

Fit Plan Cost Estimate

Project: Richcraft
Parkette - 1.196 ha
FIT PLAN

Project No: 21-116
Date: 23-Sep-25
Revision Date: 16-Jun-26

Item	Description	Quantity	Unit	Unit Cost	Amount
1.0	Site Work				
1.1	Subgrade Preparation & Rough Grading	9187	m ²	\$ 3.00	\$ 27,561.00
1.2	Fine Grading of Topsoil to 150mm depth (<i>topsoil is supplied, screened, amended by developer</i>)	7832	m ²	\$ 3.00	\$ 23,496.00
1.3	Turf (Seed) - 90%	6554	m ²	\$ 2.50	\$ 16,384.50
1.4	Turf (Sod) - 10%	728	m ²	\$ 12.00	\$ 8,738.40
1.5	Naturalized Seed (Meadow)	550	m ²	\$ 2.50	\$ 1,375.00
	Site Work Subtotal:			\$	77,554.90
2.0	Hard Surfacing				
2.1	Heavy Duty Asphalt Paving (<i>2.4m pathways, rolled edges & ramp</i>)	555	m ²	\$ 90.00	\$ 49,950.00
2.2	Stonedust Path	231	m ²	\$ 30.00	\$ 6,930.00
2.4	CIP Concrete Paving (Bench pads and gathering areas)	56	m ²	\$ 275.00	\$ 15,400.00
2.5	CIP Concrete Paving (Splash Pad)	118	m ²	\$ 375.00	\$ 44,250.00
2.6	CIP Concrete (<i>Thickened Slab for Umbrella Tables</i>)	4	m ²	\$ 475.00	\$ 1,900.00
2.7	CIP Concrete Curb (<i>around play</i>)	25	lin m	\$ 225.00	\$ 5,625.00
2.8	Decorative Boulders	5	ea	\$ 250.00	\$ 1,250.00
	Paving Subtotal:			\$	125,305.00
3.0	Site Servicing				
3.1	Storm Servicing (All inclusive, ~10% of park construction budget)	1	LS	\$ 70,000.00	\$ 70,000.00
	Site Services Subtotal:			\$	70,000.00
4.0	Mechanical + Electrical Servicing				
4.1	Distribution Enclosure (<i>Incl. supply, install, permits, fees, inspections, connections</i>)	1	LS	\$ 60,000.00	\$ 60,000.00
4.2	Water Chamber (<i>Incl. supply, install, permits, fees, inspections, connections</i>)	1	LS	\$ 40,000.00	\$ 40,000.00
	Mechanical Servicing Subtotal:			\$	100,000.00
5.0	Site Furnishings				
5.1	Umbrella Table	1	ea	\$ 20,000.00	\$ 20,000.00
5.2	Bench (<i>Accessible</i>)	4	ea	\$ 2,800.00	\$ 11,200.00
5.4	Park Sign - Double Post	1	ea	\$ 8,000.00	\$ 8,000.00
5.5	Interpretative Sign	1	ea	\$ 3,500.00	\$ 3,500.00
5.6	U-Channel Post	2	ea	\$ 385.00	\$ 770.00
5.7	Waste Receptacle	2	ea	\$ 2,200.00	\$ 4,400.00
	Site Furnishings Subtotal:			\$	47,870.00
6.0	Play and Sport Amenities				
6.1	Junior / Senior Play Equipment	1	LS	\$ 145,000.00	\$ 145,000.00
6.2	Engineered Wood Fibre	260	m ²	\$ 65.00	\$ 16,900.00
6.3	Splashpad (includes vault)	1	LS	\$ 100,000.00	\$ 100,000.00
	Play and Sport Amenities Subtotal:			\$	261,900.00
7.0	Planting				
7.1	Deciduous Trees (<i>60mm cal.</i>)	24	ea	\$ 750.00	\$ 18,000.00
7.2	Coniferous Trees (<i>200cm HT.</i>)	15	ea	\$ 825.00	\$ 12,375.00
	Planting Subtotal:			\$	30,375.00

PARK BUDGET	
Park Rate	\$ 936,456.00
Park Size (ha)	0.918
Total Park Budget	\$ 859,666.61
Minus: City Fees (4%)	\$ 33,064.10
Available Funds	\$ 826,602.51

Subtotal:	\$ 713,004.90
10% Contingency:	\$ 71,300.49
Consultant Fees	\$ 96,255.66
GRAND TOTAL:	\$ 880,561.05
Park Budget	\$ 826,602.51
Surplus / (Deficit):	\$ (53,958.54)

CONSULTANT FEES	
**Landscape Architect, Civil, Electrical, Mechanical, Geotech, Playground Insp.	\$ 96,255.66

* 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)	7832	sq.m	\$ 6.50	\$ 50,908.00
.1	Post and Rail Fence	216	LM	\$ 100.00	\$ 21,600.00
	Developer Cost Subtotal:			\$	72,508.00