

75 BREEZEHILL Avenue North & 35 Laurel Street

File No. D01-01-24-0027 (OPA) & D02-02-24-0088 (ZBLA)

Facility FIT Plan Class D Estimate for Parkland Options 1 & 2

UNIT RATES April 2025 (updated since previous Class D executed in 2024)

1. SITE

- a) *Subgrade Prep and Rough Grading* - \$8/m²
- b) *Topsoil Spreading & Fine Grading (450mm depth)* - \$29/m²
- c) *Topsoil Spreading & Fine Grading (150mm depth)* - \$12/m²
- d) *Sod* - \$16/m²
- e) *Seeding (Temporary Seed Mix)* - \$22/m²
- f) *Unit Pavers (Heavy Duty, Loading Zone)* - \$280/m²
- g) *Interlocking brick* - \$95/m²
- h) *CIP Concrete Paving (Light Duty)* - \$220/m²
- i) *CIP Concrete Planter/ Seat Wall* - \$1,750/Lm
- j) *CIP Concrete Private Terrace Wall* - \$1,250/m²
- k) *asphalt* - \$30-45/m²
- l) *rubber composite surface* - \$109/m²
- m) *Stone Dust Paving* - \$60/m²

2. ACCESSORIES & SERVICES

- a) *Planters* - \$2,000/ea.
- b) *Entrance Signage* - \$15,000/ea.
- c) *1.2m HT Decorative Fencing* - \$240/Lm
- d) *Waste Receptacle* - \$1,500/ea.
- e) *Park Benches* - \$1,750/ea.
- f) *Park Exercise Eqpt.* - \$3,350 avg/ea.
- g) *Concrete Ping Pong Table* - \$4,500/ea.
- h) *Picnic Table* - \$1,800/ea.
- i) *Accessible Picnic Table* - \$2,500/ea.
- j) *Outdoor Chess Table* - \$2,750/ea.
- k) *Water fountain and mech. Connection* - \$35,000
- l) *Basketball backboard, hoop & structure* - \$12,500

3. PLANTINGS

- a) *Large Deciduous Trees (75mm cal)* - \$750/ea.
- b) *Medium Deciduous Trees (30mm cal)* - \$500/ea.
- c) *Small Deciduous Trees (50mm cal)* - \$650/ea.
- d) *Small Deciduous Trees - Multi-stem (200cm HT)* - \$450/ea.
- e) *Large Coniferous Trees (75mm cal.)* - \$700/ea.
- f) *Deciduous Shrubs (25mm cal)* - \$70/ea.

75 Breezehill Facility FIT plan Cost Estimate for Park Plan OPTION 1

1.0 Site Work

1.1 Rough Grading to Park Grades	619m ² x \$8 (1a) = \$4,952
1.2 Topsoil and Fine Grading	110m ² x \$29 (1b) = \$3,190
1.3 Boulevard Topsoil & Sod	63m ² x \$45 (1b + 1d) = \$2,835
1.4 Seed	308m ² x \$22 (1e) = \$6,776
1.5 Sod	260m ² x \$16 (1d) = \$4,160
1.6 Asphalt Path	80m ² x \$30 (1k) = \$2,400
1.7 Concrete Slab on Grade	75m ² x \$220 (1h) = \$16,500
1.8 Low Impact (rubber composite) surface	32m ² x \$109 (1l) = \$3,488
1.9 interlocking brick	25m ² x \$95 (1g) = \$2,375
	\$46,676
1.10 Contingency (+10%)	\$4,667
1.11 Subtotal	\$51,343
<i>Previous Subtotal (2024) \$48,201.78</i>	

2.0 Site Amenities (supply and install)

2.1 Exercise Equipment	5 x \$3,350 (2f) = \$16,750
2.2 Concrete Ping Pong Tables	3 x \$5,500 (2g) = \$16,500
2.3 Park Benches	3 x \$1,750 (2e) = \$5,250
2.4 Picnic Tables (accessible)	2 x \$2,500 (2i) = \$5,000
2.5 Chess Tables	2 x \$2,750 (2j) = \$5,500
2.6 Water Kiosk (& water service conn.)	1 x \$35,000 (2k) = \$35,000
2.7 Waste Receptacle	1 x \$1,525 (2d) = \$1,525
2.8 Park Sign (double post)	1 x \$15,000 (2b) = \$15,000
	\$100,525
2.9 Contingency (+10%)	\$10,052
2.10 Subtotal	\$110,577
<i>Previous Subtotal (2024) \$109,725.00</i>	

