

PW 14-2025 - Appendix 1

Agreement of Purchase and Sale

AGREEMENT OF PURCHASE AND SALE

BETWEEN:

THE CORPORATION OF THE CITY OF WELLAND
(the "Owner")

-and-

THE REGIONAL MUNICIPALITY OF NIAGARA
(the "Niagara Region")

WHEREAS the Owner is the registered owner of the lands more particularly described in Schedule "A" (the "Owner's Lands");

AND WHEREAS the Niagara Region proposes to expand its Welland Water Treatment Plant (the "Plant") currently located on the adjacent lands owned by the Niagara Region as legally described in Schedule "B" (the "Niagara Region Lands");

AND WHEREAS the Niagara Region requires a portion of the Owner's Lands to facilitate the expansion of the Plant;

AND WHEREAS this Offer is subject to ratification by Council of The Regional Municipality of Niagara ("Regional Council") and the irrevocable date set out below has been established to align with Regional Council's meeting schedule in order to consider the Offer herein;

NOW THEREFORE in consideration of payment of the sum of ONE (\$1.00) DOLLAR paid by each of the parties hereto to the other, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. The recitals herein are true and accurate.
2. The Owner hereby agrees to sell and the Niagara Region agrees to purchase a portion of the Owner's Lands approximately shown in red on the attached Schedule "C" (the "Subject Lands"), for a purchase price of **ONE DOLLAR (\$1.00)** (the "Purchase Price").
3. *[Deposit clause intentionally left blank.]*
4. *[Non-refundable Deposit clause intentionally left blank.]*
5. The Niagara Region will prepare and register at its own expense a reference plan for the Subject Lands.
6. As consideration for the conveyance of the Subject Lands to the Niagara Region, the Owner will undertake:
 - (a) to demolish and remove from the Subject Lands all existing structures and facilities, above grade, to the satisfaction of the Niagara Region, including but not limited to the multi-use space building, the playground, and the parking lot (collectively, the "City Structures") prior to the conveyance of the Subject Lands to the Niagara Region;
 - (b) to replace the City Structures that have been demolished with such structures and facilities specifically identified in City Staff Report CS-2022-26 (with an amended Appendix C dated September 10, 2024), a copy of which report is attached hereto as Schedule "D" (the "Staff Report"), as it may consider appropriate, at its sole discretion and to its complete satisfaction, on the Owner's Lands, and located north of the Subject Lands (the "Replacement City Structures"); and
 - (c) to protect, replace, relocate or remove as it may consider necessary and in accordance with good arboricultural practice, and to the complete satisfaction of the Owner, all trees located on the Subject Lands with the type and quantity of trees specifically identified in the Staff Report. It is acknowledged that in regard to memorial trees, that they shall all be relocated.

(Collectively referred to as the "Works")

7. The Parties confirm that the Niagara Region services the Owner's multi-use-space building, being part of the City Structures, by connecting to the Niagara Region's infrastructure. In conjunction with the

installation of the Replacement City Structures, the Niagara Region agrees that the Owner shall be permitted to connect its replacement building directly to the Niagara Region's water and wastewater infrastructure in the same manner as currently connected, or in a similar fashion, as may be required to accommodate the City Replacement Structures' new location provided that the Owner submits detailed servicing plans to the Niagara Region for review and written approval prior to the commencement of any below-grade construction of the Replacement City Structures. The Niagara Region agrees to review the servicing plans and provide any comments or approval within ten (10) days of receipt.

8. The Niagara Region will pay to the Owner all costs of demolishing the City Structures, constructing the Replacement City Structures, protecting, replacing, relocating, or removing the replacement trees and all other costs associated therewith and with the conveyance of the Subject Lands to the Niagara Region, including but not limited to, environmental remediation and any other related work (collectively, the "Relocation Costs"). The Niagara Region shall pay to the Owner the Relocation Costs which shall be the lesser of:
 - (a) \$7,718,204.00, which includes a contingency fee of 20%; or
 - (b) The Owner's actual costs, supported by contractor invoices of demolishing the City Structures, constructing the Replacement City Structures, planting the replacement trees pursuant to paragraph 6 above, as more specifically itemized in the amended Appendix C of the Staff Report and those other matters as set out above in this paragraph.

For clarity, under no circumstances shall the Niagara Region be obligated to contribute an amount exceeding the lesser of these two (2) values, regardless of changes to the project scope, unforeseen expenses, or cost overruns.

9. The Owner shall submit invoices to the Niagara Region for the Relocation Costs as they are incurred, and the Niagara Region will pay all invoices no later than thirty (30) days of receipt of same. The balance of the Relocation Costs shall be paid upon closing of the transfer of the Subject Lands to the Niagara Region. For the purposes of this Agreement, the balance of the Relocation Costs shall be included as an adjustment on the statement of adjustments and be part of the balance due on closing.
10. The Owner will waive all planning fees for the expansion of the Plant in accordance with the Memorandum of Understanding, Planning Functions and Services in Niagara, dated March, 2019, to which the Owner and the Niagara Region are parties to.
11. The Owner acknowledges and agrees that the public use exemption under section 5.30 of the City of Welland Zoning By-law No. 2017-117, as amended, replaced or superseded from time to time, applies to the expansion of the Plant on the Subject Lands together with the current use of the Niagara Region's Lands.
12. The Owner will provide the Niagara Region with all consents or authorizations (written or otherwise) necessary or desirable to enable the Niagara Region to obtain information as the Niagara Region may consider necessary or advisable in determining the environmental condition of the Subject Lands upon request. The Owner will also provide the Niagara Region with all documents and reports in its control or possession relating to the environmental condition of the Subject Lands upon request.
13. This offer shall be irrevocable by the Niagara Region until 4:30 p.m. on May 30, 2025. This Offer and any resulting Agreement is subject to ratification by Council of The Regional Municipality of Niagara ("Regional Council"). In the event that this Agreement is not ratified by Regional Council on or before May 30, 2025, this Agreement shall be null and void.
14. The balance of the Purchase Price shall be paid by negotiable cheque, bank draft or wire transfer on the Closing Date, subject to adjustments, if any, provided the title is good and free from all restrictions charges, liens and encumbrances, including but not limited to leases, agreements, and notices.
15. Except as otherwise provided in this Agreement, if this transaction is subject to Harmonized Sales Tax imposed by Part IX of the *Excise Tax Act*, R.S.C. 1985, c. E-15, as amended (the "HST"), then such HST shall be in addition to and not included in the Purchase Price, and the Niagara Region hereby covenants to self-assess and remit applicable HST in addition to the Purchase Price in accordance with the provisions of the *Excise Tax Act*. If this transaction is not subject to HST, the Owner agrees to provide

the Niagara Region, on or before the Closing Date, a certificate in a form reasonably satisfactory to the Niagara Region certifying that the transaction is not subject to HST.

