A.

As presented in the previous Council meeting regarding this project, there are many factors still being explored so costing on the Phase 2 Shoreline Modification and Lower Park scope is not yet refined. Current projections are in the order of magnitude of \$5-8 million. The Phase 1A costing also includes further studies and design work such as geotechnical and additional phases of archaeological studies required to progress the future phase designs.

This project is planned to be funded 85% by the Capital Expenditure Reserve Fund (CERF) and 15% by Development Charges (DCs). Pre-commitment of funds for Phase 1B of \$1,470,000 would be:

Development Charges	\$220,500
Capital Expenditure Reserve Fund	<u>\$1,249,500</u>
Phase 1B Project Budget	<u>\$1,470,000</u>

Meeting Dates:

- July 8, 2024 - Award of Robert Simpson Park Revitalization Design to Stantec Consulting
- July 14, 2025 – Implementation Plan for Robert Simpson Park Refresh
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- January 26, 2026 – Upper Park Public Feedback & Revised Phasing

Consultation:

- Stantec Consulting
- Public Consultation – November 10-23, 2025

Documents:

N/A

Signatures

Reviewed by Department Head: John Steckly

Reviewed by General Manager, Client Services/Treasurer: Jennifer Morawiec

CAO Concurrence: Robin Paquette

Workflow Certified by Town Clerk: Kaila Zamojski



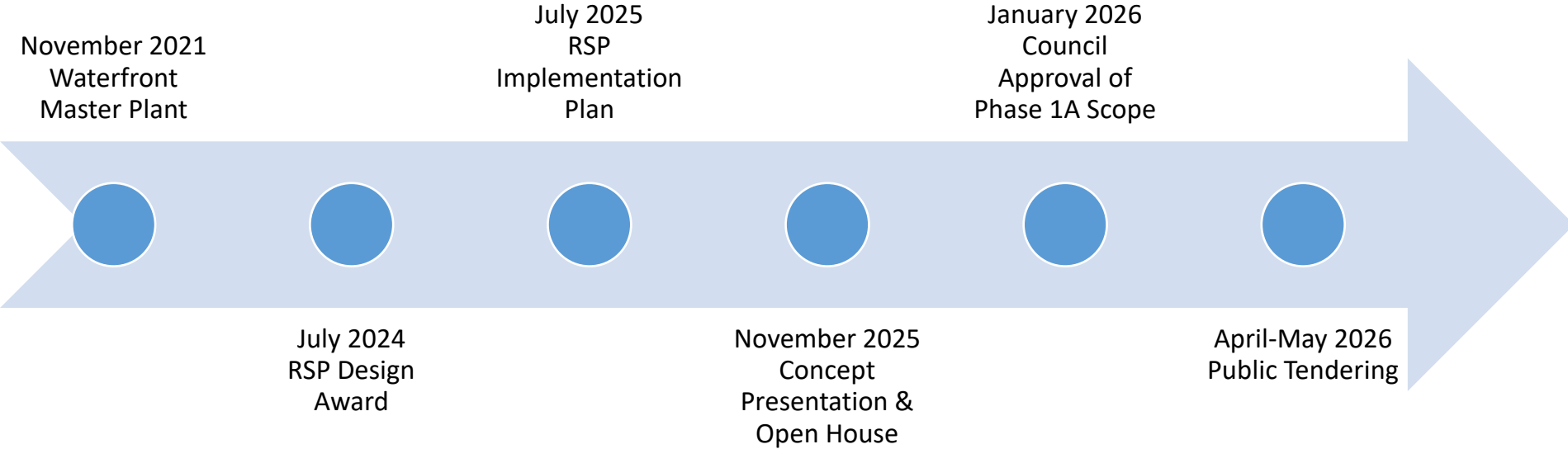
Robert Simpson Park Refresh

**Patrick Foley, Engineering Officer,
Facilities & Assets**

Graeme Ivory, Director of Recreation

Meeting Date: May 25, 2026

Background





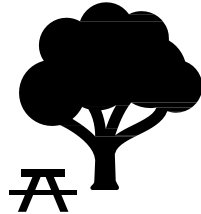
Revised Phasing

UPPER PARK



Accessibility, Connectivity & Inclusivity:

