

A photograph of a construction site on a city street. In the foreground, a large number of reddish-brown bricks are laid out on a concrete surface, forming a pattern. A white string line is stretched across the bricks. To the right, several orange traffic cones with reflective white stripes are placed around the work area. In the background, a white pickup truck is parked on the street, and other vehicles and buildings are visible. The scene is overlaid with a semi-transparent grey filter.

5.0

IMPLEMENTATION

5.1 PHASING

The effective execution of the streetscape master plan will depend largely on a well planned and attainable phasing plan. Phasing is a critical component to establishing funding, minimizing the impact to the existing businesses and ensuring a significant return to each dollar invested in the project. The details of the phasing plan are subject to change during the detail design phase.

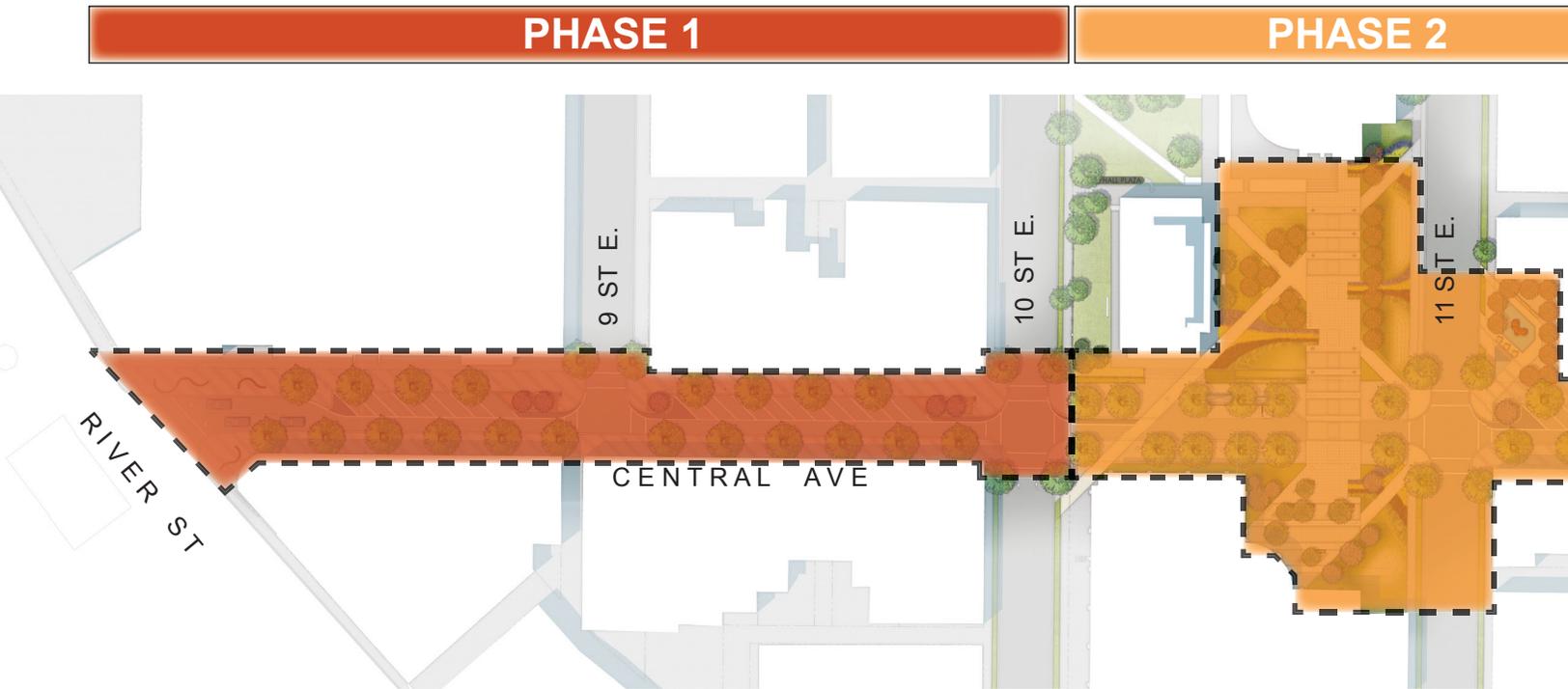
Phase 1 - Will begin at River Street work its way south to the intersection of Central Avenue and 10th St E. The location of the Phase 1 boundary responds to the direction from the City of Prince Albert to start the project at the downstream and ensure the streetscape revitalization project is directly linked to the infrastructure upgrades taking place on Central Avenue. This phase also includes the gateway icon feature & plaza located at the intersection of River St and Central Avenue.

