

COST ESTIMATE - FIT PLAN

Project: Caivan Communities - Stittsville West
Park Size: Neighbourhood Park - 3.0 ha - OPTION A
Ottawa, Ontario

Date: 2025-01-16
Revised Date: 2025-10-31

Item	Description	Quantity	Unit	Unit Cost	Amount
1.0	Site Work				
1.1	Subgrade Prep and Rough Grading	30000	m ²	\$ 2.00	\$ 60,000.00
1.2	Existing Vegetation (<i>Clearing of dead, dangerous branches, pruning, clearing underbrush, invasives, mulch + spread deadfall</i>)	1	LS	\$ 20,000.00	\$ 20,000.00
1.3	Topsoil Spreading & Fine Grading (<i>150mm depth</i>)	20365	m ²	\$ 2.50	\$ 50,912.50
1.4	Sportsfield Topsoil Spreading & Fine Grading (<i>200mm depth</i>)	5525	m ²	\$ 4.00	\$ 22,100.00
1.5	Sod (10%)	2037	m ²	\$ 11.50	\$ 23,419.75
1.6	General Seeding (90%)	18329	m ²	\$ 2.50	\$ 45,821.25
1.7	Sportsfield Seeding	5525	m ²	\$ 4.50	\$ 24,862.50
	Subtotal			\$	247,116.00
2.0	Hard Surfacing				
2.1	Asphalt Paving (<i>Heavy Duty</i>) *incl. rolled edges and ramps	356	m ²	\$ 90.00	\$ 32,040.00
2.2	Asphalt Paving (<i>Light Duty</i>) *incl. rolled edges and ramps	600	m ²	\$ 65.00	\$ 39,000.00
2.3	Stonedust Trail	350	m ²	\$ 40.00	\$ 14,000.00
2.4	CIP Concrete Paving (<i>Light Duty</i>)	185	m ²	\$ 275.00	\$ 50,875.00
2.5	Thickened Concrete Slab (<i>Shade Structure</i>)	40	m ²	\$ 475.00	\$ 19,000.00
2.6	CIP Concrete Curb (<i>Play+Fitness</i>)	95	lm	\$ 275.00	\$ 26,125.00
2.7	Parking Lot				
	.1 Asphalt Paving (<i>Heavy Duty</i>)	472	m ²	\$ 85.00	\$ 40,120.00
	.2 150mm Wide Concrete Curb (Includes 3 curb cuts)	124	lm	\$ 200.00	\$ 24,800.00
	.3 Tactile Paver, Parking Lot Line painting, Sign	1	LS	\$ 5,000.00	\$ 5,000.00
	Subtotal:			\$	250,960.00
3.0	Storm Servicing				
3.1	Storm servicing (<i>all inclusive -10% of park construction</i>)	1	LS	\$ 100,000.00	\$ 100,000.00
	Subtotal			\$	100,000.00
6.0	Mechanical & Electrical Works				
6.1	Water Connection, Chamber, Meter (<i>Includes connection at park boundary, water permit, chamber</i>)	1	LS	\$ 45,000.00	\$ 45,000.00
6.2	Electrical Main Connection (<i>incl. connection to main, hydro kiosk, timer, meter, etc.</i>)	1	LS	\$ 30,000.00	\$ 30,000.00
6.3	Parking Lot, and Basketball Lights (<i>incl. footings, posts, fixtures, conduit, push-buttons, photometric calculations and layouts</i>)	1	LS	\$ 100,000.00	\$ 100,000.00
	Subtotal			\$	175,000.00
4.0	Site Furnishing (Incl. supply & installation)				
4.1	Bench (<i>3 Armrests - Accessible</i>)	10	ea	\$ 2,800.00	\$ 28,000.00
4.2	Picnic Table (<i>Accessible</i>)	2	ea	\$ 3,600.00	\$ 7,200.00
4.3	Park Sign - Double Post	1	ea	\$ 8,000.00	\$ 8,000.00
4.4	Shade Structure	1	ea	\$ 80,000.00	\$ 80,000.00
4.5	Waste Receptacle	2	ea	\$ 2,200.00	\$ 4,400.00
4.7	U-Channel Post	5	ea	\$ 190.00	\$ 950.00
4.8	Sand Transfer Bench	1	ea	\$ 3,300.00	\$ 3,300.00
4.9	Ping-Pong Table	1	ea	\$ 7,300.00	\$ 7,300.00
	Subtotal:			\$	139,150.00

