

Site Servicing:

1615 ORLEANS BOULEVARD

GENERAL	\$	220,955.00
WATERMAINS	\$	225,800.00
SANITARY	\$	167,050.00
STORM	\$	621,687.50
SERVICE LATERALS	\$	396,000.00
BASE ASPHALT	\$	370,725.00
CURBS AND SIDEWALK	\$	203,775.00
TOP LIFT ASPHALT	\$	169,360.00
UTILITIES	\$	120,000.00
CONTINGENCY ALLOWANCE 15%	\$	374,302.88
TOTAL:	\$	2,869,655.38

Notes:

1. This estimate of probable costs is considered a functional level estimate. Actual cost will vary from this opinion.
2. This estimate does not include surface works in the amenity area.
3. This estimate does not include building pad prep, driveways or unit entranceway hardscaping.
4. Does not include HST.
5. Does not include Soft Cost Allocations (Permits, Approvals, DC's, Consultant Fees, etc)
6. Estimated costs projected for year 2024 construction.

1615 ORLEANS BOULEVARD - COST ESTIMATE

Item No.	Description	Quantity	Unit	Unit Price	Amount
1.00	GENERAL				
1.01	Silt Fence	253	m	\$ 15.00	\$ 3,795.00
1.02	Temporary Mud Mat	80	m2	\$ 100.00	\$ 8,000.00
1.03	Site Grading	1	LS	\$ 100,000.00	\$ 100,000.00
1.04	Remove Existing Sewers and Manholes, including offsite disposal	240	m	\$ 120.00	\$ 28,800.00
1.05	Remove Asphalt, including offsite disposal	7800	m2	\$ 7.50	\$ 58,500.00
1.06	Remove Curbs, including offsite disposal	612	m	\$ 30.00	\$ 18,360.00
1.07	Remove Sidewalks, including offsite disposal	70	m	\$ 50.00	\$ 3,500.00
	Total:				\$ 220,955.00
2.00	WATERMAINS				
2.01	200mm Watermain, PVC, CL 150, DR-18 including all appurtenances	228	m	\$ 475.00	\$ 108,300.00
2.02	200mm Gate valve & valve Box, W24	6	ea	\$ 2,750.00	\$ 16,500.00
2.03	Hydrant, W19 including valve and lead	4	ea	\$ 11,750.00	\$ 47,000.00
2.04	Connection to existing watermain	6	ea	\$ 5,500.00	\$ 33,000.00
2.05	Watermain permit	1	allowance	\$ 20,000.00	\$ 20,000.00
2.06	Clay Seals *+/- every 60m	4	ea	\$ 250.00	\$ 1,000.00
	Total:				\$ 225,800.00
3.00	SANITARY				
3.01	200 mm Plastic (PVC) Sanitary Pipe Sewer, Class SDR 35	66	m	\$ 350.00	\$ 23,100.00
3.02	250 mm Plastic (PVC) Sanitary Pipe Sewer, Class SDR 35	178	m	\$ 400.00	\$ 71,200.00
3.03	1200 mm Dia. Round Sanitary Maintenance holes, Type OPSD 701.010	8	ea	\$ 8,000.00	\$ 64,000.00
3.04	Connection to existing sanitary	3	ea	\$ 2,500.00	\$ 7,500.00
3.05	Clay Seals *+/- every 60m	5	ea	\$ 250.00	\$ 1,250.00
	Total:				\$ 167,050.00
4.00	STORM				
4.01	300 mm dia. PVC pipe storm sewer - class SDR 35	137	m	\$ 400.00	\$ 54,800.00
4.02	375 mm dia. PVC pipe storm sewer - class SDR 35	161	m	\$ 450.00	\$ 72,450.00
4.03	450 mm Concrete pipe storm sewer - class 65D	64	m	\$ 525.00	\$ 33,600.00
4.04	600 mm Concrete pipe storm sewer - class 65D	60	m	\$ 675.00	\$ 40,500.00
4.05	1200mm dia. Storm maintenance hole per OPSD-701.010	12	ea	\$ 6,750.00	\$ 81,000.00
4.06	1200mm dia. Storm Catch Basin Maintenance Hole per OPSD-701.010	6	ea	\$ 7,250.00	\$ 43,500.00
4.07	1500mm dia. Storm Catch Basin Maintenance Hole per OPSD-701.011	2	ea	\$ 11,000.00	\$ 22,000.00
4.07	600mm x 600mm PCC catch basin per OPSD-705.010 incl. frame, cover and lead pipes	12	ea	\$ 5,500.00	\$ 66,000.00
4.08	Catch basin - Elbow or "T" as per drwg S30, 31	4	ea	\$ 600.00	\$ 2,400.00
4.09	200mm dia. PVC rear yard CB leads	81.5	m	\$ 275.00	\$ 22,412.50
4.10	250mm pipe subdrain	50.5	m	\$ 350.00	\$ 17,675.00
4.11	Inlet control devices	6	ea	\$ 750.00	\$ 4,500.00
4.12	Connection to existing storm	7	ea	\$ 1,500.00	\$ 10,500.00
4.13	Clay Seals *+/- every 60m	7	ea	\$ 250.00	\$ 1,750.00
4.14	Stormtech Underground Storage MC3500	78	m3	\$ 900.00	\$ 70,200.00
4.15	Stormtech Underground Storage SC-740	64	m3	\$ 800.00	\$ 51,200.00
4.16	Stormtech Underground Storage SC-740 ROW	34	m3	\$ 800.00	\$ 27,200.00
	Total:				\$ 621,687.50