16. **The closing date of this transaction shall be thirty (30) days after completion of the Works to the satisfaction of the Niagara Region**, or such other date as mutually agreed in writing (the "Closing Date"). Vacant possession of the Subject Lands shall be given to the Niagara Region on the Closing Date, unless otherwise provided for in this Agreement.
17. **The Niagara Region shall be allowed until ten (10) days prior to the Closing Date to investigate the title to the Subject Lands at its own expense.**
18. The Niagara Region shall not call for the production of any title deed, abstract, survey or other evidence of title to the Subject Lands, except as are in the possession or control of the Owner.
19. This transaction will be completed by electronic registration pursuant to Part III of the *Land Registration Reform Act*, R.S.O. 1990, c. L.4, as amended. The Owner and the Niagara Region agree to be bound by the Document Registration Agreement which is recommended from time to time by the Law Society of Ontario. The Owner and the Niagara Region acknowledge and agree that the delivery of documents and the release thereof will: (a) not occur at the same time as the registration of the transfer/deed (and other documents intended to be registered in connection with the completion of this transaction); and (b) be subject to conditions whereby the solicitor(s) receiving documents and/or money will be required to hold them in escrow and not release them except in accordance with the terms of the Document Registration Agreement.
20. The Owner covenants and agrees to deliver to the Niagara Region, or to whom it may direct, a transfer for the Subject Lands suitable for registration and drawn in the name of "The Regional Municipality of Niagara" to provide it with good title, free and clear from all restrictions, charges, liens and encumbrances including but not limited to leases, agreements and notices.
21. The Owner covenants that it will deliver to the Niagara Region on or before the Closing Date, each of the following:
 - (a) vacant possession of the Subject Lands;
 - (b) an executed Transfer/Deed of Land in registerable form duly executed by the Owner in favour of the Niagara Region (save for any Land Transfer Tax Affidavit);
 - (c) an undertaking to re-adjust the statement of adjustments, if necessary, upon written demand;
 - (d) a direction regarding the payment of funds;
 - (e) statement of adjustments, which shall be delivered at least two (2) business days prior to the Closing Date, which shall include all invoices relating to the balance of the Relocation Costs attached as Schedule "A" to the statement of adjustments; and
 - (f) such other deeds, conveyances and other documents as the Niagara Region or its solicitors may reasonably require in order to implement the intent of this Agreement.
22. The Niagara Region covenants that it will deliver to the Owner on or before the Closing Date:
 - (a) a negotiable cheque or wire transfer for the balance of the Purchase Price due on the Closing Date;
 - (b) a direction as to title, if necessary;
 - (c) an undertaking to re-adjust the statement of adjustments, if necessary, upon written demand; and
 - (d) H.S.T. Declaration, if applicable.
23. Any tender of documents or money hereunder may be made upon either party or their respective solicitors on the Closing Date. Money may be tendered by wire transfer, negotiable cheque or bank draft.
24. The Owner represents and warrants to the Niagara Region that:
 - (a) the Owner has not received notice of any violation or alleged non-compliance with any laws, regulations, by-laws, guidelines, or policies pertaining to the environmental condition of the Subject Lands, nor have any proceedings, investigations or other evaluations been commenced to determine whether any such violation or non-compliance exists; and

- (b) the Owner has not received notice of any claims or demands pertaining to the environmental condition of the Subject Lands, the Owner's Lands or any adjacent lands.

The Owner represents and warrants to the Niagara Region that to the best of their knowledge, information and belief:

- (a) there has been no release, deposit, spill, disposal, leakage or discharge of any contaminant, waste, pollutant, or hazardous substance on, from, under or to the Subject Lands;
 - (b) there are no facts or conditions relating to the Owner's Lands that could give rise to any remedial obligations, claims, demands or orders;
 - (c) the Subject Lands have not been used as a waste disposal site; and
 - (d) no storage tanks are or have been on, at or under the Subject Lands.
25. The Owner shall provide the Niagara Region with all consents or authorizations (written or otherwise) necessary or desirable to enable the Niagara Region to obtain information as the Niagara Region may consider necessary or advisable in determining the environmental condition of the Subject Lands within three (3) days after the request therefor. The Owner shall further provide the Niagara Region with all documents and reports in its control or possession relating to the environmental condition of the Subject Lands within three (3) days after the request therefor.
26. The Niagara Region acknowledges that it is accepting title to the Subject Lands as is.
27. All notices or other communications hereunder shall be in writing and shall be delivered by personal delivery, overnight mail or delivery service, facsimile, or registered mail, return receipt requested, postage prepaid, addressed as follows:
- To the Owner at: The Corporation of the City of Welland
60 East Main Street
Welland Ontario L3B 3X4
- Attention: Tara Stephens, City Clerk
 Facsimile: (905) 732-1919
- To Niagara Region at: The Regional Municipality of Niagara
1815 Sir Isaac Brock Way, P.O. Box 1042
Thorold, Ontario L2V 4T7
- Attention: Director of Legal and Court Services
 Facsimile: (905) 685-7931
28. The Owner and the Niagara Region acknowledge that this Agreement constitutes the entire Agreement between the Owner and the Niagara Region and there are no representations, warranties, collateral agreements or conditions affecting this Agreement or the Subject Lands other than as expressed herein in writing.
29. Time shall be in all respects of the essence hereof provided that the time for doing or completing any matter herein may be extended or abridged by an agreement in writing signed by the Owner and the Niagara Region or by their respective solicitors who are hereby expressly appointed in this regard.
30. This Agreement shall be binding upon and shall enure to the benefit of the parties hereto, and each of their respective representatives, successors, heirs and assigns.
31. This Agreement may be executed and delivered in any number of separate counter-parts, each of which when executed and delivered is an original but all of which taken together constitutes one and the same instrument. Any party may deliver an executed copy of this Agreement by facsimile or electronic transmission.
32. All covenants, representations and warranties contained in this Agreement on the part of both the Owner and the Niagara Region shall survive and not merge upon the closing of this transaction.

33. This Agreement is governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein and shall be treated in all respects as an Ontario contract. The parties hereby irrevocably and unconditionally attorn to the jurisdiction of the courts of the Province of Ontario and all courts competent to hear appeals therefrom.
34. Schedule "A" – "Legal Description of the Owner's Lands", Schedule "B" – "Legal Description of the Niagara Region's Lands", Schedule "C" – "The Subject Lands" and Schedule "D" – "City Staff Report CS-2022-26 (with an amended Appendix C dated September 10, 2024)" attached hereto form an integral part of this Agreement.

[Remainder of page intentionally left blank]

35. This Agreement, when executed by the parties or their respective authorized signing officer(s), shall constitute a binding agreement.

IN WITNESS WHEREOF the Owner has on the ____ day of _____, 2025 affixed its corporate seal attested by the hands of the duly authorized officer(s).

THE CORPORATION OF THE CITY OF WELLAND

Per: _____
Name:
Title:

Per: _____
Name:
Title:

I/We have the authority to bind the Corporation.

IN WITNESS WHEREOF the Niagara Region has on the ____ day of _____, 2025 affixed its name under the hand of its duly authorized signing officer.

THE REGIONAL MUNICIPALITY OF NIAGARA

Per: _____
Name:
Title:

I have authority to bind the Corporation.