- » Accessible pathways to connect park amenities
- » Accessible pedestrian ramp to the beach
- » Accessible and inclusive washrooms
- » Accessible parking upgrades



Visitor Experience:

- » New seating and picnic areas
- » Drinking fountains and recycling / waste receptacles
- » Urban Canopy Renewal



Celebration & Play:

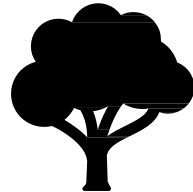
- » Renewed Children Play Area (splashpad + play structures)

LOWER PARK



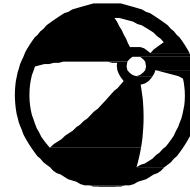
Waterfront Experience:

- » Breakwater / Pier reinstatement
- » Accessible boardwalk extending the waterfront experience
- » Shoreline protection (vegetation and retaining walls)



Visitor Experience:

- » New seasonal change huts at the beach
- » Urban Canopy Renewal



Celebration & Play:

- » Sand Area Upgrades (addition of volleyball courts)

PHASE 1A (UPPER PARK, 2026)

PATHWAYS & LIGHTING
+
PLAY STRUCTURE
+
SPLASHPAD

PHASE 1B (UPPER PARK, 2027)

WASHROOMS
+
ACCESSIBLE PATH TO WATERFRONT
+
PARKING IMPROVEMENTS
+
GATHERING SPACE

PHASE 2 (LOWER PARK, FUTURE)

BREAKWATER / PIER
+
BOARDWALK
+
SAND AREA UPGRADES



Guiding Principles

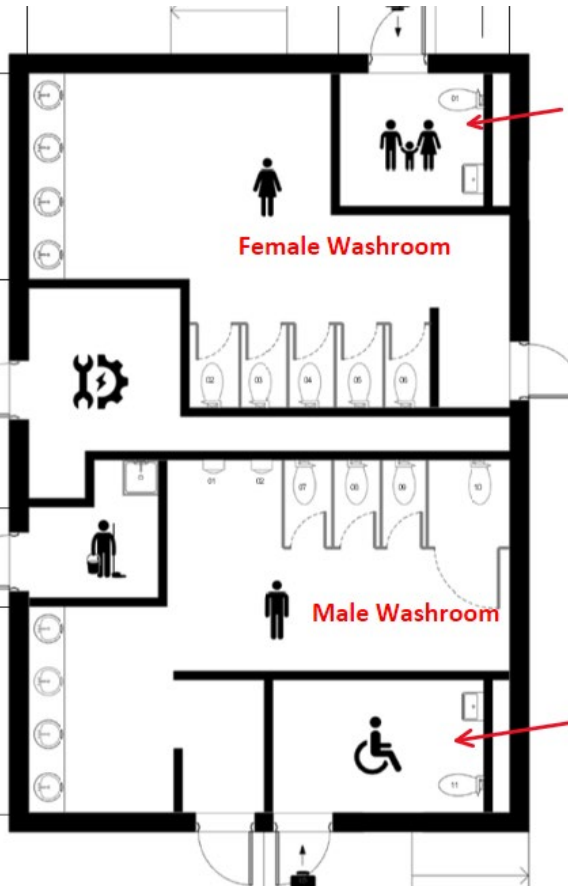
- Strategic Plan
 - Forward-thinking
 - Accountable
 - Inclusive
 - Respectful
- Age Friendly Community Plan
 - Deficiency in public washrooms
- Multi-Year Accessibility Plan
- Waterfront Master Plan
- Recreation & Parks Master Plan
 - Inter-generational design principles
 - Inclusivity, accessibility and equitability to Park amenities

