

OPINION OF PROBABLE COST
8600 Jeanne D'Arc Blvd. Neighbourhood Park



DATE: 2024-03-04

CLIENT: Brigil Homes

SIZE: 0.86ha

BUDGET: \$767,390.90

(based on \$892,315/ha park development rate)

ITEM	UNIT	QTY.	UNIT (\$)	SUB-TOTAL (\$)
1 ADMINISTRATIVE COSTS				
.01 City administrative recovery fee (4% of park budget)	l.s.	allow.	-	30,695.64
.02 Professional Landscape Architectural design fees (11.5% of park budget**)	l.s.	allow.	-	88,249.95
				\$118,945.59
2 SITE WORKS				
.01 Mobilization / Layout / Hoarding / Erosion Control	l.s.	1	20,000.00	20,000.00
.02 Rough grading	m ²	8,601	4.00	34,404.00
.03 Electrical service kiosk	l.s.	1	25,000.00	25,000.00
.04 Electrical service from distribution kiosk including trenching, conduit, wiring and all connections	l.s.	1	20,000.00	20,000.00
.05 Water meter chamber	ea.	1	30,000.00	30,000.00
.06 50mm secondary water service to splashpad vault	m	30	230.00	6,900.00
.07 Supplemental Drainage (sub drains, area drains)	ha.	0.86	31,000.00	26,660.00
				\$162,964.00
3 HARDSCAPE				
.01 Asphalt paving (2.0m width pathways)	m ²	390	60.00	23,400.00
.02 H.D. asphalt paving (2.4m width pathways)	m ²	315	80.00	25,200.00
.03 Rolled asphalt edge at play area	m	72	90.00	6,480.00
.04 Accessible asphalt ramp at play areas	ea.	1	1,500.00	1,500.00
.05 Line painting (line games, asphalt ramps)	l.s.	1	1,500.00	1,500.00
				SUB-TOTAL \$58,080.00
4 PLAYGROUND, PLAY, SPLASH PAD EQUIPMENT				
.01 Concrete paving (splashpad)	m ²	90	250.00	22,500.00
.02 Splashpad equipment (includes controller, vault, drainage, electrical, trenching and connections)	l.s.	1	65,000.00	65,000.00
.03 Junior Play - Small	l.s.	1	25,000.00	25,000.00
.04 Senior Play - Small	l.s.	1	40,000.00	40,000.00
.05 Swings - 2 Bays	l.s.	1	12,000.00	12,000.00
.06 Full Depth EWF Safety Surfacing (includes excavation, geotextile fabric, clear stone drainage layer and sub-drains)	m ²	370	65.00	24,050.00
				SUB-TOTAL \$188,550.00

