

# BATTLEFIELD MEMORIAL GATEWAY SCHEMATIC DESIGN PROJECT SUMMARY

TOWN OF PLATTSBURGH, NY



DATE: 3/31/2021

## PROJECT SPONSOR



TOWN OF PLATTSBURGH, NY

## PROJECT CONSULTANT



## PROJECT FUNDING



Project designs were prepared with funding by the New York State Department of State under Title 11 of the Environmental Protection Fund.

# BATTLEFIELD MEMORIAL GATEWAY – SCHEMATIC DESIGN PROJECT SUMMARY

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## ACKNOWLEDGEMENTS

The schematic design for the Town of Plattsburgh Battlefield Memorial Gateway was prepared in collaboration with the Town of Plattsburgh, and Clinton County Planning Department with funding from the New York State Department of State (NYSDOS) under Title 11 of the Environmental Protection Fund (NYSDOS LWRP Grant No.: C1000931), many individual volunteers, and Elan.3 Consulting.

Through this joint effort the schematic design provides a thorough investigation and vetted design recommendations for the Battlefield Memorial Gateway as the project moves into the next phase of development. The following organizations and individuals are recognized for their contributions to the development of the schematic designs:

### *Project Committee*

- Ron Poland, American Legion Post 1619
- Keith Dyer, American Legion Post 1619
- John “The Commodore” Rock, American Legion Post 1619
- Starr Burke, American Legion Post 1619
- Geri Favreau, Clinton County Historical Association
- Kristy Kennedy, Adirondack Coast Visitor’s Bureau

### *Town of Plattsburgh*

- Michael Cashman, Town of Plattsburgh, Town Supervisor
- Trevor Cole, Town of Plattsburgh Planning Department, Senior Planner
- Jessica Kogut, Town of Plattsburgh Planning Department, Planner
- Mel Defayette, Parks and Recreation, Director



*Lake Champlain Shoreline, near to the project site (Credit: E.3 Consulting)*

### *New York State Department of State (NYSDOS), Office of Planning and Development*

- Katherine Hogle, Coastal Resource Specialist

### *Clinton County*

- Glen Cutter, Planning Department, Director of Planning/GIS Coordinator

### *Regional Waterfront Program*

- Melissa McManus, Grant Coordinator

### *Project Design Consultant*

- Elan.3 Consulting

## PROJECT NARRATIVE

### ***Battlefield Memorial Gateway Introduction and Project Setting***

The Town of Plattsburgh and surrounding region have a rich historic role in the founding of our Country. This historic significance lies, in-part, with the Town's geographic setting on Lake Champlain, its 250-year military history, and the unbridled volunteerism of the community.

Through the efforts of local veteran groups, historic organizations, and community leaders the idea was born to create an outdoor place to present the area's military history and to honor the service and sacrifices of Plattsburgh veterans and volunteers. A site in the Town of Plattsburgh was selected for the development of the Battlefield Memorial Gateway that overlooks the historically important Crab Island to the east and Cumberland Bay to the northeast.

The site is part of the fuel storage station for the former Plattsburgh Airforce Base. The 7-acre Gateway waterfront site is segmented into two areas separated by an active Canadian Pacific (CP) rail line: an upland area and the lake Champlain waterfront. The waterfront has two jetties and is bisected from the upland area by the CP Rail line that parallels the lake shore. An existing, informal railroad crossing is located at Sunset Drive's east terminus where the roadway ends and becomes an access drive to a privately owned parcel to the south. The former waterfront fueling jetties now provide for access out into the lake.

Access to the Memorial Gateway site is from the intersection of NYS Route 9 and Sunset Drive, which culminates at the rail line. The 7-acre Gateway site is bounded by the Town/City boundary

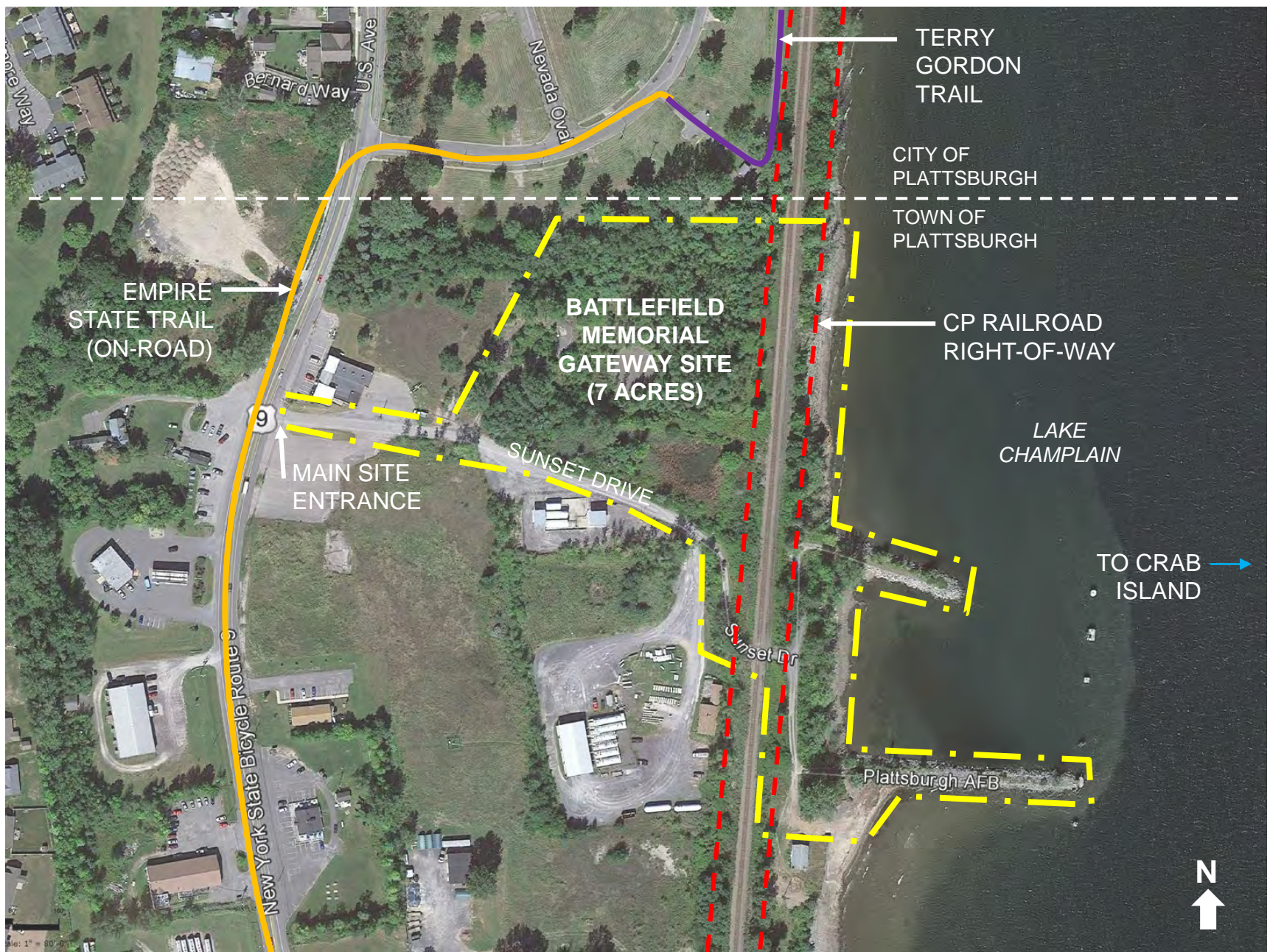
to the north and adjacent to former military housing neighborhood which is now vacant land. The City's Terry Gordon Bike Path also terminates at the site's north boundary. West and south of the site are industrial businesses and vacant land. Lake Champlain lies east of the site.