5.0 Play and Sports Amenities (Incl. supply & installation)

5.1	Playground						
.1	Senior/Junior Play structure and Swings (Includes 10% GC markup)	1	LS	\$	300,000.00	\$	300,000.00
.2	Engineered Wood Fiber	521	m²	\$	65.00	\$	33,865.00
.3	Sand Play Area	50	m²	\$	60.00	\$	3,000.00
5.2	Fitness						
.1	Fitness Equipment (Includes 10% GC markup)	1	LS	\$	90,000.00	\$	90,000.00
.2	Engineered Wood Fiber	106	m²	\$	65.00	\$	6,890.00
5.3	Splash Pad						
.1	CIP Concrete Paving (Light Duty)	145	m²	\$	375.00	\$	54,375.00
.2	Splash Pad Equipment	1	LS	\$	250,000.00	\$	250,000.00
5.4	Soccer Field						
.2	Soccer Field Posts	1	PAIR	\$	11,000.00	\$	11,000.00
5.5	Basketball Court						
.1	Asphalt Paving (Light Duty)	608	m²	\$	75.00	\$	45,600.00
.2	Basketball Post, Backboard, and Hoop	2	ea	\$	6,700.00	\$	13,400.00
.3	Line Painting	1	LS	\$	1,000.00	\$	1,000.00
5.6	Skate Spot						
.1	Skate park (modular components on asphalt)	1	LS	\$	116,000.00	\$	116,000.00
.2	Asphalt Paving for skate park	100	m²	\$	100.00	\$	10,000.00
.3	Pump Track	1	LS	\$	100,000.00	\$	100,000.00
5.5	Double Pickleball Court						
.1	Asphalt Paving (Light Duty)	358	m²	\$	75.00	\$	26,850.00
.2	Pickleball Court Net, Poles and Concrete Footings	1	LS	\$	7,500.00	\$	7,500.00
.3	Pickleball Court 3.0m ht. Chain Link Fencing	66	lin.m	\$	450.00	\$	29,700.00
.4	Line Painting	1	LS	\$	1,000.00	\$	1,000.00
Subtotal							\$ 1,100,180.00
7.0	Planting						
7.1	Deciduous Park Trees (50mm cal)	86	ea	\$	750.00	\$	64,500.00
7.2	Coniferous Trees (200cm HT.)	46	ea	\$	650.00	\$	29,900.00
Subtotal							\$ 94,400.00

PARK BUDGET		
*Park Rate	\$	903,915.00
Park Size (ha)		3.000
Total Park Budget	\$	2,711,745.00
Minus: City Fees (4%)	\$	104,297.88
Available Funds	\$	2,607,447.12

CONSULTANT FEES		
**Landscape Architect, Civil, Electrical, Geotech	\$	293,350.75

Construction Sub-Total:	\$	2,106,806.00
10% Contingency:	\$	210,680.60
Consultant Fees:	\$	293,350.75
GRAND TOTAL:	\$	2,610,837.35
Park Budget	\$	2,607,447.12
Surplus / (Deficit):	\$	(3,390.23)

A Developer Cost

.1	Topsoil Supply (150mm depth)	20365	m²	\$	5.50	\$	112,007.50
Subtotal							\$ 112,007.50

* Park development rate as of Jan 2024

** Landscape Architectural fees are 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.**

COST ESTIMATE - FIT PLAN

Project: Caivan Communities - Stittsville West
Park Size: Neighbourhood Park - 3.0 ha - OPTION B
Ottawa, Ontario