5 SITE FURNITURE					
.01	Benches (Cascades City Standard w/ third armrest, including concrete slab)	ea.	3	3,600.00	10,800.00
.02	Accessible picnic tables, rectangular (Cascades, not including slab)	ea.	2	7,000.00	14,000.00
.03	Waste receptacles (Cascades City Standard, including concrete footing)	ea.	2	1,900.00	3,800.00
.04	Bike racks (Cannan Site Furniture, oncluding concrete slab)	ea.	1	2,000.00	2,000.00
.05	Park sign (City standard 2-post model, including concrete footings)	ea.	1	7,000.00	7,000.00
				SUB-TOTAL	\$37,600.00
6 SHADE SHELTER					
.01	Structural concrete slab	m ²	90	375.00	33,750.00
.02	Shade structure	l.s.	1	65,000.00	65,000.00
				SUB-TOTAL	\$98,750.00
7 SOFTSCAPE & PLANTING					
.01	Deciduous shade (70mm cal.)	ea.	16	750.00	12,000.00
.02	Coniferous trees (175cm ht.)	ea.	5	550.00	2,750.00
.03	spread and fine grade topsoil and mechanically seed	m ²	4800	4.00	19,200.00
.04	spread and fine grade topsoil and sod	m ²	1040	11.00	11,440.00
				SUB-TOTAL	\$45,390.00
				PROJECT SUB-TOTAL	\$710,279.59
				10% CONTINGENCY	59,133.40
				PROJECT TOTAL	769,412.99
				BALANCE	-\$2,022.09
POTENTIAL FUTURE ITEM					
		UNIT	QTY.	UNIT (\$)	SUB-TOTAL (\$)
9 SAND PLAY					
.01	Sand play element	l.s.	1	3,500.00	3,500.00
.02	Transfer bench (Cascades) inc. concrete slab	ea.	1	3,600.00	3,600.00
.03	300mm depth playground sand (includes geotextile fabric)	m ²	35	47.00	1,645.00
				SUB-TOTAL	\$8,745.00
8 FIELD HOUSE / CHANGE HUT					
.01	Structure, complete with servicing	l.s.	1	700,000.00	700,000.00
				SUB-TOTAL	\$700,000.00
10 OUTDOOR ICE RINK					
.01	HD asphalt paving	m ²	1008	80.00	80,640.00
.02	Temporary rink boards	l.s.	1	20,000.00	20,000.00
.03	Rink lighting	l.s.	1	72,000.00	72,000.00
.04	Rink benches	ea.	2	2,000.00	4,000.00
.05	Line painting	l.s.	1	1,500.00	1,500.00
				SUB-TOTAL	\$178,140.00

11 BASKETBALL COURT					
.01	HD asphalt paving (assume dual use with OUTDOOR ICE RINK)	m ²	0	80.00	0.00
.02	Basketball goal assembly	l.s.	4	7,500.00	30,000.00
.03	Line painting (basketball court)	l.s.	1	1,000.00	1,000.00

SUB-TOTAL \$31,000.00

12 TENNIS COURT					
.01	3.0m high chain link fencing	m	110	575.00	63,250.00
.02	Heavy duty super fine asphalt paving	m2	670	80.00	53,600.00
.03	Tennis court lighting	l.s.	1	48,000.00	48,000.00
.04	Court line painting	l.s.	1	1,500.00	1,500.00
.05	Court net assemblies	ea.	1	2,750.00	2,750.00

SUB-TOTAL \$169,100.00

13 PICKLEBALL COURT					
.01	3.0m high chain link fencing (assume dual use with TENNIS)	m	0	575.00	0.00
.02	Heavy duty super fine asphalt paving (assume dual use with TENNIS)	m2	0	80.00	0.00
.03	Court line painting	l.s.	1	1,000.00	1,000.00
.04	Court net assemblies (assume dual use with TENNIS)	ea.	0	2,750.00	0.00

SUB-TOTAL \$1,000.00

PROVISIONAL ITEM SUB-TOTAL	\$1,087,985.00
10% CONTINGENCY	108,798.50
DESIGN FEES	125,118.28
PROVISIONAL ITEM TOTAL	<u>1,321,901.78</u>

ITEM	UNIT	QTY.	UNIT (\$)	SUB-TOTAL (\$)
DEVELOPER'S PARK COSTS (TOPSOIL SUPPLIED BY OWNER)				
.01	SUPPLY topsoil (150mm depth)	m ²	4800	8.00
.02	SUPPLY topsoil (135mm depth)	m ²	1040	7.00

SUB-TOTAL \$45,680.00
10% CONTINGENCY 4,568.00

DEVELOPER PARK COST TOTAL 50,248.00

This Opinion of Probable Cost references 8600 Jeanne D'Arc Boulevard Neighbourhood Park Facility Fit Plan, dated 2024-03-01.

*** Fee budget based on the OALA Fee Guide for Landscape Architectural Services, for a "Category 2 Project", with "Skilled" 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 + Design, in connection with advice or information relating to this estimate whether in contract, tort or otherwise.

Prepared by: Fotenn Planning + Design, 2024-03-01