*Historic Map, Battle of Plattsburgh with the Gateway site located due west of Crab Island (Credit: Unknown)*

The site, last used as a fueling facility for the former Plattsburgh Air Force Base, is now a successional woodland with disturbed ground topography. An initial Phase 1 environmental site assessment was completed and revealed there is no visible evidence of petroleum contamination but acknowledged that possible contamination may be found in soil or groundwater below grade.





Aerial Image of the Battlefield Memorial Gateway Site (Credit: Google Earth)



Through a collaboration efforts of the project committee led by the Town of Plattsburgh, a conceptual design for the Gateway was undertaken to arrive at a program of proposed built features and a site design for the Gateway Memorial setting.

The vision for the Battlefield Memorial Gateway is a parklike setting that is a public destination and a place of memorial gathering, recreation, and with provisions for historical and environmental interpretation. The site will function as a physical gateway and a place of learning to inform visitors about the battle sites of the Revolutionary War and the War of 1812 that occurred on Lake Champlain. The site's jetties will serve as a launching point to boat departures and learning adventures to the historically significant Crab Island.

Gateway memorial elements proposed in the Concept Site Design Phase include a roadway Entrance Feature, Sunset Drive road improvements, a Remembrance Plaza, an Amphitheater, Children's Adventure Playground, a formalized



*View of historically significant Crab Island from the gateway shoreline  
(Credit: E.3 Consulting)*

and safe rail-road crossing, Battlefield Overlook, a boat dock for a tour boat out to Crab Island, jetty pathways, and a multi-use trail linking to the nearby Empire State Trail.

Following the completion of the Gateway Conceptual Site Design, a Gateway Interpretive Plan was developed by the consulting firm "Object Idea" out of Salem, MA. This consultant's plan took the site elements proposed in the conceptual design and articulated them respective of how the site welcomes, orients, and engages visitors. The interpretive plan proposed thematic elements of the site that centered on honor, maritime life, military history, and reclamation. The interpretive plan outlined site considerations regarding the upland and waterfront interface, site viewsheds, and entry, access, and arrival points.

### ***Project Schematic Site Design***

Battlefield Memorial Gateway will be a unique outdoor destination designed to attract community members and visitors of all ages and backgrounds. It will offer an environment for learning about, honoring, and memorializing the Country's military battles and the soldiers who fought there with a focus on the events that took place on Lake Champlain and along its shores in the eighteenth and nineteenth centuries. The Gateway memorial site will be a gateway to the lake and to educational, ceremonial, and recreational opportunities.

The projects post-industrial site will be restored and reinvented as a welcoming public greenspace where visitors can attend remembrance ceremonies, view and learn about the lake's military history and enjoy its scenic beauty. Visitors

can use the trails, there are places to picnic, and gather as groups and families, to explore and play in the Gateway 's features and its shoreline.

There are six highlighted destinations within the Memorial Gateway each with its own setting and activity opportunities:

1. Arrival Point and the Remembrance Plaza
2. Outdoor Theater
3. Veteran's Memorial Walk
4. Children's Adventure Playground
5. Trail network at the interior and connections beyond
6. Shoreline activities including the Battlefield Overlook, boat dock, jetty paths, and the lake's edge

These key Gateway destinations were actively discussed and vetted with the committee respective of contributing value to the Gateway Memorial vision, visual appearance, the activities offered, attendance capacity, suitability to the prescribed location, and how they fit into the site's topography. On-site trails and destinations have been designed for ease of access to link them seamlessly to each other, and to provide looping paths at various lengths to encourage exploration and active fitness.

Following completion of the project Concept Design Phase, the Gateway site was evaluated in further detail to provide actual field conditions reporting that allows for design refinement.

The Schematic Design phase refines the Concept Plan and applies it to the site for verification of constructability and budget determination. The Concept Design phase created the Gateway idea for the site, and the Schematic Design looks at how it will be built respective of site conditions (wetlands, topography, adjacent land uses, rail line proximity, and physical carrying capacity). In the schematic design the proposed site features depicted in the concept plan are retained with adjustments to better accommodate them in the site setting to arrive at overall design that advances the desired visitor experience and Gateway vision.



*Lake Champlain, view of North Jetty and Crab Island (Credit: E.3 Consulting)*

### ***Battlefield Memorial Gateway Site Features***

The Battlefield Memorial Gateway features, as depicted in the Schematic Site Design Plan (Figure 1 and 2), have been selected and vetted by the project committee. Through the Concept and Schematic design process the key Gateway feature locations and descriptions have been resolved.

The Project Story of history, education and memorialization are defined in the Memorial Gateway vision, the Design Theme is one of wind and water – two important historical battlefield elements. The elements of the wind and sails have been inserted into the refined plan and design details. The design rationale for the use of the wind and sails in the project design is that of the project setting and historic context. Both played an important role in Plattsburgh's history, naval battles, lake commerce, and current recreational boating value. The wind and sail design elements are portrayed in five of the key Gateway Memorial features.

Descriptions of the Schematic Design Phase project elements are presented in the following section:

#### ***Upland Gateway Features***

A. Main Entrance Gateway: Located at the intersection of NYS Route 9 and Sunset Drive with features that include:

- Venue sign placed perpendicular to road with "Battlefield Memorial Gateway" name and organization logo displayed.
- Two arching gateway structures reminiscent of ship sails flanking the sides of the Sunset Drive.
- Nautical style flag installation (currently in storage).

- Pedestrian path that connects with the Empire State Trail having a 6' width (due to limited area) asphalt paved surface connecting the entrance to the First Arrival Point and the multi-use trail.
- Landscape tree planting to assist in defining the entrance setting along NYS Route 9.