Phase 2 - Is the most significant phase of development in the reconstruction of Central Avenue. Phase 2 covers the re-imagining of Memorial Square, integrating the existing plaza space with the adjacent plaza located in front of the future University of Saskatchewan Prince Albert campus, the proposed Central Avenue festival street located between 10th and 11th St. E and the adjacent City Hall Urban Park located in the vacant lot to the east of Memorial Square. The integration of these current independent areas into one central focused amenity area will provide for a much needed focal point in downtown Prince Albert creating a space for all members of the community. This phase also includes the typical streetscape redevelopment from 11th St. E to 13th St. E.

Phase 3 - This phase anticipates the completion of the Central Avenue redevelopment from 13th St. E. to 15th St. E. This phase also includes the secondary gateway feature located at the 15th St. E. intersection.

In conjunction with project phasing, costing is another critical component in ensuring the successful implementation of the Central Avenue streetscape master plan. Detailed cost estimates have been generated based on the phasing plan (*figure 5.2*) and have been included in appendix A.2.

5.2 CONSTRUCTION PHASING PLAN



In conjunction with project phasing detailed cost estimates have been generated based on the phasing plan (figure 5.2) and have been included in appendix A.2.

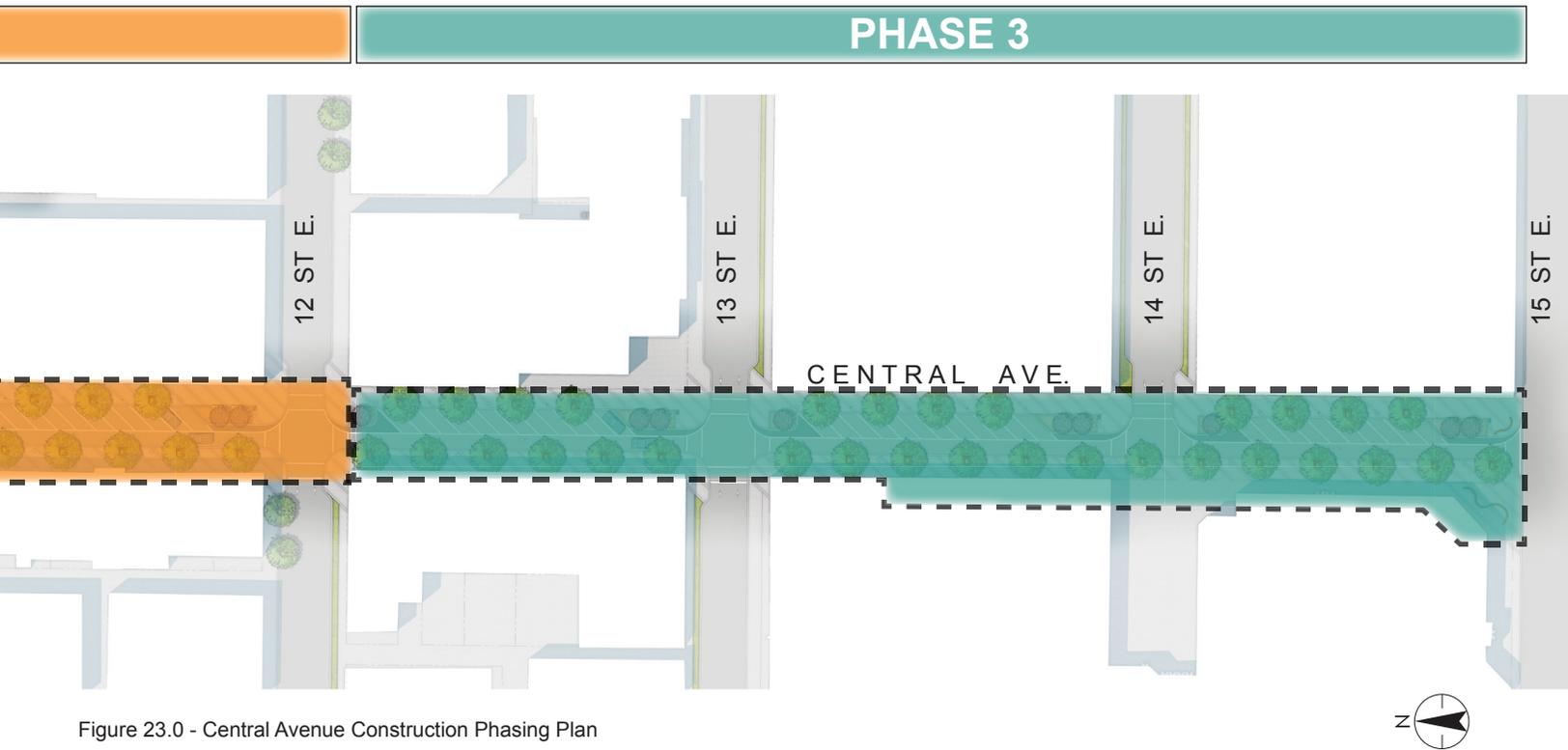


Figure 23.0 - Central Avenue Construction Phasing Plan



5.2.1 Construction Phase 1 | Year 1

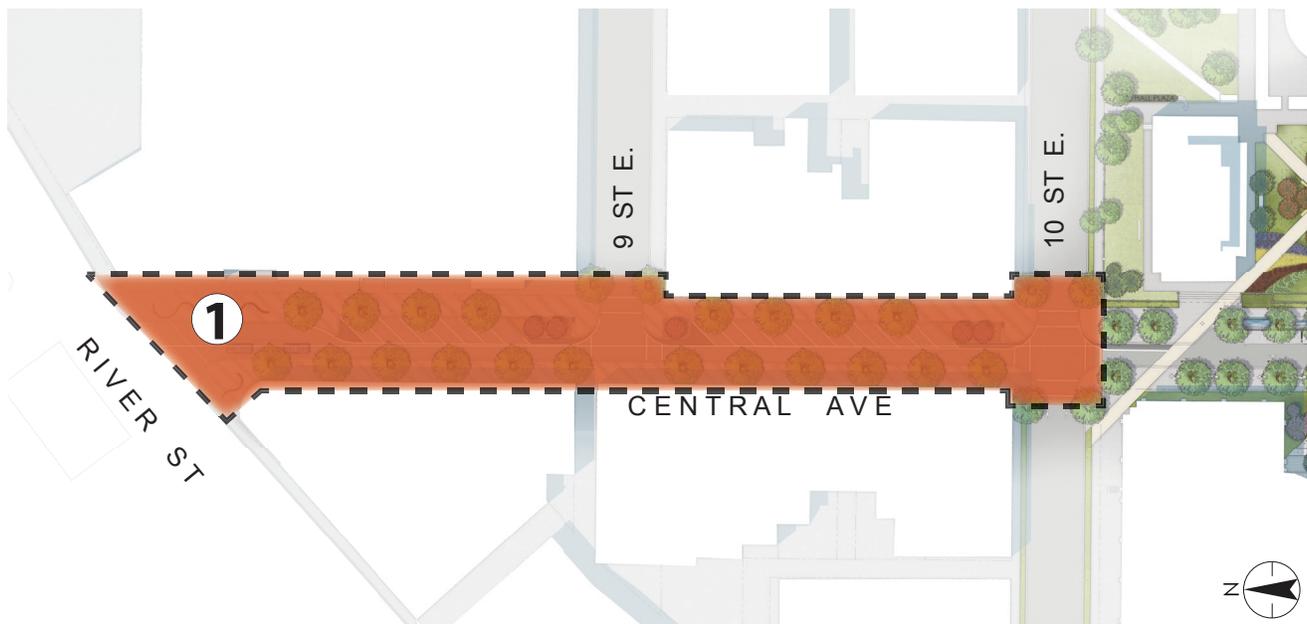


Figure 24.0 - Central Avenue Construction Phase 1 Plan

*** Cost estimates were generated using typical costs and with typical materials using indicative measurements for units, area, and length. Estimates do not include any costs associated with the replacement of underground infrastructure. Refer to appendix A.2 for an itemized cost estimate. ***

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| PHASE 1 \$942,753.00 |
| PHASE 1 - SPECIALTY AREAS |
| ① Northern Gateway Icon \$ 375,000.00 |
| PHASE 1 TOTAL - \$ 1,317,750.00 |