Feedback

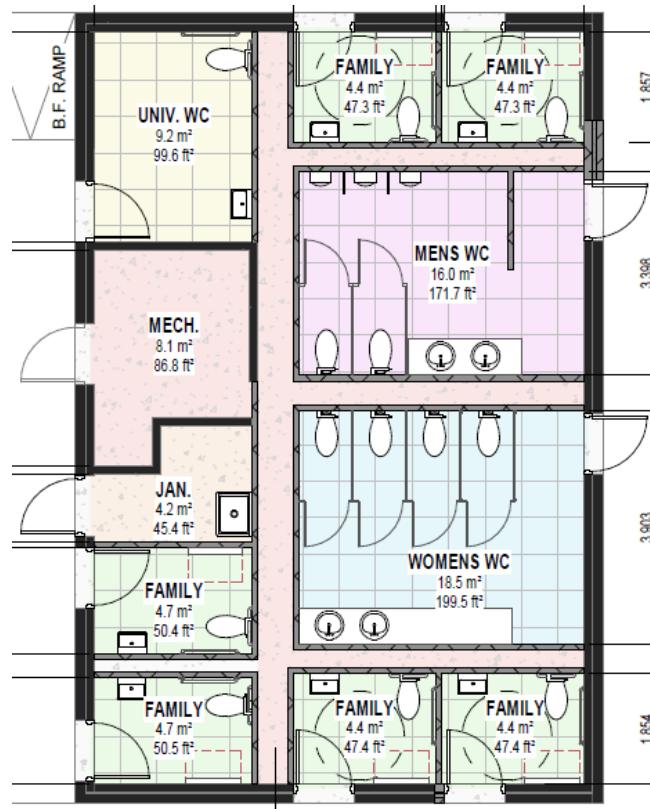
- The following themes were present in the qualitative data presented in responses public consultation for the washrooms:
 - Accessibility
 - Safety
 - Convenience for Families
 - Privacy & Discomfort
 - Cleanliness
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 - Preference for Urinals
 - Climate Control
(Year-Round Access)



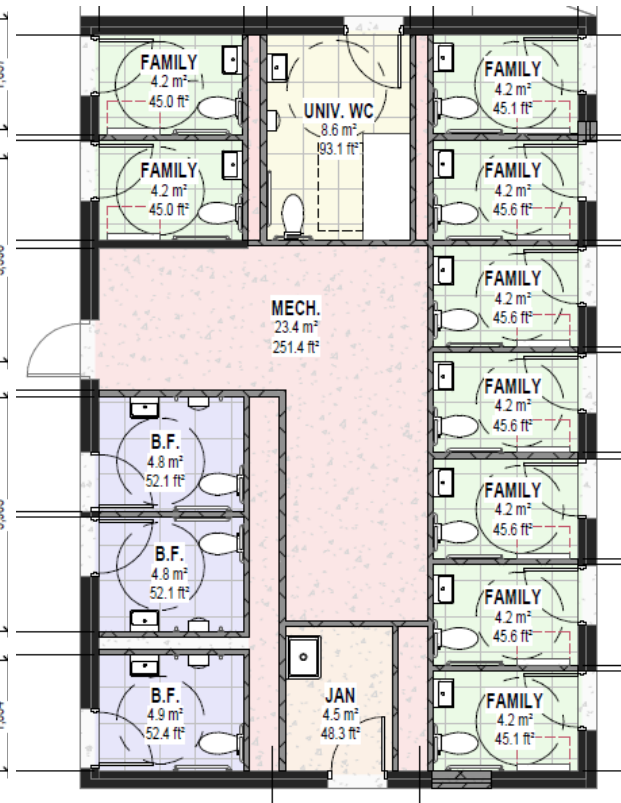
Option #1



Option #2



Option #3



Option Number	Description	Budget	Fixture Count
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Option #4	New Build – Single User Design	\$1,200,000	13



Financial

	Year	Budget / LRCF	Option #1	Option #2	Option #3	Option #4
Design	2024-26	683,458	683,458	683,458	683,458	683,458
Phase 1A*	2026	2,520,000	2,100,000	2,100,000	2,100,000	2,100,000
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Phase 2	2032	6,000,000	6,000,000	6,000,000	6,000,000	6,000,000
Total Budget		10,288,458	9,185,000	9,570,000	9,655,000	10,080,000