B. Sunset Drive: The main entrance drive into the site. Construction drawings for the roadway reconstruction were completed in 2017-18. Updating of the construction documents will be required to correlate with the resolved Schematic Design. Sunset Drive connects the Main Entrance Gateway to the First Arrival Point and on to the waterfront. The roadway is to be realigned to the extent feasible within the narrow right-of-way creating a more dramatic gateway to the waterfront and to align with the preferred railroad crossing location. Improvements include a new asphalt pavement system, crosswalks, timber barrier on the southern side adjacent to private parcels, formal railroad crossing, and street-tree landscaping.

C. Hilltop Arrival Point: Primary entrance point to the upland portion of the Gateway site located mid-way along Sunset Drive with features that include:

- Wayfinding signage
- Parking Lot – asphalt paved lot for 12 vehicles
- Restroom Building – connected to municipal sewer service
- Bike racks
- Landscape plantings – shrub beds and shade trees





D. Multi-Use Trail: 10' wide asphalt paved pathway at the northern and western perimeter of the site. Construction drawings for the multi-use trail were completed in 2018. Updating of the construction documents will be required to correlate with the resolved Schematic Design. Trail begins at the First Arrival Point where it heads north running adjacent to the Remembrance Plaza and connects into the existing Terry Gordon Bike Trail. The trail transitions to a walkway paralleling Sunset Drive where it connects with the Empire State Trail at NYS Route 9.

E. Remembrance Plaza: Located at the high point of land within the site, the plaza is a place for gatherings, ceremonies, and views out over the site to Cumberland Bay and Crab Island. The topography is used to create an elevated site reminiscent of a ship's bow with features that include:

- An elevated plaza with decorative paving stone and a supporting masonry wall enclosed by a decorative metal railing
- 3-flagpole assembly
- Overhead open-air structure with a wave shaped roof for shade, inclement weather, and symbolic recognition of military service.
- Medallions depicting the branches of military service
- Perimeter seating with benches
- Landscaping plantings of native plant materials

F. Veterans Memorial Walk: A series of planned pattern walkways with placement group and event memorials in a landscaped setting. It is a quiet place of reflection with features that include:

- Paved walkways
- Seating

- Central iconic feature such as a carillon or structure
- Landscaping – shrub beds with shade trees throughout.

G. Outdoor Theater: A lake front facing sloped grass seating area with a performance stage for gatherings, entertainment, educational presentations, and ceremonies. Handicapped accessible seating is a component of the theater design. A landscaped enhanced perimeter provides visual enclosure for the theater. Access to the venue is via a perimeter walk.

Picnic and Bench Seating: Throughout the park setting tables and benches will placed in areas of sun and shade.

H. Children's Adventure Playground: Activity area comprised of climbing and balance features derived from natural objects such downed climbing trees and balance boulders with a mix of play structures. Play structures are themed on the area's history with a ship like play structure and a central mounded area representative of Crab Island. An earthen berm with landscape plantings is located on the western side of the playground as buffer to the Outdoor Theater and Memorial Walk. The ground surface would consist of fall injury reducing material.

#### *Waterfront Gateway Features*

I. Shoreline Arrival Point and Railroad Crossing: The realignment of Sunset Drive to align with the North Jetty, creating excitement when visitors arrive at the waterfront by providing glimpses to the water as it slowly comes into complete view. Vehicle access at the waterfront is proposed to be limited due to allowable use space, thus the water's edge is focused on the pedestrian's experience.

Canadian Pacific Rail Line Crossing: The existing rail crossing is an informal configuration without armature traffic stop. This location does not accommodate the area needs for a standard compliant engineered crossing. The schematic design presents a relocated crossing location to coincide with the improvements to Sunset Drive with the necessary approaching vehicle site line requirements. The rail crossing is key to the site's development as it provides the only link to the waterfront within the boundaries of the project site. The suggested crossing location provides the space needed to install the crossing barrier and signal structure that the current location lacks. The formalization will provide increased measures for access to the waterfront.

J. Battlefield Overlook: The rise of shoreline ground at the start of the north jetty is the location of an open-air overlook structure that commemorates the naval battlefield on the lake. The structure is topped with a wind driven kinetic art installation that is an artistic acknowledgement to the importance of wind through the history represented by the Battlefield Gateway Memorial, while the perimeter of the structure has interpretive signage. The interior of the Overlook has interpretive panels that relay the story of Cumberland Bay, Crab Island, and other regional features.

K. North Jetty Trail, Crab Island Overlook, and Seasonal Dock: Visitors are provided the opportunity to get out over the water via the jetty walk, which is handicapped accessible. At the water end of the jetty is a ship's crow's nest themed overlook. A seasonal dock adjacent to the walkway provides a facility for boat tours out to Crab Island.

L. Shoreline Edge and South Jetty: A seating area overlooking the "bay" in-between the north and south jetties having native plantings interspersed with benches and picnic tables. The south jetty is left in its successive indigenous landscape setting of being reclaimed by nature as an abandoned farm field would be reclaimed by nature. The south jetty is a place of environmental exploration and education is a "goat path".

The two jetties and the accessible area of shoreline provide for access to the water for kayaking, putting one's feet into the water, gaining long views out over the lake, fishing, and exploring nature at the shoreline.

### ***Concluding Design Statement***

The proposed project features comprise the vision of the Battlefield Memorial Gateway and offer a variety of visitor experiences. The lake side setting will become known as a place to learn and experience history and the environment and as a place to come and just play.



### ***Project Development Phasing***

The Gateway Memorial's complexity may take multiple rounds of funding to complete implementation and as such a three-phased installation is outlined to advance the project.

The three development phases were structured based on access to the water's edge being of prime project importance. Phase 1 looks to provide for the construction of the main entrance, Sunset Drive reconstruction, and lake front features to establish the presence of the waterfront as a key component of the overall Gateway development. Phases II and III will address site utilities and stormwater management systems, additional arrival areas for vehicles and pedestrians, and the park features in the upland area of the site.

Refer to Appendix A for additional construction cost detail information.

#### **Phase I Development**

- Main Entrance Gateway
- Sunset Drive Reconstruction
- CP Rail Crossing
- Waterfront Development

*Schematic Design Phase I Cost for Construction  
with 15% Development Contingency  
**= \$3,236,733***

#### **Phase II Development**

- Hilltop Arrival Point
- Utility Installation
- Remembrance Plaza
- Amphitheater
- Stormwater Management System

*Schematic Design Phase II Cost for Construction  
with 15% Development Contingency  
**= \$1,565,294***

#### **Phase III Development**

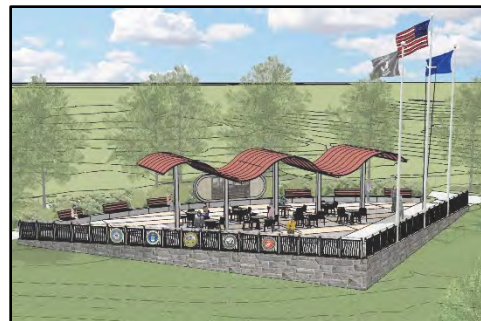
- Veterans Memorial Gateway
- Adventure Play Feature
- Multi-Use Trail
- Remainder of Landscaping
- Wayfinding System