Date: 2025-01-16
Revised Date: 2025-10-31

Item	Description	Quantity	Unit	Unit Cost	Amount
1.0	Site Work				
1.1	Subgrade Prep and Rough Grading	30000	m ²	\$ 2.00	\$ 60,000.00
1.2	Existing Vegetation (<i>Clearing of dead, dangerous branches, pruning, clearing underbrush, invasives, mulch + spread deadfall</i>)	1	LS	\$ 10,000.00	\$ 10,000.00
1.3	Topsoil Spreading & Fine Grading (<i>150mm depth</i>)	23023	m ²	\$ 2.50	\$ 57,557.50
1.3	Sportsfield Topsoil Spreading & Fine Grading (<i>200mm depth</i>)	2080	m ²	\$ 4.00	\$ 8,320.00
1.4	Sod (10%)	2302	m ²	\$ 11.50	\$ 26,476.45
1.5	General Seeding (90%)	20721	m ²	\$ 2.50	\$ 51,801.75
1.5	Sportsfield Seeding	2080	m ²	\$ 4.50	\$ 9,360.00
	Subtotal			\$	223,515.70
2.0	Hard Surfacing				
2.1	Asphalt Paving (<i>Heavy Duty</i>) *incl. rolled edges and ramps	344	m ²	\$ 90.00	\$ 30,960.00
2.2	Asphalt Paving (<i>Light Duty</i>) *incl. rolled edges and ramps	516	m ²	\$ 65.00	\$ 33,540.00
2.3	Stonedust Trail	770	m ²	\$ 40.00	\$ 30,800.00
2.4	CIP Concrete Paving (<i>Light Duty</i>)	122	m ²	\$ 275.00	\$ 33,550.00
2.5	Thickened Concrete Slab (<i>Shade Structure</i>)	40	m ²	\$ 475.00	\$ 19,000.00
2.6	CIP Concrete Curb (<i>Play+Fitness</i>)	70	lm	\$ 275.00	\$ 19,250.00
2.7	Parking Lot				
	.1 Asphalt Paving (<i>Heavy Duty</i>)	408	m ²	\$ 85.00	\$ 34,680.00
	.2 150mm Wide Concrete Curb (Includes 3 curb cuts)	75	lm	\$ 200.00	\$ 15,000.00
	.3 Tactile Paver, Parking Lot Line painting, Sign	1	LS	\$ 5,000.00	\$ 5,000.00
	Subtotal:			\$	221,780.00
3.0	Servicing				
3.1	Storm servicing (<i>all inclusive -10% of park construction</i>)	1	LS	\$ 100,000.00	\$ 100,000.00
	Subtotal			\$	100,000.00
6.0	Mechanical & Electrical Works				
6.1	Water Connection, Chamber, Meter (<i>Includes connection at park boundary, water permit, chamber</i>)	1	LS	\$ 45,000.00	\$ 45,000.00
6.1	Electrical Main Connection (<i>incl. connection to main, hydro kiosk, timer, meter, etc.</i>)	1	LS	\$ 30,000.00	\$ 30,000.00
6.2	Parking Lot, and Pickleball Lights (<i>incl. footings, posts, fixtures, conduit, push-buttons, photometric calculations and layouts</i>)	1	LS	\$ 100,000.00	\$ 100,000.00
	Subtotal			\$	175,000.00
4.0	Site Furnishing (Incl. supply & installation)				
4.1	Bench (<i>3 Armrests - Accessible</i>)	4	ea	\$ 2,800.00	\$ 11,200.00
4.2	Picnic Table (<i>Accessible</i>)	1	ea	\$ 3,600.00	\$ 3,600.00
4.3	Park Sign - Double Post	1	ea	\$ 8,000.00	\$ 8,000.00
4.4	Shade Structure	1	ea	\$ 60,000.00	\$ 60,000.00
4.5	Waste Receptacle	1	ea	\$ 2,200.00	\$ 2,200.00
4.7	U-Channel Post	5	ea	\$ 190.00	\$ 950.00
4.8	Sand Transfer Bench	1	ea	\$ 3,300.00	\$ 3,300.00
4.9	Ping-Pong Table	1	ea	\$ 7,300.00	\$ 7,300.00
	Subtotal:			\$	96,550.00