Timeline

Summer 2026
Phase 1A
Construction

Late 2026
Shoreline
Options
Presented to
Council

Fall 2026
Phase 1B
Tendering

Spring 2027
Phase 1B
Construction

Recommendations

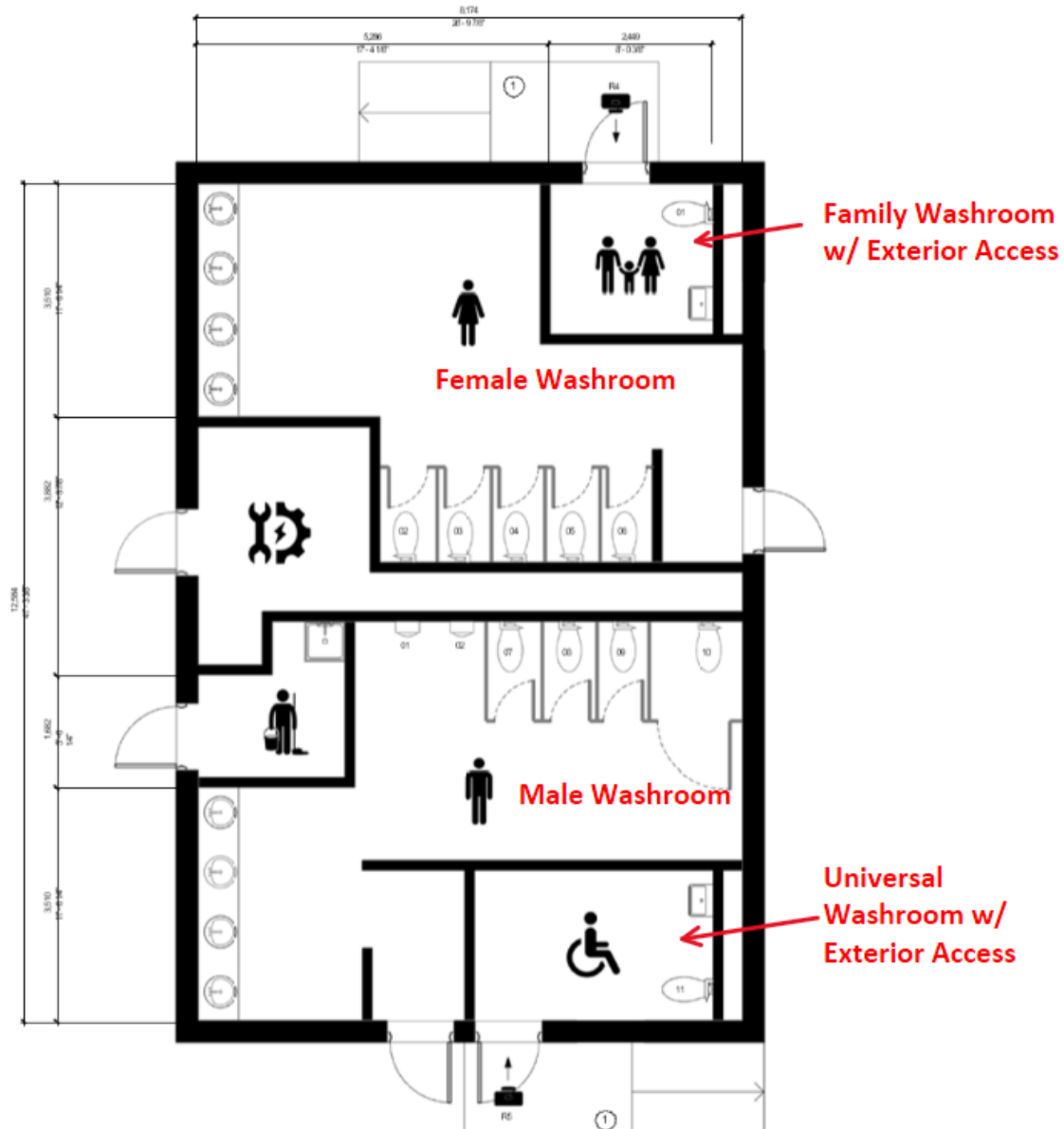
- That Council direct staff to proceed with Option #2 for the washrooms in the Robert Simpson Park Refresh Phase 1B which includes a hybrid retrofit and four-season design, and;
- That Council authorize pre-commitment of funds for Robert Simpson Refresh Phase 1B of \$1,470,000 with 85% funded from the Capital Expenditure Reserve Fund (\$1,249,500) and 15% funded from the Development Charges Reserve Fund (\$220,500).