*Schematic Design Phase III Cost for Construction  
with 15% Development Contingency  
**= \$1,004,928***

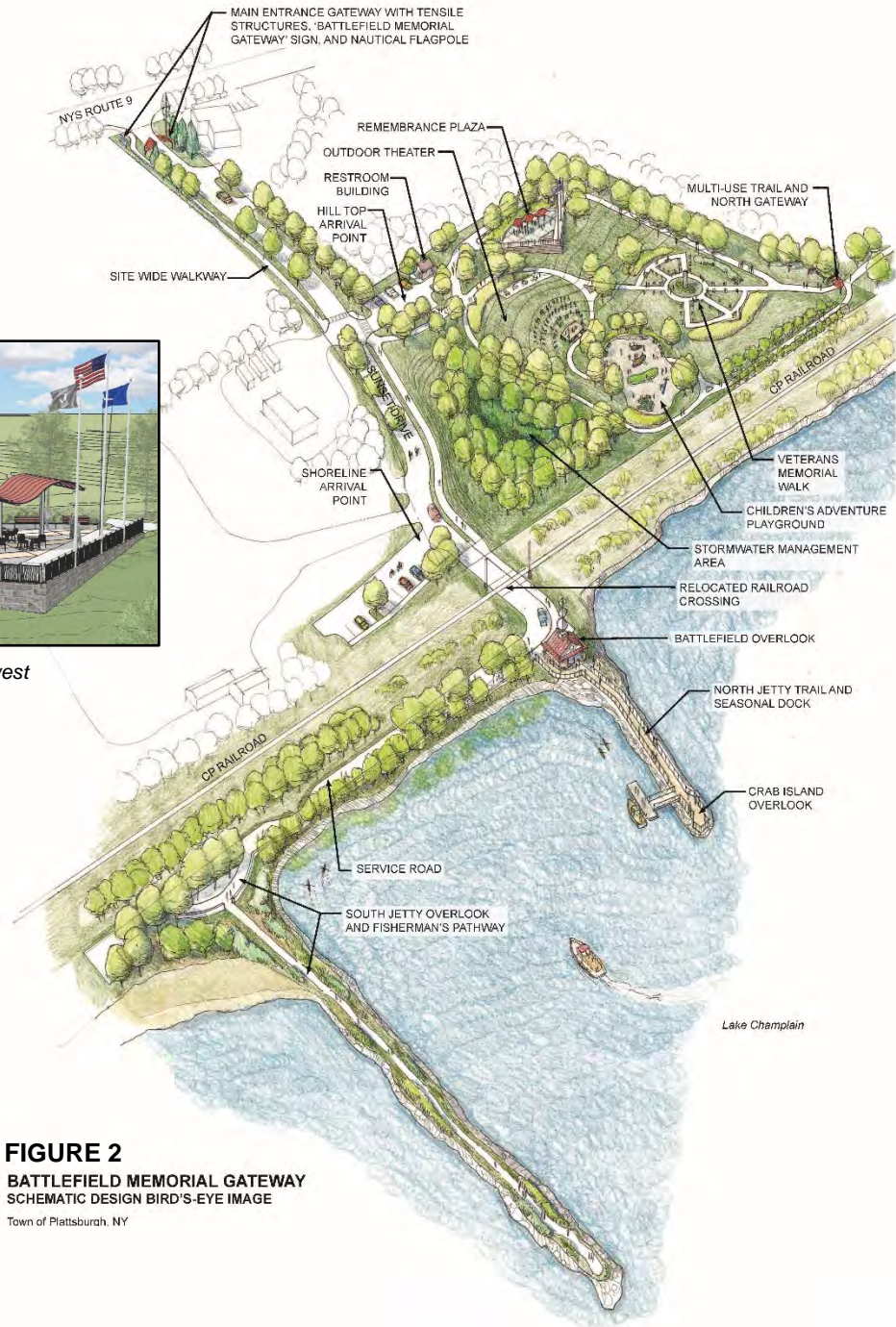
### ***Project Development Next Steps***

The project development steps leading the project ribbon cutting are presented as follows:

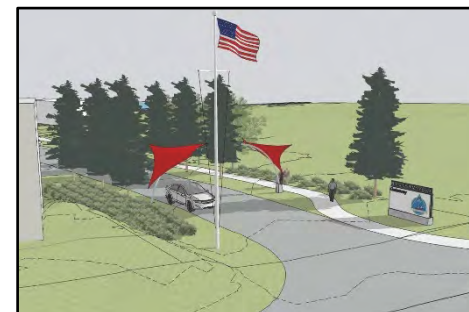
1. Concept Design Phase – **COMPLETED**
2. Schematic Design Phase & Construction Cost Assessment #1 – **COMPLETED**
3. Design Development Phase & Construction Cost Assessment #2
  - Advanced project design inclusive of utility system configuration, accurate dimensioning, and construction material selection
  - Construction Cost Assessment revised from previous version #1
  - Committee presentation and review
4. Initiate Railroad Crossing Project
  - Discussion and formal submission for NYSDOT hearing
  - Coordination with CP Rail
5. Environmental Site Analysis
  - Site walk-over general observations
  - Evaluate existence of wetlands
  - Review previous completed Phase 1 Environmental Site Assessment Report
  - Endangered flora and fauna presence investigation
6. Construction Documents & Construction Cost Assessment #3
  - Advance previously completed plans into construction documents consisting of technical drawings and the project manual (front-end documents and technical specifications)
7. Project Permitting
  - Site Plan Review
  - SEQRA
  - NYSDEC
  - NYS Parks & Historic Preservation
  - NYSDOT
8. Community Outreach
9. Secure Project Funding
10. Project Construction
  - Phase I
  - Phase II
  - Phase III



*Remembrance Plaza, looking west*



**FIGURE 2**  
**BATTLEFIELD MEMORIAL GATEWAY**  
SCHEMATIC DESIGN BIRD'S-EYE IMAGE  
Town of Plattsburgh, NY



*Main Site Entrance, at Sunset Drive and Route 9*



*Waterfront Area at North Jetty Trail*



*Battlefield Overlook at North Jetty*



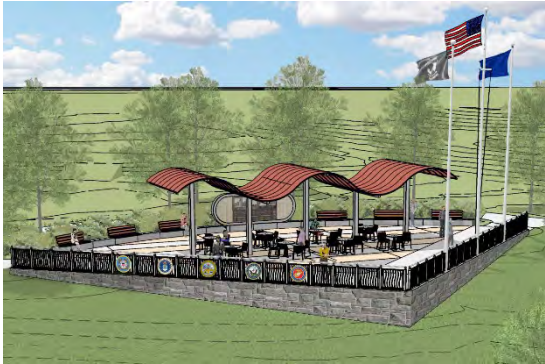
SCHEMATIC DESIGN PLAN SITE LOCATION VIEWS