Schedule "A"
Legal Description of the Owner's Lands

PIN 64105-0219 (LT)

WELLAND CANAL LYING SOUTH OF WOODLAWN RD & NORTH OF EAST MAIN ST AND WEST MAIN ST, BEING LTS 13 - 40 PL 563; LTS 62 - 66 PL 563; LTS 1 - 8 PL 571; LTS 12 - 28 PL 571; LTS 42 - 57 PL 571; LTS 80 - 86 PL 571; LT OO PL 564; REUTER LOT PL 564; D. D'EVERARDO LOT PL 564; CHURCH OF ENGLAND PARSONAGE LOT PL 564; JEFFREY LOT PL 564; TWP LT 238 THLD: PT LT JT PL 564; PT TWP LT 238 B.F. THLD; PT TWP LT 247 THLD EXCEPT PTS 2 AND 3 ON 59R14803; PT TWP LT 239 THLD; PT TWP LT 248 THLD: PT LT 26 CON 5 CLD PARTS 1, 2 & 4, 59R4081; PT LT 25 CON 5 CLD; PT RDAL BTN TWP LTS 247 & 248 THLD; PT RDAL BTN TWP LTS 238 & 247 THLD: PT RDAL BTN TWP LTS 238 & 238 B.F. THLD, PT 1 59R3476 , PT 1 59R3477; PT OF AQUEDUCT ST., THE ORIGINAL BED OF THE WELLAND RIVER, LYING BTN THE TWP OF THOROLD & CROWLAND ; LT MM PL 564; GERMAN AV & PT OF MEADOW ST. (FORMERLY ROSE ST), RAYMOND ST, MCCORMICK ST PL 571; DUFFERIN ST, SMITH ST & HOBSON ST PL 563; EXCEPT MEM390, PTS 1 & 2 59R5011, PTS 1,2,3,4,5 59R5147, PTS 2 & 3 59R3385, PT 3 & 5 59R4081, PT 1 59R6058, PTS 1, 3, 12, 13, 14 59R5159, PTS 1 & 2 59R5011, PT 4 59R4976, PT 1 59R5213, PT 8 59R5212, PT 1 59R10252, PT OF PT 1 59R3477 LYING TO THE NORTH OF PT 1 59R5213, PT 1 59R10252 AND PT 8 59R5212, PTS 1 & 2 59R5748, SAVE AND EXCEPT PARTS 1,2,3,13,14,15,16,17, PLAN 59R12332; S/T AA89590; SUBJECT TO AN EASEMENT OVER PT TWP LOT 247 THOROLD, BEING PART 1, PL 59R14803 IN FAVOUR OF PT TWP LT 247, THOROLD, DESIGNATED AS PTS 2 AND 3, PL 59R14803 AS IN SN401573; CITY OF WELLAND

Schedule "B"
Legal Description of the Niagara Region Lands

PIN 64105-0212 (LT)

PT TWP LT 247, THOROLD, DESIGNATED AS PTS 2 AND 3, PL 59R14803; TOGETHER WITH AN EASEMENT OVER PT TWP LOT 247 THOROLD, DESIGNATED AS PART 1, PL 59R14803 AS IN SN401573; CITY OF WELLAND

PIN 64105-0166 (LT)

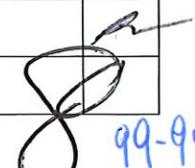
PT TWP LT 247 THOROLD & PT ORIGINAL BED OF WELLAND RIVER PTS 1 & 2 59R5748 & PTS 1, 3, 12, 13 & 14 59R5159, S/T & T/W RO551991; WELLAND

Schedule "C" The Subject Lands



Schedule “D”
City Staff Report CS-2022-26 (with an amended Appendix C dated September 10, 2024)

SPECIAL COUNCIL
COMMUNITY SERVICES DEPARTMENT
PARKS & FORESTRY DIVISION

APPROVALS	
DIRECTOR	VA
CFO	
CAO	99-99

REPORT CS-2022-26
AUGUST 18, 2022

SUBJECT: MERRITT ISLAND PARK RENEWAL PROJECT

AUTHOR AND APPROVING: ROB AXIAK, DIRECTOR OF COMMUNITY SERVICES

DIRECTOR AND APPROVING: STEVE ZORBAS, CAO

RECOMMENDATIONS:

THAT THE COUNCIL OF THE CITY OF WELLAND approve the preliminary design and costing as shown in this report and appendices (CS-2022-26) for Merritt Island Park renewal as an outcome of the Niagara Region Water Treatment Plant project; and further

That Council direct staff to provide the design, costing and subsequent council resolution as shown in this report to the Niagara Region, requesting full cost recovery and overall project coordination of Merritt Island Park to be included as part of the Niagara Region Water Treatment Plant project.

ORIGIN AND BACKGROUND:

On September 12th, 2019, Welland City Council passed a motion (Resolution No 2019-615, Appendix A) to begin the process on the design of a new park area due to the pending construction of the expanded Water Treatment plant inclusive of the reconstruction of the park, replanting of trees, replacement of washrooms and a new facility to replace the currently used and occupied Merritt Island facility. The previous motion (Appendix A) by Welland Council was issued to ensure that the Niagara Region is aware of the City of Welland’s requirements and supports all associated costs related to this park renewal.

COMMENTS AND ANALYSIS

In 2022, City Staff through use of the MBTW Group have completed a preliminary design and costing for this project. Given the size and scope of the Niagara Region water treatment plant project and its encroachment into the parking lot and parkland, staff had completed a preliminary scope of the City’s requirement, to include:

Site Demolition

Site Servicing

- Stormwater / Sanitary / Water / Electrical

New Parking Lot

- 50 Parking Spaces +/-, including accessible parking

New Community Hub Building

- Current Multi-Use Space / Pope Francis Centre as precedent program – spatial requirements to be duplicated
- 595 square metres / 6,400 square feet
- AODA Compliant

New Playground

- Equipment / Structures Suitable for all Ages
- Fall Protection Safety Surface
- Accessible / Inclusive
- Designed CSA Safety Standards

Water Access / Dock

- Small, Non-Motorized, Boat Launch / Dock Area

Landscape Features

- Accessible Pathways / Walkways
- Site Furniture – benches / seating, shade canopies / structures, waste receptacles, bicycle parking.
- Bicycle Repair Station
- Site Lighting Upgrades / Replacement

Site Signage / Wayfinding

- Park Entry Sign
- Trails Map / Markers
- Municipal By-law / Safety Signs

Public Art

- Temporary removal, storage, and re-installation of existing elements.
- Heritage Conservation
- New opportunities / initiative

Restoration / Canopy Enhancement

- Tree Planting (establish a Tree Canopy Target)
- Relocation of all Memorial Tree's impacted

Shown in Appendix B is the illustration of the full scope of the City's requirements including a site map. This includes the expected encroachment of the new water treatment plant, including the relocation of the parking lot, playground, and facility. These related assets are planned to

be sized as like-for-like replacements brought up to present codes, standards, and service requirements.

