NAK design strategies

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FIT PLAN COST ESTIMATE

Project:	Quinn's Point	Project No:	24-017
	Neighbourhood Park - 1.59 ha	Date:	26-Jun-26
	FIT PLAN	Revised Date:	

Item	Description						Lump Sum
1.0	**Site Work**						
1.1	Subgrade Prep and Rough Grading *(incl. work within Phase 4)*	16616	sq.m	$	5.00	$	83,080.00
1.2	Fine Grading & Topsoil Spreading *(150mm)*	7366	sq.m	$	3.00	$	22,098.00
1.3	Import, Fine Grading and Spreading Sports Field Topsoil *(200mm)*	5525	sq.m	$	12.00	$	66,300.00
1.4	Soccer Field Brillion Seed	5525	sq.m	$	3.00	$	16,575.00
1.5	Sod	737	sq.m	$	11.50	$	8,470.90
1.6	Seed	6629	sq.m	$	2.50	$	16,573.50
					Site Work Subtotal:	**$**	**213,097.40**
2.0	**Hard Surfacing**						
2.1	Heavy Duty Asphalt Paving *incl. rolled edges and ramps	220	sq.m	$	95.00	$	20,900.00
2.2	Light Duty Asphalt Paving *incl. rolled edges and ramps	560	sq.m	$	80.00	$	44,800.00
2.3	Stonedust Path	115	sq.m	$	80.00	$	9,200.00
2.4	CIP Concrete Paving *(Bench, waste receptacles, and seating areas)*	168	sq.m	$	275.00	$	46,200.00
2.5	CIP Concrete *(Thickened slab for shade structure)*	33	sq.m	$	475.00	$	15,675.00
2.6	Concrete Curb *(Play/Fitness Areas)*	48	lin.m.	$	280.00	$	13,440.00
					Hard Surfacing Subtotal:	**$**	**150,215.00**
3.0	**Servicing**						
3.1	Storm Servicing *(all inclusive)*	1	LS	$	105,000.00	$	105,000.00
					Servicing Subtotal:	**$**	**105,000.00**
4.0	**Site Furnishing (Incl. supply & installation)**						
.1	Picnic Table *(Accessible)*	4	ea	$	3,600.00	$	14,400.00
.2	Bench *(3 Armrests - Accessible)*	7	ea	$	2,800.00	$	19,600.00
.3	Ping-Pong Table	2	ea	$	7,500.00	$	15,000.00
.4	Waste Receptacle Precast Pad	1	ea	$	1,000.00	$	1,000.00
.5	U-Channel Post	5	ea	$	385.00	$	1,925.00
.6	Park Sign - Double Post	1	ea	$	8,000.00	$	8,000.00
.7	Shade Structure	1	LS	$	100,000.00	$	100,000.00
					Site Furnishing Subtotal:	**$**	**159,925.00**
5.0	**Play & Sports Amenities (Incl. supply & installation)**						
5.1	Playground						
.1	Senior & Junior Play Structures	1	LS	$	250,000.00	$	250,000.00
.2	Engineered Wood Fiber	535	sq.m	$	80.00	$	42,800.00
5.2	Basketball (Half Court)						
.1	Basketball Hoops	1	ea	$	6,200.00	$	6,200.00
.2	Line Painting	1	LS	$	1,000.00	$	1,000.00
.3	Asphalt Paving	341	sq.m	$	75.00	$	25,575.00
5.3	Soccer Field (Lg Intermediate)						
.1	Soccer Posts	1	Pair	$	12,000.00	$	12,000.00
					Play & Sports Amenities Subtotal:	**$**	**337,575.00**
6.0	**Planting**						
6.1	Deciduous Park Trees (60mm cal)	43	ea.	$	750.00	$	32,250.00
6.2	Coniferous Tree (200cm HT.)	33	ea.	$	650.00	$	21,450.00
6.3	Reforestation Planting (Incl. mulch, trees, shrubs)	1705	sq.m	$	55.00	$	93,775.00
					Planting Subtotal:	**$**	**147,475.00**

PARK BUDGET		
*Park Rate	$	936,456.00
Park Size (ha)		1.590
Total Park Budget	**$**	**1,488,965.04**
Minus: City Fees (4%)	$	57,267.89
Available Funds	**$**	**1,431,697.15**

Construction Sub-Total:	**$**	**1,113,287.40**
Contingency (15%):	$	166,993.11
Consultant Fees:	$	151,293.80
GRAND TOTAL:	**$**	**1,431,574.31**
Park Budget	**$**	**1,431,697.15**
Surplus / (Deficit):	$	122.84

CONSULTANT FEES		
**Landscape Architect, Civil, Electrical, Mechanical, Geotech, Playground Insp.	$	151,293.80

** Park development rate as of Jan 2026*
*** 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.***

A	**Developer Costs**						
.1	Park Topsoil 150mm *(Supply)*	7366	sq.m	$	5.50	$	40,513.00
					Developer Cost Subtotal:	**$**	**40,513.00**