*Upland Site Overview – Remembrance Plaza, Amphitheater, Children’s Adventure Play Area, and Memorial Walk, northeast view*



*Main Entrance at Sunset Drive and Route 9*



*Remembrance Plaza, west view*



*Hill Top Arrival Point approaching the Remembrance Plaza, north view*





*Battlefield Memorial Gateway Waterfront at North Jetty Trail*





*Upland Site Overview – Hill Top Arrival, Remembrance Plaza, Amphitheater, Children’s Adventure Play Area, and Memorial Walk, west view*



# APPENDIX A

<b>PROJECT CONSTRUCTION COST ASSESSMENT SCHEMATIC</b> <b>DESIGN: Battlefield Memorial Gateway Plattsburgh, NY</b> <b>PHASE I DEVELOPMENT</b>			Document Date: 03.31.2021		
NYS DOS Contract No.: C1000931 Elan's Project Number: 20-015.7			Reference Drawing: Project Site Plan, Battlefield Memorial Gateway Drawing Date: 03.31.2021		
Town of Plattsburgh, Clinton County, New York					
Note: 1. Costs contained herein are schematic design level estimates for discussion and planning purposes. 2. Costs reflected in this evaluation represent first quarter 2021 construction bid prices.					
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	FEATURE TOTAL COST (including profit, labor and overhead)
PHASE I					
I. Main Entrance Gateway					
1	Earthwork & Erosion Control Measures	40	SY	\$50.00	\$2,000
2	Gateway Features - Flanking Sails	2	EA	\$18,000.00	\$36,000
3	Sign & Nautical Flag Pole	1	EA	\$30,000.00	\$30,000
4	Landscaping	1	LS	\$12,000.00	\$12,000
	SUBTOTAL I				\$80,000
II. Sunset Drive Roadwork					
1	Sunset Drive Roadway Reconstruction	1	LS	\$985,000.00	\$985,000
	SUBTOTAL II				\$985,000
III. Railroad R.O.W					
1	Fence at ROW limits (6 FT height)	1,600	LF	\$85.00	\$136,000
2	Railroad Crossing	1	LS	\$850,000.00	\$850,000
	SUBTOTAL III				\$986,000
IV. Access Drive and Shoreline Walkway					
1	Earthwork & Erosion Control Measures	1,300	SY	\$60.00	\$78,000
2	Pavements	980	SY	\$75.00	\$73,500
3	Soil Stabilization & Landscaping	1	LS	\$15,000.00	\$15,000
	SUBTOTAL IV				\$166,500
V. Battlefield Overlook Structure					
1	Earthwork & Erosion Control Measures	380	SY	\$35.00	\$13,300
2	Pavements	1,000	SF	\$25.00	\$25,000
3	Railing	80	LF	\$250.00	\$20,000
4	Overlook Structure (without Kinetic Sculpture)	1	LS	\$280,000.00	\$280,000
5	Amenities (Benches, Information Panels etc.)	1	LS	\$38,000.00	\$38,000
6	Landscaping	1	LS	\$10,000.00	\$10,000
	SUBTOTAL V				\$386,300
VI. North Jetty Walkway and Seasonal Dock					
1	Earthwork & Erosion Control Measures	200	SY	\$35.00	\$7,000
2	Walkway Surfacing	230	SY	\$60.00	\$13,800
3	Railing	380	LF	\$180.00	\$68,400
4	Dock & Overlook at Pier Terminus	1	LS	\$75,000.00	\$75,000
5	Amenities	1	LS	\$10,000.00	\$10,000
6	Soil Stabilization & Landscaping	1	LS	\$10,000.00	\$10,000
	SUBTOTAL VI				\$184,200

APPENDIX A

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	FEATURE TOTAL COST (including profit, labor and overhead)
<b>VII. South Jetty Path</b>					
1	Earthwork & Erosion Control Measures	200	SY	\$35.00	\$7,000
2	Path Surfacing	285	SY	\$30.00	\$8,550
3	Amenities	1	LS	\$6,000.00	\$6,000
4	Native Plants Landscaping	1	LS	\$5,000.00	\$5,000
	<b>SUBTOTAL VII</b>				<b>\$26,550</b>
	<b>PHASE I SUBTOTAL</b>				<b>\$2,814,550</b>
<b>Schematic Design Phase II Development Contingency</b>					
1	Project Development Contingency (15% Phase I Subtotal)				\$422,183
	<b>SUBTOTAL</b>				<b>\$422,183</b>
	<b>PHASE I CONSTRUCTION VALUE TOTAL</b> <i>(Phase I Subtotal + Project Development Contingency)</i>				<b>\$3,236,733</b>

# APPENDIX A

PROJECT CONSTRUCTION COST ASSESSMENT SCHEMATIC DESIGN: Battlefield Memorial Gateway, Plattsburgh, NY PHASE II DEVELOPMENT			Document Date: 03.31.2021		
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Town of Plattsburgh, Clinton County, New York					
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ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	FEATURE TOTAL COST (including profit, labor and overhead)
PHASE II					
I. Erosion & Grading Storm Water Management Area					
1	Earthwork & Erosion Control Measures	3,000	SY	\$35.00	\$105,000
2	Piping & Structures	1	LS	\$85,000.00	\$85,000
3	Soil Stabilization & Landscaping	1	LS	\$40,000.00	\$40,000
	SUBTOTAL I				\$230,000
II. Site Infrastructure and Utilities					
1	Construction Stakeout	1	LS	\$18,000.00	\$18,000
2	Site Clearing and Grubbing	1	LS	\$20,000.00	\$20,000
3	Electrical Service	1	LS	\$90,000.00	\$90,000
4	Water Service	1	LS	\$65,000.00	\$65,000
5	Sanitary Sewer System	1	LS	\$50,000.00	\$50,000
	SUBTOTAL II				\$243,000
III. Hilltop Arrival Point					
1	Earthwork & Erosion Control Measures	250	SY	\$35.00	\$8,750
2	Vehicular and Pedestrian Pavements	560	SY	\$50.00	\$28,000
3	Storm Drainage System	1	LS	\$30,000.00	\$30,000
4	Signs	1	LS	\$15,000.00	\$15,000
5	Landscaping	1	LS	\$28,000.00	\$28,000
	SUBTOTAL III				\$109,750
IV. Outdoor Theater					
1	Earthwork, Erosion Control Measures	1,000	SY	\$35.00	\$35,000
2	Walkway Pavements	305	SY	\$75.00	\$22,875
3	Site Walls	500	SF	\$50.00	\$25,000
4	Electrical Service Distribution/Speakers	1	LS	\$18,000.00	\$18,000
5	Presentation Stage	1	LS	\$30,000.00	\$30,000
6	Amenities (Benches & Tables) with Concrete Base	4	EA	\$1,000.00	\$4,000
7	Landscaping	1	LS	\$40,000.00	\$40,000
	SUBTOTAL IV				\$174,875
V. Remembrance Plaza					
1	Earthwork, Erosion Control Measures	1,000	SY	\$35.00	\$35,000
2	Pavements	3,000	SF	\$45.00	\$135,000
3	Site Walls	950	SF	\$90.00	\$85,500
4	Decorative Railing	150	LF	\$240.00	\$36,000



