

A man and a woman are hiking on a rocky beach at sunset. The man is in the foreground, wearing a red long-sleeved shirt and a backpack, looking towards the woman. The woman is in the background, wearing a yellow t-shirt and a backpack, walking away. The sky is filled with colorful clouds, and the sun is setting over the ocean. The beach is covered in dark, smooth rocks.

**Seek & find your
own adventure.**

A person is standing on a rocky peak, looking out over a vast ocean under a dramatic, cloudy sky. The foreground is filled with green grass and wildflowers. The sky is filled with large, white clouds, and the ocean is a deep blue. The overall scene is one of natural beauty and adventure.

**Find yourself
somewhere
unexpected.**



**Discover the stories of
the people who live here.**

An elderly man with glasses, wearing a blue cap and a dark blue jacket over a light-colored shirt, is smiling broadly. He is leaning on a large, wet fishing net that is draped over a wooden structure. The background shows a wooden building with a large black metal handle on the door, a body of water, and some buildings on a hillside in the distance. The scene is brightly lit, suggesting a sunny day.

**Fall in love with
the local lingo.**



**See Gros Morne from
a different angle.**



Seven Corners

Seven Corners is a series of interactive installations in the enclave communities of Gros Morne National Park.

Together, they form an experiential, nature-based, regional attraction that encourages exploration, tourism-based economic activity, and creates a memorable, lasting visitor experience.

Seven Corners Funding Application

Submitted by the Gros Morne Co-operating Association on behalf of the Gros Morne Tourism Regional Innovative Partnership



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Section 1: The Applicant

Gros Morne Co-operating Association

The Gros Morne Cooperating Association (GMCA), a non-profit organization founded in 1993, holds a central role in the Gros Morne National Park region by bringing together key stakeholders to safeguard and preserve the park's heritage. GMCA's primary focus revolves around enhancing the understanding of the park's natural and human history for both visitors and residents. The revenues generated by the organization serve to elevate the quality of activities for residents and visitors alike, while supporting conservation programs within the park, and promoting the Gros Morne region as a destination, domestically and internationally.

GMCA's dedication to striking a harmonious balance between promoting tourism, safeguarding the environment, and preserving historical assets is evident through its collaborative endeavours with local communities, the National Park, businesses, and tourism partners. The recent non-binding voluntary partnership agreement, inked in 2023 during the 50th anniversary of Gros Morne National Park, known as GMTRIP (Gros Morne Tourism Regional Implementation Project), underscores the power of collective action in developing local capacity to fund, and advance projects which benefit local residents and visitors, while ultimately fostering a sense of ownership, responsibility and resilience in the community(s).



GMCA's 10-year vision is to position the Gros Morne Region as a highly sought-after Canadian travel destination, seamlessly weaving together the splendour of nature, cultural expression, and authenticity to enhance the experiences of both visitors and residents

Gros Morne Tourism Regional Innovative Partnership

The regional tourism partnership started as a steering committee of Town volunteers, GMCA staff, Provincial and Federal government advisors, and representatives of Parks Canada (as non-voting members).

This working group was responsible for project oversight from start to finish, eventually becoming the Gros Morne Tourism Regional Innovative Partnership. An agreement was signed by six of the seven enclave communities on August 13, 2023 that sets out the goals of the partnership as:

1. Maintain a regional organization, the Gros Morne Tourism Regional Innovative Partnership (GMTRIP) to pursue tourism economic development in the long term for the municipalities in the Gros Morne region.
2. Work towards closer collaboration among municipal councils with respect to tourism development and promotion.
3. Work collaboratively with the Gros Morne National Park to develop and promote tourism in Gros Morne.

4. Support each other and work together to solve problems as they arise but respect the independence and authority and uniqueness of each municipality.
5. Protect the prized and environmentally significant landscape of Gros Morne, addressing issues impacting tourism including environmental protection and climate change.
6. Grow regional tourism while protecting and enhancing the quality of life for all residents.
7. Invigorate the visitor experience in collaboration with the Gros Morne National Park and the local tourism industry.

The partnership held its inaugural meeting on September 19, 2023, where it elected its board of directors and executive. In a subsequent meeting it adopted terms of reference. The GMTRIP is considering incorporation or formation of a foundation but until they achieve such legal status, they have accepted the offer from the GMCA to as a host organization and proponent for the



Seven Corners funding proposal. The GMCA has agreed to support GMTRIP in its first year of operation by supplying secretariat support as well as assisting the Partnership in achieving legal status. Over the course of its first year, GMTRIP will also pursue hiring an economic development officer who can take on supporting the Board and advancing further regional tourism development. The Seven Corners project is the Partnership's first regional initiative.



Partnership Agreement Signing, August 2023



Section 2: The Project

Background

The Seven Corners project was initiated through the Gros Morne Tourism Regional Implementation Project (GMTRIP) in the summer of 2020 and concluded in the summer of 2023. The initiating organization for the project was STAR (Strategic Tourism for Areas and Regions), enabled by the Gros Morne Cooperating Association.

The primary outputs of the project were:

1. bringing enclave communities of Gros Morne together into a regional tourism partnership, and;
2. development of a regional tourism attraction which focuses on the communities of Gros Morne, their heritage, and stories.

The Gros Morne region of western Newfoundland, with the iconic National Park acting as a foundation, has had the opportunity to reinvent its economy based on the potential of the tourism sector. The region was selected by ACOA-Tourism Atlantic in 2016 to prototype the "Strategic Tourism for Areas and Regions (STAR)" approach to regional tourism development.

This STAR process identified the limited amount of capacity at the municipal level as the most significant challenge to the growth of the tourism industry. A unique project was proposed to work with communities to enhance their tourism development capacity and to bring them together to conceive of a new regional tourism attraction. Inherent in the project was a commitment to chronicle progress, challenges, "best practices" and "lessons learned" with a view to determining whether this approach has applicability across other regions and sectors.

The project, GMTRIP, was supported by the seven enclave communities of Gros Morne: Trout River, Woody Point, Glenburnie-Birchy Head-Shoal Brook, Norris Point, Rocky Harbour, St. Paul's, and Cow Head. Each town appointed their town clerk/manager to the GMTRIP "Working Group" which met at least monthly over the three year span of the project. The Working Group also included representatives from Parks Canada (Gros Morne National Park), was supported by staff from the GMCA, and assisted by government advisors from the Provincial

(TCAR) and Federal Governments (ACOA). Over the life of the project the Working Group achieved numerous milestones including:

- Developed the RFP to hire a consulting group, reviewed proposals and used a consensus technique to determine the strongest proposal and recommended the consulting group to hire;
- Helped create the project logic model by defining the desired outcomes – "what would success look like?";
- Contributed the detail for a database of all the tourism assets, festivals and events, committees and stakeholders for entire Gros Morne area;
- When the pandemic prevented the consultants visiting Gros Morne for orientation, the Working Group created videos with commentary to give the consultants an overview of all seven enclave communities;
- Set up numerous meetings to allow the consultants to meet virtually with all 7 councils and on-ground consultation with residents and tourism stakeholders;



- Tested and provided feedback on the resident survey (created to measure resident values and beliefs about tourism) and promoted the survey to ensure good response rate;
- Finalized a Memorandum of Understanding for the project which all seven towns signed;
- Provided the inspiration for the Seven Corners project and guided its development step by step;
- Responded to tourism-related requests for input/action on climate change and Come Home Year projects;
- Provide continuous liaison between the project and town councils;
- Refined the Terms of Reference for the tourism partnership.

The success of the project Working Group has now evolved to become a new GMTRIP; the Gros Morne Tourism Regional Innovative Partnership. This group's combined efforts to work together to support and guide Seven Corners is an encouraging and positive outcome for the project and a harbinger for the success of the new partnership.



Project Process

The Seven Corners project was identified through a three year project led by the Gros Morne Co-operating Association on behalf of the seven enclave communities of the Gros Morne region. Through an invited procurement process, the Councils via the GMTRIP Working Group selected a consulting team led by Mills & Wright Landscape Architecture to identify a series of tangible tourism projects across the enclave communities that, together, would form a compelling regional visitor attraction. The project also needed to contribute to strengthening each community's capacity to support tourism. In August of 2020, the consultants set out to identify that project.

Initial Ideas

The enclave communities were each initially asked to provide virtual driving tours (due to COVID-19) of their towns, showcasing potential tourism-related projects. This gave the consulting team an idea of current potential opportunities within each community.

Literature Review

To gain an understanding of the current tourism context, the consultants also collected and reviewed current tourism data at both the provincial and federal level, including data provided by Parks Canada specific to Gros Morne National Park. This included visitor exit surveys, tourism strategies, and emerging trends due to COVID-19.

Site Visit

The consultants then visited each of the towns and every one of the potential projects identified during the initial virtual drive-through. This was to identify synergies between projects and opportunities to link them together to form a bigger regional tourism attraction.

Community Engagement

For the majority of 2021, community engagement was the top priority of the consulting team. Engagement sessions structured to collect feedback and ideas on potential tourism projects and opportunities were used, including a roaming pop up

event in each enclave community, virtual meetings with key stakeholder groups, an online resident survey, and a website with integrated engagement tools.

The following is a list of stakeholders consulted:

- *All Councils of the Enclave Communities;*
- *Special Council Committees (Recreation, Heritage, and Trails Committees);*
- *Government of NL (Department of Tourism, Culture, Arts and Recreation; Department of Industry, Energy and Technology);*
- *Federal Government (Department of Fisheries and Oceans; Parks Canada; Canadian Heritage; Atlantic Canada Opportunities Agency)*
- *Special Events and Festival Groups;*
- *Woody Point Harbour Authority;*
- *Rocky Harbour Harbour Authority;*
- *Atlantic Healthy Oceans Initiative;*
- *Ecology Action Centre;*



- *Go Western Newfoundland DMO;*
- *Viking Trail Tourism Association;*
- *Theatre NL;*
- *Qalipu First Nation;*
- *Maiwpukek First Nation;*
- *Tourism-Related Businesses;*
- *Residents;*
- *Non-Resident Visitors.*

Common Themes Emerge

Once engagement concluded and the feedback was analyzed, several common themes emerged that informed the development of Seven Corners:

- Through an extensive resident survey, it became clear that residents acknowledged the importance of tourism to the region (most enjoyed tourism season, felt benefits outweighed negatives, that tourism contributed to a better quality of life, and that tourism was vital to the economic future of their community);

- The nature/landscape experience of Gros Morne was overwhelmingly identified as the key attraction;
- Every community had an interesting history and these stories were not currently easily accessible to visitors;
- There were many hidden gems that stood to become new and unique visitor attractions with appropriate development.

With background review, site visits, and community engagement complete, the next phase of the project required the consulting team and the Working Group to collaboratively decide on a path forward. We needed to determine how best to capitalize on what we had learned. What type of project would address the common themes that emerged, such as providing visitors with the opportunity to enjoy the landscape; learn about place; experience something new; and explore the enclave communities?



Pop-up Event in Trout River, July 2021

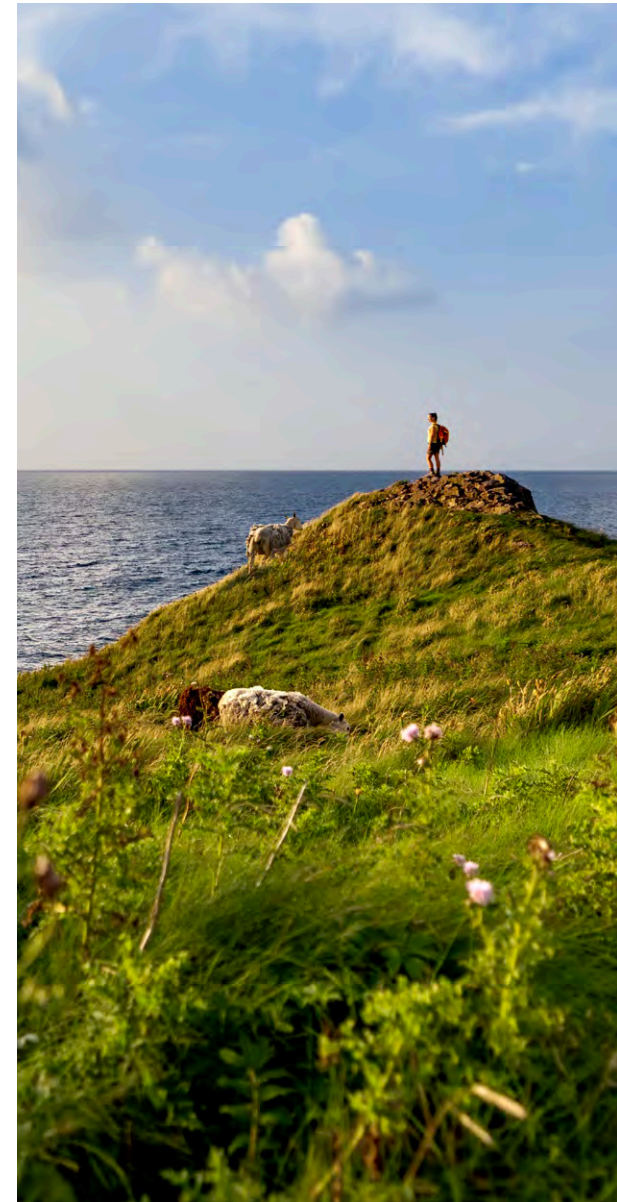


Pop-up Event in Cow Head, July 2021

Project Objectives

To assist with discovering the ideal tangible tourism project, a series of objectives were developed. It was determined that the project must:

- Provide a compelling and contextual regional tourism attraction;
- Provide an experience that aligns with current visitor data and tourism trends;
- Capitalize on Gros Morne's natural assets (ie. scenery, views, vistas, landscapes, etc.);
- Tell the stories of the enclave communities;
- Provide access to landscapes that a visitor would not have otherwise discovered (hidden gems);
- Provide the rich cultural experience that we know visitors are seeking;
- Encourage exploration and longer stays in the region;
- Encourage tourism-based economic activity (spin-off benefits from longer stays, encouraging spending across all parts of the Park - north, central, and south);
- Provide a project that is feasible and implementable in the short term (ie. not a complex, multi-year mega project);
- Provide a project that is maintainable within the community's capacity over the long term.



Seven Corners

After exploring several options, Seven Corners was selected as the preferred project by the GMTRIP Working Group. It is a series of experiential installations scattered throughout Gros Morne National Park, each one tied to a specific region of the park and telling the story of the place where it is located. Each installation can be experienced individually, but also together; the more visitors seek them out, the richer their experience becomes. They are not merely lookout structures or kiosks, but carefully designed to accentuate the visitor's experience of place by taking them somewhere new, providing a unique nature-based experience, and telling an untold story. Together, all seven installations form a regional experience which takes visitors to all corners of the Park, encouraging exploration and longer stays.

Design Objectives

The design of the Seven Corners installations is uniquely Gros Morne,

meaning the project is "of place" and not something that can simply be transported or seen somewhere else. Several objectives were set out to ensure this:

- Take inspiration directly from Gros Morne's landscape;
- Use materials evocative of the region;
- Tell the stories of each enclave community;
- Tap into visitors' desire to explore;
- Use evidence-based design that enhances the landscape experience;
- Celebrate each community's uniqueness.

Each of these objectives is further described on the following pages.



Sculptural shape inspired by landscape of the region it's in

Covered to provide shelter from elements

Window to frame a spectacular view

Integrated storytelling

Woody Point
49.4964° N, 57.9266° W

Integrated wayfinding

Unique colours to reflect the identity of each community

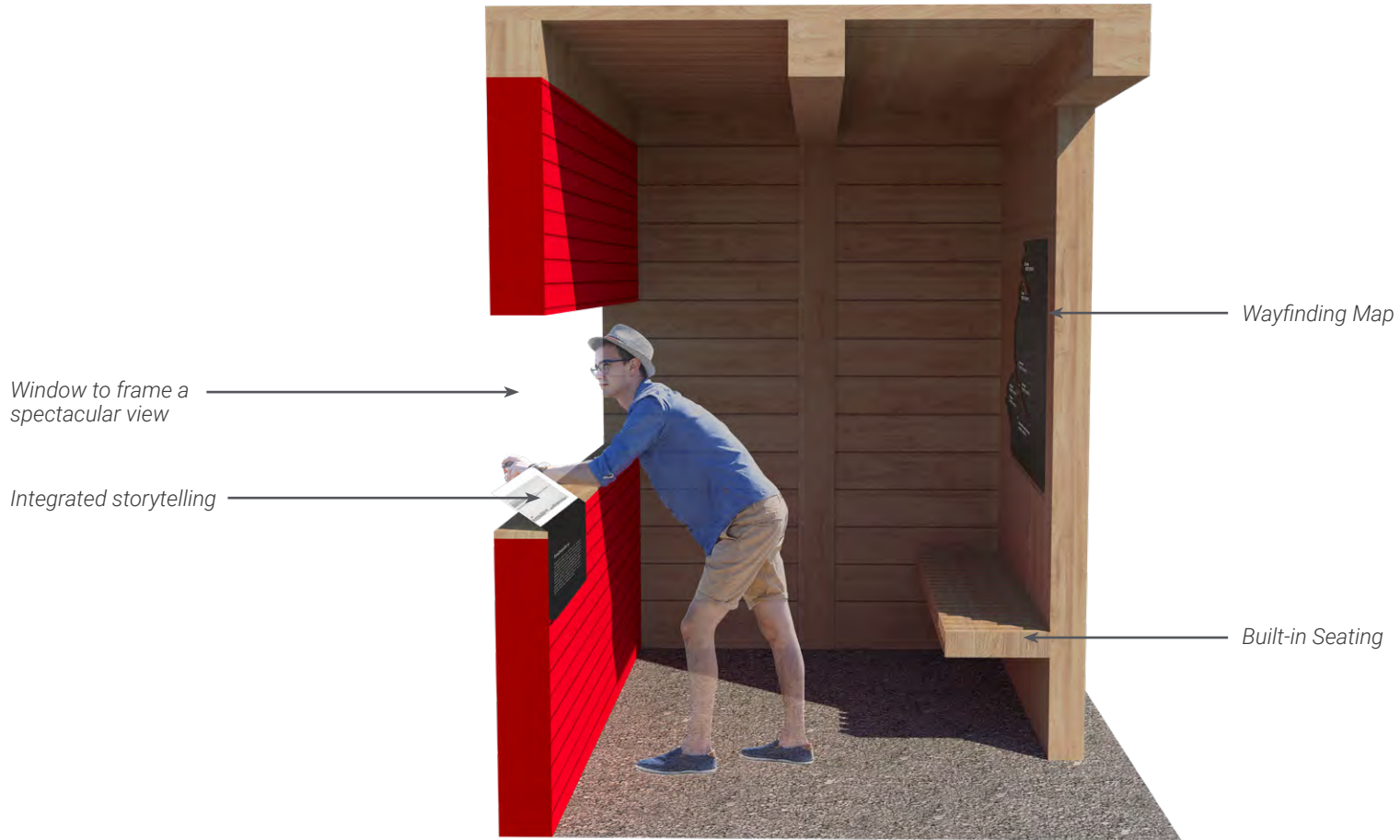
Integrated seating & sense of enclosure

Accessible walking surface (no steps or grade changes)



An overview of a typical Seven Corners installation





A look inside a typical Seven Corners installation

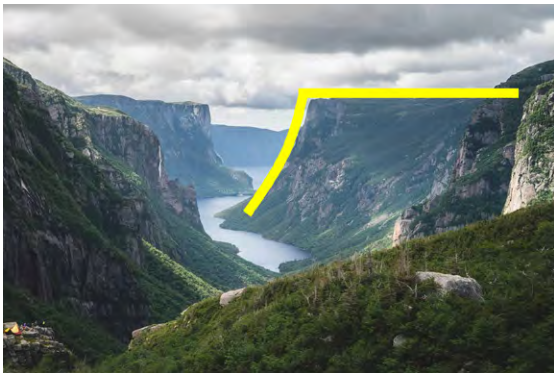


Inspiration from the Landscape

There are three key visitor attractions in each part of Gros Morne National Park: Western Brook Pond in the north; Gros Morne Mountain in the centre; and the Tablelands in the south. The enclave communities are also generally located

near one of these features: Cow Head and St. Paul's in the north; Norris Point in the centre; and Glenburnie-Birchy Head-Shoal Brook, Woody Point, and Trout River in the south. To reflect the region of the Park in which each community is located, the

Seven Corners structure erected in each community will be inspired directly by the key attraction of the region, forming a subtle geographical connection and providing a sense of uniqueness to each structure.



The shape of Western Brook Pond...



The shape of Gros Morne Mountain...



The shape of the Tablelands...



... reflected in the structures of the northern communities



... reflected in the structures of the central communities



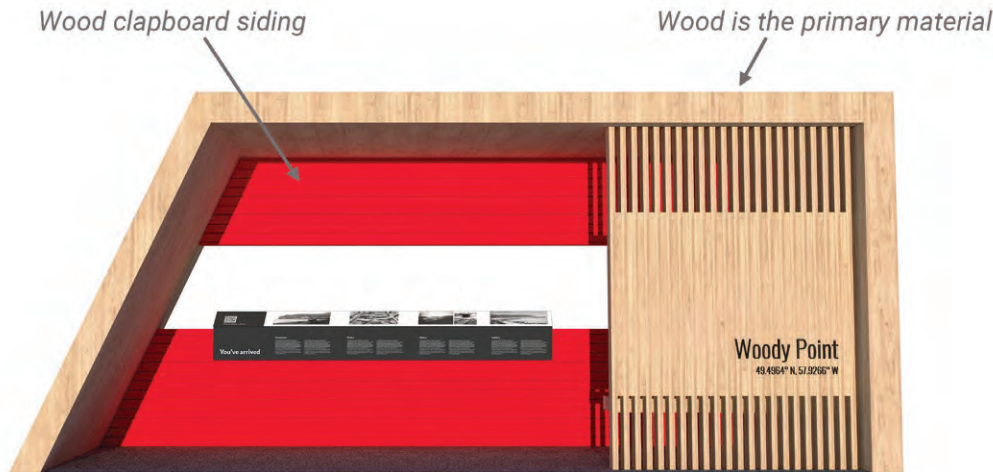
... reflected in the structures of the southern communities

Natural Materials

Time and again, the stunning landscapes of Gros Morne have been cited as the region's most important asset. The design of the Seven Corners installations must complement the landscape experience, and avoid taking away from it in any way. This will be achieved through the use

of materials that are reflective of place. Materials such as metal or glass would seem foreign or out of context, while natural materials commonly found in the area, such as wood and colourful clapboard, will allow the Seven Corners structures to integrate with the landscape and appropriately fit

within Gros Morne's built environment. Laminated timber, known as glulam, will be used for primary structural components, which is a durable and sustainable material and provides a layered aesthetic similar to the unique geology of the Green Point Geological Site south of Sally's Cove.



Glulam construction (top) consists of layers that reflect the geology of Green Point in Gros Morne (bottom)

Storytelling

Each of Gros Morne's enclave communities has a rich and interesting past, with stories that include viking settlement, former industries, heritage architecture, unique archaeology, how locals have lived, Indigenous presence, and more. But these stories are not easily found or in some cases, are only stored in the collective memories of individuals who live there, making them somewhat inaccessible to visitors.

Yet these stories provide a layer that enriches the visitor experience by providing a connection to the culture and people of Gros Morne's enclaves. Seven Corners will aim to unearth, document, and share these stories with visitors in two primary ways.

1. Interpretation - Storyboards will be installed at each installation that will display the stories of the community being visited through writing and photographs. As Gros Morne is a national park, the text will be provided in both English and French. The design of the interpretive panels will complement and integrate

with the structures so that they feel like a unified part of the experience. The design of these panels will take a less is more approach, utilizing photos and minimal text to stimulate the visitor to access the digital stories described below.

2. Digital Storytelling - A digital component added to each installation will enhance the visitor experience by allowing them to listen to the stories of locals, told in their own voices, while looking directly at the landscape that shaped that story.

Each community will identify the stories they would like to share and select two to three individuals to participate in recorded oral history interviews. The collection of personal narratives will be professionally conducted by a folklorist or interpretive planner and recorded to ensure high quality material is captured. This audio will be woven together with professional narration using an actor with authentic Newfoundland and Labrador cadence to produce seven digital storytelling experiences linked to



Example on an Integrated Interpretive Panel



Digital Storytelling at Gros Morne's Discovery Centre

the interpretive displays. These can be easily accessed through the use of QR codes captured by visitors' smartphones or tablets.

Another benefit of this approach is that the digital stories, once collected, form the beginnings of a virtual library. They preserve the history of the communities and allow the content to change over time as more stories

are documented. This ensures that Seven Corners is constantly evolving and provides variety of experiences that will entice the visitor to come back time and again.

During Come Home Year in 2022, the GMTRIP spearheaded a storytelling project of its own which served as a catalyst for this digital storytelling approach. This experience consisted of several fireside

chats throughout the enclave communities and featured stories and music from the region performed by a local person or group. The events were well-attended and feedback was very positive from residents and visitors alike. It also illustrated the GMTRIP's ability and commitment to working together to successfully implement a regional experience.



Come Home Year Storytelling in Cow Head, July 2022

Encouraging Exploration

A primary objective of Seven Corners is to encourage people to spend more time in the Park by tapping into their desire to explore and experience its stunning landscapes. Locations for six of the Seven Corners installations have been identified and chosen specifically for their ability to take visitors "off-the-beaten path" to a new place that they may not have otherwise

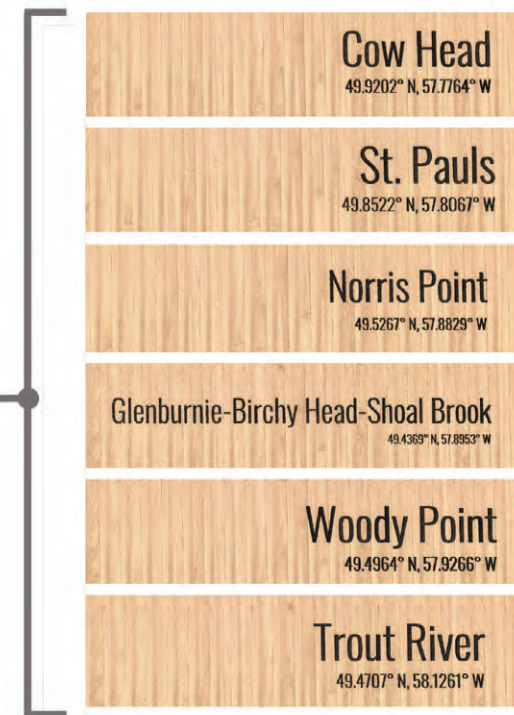
discovered; a hidden gem within the Park. When a visitor discovers one of the Seven Corners installations, they will experience an awe-inspiring view or vista and a unique story that, together, will form an experience so captivating that it will entice them to seek out the other Seven Corners installations.

A big part of the allure will be the seek and

find nature of the installations. Driving or walking directions will not be provided, but rather a series of GPS coordinates and a basic colour-coded map that indicates each installation's location in the Park. Similar to geocaching, the hunting and finding element will speak to the adventurous nature of Seven Corners and become a pivotal part of the visitor experience.

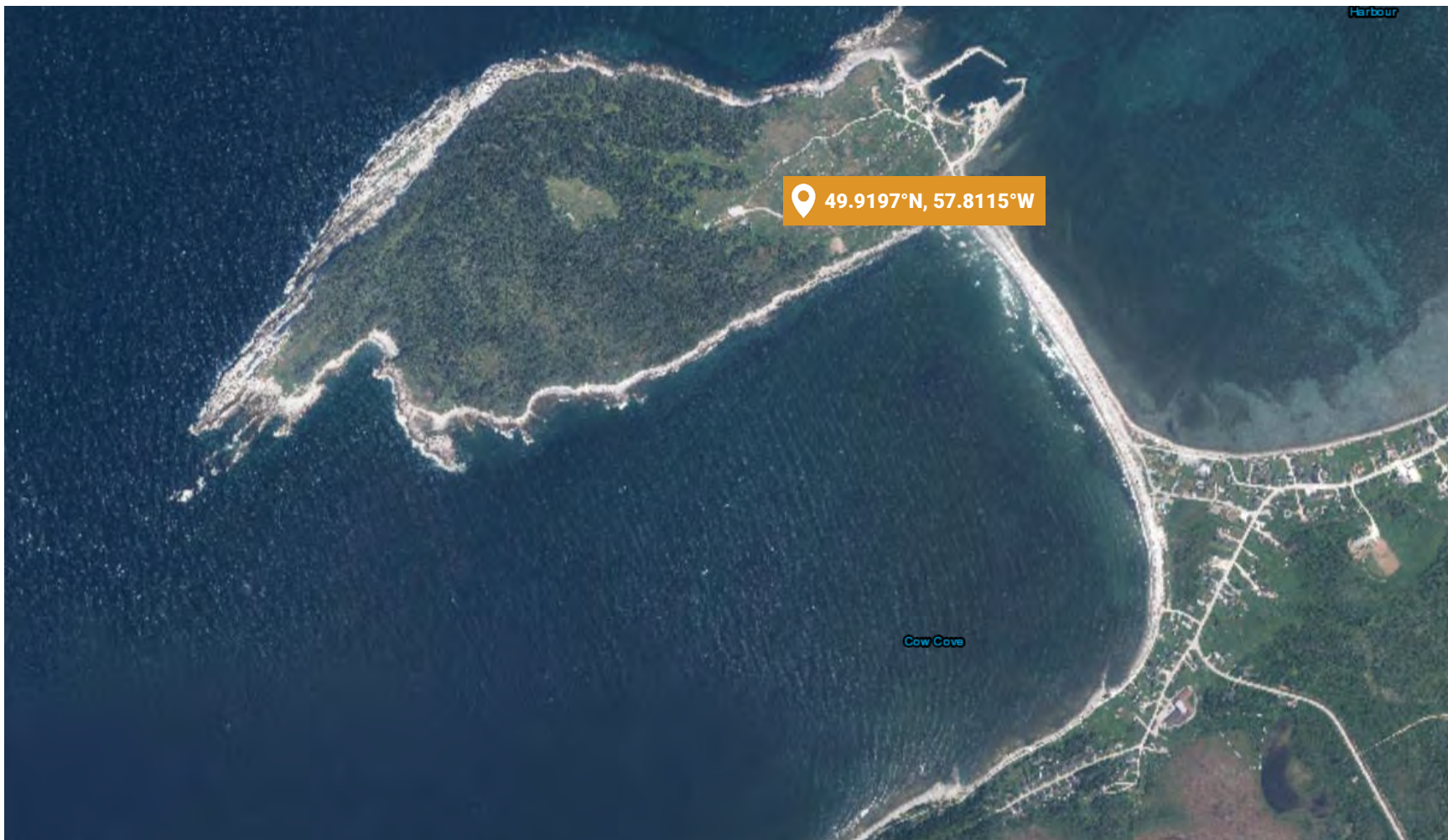


Wayfinding Map Located in Each Installation



GPS Coordinates on Each Installation

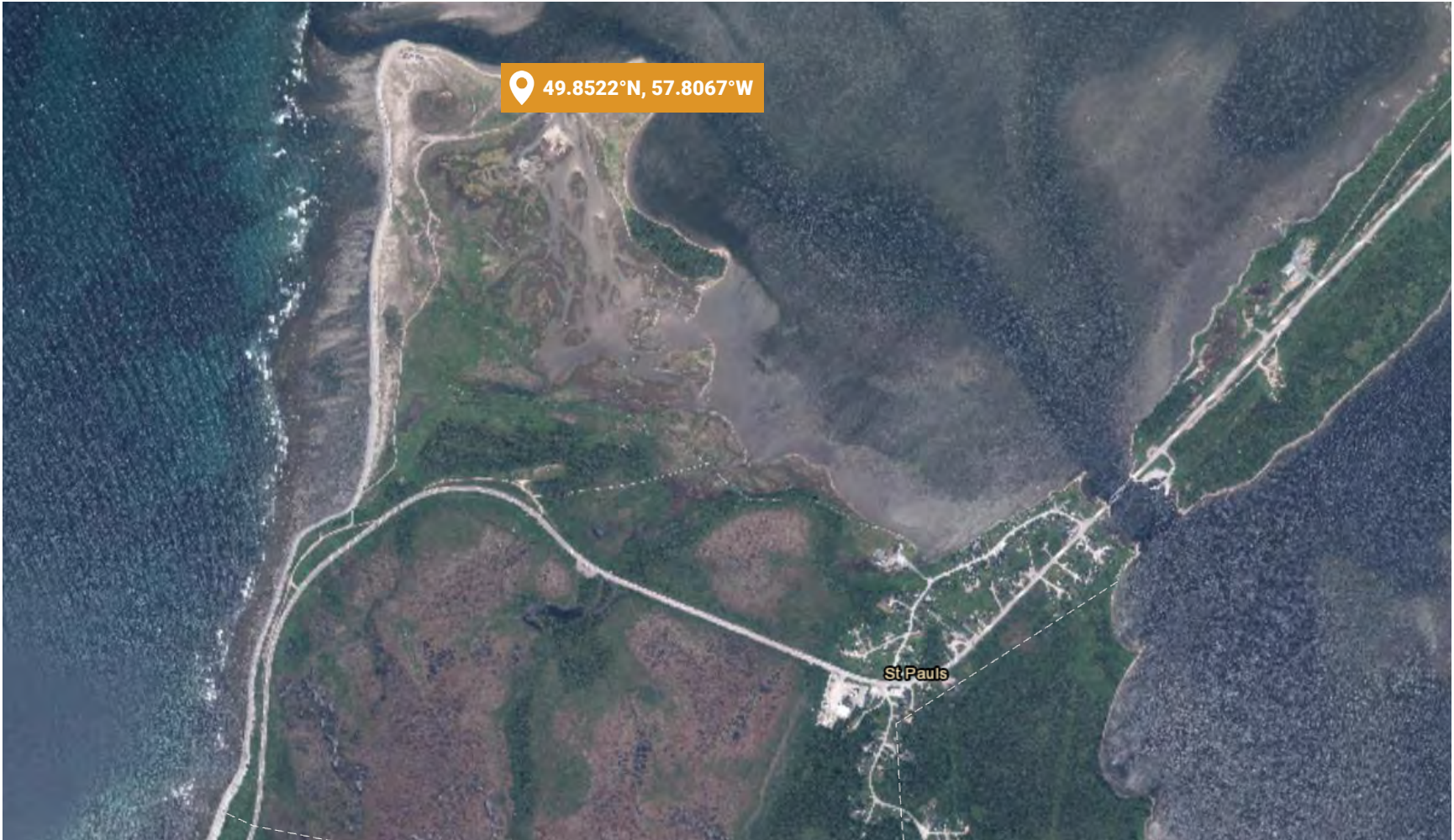
Proposed Locations



Location: Cow Head

Land Ownership: Private Land (agreement with private owner being negotiated)

