



November 23, 2023

Project No.: 23-022

Town of Amherstburg
3295 Meloche Road
Amherstburg, ON
N9V 2Y8

Attention: Ms. Heidi Baillargeon

Re: Ranta Park Boat Ramp Feasibility Study
Project Scope and Fee Estimate

Dear Ms. Baillargeon:

Landmark Engineers Inc. (hereafter: '*Landmark*') has been asked by the Town of Amherstburg (hereafter: '*the Town*') to undertake a study to determine the scope of work and feasibility of building a boat ramp and parking area within Ranta Park in the Town of Amherstburg.

Further to our recent discussion, we are pleased to submit this project scope and fee estimate in connection with the above-noted study.

Project Scope

The study will include the following general scope of work:

- Preparation of a project base plan using available LiDAR data to facilitate a conceptual design, including, a sounding survey within the channel to determine approximate water depths;
- Preparation of conceptual facility design for two location options, noting opportunities and constraints for each option;
- Preparation of a budgetary cost estimate for each option, and;
- Preparation of a brief report to document study findings.

The balance of this proposal is intended to outline the specifics of our scope of work.

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Preliminary Discussion of Options

There are two preliminary options that will be considered through this study. The first option would entail locating the ramp just south of the existing parking area. The second option would entail locating the ramp at the west end of the channel, abutting the Canard River.

To facilitate preparation of this proposal, Landmark undertook a sounding survey within the channel to measure water depths and observe existing conditions along the banks in order to more confidently identify a scope of work for this project. Having undertaken some preliminary reconnaissance and based on our history and knowledge of the site, we wish to offer the following for your consideration.

The two options that have been identified have some specific pros and cons as follows:

- The first option, that would locate a boat ramp towards the east end of the existing canal, would introduce boat traffic within the canal. This would be disruptive to the natural habitat that exists within the canal. Significant expenditures would be needed in terms of erosion protection to adequately mitigate this potential.
- The canal is currently cut off from the Canard River by an earth berm at the west end of the canal. This feature would have to be removed (at least partially) to allow boat access into the canal. The approval process to attain permission for this (at the local, provincial and federal levels) may be extensive.
- The advantage to locating the ramp toward the east end of the canal is the avoidance of constructing a long access driveway over lands, that we suspect, have compromised structural capacity. The challenge with constructing any significant pavement areas (asphalt or gravel) over these soils pertains to the site's history. The west half of the site was used as a dredge disposal area in the early 2000s. Consequently, some significant ongoing maintenance of the driveway and parking area should be expected if constructed over the historic dredge disposal area.
- While dredging of the access channel that services the existing Ranta Marina was being undertaken, it became necessary to dredge a narrow channel to the shoreline of the park. It is likely that the channel has infilled with sediment over the past 20 years. Establishment of an access channel from shore to the main access channel that serves Ranta Marina would likely require dredging, which will entail a significant approval process.

While we respect the Town's desire to establish a municipally owned boat ramp, we would be remiss in not cautioning the Town regarding the numerous significant challenges of establishing such a facility at this site. Notwithstanding, should we be awarded this assignment, we would propose to undertake the scope of work described below.

Scope of Work / Task Breakdown

In carrying out this assignment, Landmark's scope of work would include the following tasks:

Task 1: Project Start Up Meeting – We will arrange for an initial meeting with the Town's Project Team to confirm the project scope, strategies, and timelines. This task would also include the review and compilation of any additional background information relevant to the area of the proposed works.

Task 2: Site Inspections, Surveys and Review – Based on the understandings confirmed through Task 1, we will attend the site to undertake additional topographic surveys as needed to prepare a baseplan. Survey data and available mapping will be reviewed to develop a thorough understanding of site conditions and considerations.

Task 3: Concept Development – Based on the information collected in Tasks 1 and 2, two potential boat ramp and parking locations will be identified. A preliminary plan with appropriate cross section will be developed for each option to illustrate the design and to allow estimation of preliminary material quantities. A table summarizing the opportunities and constraints of each option will be compiled.

Task 4: Cost Estimate – A preliminary budget estimate will be prepared for each option to identify the most affordable option.

Task 5: Study Report – At the conclusion of the assignment, a brief report will be prepared to document the study approach and significant study findings.

It is our understanding that the Town will be undertaking some preliminary geotechnical investigations to assist with this study.

Schedule

It is Landmark's intention to commence this work upon approval from the Town. We anticipate that this study will take approx. 8 weeks to complete.

Fee Schedule

Based on the scope of work outlined above, we are prepared to complete this assignment for a lump sum fee of **\$15,000 (excluding HST)**. The following breakdown illustrates the relative level of effort that we have estimated for the aforementioned tasks:

Task 1	\$ 1,000
Task 2	\$ 4,500
Task 3	\$ 6,000
Task 4	\$ 1,500
<u>Task 5</u>	<u>\$ 2,000</u>
Total	\$ 15,000

Any additional work on the project will be provided only as authorized by the Town at the following rates:

Senior Engineering Staff	\$ 180-200 / hr.
Technical Support & Junior Engineering Staff	\$ 80-110 / hr.
Clerical Support	\$ 75 / hr.

Routine expenses (i.e. mileage, photocopies, cell phone calls, insurance etc.) that would typically be incurred for the additional work will be invoiced at 5% over our fees.

Closing Remarks

We appreciate the opportunity to submit this proposal and fee estimate and we look forward to the prospect of assisting you with this project. If you have any questions or concerns regarding the above, please do not hesitate to call.

Yours truly,

Landmark Engineers Inc.

A handwritten signature in dark ink, appearing to read "Liz Michaud". The script is fluid and cursive, with the first name "Liz" and last name "Michaud" clearly distinguishable.

Liz Michaud, P.Eng.