1615 ORLEANS BOULEVARD - COST ESTIMATE

Item No.	Description	Quantity	Unit	Unit Price	Amount
5.00	SERVICE LATERALS				
5.01	House service laterals, 135mm PVC SDR 28 sanitary, 100mm PVC SDR28 storm, 19mm dia water	48	ea	\$ 4,750.00	\$ 228,000.00
5.02	House service laterals for block D to existing pipes, 135mm PVC SDR 28 sanitary, 100mm PVC SDR28 storm, 19mm dia water	12	ea	\$ 14,000.00	\$ 168,000.00
	Total:				\$ 396,000.00
6.00	BASE ASPHALT				
6.01	Subgrade preparation	4750	m2	\$ 4.50	\$ 21,375.00
6.02	150mm pipe subdrains at CB's	66	m	\$ 375.00	\$ 24,750.00
6.03	Granular B	4400	t	\$ 25.00	\$ 110,000.00
6.04	Granular A	6100	m2	\$ 12.00	\$ 73,200.00
6.05	Superpave 19mm base asphalt	5050	m2	\$ 28.00	\$ 141,400.00
	Total:				\$ 370,725.00
7.00	CURBS AND SIDEWALK				
7.01	Concrete Curbs	985	m	\$ 115.00	\$ 113,275.00
7.02	Concrete sidewalk	905	m2	\$ 100.00	\$ 90,500.00
	Total:				\$ 203,775.00
8.00	TOP LIFT ASPHALT				
8.01	MH and VC adjustments	28	ea	\$ 825.00	\$ 23,100.00
8.02	Valve and valve box adjustment	6	ea	\$ 675.00	\$ 4,050.00
8.03	Catchbasin adjustment	12	ea	\$ 775.00	\$ 9,300.00
8.04	Superpave 12.5mm padding	5050	m2	\$ 5.00	\$ 25,250.00
8.05	Superpave 12.5mm top lift asphalt	5050	m2	\$ 20.00	\$ 101,000.00
8.06	Final CCTV of sewers	666	m	\$ 10.00	\$ 6,660.00
	Total:				\$ 169,360.00
9.00	UTILITIES				
9.01	Utility per LM of road	300	m	\$ 400.00	\$ 120,000.00
	Total:				\$ 120,000.00
10.00	Contingency allowance				
10.01	Contingency allowance on site servicing costs	15	%	\$ 2,495,352.50	\$ 374,302.88
	Total:				\$ 374,302.88

1615 ORLEANS BOULEVARD - COST ESTIMATE					
Item No.	Description	Quantity	Unit	Unit Price	Amount
	SUMMARY				
	1615 Orleans Boulevard				
1.00	GENERAL				\$ 220,955.00
2.00	WATERMAINS				\$ 225,800.00
3.00	SANITARY				\$ 167,050.00
4.00	STORM				\$ 621,687.50
5.00	SERVICE LATERALS				\$ 396,000.00
6.00	BASE ASPHALT				\$ 370,725.00
7.00	CURBS AND SIDEWALK				\$ 203,775.00
8.00	TOP LIFT ASPHALT				\$ 169,360.00
9.00	UTILITIES				\$ 120,000.00
10.00	CONTINGENCY ALLOWANCE 15%				\$ 374,302.88
	TOTAL:				\$ 2,869,655.38