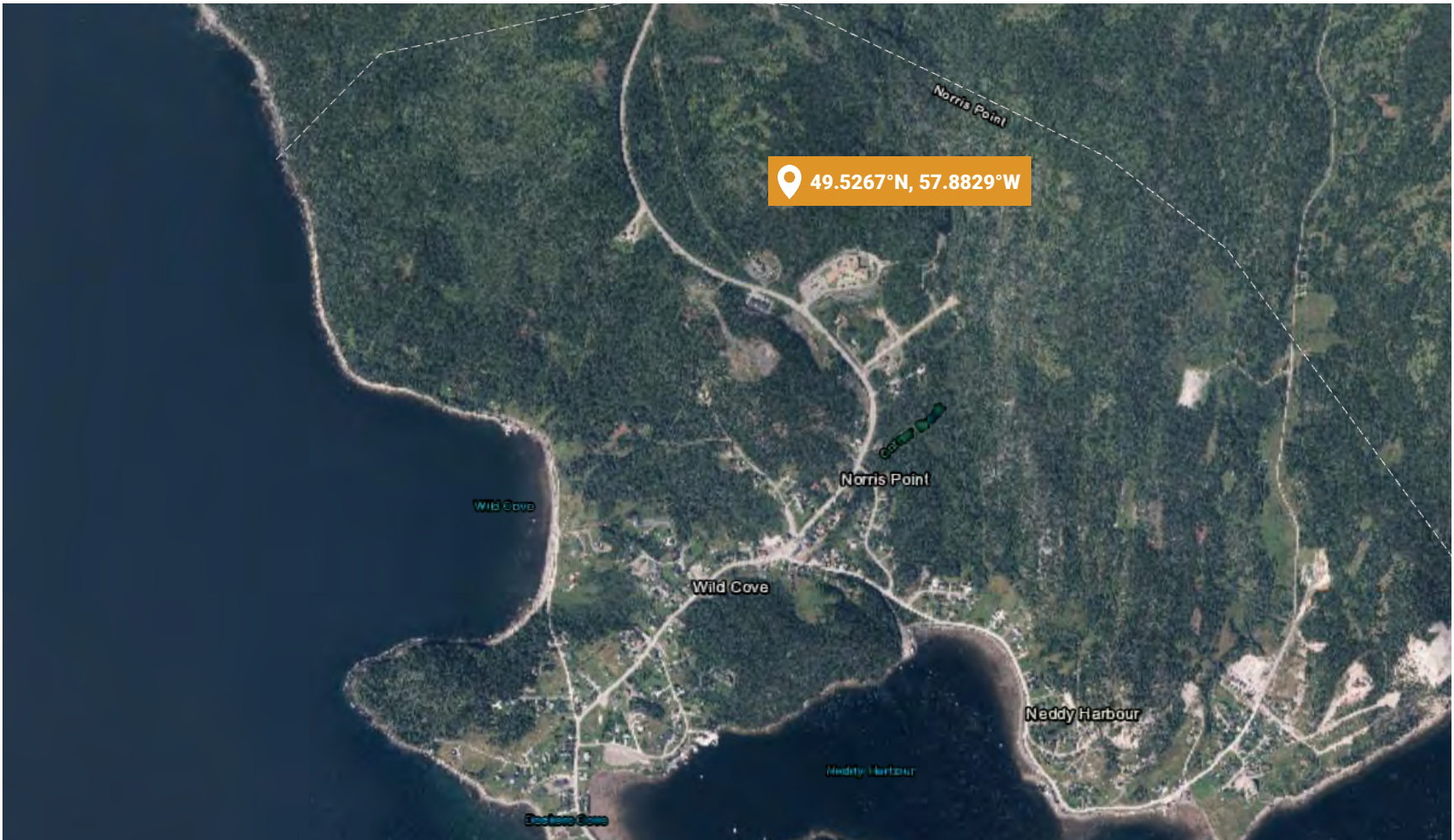




Location: St. Paul's

Land Ownership: Town-owned Land

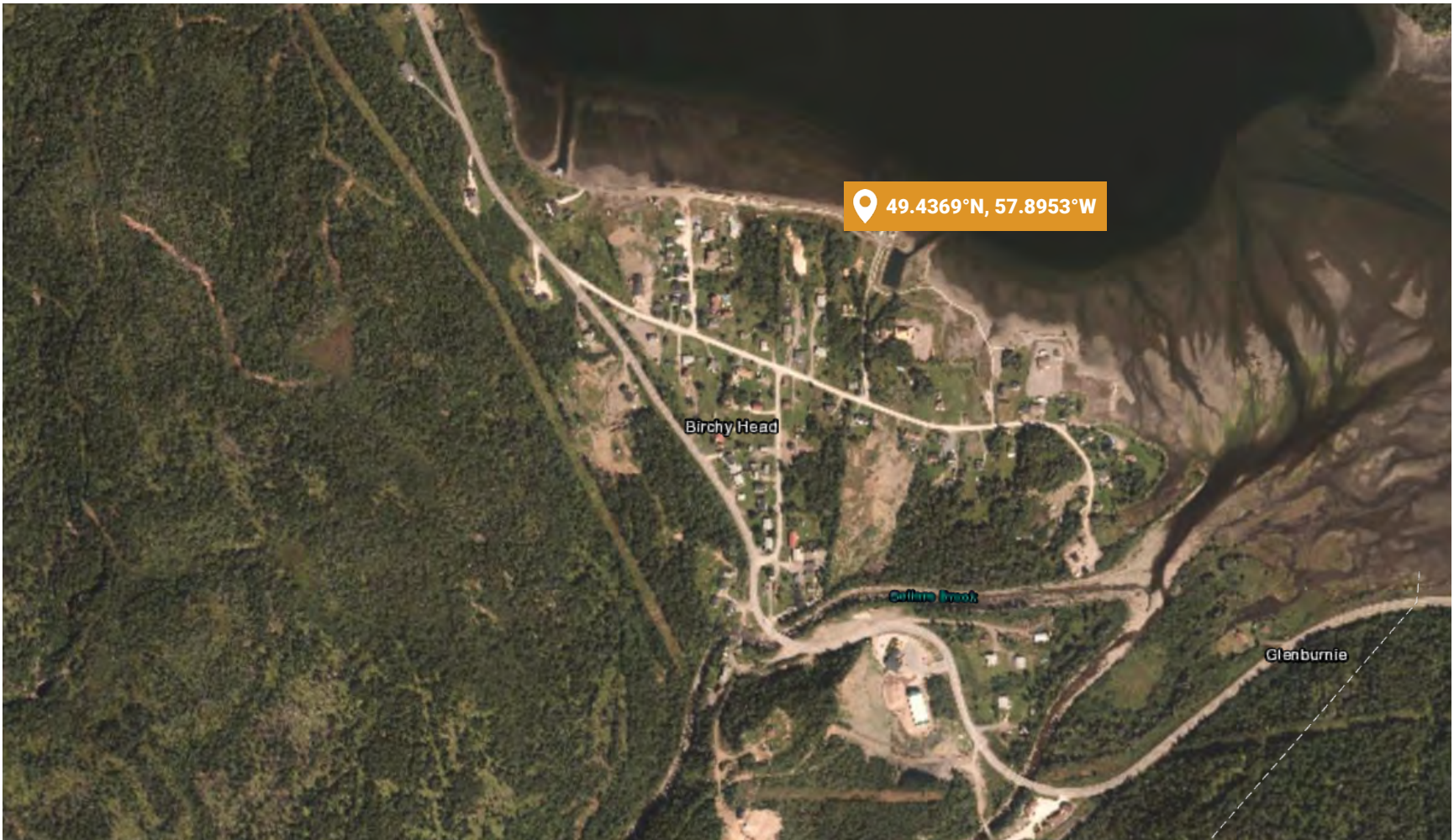




Location: Norris Point

Land Ownership: Licence to Occupy (#157817) Granted to the Town (amendment needed)

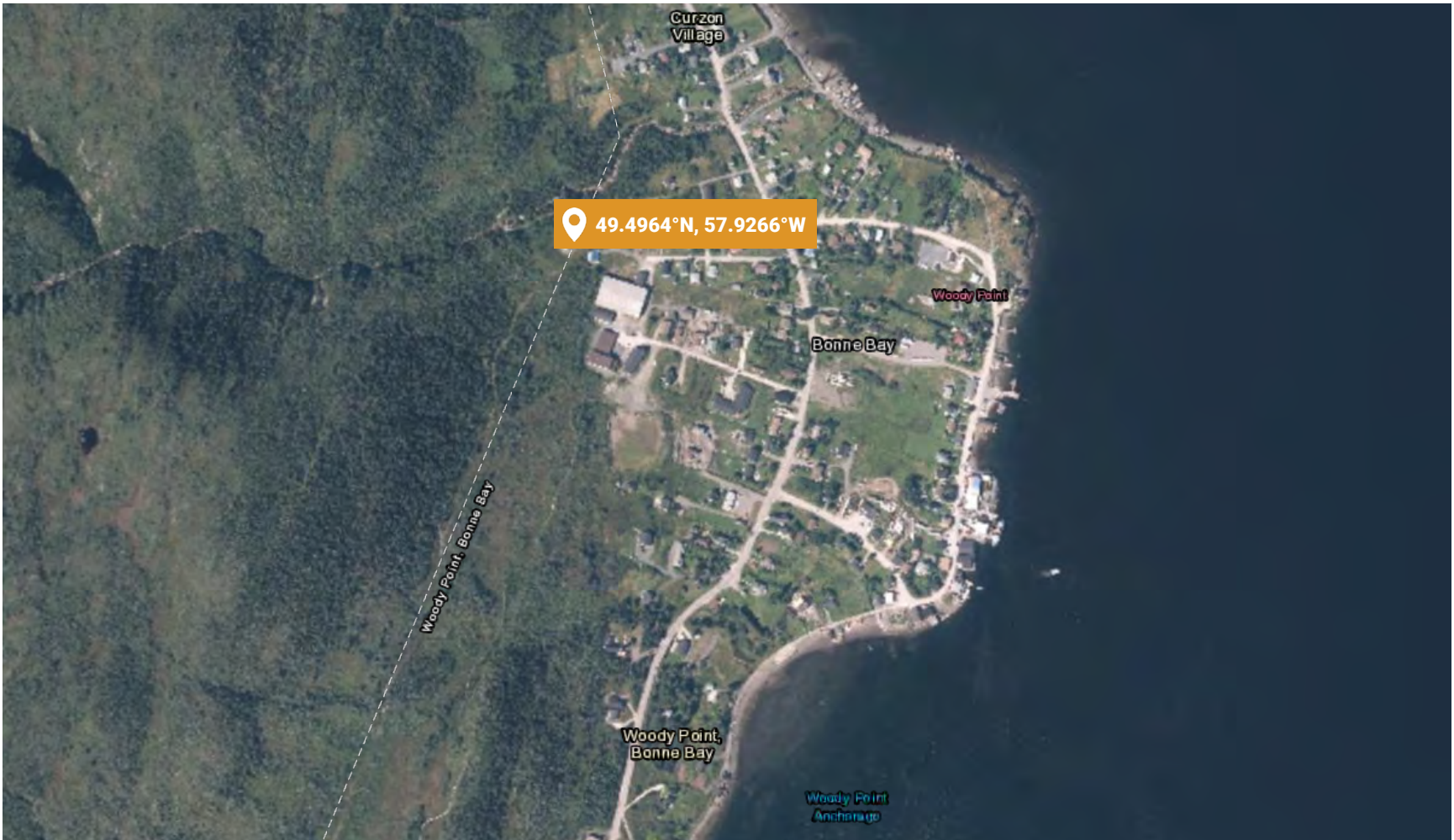




Location: Glenburnie-Birchy Head-Shoal Brook

Land Ownership: Licence to Occupy (#120166) Granted to the Town (amendment needed)





Location: Woody Point

Land Ownership: Town-owned Land





Location: Trout River

Land Ownership: Licence to Occupy (#152348) Granted to the Town (amendment needed)





Cow Head
49.9197°N, 57.8115°W



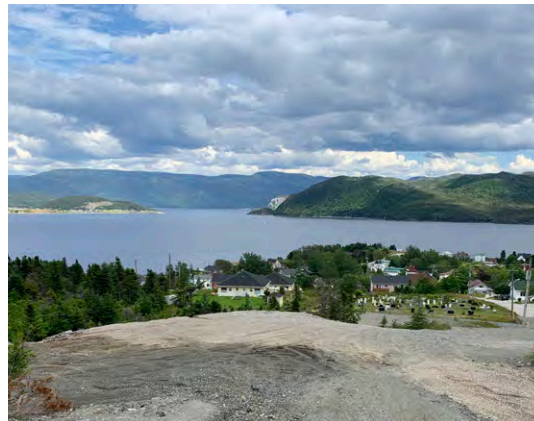
St. Paul's
49.8522°N, 57.8067°W



Norris Point
49.5267°N, 57.8829°W



Glenburnie-Birchy Head-Shoal Brook
49.4369°N, 57.8953°W



Woody Point
49.4964°N, 57.9266°W



Trout River
49.4707°N, 58.1261°W

Evidence-Based Design

Evidence-Based Design is the process of basing decisions about the built environment on credible research to achieve the best possible outcomes. The result is a stronger and more successful design solution and built product. Seven Corners incorporates principles of two prominent theories.

1. Biophilic Design - German Sociologist Erich Fromm was the first to use the term "biophilia" which refers to humans' innate tendency to seek connections with nature. Fromm suggested that this is a deeply rooted biological characteristic that causes us all to gravitate towards, identify with, and have the desire to connect with nature. It is the reason that many of us experience feelings of happiness, peace, or tranquility after spending time outdoors.

Biophilic design is a strategy that seeks to connect this inherent need to affiliate with nature into the built environment. It is about using constructed, manmade elements, such as buildings or structures, to deliver and amplify those restorative connections that we look for in the natural world.

Seven Corners incorporates principles of biophilic design in several ways:

- treads lightly on the land;
- works in harmony with nature;
- uses natural building materials;
- highlights natural views and vistas;
- links local culture and landscape;
- complements the forms of Gros Morne's natural environment;
- fosters curiosity and discovery of the natural world;
- strengthens attachment to place;
- heightens the senses by framing natural views.

2. Prospect-Refuge Theory - Geographer Jay Appleton coined this theory which states that humans are drawn to spaces that provide both clear views of the environment as well as a sense of enclosure. It stems from our biological need to observe our environment to foresee opportunities, while remaining hidden or concealed from danger. There is of course, an evolutionary element to this theory as we were all at

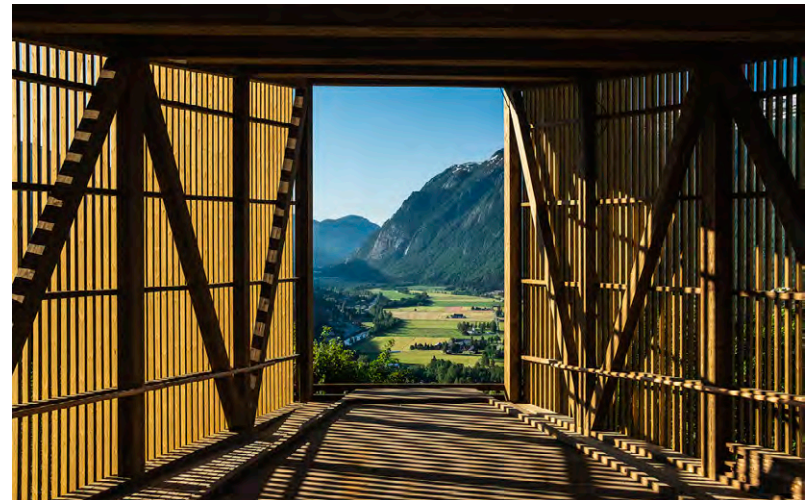
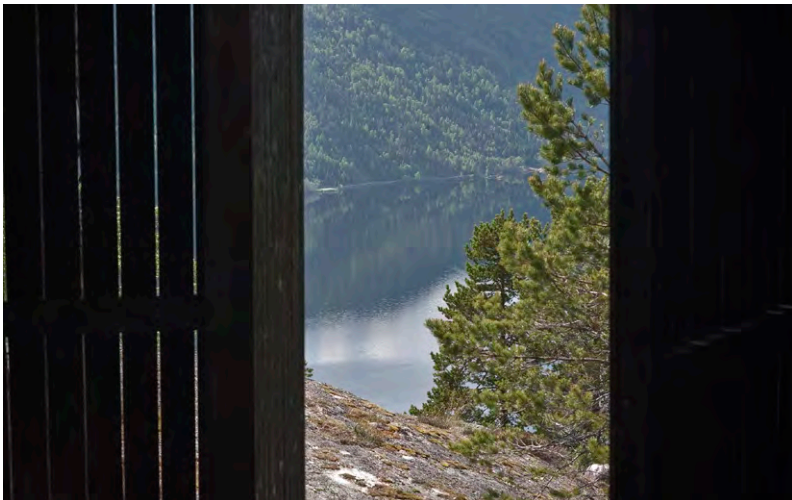
one time hunters and gatherers. While that may have changed, the theory is deeply engrained within human biology. Designers for centuries have been using it strategically to strengthen designs, for example in viewing platforms, watch towers, porches, balconies, booths, and even something as simple as placing a bench against a wall.

This technique also allows us to amplify one's experience of nature by framing a particular view. This strategy, as seen on the following page, partially obstructs peripheral distractions and brings into focus certain elements of the landscape. This "framed view" emphasizes and enhances those elements with significance; it tells the viewer that there is something worth seeing there, worth paying attention to, worth thinking about in a particular way. Each of the selected locations for the Seven Corners installations was chosen to provide such a focal point. As English designer Penelope Hobhouse suggested, "No matter how panoramic its scope, a view of surrounding countryside becomes a genuine picture only when it has been framed."





Prospect-Refuge Theory suggests that humans have the innate desire to seek places that allow them to view the landscape, while protecting them from external elements



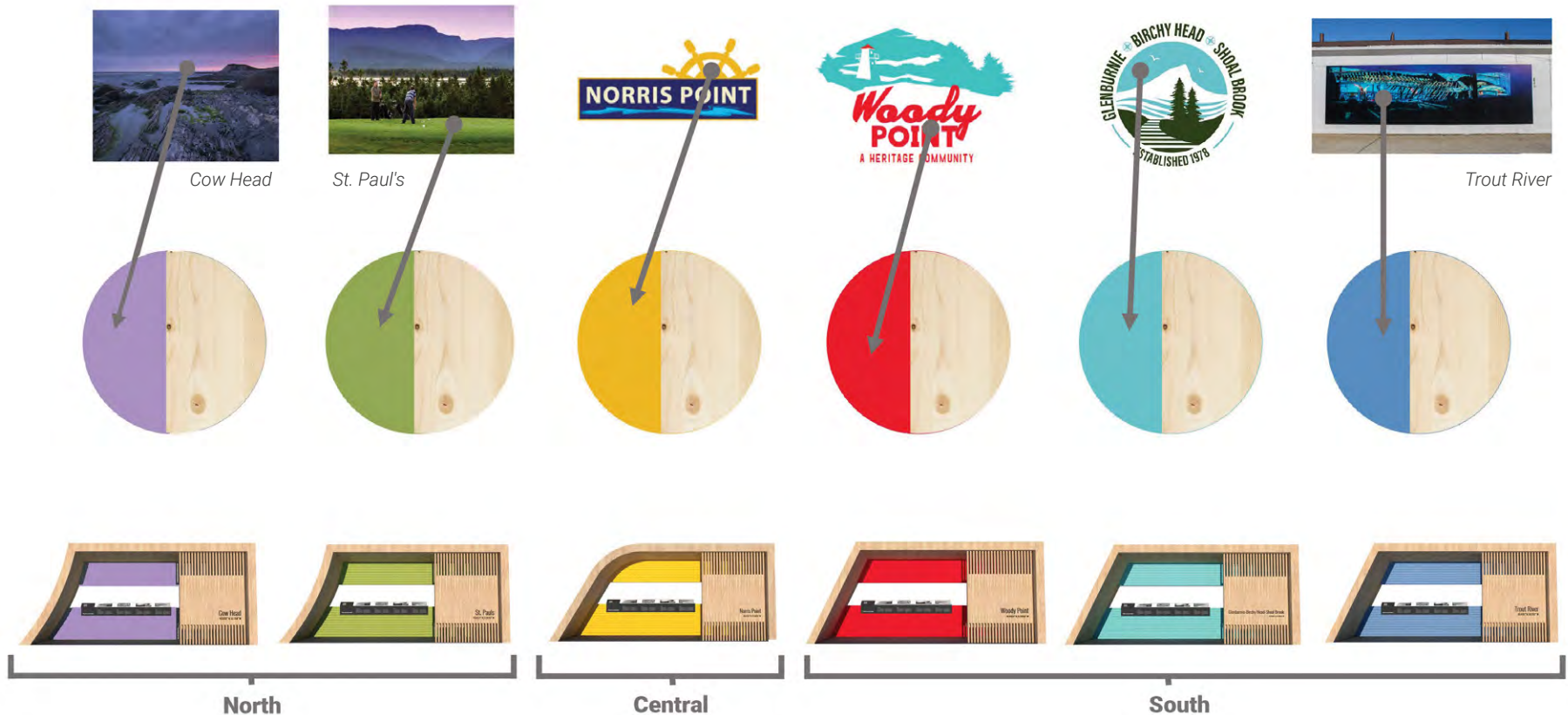
Community Uniqueness

At the centre of the Seven Corners project and the GMTRIP are the enclave communities themselves. Not only were they the driving force behind the initial project planning stages, but they will be central to its implementation and ongoing success in the long run. They are also a main character, as it is their histories and

stories that will be highlighted at each of the Seven Corners installations, and form a pivotal part of the visitor experience.

To provide a sense of individuality and uniqueness that is characteristic of the enclave communities, elements of their identities have been incorporated in the

design of the Seven Corners structures. Bright, whimsical colours have been selected to contrast, yet complement, the landscapes in which the structures will be located. As seen below, these have been extracted from the municipalities' identity, whether a Town logo or an image representative of their community.



Rationale

Upon identifying the Seven Corners series of installations as a potential tangible project, the consulting team performed further research to determine if this approach would yield tourism benefits. Following is a summary of this research:

- ▲ **Complements the existing tourism product in Gros Morne:** The design and construction of the Seven Corners installation enables visitors to participate with nature, see the landscape, and experience the communities in a way that they may not have otherwise discovered or was previously unavailable.
- ▲ **Encourages people to stay longer and explore the region:** Strategically placing the installations throughout the Park in each community encourages exploration, longer stays, and spending.
- ▲ **Forms a captivating regional experience:** As discovered through case study review, infrastructure as a tourism draw has been used successfully in other places (Norway, Batoche National Historic Site, Peggy's Cove, and others [see inset photos]), but it is unique in Newfoundland and

Labrador and in the Gros Morne region. This represents something new that is worth discovering and adding to a visitor's itinerary.

- ▲ **Aligns with current tourism trends:** The Seven Corners installations are light on the land, nature-oriented, no cost to use, provide a frictionless experience, and do not require extensive maintenance or staff resources.
- ▲ **Aligns with the NL tourism brand:** This approach delivers on the brand promise by providing high-quality tourism infrastructure that improves visitors' impressions, strengthens their connection with place, celebrates our communities, and provides a rich and unique cultural experience.
- ▲ **Positive economic impact:** Seven Corners encourages visitors to explore the entire region (spreading spending out); encourages longer stays (increasing expenditure on food, accommodations, etc.); and provides a unique community-based experience that they will want to have time and again, and share through word of mouth (driving increased visitation).



Tourism Infrastructure as attraction at Peggy's Cove, NS



Tourism Infrastructure on Norway's Ultimate Road Trip



Tourism Context

It is important to have an understanding of the tourism landscape in Newfoundland and Labrador, and how it has changed as a result of COVID-19; there have been significant shifts in visitor expectations and behaviours as well as the Province's tourism priorities, as outlined in *Vision 2026*.

Key Markets

The Seven Corners project appeals to both resident and non-resident visitors.

Non-Resident Visitors: According to the 2016 Provincial Exit Survey data, non-resident visitors emphasized nature-based landscape experiences as well as exposure to local history and culture:

- 75% participated in pleasure walking in communities;
- 60% hiked/walked on trails;
- 53% explored small/rural communities.

When asked the level of satisfaction with their trips to Newfoundland and Labrador,

non-resident visitors showed the highest levels of satisfaction when they:

- Experienced a diverse and inspiring natural landscape (92%);
- Experienced the great outdoors (88%);
- Met local people who created memorable moments (87%);
- Experienced local history (84%).

Resident Visitors: After nearly three years of COVID-related travel restrictions, there is pent up demand for leisure travel yet consumer wariness to book long-haul trips remains. This means people will seek to fulfill their travel needs closer to home. This has been acknowledged by the Province's *Stay Home Year* and *Your Backyard Beckons* marketing campaigns as well as a rise in the popularity of Facebook groups such as Staycation NL. In fact, the impact of the resident traveller on the local tourism industry can already be seen in visitor data of the past two years. In 2021, half of all residents (50%) reported taking an overnight pleasure trip within the province with that

trend set to continue in the foreseeable future.

And resident travellers, according to the Department of Tourism, Culture, Arts and Recreation (*Preparing for the 2021 Tourism Season in NL*), are seeking a similar experience as that of the non-resident visitor; the top interests of resident travellers in 2020 included:

- Hiking/walking;
- Natural attractions;
- Nature parks;
- Wildlife viewing.

Shifting Trends

The COVID-19 pandemic has had a profound impact on tourism markets globally. As recovery continues and a "new normal" emerges, traveller expectations and behaviours have changed. In November 2021, through research and consultation with tourism leaders across the country, Destination Canada released a report titled



Tourism's Big Shift: Key Trends Shaping the Future of Canada's Tourism Industry, which identified key trends that will impact travel and tourism in Canada in the near term.

This section illustrates the trends identified by Destination Canada, and how the Seven Corners project caters to these traveller needs and capitalizes on new opportunities.

1. Frictionless Travel

Travellers now, more than ever, need a straightforward process when planning and participating in travel experiences. Technology that makes the trip planning process easier and the visitor experience better will be welcomed.

Seven Corners is designed to be intuitive, easy to use, and with little to no pre-requisite required to enjoy (ie. there is no need to book in advance, arrive at a certain time, etc.) The installations are easy to use and require no pre-planning to enjoy the experience.

2. Domestic Travel

After years of COVID-related travel restrictions, there is pent up demand. Yet at the same time, wariness remains around long-haul trips and international travel. More and more Canadians will look to their own backyards to satisfy their travel needs.

Seven Corners will appeal to resident travellers' appetite for natural attractions and experiences.

3. Responsible Travel

Travellers want to have a positive impact on the communities they're visiting. They want to support local businesses, engage with local culture, and reduce their environmental impact.

Seven Corners provides the opportunity for visitors to learn about the enclave communities, spend time in the communities, and enjoy the towns with little to no environmental footprint.

4. Ascendance of Communities

Increased visitation to communities can bring unwanted pressure and negatively impact the lives of people who live there. To be sustainable, tourism development must contribute positively to the quality of life for residents through increased economic, social and/or environmental prosperity. Doing so will also lead to creating lasting visitor impressions; after all, a great place to live is a great place to visit.

While a primary objective of Seven Corners is to increase and promote tourism-based economic activity in each of the enclave communities, it is also meant to do so in a way that minimizes disruption to those towns and the natural environment. The structures are placed in remote locations away from busier parts of the community, ensuring day-to-day impact is minimized, and their nature-based focus also ensures that environmental integrity remains a priority.



5. Wild for Wilderness

The well-documented mental and physical health benefits of exposure to nature have taken on even greater significance during the pandemic. Many turned to nature to battle feelings of anxiety and confinement as well as to find opportunities to unplug, rejuvenate, and recreate in a safe setting. This trend is expected to continue to be popular among both domestic and international markets in Canada - a land known for its vast and wide open spaces.

Seven Corners is a nature-based experience that encourages spending time outdoors, exploration, recreation, and exposure to nature.

6. Health & Wellbeing

The pandemic highlighted our mental and physical wellbeing as we all strived to be more hygienic and healthy, while also battling feelings of isolation and loneliness brought on during periods of lockdown. In general, many of us have learned to prioritize our health and wellbeing over the past two

years and this trend is expected to continue as restrictions are eased.

Seven Corners promotes an active, healthy lifestyle by encouraging hiking, walking, and exploring.

7. Affluent Travel Boom

The affluent traveller market is expected to increase in the coming years. Due to travel restrictions during the pandemic, this market segment experienced increased savings since many people in this segment did not lose their jobs. They will be seeking unique, high-quality, personalized tourism attractions that provide a sense of wellbeing and personal growth.

Seven Corners provides a rich and unique cultural experience unlike any other in Newfoundland and Labrador. It appeals to a visitor's sense of discovery and will provide a sense of achievement when all seven installations have been visited.





Section 3: Implementation

Procurement

The Seven Corners structures will be constructed by a third-party contractor in the Western Newfoundland region procured through an invited bid process. A set of engineered drawings and specifications has been completed for the three structure types proposed (see Appendix) and these documents will form the basis for this invitation.

To achieve best value, transparency, and a competitive procurement process, a minimum of three contractors will be invited to review the documents and provide quotes for the work, which will include:

- Mobilization to the site;
- Site preparation;
- Purchasing and supplying material;
- Providing all necessary equipment and labour to erect the structures;
- Reinstatement of any damages due to the work;
- Demobilization off the site.

The GMTRIP will complete the Invitation to Bid/Tender document which will accompany the drawings/specifications and define the terms and conditions of the bid process, a description of the project and the service being sought, evaluation criteria, bid closing times and dates, contractor bonding requirements, and delivery requirements.

The GMTRIP will oversee the procurement process and will assign a representative to act as a liaison between the Partnership and prospective bidders, communicating with bidders, answering questions, and providing updates to the group.

Bids will be received by the GMTRIP through its designated representative and will be date and time stamped upon receipt. Submitted bids will be stored securely, including bonds submitted by the bidders.

Bids will be evaluated based on a pre-determined criteria developed by the GMTRIP. The criteria will be disclosed in the bid documents. The evaluation criteria will be structured to achieve best value

for the GMTRIP and may not necessarily require acceptance of the lowest bid. The evaluation of bids received will be completed by a committee of GMTRIP members and delegates as determined by the group.

Upon determination of a preferred proponent, the GMTRIP, through its representative will:

- Notify all bidders of the results;
- Return the bid securities of the unsuccessful bidders;
- Prepare a notice of award for the successful bidder;
- Receive required documentation from the successful bidder such as proof of insurance, clearance from Workplace NL, etc.
- Prepare and execute a contract with the successful bidder;
- Assign a project manager (see following section);
- Schedule and chair a project startup meeting.



Project Management

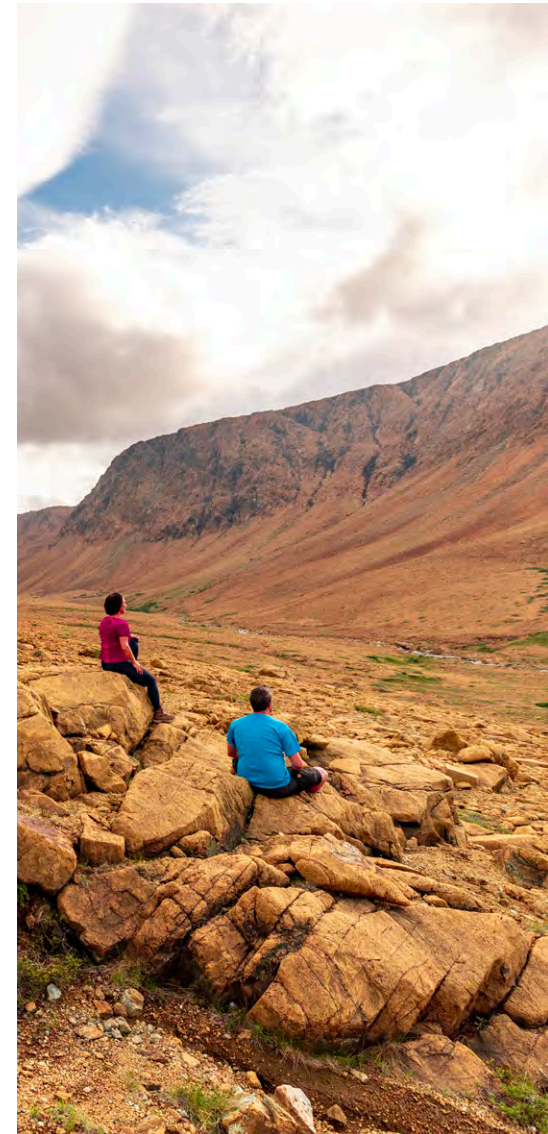
The GMTRIP intends to retain the services of a dedicated Project Manager. Similarly to the process used to identify a contractor, the GMTRIP will invite bids for this work.

The project manager will be responsible for:

- Acting as the owner's representative;
- Providing responses to technical questions, requests for information, and interpretation of the contract documents;
- Attending and chairing project meetings;
- Updating the GMTRIP group regularly about progress;
- Identifying challenges that may arise during construction, presenting mitigation options to the GMTRIP group, receiving approval of the preferred approach, and executing the approach;
- Maintaining and processing construction documentation such as meeting minutes, change orders, progress claims, and regular project updates;

- Providing inspection of items requiring testing such as concrete, soil, reinforcing, reinstatement, etc.;
- Providing as-built record drawings based on any approved changes during construction.

For specialized construction such as the Seven Corners structures, it will be imperative to maintain a regular presence on site during implementation to monitor quality of workmanship and ensure the design intent is being executed correctly. To reduce costs associated with this task, the GMCA is currently negotiating with Parks Canada to obtain partial site inspector services throughout construction. This individual will be responsible for maintaining a regular presence on site during construction and coordinating closely with the GMTRIP's dedicated Project Manager.

