

Opinion of Probable Cost

400 Coventry Park



Address: 400 Coventry Road

10-Jun-23

CLIENT: Groupe Oradev

SIZE: 0.2021 ha

BUDGET: \$406,060.73

(per 2022 City of Ottawa Urban Park rate of \$2,009,207 / ha)

ITEM	QTY	UNIT	UNIT (\$)	SUB-TOTAL (\$)
1 ADMINISTRATIVE SOFT COSTS				
.01 City Administrative recovery fee (4%) of 2022 park rate	allow.	l.s.	-	16,242.43
.02 Professional Landscape Architectural Fees *	allow.	l.s.	-	46,284.99
				SUB-TOTAL \$62,527.42
2 SITE WORKS				
.01 Mobilization / Layout	1	l.s.	7,500.00	7,500.00
.02 Rough grading	1,606	m ²	5.00	8,030.00
.03 Area drains (in softscape)	1	ea.	800.00	800.00
.04 Splash pad drain	1	ea.	1,500.00	1,500.00
.05 Drainage works	1	l.s.	25,000.00	25,000.00
.06 secondary water service from metering chamber including trenching, 50mm dia. water line and all connections	30	m	225.00	6,750.00
.07 Electrical distribution kiosk, equipment, and service including trenching, conduit, wiring, permits, and all connections	1	l.s.	25,000.00	25,000.00
				SUB-TOTAL \$74,580.00
3 HARDSCAPE				
.01 Concrete paving (splashpad and pergola slab)	88	m ²	240.00	21,120.00
.02 Concrete paving (NE Plaza corner)	40	m ²	150.00	6,000.00
.03 HD Asphalt paving	177	m ²	60.00	10,620.00
.04 Accessible asphalt ramp	1	ea.	800.00	800.00
.05 Rolled asphalt edge at playground	28	m	65.00	1,820.00
.06 200mm wide concrete perimeter curb at play area	25	m	220.00	5,500.00
.07 Engineered Wood Fibre Playground Safety Surfacing	172	m ²	60.00	10,320.00
				SUB-TOTAL \$56,180.00
4 PLAYGROUND, PLAY & SPLASH PAD EQUIPMENT				
.01 Play Equipment (including installation)	1	l.s.	75,000.00	75,000.00
.02 Splashpad equipment (includes controller, vault with concrete apron, PRV, installation)	1	l.s.	50,000.00	50,000.00
				SUB-TOTAL \$125,000.00
5 SITE FURNISHINGS				
.01 Benches	2	ea.	3,200.00	6,400.00
.02 Waste receptacles	1	ea.	1,800.00	1,800.00
.03 Accessible picnic table	1	ea.	3,500.00	3,500.00
.04 Park sign (City standard 2-post model)	1	ea.	6,500.00	6,500.00
				SUB-TOTAL \$18,200.00
6 SOFTSCAPE & PLANTING				
.01 Deciduous trees	7	ea.	700.00	4,900.00

	Spread and fine grade topsoil to specified depth and SOD				
.02	1.2m off hardscape edges and SEED all other areas (topsoil supply cost included as a developer obligation)	1606	m ²	12.00	19,272.00
				SUB-TOTAL	\$24,172.00
PARK CONSTRUCTION SUB-TOTAL (NOT INCL. SOFT COSTS)					\$298,132.00
15% CONTINGENCY					44,719.80
PARK CONSTRUCTION TOTAL					342,851.80
PROJECT SUB-TOTAL (incl. soft costs)					405,379.22
BALANCE (VS. BUDGET WITHOUT SOFT COSTS)					\$681.51

7 DEVELOPER'S OBLIGATION COSTS (excluded from Park funding rate)					
.01	Supply (ONLY) to site specified topsoil to achieve a finished depth of 150mm	1606	m ²	6.00	9,636.00
.02	Water chamber to City standard (W31.1)	1	ea.	25,000.00	25,000.00
				SUB-TOTAL	\$34,636.00

This Opinion of Probable Cost references Rev00-400 Coventry Parkette, dated 06/10/2023.

** Professional Landscape Architecture Fees are in accordance with the 2023 OALA Fee Guide, Percentage Method Fee Calculation Chart, Type 2 project with "Advanced" level of Complexity*

Costs listed do not include taxes.

The costs are provided for budgetary purposes only. Actual Costs will vary from this opinion of probable cost. By accepting this estimate, the owner waives the right to make any claim or commence action or bring any other proceedings in any Court of Law against Fotenn Planning and Design, in connection with advice or information relating to this estimate whether in contract, tort or otherwise.

Prepared by: Fotenn Planning +Design 2023-06-10