APPENDIX A

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	FEATURE TOTAL COST (including profit, labor and overhead)
5	Canopy Structure	1	EA	\$190,000.00	\$190,000
6	Memorial Plaques, Info Panels & Amenities	1	LS	\$75,000.00	\$75,000
7	3 Flag Pole Assembly	1	LS	\$12,000.00	\$12,000
8	Landscaping	1	LS	\$35,000.00	\$35,000
	SUBTOTAL V				\$603,500
	PHASE II SUBTOTAL				\$1,361,125
Schematic Design Phase II Development Contingency					
1	Project Development Contingency (15% Phase II Subtotal)				\$204,169
	SUBTOTAL				\$204,169
	PHASE II CONSTRUCTION VALUE TOTAL (Phase II Subtotal + Project Development Contingency)				\$1,565,294

# APPENDIX A

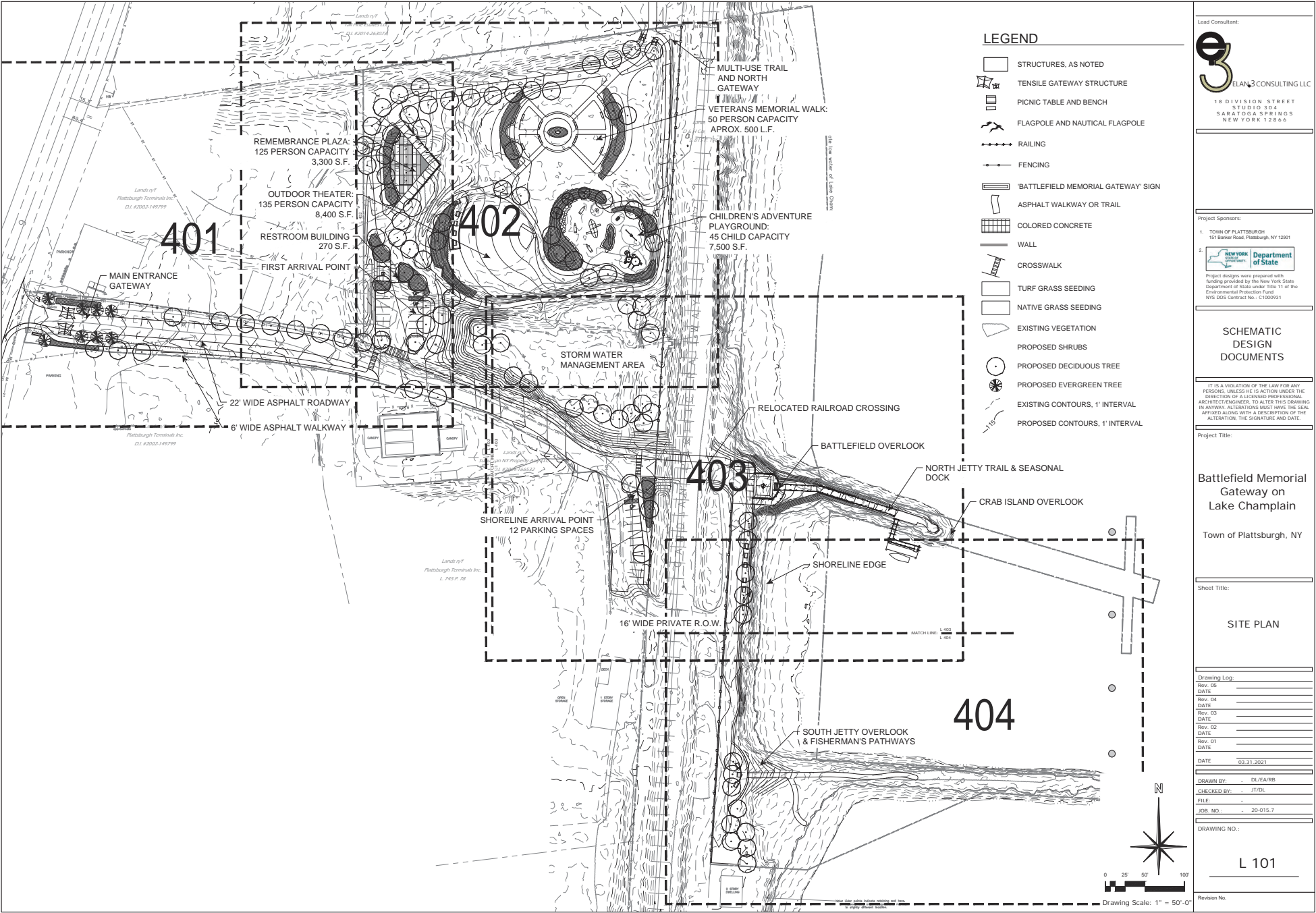
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<b>PHASE III</b>					
<b>I. Restroom Building</b>					
1	Earthwork, Erosion Control Measures	160	SY	\$35.00	\$5,600
2	Pavements	200	SF	\$25.00	\$5,000
3	Utility Connections	1	LS	\$15,000.00	\$22,000
4	Restroom Building	360	SF	\$460.00	\$165,600
5	Landscaping	1	LS	\$10,000.00	\$10,000
	<b>SUBTOTAL I</b>				<b>\$208,200</b>
<b>II. Veterans Memorial Walk</b>					
1	Earthwork, Erosion Control Measures	1,000	SY	\$35.00	\$35,000
2	Pavements - Walkway	520	SY	\$120.00	\$62,400
3	Central Memorial Element	1	EA	\$30,000.00	\$30,000
4	Amenities (Benches etc.)	1	LS	\$18,000.00	\$18,000
5	Landscaping	1	LS	\$32,000.00	\$32,000
	<b>SUBTOTAL II</b>				<b>\$177,400</b>
<b>III. Children's Adventure Playground</b>					
1	Earthwork, Erosion Control Measures	900	SY	\$35.00	\$31,500
2	Safety Surfacing & Edging	1	LS	\$65,000.00	\$65,000
3	Adventure Structures & Features	1	LS	\$120,000.00	\$120,000
4	Amenities (Benches etc.)	9	EA	\$1,500.00	\$13,500
5	Landscaping	1	LS	\$25,000.00	\$25,000
	<b>SUBTOTAL III</b>				<b>\$255,000</b>
<b>IV. Perimeter Multi-Use Trail and Pathway</b>					
1	Earthwork & Erosion Control Measures	700	SY	\$35.00	\$24,500
2	Pavements - Walkway	1,450	SY	\$75.00	\$108,750
3	Gateway Feature at City/Town Line	1	LS	\$20,000.00	\$20,000
4	Amenities (Benches etc.)	20	EA	\$1,500.00	\$30,000
5	Landscaping	1	LS	\$50,000.00	\$50,000
	<b>SUBTOTAL IV</b>				<b>\$233,250</b>
	<b>PHASE III SUBTOTAL</b>				<b>\$873,850</b>
<b>Schematic Design Phase III Development Contingency</b>					
1	Project Development Contingency (15% Phase III Subtotal)				\$131,078
	<b>SUBTOTAL</b>				<b>\$131,078</b>
	<b>PHASE III CONSTRUCTION VALUE TOTAL</b> (Phase III Subtotal + Project Development Contingency)				<b>\$1,004,928</b>