5.0 Play and Sports Amenities (Incl. supply & installation)

5.1	Playground						
.1	Senior/Junior Play structure and Swings (Includes 10% GC markup)	1	LS	\$	270,000.00	\$	270,000.00
.2	Engineered Wood Fiber	468	m²	\$	65.00	\$	30,420.00
.3	Sand Play Area	57	m²	\$	60.00	\$	3,420.00
5.2	Fitness						
.1	Fitness Equipment (Includes 10% GC markup)	1	LS	\$	80,000.00	\$	80,000.00
.2	Engineered Wood Fiber	58	m²	\$	65.00	\$	3,770.00
5.3	Splash Pad						
.1	CIP Concrete Paving (Light Duty)	213	m²	\$	375.00	\$	79,875.00
.2	Splash Pad Equipment	1	LS	\$	185,000.00	\$	185,000.00
5.4	Junior Softball						
.1	1.8m ht. Chain Link Sport Fence	146	lin.m	\$	135.00	\$	19,710.00
.2	Backstop (Includes chain link fence & net)	1	LS	\$	50,000.00	\$	50,000.00
.3	Dugout (Includes chain link fence, roof & accessible gate)	2	ea	\$	25,000.00	\$	50,000.00
.4	Foul Line Post	2	ea	\$	1,800.00	\$	3,600.00
.5	Infield Granular Mix	660	m²	\$	40.00	\$	26,400.00
.6	Players' Benches (14')	2	ea	\$	2,200.00	\$	4,400.00
.7	Bleachers (Accessible)	2	ea	\$	14,000.00	\$	28,000.00
5.5	Double Pickleball Court						
.1	Asphalt Paving (Light Duty)	358	m²	\$	75.00	\$	26,850.00
.2	Pickleball Court Net, Poles and Concrete Footings	1	LS	\$	7,500.00	\$	7,500.00
.3	Pickleball Court 3.0m ht. Chain Link Fencing	66	lin.m	\$	450.00	\$	29,700.00
.4	Line Painting	1	LS	\$	1,000.00	\$	1,000.00
5.6	Basketball Court						
.1	Asphalt Paving (Light Duty)	608	m²	\$	75.00	\$	45,600.00
.2	Basketball Post, Backboard, and Hoop	2	ea	\$	6,700.00	\$	13,400.00
.3	Line Painting	1	LS	\$	1,000.00	\$	1,000.00
5.7	Skate Spot						
.1	Skate park (modular components on asphalt)	1	LS	\$	116,000.00	\$	116,000.00
.2	Asphalt Paving for skate park	130	m²	\$	100.00	\$	13,000.00
.3	Pump Track	1	LS	\$	100,000.00	\$	100,000.00
	Subtotal					\$	1,188,645.00
7.0	Planting						
7.1	Deciduous Park Trees (50mm cal)	87	ea	\$	750.00	\$	65,250.00
7.2	Coniferous Trees (200cm HT.)	32	ea	\$	650.00	\$	20,800.00
	Subtotal					\$	86,050.00

PARK BUDGET	
*Park Rate	\$ 903,915.00
Park Size (ha)	3.000
Total Park Budget	\$ 2,711,745.00
Minus: City Fees (4%)	\$ 104,297.88
Available Funds	\$ 2,607,447.12

CONSULTANT FEES	
**Landscape Architect, Civil, Electrical, Geotech	\$ 291,442.59

Construction Sub-Total:	\$ 2,091,540.70
10% Contingency:	\$ 209,154.07
Consultant Fees:	\$ 291,442.59
GRAND TOTAL:	\$ 2,592,137.36
Park Budget	\$ 2,607,447.12
Surplus / (Deficit):	\$ 15,309.76

A Developer Cost

.1	Topsoil Supply (150mm depth)	23023	m²	\$	5.50	\$	126,626.50
.1	Topsoil Supply (200mm depth)	2080	m²	\$	8.00	\$	16,640.00
	Subtotal					\$	143,266.50