Questions?

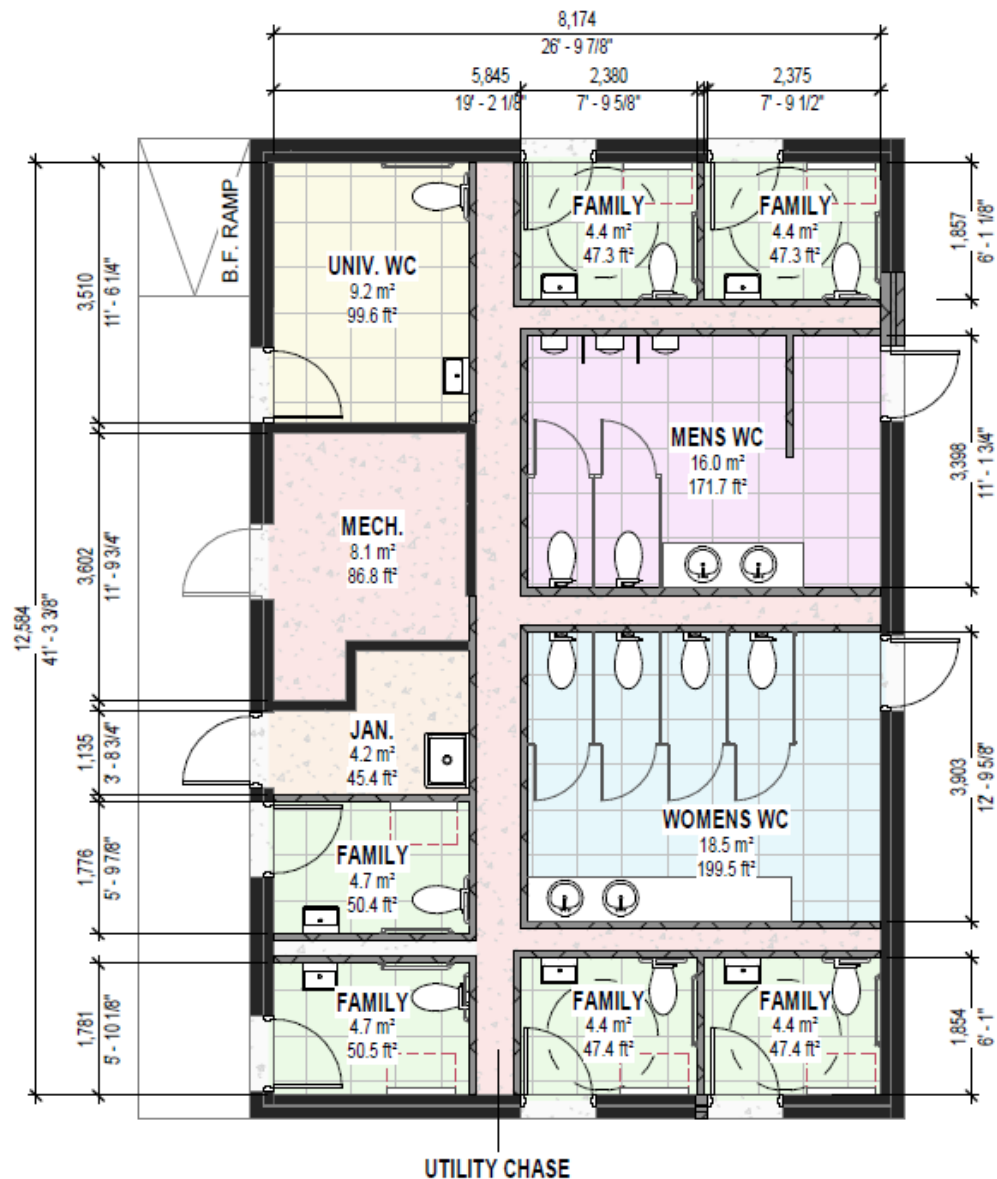


• WHERE THE RIVERS MEET •

Option #1



Option #2



Option #3