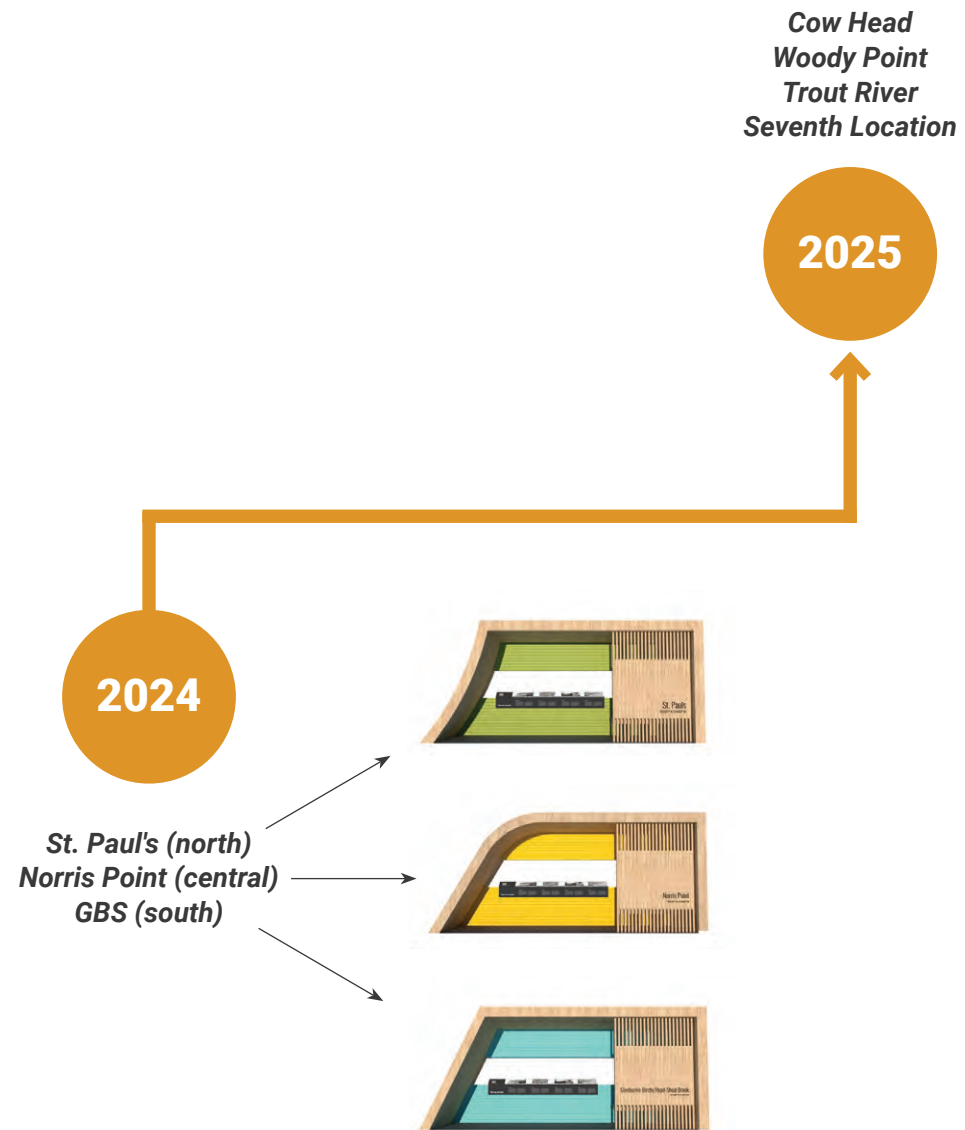


Phasing

This project will be phased over a period of two years. The 2024 construction season will be the first year and will implement three of the Seven Corners installations; one each in the north, central, and south parts of the National Park. This distribution in year one ensures that the overall project maintains its regional appeal and encourages exploration and tourism-based economic activity in all areas of the Park.

The Towns identified for this first phase are St. Paul's, Norris Point, and Glenburnie-Birchy Head-Shoal Brook. These three communities have confirmed land ownership for their proposed locations, facilitating construction for the 2024 season.

The following year, 2025, is earmarked for the installation of the remaining four Seven Corners structures. This will allow those Towns who do not yet have confirmed land ownership, as well as the currently unidentified seventh location, to be resolved.



Marketing & Promotion

It's been said that there is no such thing as an accidental tourist in Newfoundland and Labrador. It takes effort to get here, and many visitors plan their trips well ahead of ever setting foot in the province.

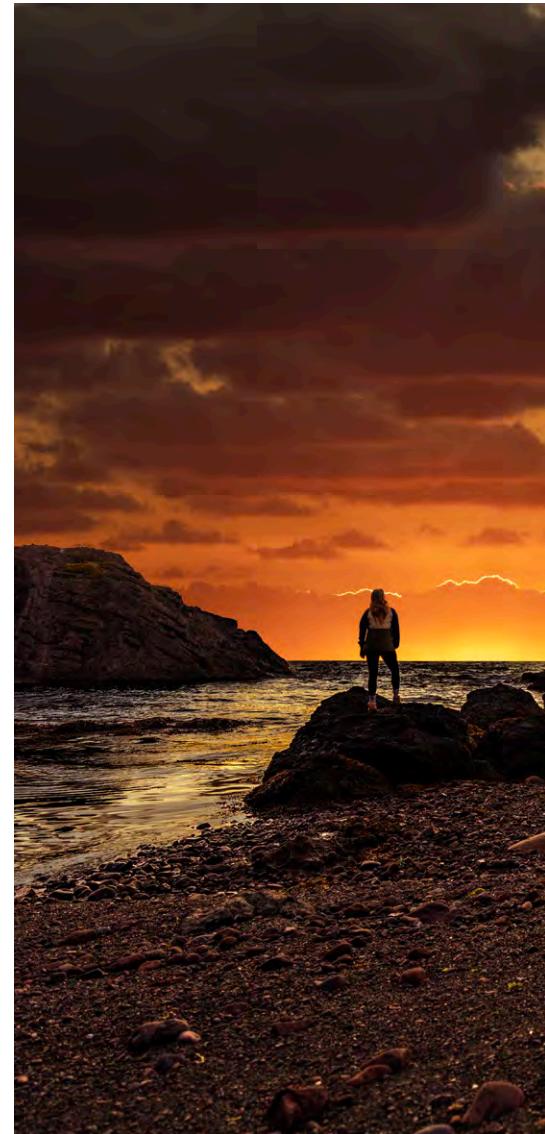
Since trip planning and booking primarily happens online, it is important that information relating to Seven Corners is accessible, up-to-date, and comprehensive. This will allow visitors to easily learn about Seven Corners and plan their trip accordingly. By ensuring information is accurate and delivered in a simple and straightforward manner, the GMTRIP will have already taken its first steps in delivering on visitor expectations.

Concurrent to Phase 1 of the Seven Corners implementation, the GMTRIP intends to complete a marketing plan which will include the following activities:

- Procurement of a marketing consultant to develop a marketing plan;
- SWOT (strengths, weaknesses, opportunities, threats) analysis;

- Target market analysis;
- Establishment of overall marketing objectives;
- Development of marketing and promotional ideas;
- Development and launch of a website;
- Development of timelines for implementation of other marketing initiatives including a budget.

This marketing plan will result in the development and launch of a Seven Corners website, creating an online presence for the experience as well as facilitating trip planning. It will also yield a series of next steps and actions required to ensure Seven Corners continues to capture the attention of the appropriate target markets, simplifies access to information, and generates excitement about the experience.





Section 4: Financial Information

Financial Information

Project Cost	Amount
Structure Type 1 (Cow Head)	\$ 207,435.00
Structure Type 1 (St. Paul's)	\$ 207,435.00
Structure Type 2 (Norris Point)	\$ 228,961.00
Structure Type 3 (GBS)	\$ 207,435.00
Structure Type 3 (Woody Point)	\$ 207,435.00
Structure Type 3 (Trout River)	\$ 207,435.00
Structure Type 2 (7th Location)	\$ 228,961.00
Digital Storytelling	\$ 35,000.00
Marketing & Promotional Plan	\$ 30,000.00
Project Management	\$ 156,009.70
Administration	\$ 156,009.70
Total Project Financing (excluding HST)	\$ 1,872,116.40

Funding Split Scenario	Amount
Requested Contribution from ACOA (65%)	\$ 1,216,875.66
Requested Contribution from the Province (25%)	\$ 468,029.10
Contribution from the GMCA/Parks Canada (8.3%)	\$ 156,009.70
Contribution from the Enclave Communities (1.7%)	\$ 31,201.94
Total Project Financing (excluding HST)	\$ 1,872,116.40

Note:

A detailed construction cost estimate has been provided by a professional quantity surveyor and was used to determine the cost of each structure shown here. The full estimate has been attached to this proposal as an Appendix. Please note that the estimate in the Appendix is for construction costs of the seven structures only, and does not include soft costs such as the digital storytelling, marketing and promotion, and administration.



Appendices

Appendix 1

Letters of Support from the Enclave Communities

TOWN OF TROUT RIVER
P.O. Box 89
Trout River, NL A0K 5P0
Email: townclerk@townoftroutriver.com
Telephone: (709) 451-5376 Facsimile: (709) 451-2127

December 11th, 2023

To Whom it May Concern,

We are the Municipal Council of the Town of Trout River, NL. Our town has been an active participant with the Gros Morne Tourism Regional Implementation Project (GMTRIP August 2020 – September 2023) and subsequently were one of the six towns who signed the Partnership agreement which created the Gros Morne Tourism Regional Innovative Partnership (GMTRIP August 13, 2023). Our mayor and town clerk sit on the GMTRIP board of directors, and we have been involved step by step in the creation of the **7 Corners** project.

It is early days for GMTRIP (the partnership) but we are building on three years of work that has already bonded Gros Morne enclave communities together in focusing on tourism development. We are grateful for the ongoing support and assistance from the Gros Morne Cooperating Association including their role as proponent organization in the **7 Corners** funding application.

Visitors are drawn to western Newfoundland to explore the national park, but we know they are also keenly interested in the communities that share this geographic area with the Park. The **7 Corners** project will add a specific focus on these communities, providing a distinctive visitor experience that draws them to every “corner” of Gros Morne where they can enjoy a unique view and access stories that feature the culture and heritage of each community. The “story library” will continue to grow over time providing a wider and richer sampling of our past and present-day narrative, told by our local residents.

This letter provides the commitment of our town to the project. We are aware that the physical structure that will be built for this project will be located on town land and that the structure once built, will be our town asset and we commit to its ongoing maintenance.

Thankyou,

Natalia Crocker, Mayor





Town of Woody Point

P.O. Box 100, Woody Point, NL A0K 1P0

Tel: (709) 453-2273 Fax: (709) 453-2270

Email: townofwoodypoint@live.com Web: www.woodypoint.ca

December 11, 2023

To Whom it May Concern

We are the municipal council of the town of Woody Point. Our town has been an active participant with the Gros Morne Tourism Regional Implementation Project (GMTRIP August 2020 – September 2023) and subsequently were one of the six towns who signed the Partnership agreement which created the Gros Morne Tourism Regional Innovative Partnership (GMTRIP August 13, 2023). Our Mayor and Town Clerk/Manager sit on the GMTRIP board of directors, and we have been involved step by step in the creation of the **7 Corners** project.

It is early days for GMTRIP (the partnership) but we are building on three years of work that has already bonded Gros Morne enclave communities together in focusing on tourism development. We are grateful for the ongoing support and assistance from the Gros Morne Cooperating Association including their role as proponent organization in the **7 Corners** funding application.

Visitors are drawn to western Newfoundland to explore the national park, but we know they are also keenly interested in the communities that share this geographic area with the park. The **7 Corners** project will add a specific focus on these communities, providing a distinctive visitor experience that draws them to every “corner” of Gros Morne where they can enjoy a unique view and access stories that feature the culture and heritage of each community. The “story library” will continue to grow over time providing a wider and richer sampling of our past and present-day narrative, told by our local residents.

This letter provides the commitment of our town to the project. We are aware that the physical structure that will be built for this project will be located on town land and that the structure once built, will be our town asset and we commit to its ongoing maintenance.

Thank you,

Irene Martin
Mayor



TOWN COUNCIL OF COW HEAD

P.O. Box 40 ▪ Cow Head, NL ▪ A0K 2A0
Phone: (709) 243-2446 ▪ Fax: (709) 243-2590
Email: townofcowhead@bellaliant.com

To Whom it May Concern;

We are the municipal council of the town of Cow Head. Our town has been an active participant with the Gros Morne Tourism Regional Implementation Project (GMTRIP August 2020 – September 2023) and subsequently were one of the six towns who signed the Partnership agreement which created the Gros Morne Tourism Regional Innovative Partnership (GMTRIP August 13, 2023). Our Mayor, Deanna Hutchings and Town Clerk, Terri-Lynn Payne, both sit on the GMTRIP board of directors, and we have been involved step by step in the creation of the **7 Corners** project.

It is early days for GMTRIP (the partnership) but we are building on three years of work that has already bonded Gros Morne enclave communities together in focusing on tourism development. We are grateful for the ongoing support and assistance from the Gros Morne Cooperating Association including their role as proponent organization in the **7 Corners** funding application.

Visitors are drawn to western Newfoundland to explore the national park, but we know they are also keenly interested in the communities that share this geographic area with the Park. The **7 Corners** project will add a specific focus on these communities, providing a distinctive visitor experience that draws them to every “corner” of Gros Morne where they can enjoy a unique view and access stories that feature the culture and heritage of each community. The “story library” will continue to grow over time providing a wider and richer sampling of our past and present-day narrative, told by our local residents.

This letter provides the commitment of our town to the project. We are aware that the physical structure that will be built for this project will be located on land we have secured use for and that the structure once built, will be our town asset and we commit to its ongoing maintenance.

Thank you,

Deanna Hutchings
Mayor

Town of Norris Point

P.O. Box 119 Norris Point, NL A0K 3V0

Phone: 709-458-2896 Fax: 709-458-2883

E-mail: info@norrispoint.ca Website: www.norrispoint.ca

December 12, 2023

To Whom it May Concern;

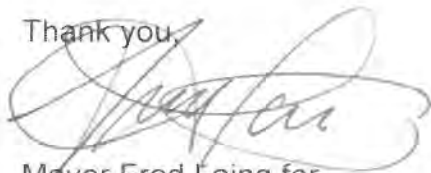
We are the municipal council of the town of Norris Point. Our town has been an active participant with the Gros Morne Tourism Regional Implementation Project (GMTRIP August 2020 – September 2023). Subsequently we were one of the six towns who signed the Partnership agreement which created the Gros Morne Tourism Regional Innovative Partnership (GMTRIP August 13, 2023). Our mayor and town clerk-manager sit on the GMTRIP board of directors and we have been involved step by step in the creation of the **7 Corners** project.

It is early days for GMTRIP (the partnership), but we are building on three years of work that has already bonded Gros Morne enclave communities together in focusing on tourism development. We are grateful for the ongoing support and assistance from the Gros Morne Cooperating Association, including their role as the proponent organization in the **7 Corners** funding application.

Visitors are drawn to western Newfoundland to explore the national park, but we know they are also keenly interested in the communities that share this geographic area with the Park. The **7 Corners** project will add a specific focus on these communities, providing a distinctive visitor experience that draws them to every “**corner**” of Gros Morne where they can enjoy a unique view and access stories that feature the culture and heritage of each community. The “story library” will continue to grow over time providing a wider and richer sampling of our past and present-day narrative, told by our local residents.

This letter provides the commitment of our town to the project. We are aware that the physical structure that will be built for this project will be located at the beginning of the town's new trail and that the structure once built, will be our town asset and we commit to its ongoing maintenance.

Thank you,



Mayor Fred Laing for
The Town of Norris Point



St. Paul's Town Council

P.O. Box 9

St. Paul's, NL A0K 4Y0

Telephone: (709) 243-2279 Fax: (709) 243-2299 E-mail: townofstpauls@gmail.com

December 11th, 2023

We are the municipal council of the Town of St. Paul's. Our Town has been an active participant with the Gros Morne Tourism Regional Implementation Project (GMTRIP August 2020 – September 2023) and subsequently were one of the six towns who signed the Partnership agreement which created the Gros Morne Tourism Regional Innovative Partnership (GMTRIP August 13th, 2023). Our Mayor and Town Clerk Manager sit on the GMTRIP board of directors, and we have been involved step by step in the creation of the **7 Corners** Project.

It is early days for GMTRIP (the partnership) but we are building on three years of work that has already bonded Gros Morne enclave communities together in focusing on tourism development. We are grateful for the ongoing support and assistance from the Gros Morne Cooperating Association including their role as proponent organization in the **7 Corners** funding application.

Visitors are drawn to western Newfoundland to explore the National Park, but we know they are also keenly interested in the communities that share this geographic area with the Park. The **7 Corners** project will add a specific focus on these communities, providing a distinctive visitor experience that draws them to every "corner" of Gros Morne where they can enjoy a unique view and access stories that feature the culture and heritage of each community. The "story library" will continue to grow over time providing a wider and richer sampling of our past and present-day narrative, told by our local residents.

This letter provides the commitment of our town to the project. We are aware that the physical structure that will be built for this project will be located on Town Land (or, on land we have secured use for) and that the structure once built, will be our town asset and we commit to its ongoing maintenance.

Thank you.

ST. PAUL'S TOWN COUNCIL



Melvin Reid,
Mayor



TOWN OF GLENBURNIE-BIRCHY HEAD-SHOAL BROOK
GENERAL DELIVERY
BIRCHY HEAD, NL. A0K 1K0
TEL/FAX: (709) 453-7220
EMAIL: gbstownoffice@gmail.com

December 13, 2023

To Whom it May Concern:

We are the municipal council of the town of Glenburnie-Birchy Head-Shoal Brook. Our town has been an active participant with the Gros Morne Tourism Regional Implementation Project (GMTRIP August 2020 – September 2023) and subsequently were one of the six towns who signed the Partnership agreement which created the Gros Morne Tourism Regional Innovative Partnership (GMTRIP August 13, 2023). Our Mayor and Town Clerk-Manager sit on the GMTRIP board of directors, and we have been involved step by step in the creation of the *7 Corners* project.

It is early days for GMTRIP (the partnership) but we are building on three years of work that has already bonded Gros Morne enclave communities together in focusing on tourism development. We are grateful for the ongoing support and assistance from the Gros Morne Cooperating Association including their role as proponent organization in the *7 Corners* funding application.

Visitors are drawn to western Newfoundland to explore the national park, but we know they are also keenly interested in the communities that share this geographic area with the park. The *7 Corners* project will add a specific focus on these communities, providing a distinctive visitor experience that draws them to every "corner" of Gros Morne where they can enjoy a unique view and access stories that feature the culture and heritage of each community. The "story library" will continue to grow over time providing a wider and richer sampling of our past and present-day narrative, told by our local residents.

This letter provides the commitment of our town to the project. We are aware that the physical structure that will be built for this project will be located on town land and that the structure, once built, will be our town asset and we commit to its ongoing maintenance.

Thank you,


Mayor Bella Young

Appendix 2

GMTRIP Partnership Agreement

GMTRIP Partnership Agreement

Gros Morne Tourism Regional Innovative Partnership

1 Background

There are 6 enclave municipalities in the Gros Morne region, who have agreed that working together on a regional approach to tourism will benefit their communities. The foundation of this idea grew out of the project headed up by the Gros Morne Cooperating Association (GMCA), i.e., the Gros Morne Tourism Regional Implementation Project (GMTRIP). The partnership will use the same acronym, modified to reflect the partnership, i.e., **Gros Morne Tourism Regional Innovative Partnership.**

2 Goals of Partnership

This Partnership will establish a collaboration among the participating municipalities that contributes to the prosperity and sustainability of the region, with the mutual goals:

1. Maintain a regional organization, the Gros Morne Tourism Regional Innovative Partnership (*GMTRIP*) to pursue tourism economic development in the long term for the municipalities in the Gros Morne region.
2. Work towards closer collaboration among municipal councils with respect to tourism development and promotion.
3. Work collaboratively with the Gros Morne National Park to develop and promote tourism in Gros Morne.
4. Support each other and work together to solve problems as they arise but respect the independence and authority and uniqueness of each municipality.
5. Protect the prized and environmentally significant landscape of Gros Morne, addressing issues impacting tourism including environmental protection and climate change.
6. Grow regional tourism while protecting and enhancing the quality of life for all residents.
7. Invigorate the visitor experience in collaboration with the Gros Morne National Park and the local tourism industry.

3 Initiating the Partnership

First tasks for the regional partnership will include:

1. Establish a Board responsible for the operation of the partnership.
2. Develop terms of reference.

This Partnership Agreement shall come into effect on August 13, 2023, and shall remain in effect unless otherwise modified or replaced.

4. Partners and Signatories

This agreement is not intended to remove power or make policy decisions for any of the partners nor is the agreement legally enforceable as it relies on the spirit of cooperation and collaboration among the communities.

The signing of this Partnership Agreement implies that the municipal Councils, current and future, will strive to accomplish the goals of the Partnership.

A. Council of the Town of Cow Head

Mayor: Deanna Hutchings

Signature: Deanna Hutchings Date: Aug 13th, 2023

B. Council of the Town of St. Paul's

Mayor: Melvin Reid

Signature: [Signature] Date: Aug 13 - 2023

C. Council of the Town of Norris Point

Mayor: Fred Laing

Signature: [Signature] Date: Aug. 13, 2023

D. Council of the Town of Glenburnie, Birchy Head, Shoal Brook

Mayor: Bella Young

Signature: Bella Young Date: Aug 13 2023

E. Council of the Town of Woody Point

Mayor: Irene Martin

Signature: Irene Martin Date: Aug 13, 2023

F. Council of the Town of Trout River

Mayor: Natalia Crocker

Signature: Natalia Crocker Date: Aug 13, 2023

Appendix 3

GMCA Supporting Documentation

Gros Morne Cooperating Association Mandate

The Gros Morne Cooperating Association is a not-for-profit organization with volunteer members. The Gros Morne Cooperating Association works with Gros Morne National Park to support and supplement the protection, preservation and interpretation of the park's heritage. The Co-op's products and services help visitors and residents better understand the important natural, cultural and human history of the area. Revenue that is earned is used to enhance visitor activities, conservation programs at the park and marketing the Gros Morne region as a destination.

Management and Key Personnel

Management Team:

Colleen Kennedy, Executive Director, Gros Morne Cooperating Association

Jonathan Foster, Executive Director, Gros Morne Institute for Sustainable Tourism

HST Rebate Information

135939718RR0001

Rebate Rate: 50%

**Gros Morne Co-operating
Association / Board Members**

NAME	POSITION	HOME ADDRESS	TELEPHONE #
Colleen Kennedy	Executive Director	72 Pond Road, P.O. Box 130 Rocky Harbour A0K 4N0	458-3605
Shirley Montague	Chairperson	158 Main Street, P.O Box 305 Norris Point, NL A0K 3V0	458-2205
Walt Nicolle	Treasurer	10 Pond Road P. O Box 124 Rocky Harbour, NL A0K 4N0	458-2826
Annette Parsons	Vice-Chairperson	278 Main Street, P. O Box 155 Norris Point, NL A0K 3V0	458-2382
Tom Cochrane	Board Member	21A Humber Park Corner Brook, NL A2H 3L2	660-6122
Anne Marceau	Board Member	21 Pond Road, P.O Box 144 Rocky Harbour, NL A0K 4N0	458-2021
Chris Temple	Secretary	4 Shearaton Rd. Rocky Harbour, NL A0K 4N0	458-3282
Meigan Aspin	Board Member	34A Bugden's Cove Road, P.O Box 347Norris Point, NL A0K 3V0	638-1906
Stephen Decker	Board Member/Academic in residence	3 Carmen Street, Corner Brook NL A2H 4T8	639-6578
Kristen Hickey	Board Member	23 Raymond Heights Corner Brook, NL A2H 2S2	632-5292



NEWFOUNDLAND

THE CORPORATIONS ACT

FORM 2

CERTIFICATE OF INCORPORATION

(Section 15)

Gros Morne Cooperating Association Inc.

Name of Corporation

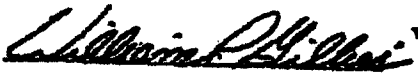
31587-93

Number

I certify that the Corporation, the Articles of Incorporation of which are attached, was incorporated under *The Corporations Act*.

Registrar

Date of Incorporation



March 30, 1993

GROS MORNE CO OPERATING ASSOCIATION INC.
ROCKY HARBOUR, NEWFOUNDLAND AND LABRADOR
(See Notice to Reader)
FOR THE YEAR ENDED MARCH 31, 2023

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Statement of Receipts and Disbursements – Pool	6
Statement of Receipts and Disbursements – Book Shelf	7

**Kirk Chynn
108 Nicholsville Road
Deer Lake, NL
A8A 1V5**

Notice to Reader

**To the directors of
Gros Morne Co operating Association Inc.**

I have compiled the balance sheet and statement of receipts and disbursements of Gros Morne Co Operating Association Inc. as at March 31, 2023 on information supplied to me by management.

**Kirk Chynn
December 2, 2023**

GROS MORNE CO OPERATING ASSOCIATION INC.
STATEMENT OF RECEPITS AND DISBURSEMENTS

(See Notice to Reader)

FOR THE YEAR ENDED MARCH 31, 2023

	<u>2023</u>	<u>2022</u>
Receipts		
Operations		
Pool – Schedule 1	\$ 21 730	\$ 26 577
Book Shelf – Schedule 2	77 798	(33 127)
Funding		
ACOA		134 669
HRDC grants and wage subsidies	31 393	50 439
Other		
Cross country skiing	32 270	33 270
Interest on investments	69 813	44 797
GMIST	450 775	123 798
Projects and miscellaneous	<u>1 099 223</u>	<u>502 564</u>
	<u>1 783 002</u>	<u>882 987</u>
Disbursements		
Operations		
Bank charges	3 142	1 079
Benefits	23 635	17 495
Corporate costs	25 269	19 272
Salaries	200 577	214 827
Telephone	2 582	3 117
Funding		
Marketing co operative	57 764	69 481
GMIST	341 961	220 914
Other		
Cross country skiing	42 136	30 728
Donations		2 000
Projects and miscellaneous	<u>324 689</u>	<u>329 148</u>
	<u>1 021 755</u>	<u>908 061</u>
Increase (decrease) in cash receipts	<u>\$ 761 247</u>	<u>\$ (25 074)</u>

GROS MORNE CO OPERATING ASSOCIATION INC.**BALANCE SHEET**
(See Notice to Reader)
MARCH 31, 2023

	<u>2023</u>	<u>2022</u>
<u>ASSETS</u>		
Current		
Cash	\$ 876 199	\$ 773 237
Investments	2 707 872	2 138 191
Accounts receivable	<u>614 717</u>	<u>522 556</u>
	4 198 788	3 433 984
Capital	<u>69 235</u>	<u>69 235</u>
	<u>\$ 4 268 023</u>	<u>\$ 3 502 219</u>
<u>LIABILITIES</u>		
Current		
Payables and accruals	<u>\$ 454 479</u>	<u>\$ 450 922</u>
<u>EQUITY</u>		
Investment in capital assets	69 235	69 235
Surplus	<u>3 744 309</u>	<u>2 983 062</u>
	<u>3 813 544</u>	<u>3 052 297</u>
	<u>\$4 268 023</u>	<u>\$3 503 219</u>

ON BEHALF OF THE BOARD

_____, Director

GROS MORNE CO OPERATING ASSOCIATION INC.**STATEMENT OF EQUITY****(See Notice to Reader)****FOR THE YEAR ENDED MARCH 31, 2023**

	<u>2023</u>	<u>2022</u>
Investment in capital assets		
Balance, beginning and end of year	\$ <u>69 235</u>	\$ <u>69 235</u>
Surplus		
Balance, beginning of year	\$ 2 983 062	\$ 3 008 136
Surplus, during year	<u>761 247</u>	<u>(25 074)</u>
 Balance, end of year	 <u>3 744 309</u>	 <u>2 983 062</u>
	 <u>32 813 544</u>	 <u>\$2 990 429</u>

GROS MORNE CO OPERATING ASSOCIATION INC.**NOTES TO FINANCIAL STATEMENTS****(See Notice to Reader)****MARCH 31, 2023****1. Investments**

Investments are held in interest bearing savings accounts with the Bank of Montreal And the Bank of Nova Scotia.

2. Capital Assets

	<u>2023</u>	<u>2022</u>
Computers and software	\$ 29 617	\$ 29 617
Furniture	19 940	19 940
Skis	8 450	8 450
Display unit	4 439	4 439
All terrain vehicle	<u>6 789</u>	<u>6 789</u>
	<u>\$ 69 235</u>	<u>\$ 69 235</u>

Capital assets are recorded at cost. No provision for depreciation is recorded in these Financial statements.

Capital assets purchased out of general revenue are fully charged against revenue in The year of acquisition.

Capital assets disposed of are deleted from the accounts at their original cost.

The equity of the association in capital asses is represented by an equity account – “Investment in Capital Assets”.

3. Inventory

Inventory purchased for resale is charged as an expenditure in the year of purchase.

GROS MORNE CO OPERATING ASSOCIATION INC.
STATEMENT OF RECEIPTS AND DISBURSEMENTS - POOL
 (See Notice to Reader)
FOR THE YEAR ENDED MARCH 31, 2023

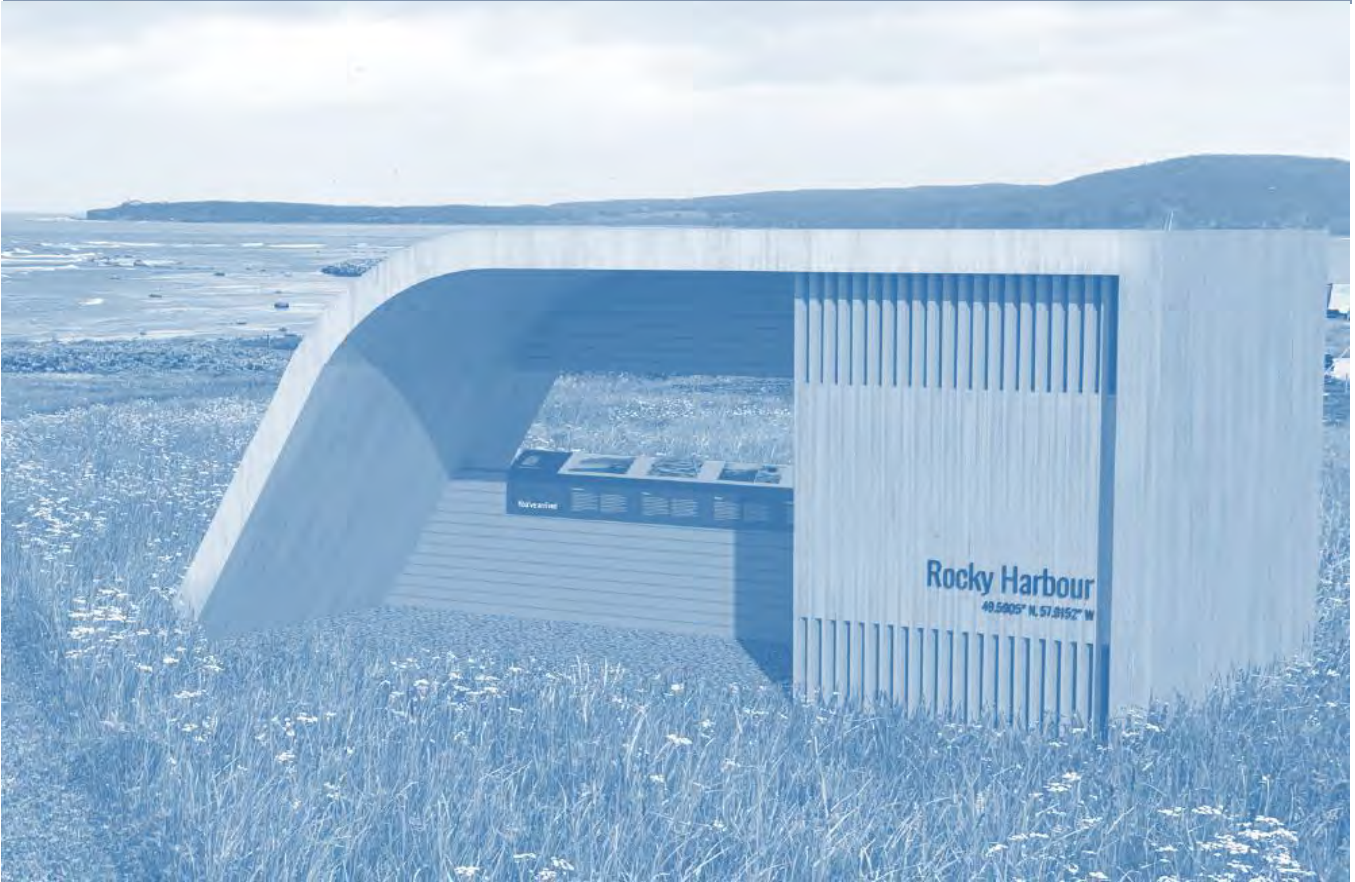
	<u>2023</u>	<u>2022</u>
Receipts		
Revenue	\$ 53 252	\$ 42 724
Pool cleaning contract	<u>72 000</u>	<u>70 000</u>
	<u>125 252</u>	<u>112 724</u>
 Disbursements		
Benefits	5 273	4 398
Swim ticket reimbursement	16 411	17 075
Miscellaneous	10 274	1 851
Wages	<u>71 564</u>	<u>62 823</u>
	<u>103 522</u>	<u>86 147</u>
	<u>\$ 21 730</u>	<u>\$ 26 577</u>

Appendix 4

Class A Cost Estimate

Gros Morne Interpretive Structures

Various Communities, Eastern Newfoundland and Labrador



ELEMENTAL COST PLAN
CLASS A - FUNDING APPLICATION ESTIMATE
SEPTEMBER 11, 2023



163 Village Road, Herring Cove, Nova Scotia, Canada, B3V 1H2

www.qsolv.ca

Preamble

INTRODUCTION

The Class A - Funding Application Estimate enclosed represents the construction costs for the proposed interpretive structures located in seven communities in eastern Newfoundland and Labrador as designed by Mills & Wright Landscape Architecture.

The communities where the interpretive structures are to be located are Cow Head, St. Paul's, Norris Point, Rocky Harbour, Woody Point, Glenburnie-Birchy Head-Shoal Brook, and Trout River. Three slightly different structures were developed based on inspiration from the landscapes. The interpretive structures are located in remote areas and include concrete foundations, glulam structure, cladding, bench area, and interpretive signage.

APPROACH

The construction costs for this report include all materials, labour, equipment, overheads, general conditions, plus markups and contractor's profit, for the interpretive structures as presented in the project documents.

Quantities were measured based on the Canadian Institute of Quantity Surveyors (CIQS) standards for Method of Measurement and presented in elemental format.

Pricing reflects competitive bids for every element of the work for a project of this type procured under an open market stipulated lump sum bid contract in Eastern NL. Unit costs are developed and expressed as typical sub-contractor pricing and are inclusive of subcontractor's overheads and profits.

This estimate is an indication of the probable construction costs and is intended to represent fair market value of the construction costs. This estimate should not be considered a prediction of the lowest bid.

Preamble

COST BASE

All costs are expressed in third quarter 2023 Canadian dollars (3Q2023).

All costs are shown exclusive of the 15% Harmonized Sales Tax (HST).

ESCALATION

An Escalation Allowance is excluded from this report based on a tender and award no later than 6 months from the date of this report.

Atlantic Canada is experiencing significant construction escalation currently with no signs of easing moving forward. Every attempt has been made to capture the potential escalation for the next 6 months.

CONTINGENCIES

A Design Development Contingency Allowance of 10% is included in this report to allow for scope and budget adjustments for the remaining design phase.

A Construction Contingency Allowance of 10% is included in this report to allow for change orders during the construction phase.