Financial Summary

Shown in Appendix C is the preliminary costing for the Merritt Park renewal project. As noted in the motion by Welland City Council, it is expected that this project to be fully recoverable by the Niagara Region. As related to the preliminary costed completed by the MBTW Group, a few highlights should be noted:

- These are preliminary costs. Once detailed drawings are produced, costs would be further updated.
- Costs are noted in 2022 dollars. Escalation of costs will increase each year and will be based on the timing of construction of the water treatment plant.
- Costs shown include soft costs (e.g., design fees) which are typically 10% of the total cost of a project.
- Total cost includes a construction contingency of 20% in anticipation of any unknowns.

The total estimated cost of this project is noted in Appendix C as **\$6,065,140**.

OTHER DEPARTMENT IMPLICATIONS:

Engineering Services will continue to be the lead department working with the Niagara Region on the Water Treatment plant. Community Services, Parks & Forestry Division will look to coordinate efforts, needs and timing on the park renewal portion of this project.

SUMMARY AND CONCLUSION:

The details captured in this report represent the next step of the passed motion by Welland City Council as related to the encroachment of the Niagara Region Water Treatment Plant and its' impact on Merritt Island Park and Facility. Subject to the approval of this report, staff will ensure the City of Welland requirements as noted in CS-2022-26 are forwarded to the Niagara Region to include as part of their planning and preparation of the water treatment plant project.

ATTACHMENTS

Appendix A: Resolution No: 2019-615
Appendix B: Merritt Island Park – Conceptual Design
Appendix C: Preliminary Cost Estimate

Appendix A



FILE COPY

FROM THE OFFICE OF THE CITY CLERK

RESOLUTION NO: 2019-615

REFERENCE NO. 99-99

September 12, 2019

Dear Sir or Madam:

Welland City Council passed the following motion

on

September 03, 2019

"THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to start a public consultation process on the design of a new park area and that a report come to General Committee by the end of 2019; and

THAT the report include replacement of the current park infrastructure and enhancements due to the loss of parkland; and

THAT Welland City Council requests the Niagara Region to pay all associated costs, which include, public notice, public consultation and reconstruction of the park, enhancements to compensate for the loss of parkland, parking and full replacement of washrooms and new facility to replace former Merritt Island building; and further

THAT Welland Council requests the Niagara Region to pay for the replanting of the 150th Canada Legacy Memorial trees."

CR:cap

G. Long, Chief Administrative Officer
c.c - T. Fitzpatrick, Acting General Manager of Infrastructure &
Development
- S. Zorbas, General Manager, Corporate Services/ Chief
Financial Officer/ Treasurer

From

Deputy Clerk

Appendix B

MERRITT ISLAND PARK – Conceptual Design Brief



06 July 2020

**Niagara Region Public Works – New Plant Area
 Merritt Island Park**

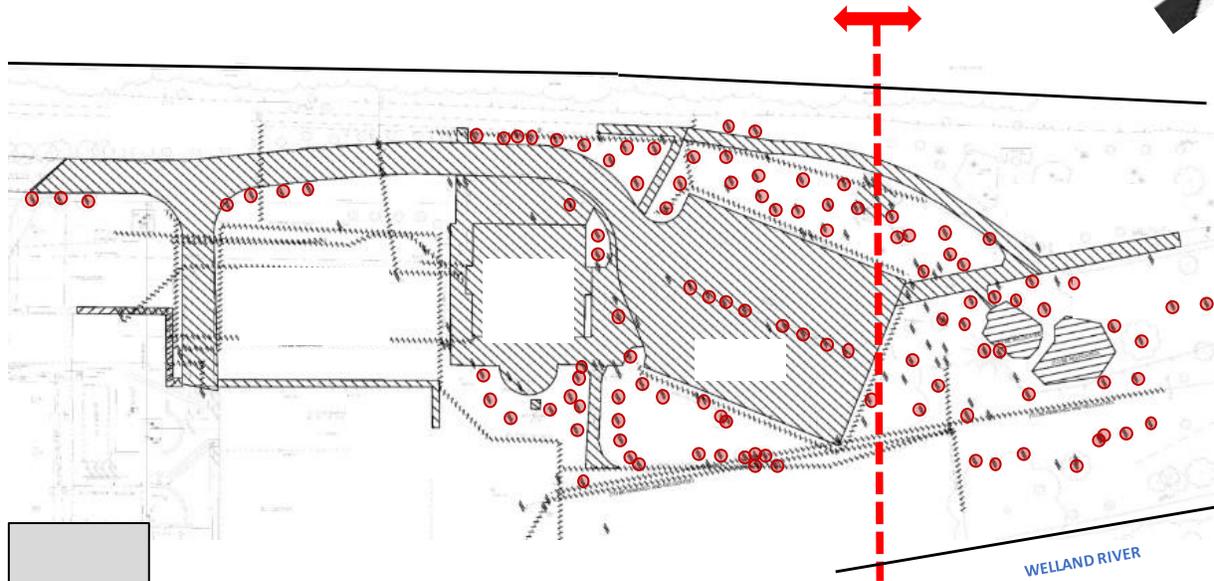


PRELIMINARY PARK REDEVELOPMENT PROGRAM:

- SITE DEMOLITION
- SITE SERVICING – Stormwater / Sanitary / Water / Electrical
- NEW PARKING LOT
 - 50 Parking Spaces +/-, including accessible parking
- NEW AMENITY BUILDING
 - Washrooms / Day Facility / Storage
- RELOCATED PLAYGROUND
- LANDSCAPE FEATURES

Images from 'Moving Water Forward – Welland Water Treatment Plant Upgrades: Phase 1 and 2 Land Requirements', as prepared by Niagara Region Public Works.

Niagara Region Public Works – Removals Plan
Merritt



**Existing Conditions – Welland River Frontage
Merritt Island Park**



**Existing Conditions – Welland Canal Frontage
Merritt Island Park**



**Existing Conditions – Family Zone
Merritt Island Park**



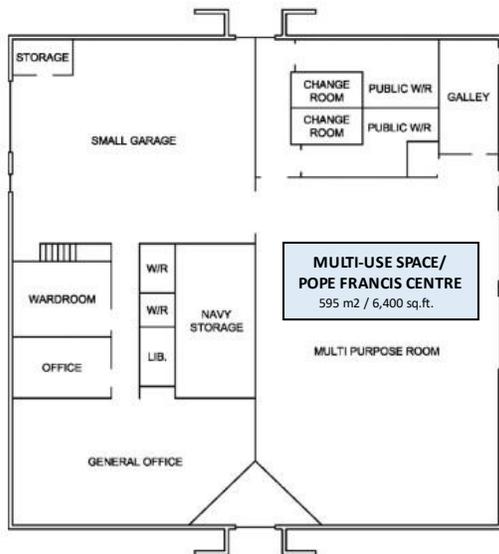
**Existing Conditions – Heritage Elements
Merritt Island Park**



**Existing Conditions – Site Features
 Merritt Island Park**



**Existing Conditions – Multi-Use Space / Pope Francis Centre
 Merritt Island Park**



NOTE: Building area / program as per Building Condition Assessment prepared by CCI Group - dated June 15, 2017.