* Park development rate as of Jan 2024

** Landscape Architectural fees are Per OALA Fee guide for Landscape Architectural Services

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

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COST ESTIMATE - FIT PLAN

Project: Caivan Communities - Stittsville West
Park Size: Parkette - 0.41 ha - OPTION A
Ottawa, Ontario

Date: 2025-01-16
Revised Date: 2025-10-31

Item	Description	Quantity	Unit	Unit Cost	Amount
1.0	Site Work				
1.1	Subgrade Prep and Rough Grading	4105	m ²	\$ 3.50	\$ 14,367.50
1.2	Topsoil Spreading & Fine Grading (150mm depth)	3400	m ²	\$ 3.00	\$ 10,200.00
1.3	Sod	340	m ²	\$ 12.50	\$ 4,250.00
1.4	General Seeding	3060	m ²	\$ 2.50	\$ 7,650.00
	Subtotal				\$ 36,467.50
2.0	Hard Surfacing				
2.1	Asphalt Paving (Heavy Duty) *incl. rolled edges and ramps	217	m ²	\$ 95.00	\$ 20,615.00
2.2	Asphalt Paving (Light Duty) *incl. rolled edges and ramps	148	m ²	\$ 80.00	\$ 11,840.00
2.4	CIP Concrete Paving (Light Duty)	64	m ²	\$ 275.00	\$ 17,600.00
2.5	CIP Concrete Curb	57	lm	\$ 280.00	\$ 15,960.00
	Subtotal				\$ 66,015.00
3.0	Servicing				
3.1	Storm servicing (all inclusive)	1	LS	\$ 15,000.00	\$ 15,000.00
	Subtotal				\$ 15,000.00
4.0	Site Furnishing (Incl. supply & installation)				
4.1	Bench (3 Armrests - Accessible)	2	ea	\$ 3,400.00	\$ 6,800.00
4.2	Picnic Table (Accessible)	1	ea	\$ 4,500.00	\$ 4,500.00
4.3	Umbrella Table	1	ea	\$ 16,000.00	\$ 16,000.00
4.4	Park Sign - Single Post	1	ea	\$ 2,000.00	\$ 2,000.00
4.5	Waste Receptacle	1	ea	\$ 2,800.00	\$ 2,800.00
4.6	U-Channel Post	2	ea	\$ 325.00	\$ 650.00
	Subtotal				\$ 32,750.00
5.0	Play and Sports Amenities (Incl. supply & installation)				
5.1	Playground				
.1	Senior/Junior Play structure and Swings	1	LS	\$ 50,000.00	\$ 50,000.00
.2	Engineered Wood Fiber	136	m ²	\$ 60.00	\$ 8,160.00
5.2	Parkour				
.1	Fitness Equipment	1	LS	\$ 35,000.00	\$ 35,000.00
.2	Engineered Wood Fiber	150	m ²	\$ 60.00	\$ 9,000.00
	Subtotal				\$ 102,160.00
6.0	Planting				
6.1	Deciduous Park Trees (50mm cal)	24	ea	\$ 750.00	\$ 18,000.00
6.2	Coniferous Trees (200cm HT.)	13	ea	\$ 650.00	\$ 8,450.00
	Subtotal				\$ 26,450.00

PARK BUDGET		
*Park Rate	\$	903,915.00
Park Size (ha)		0.410
Total Park Budget	\$	370,605.15
Minus: City Fees (4%)	\$	14,254.04
Available Funds	\$	356,351.11

CONSULTANT FEES		
**Landscape Architect, Civil, Electrical, Geotech, etc.	\$	49,643.74

Construction Sub-Total:	\$	278,842.50
10% Contingency:	\$	27,884.25
Consultant Fees:	\$	49,643.74
GRAND TOTAL:	\$	356,370.49
Park Budget	\$	356,351.11
Surplus / (Deficit):	\$	(19.38)

A Developer Cost

.1	Topsoil Supply (150mm depth)	3400	m ²	\$ 5.50	\$ 18,700.00
	Subtotal				\$ 18,700.00