EXCLUSIONS

The following have been excluded from this cost report:

Premium for single source materials or equipment unless noted otherwise

Third party commissioning

Professional and design fees

Project management fees

Interim financing

Land acquisition costs

Legal fees and surveys

Moving cost or swing space costs

Preamble

EXCLUSIONS

- Owner's risk allowance
- Furniture and equipment unless noted otherwise.
- Accelerated schedule
- Unsuitable soil conditions
- Rock excavation
- Winter concrete work
- Project phasing
- Commissionaires and security
- Cost premiums due to Covid-19
- Cost premiums due to new tariffs placed on construction goods

DOCUMENTATION

This Class A estimate is based on the following documentation:

Drawings:	Rev	Dated:
Structure 1 S1-S7	A1	June 19, 2023
Structure 2 S1-S7	A1	June 19, 2023
Structure 3 S1-S7	A1	June 19, 2023



PROJECT SUMMARY

PROJECT: GROS MORNE INTERPRETIVE STRUCTURE
 LOCATION: VARIOUS LOCATIONS, EASTERN NL
 CLIENT:
 DESIGNER: MILLS AND WRIGHT LANDSCAPE ARCHITECTURE

Class A Estimate

DATE: SEPTEMBER 11, 2023
 CLASS: A - FUNDING APPLICATION
 FILE: 13458

DESCRIPTION		ELEMENTAL QUANTITY		ELEMENTAL UNIT RATE		ELEMENTAL AMOUNT		NOTES
1	COW HEAD	16	m2	\$	14,645	\$	229,000	North Design
2	ST. PAUL'S	16	m2	\$	14,645	\$	229,000	North Design
3	ROCKY HARBOUR	16	m2	\$	16,116	\$	252,000	Central Design
4	NORRIS POINT	16	m2	\$	16,116	\$	252,000	Central Design
5	GLENBURNIE-BIRCHY HEAD-SHOAL BROOK	16	m2	\$	14,645	\$	229,000	South Design
6	WOODY POINT	16	m2	\$	14,645	\$	229,000	South Design
7	TROUT RIVER	16	m2	\$	14,645	\$	229,000	South Design

ELEMENTAL COST SUMMARY

PROJECT: GROS MORNE INTERPRETIVE STRUCTURE
 LOCATION: COW BAY, NL
 CLIENT:
 DESIGNER: MILLS AND WRIGHT LANDSCAPE ARCHITECTURE

Class A Estimate

DATE: SEPTEMBER 11, 2023
 CLASS: A - FUNDING APPLICATION
 FILE: 13458
 AOW:m2: 16

AREA OF WORK 16 m2

ELEMENT	RATIO TO AOW	ELEMENTAL QUANTITY	ELEMENTAL UNIT RATE	ELEMENTAL AMOUNT	RATE PER AOW	TOTAL AMOUNT	%
A SHELL					\$ 5,144	\$ 80,428	35.12
A1 SUBSTRUCTURE					\$ 1,265	\$ 19,780	8.64
A11 Foundations	1.000	16 m2	\$ 1,264.98	\$ 19,780	\$ 1,265		8.64
A12 Basement Excavation	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A2 STRUCTURE					\$ 1,445	\$ 22,603	9.87
A21 Lowest Floor Construction	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A22 Upper Floor Construction	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A23 Roof Construction	0.831	13 m2	\$ 1,738.67	\$ 22,603	\$ 1,445		9.87
A3 EXTERIOR ENCLOSURE					\$ 2,433	\$ 38,045	16.61
A31 Walls Below Grade	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A32 Walls Above Grade	3.389	53 m2	\$ 717.83	\$ 38,045	\$ 2,433		16.61
A33 Windows and Entrances	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A34 Roof Coverings	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A35 Projections	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B INTERIORS					\$ 700	\$ 10,944	4.78
B1 PARTITIONS AND DOORS					\$ -	\$ -	0.00
B11 Partitions	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B12 Doors	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B2 INTERIOR FINISHES					\$ -	\$ -	0.00
B21 Floor Finishes	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B22 Ceiling Finishes	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B23 Wall Finishes	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B3 FITTINGS AND EQUIPMENT					\$ 700	\$ 10,944	4.78
B31 Fittings and Fixtures	1.000	16 m2	\$ 699.88	\$ 10,944	\$ 700		4.78
B32 Equipment	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B33 Conveying Systems	1.000	16 m2	\$ -	\$ -	\$ -		0.00
SERVICES					\$ -	\$ -	0.00
C1 MECHANICAL					\$ -	\$ -	0.00
C11 Plumbing and Drainage	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C12 Fire Protection	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C13 HVAC	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C14 Controls	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C2 ELECTRICAL					\$ -	\$ -	0.00
C21 Services and Distribution	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C22 Lighting, Devices and Heating	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C23 Systems and Ancillaries	1.000	16 m2	\$ -	\$ -	\$ -		0.00
NET BUILDING SUBTOTAL - LESS SITE					\$ 5,843	\$ 91,372	39.90
D SITE & ANCILLARY WORK					\$ 2,896	\$ 45,277	19.77
D1 SITEWORK					\$ 2,896	\$ 45,277	19.77
D11 Site Development	1.000	16 m2	\$ 2,895.56	\$ 45,277	\$ 2,896		19.77
D12 Mechanical Site Services	1.000	16 m2	\$ -	\$ -	\$ -		0.00
D13 Electrical Site Services	1.000	16 m2	\$ -	\$ -	\$ -		0.00
D2 ANCILLARY WORK					\$ -	\$ -	0.00
D21 Demolition	1.000	16 m2	\$ -	\$ -	\$ -		0.00
D22 Alterations	1.000	16 m2	\$ -	\$ -	\$ -		0.00
NET BUILDING SUBTOTAL - INCLUDING SITE					\$ 8,739	\$ 136,649	59.67
Z GENERAL REQUIREMENTS AND ALLOWANCES					\$ 5,853	\$ 91,528	39.97
Z1 GENERAL REQUIREMENTS AND FEES					\$ 3,321	\$ 51,927	22.68
Z11 General Requirements and Overheads		20%		\$ 27,330	\$ 1,748		11.93
Z12 Contractors Profit		15%		\$ 24,597	\$ 1,573		10.74
Z2 ALLOWANCES					\$ 2,533	\$ 39,601	17.29
Z21 Design Allowance		10%		\$ 18,858	\$ 1,206		8.23
Z22 Escalation Allowance		0%		\$ -	\$ -		0.00
Z23 Construction Allowance		10%		\$ 20,743	\$ 1,327		9.06
TOTAL CONSTRUCTION COST (HST EXTRA)				\$14,645 per m2		\$ 229,000	100.00



Element	Quantities		Unit Rates		Sub-totals
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SUBSTRUCTURE

A11 Standard Foundations

1 Footings

▪ Concrete	3	m3	\$	900.00	\$	2,700
▪ Formwork	8	m2	\$	350.00	\$	2,800
▪ Rebar	255	kgs	\$	10.00	\$	2,550
▪ 13mm anchor bolts	16	no	\$	50.00	\$	800

2 Piers

▪ Concrete	3	m3	\$	900.00	\$	2,700
▪ Formwork	15	m2	\$	350.00	\$	5,250
▪ Rebar	298	kgs	\$	10.00	\$	2,980

A11 Standard Foundations Total	16	m2	\$	1,264.98	\$	19,780
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A23 Roof Construction

1 Roof Construction

▪ 137x292mm glulam beams - supplied	17	m	\$	550.00	\$	9,403
▪ 38x405mm glulam decking - supplied	13	m2	\$	350.00	\$	4,699
▪ Glulam - erected	1	sum	\$	5,000.00	\$	5,000
▪ Brackets and hardware	1	sum	\$	3,500.00	\$	3,500

A23 Roof Construction Total	13	m2	\$	1,738.67	\$	22,603
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A32 Walls Above Grade

1 Exterior Walls

▪ 38x405mm glulam decking - supplied	15	m2	\$	350.00	\$	5,369
▪ 137x292mm glulam columns - supplied	18	m	\$	650.00	\$	11,545
▪ Brackets and hardware	1	sum	\$	3,500.00	\$	3,500
▪ Glulam - erected	1	sum	\$	5,000.00	\$	5,000
▪ 38x89mm studs	200	m	\$	25.00	\$	5,000
▪ 13mm clapboard siding	38	m2	\$	200.00	\$	7,631

A32 Walls Above Grade Total	53	m2	\$	717.83	\$	38,045
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FITTINGS AND EQUIPMENT

B31 Fittings and Fixtures

1 Bench

▪ Bench bracket	6	no	\$	150.00	\$	900
▪ 38x89 wood bench	25	m	\$	75.00	\$	1,885
▪ Lumber coating	6	m2	\$	25.00	\$	159

2 Letters

▪ Supply & install location letters and numbers	1	sum	\$	3,000.00	\$	3,000
▪ Interpretive panel	1	sum	\$	5,000.00	\$	5,000

B31 Fittings and Fixtures Total	16	m2	\$	699.88	\$	10,944
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SITWORKS

D11 Site Development

1 General Mobilization, Preparatory Works



Element	Quantities		Unit Rates		Sub-totals
▪ Locates	1	sum	\$	1,000.00	\$ 1,000
▪ Environmental measures	1	sum	\$	1,000.00	\$ 1,000
▪ Fencing, signs, barricades	1	sum	\$	1,000.00	\$ 1,000
▪ Seacan & transport to site	1	sum	\$	5,000.00	\$ 5,000
2 Site Preparation					
▪ Grade site	1	sum	\$	5,000.00	\$ 5,000
▪ Excavation	63	m3	\$	300.00	\$ 18,772
▪ Backfill	63	m3	\$	150.00	\$ 9,450
▪ Compacted granular	12	m3	\$	350.00	\$ 4,056
D11 Site Development Total	16	m2	\$	2,895.56	\$ 45,277

GENERAL REQUIREMENTS AND FEES

Z11 General Requirements and Overheads

▪ Contractor's overheads				20.00%	\$ 27,330
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Z11 General Requirements and Overheads Total	16	m2	\$	1,747.79	\$ 27,330
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Z12 Contractor's Profit

▪ Contractor's profit				15.00%	\$ 24,597
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Z12 Contractor's Profit Total	16	m2	\$	1,573.01	\$ 24,597
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ALLOWANCES

Z21 Design Allowance

▪ Design development contingency				10.00%	\$ 18,858
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Z21 Design Allowance Total	16	m2	\$	1,205.98	\$ 18,858
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Z23 Construction Contingency

▪ Construction contingency				10.00%	\$ 20,743
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Z23 Construction Contingency	16	m2	\$	1,326.57	\$ 20,743
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ELEMENTAL COST SUMMARY

PROJECT: GROS MORNE INTERPRETIVE STRUCTURE
 LOCATION: ST. PAUL'S, NL
 CLIENT:
 DESIGNER: MILLS AND WRIGHT LANDSCAPE ARCHITECTURE

Class A Estimate

DATE: SEPTEMBER 11, 2023
 CLASS: A - FUNDING APPLICATION
 FILE: 13458
 AOW:m2: 16

AREA OF WORK 16 m2

ELEMENT	RATIO TO AOW	ELEMENTAL QUANTITY	ELEMENTAL UNIT RATE	ELEMENTAL AMOUNT	RATE PER AOW	TOTAL AMOUNT	%
A SHELL					\$ 5,144	\$ 80,428	35.12
A1 SUBSTRUCTURE					\$ 1,265	\$ 19,780	8.64
A11 Foundations	1.000	16 m2	\$ 1,264.98	\$ 19,780	\$ 1,265		8.64
A12 Basement Excavation	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A2 STRUCTURE					\$ 1,445	\$ 22,603	9.87
A21 Lowest Floor Construction	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A22 Upper Floor Construction	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A23 Roof Construction	0.831	13 m2	\$ 1,738.67	\$ 22,603	\$ 1,445		9.87
A3 EXTERIOR ENCLOSURE					\$ 2,433	\$ 38,045	16.61
A31 Walls Below Grade	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A32 Walls Above Grade	3.389	53 m2	\$ 717.83	\$ 38,045	\$ 2,433		16.61
A33 Windows and Entrances	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A34 Roof Coverings	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A35 Projections	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B INTERIORS					\$ 700	\$ 10,944	4.78
B1 PARTITIONS AND DOORS					\$ -	\$ -	0.00
B11 Partitions	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B12 Doors	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B2 INTERIOR FINISHES					\$ -	\$ -	0.00
B21 Floor Finishes	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B22 Ceiling Finishes	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B23 Wall Finishes	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B3 FITTINGS AND EQUIPMENT					\$ 700	\$ 10,944	4.78
B31 Fittings and Fixtures	1.000	16 m2	\$ 699.88	\$ 10,944	\$ 700		4.78
B32 Equipment	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B33 Conveying Systems	1.000	16 m2	\$ -	\$ -	\$ -		0.00
SERVICES					\$ -	\$ -	0.00
C1 MECHANICAL					\$ -	\$ -	0.00
C11 Plumbing and Drainage	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C12 Fire Protection	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C13 HVAC	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C14 Controls	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C2 ELECTRICAL					\$ -	\$ -	0.00
C21 Services and Distribution	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C22 Lighting, Devices and Heating	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C23 Systems and Ancillaries	1.000	16 m2	\$ -	\$ -	\$ -		0.00
NET BUILDING SUBTOTAL - LESS SITE					\$ 5,843	\$ 91,372	39.90
D SITE & ANCILLARY WORK					\$ 2,896	\$ 45,277	19.77
D1 SITEWORK					\$ 2,896	\$ 45,277	19.77
D11 Site Development	1.000	16 m2	\$ 2,895.56	\$ 45,277	\$ 2,896		19.77
D12 Mechanical Site Services	1.000	16 m2	\$ -	\$ -	\$ -		0.00
D13 Electrical Site Services	1.000	16 m2	\$ -	\$ -	\$ -		0.00
D2 ANCILLARY WORK					\$ -	\$ -	0.00
D21 Demolition	1.000	16 m2	\$ -	\$ -	\$ -		0.00
D22 Alterations	1.000	16 m2	\$ -	\$ -	\$ -		0.00
NET BUILDING SUBTOTAL - INCLUDING SITE					\$ 8,739	\$ 136,649	59.67
Z GENERAL REQUIREMENTS AND ALLOWANCES					\$ 5,853	\$ 91,528	39.97
Z1 GENERAL REQUIREMENTS AND FEES					\$ 3,321	\$ 51,927	22.68
Z11 General Requirements and Overheads		20%		\$ 27,330	\$ 1,748		11.93
Z12 Contractors Profit		15%		\$ 24,597	\$ 1,573		10.74
Z2 ALLOWANCES					\$ 2,533	\$ 39,601	17.29
Z21 Design Allowance		10%		\$ 18,858	\$ 1,206		8.23
Z22 Escalation Allowance		0%		\$ -	\$ -		0.00
Z23 Construction Allowance		10%		\$ 20,743	\$ 1,327		9.06
TOTAL CONSTRUCTION COST (HST EXTRA)				\$14,645 per m2		\$ 229,000	100.00



Element	Quantities		Unit Rates		Sub-totals
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SUBSTRUCTURE

A11 Standard Foundations

1 Footings

▪ Concrete	3	m3	\$	900.00	\$	2,700
▪ Formwork	8	m2	\$	350.00	\$	2,800
▪ Rebar	255	kgs	\$	10.00	\$	2,550
▪ 13mm anchor bolts	16	no	\$	50.00	\$	800

2 Piers

▪ Concrete	3	m3	\$	900.00	\$	2,700
▪ Formwork	15	m2	\$	350.00	\$	5,250
▪ Rebar	298	kgs	\$	10.00	\$	2,980

A11 Standard Foundations Total	16	m2	\$	1,264.98	\$	19,780
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A23 Roof Construction

1 Roof Construction

▪ 137x292mm glulam beams - supplied	17	m	\$	550.00	\$	9,403
▪ 38x405mm glulam decking - supplied	13	m2	\$	350.00	\$	4,699
▪ Glulam - erected	1	sum	\$	10,000.00	\$	5,000
▪ Brackets and hardware	1	sum	\$	3,500.00	\$	3,500

A23 Roof Construction Total	13	m2	\$	1,738.67	\$	22,603
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A32 Walls Above Grade

1 Exterior Walls

▪ 38x405mm glulam decking - supplied	15	m2	\$	350.00	\$	5,369
▪ 137x292mm glulam columns - supplied	18	m	\$	650.00	\$	11,545
▪ Brackets and hardware	1	sum	\$	3,500.00	\$	3,500
▪ Glulam - erected	1	sum	\$	10,000.00	\$	5,000
▪ 38x89mm studs	200	m	\$	25.00	\$	5,000
▪ 13mm clapboard siding	38	m2	\$	200.00	\$	7,631

A32 Walls Above Grade Total	53	m2	\$	717.83	\$	38,045
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FITTINGS AND EQUIPMENT

B31 Fittings and Fixtures

1 Bench

▪ Bench bracket	6	no	\$	150.00	\$	900
▪ 38x89 wood bench	25	m	\$	75.00	\$	1,885
▪ Lumber coating	6	m2	\$	25.00	\$	159

2 Letters

▪ Supply & install location letters and numbers	1	sum	\$	3,000.00	\$	3,000
▪ Interpretive panel	1	sum	\$	5,000.00	\$	5,000

B31 Fittings and Fixtures Total	16	m2	\$	699.88	\$	10,944
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SITWORKS

D11 Site Development

1 General Mobilization, Preparatory Works



Element	Quantities		Unit Rates		Sub-totals
▪ Locates	1	sum	\$	1,000.00	\$ 1,000
▪ Environmental measures	1	sum	\$	1,000.00	\$ 1,000
▪ Fencing, signs, barricades	1	sum	\$	1,000.00	\$ 1,000
▪ Seacan & transport to site	1	sum	\$	5,000.00	\$ 5,000
2 Site Preparation					
▪ Grade site	1	sum	\$	5,000.00	\$ 5,000
▪ Excavation	63	m3	\$	300.00	\$ 18,772
▪ Backfill	63	m3	\$	150.00	\$ 9,450
▪ Compacted granular	12	m3	\$	350.00	\$ 4,056
D11 Site Development Total	16	m2	\$	2,895.56	\$ 45,277

GENERAL REQUIREMENTS AND FEES

Z11 General Requirements and Overheads

▪ Contractor's overheads				20.00%	\$	27,330
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Z11 General Requirements and Overheads Total	16	m2	\$	1,747.79	\$	27,330
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Z12 Contractor's Profit

▪ Contractor's profit				15.00%	\$	24,597
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Z12 Contractor's Profit Total	16	m2	\$	1,573.01	\$	24,597
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ALLOWANCES

Z21 Design Allowance

▪ Design development contingency				10.00%	\$	18,858
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Z21 Design Allowance Total	16	m2	\$	1,205.98	\$	18,858
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Z23 Construction Contingency

▪ Construction contingency				10.00%	\$	20,743
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Z23 Construction Contingency	16	m2	\$	1,326.57	\$	20,743
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ELEMENTAL COST SUMMARY

PROJECT: GROS MORNE INTERPRETIVE STRUCTURE
 LOCATION: ROCKY HARBOUR, NL
 CLIENT:
 DESIGNER: MILLS AND WRIGHT LANDSCAPE ARCHITECTURE

Class A Estimate

DATE: SEPTEMBER 11, 2023
 CLASS: A - FUNDING APPLICATION
 FILE 13458
 AOW:m2 16

AREA OF WORK 16 m2

ELEMENT	RATIO TO AOW	ELEMENTAL QUANTITY	ELEMENTAL UNIT RATE	ELEMENTAL AMOUNT	RATE PER AOW	TOTAL AMOUNT	%
A SHELL					\$ 6,050	\$ 94,609	37.54
A1 SUBSTRUCTURE					\$ 1,265	\$ 19,780	7.85
A11 Foundations	1.000	16 m2	\$ 1,264.98	\$ 19,780	\$ 1,265		7.85
A12 Basement Excavation	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A2 STRUCTURE					\$ 2,156	\$ 33,716	13.38
A21 Lowest Floor Construction	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A22 Upper Floor Construction	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A23 Roof Construction	0.831	13 m2	\$ 2,593.52	\$ 33,716	\$ 2,156		13.38
A3 EXTERIOR ENCLOSURE					\$ 2,629	\$ 41,113	16.31
A31 Walls Below Grade	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A32 Walls Above Grade	3.389	53 m2	\$ 775.72	\$ 41,113	\$ 2,629		16.31
A33 Windows and Entrances	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A34 Roof Coverings	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A35 Projections	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B INTERIORS					\$ 700	\$ 10,944	4.34
B1 PARTITIONS AND DOORS					\$ -	\$ -	0.00
B11 Partitions	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B12 Doors	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B2 INTERIOR FINISHES					\$ -	\$ -	0.00
B21 Floor Finishes	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B22 Ceiling Finishes	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B23 Wall Finishes	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B3 FITTINGS AND EQUIPMENT					\$ 700	\$ 10,944	4.34
B31 Fittings and Fixtures	1.000	16 m2	\$ 699.88	\$ 10,944	\$ 700		4.34
B32 Equipment	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B33 Conveying Systems	1.000	16 m2	\$ -	\$ -	\$ -		0.00
SERVICES					\$ -	\$ -	0.00
C1 MECHANICAL					\$ -	\$ -	0.00
C11 Plumbing and Drainage	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C12 Fire Protection	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C13 HVAC	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C14 Controls	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C2 ELECTRICAL					\$ -	\$ -	0.00
C21 Services and Distribution	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C22 Lighting, Devices and Heating	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C23 Systems and Ancillaries	1.000	16 m2	\$ -	\$ -	\$ -		0.00
NET BUILDING SUBTOTAL - LESS SITE					\$ 6,750	\$ 105,553	41.89
D SITE & ANCILLARY WORK					\$ 2,896	\$ 45,277	17.97
D1 SITEWORK					\$ 2,896	\$ 45,277	17.97
D11 Site Development	1.000	16 m2	\$ 2,895.56	\$ 45,277	\$ 2,896		17.97
D12 Mechanical Site Services	1.000	16 m2	\$ -	\$ -	\$ -		0.00
D13 Electrical Site Services	1.000	16 m2	\$ -	\$ -	\$ -		0.00
D2 ANCILLARY WORK					\$ -	\$ -	0.00
D21 Demolition	1.000	16 m2	\$ -	\$ -	\$ -		0.00
D22 Alterations	1.000	16 m2	\$ -	\$ -	\$ -		0.00
NET BUILDING SUBTOTAL - INCLUDING SITE					\$ 9,646	\$ 150,830	59.85
Z GENERAL REQUIREMENTS AND ALLOWANCES					\$ 6,461	\$ 101,026	40.09
Z1 GENERAL REQUIREMENTS AND FEES					\$ 3,665	\$ 57,315	22.74
Z11 General Requirements and Overheads		20%		\$ 30,166	\$ 1,929		11.97
Z12 Contractors Profit		15%		\$ 27,149	\$ 1,736		10.77
Z2 ALLOWANCES					\$ 2,795	\$ 43,711	17.35
Z21 Design Allowance		10%		\$ 20,815	\$ 1,331		8.26
Z22 Escalation Allowance		0%		\$ -	\$ -		0.00
Z23 Construction Allowance		10%		\$ 22,896	\$ 1,464		9.09
TOTAL CONSTRUCTION COST (HST EXTRA)				\$16,116 per m2		\$ 252,000	100.00



Element	Quantities		Unit Rates		Sub-totals
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SUBSTRUCTURE

A11 Standard Foundations

1 Footings

▪ Concrete	3	m3	\$	900.00	\$	2,700
▪ Formwork	8	m2	\$	350.00	\$	2,800
▪ Rebar	255	kgs	\$	10.00	\$	2,550
▪ 13mm anchor bolts	16	no	\$	50.00	\$	800

2 Piers

▪ Concrete	3	m3	\$	900.00	\$	2,700
▪ Formwork	15	m2	\$	350.00	\$	5,250
▪ Rebar	298	kgs	\$	10.00	\$	2,980

A11 Standard Foundations Total	16	m2	\$	1,264.98	\$	19,780
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A23 Roof Construction

1 Roof Construction

▪ 137x292mm glulam beams - supplied	17	m	\$	1,200.00	\$	20,516
▪ 38x405mm glulam decking - supplied	13	m2	\$	350.00	\$	4,699
▪ Glulam - erected	1	sum	\$	5,000.00	\$	5,000
▪ Brackets and hardware	1	sum	\$	3,500.00	\$	3,500

A23 Roof Construction Total	13	m2	\$	2,593.52	\$	33,716
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A32 Walls Above Grade

1 Exterior Walls

▪ 38x405mm glulam decking - supplied	15	m2	\$	550.00	\$	8,437
▪ 137x292mm glulam columns - supplied	18	m	\$	650.00	\$	11,545
▪ Brackets and hardware	1	sum	\$	3,500.00	\$	3,500
▪ Glulam - erected	1	sum	\$	5,000.00	\$	5,000
▪ 38x89mm studs	200	m	\$	25.00	\$	5,000
▪ 13mm clapboard siding	38	m2	\$	200.00	\$	7,631

A32 Walls Above Grade Total	53	m2	\$	775.72	\$	41,113
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FITTINGS AND EQUIPMENT

B31 Fittings and Fixtures

1 Bench

▪ Bench bracket	6	no	\$	150.00	\$	900
▪ 38x89 wood bench	25	m	\$	75.00	\$	1,885
▪ Lumber coating	6	m2	\$	25.00	\$	159

2 Letters

▪ Supply & install location letters and numbers	1	sum	\$	3,000.00	\$	3,000
▪ Interpretive panel	1	sum	\$	5,000.00	\$	5,000

B31 Fittings and Fixtures Total	16	m2	\$	699.88	\$	10,944
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SITWORKS

D11 Site Development

1 General Mobilization, Preparatory Works



Element	Quantities		Unit Rates		Sub-totals
▪ Locates	1	sum	\$	1,000.00	\$ 1,000
▪ Environmental measures	1	sum	\$	1,000.00	\$ 1,000
▪ Fencing, signs, barricades	1	sum	\$	1,000.00	\$ 1,000
▪ Seacan & transport to site	1	sum	\$	5,000.00	\$ 5,000
2 Site Preparation					
▪ Grade site	1	sum	\$	5,000.00	\$ 5,000
▪ Excavation	63	m3	\$	300.00	\$ 18,772
▪ Backfill	63	m3	\$	150.00	\$ 9,450
▪ Compacted granular	12	m3	\$	350.00	\$ 4,056
D11 Site Development Total	16	m2	\$	2,895.56	\$ 45,277

GENERAL REQUIREMENTS AND FEES

Z11 General Requirements and Overheads

▪ Contractor's overheads				20.00%	\$	30,166
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Z11 General Requirements and Overheads Total	16	m2	\$	1,929.17	\$	30,166
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Z12 Contractor's Profit

▪ Contractor's profit				15.00%	\$	27,149
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Z12 Contractor's Profit Total	16	m2	\$	1,736.25	\$	27,149
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ALLOWANCES

Z21 Design Allowance

▪ Design development contingency				10.00%	\$	20,815
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Z21 Design Allowance Total	16	m2	\$	1,331.13	\$	20,815
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Z23 Construction Contingency

▪ Construction contingency				10.00%	\$	22,896
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Z23 Construction Contingency	16	m2	\$	1,464.24	\$	22,896
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ELEMENTAL COST SUMMARY

PROJECT: GROS MORNE INTERPRETIVE STRUCTURE
 LOCATION: NORRIS POINT. NL
 CLIENT:
 DESIGNER: MILLS AND WRIGHT LANDSCAPE ARCHITECTURE

Class A Estimate

DATE: SEPTEMBER 11, 2023
 CLASS: A - FUNDING APPLICATION
 FILE 13458
 AOW:m2 16

AREA OF WORK 16 m2

ELEMENT	RATIO TO AOW	ELEMENTAL QUANTITY	ELEMENTAL UNIT RATE	ELEMENTAL AMOUNT	RATE PER AOW	TOTAL AMOUNT	%
A SHELL					\$ 6,050	\$ 94,609	37.54
A1 SUBSTRUCTURE					\$ 1,265	\$ 19,780	7.85
A11 Foundations	1.000	16 m2	\$ 1,264.98	\$ 19,780	\$ 1,265		7.85
A12 Basement Excavation	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A2 STRUCTURE					\$ 2,156	\$ 33,716	13.38
A21 Lowest Floor Construction	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A22 Upper Floor Construction	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A23 Roof Construction	0.831	13 m2	\$ 2,593.52	\$ 33,716	\$ 2,156		13.38
A3 EXTERIOR ENCLOSURE					\$ 2,629	\$ 41,113	16.31
A31 Walls Below Grade	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A32 Walls Above Grade	3.389	53 m2	\$ 775.72	\$ 41,113	\$ 2,629		16.31
A33 Windows and Entrances	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A34 Roof Coverings	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A35 Projections	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B INTERIORS					\$ 700	\$ 10,944	4.34
B1 PARTITIONS AND DOORS					\$ -	\$ -	0.00
B11 Partitions	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B12 Doors	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B2 INTERIOR FINISHES					\$ -	\$ -	0.00
B21 Floor Finishes	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B22 Ceiling Finishes	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B23 Wall Finishes	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B3 FITTINGS AND EQUIPMENT					\$ 700	\$ 10,944	4.34
B31 Fittings and Fixtures	1.000	16 m2	\$ 699.88	\$ 10,944	\$ 700		4.34
B32 Equipment	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B33 Conveying Systems	1.000	16 m2	\$ -	\$ -	\$ -		0.00
SERVICES					\$ -	\$ -	0.00
C1 MECHANICAL					\$ -	\$ -	0.00
C11 Plumbing and Drainage	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C12 Fire Protection	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C13 HVAC	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C14 Controls	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C2 ELECTRICAL					\$ -	\$ -	0.00
C21 Services and Distribution	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C22 Lighting, Devices and Heating	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C23 Systems and Ancillaries	1.000	16 m2	\$ -	\$ -	\$ -		0.00
NET BUILDING SUBTOTAL - LESS SITE					\$ 6,750	\$ 105,553	41.89
D SITE & ANCILLARY WORK					\$ 2,896	\$ 45,277	17.97
D1 SITEWORK					\$ 2,896	\$ 45,277	17.97
D11 Site Development	1.000	16 m2	\$ 2,895.56	\$ 45,277	\$ 2,896		17.97
D12 Mechanical Site Services	1.000	16 m2	\$ -	\$ -	\$ -		0.00
D13 Electrical Site Services	1.000	16 m2	\$ -	\$ -	\$ -		0.00
D2 ANCILLARY WORK					\$ -	\$ -	0.00
D21 Demolition	1.000	16 m2	\$ -	\$ -	\$ -		0.00
D22 Alterations	1.000	16 m2	\$ -	\$ -	\$ -		0.00
NET BUILDING SUBTOTAL - INCLUDING SITE					\$ 9,646	\$ 150,830	59.85
Z GENERAL REQUIREMENTS AND ALLOWANCES					\$ 6,461	\$ 101,026	40.09
Z1 GENERAL REQUIREMENTS AND FEES					\$ 3,665	\$ 57,315	22.74
Z11 General Requirements and Overheads		20%		\$ 30,166	\$ 1,929		11.97
Z12 Contractors Profit		15%		\$ 27,149	\$ 1,736		10.77
Z2 ALLOWANCES					\$ 2,795	\$ 43,711	17.35
Z21 Design Allowance		10%		\$ 20,815	\$ 1,331		8.26
Z22 Escalation Allowance		0%		\$ -	\$ -		0.00
Z23 Construction Allowance		10%		\$ 22,896	\$ 1,464		9.09
TOTAL CONSTRUCTION COST (HST EXTRA)				\$16,116 per m2		\$ 252,000	100.00



Element	Quantities		Unit Rates		Sub-totals
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SUBSTRUCTURE

A11 Standard Foundations

1 Footings

▪ Concrete	3	m3	\$	900.00	\$	2,700
▪ Formwork	8	m2	\$	350.00	\$	2,800
▪ Rebar	255	kgs	\$	10.00	\$	2,550
▪ 13mm anchor bolts	16	no	\$	50.00	\$	800

2 Piers

▪ Concrete	3	m3	\$	900.00	\$	2,700
▪ Formwork	15	m2	\$	350.00	\$	5,250
▪ Rebar	298	kgs	\$	10.00	\$	2,980

A11 Standard Foundations Total	16	m2	\$	1,264.98	\$	19,780
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A23 Roof Construction

1 Roof Construction

▪ 137x292mm glulam beams - supplied	17	m	\$	1,200.00	\$	20,516
▪ 38x405mm glulam decking - supplied	13	m2	\$	350.00	\$	4,699
▪ Glulam - erected	1	sum	\$	5,000.00	\$	5,000
▪ Brackets and hardware	1	sum	\$	3,500.00	\$	3,500

A23 Roof Construction Total	13	m2	\$	2,593.52	\$	33,716
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A32 Walls Above Grade

1 Exterior Walls

▪ 38x405mm glulam decking - supplied	15	m2	\$	550.00	\$	8,437
▪ 137x292mm glulam columns - supplied	18	m	\$	650.00	\$	11,545
▪ Brackets and hardware	1	sum	\$	3,500.00	\$	3,500
▪ Glulam - erected	1	sum	\$	5,000.00	\$	5,000
▪ 38x89mm studs	200	m	\$	25.00	\$	5,000
▪ 13mm clapboard siding	38	m2	\$	200.00	\$	7,631

A32 Walls Above Grade Total	53	m2	\$	775.72	\$	41,113
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FITTINGS AND EQUIPMENT

B31 Fittings and Fixtures

1 Bench

▪ Bench bracket	6	no	\$	150.00	\$	900
▪ 38x89 wood bench	25	m	\$	75.00	\$	1,885
▪ Lumber coating	6	m2	\$	25.00	\$	159

2 Letters

▪ Supply & install location letters and numbers	1	sum	\$	3,000.00	\$	3,000
▪ Interpretive panel	1	sum	\$	5,000.00	\$	5,000

B31 Fittings and Fixtures Total	16	m2	\$	699.88	\$	10,944
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SITWORKS

D11 Site Development

1 General Mobilization, Preparatory Works



Element	Quantities		Unit Rates		Sub-totals
▪ Locates	1	sum	\$	1,000.00	\$ 1,000
▪ Environmental measures	1	sum	\$	1,000.00	\$ 1,000
▪ Fencing, signs, barricades	1	sum	\$	1,000.00	\$ 1,000
▪ Seacan & transport to site	1	sum	\$	5,000.00	\$ 5,000
2 Site Preparation					
▪ Grade site	1	sum	\$	5,000.00	\$ 5,000
▪ Excavation	63	m3	\$	300.00	\$ 18,772
▪ Backfill	63	m3	\$	150.00	\$ 9,450
▪ Compacted granular	12	m3	\$	350.00	\$ 4,056
D11 Site Development Total	16	m2	\$	2,895.56	\$ 45,277

GENERAL REQUIREMENTS AND FEES

Z11 General Requirements and Overheads

▪ Contractor's overheads				20.00%	\$ 30,166
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Z11 General Requirements and Overheads Total	16	m2	\$	1,929.17	\$ 30,166
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Z12 Contractor's Profit

▪ Contractor's profit				15.00%	\$ 27,149
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Z12 Contractor's Profit Total	16	m2	\$	1,736.25	\$ 27,149
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ALLOWANCES

Z21 Design Allowance

▪ Design development contingency				10.00%	\$ 20,815
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Z21 Design Allowance Total	16	m2	\$	1,331.13	\$ 20,815
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Z23 Construction Contingency

▪ Construction contingency				10.00%	\$ 22,896
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Z23 Construction Contingency	16	m2	\$	1,464.24	\$ 22,896
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ELEMENTAL COST SUMMARY