Playground Area
Merritt



Replaced with updated Appendix C, dated September 10, 2024

Appendix C

MERRITT ISLAND PARK - REDEVELOPMENT CITY OF WELLAND					the mbt group	
PRELIMINARY ORDER OF MAGNITUDE COST ESTIMATE						
ITEM NO.	DESCRIPTION	EST. QTY.	UNIT TYPE	UNIT PRICE	TOTAL COST	NOTES / COMMENTS
1.0 SITE PREPARATION						
1.1	Mobilization and Demobilization	1	LS	\$ 20,000.00	\$ 20,000.00	
1.2	Layout and Staking	1	LS	\$ 10,000.00	\$ 10,000.00	
1.3	Supply, Installation, Maintenance and Removal of 1.8m Height Modular Construction Fence	365	lm	\$ 45.00	\$ 16,425.00	
1.4	Supply, Installation, Maintenance and Removal of Heavy Duty Sediment Control Fence	865	lm	\$ 20.00	\$ 17,300.00	COCD01 / TO4039 - AROUND LIMIT OF WORK
1.5	Supply, Installation Maintenance and Removal of Mud Mat	1	ea	\$ 5,000.00	\$ 5,000.00	AT CONSTRUCTION ENTRANCE
1.6	Supply and Installation of Tree Protection Fencing	1	allow	\$ 5,000.00	\$ 5,000.00	AT SELECT LOCATIONS - ADDITIONAL PROTECTION
1.7	Existing Tree Removals (within park area)	1	allow	\$ 15,000.00	\$ 15,000.00	INC - WTP REMOVALS BY NIAGARA REGION
1.8	Existing Site Servicing Removals / Adjustments	1	LS	\$ -	\$ -	INC - BY NIAGARA REGION
1.9	Demolition and Removals (Miscellaneous)	1	LS	\$ 25,000.00	\$ 25,000.00	
				SUBTOTAL 1.0 =	\$ 103,725.00	
2.0 EARTHWORKS						
2.1	Topsoil Stripping and Stockpiling (0.15m depth existing)	370	m ³	\$ 7.50	\$ 2,775.00	PLACEHOLDER: 245SH2 X 0.15
2.2	Removal and Disposal of Excess Soil Materials Off-Site	1	allow	\$ 100,000.00	\$ 100,000.00	PLACEHOLDER: REQUIRES DETAILED GRADING PLAN
2.3	Subgrade Cut to Fill and Preparation to Design Grades	3030	m ²	\$ 12.00	\$ 36,360.00	PLACEHOLDER: 600SH2 X 0.3m avg depth
2.4	Rough Grading	6900	m ²	\$ 3.00	\$ 18,180.00	COCD01
				SUBTOTAL 2.0 =	\$ 157,315.00	
3.0 SITE ELECTRICAL						
3.1	Existing Hydro Pole relocation / rerouting, including all components	1	allow	\$ -	\$ -	INC - BY NIAGARA REGION
3.2	Power Supply and Distribution	1	allow	\$ 30,000.00	\$ 30,000.00	PLACEHOLDER
3.3	Parking Lot Lighting	3	ea	\$ 15,000.00	\$ 45,000.00	STANDARD SPACING - MIN. FC TBG
3.4	Pathway Lighting	5	ea	\$ 10,000.00	\$ 50,000.00	STANDARD SPACING - MIN. FC TBG
3.5	Shade Structure Lighting	1	ea	\$ 1,500.00	\$ 1,500.00	UNDER BLDG CANOPY
3.6	Power Pedestal	2	ea	\$ 5,000.00	\$ 10,000.00	LOCATION TBD
				SUBTOTAL 3.0 =	\$ 136,500.00	
4.0 SITE SERVICING						
Water						
4.1	Connection from WTP Lands to Park Lands, including all required fittings	1	allow	\$ -	\$ -	INC - BY NIAGARA REGION
4.2	Fire hydrant complete with 150mm dia. secondary valve, and cathodic protection.	1	allow	\$ 7,500.00	\$ 7,500.00	AT BLDG FRONT
4.3	Watermain - 150mm dia. PVC DR18 CL150	70	lm	\$ 300.00	\$ 21,000.00	TO4039
4.4	150mm dia. water valve and valve boxes	1	allow	\$ 3,000.00	\$ 3,000.00	
4.5	Water Commissioning Plan, including pressure and disinfection testing.	1	LS	\$ 1,500.00	\$ 1,500.00	
Sanitary						
4.6	Connection from WTP Lands to Park Lands, including all required fittings	1	allow	\$ -	\$ -	INC - BY NIAGARA REGION
4.7	Sanitary Sewer - 150mm dia. PVC SDR - existing sewer to Amenity Building	72	lm	\$ 200.00	\$ 14,400.00	INC - BY NIAGARA REGION
4.8	Sanitary sewer flushing, video inspection, air testing and manhole testing by a third party contractor.	72	lm	\$ 30.00	\$ 2,160.00	TOTAL LENGTH OF SANITARY SEWER x UNIT RATE
4.9	Connection from WTP Lands to Park Lands, including all required fittings	1	allow	\$ -	\$ -	INC - BY NIAGARA REGION
4.10	Storm Structure - CB	1	allow	\$ 7,500.00	\$ 7,500.00	PLACEHOLDER - PER NIAGARA REGION PRELIM. SERV
4.11	Storm Structure - CB/SM	1	allow	\$ 7,500.00	\$ 7,500.00	PLACEHOLDER - PER NIAGARA REGION PRELIM. SERV
4.12	Storm Service - 200mm Dia. PVC SDR-35	25	lm	\$ 200.00	\$ 5,000.00	PER NIAGARA REGION PRELIM. SERVICING (COCD01)
4.13	Storm Service - 250mm Dia. PVC SDR-35	45	lm	\$ 250.00	\$ 11,250.00	PER NIAGARA REGION PRELIM. SERVICING (COCD01)
4.14	Storm Service - 300mm Dia. PVC SDR-35	30	lm	\$ 280.00	\$ 8,400.00	PER NIAGARA REGION PRELIM. SERVICING (COCD01)
4.15	Storm Service - 375mm Dia. PVC SDR-35	25	lm	\$ 330.00	\$ 8,250.00	PER NIAGARA REGION PRELIM. SERVICING (COCD01)
4.16	Proposed Outfall #2	1	LS	\$ 10,000.00	\$ 10,000.00	PER NIAGARA REGION PRELIM. SERVICING
4.17	Culverts (300mm Dia.)	20	lm	\$ 400.00	\$ 8,000.00	
				SUBTOTAL 4.0 =	\$ 125,260.00	
5.0 IRRIGATION SYSTEM						
5.1	General Landscape (Quick Couplers)	1	ea	\$ 15,000.00	\$ 15,000.00	P.O.C. AT PROPOSED BUILDING MEP ROOM
				SUBTOTAL 5.0 =	\$ 15,000.00	
6.0 COMMUNITY HUB BUILDING						
