

Banook Canoe Club

Banook Canoe Club Renovation & Revitalization

Generations of people have called Lake Banook a recreational jewel in the heart of Dartmouth. Since 1903, Banook Canoe Club from its location on the shores of Lake Banook, has given paddlers of varied ages and interests, an opportunity to enjoy recreation or train on Lake Banooks world-class paddling course.

As a community-focussed facility, Banook Canoe Club strives to use its facility to bring paddling, and other forms of recreation, to as many people as possible. In order to expand access to programs and preserve the physical structure of historic facility, BCC needs to undertake an extensive renovation and revitalization project.

Accessibility

The intent of making the Club more accessible is to bring recreation opportunities to more people, regardless of their place on the abilities continuum. Whether it is a 5-year-old child who comes to the Club for swimming lessons with their parent and younger sibling who is in a stroller, or a senior who is wanting to participate in dragon boat paddling but finds it hard to get into the boat without assistance, to the Paralympian Canoeist who wants to train in on Lake Banook but does not because of accessibility issues at all the Clubs; a more accessible Club means more recreation opportunities for all.

Using universal design principles, our intent is to create a barrier-free flow for people wishing to paddle and enjoy other recreation opportunities at the Club. For example, a person in a wheelchair would be able to arrive at the Club, park their vehicle, wheel down to the dock edge, launch themselves in a boat, enjoy a paddle, return to the Club, use the accessible washroom and return to their car, all in a barrier free fashion. And in the off-season, the same person would be able to arrive at the Club, wheel to the elevator, and go up to the second floor, to use the second-floor gym for winter training.

Community Recreation/Reanimation

As the population of downtown Dartmouth increases, there will be a corresponding increase in the need for recreational opportunities. As we approach the end of the pandemic, there is a desire to access more outdoor recreation options. Lake Banook, situated within walking distance of downtown Dartmouth and the surrounding suburbs, is a unique multi-use shared space. It is used extensively for recreation throughout the year. On any given day in the warmer months, one can see cyclists, runners, walkers using the trail that encircles most of the lake. As well, rowers, paddleboarders, kayaker and canoers can be seen using the lake's waters. People interested in sport-fishing, bird-watching can be seen around the lake. And, swimmers populate the several beaches along the lake's shores.

A renovated and refurbished BCC facility would give more people the opportunity to access the recreational opportunities available at Lake Banook. Our after school program could accept more children, including children with disabilities; we could offer more programming for KidsSport and JumpStart participants; we could offer hall and kitchen rentals to more groups,

National Aboriginal Games

In 2022, Lake Banook will be hosting the paddling component of the National Aboriginal Games. The Banook Canoe Club will be used as a support location by indigenous paddlers from across Canada. This exciting event will allow BCC to showcase paddling sports to indigenous peoples across Canada and here in Nova Scotia. Raising the profile of the sport amongst indigenous Nova Scotians, and in particular, indigenous people living locally, will help to foster the growth of the next generation of indigenous paddlers, and hopefully bring them out to train at BCC.

Timeline

Phase	Description	2020				2021				2022				2023			
		Q1	Q2	Q3	Q4												
Phase 0	Identify Scope, Acquire Bids, Select Partner	█	█	█													
Phase 1	Pre Design - Topographic, Geotechnical				█	█											
Phase 2	Schematic Design, Design development						█	█									
Phase 3	Environmental Permiiting and Design								█								
Phase 4	Contract Documents									█							
Phase 5	Tender										█						
Phase 6	Construction, Contract Administration											█	█	█	█		



Construction Considerations

	Q1			Q2		Q3			Q4			
Construction Considerations	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Summer Programming - lost revenue						Banook Programming						
Cold Weather Construction - increased costs	Cold Weather										Cold Weather	

Scope of work

- S1 Landscape/Water Mgmt
- S2 Seawall and raised patio
- S3 Main building renovation Int/Ext

Categorys of work

- Stabilize Structure
- Barrier Free Accessibility
- Operational Improvements
- Experiential Improvements