PROJECT: GROS MORNE INTERPRETIVE STRUCTURE
 LOCATION: GLENBURNIE-BIRCHY HEAD-SHOAL BROOK, NL
 CLIENT:
 DESIGNER: MILLS AND WRIGHT LANDSCAPE ARCHITECTURE

Class A Estimate

DATE: SEPTEMBER 11, 2023
 CLASS: A - FUNDING APPLICATION
 FILE 13458
 AOW:m2 16

AREA OF WORK 16 m2

ELEMENT	RATIO TO AOW	ELEMENTAL QUANTITY	ELEMENTAL UNIT RATE	ELEMENTAL AMOUNT	RATE PER AOW	TOTAL AMOUNT	%
A SHELL					\$ 5,144	\$ 80,428	35.12
A1 SUBSTRUCTURE					\$ 1,265	\$ 19,780	8.64
A11 Foundations	1.000	16 m2	\$ 1,264.98	\$ 19,780	\$ 1,265		8.64
A12 Basement Excavation	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A2 STRUCTURE					\$ 1,445	\$ 22,603	9.87
A21 Lowest Floor Construction	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A22 Upper Floor Construction	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A23 Roof Construction	0.831	13 m2	\$ 1,738.67	\$ 22,603	\$ 1,445		9.87
A3 EXTERIOR ENCLOSURE					\$ 2,433	\$ 38,045	16.61
A31 Walls Below Grade	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A32 Walls Above Grade	3.389	53 m2	\$ 717.83	\$ 38,045	\$ 2,433		16.61
A33 Windows and Entrances	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A34 Roof Coverings	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A35 Projections	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B INTERIORS					\$ 700	\$ 10,944	4.78
B1 PARTITIONS AND DOORS					\$ -	\$ -	0.00
B11 Partitions	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B12 Doors	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B2 INTERIOR FINISHES					\$ -	\$ -	0.00
B21 Floor Finishes	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B22 Ceiling Finishes	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B23 Wall Finishes	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B3 FITTINGS AND EQUIPMENT					\$ 700	\$ 10,944	4.78
B31 Fittings and Fixtures	1.000	16 m2	\$ 699.88	\$ 10,944	\$ 700		4.78
B32 Equipment	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B33 Conveying Systems	1.000	16 m2	\$ -	\$ -	\$ -		0.00
SERVICES					\$ -	\$ -	0.00
C1 MECHANICAL					\$ -	\$ -	0.00
C11 Plumbing and Drainage	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C12 Fire Protection	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C13 HVAC	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C14 Controls	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C2 ELECTRICAL					\$ -	\$ -	0.00
C21 Services and Distribution	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C22 Lighting, Devices and Heating	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C23 Systems and Ancillaries	1.000	16 m2	\$ -	\$ -	\$ -		0.00
NET BUILDING SUBTOTAL - LESS SITE					\$ 5,843	\$ 91,372	39.90
D SITE & ANCILLARY WORK					\$ 2,896	\$ 45,277	19.77
D1 SITEWORK					\$ 2,896	\$ 45,277	19.77
D11 Site Development	1.000	16 m2	\$ 2,895.56	\$ 45,277	\$ 2,896		19.77
D12 Mechanical Site Services	1.000	16 m2	\$ -	\$ -	\$ -		0.00
D13 Electrical Site Services	1.000	16 m2	\$ -	\$ -	\$ -		0.00
D2 ANCILLARY WORK					\$ -	\$ -	0.00
D21 Demolition	1.000	16 m2	\$ -	\$ -	\$ -		0.00
D22 Alterations	1.000	16 m2	\$ -	\$ -	\$ -		0.00
NET BUILDING SUBTOTAL - INCLUDING SITE					\$ 8,739	\$ 136,649	59.67
Z GENERAL REQUIREMENTS AND ALLOWANCES					\$ 5,853	\$ 91,528	39.97
Z1 GENERAL REQUIREMENTS AND FEES					\$ 3,321	\$ 51,927	22.68
Z11 General Requirements and Overheads		20%		\$ 27,330	\$ 1,748		11.93
Z12 Contractors Profit		15%		\$ 24,597	\$ 1,573		10.74
Z2 ALLOWANCES					\$ 2,533	\$ 39,601	17.29
Z21 Design Allowance		10%		\$ 18,858	\$ 1,206		8.23
Z22 Escalation Allowance		0%		\$ -	\$ -		0.00
Z23 Construction Allowance		10%		\$ 20,743	\$ 1,327		9.06
TOTAL CONSTRUCTION COST (HST EXTRA)				\$14,645 per m2		\$ 229,000	100.00



Element	Quantities		Unit Rates		Sub-totals
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SUBSTRUCTURE

A11 Standard Foundations

1 Footings

▪ Concrete	3	m3	\$	900.00	\$	2,700
▪ Formwork	8	m2	\$	350.00	\$	2,800
▪ Rebar	255	kgs	\$	10.00	\$	2,550
▪ 13mm anchor bolts	16	no	\$	50.00	\$	800

2 Piers

▪ Concrete	3	m3	\$	900.00	\$	2,700
▪ Formwork	15	m2	\$	350.00	\$	5,250
▪ Rebar	298	kgs	\$	10.00	\$	2,980

A11 Standard Foundations Total	16	m2	\$	1,264.98	\$	19,780
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A23 Roof Construction

1 Roof Construction

▪ 137x292mm glulam beams - supplied	17	m	\$	550.00	\$	9,403
▪ 38x405mm glulam decking - supplied	13	m2	\$	350.00	\$	4,699
▪ Glulam - erected	1	sum	\$	5,000.00	\$	5,000
▪ Brackets and hardware	1	sum	\$	3,500.00	\$	3,500

A23 Roof Construction Total	13	m2	\$	1,738.67	\$	22,603
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A32 Walls Above Grade

1 Exterior Walls

▪ 38x405mm glulam decking - supplied	15	m2	\$	350.00	\$	5,369
▪ 137x292mm glulam columns - supplied	18	m	\$	650.00	\$	11,545
▪ Brackets and hardware	1	sum	\$	3,500.00	\$	3,500
▪ Glulam - erected	1	sum	\$	5,000.00	\$	5,000
▪ 38x89mm studs	200	m	\$	25.00	\$	5,000
▪ 13mm clapboard siding	38	m2	\$	200.00	\$	7,631

A32 Walls Above Grade Total	53	m2	\$	717.83	\$	38,045
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FITTINGS AND EQUIPMENT

B31 Fittings and Fixtures

1 Bench

▪ Bench bracket	6	no	\$	150.00	\$	900
▪ 38x89 wood bench	25	m	\$	75.00	\$	1,885
▪ Lumber coating	6	m2	\$	25.00	\$	159

2 Letters

▪ Supply & install location letters and numbers	1	sum	\$	3,000.00	\$	3,000
▪ Interpretive panel	1	sum	\$	5,000.00	\$	5,000

B31 Fittings and Fixtures Total	16	m2	\$	699.88	\$	10,944
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SITWORKS

D11 Site Development

1 General Mobilization, Preparatory Works



Element	Quantities		Unit Rates		Sub-totals
▪ Locates	1	sum	\$	1,000.00	\$ 1,000
▪ Environmental measures	1	sum	\$	1,000.00	\$ 1,000
▪ Fencing, signs, barricades	1	sum	\$	1,000.00	\$ 1,000
▪ Seacan & transport to site	1	sum	\$	5,000.00	\$ 5,000
2 Site Preparation					
▪ Grade site	1	sum	\$	5,000.00	\$ 5,000
▪ Excavation	63	m3	\$	300.00	\$ 18,772
▪ Backfill	63	m3	\$	150.00	\$ 9,450
▪ Compacted granular	12	m3	\$	350.00	\$ 4,056
D11 Site Development Total	16	m2	\$	2,895.56	\$ 45,277

GENERAL REQUIREMENTS AND FEES

Z11 General Requirements and Overheads

▪ Contractor's overheads				20.00%	\$ 27,330
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Z11 General Requirements and Overheads Total	16	m2	\$	1,747.79	\$ 27,330
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Z12 Contractor's Profit

▪ Contractor's profit				15.00%	\$ 24,597
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Z12 Contractor's Profit Total	16	m2	\$	1,573.01	\$ 24,597
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ALLOWANCES

Z21 Design Allowance

▪ Design development contingency				10.00%	\$ 18,858
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Z21 Design Allowance Total	16	m2	\$	1,205.98	\$ 18,858
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Z23 Construction Contingency

▪ Construction contingency				10.00%	\$ 20,743
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Z23 Construction Contingency	16	m2	\$	1,326.57	\$ 20,743
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ELEMENTAL COST SUMMARY

PROJECT: GROS MORNE INTERPRETIVE STRUCTURE
 LOCATION: WOODY POINT, NL
 CLIENT:
 DESIGNER: MILLS AND WRIGHT LANDSCAPE ARCHITECTURE

Class A Estimate

DATE: SEPTEMBER 11, 2023
 CLASS: A - FUNDING APPLICATION
 FILE: 13458
 AOW:m2: 16

AREA OF WORK 16 m2

ELEMENT	RATIO TO AOW	ELEMENTAL QUANTITY	ELEMENTAL UNIT RATE	ELEMENTAL AMOUNT	RATE PER AOW	TOTAL AMOUNT	%
A SHELL					\$ 5,144	\$ 80,428	35.12
A1 SUBSTRUCTURE					\$ 1,265	\$ 19,780	8.64
A11 Foundations	1.000	16 m2	\$ 1,264.98	\$ 19,780	\$ 1,265		8.64
A12 Basement Excavation	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A2 STRUCTURE					\$ 1,445	\$ 22,603	9.87
A21 Lowest Floor Construction	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A22 Upper Floor Construction	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A23 Roof Construction	0.831	13 m2	\$ 1,738.67	\$ 22,603	\$ 1,445		9.87
A3 EXTERIOR ENCLOSURE					\$ 2,433	\$ 38,045	16.61
A31 Walls Below Grade	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A32 Walls Above Grade	3.389	53 m2	\$ 717.83	\$ 38,045	\$ 2,433		16.61
A33 Windows and Entrances	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A34 Roof Coverings	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A35 Projections	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B INTERIORS					\$ 700	\$ 10,944	4.78
B1 PARTITIONS AND DOORS					\$ -	\$ -	0.00
B11 Partitions	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B12 Doors	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B2 INTERIOR FINISHES					\$ -	\$ -	0.00
B21 Floor Finishes	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B22 Ceiling Finishes	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B23 Wall Finishes	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B3 FITTINGS AND EQUIPMENT					\$ 700	\$ 10,944	4.78
B31 Fittings and Fixtures	1.000	16 m2	\$ 699.88	\$ 10,944	\$ 700		4.78
B32 Equipment	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B33 Conveying Systems	1.000	16 m2	\$ -	\$ -	\$ -		0.00
SERVICES					\$ -	\$ -	0.00
C1 MECHANICAL					\$ -	\$ -	0.00
C11 Plumbing and Drainage	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C12 Fire Protection	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C13 HVAC	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C14 Controls	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C2 ELECTRICAL					\$ -	\$ -	0.00
C21 Services and Distribution	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C22 Lighting, Devices and Heating	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C23 Systems and Ancillaries	1.000	16 m2	\$ -	\$ -	\$ -		0.00
NET BUILDING SUBTOTAL - LESS SITE					\$ 5,843	\$ 91,372	39.90
D SITE & ANCILLARY WORK					\$ 2,896	\$ 45,277	19.77
D1 SITEWORK					\$ 2,896	\$ 45,277	19.77
D11 Site Development	1.000	16 m2	\$ 2,895.56	\$ 45,277	\$ 2,896		19.77
D12 Mechanical Site Services	1.000	16 m2	\$ -	\$ -	\$ -		0.00
D13 Electrical Site Services	1.000	16 m2	\$ -	\$ -	\$ -		0.00
D2 ANCILLARY WORK					\$ -	\$ -	0.00
D21 Demolition	1.000	16 m2	\$ -	\$ -	\$ -		0.00
D22 Alterations	1.000	16 m2	\$ -	\$ -	\$ -		0.00
NET BUILDING SUBTOTAL - INCLUDING SITE					\$ 8,739	\$ 136,649	59.67
Z GENERAL REQUIREMENTS AND ALLOWANCES					\$ 5,853	\$ 91,528	39.97
Z1 GENERAL REQUIREMENTS AND FEES					\$ 3,321	\$ 51,927	22.68
Z11 General Requirements and Overheads		20%		\$ 27,330	\$ 1,748		11.93
Z12 Contractors Profit		15%		\$ 24,597	\$ 1,573		10.74
Z2 ALLOWANCES					\$ 2,533	\$ 39,601	17.29
Z21 Design Allowance		10%		\$ 18,858	\$ 1,206		8.23
Z22 Escalation Allowance		0%		\$ -	\$ -		0.00
Z23 Construction Allowance		10%		\$ 20,743	\$ 1,327		9.06
TOTAL CONSTRUCTION COST (HST EXTRA)				\$14,645 per m2		\$ 229,000	100.00



Element	Quantities		Unit Rates		Sub-totals
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SUBSTRUCTURE

A11 Standard Foundations

1 Footings

▪ Concrete	3	m3	\$	900.00	\$	2,700
▪ Formwork	8	m2	\$	350.00	\$	2,800
▪ Rebar	255	kgs	\$	10.00	\$	2,550
▪ 13mm anchor bolts	16	no	\$	50.00	\$	800

2 Piers

▪ Concrete	3	m3	\$	900.00	\$	2,700
▪ Formwork	15	m2	\$	350.00	\$	5,250
▪ Rebar	298	kgs	\$	10.00	\$	2,980

A11 Standard Foundations Total	16	m2	\$	1,264.98	\$	19,780
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A23 Roof Construction

1 Roof Construction

▪ 137x292mm glulam beams - supplied	17	m	\$	550.00	\$	9,403
▪ 38x405mm glulam decking - supplied	13	m2	\$	350.00	\$	4,699
▪ Glulam - erected	1	sum	\$	5,000.00	\$	5,000
▪ Brackets and hardware	1	sum	\$	3,500.00	\$	3,500

A23 Roof Construction Total	13	m2	\$	1,738.67	\$	22,603
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A32 Walls Above Grade

1 Exterior Walls

▪ 38x405mm glulam decking - supplied	15	m2	\$	350.00	\$	5,369
▪ 137x292mm glulam columns - supplied	18	m	\$	650.00	\$	11,544
▪ Brackets and hardware	1	sum	\$	3,500.00	\$	3,500
▪ Glulam - erected	1	sum	\$	5,000.00	\$	5,000
▪ 38x89mm studs	200	m	\$	25.00	\$	5,000
▪ 13mm clapboard siding	38	m2	\$	200.00	\$	7,631

A32 Walls Above Grade Total	53	m2	\$	717.83	\$	38,045
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FITTINGS AND EQUIPMENT

B31 Fittings and Fixtures

1 Bench

▪ Bench bracket	6	no	\$	150.00	\$	900
▪ 38x89 wood bench	25	m	\$	75.00	\$	1,885
▪ Lumber coating	6	m2	\$	25.00	\$	159

2 Letters

▪ Supply & install location letters and numbers	1	sum	\$	3,000.00	\$	3,000
▪ Interpretive panel	1	sum	\$	5,000.00	\$	5,000

B31 Fittings and Fixtures Total	16	m2	\$	699.88	\$	10,944
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SITWORKS

D11 Site Development

1 General Mobilization, Preparatory Works



Element	Quantities		Unit Rates		Sub-totals
▪ Locates	1	sum	\$	1,000.00	\$ 1,000
▪ Environmental measures	1	sum	\$	1,000.00	\$ 1,000
▪ Fencing, signs, barricades	1	sum	\$	1,000.00	\$ 1,000
▪ Seacan & transport to site	1	sum	\$	5,000.00	\$ 5,000
2 Site Preparation					
▪ Grade site	1	sum	\$	5,000.00	\$ 5,000
▪ Excavation	63	m3	\$	300.00	\$ 18,772
▪ Backfill	63	m3	\$	150.00	\$ 9,450
▪ Compacted granular	12	m3	\$	350.00	\$ 4,056
D11 Site Development Total	16	m2	\$	2,895.56	\$ 45,277

GENERAL REQUIREMENTS AND FEES

Z11 General Requirements and Overheads

▪ Contractor's overheads				20.00%	\$ 27,330
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Z11 General Requirements and Overheads Total	16	m2	\$	1,747.79	\$ 27,330
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Z12 Contractor's Profit

▪ Contractor's profit				15.00%	\$ 24,597
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Z12 Contractor's Profit Total	16	m2	\$	1,573.01	\$ 24,597
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ALLOWANCES

Z21 Design Allowance

▪ Design development contingency				10.00%	\$ 18,858
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Z21 Design Allowance Total	16	m2	\$	1,205.98	\$ 18,858
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Z23 Construction Contingency

▪ Construction contingency				10.00%	\$ 20,743
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Z23 Construction Contingency	16	m2	\$	1,326.57	\$ 20,743
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ELEMENTAL COST SUMMARY

PROJECT: GROS MORNE INTERPRETIVE STRUCTURE
 LOCATION: TROUT RIVER, NL
 CLIENT:
 DESIGNER: MILLS AND WRIGHT LANDSCAPE ARCHITECTURE

Class A Estimate

DATE: SEPTEMBER 11, 2023
 CLASS: A - FUNDING APPLICATION
 FILE 13458
 AOW:m2 16

AREA OF WORK 16 m2

ELEMENT	RATIO TO AOW	ELEMENTAL QUANTITY	ELEMENTAL UNIT RATE	ELEMENTAL AMOUNT	RATE PER AOW	TOTAL AMOUNT	%
A SHELL					\$ 5,144	\$ 80,428	35.12
A1 SUBSTRUCTURE					\$ 1,265	\$ 19,780	8.64
A11 Foundations	1.000	16 m2	\$ 1,264.98	\$ 19,780	\$ 1,265		8.64
A12 Basement Excavation	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A2 STRUCTURE					\$ 1,445	\$ 22,603	9.87
A21 Lowest Floor Construction	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A22 Upper Floor Construction	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A23 Roof Construction	0.831	13 m2	\$ 1,738.67	\$ 22,603	\$ 1,445		9.87
A3 EXTERIOR ENCLOSURE					\$ 2,433	\$ 38,045	16.61
A31 Walls Below Grade	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A32 Walls Above Grade	3.389	53 m2	\$ 717.83	\$ 38,045	\$ 2,433		16.61
A33 Windows and Entrances	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A34 Roof Coverings	1.000	16 m2	\$ -	\$ -	\$ -		0.00
A35 Projections	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B INTERIORS					\$ 700	\$ 10,944	4.78
B1 PARTITIONS AND DOORS					\$ -	\$ -	0.00
B11 Partitions	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B12 Doors	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B2 INTERIOR FINISHES					\$ -	\$ -	0.00
B21 Floor Finishes	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B22 Ceiling Finishes	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B23 Wall Finishes	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B3 FITTINGS AND EQUIPMENT					\$ 700	\$ 10,944	4.78
B31 Fittings and Fixtures	1.000	16 m2	\$ 699.88	\$ 10,944	\$ 700		4.78
B32 Equipment	1.000	16 m2	\$ -	\$ -	\$ -		0.00
B33 Conveying Systems	1.000	16 m2	\$ -	\$ -	\$ -		0.00
SERVICES					\$ -	\$ -	0.00
C1 MECHANICAL					\$ -	\$ -	0.00
C11 Plumbing and Drainage	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C12 Fire Protection	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C13 HVAC	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C14 Controls	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C2 ELECTRICAL					\$ -	\$ -	0.00
C21 Services and Distribution	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C22 Lighting, Devices and Heating	1.000	16 m2	\$ -	\$ -	\$ -		0.00
C23 Systems and Ancillaries	1.000	16 m2	\$ -	\$ -	\$ -		0.00
NET BUILDING SUBTOTAL - LESS SITE					\$ 5,843	\$ 91,372	39.90
D SITE & ANCILLARY WORK					\$ 2,896	\$ 45,277	19.77
D1 SITEWORK					\$ 2,896	\$ 45,277	19.77
D11 Site Development	1.000	16 m2	\$ 2,895.56	\$ 45,277	\$ 2,896		19.77
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D13 Electrical Site Services	1.000	16 m2	\$ -	\$ -	\$ -		0.00
D2 ANCILLARY WORK					\$ -	\$ -	0.00
D21 Demolition	1.000	16 m2	\$ -	\$ -	\$ -		0.00
D22 Alterations	1.000	16 m2	\$ -	\$ -	\$ -		0.00
NET BUILDING SUBTOTAL - INCLUDING SITE					\$ 8,739	\$ 136,649	59.67
Z GENERAL REQUIREMENTS AND ALLOWANCES					\$ 5,853	\$ 91,528	39.97
Z1 GENERAL REQUIREMENTS AND FEES					\$ 3,321	\$ 51,927	22.68
Z11 General Requirements and Overheads		20%		\$ 27,330	\$ 1,748		11.93
Z12 Contractors Profit		15%		\$ 24,597	\$ 1,573		10.74
Z2 ALLOWANCES					\$ 2,533	\$ 39,601	17.29
Z21 Design Allowance		10%		\$ 18,858	\$ 1,206		8.23
Z22 Escalation Allowance		0%		\$ -	\$ -		0.00
Z23 Construction Allowance		10%		\$ 20,743	\$ 1,327		9.06
TOTAL CONSTRUCTION COST (HST EXTRA)				\$14,645 per m2		\$ 229,000	100.00



Element	Quantities		Unit Rates		Sub-totals
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SUBSTRUCTURE

A11 Standard Foundations

1 Footings

▪ Concrete	3	m3	\$	900.00	\$	2,700
▪ Formwork	8	m2	\$	350.00	\$	2,800
▪ Rebar	255	kgs	\$	10.00	\$	2,550
▪ 13mm anchor bolts	16	no	\$	50.00	\$	800

2 Piers

▪ Concrete	3	m3	\$	900.00	\$	2,700
▪ Formwork	15	m2	\$	350.00	\$	5,250
▪ Rebar	298	kgs	\$	10.00	\$	2,980

A11 Standard Foundations Total	16	m2	\$	1,264.98	\$	19,780
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A23 Roof Construction

1 Roof Construction

▪ 137x292mm glulam beams - supplied	17	m	\$	550.00	\$	9,403
▪ 38x405mm glulam decking - supplied	13	m2	\$	350.00	\$	4,699
▪ Glulam - erected	1	sum	\$	5,000.00	\$	5,000
▪ Brackets and hardware	1	sum	\$	3,500.00	\$	3,500

A23 Roof Construction Total	13	m2	\$	1,738.67	\$	22,603
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A32 Walls Above Grade

1 Exterior Walls

▪ 38x405mm glulam decking - supplied	15	m2	\$	350.00	\$	5,369
▪ 137x292mm glulam columns - supplied	18	m	\$	650.00	\$	11,545
▪ Brackets and hardware	1	sum	\$	3,500.00	\$	3,500
▪ Glulam - erected	1	sum	\$	5,000.00	\$	5,000
▪ 38x89mm studs	200	m	\$	25.00	\$	5,000
▪ 13mm clapboard siding	38	m2	\$	200.00	\$	7,631

A32 Walls Above Grade Total	53	m2	\$	717.83	\$	38,045
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FITTINGS AND EQUIPMENT

B31 Fittings and Fixtures

1 Bench

▪ Bench bracket	6	no	\$	150.00	\$	900
▪ 38x89 wood bench	25	m	\$	75.00	\$	1,885
▪ Lumber coating	6	m2	\$	25.00	\$	159

2 Letters

▪ Supply & install location letters and numbers	1	sum	\$	3,000.00	\$	3,000
▪ Interpretive panel	1	sum	\$	5,000.00	\$	5,000

B31 Fittings and Fixtures Total	16	m2	\$	699.88	\$	10,944
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SITWORKS

D11 Site Development

1 General Mobilization, Preparatory Works



Element	Quantities		Unit Rates		Sub-totals
▪ Locates	1	sum	\$	1,000.00	\$ 1,000
▪ Environmental measures	1	sum	\$	1,000.00	\$ 1,000
▪ Fencing, signs, barricades	1	sum	\$	1,000.00	\$ 1,000
▪ Seacan & transport to site	1	sum	\$	5,000.00	\$ 5,000
2 Site Preparation					
▪ Grade site	1	sum	\$	5,000.00	\$ 5,000
▪ Excavation	63	m3	\$	300.00	\$ 18,772
▪ Backfill	63	m3	\$	150.00	\$ 9,450
▪ Compacted granular	12	m3	\$	350.00	\$ 4,056
D11 Site Development Total	16	m2	\$	2,895.56	\$ 45,277

GENERAL REQUIREMENTS AND FEES

Z11 General Requirements and Overheads

▪ Contractor's overheads				20.00%	\$	27,330
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Z11 General Requirements and Overheads Total	16	m2	\$	1,747.79	\$	27,330
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Z12 Contractor's Profit

▪ Contractor's profit				15.00%	\$	24,597
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Z12 Contractor's Profit Total	16	m2	\$	1,573.01	\$	24,597
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ALLOWANCES

Z21 Design Allowance

▪ Design development contingency				10.00%	\$	18,858
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Z21 Design Allowance Total	16	m2	\$	1,205.98	\$	18,858
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Z23 Construction Contingency

▪ Construction contingency				10.00%	\$	20,743
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Z23 Construction Contingency	16	m2	\$	1,326.57	\$	20,743
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Appendix 5

Engineered Drawings & Specifications

WOOD FRAME CONSTRUCTION NOTES:

- COORDINATE THIS DRAWING WITH ALL OTHER DRAWINGS PRIOR TO COMMENCING WORK.
- ALL WOOD FRAME CONSTRUCTION SHALL CONFORM TO CSA-086-01 LATEST REQUIREMENTS.
- ALL STRUCTURAL LUMBER TO BE STAMPED BY MANUFACTURER INDICATING GRADE S-P-F NO.2 OR BETTER.
- ALL VISUALLY GRADED LUMBER SHALL BE PRESSURE TREATED.
- ALL NAILS SHALL BE 76mm LONG GALVANIZED FRAMING NAILS, HAND DRIVEN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY BRACING REQUIRED FOR RAFTER MODIFICATION.
- ALL EXISTING RAFTER BLOCKING, STRUTS, TIES, AND SHEATHING SHALL REMAIN
- ALL STRUCTURAL SCREWS SHALL BE TIMBERLOK SCREWS AND DRIVEN AT 60°. LENGTH AS NOTED ON DETAILS.
- ALL GLULAM BEAMS SHALL BE GRADE 24F-ES/NPG.
- ALL GLULAM DECKING SHALL BE GRADE ES11.
- ALL GLULAM PRODUCTS SHALL BE TREATED FOR EXTERIOR (WET) EXPOSURE. PRODUCTS SHALL BE NORDIC LAM+ GLUE LAMINATED TIMBERS, OR APPROVED EQUIVALENT.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL GLULAM COMPONENTS ILLUSTRATING NUMBER OF LAYERS AND BEAM TO COLUMN ATTACHMENT DETAILS - IF DIFFERENT FROM DESIGN DRAWINGS.
- LUMBER FOR BENCH AND PRIVACY WALL TO BE SAME GRADE, SPECIES, & APPEARANCE AS GLULAM STRUCTURE. BOARDS SHALL BE PLUMB, STRAIGHT, AND FREE OF IMPERFECTIONS OR EXCESSIVE KNOTS.

CONCRETE NOTES:

- CONCRETE WORK TO CONFORM TO CSA CAN.-3-A23.1. (PROVIDE HEAT & OTHER PROTECTION FOR WINTER CONCRETING AS REQUIRED).
- FOOTING AND PIER CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 20MPa.
- CONCRETE SLUMP TO BE 80±20mm. CONCRETE AIR CONTENT TO BE 5±1% U/N. AND MAXIMUM AGGREGATE SIZE TO BE 20mm.
- REINFORCING STEEL SHALL CONFORM TO CSA-G30.18-09 (2014). GRADE 400 (Fy = 400MPa).
- PROVIDE 75mm COVER FOR FOOTING REINFORCEMENT AND 50mm COVER FOR PIER REINFORCEMENT (MIN).
- ALL STRIP FOOTING ANCHOR BOLTS SHALL CONFORM TO ASTM A307, CONTAIN A 50mm BEND, AND HAVE THE FOLLOWING LENGTHS:
- 13Ø BOLTS SHALL BE 200mm LONG AND SPACED 1200mm MAX O/C.
- CONCRETE DEPTH BELOW FINISHED GRADE TO BE MINIMUM OF 1200mm FOR FROST PROTECTION.
- FOUNDATION TO BE PLACED ON IN-SITU SOLID BEARING WITH MINIMUM BEARING CAPACITY OF 150 KPa.
- IF SOIL BEARING CONDITIONS ARE NOT AVAILABLE TO BE MET, CONTACT ENGINEER OF RECORD FOR DIRECTION PRIOR TO PROCEEDING.

STEEL & WELDING NOTES:

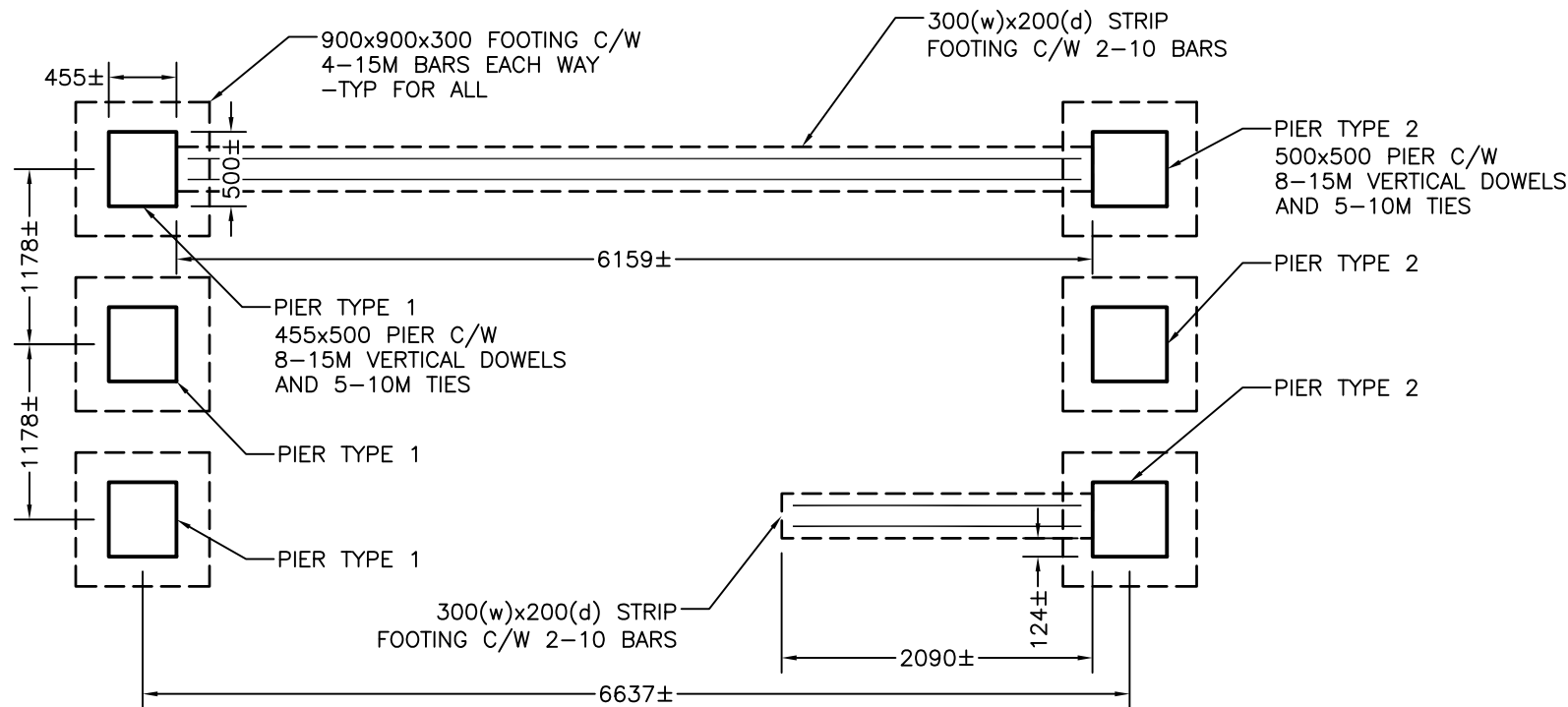
- ALL MEASUREMENTS AND DIMENSIONS TO BE CONFIRMED BY FABRICATOR/ERECTOR PRIOR TO START OF WORK. REPORT ANY DISCREPANCIES TO ENGINEER.
- ALL STRUCTURAL STEEL PLATE SHALL CONFORM TO G40.21M 350W.
- DESIGN FABRICATION SHALL CONFORM TO CSA S16:19 LATEST REQUIREMENTS.
- ALL THRU BOLTS SHALL CONFORM TO GRADE ASTM A307. SEE DRAWINGS FOR SIZES.
- ALL THREADED RODS SHALL CONFORM TO ASTM F1554 GR. 36
- ALL STEEL COMPONENTS, THRU BOLTS, THREADED RODS, WASHERS, AND NUTS SHALL BE HOT DIPPED GALVANIZED.
- GALVANIZING SHALL CONFORM TO CAN/CSA-G164.
- ALL BASEPLATE ANCHOR BOLTS SHALL BE 19mmØx254mm LONG HILTI HIT HAS-V-36 HDG THREADED RODS. TRIM EXCESS RODS AND CAP WITH DECORATIVE GALVANIZED CAP NUT.
- THREADED ANCHOR RODS SHALL BE DRILLED 200mm INTO CONCRETE PIERS AND SECURED TO CONCRETE USING HILTI HIT-HY 200-A ADHESIVE AS PER MANUFACTURERS SPECIFICATIONS
- ALL WELDING TO BE COMPLETED USING E49XX ELECTRODES.
- ALL WELDING SHALL CONFORM TO CSA W47.1 LATEST REQUIREMENTS.
- WELDS TO BE ALL AROUND CONNECTED MEMBERS.
 - 6mm FILLET WELD FOR ALL CONNECTIONS -U/N.
- ALL WELD INSPECTIONS TO BE AS FOLLOWS UNLESS NOTED OTHERWISE BY A QUALIFIED WELDER AS PER W47.1:
 - FILLET WELDS - 100% VISUAL

BUILDING LOADINGS:

W_{LL} SNOW = SEE BELOW
 W_{LL} USER = 1.9 KPa (UNFACTORED)
 W_{LL} WIND = 1.64 KPa. (UNFACTORED)

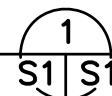
SNOW (LIVE) LOADS

C_s=0.8 KPa.
 S_s=4.1 KPa.
 S_R=0.6 KPa.
 I =1.0 KPa.
 W_{LL} SNOW =3.9 KPa (MINIMUM) PLUS UNDECLARED CONDITIONS.