* Park development rate as of Jan 2024

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COST ESTIMATE - FIT PLAN

Project: Caivan Communities - Stittsville West
Park Size: Parkette - 0.41 ha - OPTION B
Ottawa, Ontario

Date: 2025-01-16
Revised Date: 2025-10-31

Item	Description	Quantity	Unit	Unit Cost	Amount
1.0	Site Work				
1.1	Subgrade Prep and Rough Grading	4105	m ²	\$ 3.50	\$ 14,367.50
1.2	Topsoil Spreading & Fine Grading (150mm depth)	3400	m ²	\$ 3.00	\$ 10,200.00
1.3	Sod	340	m ²	\$ 12.50	\$ 4,250.00
1.4	General Seeding	3060	m ²	\$ 2.50	\$ 7,650.00
	Subtotal				\$ 36,467.50
2.0	Hard Surfacing				
2.1	Asphalt Paving (Heavy Duty) *incl. rolled edges and ramps	204	m ²	\$ 95.00	\$ 19,380.00
2.2	Asphalt Paving (Light Duty) *incl. rolled edges and ramps	75	m ²	\$ 80.00	\$ 6,000.00
2.3	CIP Concrete Paving (Light Duty)	68	m ²	\$ 275.00	\$ 18,700.00
2.4	CIP Concrete Curb	62	lm	\$ 280.00	\$ 17,360.00
	Subtotal				\$ 61,440.00
3.0	Servicing				
3.1	Storm servicing (all inclusive)	1	LS	\$ 15,000.00	\$ 15,000.00
	Subtotal				\$ 15,000.00
4.0	Site Furnishing (Incl. supply & installation)				
4.1	Bench (3 Armrests - Accessible)	2	ea	\$ 3,400.00	\$ 6,800.00
4.2	Picnic Table (Accessible)	1	ea	\$ 4,500.00	\$ 4,500.00
4.3	Umbrella Table	1	ea	\$ 16,000.00	\$ 16,000.00
4.4	Park Sign - Single Post	1	ea	\$ 2,000.00	\$ 2,000.00
4.5	Waste Receptacle	1	ea	\$ 2,800.00	\$ 2,800.00
4.6	U-Channel Post	2	ea	\$ 325.00	\$ 650.00
	Subtotal				\$ 32,750.00
5.0	Play and Sports Amenities (Incl. supply & installation)				
5.1	Playground				
.1	Senior/Junior Play structure and Swings	1	LS	\$ 50,000.00	\$ 50,000.00
.2	Engineered Wood Fiber	104	m ²	\$ 60.00	\$ 6,240.00
5.2	Zipline				
.1	Fitness Equipment	1	LS	\$ 40,000.00	\$ 40,000.00
.2	Engineered Wood Fiber	239	m ²	\$ 60.00	\$ 14,340.00
	Subtotal				\$ 110,580.00
6.0	Planting				
6.1	Deciduous Park Trees (50mm cal)	17	ea	\$ 750.00	\$ 12,750.00
6.2	Coniferous Trees (200cm HT.)	14	ea	\$ 650.00	\$ 9,100.00
	Subtotal				\$ 21,850.00

PARK BUDGET		
*Park Rate	\$	903,915.00
Park Size (ha)		0.410
Total Park Budget	\$	370,605.15
Minus: City Fees (4%)	\$	14,254.04
Available Funds	\$	356,351.11

CONSULTANT FEES		
**Landscape Architect, Civil, Electrical, Geotech, etc.	\$	49,541.81

Construction Sub-Total:	\$	278,087.50
10% Contingency:	\$	27,808.75
Consultant Fees:	\$	49,541.81
GRAND TOTAL:	\$	355,438.06
Park Budget	\$	356,351.11
Surplus / (Deficit):	\$	913.04

A Developer Cost

.1	Topsoil Supply (150mm depth)	3400	m ²	\$ 5.50	\$ 18,700.00
	Subtotal				\$ 18,700.00

* Park development rate as of Jan 2024

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