6.1	Building Construction (100m ²)	600	m ²	\$ 5,000.00	\$ 3,000,000.00	2-STORY; REPLICATES SQUARE FOOTAGE OF EXISTING
6.2	Building Canopy (100m ²)	1	allow	\$ 150,000.00	\$ 150,000.00	
				SUBTOTAL 6.0 =	\$ 3,150,000.00	
7.0 PLAYGROUND AREA						
7.1	Supply and Install Concrete Flush Cub	85	lm	\$ 140.00	\$ 11,900.00	TO4039
7.2	Supply and Install Perforated 100mm dia. Polyethylene Drain Pipe (incl. Stone Trench)	100	lm	\$ 60.00	\$ 6,000.00	COCD01
7.3	Supply and Install Solid 150mm dia. PVC (SDR-35), incl. Connection to Storm Sewer System	40	lm	\$ 140.00	\$ 5,600.00	
7.4	Supply and Install Fiber Fabric and Drainage Course	350	m ²	\$ 25.00	\$ 8,750.00	
7.5	Supply and Install Pile Footing	1	allow	\$ 200,000.00	\$ 200,000.00	NATURAL MATERIALS, PREFABRICATED (NOT CUSTOM)
7.6	Supply and Install Rubberized Safety Surface	350	m ²	\$ 325.00	\$ 113,750.00	
				SUBTOTAL 7.0 =	\$ 346,000.00	
8.0 HARD SURFACES - GENERAL AREAS						
8.1	Supply and Install Asphalt Paving - Vehicular	1,850	m ²	\$ 80.00	\$ 148,000.00	
8.2	Supply and Install Asphalt Paving - Medium Duty	670	m ²	\$ 70.00	\$ 46,900.00	
8.3	Supply and Install Concrete Barrier/Flush Cub (Parking Lot)	280	lm	\$ 100.00	\$ 28,000.00	TO4039
8.4	Supply and Install Concrete Curb Ramps	1	ea	\$ 3,000.00	\$ 3,000.00	
8.5	Supply and Install Concrete Paving	610	m ²	\$ 100.00	\$ 61,000.00	
8.6	Supply and Install Tactile Walking Surface Indicator (TWSI)	1	allow	\$ 500.00	\$ 500.00	
8.7	Supply and Install Parking Lot Line Painting	1	LS	\$ 5,000.00	\$ 5,000.00	
				SUBTOTAL 8.0 =	\$ 285,400.00	
9.0 SITE FURNISHINGS & STRUCTURES - GENERAL AREAS						
9.1	Supply and Install 4-Seat Metal Table and Chair with Umbrella	3	ea	\$ 6,000.00	\$ 18,000.00	TO4039
9.2	Supply and Install 3-Seat Metal Table and Chair with Umbrella	3	ea	\$ 6,000.00	\$ 18,000.00	TO4039
9.3	Supply and Install Park Bench with Back	2	ea	\$ 2,800.00	\$ 5,600.00	
9.4	Supply and Install Standard Picnic Tables	3	ea	\$ 3,500.00	\$ 10,500.00	
9.5	Supply and Install Accessible Picnic Tables	3	ea	\$ 4,000.00	\$ 12,000.00	
9.6	Supply and Staining Stones	8	ea	\$ 12,000.00	\$ 96,000.00	PREFABRICATED CONCRETE
9.7	Supply and Install In-Ground Trash Receptacles	2	ea	\$ 6,000.00	\$ 12,000.00	MOULD OR EQUIVALENT - (1) GARBAGE / (1) RECYCLING
9.8	Supply and Install Bike Repair Station	1	ea	\$ 5,000.00	\$ 5,000.00	
9.9	Supply and Install Bicycle Rack	3	ea	\$ 1,800.00	\$ 5,400.00	RACK STYLE FOR MULTIPLE BICYCLES
9.10	Supply and Install Parking Lot Accessible Signs	2	ea	\$ 500.00	\$ 1,000.00	
9.11	Supply and Install Park Signage Features	1	allow	\$ 20,000.00	\$ 20,000.00	ALLOWANCE
9.12	Supply and Install Shade Sails	4	ea	\$ 12,000.00	\$ 48,000.00	
9.13	Boat Launch Upgrades	1	allow	\$ 30,000.00	\$ 30,000.00	STRUCTURAL INTEGRITY OF EXISTING LAUNCH TIB
9.14	Public Art / Heritage Conservation Allowance	1	allow	\$ 50,000.00	\$ 50,000.00	REMOVAL / STORAGE / RELOCATION
				SUBTOTAL 9.0 =	\$ 247,500.00	
10.0 SITE RESTORATION						
10.1	Topsoil Load / Haul / Spread from Site Stockpile (150mm depth)	2,455	m ³	\$ 6.00	\$ 14,730.00	
10.2	Topsoil Fine Grading	2,455	m ²	\$ 1.00	\$ 2,455.00	
10.3	Supply and Install Sod	2,455	m ²	\$ 6.50	\$ 15,957.50	
10.4	Supply and Install 60cm Cal. Deciduous Tree	49	ea	\$ 400.00	\$ 19,600.00	
10.5	Supply and Install 200cm H. Coniferous Tree	27	ea	\$ 375.00	\$ 10,125.00	
10.6	Supply and Install Ornamental Shrub Planting	465	ea	\$ 35.00	\$ 16,275.00	250H2 = avg 0.75m oc spacing @ 85\$/item
				SUBTOTAL 10.0 =	\$ 78,782.50	
11.0 OTHER						
11.1	All other items of work required to complete the contract in its entirety, which includes but is not limited to the following: any additional item / items not specified in the BID FORM but specified in the contract, drawings and/or specifications, including permits, fees, etc. OR required to complete the project.	1	LS	\$ -	\$ -	
11.2	Material Testing Allowance	1	LS	\$ 20,000.00	\$ 20,000.00	
				SUBTOTAL 11.0 =	\$ 20,000.00	
				PHASE 1 SUBTOTAL (ITEMS 1.0 - 11.0) =	\$ 4,665,492.50	
SUMMARY						
1.0	SITE PREPARATION				\$ 193,725.00	
2.0	EARTHWORKS				\$ 157,315.00	
3.0	SITE ELECTRICAL				\$ 136,500.00	
4.0	SITE SERVICING				\$ 125,260.00	
5.0	IRRIGATION SYSTEM				\$ 15,000.00	
6.0	COMMUNITY HUB BUILDING				\$ 3,150,000.00	
7.0	PLAYGROUND AREA				\$ 346,000.00	
8.0	HARD SURFACES				\$ 285,400.00	
9.0	SITE FURNISHINGS & STRUCTURES				\$ 247,500.00	
10.0	SITE RESTORATION				\$ 78,782.50	
11.0	OTHER				\$ 20,000.00	
					SUBTOTAL (ITEMS 1.0 - 11.0) =	\$ 4,665,492.50
					SOFT COSTS (10%) =	\$ 466,549.25
					CONSTRUCTION CONTINGENCY (20%) =	\$ 933,098.50
					TOTAL ESTIMATED COST =	\$ 6,065,140.25