3.0 Plantings (supplied and planted and maintenance)

3.1 Small and medium plantings (25mm cal)	250 x \$70 (3f) = \$17,500
3.2 Lg Deciduous Trees - Park (75mm cal)	25 x \$750 (3b) = \$18,750
3.3 Lg Coniferous Trees - Park (75mm cal)	10 x \$700 (4e) = \$7,000
	\$43,250
3.4 Contingency (+10%)	\$4,325
3.5 Subtotal	\$47,575
<i>Previous Subtotal (2024) \$49,775.00</i>	

4.0 Consultant Fees

4.1 Civil, Mechanical, Electrical, Landscape consulting
4.2 Subtotal

5.0 TOTAL EST. COST OPTION 1 - \$259,495 (not incl. tax)
Previous TOTAL EST. COST OPTION 1 \$257,701.78 (not incl. tax)

75 Breezehill Facility FIT plan Class D Cost Estimate for Park Plan OPTION 2

1.0 Site Work

1.1 Rough Grading to Park Grades	619m ² x \$8 (1a) = \$4,952
1.2 Topsoil and Fine Grading	160m ² x \$29 (1b) = \$4,640
1.3 Boulevard Topsoil & Sod	63m ² x \$45 (1b + 1d) = \$2,835
1.4 Seed	390m ² x \$22 (1e) = \$8,580
1.5 Sod	495m ² x \$16 (1d) = \$7,920
1.6 Asphalt Path	155m ² x \$30 (1k) = \$4,650
1.7 Concrete Slab on Grade	142m ² x \$220 (1h) = \$31,240
1.8 interlocking brick	20m ² x \$95 = \$1,900
	\$66,717
1.9 Contingency (+10%)	\$6,671
1.10 Subtotal	\$73,388
Previous Subtotal	\$71,823

2.0 Site Amenities (supply and install)

2.1 Park Benches	2 x \$1,750 (2e) = \$3,500
2.2 Chess Tables	2 x \$2,750 (2j) = \$5,500
2.3 Basketball backboard & hoop & structure	1 x \$12,500 (2l) = \$20,000
2.4 Water Kiosk (& water service conn.)	1 x \$35,000 (2k) = \$35,000
2.5 Waste Receptacle	1 x \$1,525 (2d) = \$1,525
2.6 Park Sign (double post)	1 x \$15,000 (2b) = \$15,000
	\$80,525
2.7 Contingency (+10%)	\$8,052
2.8 Subtotal	\$88,577.00
Previous Subtotal	\$85,800.00

3.0 Plantings (supplied and planted and maintenance)

3.1 Small and medium plantings (25mm cal)	250 x \$70 (3f) = \$17,500
3.2 Lg Deciduous Trees - Park (75mm cal)	25 x \$750 (3b) = \$18,750
3.3 Lg Coniferous Trees - Park (75mm cal)	10 x \$700 (4e) = \$7,000
	\$43,250
3.4 Contingency (+10%)	\$4,325
3.6 Subtotal \$47,575	
Previous Subtotal (2024) \$49,775.00	

4.0 Consultant Fees

4.1 Civil, Mechanical, Electrical, Landscape consulting

4.2 Subtotal \$50,000.00

5.0 TOTAL EST. COST OPTION 2 - \$259,540 (not incl. tax)

Previous TOTAL EST. COST OPTION 1 \$255,748 (not incl. tax)

Disclaimer

The unit rates presented in this report have been cross-referenced with current market values and project costs. However, these figures are subject to change due to factors beyond our control, including market volatility, tariffs, and fluctuations in material availability. Such uncertainties may lead to cost increases and schedule adjustments. As architectural consultants, we advise stakeholders to consider these variables in their planning and budgeting processes.

With best regards,

Kevin Reid OAA NSAA AIBC MRAIC CHPC