CONCRETE PLAN

SCALE = 1:50



NOTES

A1	ISSUED FOR APPROVAL	19/06/23
No.	DESCRIPTION	dd/mm/yy

PERMIT

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PEAK DESIGN LIMITED

MIRC NO: 05610

Signature or Member Number (Member-in-Responsible Charge)

STAMP

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MILLS & WRIGHT

LANDSCAPE ARCHITECTURE

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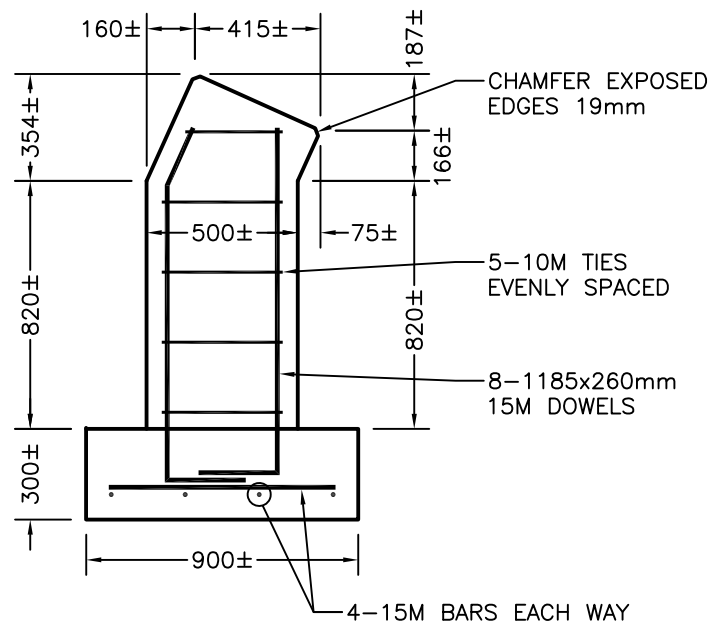
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 GROS MORNE LOOKOUT
 STRUCTURE TYPE 1
 GROS MORNE NATIONAL PARK NL

DRAWING TITLE
 FOUNDATION LOCATION PLAN & DESIGN NOTES

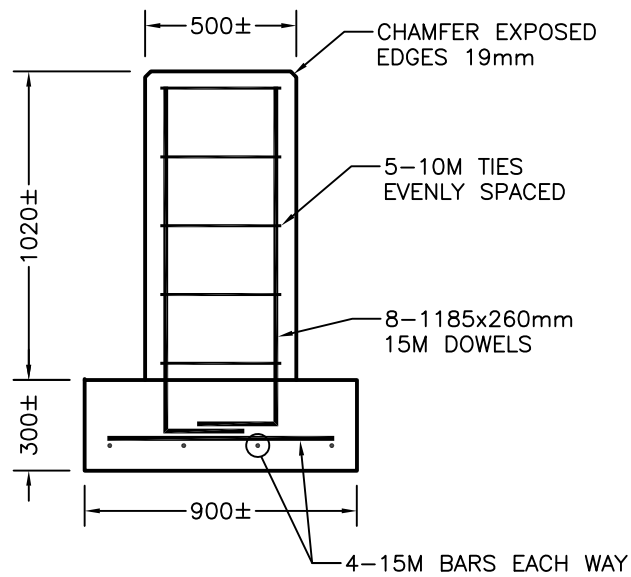
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PEAK DESIGN LIMITED DOCUMENT No.
 23-071 (TYPE 1)



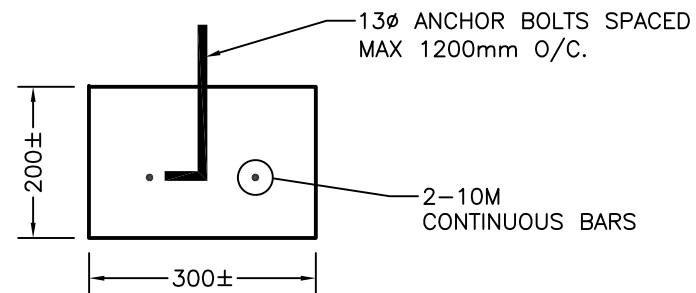
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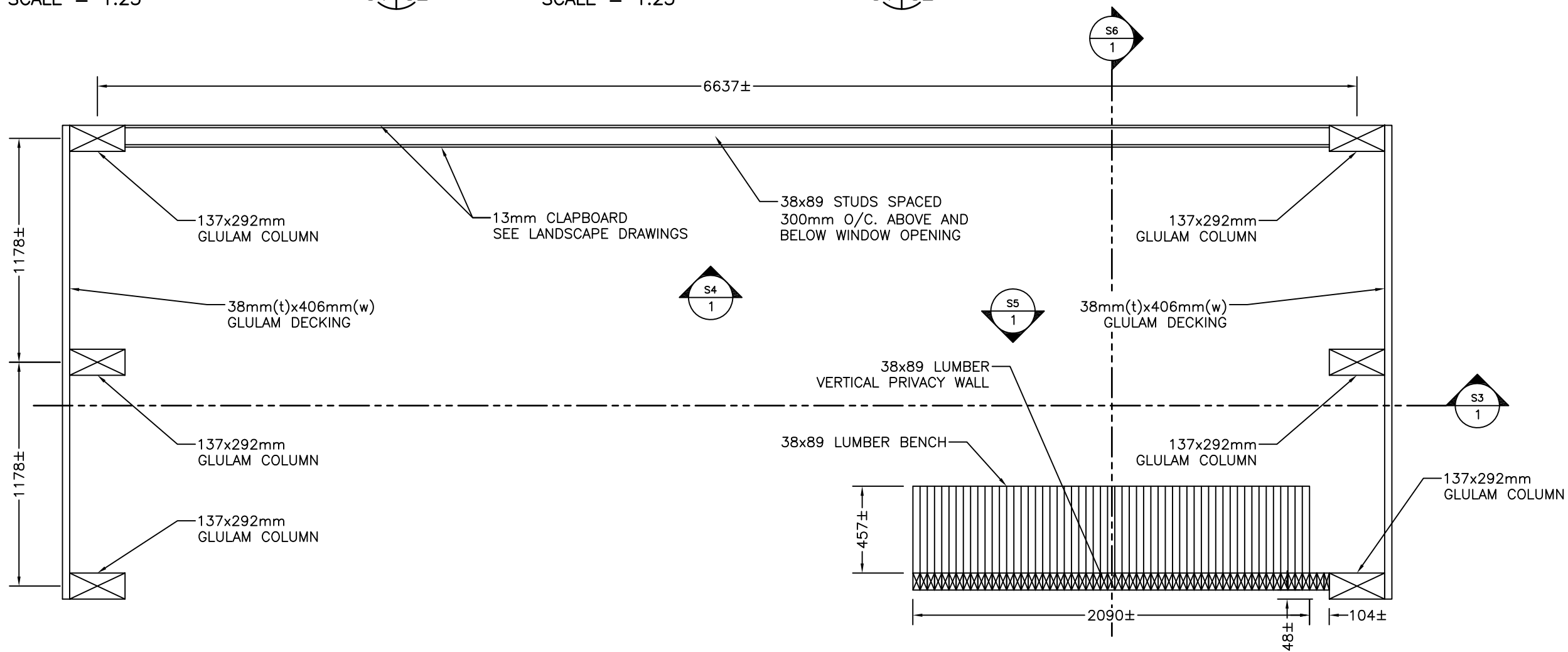
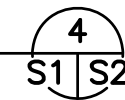
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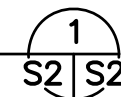
STRIP FOOTING

SCALE = 1:10



FRAMING PLAN

SCALE = 1:25



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No.	DESCRIPTION	dd/mm/yy

PERMIT

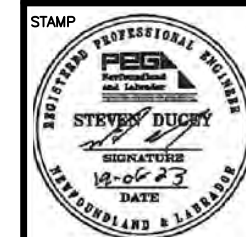
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PEAK DESIGN LIMITED

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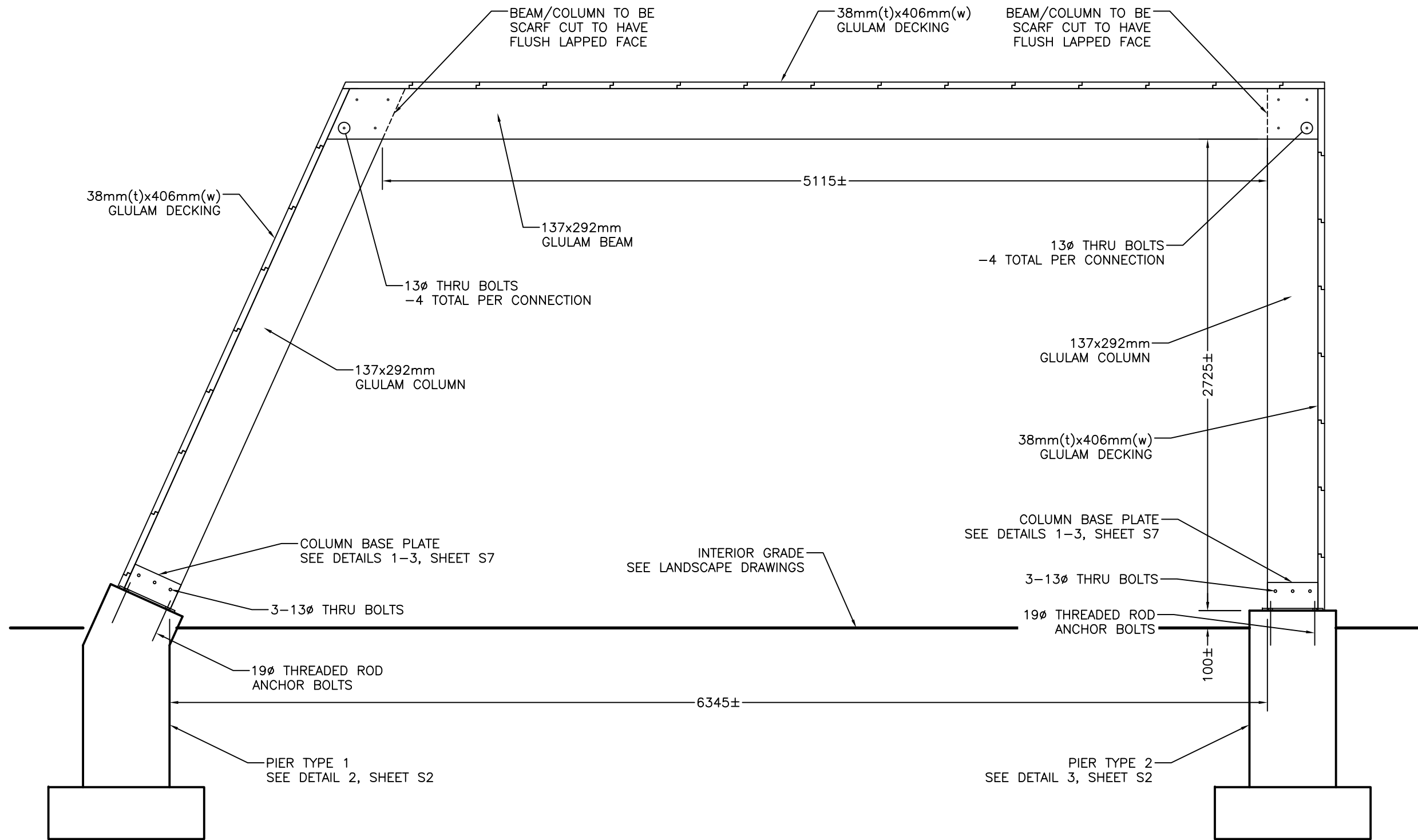
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GROS MORNE LOOKOUT
STRUCTURE TYPE 1
GROS MORNE NATIONAL PARK NL

DRAWING TITLE
FRAMING PLAN & FOUNDATION DETAILS

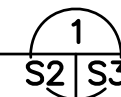
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PEAK DESIGN LIMITED DOCUMENT No.
23-071 (TYPE 1)



STRUCTURE SECTION

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No.	DESCRIPTION	dd/mm/yy

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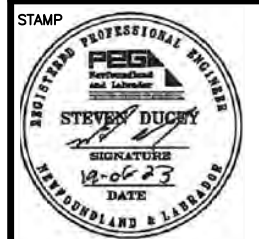
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SCALE: AS NOTED

PROJECT
GROS MORNE LOOKOUT
STRUCTURE TYPE 1
GROS MORNE NATIONAL PARK NL

DRAWING TITLE
STRUCTURE SECTION

REVISION	DRAWING No.
A1	S3 OF 7

PEAK DESIGN LIMITED DOCUMENT No.
23-071 (TYPE 1)

NOTES

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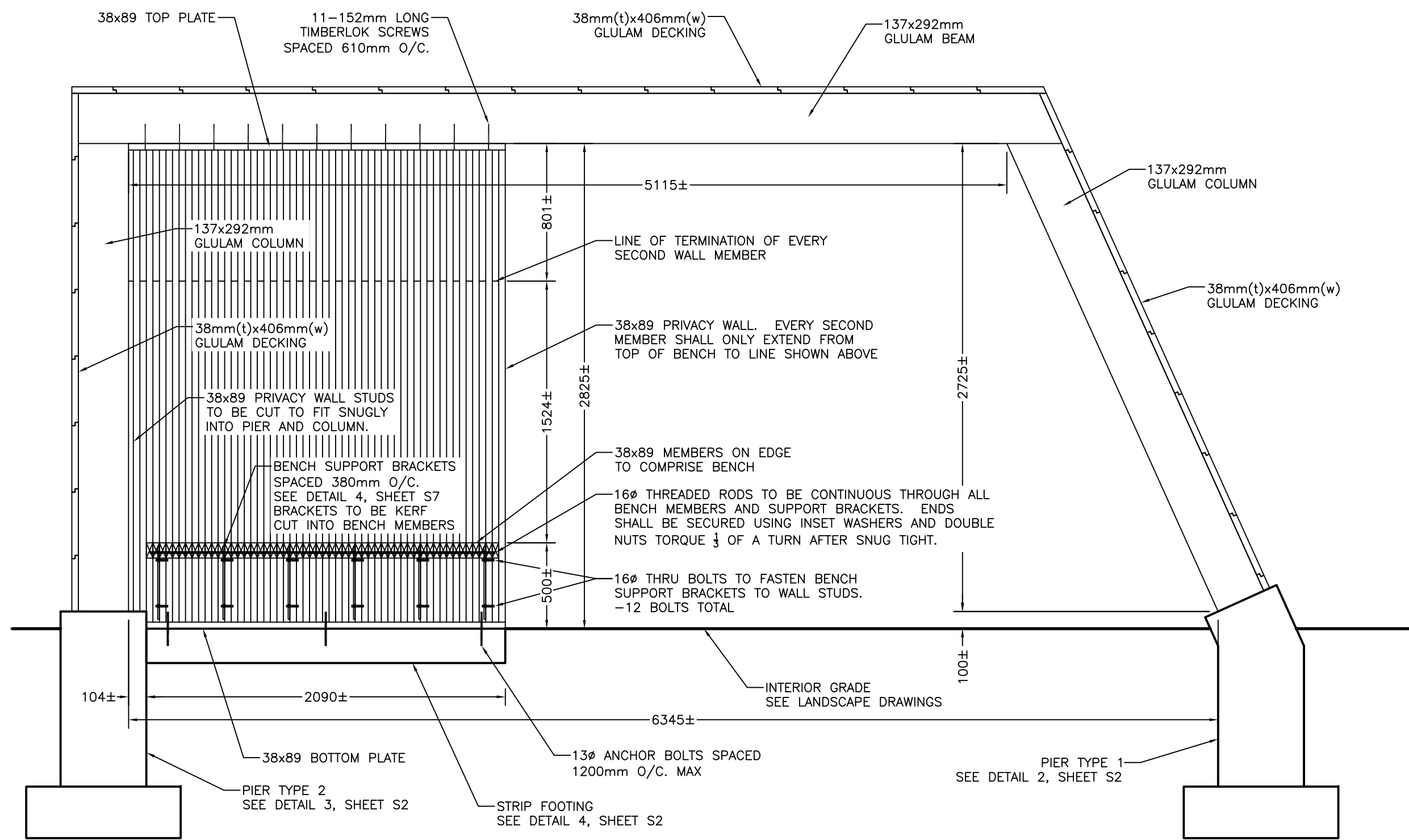
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GROS MORNE LOOKOUT
STRUCTURE TYPE 1
GROS MORNE NATIONAL PARK NL

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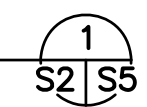
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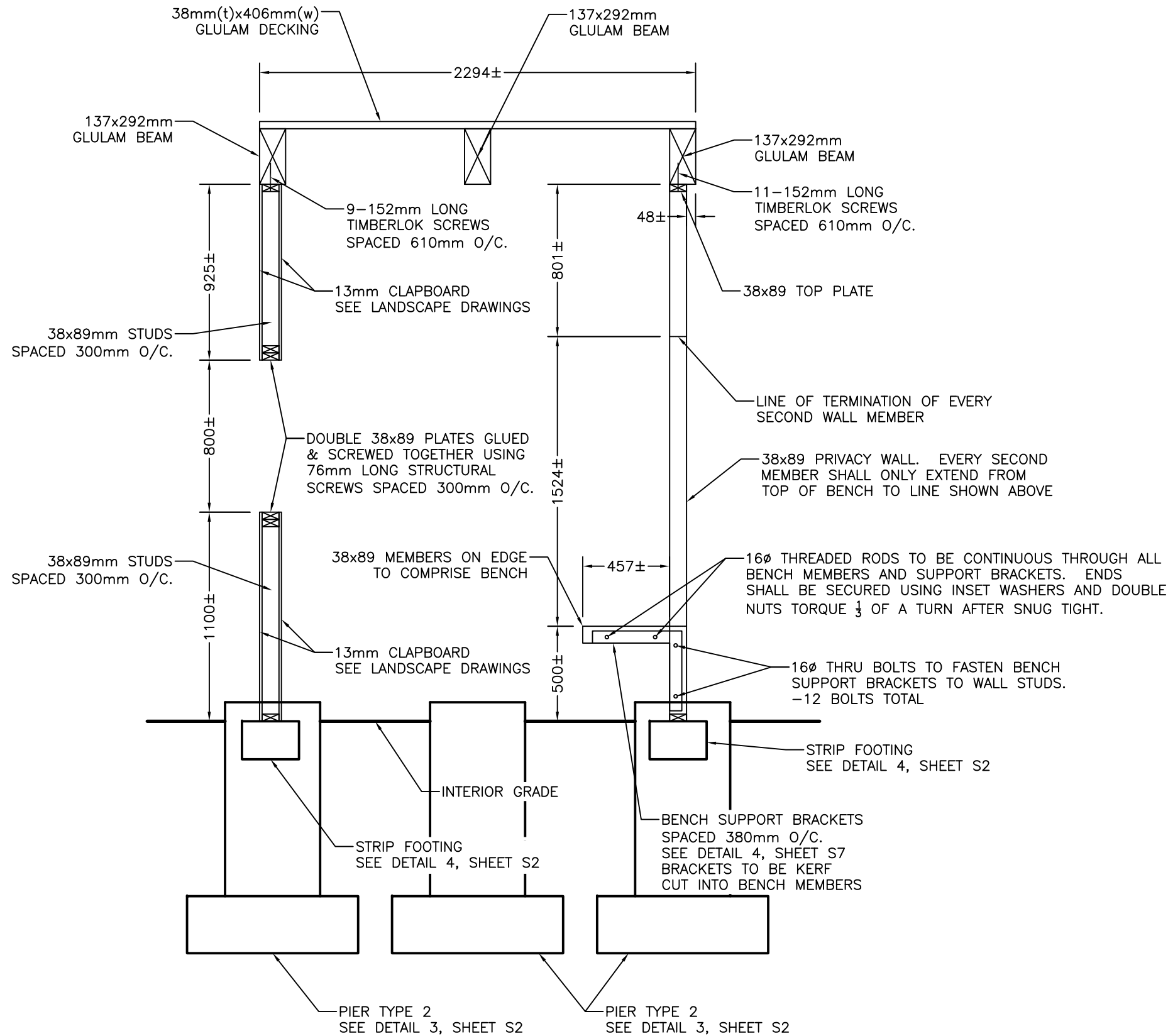
PEAK DESIGN LIMITED DOCUMENT No.
23-071 (TYPE 1)



STRUCTURE ELEVATION OF BENCH WALL

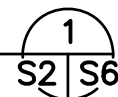
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STRUCTURE ELEVATION OF BENCH WALL

SCALE = 1:25



NOTES

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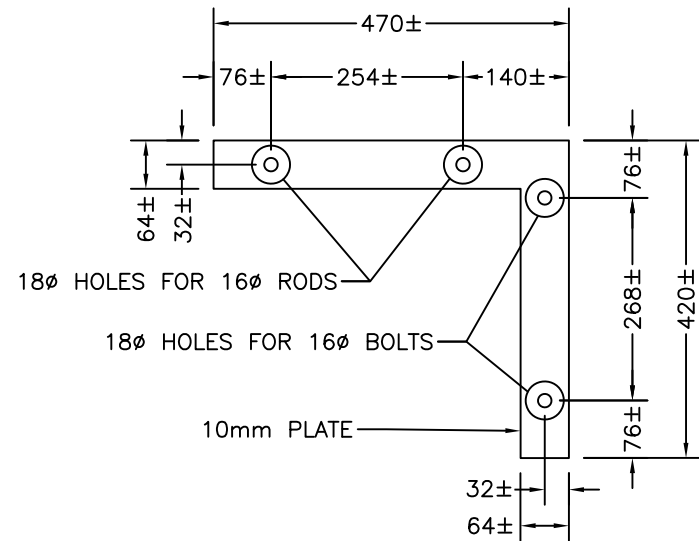
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PROJECT
GROS MORNE LOOKOUT
STRUCTURE TYPE 1
GROS MORNE NATIONAL PARK NL

DRAWING TITLE
STRUCTURE SECTION THROUGH BENCH

REVISION	DRAWING No.
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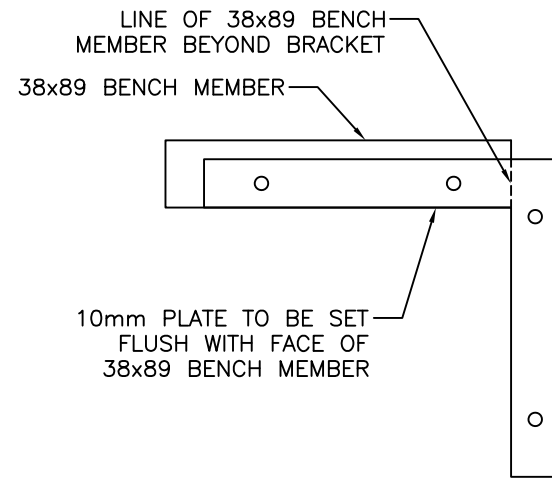
PEAK DESIGN LIMITED DOCUMENT No.
23-071 (TYPE 1)



**BENCH BRACKET DETAIL
(6 REQUIRED)**

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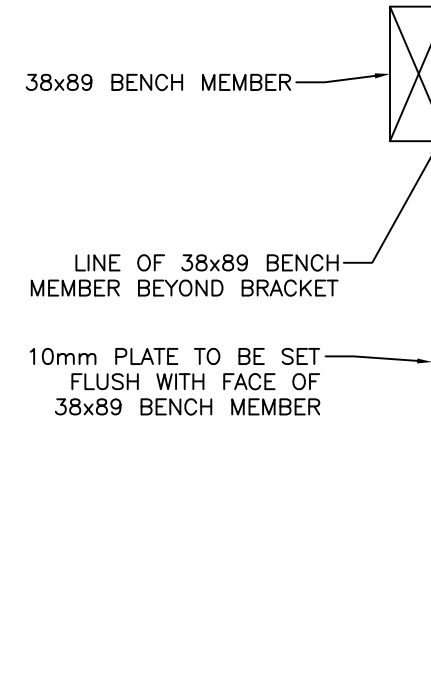
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S5&S6 | S7



**BENCH KERF DETAIL
SIDE VIEW**

SCALE = 1:10

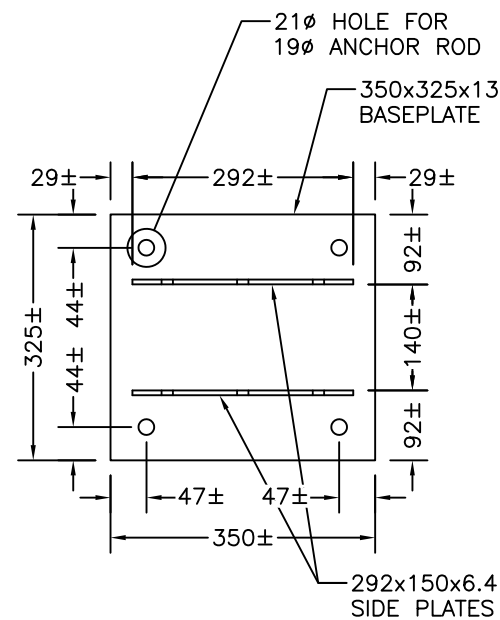
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S7 | S7



**BENCH KERF DETAIL
END VIEW**

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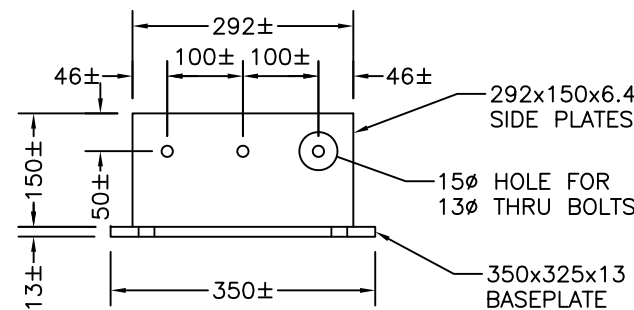
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S7 | S7



**BASE PLATE COLUMN
BRACKET PLAN VIEW
(6 REQUIRED)**

SCALE = 1:10

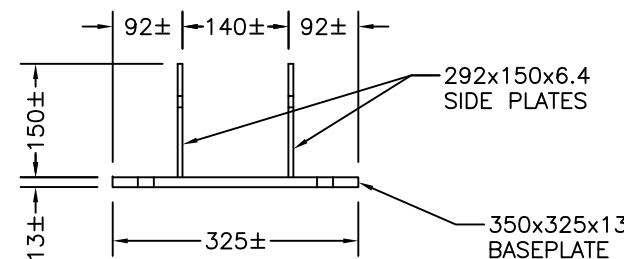
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S3 | S7



**BASE PLATE COLUMN
BRACKET SIDE VIEW**

SCALE = 1:10

2
S3 | S7



**BASE PLATE COLUMN
BRACKET END VIEW**

SCALE = 1:10

3
S3 | S7

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PEAK DESIGN LIMITED

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**PEAK
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CONSULTING ENGINEERS

TEL: 709-764-3582
E-MAIL: INFO@PEAKDESIGNLIMITED.CA

APPROVED BY: S.D. DATE: JUN 2023

SCALE: AS NOTED

PROJECT

GROS MORNE LOOKOUT

STRUCTURE TYPE 1

GROS MORNE NATIONAL PARK NL

DRAWING TITLE

STEEL DETAILS

REVISION	DRAWING No.
A1	S7 OF 7

PEAK DESIGN LIMITED DOCUMENT No.

23-071 (TYPE 1)

WOOD FRAME CONSTRUCTION NOTES:

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- ALL EXISTING RAFTER BLOCKING, STRUTS, TIES, AND SHEATHING SHALL REMAIN
- ALL STRUCTURAL SCREWS SHALL BE TIMBERLOK SCREWS AND DRIVEN AT 60°. LENGTH AS NOTED ON DETAILS.
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 - CONCRETE DEPTH BELOW FINISHED GRADE TO BE MINIMUM OF 1200mm FOR FROST PROTECTION.
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 - IF SOIL BEARING CONDITIONS ARE NOT AVAILABLE TO BE MET, CONTACT ENGINEER OF RECORD FOR DIRECTION PRIOR TO PROCEEDING.

STEEL & WELDING NOTES:

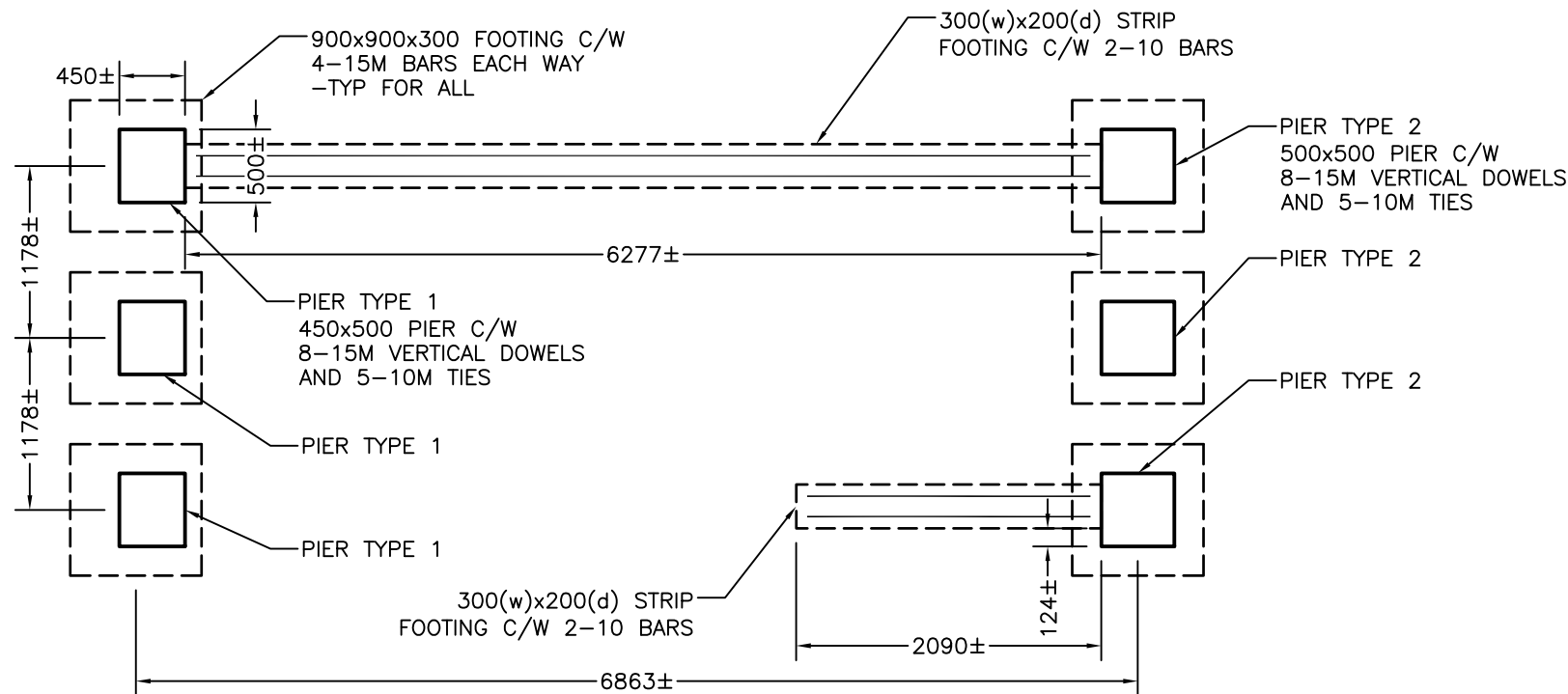
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 - 6mm FILLET WELD FOR ALL CONNECTIONS -U/N.
 - ALL WELD INSPECTIONS TO BE AS FOLLOWS UNLESS NOTED OTHERWISE BY A QUALIFIED WELDER AS PER W47.1:
 - FILLET WELDS - 100% VISUAL

BUILDING LOADINGS:

W_{LL SNOW} = SEE BELOW
 W_{LL USER} = 1.9 KPa (UNFACTORED)
 W_{LL WIND} = 1.64 KPa. (UNFACTORED)

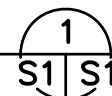
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C_B=0.8 KPa.
 S_s=4.1 KPa.
 S_R=0.6 KPa.
 I =1.0 KPa.
 W_{LL SNOW} =3.9 KPa (MINIMUM) PLUS UNDECLARED CONDITIONS.