September 10, 2024

PRELIMINARY ORDER OF MAGNITUDE COST ESTIMATE



ITEM NO	DESCRIPTION	EST. QTY.	UNIT TYPE	UNIT PRICE	TOTAL COST	NOTES / COMMENTS
1.0	SITE PREPARATION					
1.1	Mobilization and Demobilization	1	LS	\$ 25,000.00	\$ 25,000.00	
1.2	Layout and Staking	1	LS	\$ 12,500.00	\$ 12,500.00	
1.3	Supply, Installation, Maintenance and Removal of 1.8m Height Moduloc Construction Fenc	365	l.m.	\$ 45.00	\$ 16,425.00	AROUND LIMIT OF WORK
1.4	Supply, Installation, Maintenance and Removal of Heavy Duty Sediment Control Fence	365	l.m.	\$ 22.00	\$ 8,030.00	AROUND LIMIT OF WORK
1.5	Supply, Installation Maintenance and Removal of Mud Mat	1	ea.	\$ 9,000.00	\$ 9,000.00	AT CONSTRUCTION ENTRANCE
1.6	Supply and Installation of Tree Protection Fencing	1	allow	\$ 7,000.00	\$ 7,000.00	AT SELECT LOCATIONS - ADDITIONAL PROTECTION
1.7	Existing Tree Removals (within park area)	1	allow	\$ 20,000.00	\$ 20,000.00	WITHIN DEV. LIMITS - WTP REMOVALS NOT INCLUDED
1.8	Existing Site Servicing Removals / Adjustments	1	NIC	\$ -	\$ -	NIC - BY NIAGARA REGION
1.9	Demolition and Removals (Miscellaneous)	1	allow	\$ 30,000.00	\$ 30,000.00	ALLOWANCE
	SUBTOTAL 1.0 =				\$ 127,955.00	
2.0	EARTHWORKS					
2.1	Topsoil Stripping and Stockpiling (0.15m depth existing)	370	m ³	\$ 9.00	\$ 3,330.00	ASSUMED: 2455m2 X 0.15m; REQ. DETAIL GRADING
2.2	Removal and Disposal of Excess Soil Materials Off-Site	1	allow	\$ 120,000.00	\$ 120,000.00	ALLOWANCE: REQUIRES DETAILED GRADING PLAN
2.3	Subgrade Cut to Fill and Preparation to Design Grades	3030	m ³	\$ 12.00	\$ 36,360.00	ASSUMED: 6060m2 X 0.3m; REQUIRES DETAILED GRADIN
2.4	Rough Grading	6060	m ²	\$ 3.50	\$ 21,210.00	ASSUMED: REQUIRES DETAILED DESIGN
	SUBTOTAL 2.0 =				\$ 180,900.00	
3.0	SITE ELECTRICAL					
3.1	Existing Hydro Pole relocation / rerouting, including all components	1	NIC	\$ -	\$ -	NIC - BY NIAGARA REGION
3.2	Power Supply and Distribution	1	allow	\$ 30,000.00	\$ 30,000.00	ALLOWANCE: REQUIRES REVIEW BY WELLAND HYDRO
3.3	Parking Lot Lighting	3	ea.	\$ 18,000.00	\$ 54,000.00	QTY. BASED ON STANDARD SPACING - MIN. FC TBD
3.4	Pathway Lighting	5	ea.	\$ 12,500.00	\$ 62,500.00	QTY. BASED ON STANDARD SPACING - MIN. FC TBD
3.5	Shade Structure Lighting	2	ea.	\$ 2,500.00	\$ 5,000.00	UNDER BLDG CANOPY
3.6	Power Pedestal	2	ea.	\$ 6,000.00	\$ 12,000.00	
	SUBTOTAL 3.0 =				\$ 163,500.00	
4.0	SITE SERVICING					
	Water					
4.1	Connection from WTP Lands to Park Lands, including all required fittings	1	NIC	\$ -	\$ -	NIC - BY NIAGARA REGION
4.2	Fire hydrant complete with 150mm dia. secondary valve, and cathodic protection.	1	allow	\$ 9,000.00	\$ 9,000.00	AT BLDG FRONTAGE
4.3	Watermain - 150mm dia. PVC DR18 CL150	70	l.m.	\$ 325.00	\$ 22,750.00	REQUIRES DETAILED DESIGN
4.4	150mm dia. water valve and valve boxes	1	allow	\$ 3,000.00	\$ 3,000.00	ALLOWANCE
4.5	Water Commissioning Plan, including pressure and disinfection testing.	1	LS	\$ 2,000.00	\$ 2,000.00	
	Sanitary					
4.6	Connection from WTP Lands to Park Lands, including all required fittings	1	NIC	\$ -	\$ -	NIC - BY NIAGARA REGION
4.7	Sanitary Sewer - 150mm dia. PVC DR35 - existing sewer to Amenity Building	72	l.m.	\$ 225.00	\$ 16,200.00	REQUIRES DETAILED DESIGN
4.8	Sanitary sewer flushing, video inspection, air testing and mandrel testing by a third party contractor.	72	l.m.	\$ 30.00	\$ 2,160.00	TOTAL LENGTH OF SANITARY SEWER x UNIT RATE
	Storm					
4.9	Connection from WTP Lands to Park Lands, including all required fittings	1	NIC	\$ -	\$ -	NIC - BY NIAGARA REGION
4.10	Storm Structure - CB	1	ea.	\$ 8,500.00	\$ 8,500.00	PER NIAGARA REGION PRELIM. SERVICING
4.11	Storm Structure - CB/MH	2	ea.	\$ 8,500.00	\$ 17,000.00	PER NIAGARA REGION PRELIM. SERVICING
4.12	Storm Service - 200mm Dia. PVC SDR-35	25	l.m.	\$ 250.00	\$ 6,250.00	PER NIAGARA REGION PRELIM. SERVICING
4.13	Storm Service - 250mm Dia. PVC SDR-35	45	l.m.	\$ 275.00	\$ 12,375.00	PER NIAGARA REGION PRELIM. SERVICING
4.14	Storm Service - 300mm Dia. PVC SDR-35	30	l.m.	\$ 310.00	\$ 9,300.00	PER NIAGARA REGION PRELIM. SERVICING
4.15	Storm Service - 375mm Dia. PVC SDR-35	25	l.m.	\$ 360.00	\$ 9,000.00	PER NIAGARA REGION PRELIM. SERVICING
4.16	Proposed Outfall #2	1	LS	\$ 12,500.00	\$ 12,500.00	PER NIAGARA REGION PRELIM. SERVICING
4.17	Culverts (300mm Dia.)	20	l.m.	\$ 550.00	\$ 11,000.00	REQUIRES DETAILED DESIGN
	SUBTOTAL 4.0=				\$ 141,035.00	
5.0	IRRIGATION SYSTEM					
5.1	General Landscape (Quick Couplers)	1	ea.	\$ 20,000.00	\$ 20,000.00	P.O.C. AT PROPOSED BUILDING MEP ROOM
	SUBTOTAL 5.0 =				\$ 20,000.00	
6.0	COMMUNITY HUB BUILDING					
6.1	Building Construction	600	m ²	\$ 6,500.00	\$ 3,900,000.00	ASSUMED: REQUIRES DETAILED DESIGN
6.2	Building Canopy Construction (100m2)	100	m ²	\$ 2,500.00	\$ 250,000.00	ASSUMED: REQUIRES DETAILED DESIGN
	SUBTOTAL 6.0 =				\$ 4,150,000.00	
7.0	PLAYGROUND AREA					
7.1	Supply and Install Concrete Flush Curb	85	l.m.	\$ 160.00	\$ 13,600.00	
7.2	Supply and Install Perforated 100mm dia. Polyethylene Drain Pipe (incl. Stone Trench)	100	l.m.	\$ 65.00	\$ 6,500.00	
7.3	Supply and Install Solid 150mm dia. PVC (SDR-35), incl. Connection to Storm Sewer Syst	40	l.m.	\$ 150.00	\$ 6,000.00	
7.4	Supply and Install Filter Fabric and Drainage Course	350	m ²	\$ 30.00	\$ 10,500.00	
7.5	Supply and Install Play Equipment	1	allow	\$ 250,000.00	\$ 250,000.00	ALLOWANCE: NATURAL MATERIALS; PREFABRICATED
7.6	Supply and Install Rubberized Safety Surface	350	m ²	\$ 375.00	\$ 131,250.00	
	SUBTOTAL 7.0 =				\$ 417,850.00	
8.0	HARD SURFACES - GENERAL AREAS					
8.1	Supply and Install Asphalt Paving - Vehicular	1,850	m ²	\$ 85.00	\$ 157,250.00	
8.2	Supply and Install Asphalt Paving - Medium Duty	570	m ²	\$ 75.00	\$ 42,750.00	
8.3	Supply and Install Concrete Barrier/Flush Curb (Parking Lot)	280	l.m.	\$ 120.00	\$ 33,600.00	
8.4	Supply and Install Concrete Curb Ramps	1	ea.	\$ 3,000.00	\$ 3,000.00	
8.5	Supply and Install Concrete Paving	610	m ²	\$ 120.00	\$ 73,200.00	
8.6	Supply and Install Tactile Walking Surface Indicator (TWSI)	1	allow	\$ 5,000.00	\$ 5,000.00	ALLOWANCE
8.7	Supply and Install Parking Lot Line Painting	1	LS	\$ 5,000.00	\$ 5,000.00	
	SUBTOTAL 8.0 =				\$ 319,800.00	
9.0	SITE FURNISHINGS & STRUCTURES - GENERAL AREAS					
9.1	Supply and Install 4-Seat Metal Table and Chair with Umbrella	3	ea.	\$ 8,500.00	\$ 25,500.00	
9.2	Supply and Install 3-Seat Metal Table and Chair with Umbrella	3	ea.	\$ 8,500.00	\$ 25,500.00	
9.3	Supply and Install Park Bench with Back	2	ea.	\$ 3,000.00	\$ 6,000.00	
9.4	Supply and Install Standard Picnic Tables	3	ea.	\$ 4,500.00	\$ 13,500.00	
9.5	Supply and Install Accessible Picnic Tables	3	ea.	\$ 6,000.00	\$ 18,000.00	
9.6	Supply and Seating Stones	8	ea.	\$ 1,800.00	\$ 14,400.00	PREFABRICATED CONCRETE
9.7	Supply and Install In-Ground Trash Receptacles	2	ea.	\$ 8,500.00	\$ 17,000.00	MOLOK OR EQUIVALENT - (1) GARBAGE / (1) RECYCLING
9.8	Supply and Install Bike Repair Station	1	ea.	\$ 5,500.00	\$ 5,500.00	
9.9	Supply and Install Bicycle Rack	3	ea.	\$ 2,000.00	\$ 6,000.00	RACK STYLE FOR MULTIPLE BICYCLES