Focus Areas

- S1 Landscape/Water Mgmt
 - S1.1 New retaining wall/Foundation at current passthrough
 - S1.2 Raise grade at Parking area
 - S1.3 New sidewalk/planters for controlled and BF access to dockside
 - S1.4 Controlled access/exit at west dockside
 - S1.5 East lawn terraced seating
- S2 Seawall and raised patio
 - S2.1 Replace seawall and wharfs
 - S2.2 New conc. Raised patio
 - S2.3 New conc. Stairs and BF ramps to raised patio
 - S2.4 Glass railings
 - S2.5 Enhanced lighting and branding
- S3 Main building renovation Int/Ext
 - S3.1 Lower raised floor to match existing
 - S3.2 Add BF washroom (Main floor)
 - S3.3 New main entrance porch
 - S3.4 New BF washroom (Dockside access)
 - S3.5 Renovate kitchen
 - S3.6 Addition and renovate event space
 - S3.7 New windows and doors to event space
 - S3.8 Infill pass-through and renovate dockside storage room
 - S3.9 Add storage and canteen window
- S4 Project Allowances
 - S4.1 Existing Roof Repair, Existing exterior siding repair, Insulating Bay Area ceiling, New roof over BBQ area
 - S4.2 Barrier Free Lift
 - S4.3 Solar Panels, Relocation of Utility Pole

Focus area - cost

	S1 Landscape Water Mgmt	S2 Seawall and raised patio	S3 Main building renovation Int/ext	S4 Project Allowances	
Stabilize structure	\$136,255.71	\$902,172.60	\$45,507.23	\$238,050.00	\$1,321,985.54
Barrier free accessibility	\$107,594.19	\$49,011.95	\$92,707.26	\$72,737.500	\$322,050.90
Operational improvements			\$494,662.62	\$555,450.00	\$1,050,112.62
Experiential improvements	\$105,949.88	\$194,738.13			\$300,688.01
	\$349,799.78	\$1,145,922.68	\$632,877.11	\$866,237.50	\$2,994,837.07

Focus area - detailed cost

\$2,994,837.07		S1 Landscape Water Mgmt		S2 Seawall and raised patio		S3 Main building renovation Int/ext		S4 Project Allowances	
		\$349,799.78		\$1,145,922.68		\$632,877.11		\$866,237.50	
Stabilize structure	\$1,321,985.54	S1.1 New retaining wall/Foundation at current passthrough	\$34,026.46	S2.1 Replace seawall and wharfs	\$679,190.06	S3.1 Lower raised floor to match existing	\$45,507.23	S4.1 Existing Roof Repair, Existing exterior siding repair, Insulating Bay Area ceiling, New roof over BBQ area	\$238,050.00
		S1.2 Raise grade at Parking area	\$102,229.25	S2.2 New conc. Raised patio	\$222,982.54				
Barrier free accessibility	\$322,050.90	S1.3 New sidewalk/planters for controlled and BF access to dockside	\$90,115.15	S2.3 New conc. Stairs and BF ramps to raised patio	\$49,011.95	S3.2 Add BF washroom (Main floor)	\$33,260.88	S4.2 Barrier Free Lift	\$72,737.50
		S1.4 Controlled access/exit at west dockside	\$17,479.04			S3.3 New main entrance porch	\$20,498.75		
Operational improvements	\$1,050,112.62					S3.4 New BF washroom (Dockside access)	\$38,947.63		
						S3.5 Renovate kitchen	\$108,312.75	S4.3 Solar Panels, Relocation of Utility Pole	\$555,450.00
						S3.6 Addition and renovate event space	\$208,275.24		
						S3.7 New windows and doors to event space	\$107,387.00		
						S3.8 Infill pass-through and renovate dockside storage room	\$42,981.25		
Experiential improvements	\$300,688.01	S1.5 East lawn terraced seating	\$105,949.88	S2.4 Glass railings	\$119,025.00				
				S2.5 Enhanced lighting and branding	\$75,713.13				

Total Project Cost

Total	\$2,994,837.07
Management 15%	\$449,225.56
HST 15%	\$516,609.39
	\$3,960,672.03