CONCRETE PLAN

SCALE = 1:50



NOTES

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ENGINEERING PERMIT N0996

PEAK DESIGN LIMITED

MIRC NO: 05610

Signature or Member Number (Member-in-Responsible Charge)



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MILLS & WRIGHT

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STRUCTURAL CONSULTANT

PEAK DESIGN LIMITED

CONSULTING ENGINEERS

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APPROVED BY: S.D. DATE: JUN 2023

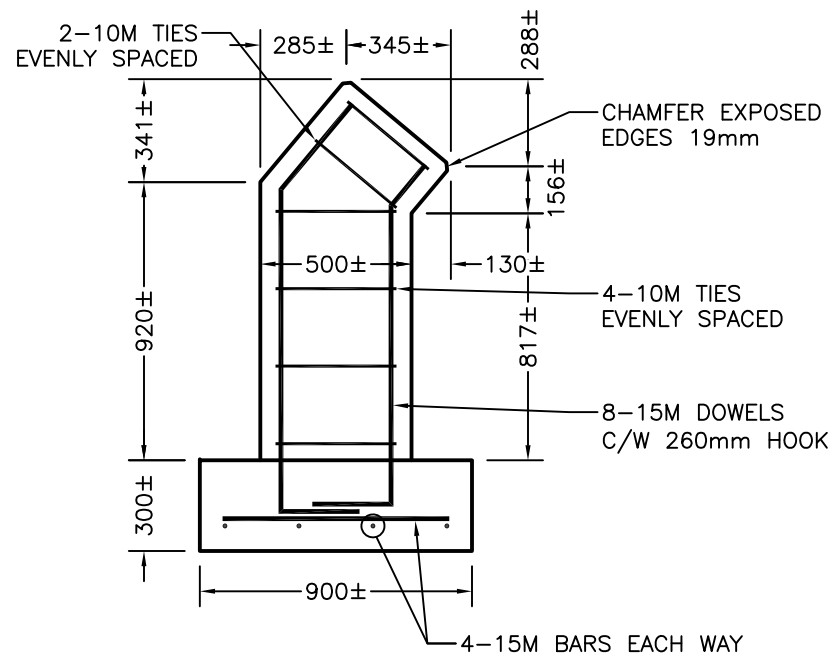
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PROJECT
 GROS MORNE LOOKOUT
 STRUCTURE TYPE 2
 GROS MORNE NATIONAL PARK NL

DRAWING TITLE
 FOUNDATION LOCATION PLAN & DESIGN NOTES

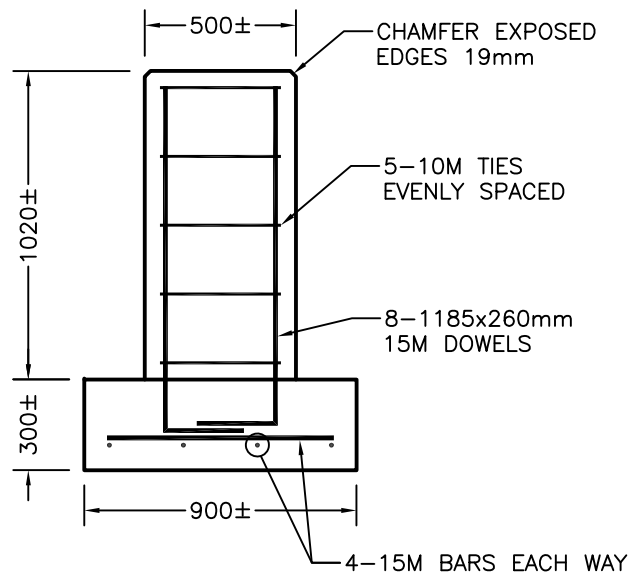
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PEAK DESIGN LIMITED DOCUMENT No.
 23-071 (TYPE 2)



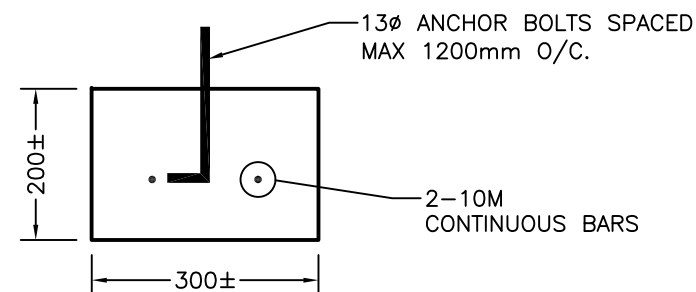
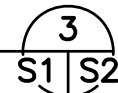
PIER TYPE 1

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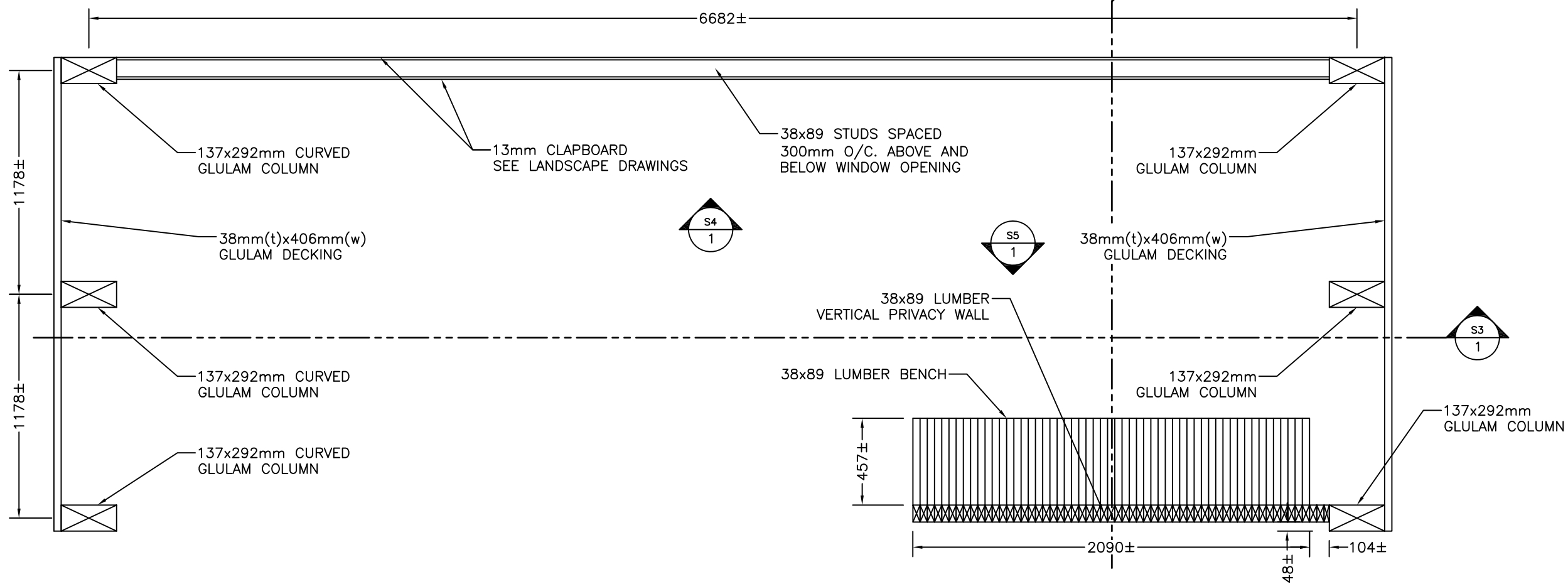
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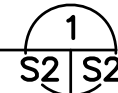
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SCALE = 1:10



FRAMING PLAN

SCALE = 1:25



NOTES

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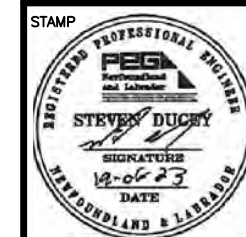
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ENGINEERING PERMIT N0996

PEAK DESIGN LIMITED

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Signature or Member Number (Member-in-Responsible Charge)



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MILLS & WRIGHT

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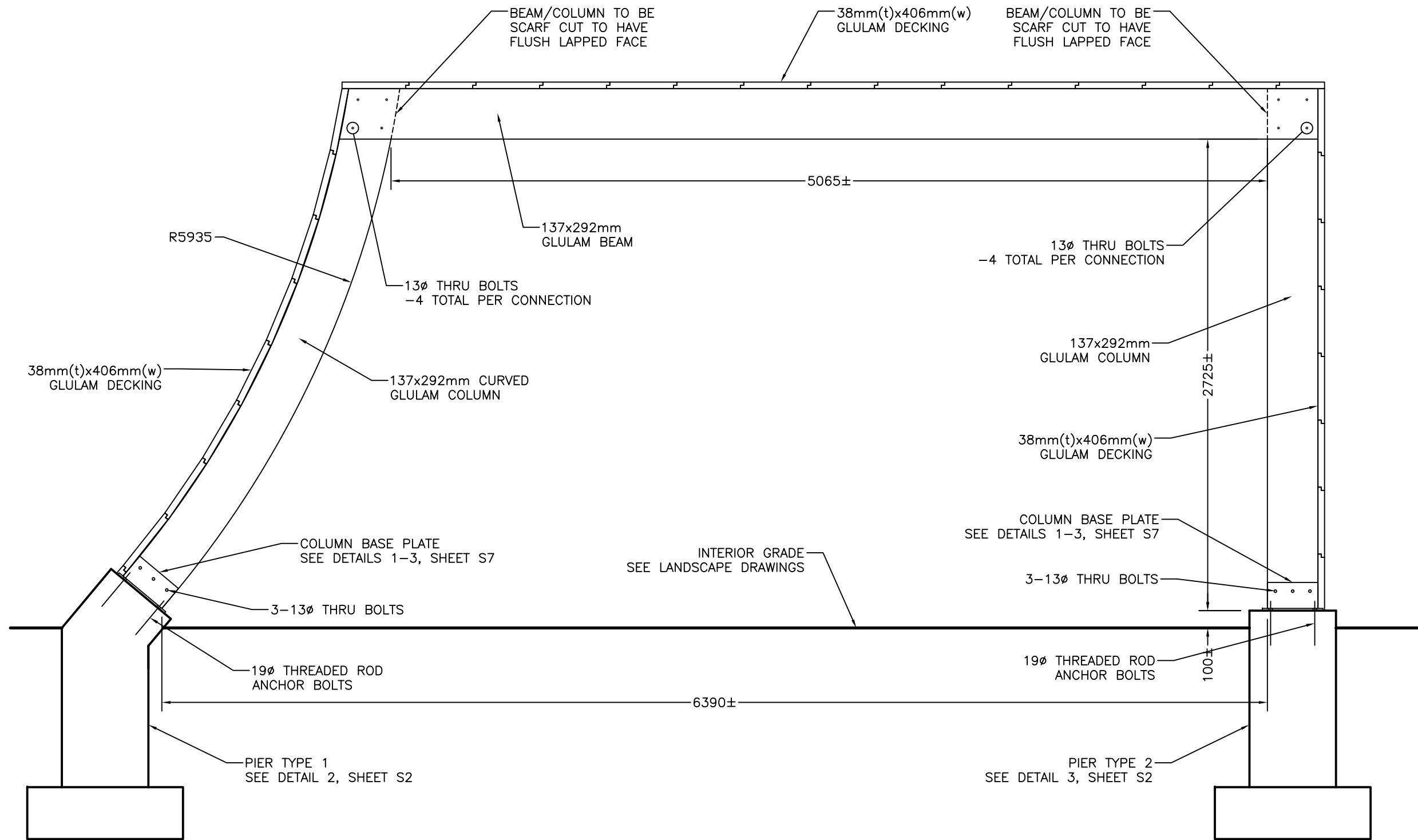
APPROVED BY: S.D. DATE: JUN 2023
SCALE: AS NOTED

PROJECT
GROS MORNE LOOKOUT
STRUCTURE TYPE 2
GROS MORNE NATIONAL PARK NL

DRAWING TITLE
FRAMING PLAN & FOUNDATION DETAILS

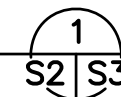
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PEAK DESIGN LIMITED DOCUMENT No.
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STRUCTURE SECTION

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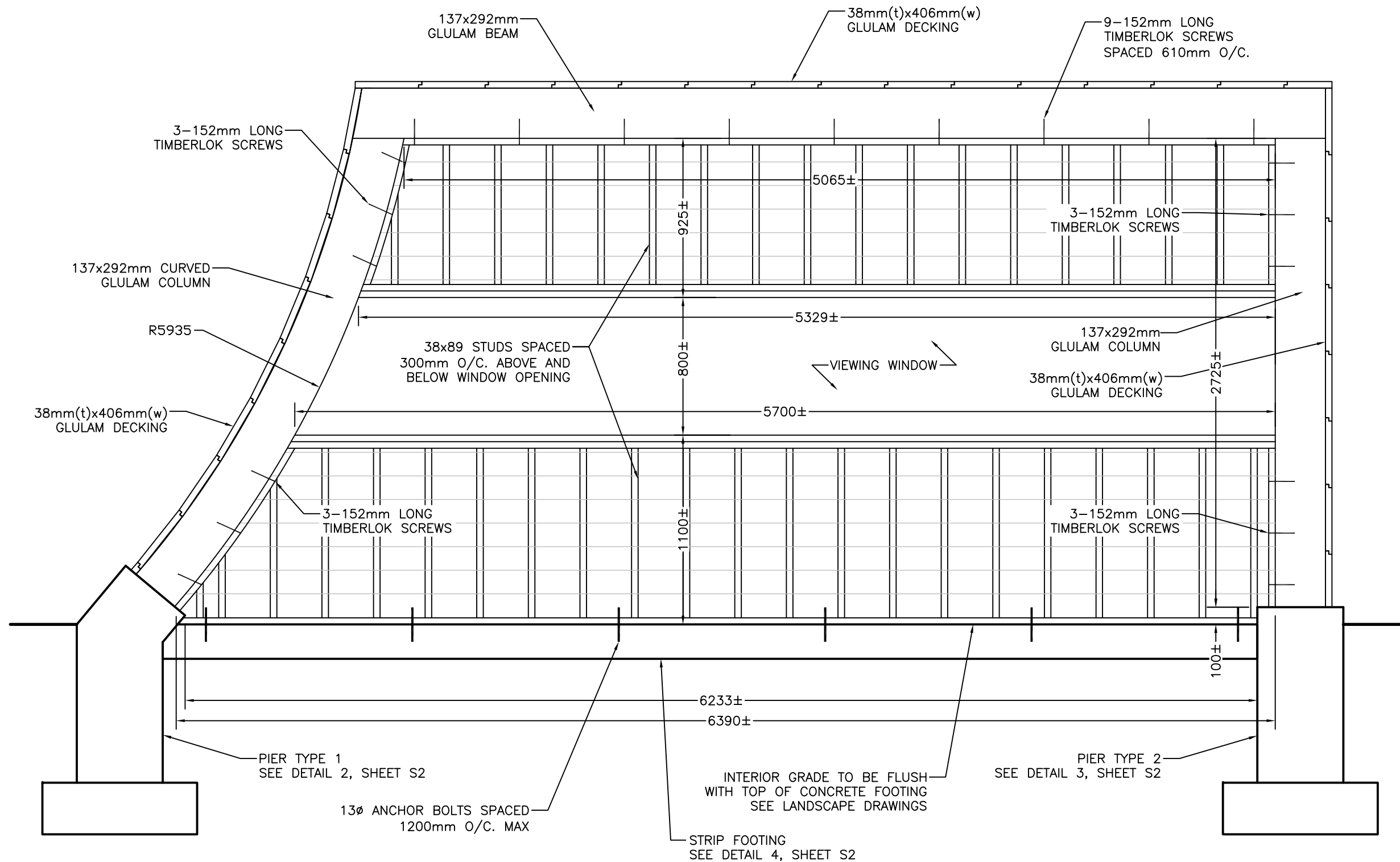
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GROS MORNE LOOKOUT
STRUCTURE TYPE 2
GROS MORNE NATIONAL PARK NL

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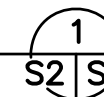
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PEAK DESIGN LIMITED DOCUMENT No.
23-071 (TYPE 2)



STRUCTURE ELEVATION OF WINDOW WALL

SCALE = 1:25



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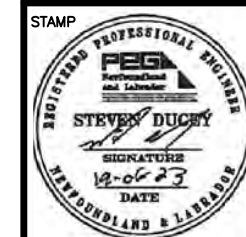
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PROJECT
GROS MORNE LOOKOUT
STRUCTURE TYPE 2
GROS MORNE NATIONAL PARK NL

DRAWING TITLE
INTERIOR ELEVATION OF WINDOW WALL

REVISION	DRAWING No.
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PEAK DESIGN LIMITED DOCUMENT No.
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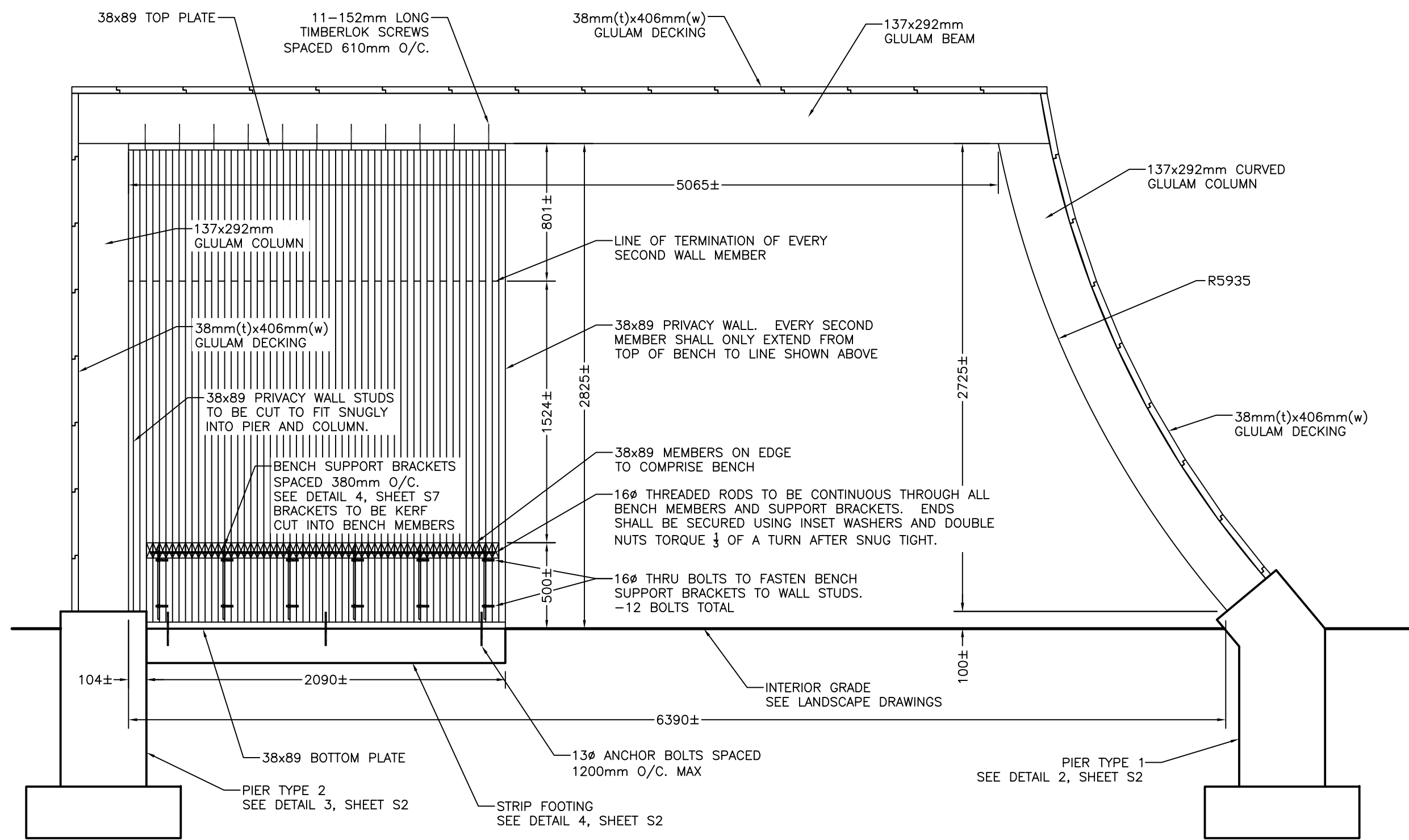
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PROJECT
GROS MORNE LOOKOUT
STRUCTURE TYPE 2
GROS MORNE NATIONAL PARK NL

DRAWING TITLE
INTERIOR ELEVATION OF BENCH WALL

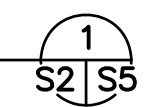
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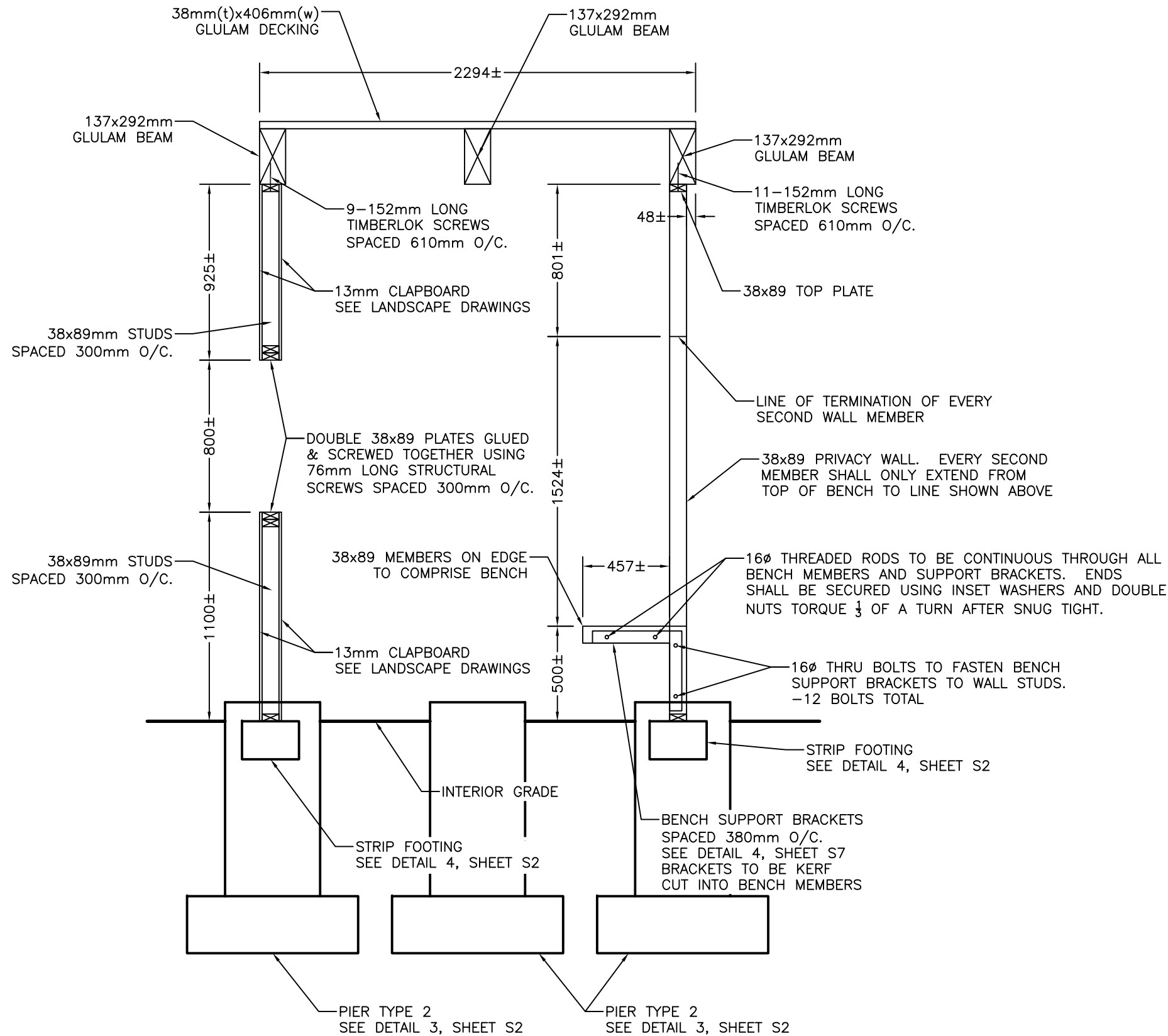
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STRUCTURE ELEVATION OF BENCH WALL

SCALE = 1:25





STRUCTURE ELEVATION OF BENCH WALL

SCALE = 1:25



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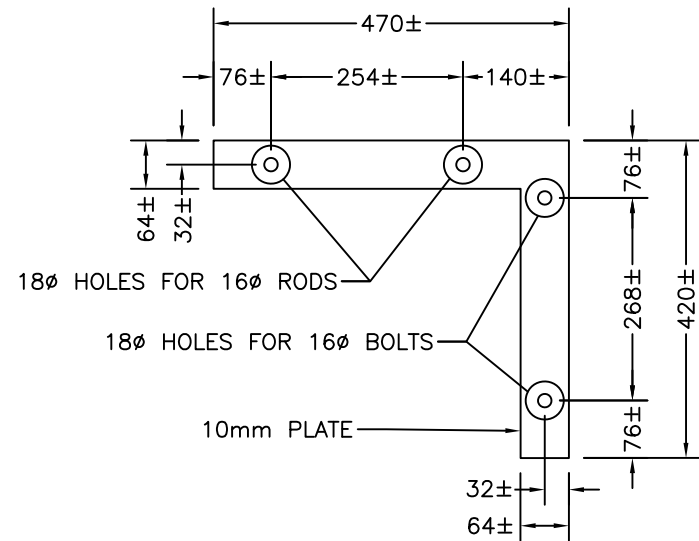
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PROJECT
GROS MORNE LOOKOUT
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GROS MORNE NATIONAL PARK NL

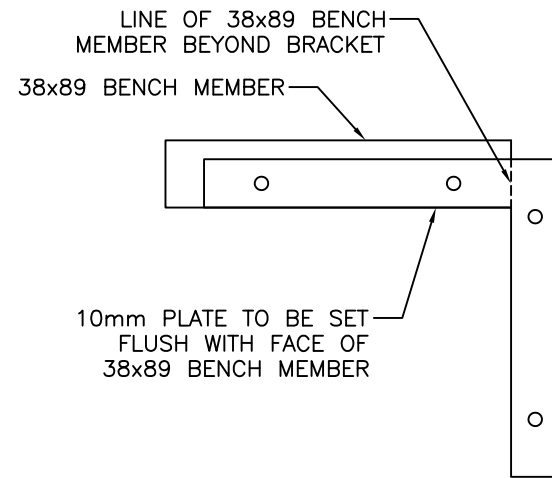
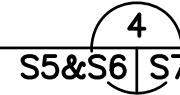
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REVISION	DRAWING No.
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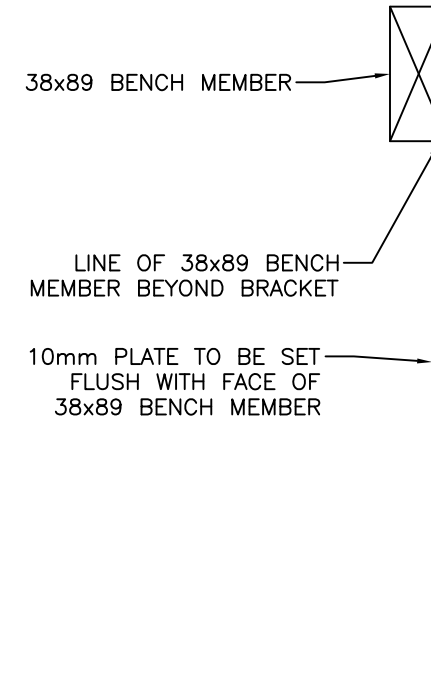
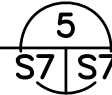
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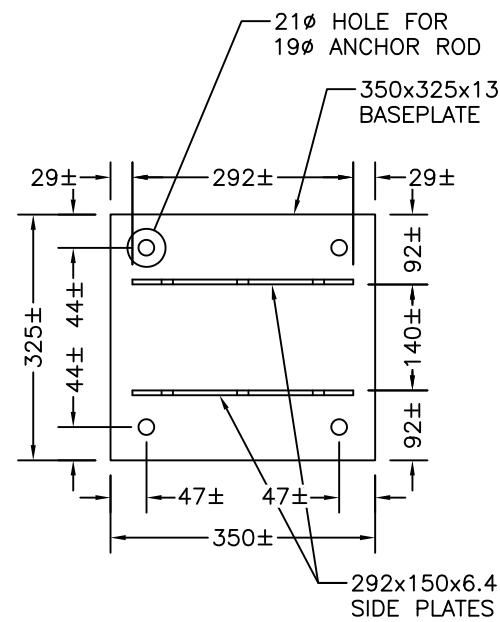
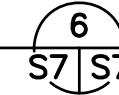
**BENCH BRACKET DETAIL
(6 REQUIRED)**
SCALE = 1:10



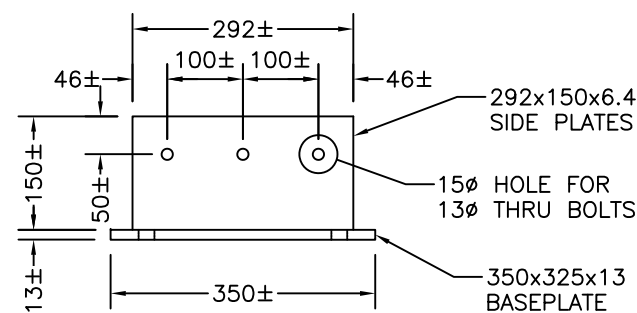
**BENCH KERF DETAIL
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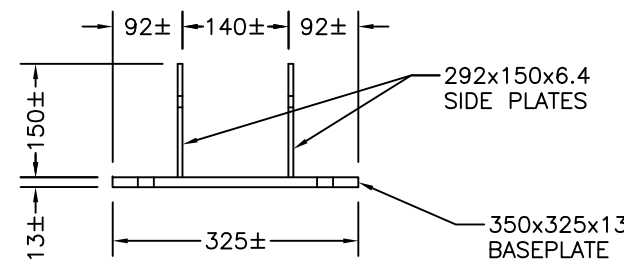
**BENCH KERF DETAIL
END VIEW**
SCALE = 1:5



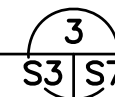
**BASE PLATE COLUMN
BRACKET PLAN VIEW
(6 REQUIRED)**
SCALE = 1:10



**BASE PLATE COLUMN
BRACKET SIDE VIEW**
SCALE = 1:10



**BASE PLATE COLUMN
BRACKET END VIEW**
SCALE = 1:10



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PROJECT

GROS MORNE LOOKOUT

STRUCTURE TYPE 2

GROS MORNE NATIONAL PARK NL

DRAWING TITLE

STEEL DETAILS

REVISION	DRAWING No.
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PEAK DESIGN LIMITED DOCUMENT No.

23-071 (TYPE 2)

WOOD FRAME CONSTRUCTION NOTES:

- COORDINATE THIS DRAWING WITH ALL OTHER DRAWINGS PRIOR TO COMMENCING WORK.
- ALL WOOD FRAME CONSTRUCTION SHALL CONFORM TO CSA-086-01 LATEST REQUIREMENTS.
- ALL STRUCTURAL LUMBER TO BE STAMPED BY MANUFACTURER INDICATING GRADE S-P-F NO.2 OR BETTER.
- ALL VISUALLY GRADED LUMBER SHALL BE PRESSURE TREATED.
- ALL NAILS SHALL BE 76mm LONG GALVANIZED FRAMING NAILS, HAND DRIVEN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY BRACING REQUIRED FOR RAFTER MODIFICATION.
- ALL EXISTING RAFTER BLOCKING, STRUTS, TIES, AND SHEATHING SHALL REMAIN
- ALL STRUCTURAL SCREWS SHALL BE TIMBERLOK SCREWS AND DRIVEN AT 60°. LENGTH AS NOTED ON DETAILS.
- ALL GLULAM BEAMS SHALL BE GRADE 24F-ES/NPG.
- ALL GLULAM DECKING SHALL BE GRADE ES11.
- ALL GLULAM PRODUCTS SHALL BE TREATED FOR EXTERIOR (WET) EXPOSURE. PRODUCTS SHALL BE NORDIC LAM+ GLUE LAMINATED TIMBERS, OR APPROVED EQUIVALENT.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL GLULAM COMPONENTS ILLUSTRATING NUMBER OF LAYERS AND BEAM TO COLUMN ATTACHMENT DETAILS - IF DIFFERENT FROM DESIGN DRAWINGS.
- LUMBER FOR BENCH AND PRIVACY WALL TO BE SAME GRADE, SPECIES, & APPEARANCE AS GLULAM STRUCTURE. BOARDS SHALL BE PLUMB, STRAIGHT, AND FREE OF IMPERFECTIONS OR EXCESSIVE KNOTS.

CONCRETE NOTES:

- CONCRETE WORK TO CONFORM TO CSA CAN.-3-A23.1. (PROVIDE HEAT & OTHER PROTECTION FOR WINTER CONCRETING AS REQUIRED).
- FOOTING AND PIER CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 20MPa.
- CONCRETE SLUMP TO BE 80±20mm. CONCRETE AIR CONTENT TO BE 5±1% U/N. AND MAXIMUM AGGREGATE SIZE TO BE 20mm.
- REINFORCING STEEL SHALL CONFORM TO CSA-G30.18-09 (2014). GRADE 400 (Fy = 400MPa).
- PROVIDE 75mm COVER FOR FOOTING REINFORCEMENT AND 50mm COVER FOR PIER REINFORCEMENT (MIN).
- ALL STRIP FOOTING ANCHOR BOLTS SHALL CONFORM TO ASTM A307, CONTAIN A 50mm BEND, AND HAVE THE FOLLOWING LENGTHS:
 - 13Ø BOLTS SHALL BE 200mm LONG AND SPACED 1200mm MAX O/C.
 - CONCRETE DEPTH BELOW FINISHED GRADE TO BE MINIMUM OF 1200mm FOR FROST PROTECTION.
 - FOUNDATION TO BE PLACED ON IN-SITU SOLID BEARING WITH MINIMUM BEARING CAPACITY OF 150 KPa.
 - IF SOIL BEARING CONDITIONS ARE NOT AVAILABLE TO BE MET, CONTACT ENGINEER OF RECORD FOR DIRECTION PRIOR TO PROCEEDING.

STEEL & WELDING NOTES:

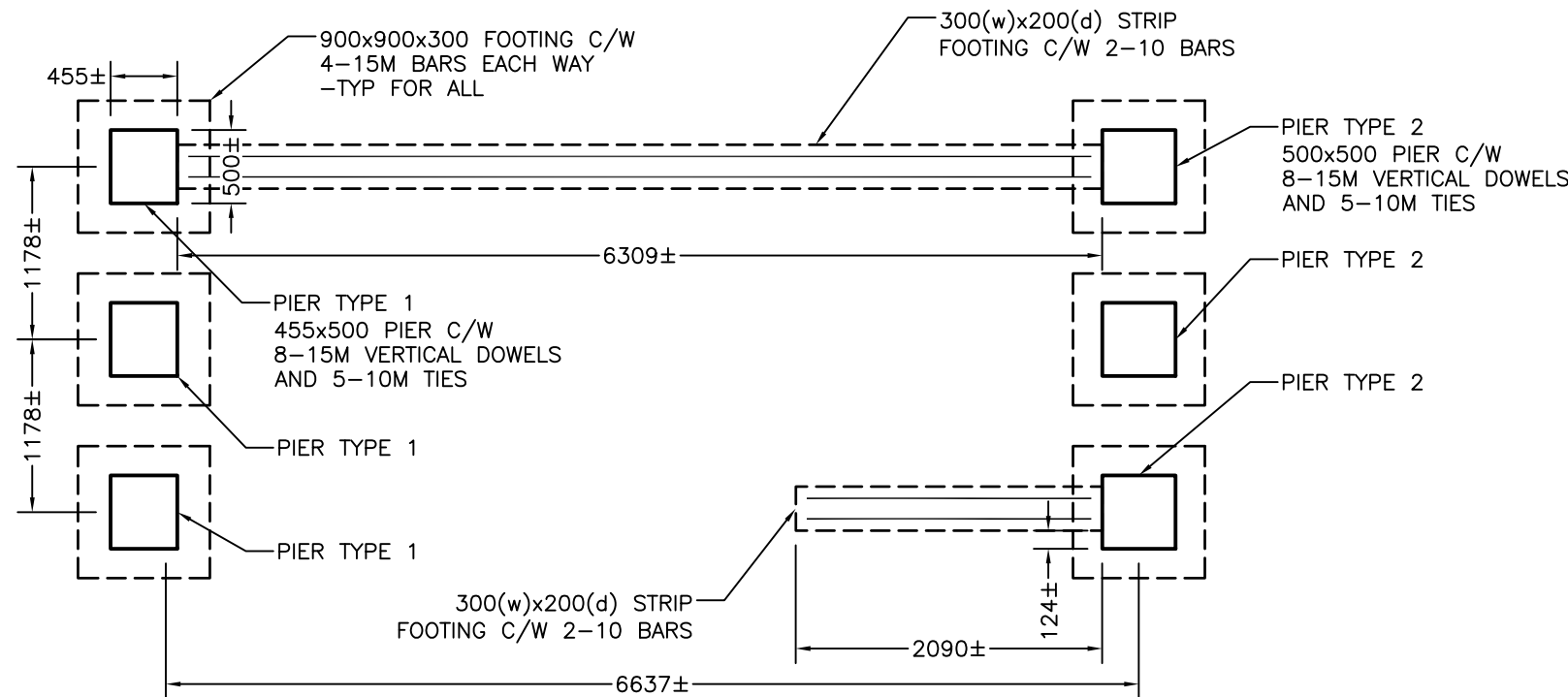
- ALL MEASUREMENTS AND DIMENSIONS TO BE CONFIRMED BY FABRICATOR/ERECTOR PRIOR TO START OF WORK. REPORT ANY DISCREPANCIES TO ENGINEER.
- ALL STRUCTURAL STEEL PLATE SHALL CONFORM TO G40.21M 350W.
- DESIGN FABRICATION SHALL CONFORM TO CSA S16:19 LATEST REQUIREMENTS.
- ALL THRU BOLTS SHALL CONFORM TO GRADE ASTM A307. SEE DRAWINGS FOR SIZES.
- ALL THREADED RODS SHALL CONFORM TO ASTM F1554 GR. 36
- ALL STEEL COMPONENTS, THRU BOLTS, THREADED RODS, WASHERS, AND NUTS SHALL BE HOT DIPPED GALVANIZED.
- GALVANIZING SHALL CONFORM TO CAN/CSA-G164.
- ALL BASEPLATE ANCHOR BOLTS SHALL BE 19mmØx254mm LONG HILTI HIT HAS-V-36 HDG THREADED RODS. TRIM EXCESS RODS AND CAP WITH DECORATIVE GALVANIZED CAP NUT.
 - THREADED ANCHOR RODS SHALL BE DRILLED 200mm INTO CONCRETE PIERS AND SECURED TO CONCRETE USING HILTI HIT-HY 200-A ADHESIVE AS PER MANUFACTURERS SPECIFICATIONS
- ALL WELDING TO BE COMPLETED USING E49XX ELECTRODES.
- ALL WELDING SHALL CONFORM TO CSA W47.1 LATEST REQUIREMENTS.
 - WELDS TO BE ALL AROUND CONNECTED MEMBERS.
 - 6mm FILLET WELD FOR ALL CONNECTIONS -U/N.
 - ALL WELD INSPECTIONS TO BE AS FOLLOWS UNLESS NOTED OTHERWISE BY A QUALIFIED WELDER AS PER W47.1:
 - FILLET WELDS - 100% VISUAL

BUILDING LOADINGS:

W_{LL SNOW} = SEE BELOW
 W_{LL USER} = 1.9 KPa (UNFACTORED)
 W_{LL WIND} = 1.64 KPa. (UNFACTORED)

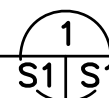
SNOW (LIVE) LOADS

C_s=0.8 KPa.
 S_s=4.1 KPa.
 S_R=0.6 KPa.
 I =1.0 KPa.
 W_{LL SNOW} =3.9 KPa (MINIMUM) PLUS UNDECLARED CONDITIONS.