ITEM NO	DESCRIPTION	EST. QTY.	UNIT TYPE	UNIT PRICE	TOTAL COST
9.10	Supply and Install Parking Lot Accessible Signs	2	ea.	\$ 500.00	\$ 1,000.00
9.11	Supply and Install Park Signage Features	1	allow	\$ 20,000.00	\$ 20,000.00
9.12	Supply and Install Shade Sails	4	ea.	\$ 12,000.00	\$ 48,000.00
9.13	Boat Launch Upgrades	1	allow	\$ 30,000.00	\$ 30,000.00
9.14	Public Art / Heritage Conservation Allowance	1	allow	\$ 60,000.00	\$ 60,000.00
SUBTOTAL 9.0 =					\$ 290,400.00
10.0	SITE RESTORATION				
10.1	Topsoil Load / Haul / Spread from Site Stockpile (150mm depth)	2,455	m ²	\$ 7.50	\$ 18,412.50
10.2	Topsoil Fine Grading	2,455	m ²	\$ 1.50	\$ 3,682.50
10.3	Supply and Install Sod	2,455	m ²	\$ 9.00	\$ 22,095.00
10.4	Supply and Install 60mm Cal. Deciduous Tree	49	ea.	\$ 500.00	\$ 24,500.00
10.5	Supply and Install 200cm ht. Coniferous Tree	27	ea.	\$ 425.00	\$ 11,475.00
10.6	Supply and Install Ornamental Shrub Planting	455	ea.	\$ 45.00	\$ 20,475.00
SUBTOTAL 10.0 =					\$ 100,640.00
11.0	OTHER				
All other items of work required to complete the contract in its entirety, which includes but is not limited to the following: any additional item / items not specified in the BID FORM but specified in the contract, drawings and/or specifications, including permits, fees, etc. OR required to complete the project.					
11.1		1	LS	\$ -	\$ -
11.2	Material Testing Allowance	1	LS	\$ 25,000.00	\$ 25,000.00
SUBTOTAL 11.0 =					\$ 25,000.00
PHASE 1 SUBTOTAL (ITEMS 1.0 - 11.0) =					\$ 5,937,080.00

ALLOWANCE

ALLOWANCE: CONDITION OF EXISTING LAUNCH TBD
ALLOWANCE: REMOVAL / STORAGE / RELOCATION

255m2 = avg 0.75m oc spacing @ \$35 / item

SUMMARY

1.0	SITE PREPARATION			\$ 127,955.00
2.0	EARTHWORKS			\$ 180,900.00
3.0	SITE ELECTRICAL			\$ 163,500.00
4.0	SITE SERVICING			\$ 141,035.00
5.0	IRRIGATION SYSTEM			\$ 20,000.00
6.0	COMMUNITY HUB BUILDING			\$ 4,150,000.00
7.0	PLAYGROUND AREA			\$ 417,850.00
8.0	HARD SURFACES			\$ 319,800.00
9.0	SITE FURNISHINGS & STRUCTURES			\$ 290,400.00
10.0	SITE RESTORATION			\$ 100,640.00
11.0	OTHER			\$ 25,000.00
SUBTOTAL (ITEMS 1.0 - 11.0) =				\$ 5,937,080.00
SOFT COSTS (10%) =				\$ 593,708.00
CONSTRUCTION CONTINGENCY (20%) =				\$ 1,187,416.00
TOTAL ESTIMATED COST =				\$ 7,718,204.00