






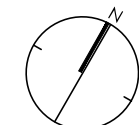


NEIGHBOURHOOD PARK 2.56 ha

FIT PLAN - FOR DEMONSTRATION ONLY

LEGEND

-  SEED / SOD
-  HEAVY DUTY ASPHALT PAVING
-  HEAVY DUTY CONCRETE
-  SPLASH PAD CONCRETE
-  PLAY AREA
-  DECIDUOUS TREE
-  CONIFEROUS TREE



CLASS D COST ESTIMATE

Project: Conservancy West - **Neighbourhood Park - 2.56ha**
Project No.: 24-032
Issued to: Caivan Communities

Date: 28-Feb-24
Revised Date: 06-Mar-24
Author: AM/SC

Item	Description	Quantity	Unit	Unit Cost	Amount
1.0	Site Work				
1.1	Subgrade Preparation and Rough Grading	25600	m ²	\$ 2.50	\$ 64,000.00
1.2	Fine Grading and Topsoil, 150mm depth (includes importing and spreading)	18055	m ²	\$ 5.00	\$ 90,275.00
1.3	Sod (1m strip adjacent to hard surfaces)	748	m ²	\$ 8.00	\$ 5,984.00
1.4	Seeding	17307	m ²	\$ 2.50	\$ 43,267.50
1.5	Sports Field Seeding	7250	m ²	\$ 4.00	\$ 29,000.00
				Subtotal	\$ 232,526.50
2.0	Pavements				
2.2	Asphalt Paving (Heavy Duty)	667	m ²	\$ 90.00	\$ 60,030.00
2.3	CIP Concrete Paving - Light Duty (Includes Benches, Waste Receptacle)	25	m ²	\$ 250.00	\$ 6,250.00
2.4	CIP Concrete Paving - Light Duty (Included Gathering Area)	275	m ²	\$ 250.00	\$ 68,750.00
2.5	CIP Concrete Paving with Insulation (Splash Pad)	120	m ²	\$ 400.00	\$ 48,000.00
2.6	CIP Concrete Slab for Shade Structure	38	m ²	\$ 650.00	\$ 24,700.00
				Subtotal:	\$ 207,730.00
3.0	Servicing				
3.1	Storm Servicing (all inclusive)	1	LS	\$ 150,000.00	\$ 150,000.00
3.2	CCTV Inspection	1	LS	\$ 5,000.00	\$ 5,000.00
3.3	Water Line (Incl. connections at property line stub)	1	LS	\$ 1,000.00	\$ 1,000.00
3.4	Water Chamber and Meter (Incl. connection to existing watermain, Water Permit - City STD. W31.1, 3/4 hose bib after backflow preventer)	1	LS	\$ 45,000.00	\$ 45,000.00
3.5	Splash Pad Hydro Service (Wiring and Conduit)	1	LS	\$ 20,000.00	\$ 20,000.00
3.6	Hydro Kiosk	1	LS	\$ 20,000.00	\$ 20,000.00
				Subtotal	\$ 241,000.00
4.0	Site Furnishing (includes supply and installation)				
4.1	Umbrella Shelter with Table (includes footing)	3	ea	\$ 25,000.00	\$ 75,000.00

4.2	Park Sign - Double Post	1	ea	\$	8,000.00	\$	8,000.00
4.4	Bench (3 Armrests - Accessible)	5	ea	\$	2,600.00	\$	13,000.00
4.5	Waste Receptacle	2	ea	\$	2,200.00	\$	4,400.00
4.6	Multi-Unit Bike Rack	2	ea	\$	3,500.00	\$	7,000.00
4.7	Shade Structure	1	ea	\$	80,000.00	\$	80,000.00

Subtotal: \$ 187,400.00

5.0 Play and Sports Amenities (includes supply and installation)

5.1	Junior and Senior Play Structure and Swings	1	LS	\$	300,000.00	\$	300,000.00
5.2	2-5 years Play Equipment	1	LS	\$	75,000.00	\$	75,000.00
5.3	Engineered Wood Fibre Surfacing	150	m ²	\$	65.00	\$	9,750.00
5.4	Splash Pad Components	1	LS	\$	200,000.00	\$	200,000.00
5.5	Hopscotch/Game Line Marking	1	LS	\$	10,000.00	\$	10,000.00
5.6	U-Channel post for by-law sign	2	ea	\$	500.00	\$	1,000.00
5.7	Soccer Goal (Intermediate)	1	ea	\$	15,000.00	\$	15,000.00
5.8	Games Tables	1	LS	\$	25,000.00	\$	25,000.00

Subtotal: \$ 635,750.00

6.0 Planting

6.1	Deciduous Park Trees (60mm cal)	61	ea	\$	650.00	\$	39,650.00
6.2	Coniferous Trees (200cm HT.)	12	ea	\$	550.00	\$	6,600.00

Subtotal \$ 46,250.00

PARK BUDGET	
*Park Rate	\$ 892,315.00
Park Size (ha)	2.560
Total Park Budget	\$ 2,284,326.40
Minus: City Fees (4%)	\$ 87,858.71
Available Funds	\$ 2,196,467.69

Construction Sub-Total:	\$ 1,550,656.50
15% Contingency:	\$ 232,598.48
Consultant Fees:	\$ 225,000.00
GRAND TOTAL:	\$ 2,008,254.98

Park Budget	\$ 2,196,467.69
Surplus / (Deficit):	\$ 188,212.72

CONSULTANT FEES	
**Landscape Architect, Civil, Electrical, Geotech	\$ 225,000.00

* Park development rate as of Jan 2024

** Per OALA Fee guide for Landscape Architectural Services

***NOTE: Review and Inspection Fee is payable at subdivision registration, as identified in the subdivision agreement.

***While every effort will be made to provide the amenities and design features show on this plan, revisions may be necessary as the design progresses through the Concept Plan and detail design process. Physical layout may be revised at Concept Plan stage.**