APPENDIX A

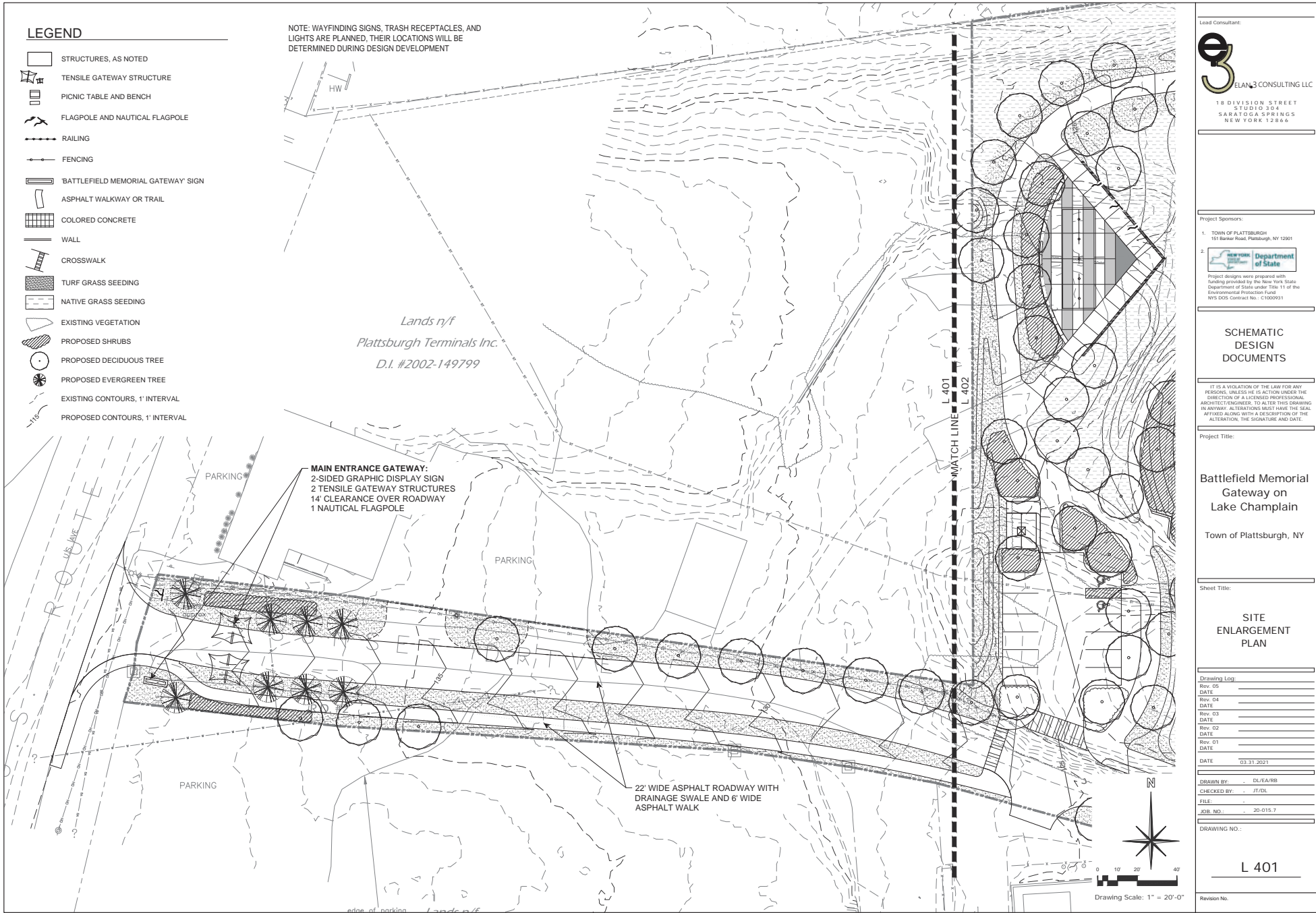
<b>PROJECT CONSTRUCTION COST ASSESSMENT SCHEMATIC</b> <b>DESIGN: Battlefield Memorial Gateway, Plattsburgh, NY</b> <b>SUMMARY SHEET</b>		Document Date: 03.31.2021	
NYS DOS Contract No.: C1000931 Elan's Project Number: 20-015.7			
Town of Plattsburgh, Clinton County, New York			
Note: 1. Costs contained herein are schematic design level estimates for discussion and planning purposes. 2. Costs reflected in this evaluation represent 2021 construction bid prices.			
<b>PHASE I DEVELOPMENT</b>			
	<b>PHASE I TOTAL</b>		<b>\$3,236,733</b>
<b>PHASE II DEVELOPMENT</b>			
	<b>PHASE II TOTAL</b>		<b>\$1,565,294</b>
<b>PHASE III DEVELOPMENT</b>			
	<b>PHASE III TOTAL</b>		<b>\$1,004,928</b>
	<b>TOTAL PROJECT CONSTRUCTION VALUE</b>		<b>\$5,806,954</b>