CONCRETE PLAN

SCALE = 1:50



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STAMP

REGISTERED PROFESSIONAL ENGINEER

STEVEN DUCHE

SIGNATURE

19-06-23

DATE

NEWFOUNDLAND & LABRADOR

PRIME CONSULTANT

MILLS & WRIGHT

LANDSCAPE ARCHITECTURE

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PROJECT

GROS MORNE LOOKOUT

STRUCTURE TYPE 3

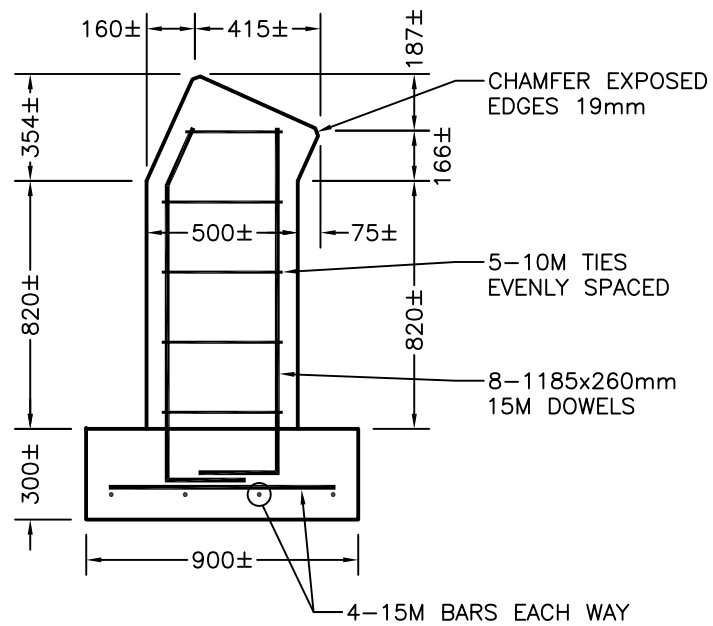
GROS MORNE NATIONAL PARK NL

DRAWING TITLE

FOUNDATION LOCATION PLAN & DESIGN NOTES

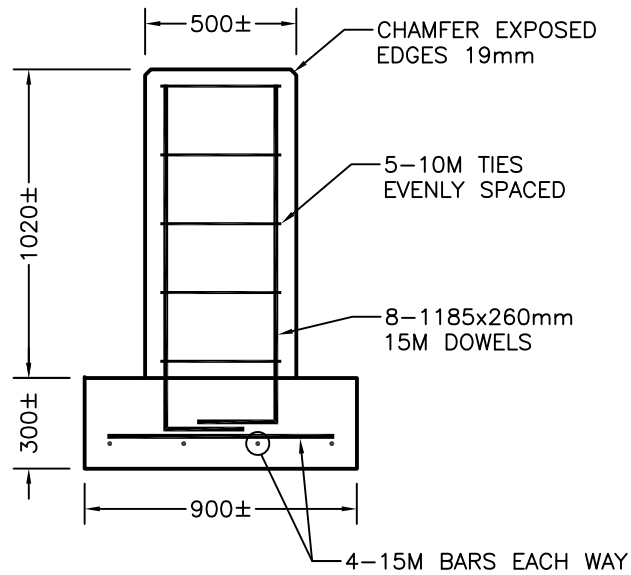
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PEAK DESIGN LIMITED DOCUMENT No.
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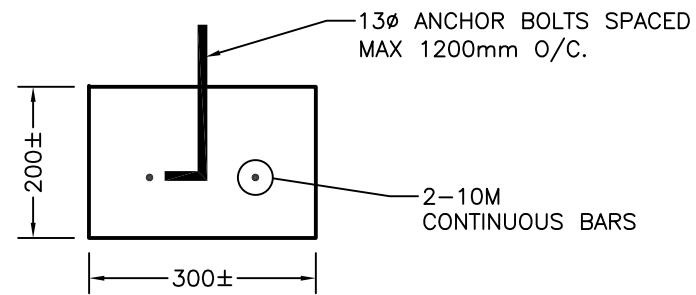
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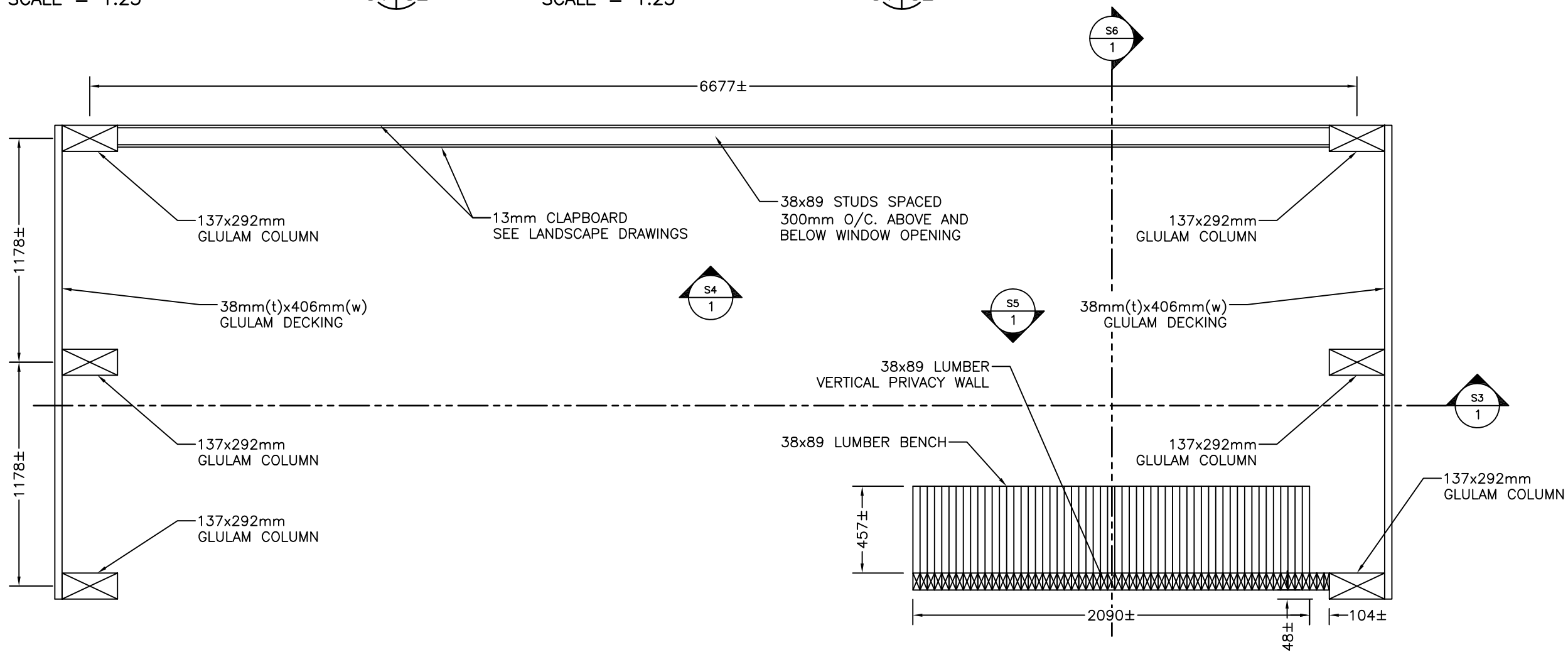
PIER TYPE 2

SCALE = 1:25



STRIP FOOTING

SCALE = 1:10



FRAMING PLAN

SCALE = 1:25



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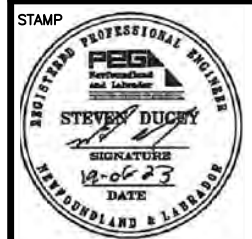
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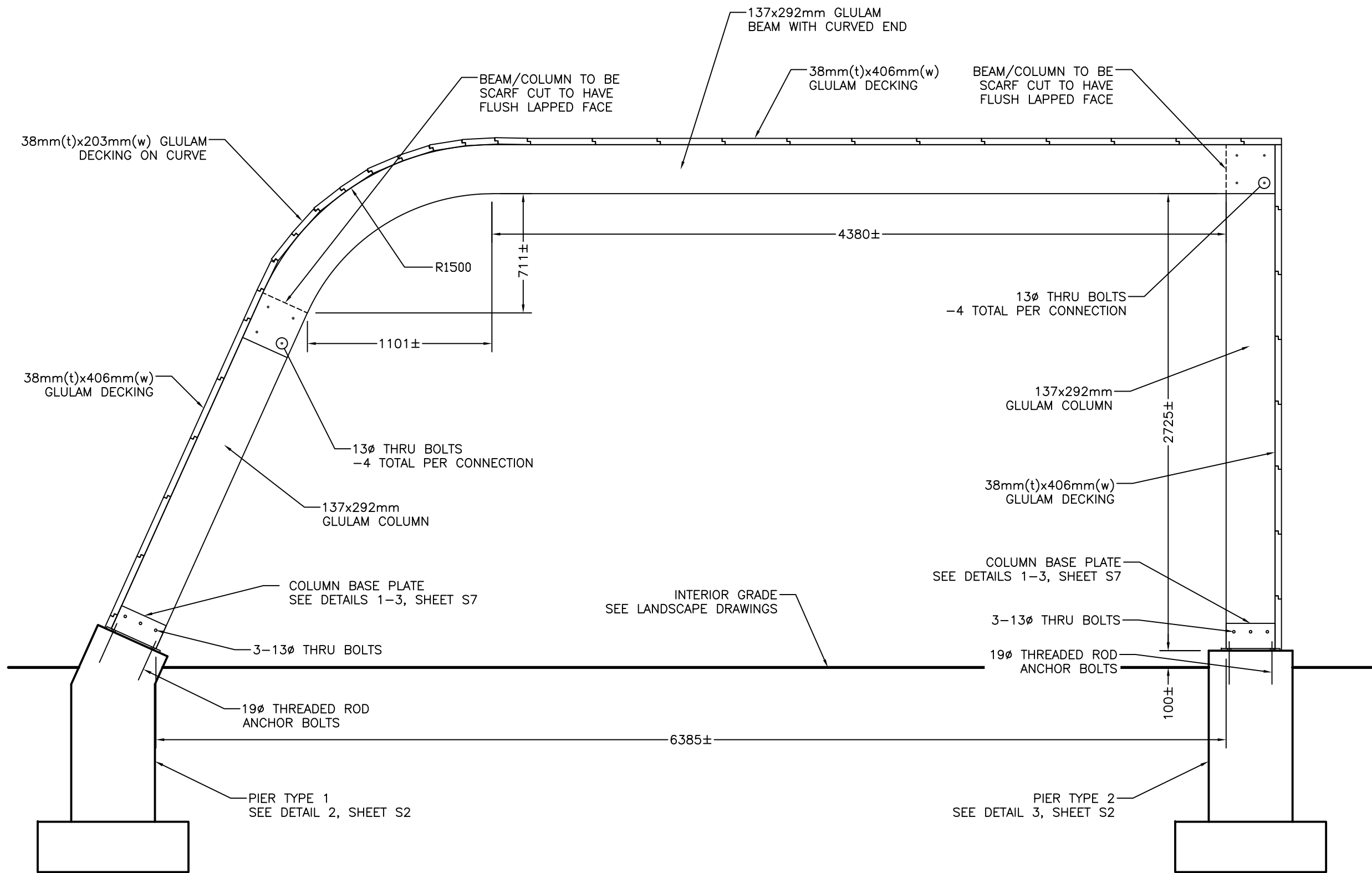
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PROJECT
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STRUCTURE TYPE 3
GROS MORNE NATIONAL PARK NL

DRAWING TITLE
FRAMING PLAN & FOUNDATION DETAILS

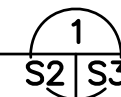
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PEAK DESIGN LIMITED DOCUMENT No.
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STRUCTURE SECTION

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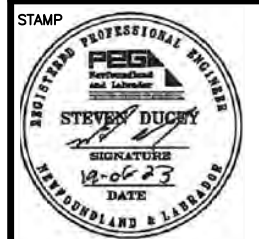
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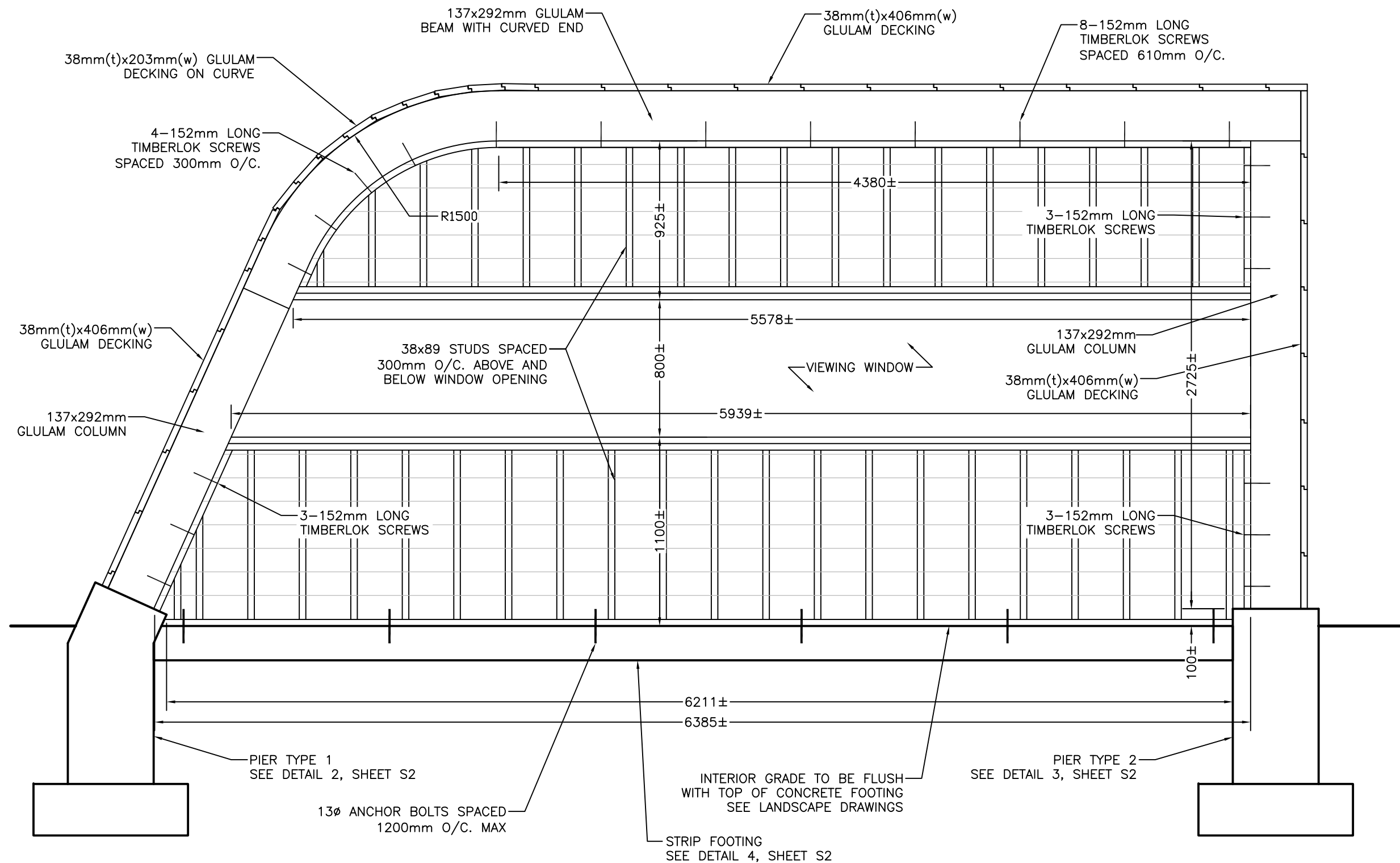
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PROJECT
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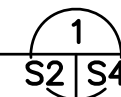
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STRUCTURE ELEVATION OF WINDOW WALL

SCALE = 1:25



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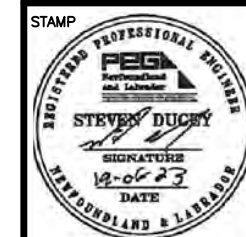
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GROS MORNE NATIONAL PARK NL

DRAWING TITLE
INTERIOR ELEVATION OF WINDOW WALL

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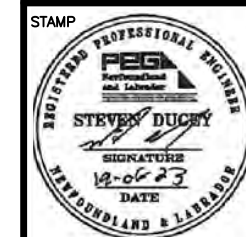
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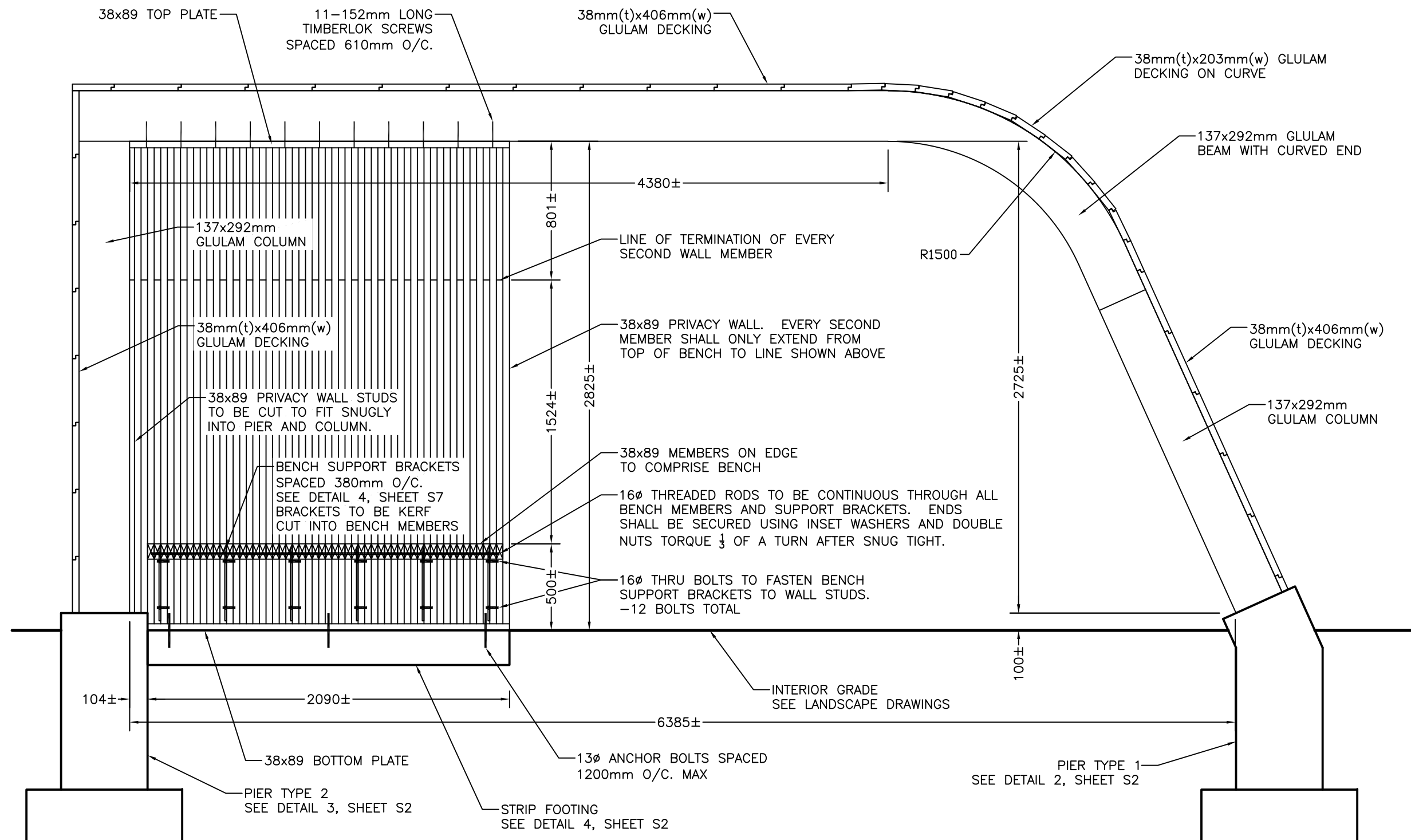
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PROJECT
GROS MORNE LOOKOUT
STRUCTURE TYPE 3
GROS MORNE NATIONAL PARK NL

DRAWING TITLE
INTERIOR ELEVATION
OF BENCH WALL

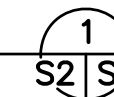
REVISION	DRAWING No.
A1	S5 OF 7

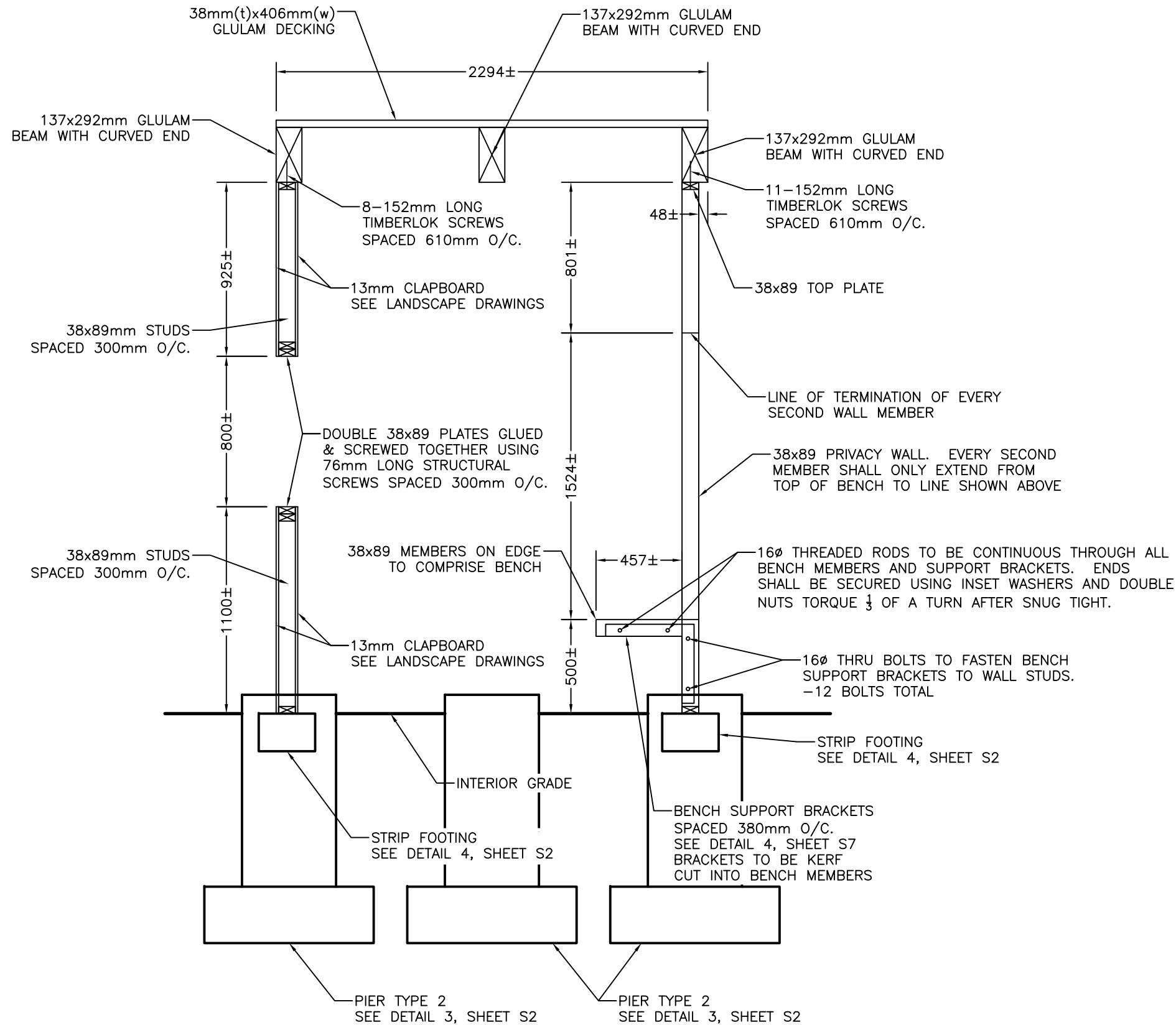
PEAK DESIGN LIMITED DOCUMENT No.
23-071 (TYPE 3)



STRUCTURE ELEVATION OF BENCH WALL

SCALE = 1:25





STRUCTURE ELEVATION OF BENCH WALL

SCALE = 1:25



NOTES

A1	ISSUED FOR APPROVAL	19/06/23
No.	DESCRIPTION	dd/mm/yy

PERMIT

PROVINCE OF NEWFOUNDLAND AND LABRADOR

pegnl ENGINEERING PERMIT N0996

PEAK DESIGN LIMITED

MIRC NO: 05610

Signature or Member Number (Member-in-Responsible Charge)

STAMP

PRIME CONSULTANT

MILLS & WRIGHT

LANDSCAPE ARCHITECTURE

STRUCTURAL CONSULTANT

PEAK DESIGN LIMITED

CONSULTING ENGINEERS

TEL: 709-764-3582
E-MAIL: INFO@PEAKDESIGNLIMITED.CA

APPROVED BY: S.D. DATE: JUN 2023

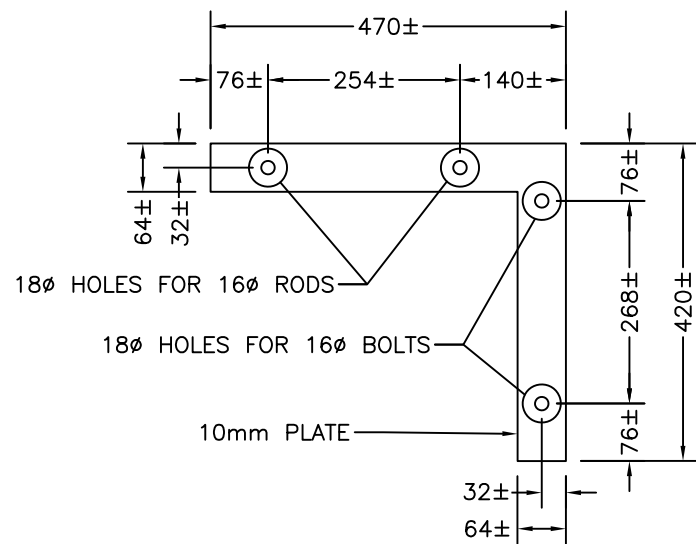
SCALE: AS NOTED

PROJECT
GROS MORNE LOOKOUT
STRUCTURE TYPE 3
GROS MORNE NATIONAL PARK NL

DRAWING TITLE
STRUCTURE SECTION THROUGH BENCH

REVISION	DRAWING No.
A1	S6 OF 7

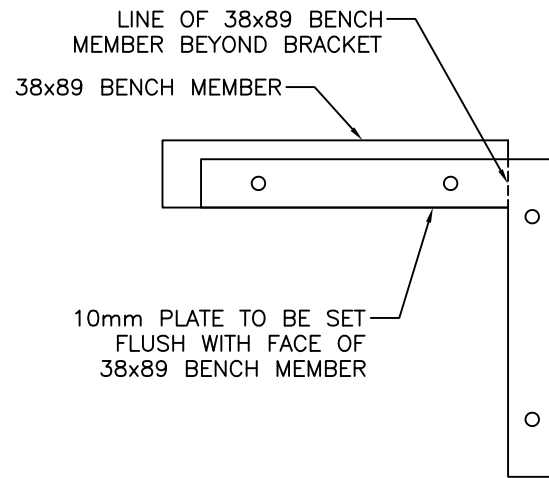
PEAK DESIGN LIMITED DOCUMENT No.
23-071 (TYPE 3)



**BENCH BRACKET DETAIL
(6 REQUIRED)**

SCALE = 1:10

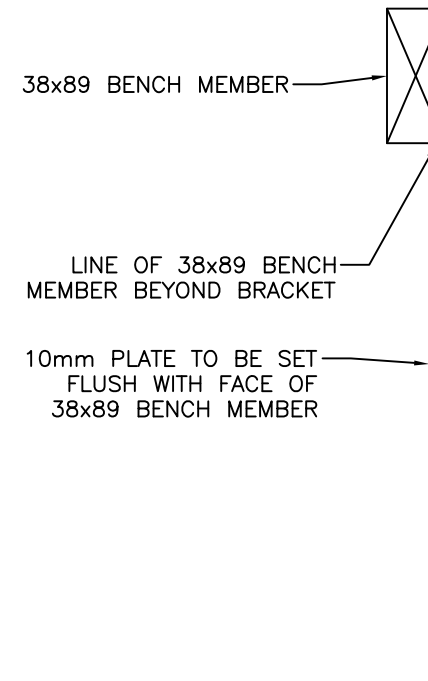
4
S5&S6 | S7



**BENCH KERF DETAIL
SIDE VIEW**

SCALE = 1:10

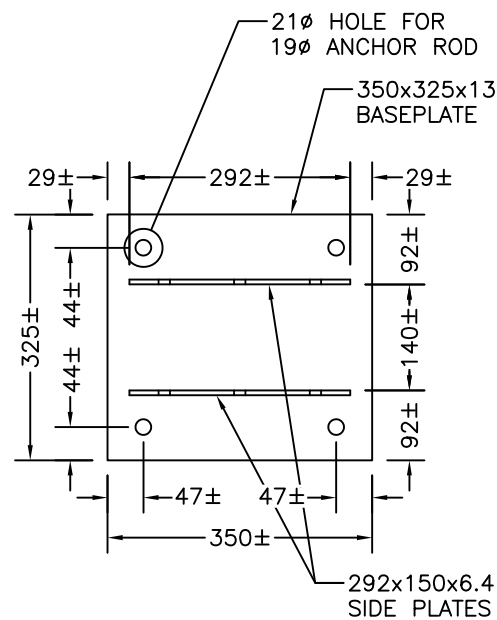
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S7 | S7



**BENCH KERF DETAIL
END VIEW**

SCALE = 1:5

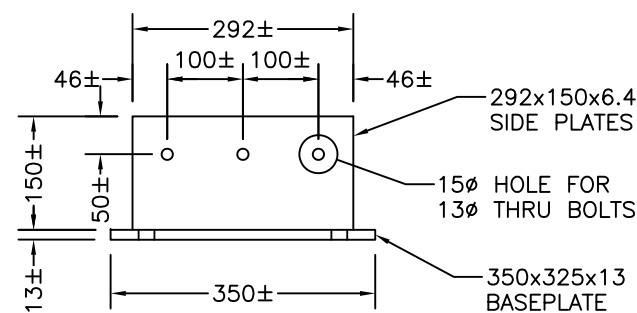
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S7 | S7



**BASE PLATE COLUMN
BRACKET PLAN VIEW
(6 REQUIRED)**

SCALE = 1:10

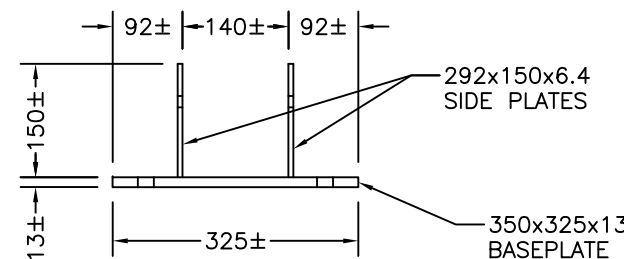
1
S3 | S7



**BASE PLATE COLUMN
BRACKET SIDE VIEW**

SCALE = 1:10

2
S3 | S7



**BASE PLATE COLUMN
BRACKET END VIEW**

SCALE = 1:10

3
S3 | S7

NOTES

A1	ISSUED FOR APPROVAL	19/06/23
No.	DESCRIPTION	dd/mm/yy

PERMIT

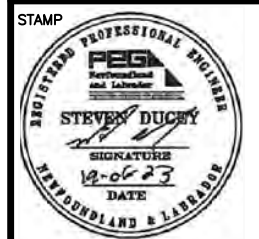
PROVINCE OF NEWFOUNDLAND AND LABRADOR

**ENGINEERING
PERMIT N0996**

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APPROVED BY: S.D. DATE: JUN 2023

SCALE: AS NOTED

PROJECT

GROS MORNE LOOKOUT

STRUCTURE TYPE 3

GROS MORNE NATIONAL PARK NL

DRAWING TITLE

STEEL DETAILS

REVISION	DRAWING No.
A1	S7 OF 7

PEAK DESIGN LIMITED DOCUMENT No.

23-071 (TYPE 3)

Appendix 6

3D Renderings



Example Rendering Only
May Not Reflect Final Location Selected



Example Rendering Only
May Not Reflect Final Location Selected



You've arrived

St. Pauls
49.8522° N, 57.8067° W

Example Rendering Only
May Not Reflect Final Location Selected



Trout River

49.4707° N, 58.1261° W

We've arrived

Example Rendering Only
May Not Reflect Final Location Selected



Example Rendering Only
May Not Reflect Final Location Selected



Seven Corners