APPENDIX B

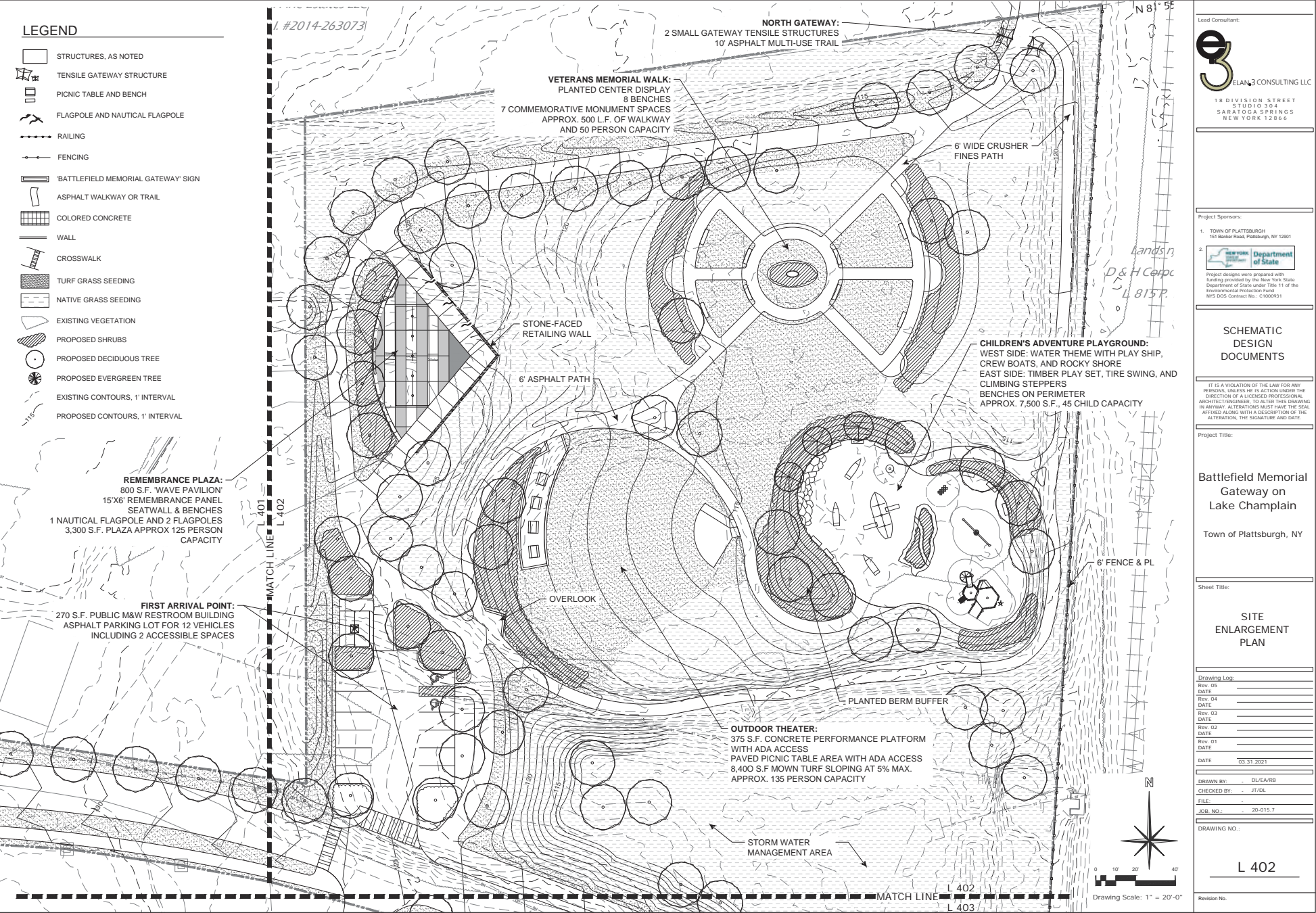


## APPENDIX B

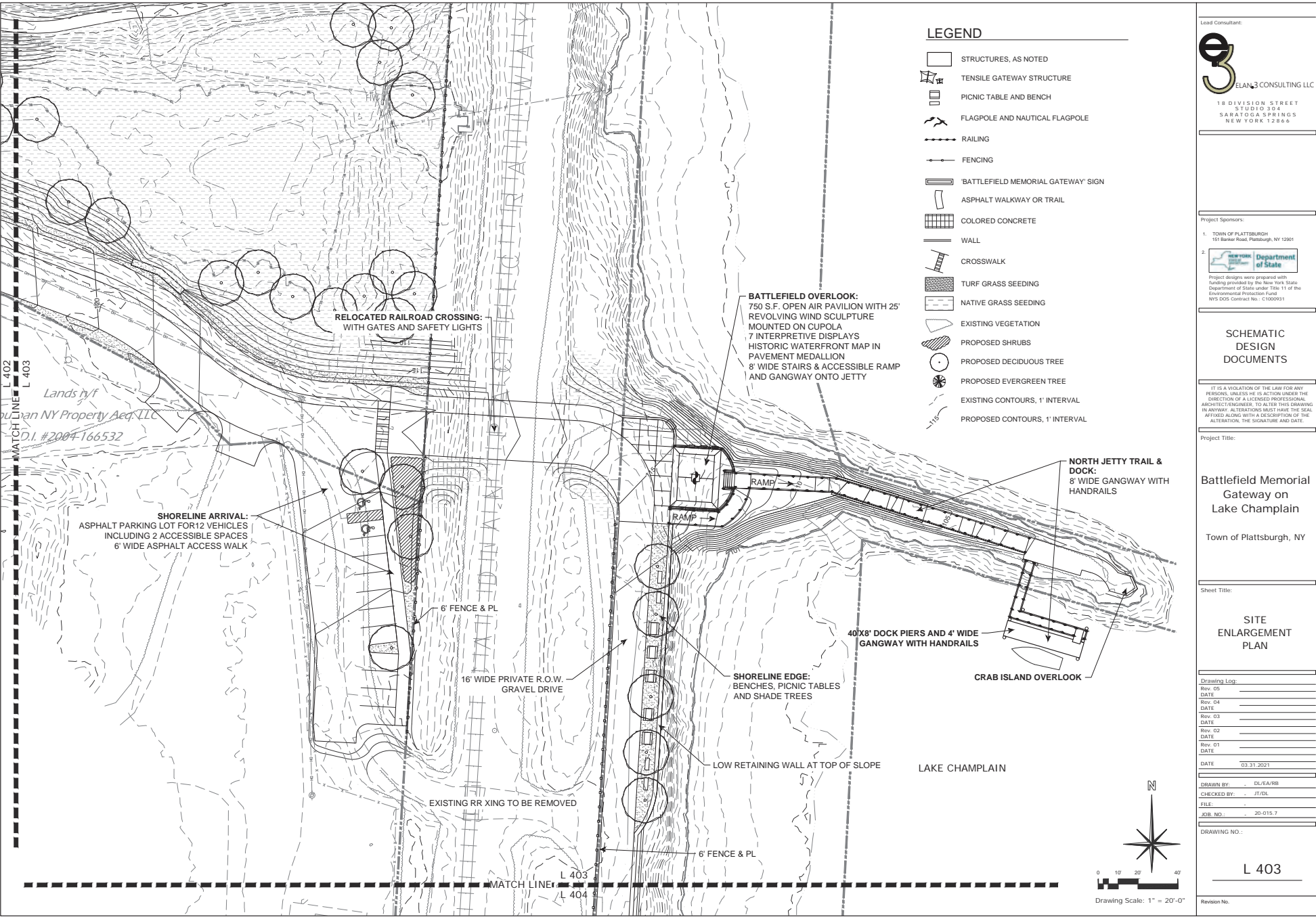




APPENDIX B



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