

**FIT PLAN COST ESTIMATE**

Project: Richcraft Trailsedge Ph5  
**Community Park - 3.866 ha**  
FIT PLAN

Project No: 21-116  
Date: 13-Jun-25  
Revised Date: 16-Jun-26

Item	Description					Lump Sum
<b>1.0</b>	<b>Site Work</b>					
	<i>Includes subgrade preparation, rough grading, topsoil spreading, fine grading, sod &amp; seed</i>					
1.1	Subgrade Prep and Rough Grading (incl. berms)	38660	sq.m	\$ 3.00	\$	115,980.00
1.2	Topsoil Fine Grading, Spreading (150mm)	8367	sq.m	\$ 3.00	\$	25,101.00
1.4	Turf (Seed) - 90%	7530	sq.m	\$ 2.50	\$	18,825.75
1.5	Turf (Sod) - 10% (Incl. 1m sod strip around amenities and pathways)	837	sq.m	\$ 12.00	\$	10,040.40
						<b>Site Work Subtotal: \$ 169,947.15</b>
<b>2.0</b>	<b>Pavement</b>					
	<i>Includes asphalt paving for walkway &amp; parking lot, CIP concrete curb for parking, CIP concrete paving at benches, waste receptacles, seating area</i>					
2.1	Asphalt Paving *incl. rolled edges and ramps	1465	sq.m	\$ 78.00	\$	114,270.00
2.2	Asphalt Paving (Parking)	455	sq.m	\$ 75.00	\$	34,125.00
2.3	Concrete Curb (Parking)	100	lin.m.	\$ 225.00	\$	22,500.00
2.3	Concrete Curb (Play)	20	lin.m.	\$ 300.00	\$	6,000.00
2.4	CIP Concrete Paving (Bench, waste receptacles, and seating areas)	180	sq.m	\$ 225.00	\$	40,500.00
						<b>Pavement Subtotal: \$ 217,395.00</b>
<b>3.0</b>	<b>Servicing</b>					
	<i>Includes Storm Servicing, Electrical and Water</i>					
3.1	Storm Servicing (all inclusive)	1	LS	\$ 225,000.00	\$	225,000.00
3.2	Water Servicing (includes water chamber, meter and connection)	1	LS	\$ 60,000.00	\$	60,000.00
3.3	Electrical (includes hydro kiosk and connection drop off at ROW)	1	LS	\$ 40,000.00	\$	40,000.00
						<b>Servicing Subtotal: \$ 325,000.00</b>
<b>4.0</b>	<b>Site Furnishing (Incl. supply &amp; installation)</b>					
	<i>Includes shade structure with thickened concrete slab, benches, picnic tables, park sign, waste receptacles, U-channel posts</i>					
4.1	Furnishings (Large Park)					
.1	Picnic Table (Accessible)	3	ea	\$ 3,600.00	\$	10,800.00
.2	Bench (3 Armrests - Accessible)	13	ea	\$ 2,800.00	\$	36,400.00
.4	Bike Rack	3	ea	\$ 1,500.00	\$	4,500.00
.5	Waste Receptacle	2	ea	\$ 2,200.00	\$	4,400.00
.6	U-Channel Post	3	ea	\$ 385.00	\$	1,155.00
.7	Park Sign - Double Post	1	ea	\$ 8,000.00	\$	8,000.00
						<b>Furnishings Subtotal: \$ 65,255.00</b>
4.1	Furnishings (Small Park)					
.1	Picnic Table (Accessible)	2	ea	\$ 3,600.00	\$	7,200.00
.2	Bench (3 Armrests - Accessible)	4	ea	\$ 2,800.00	\$	11,200.00
.4	Bike Rack	1	ea	\$ 1,500.00	\$	1,500.00
.5	Waste Receptacle	1	ea	\$ 2,200.00	\$	2,200.00
.6	U-Channel Post	3	ea	\$ 385.00	\$	1,155.00
.7	Park Sign - Double Post	1	ea	\$ 8,000.00	\$	8,000.00
						<b>Furnishings Subtotal: \$ 31,255.00</b>
4.2	Shade Structure					
.1	Shade Structure	1	LS	\$ 85,000.00	\$	85,000.00
.2	CIP Concrete (Thickened slab for shade structure)	35	sq.m	\$ 475.00	\$	16,625.00
						<b>Shade Structure Subtotal: \$ 101,625.00</b>
						<b>Site Furnishing Subtotal: \$ 198,135.00</b>

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

*Includes play structures for junior and senior children, engineered wood fibre/sand, splash pad, multi-purpose boarded rink, senior baseball, skate area.*

5.1	Playground						
.1	Senior & Junior Play Structures	1	LS	\$ 275,000.00	\$	275,000.00	
.2	Engineered Wood Fiber (Large Park)	530	sq.m	\$ 65.00	\$	34,450.00	
5.3	Splash Pad						<i>Playground Subtotal:</i> \$ 309,450.00
.1	Components (includes vault)	1	LS	\$ 200,000.00	\$	200,000.00	
.2	CIP Concrete Paving ( <i>Splash Pad</i> )	180	sq.m	\$ 375.00	\$	67,500.00	
5.7	Community Rink/Multi Purpose Court						<i>Splash Pad Subtotal:</i> \$ 267,500.00
.1	Permanent Rink Boards (incl. fencing and footings)	1	LS	\$ 200,000.00	\$	200,000.00	
.2	Basketball Hoops	4	ea	\$ 6,200.00	\$	24,800.00	
.3	Line Painting	1	LS	\$ 1,000.00	\$	1,000.00	
.4	Asphalt Paving	1230	sq.m	\$ 75.00	\$	92,250.00	
.5	Player's benches	2	ea	\$ 3,800.00	\$	7,600.00	
.6	Rink Bunker	1	LS	\$ 44,000.00	\$	44,000.00	
.7	Rink Lighting ( <i>Includes Footings, Poles, Fixtures</i> )	6	ea	\$ 12,500.00	\$	75,000.00	
5.12	Skate Spot						<i>Community Rink/Multi Purpose Court Subtotal:</i> \$ 444,650.00
.1	Skate Park Components (Modular on Asphalt)	1	LS	\$ 250,000.00	\$	250,000.00	
.2	Asphalt Paving	230	sq.m	\$ 122.00	\$	28,060.00	
5.16	Hardball (Senior)						<i>Skate Spot Subtotal:</i> \$ 278,060.00
.1	Topsoil Import, Fine Grading, Spreading - Sportsfields ( <i>200mm</i> )	9039	sq.m	\$ 12.00	\$	108,468.00	
.2	Seed (Sports Field Mix)	9039	sq.m	\$ 3.00	\$	27,117.00	
.7	Infield Granular Mix	7790	sq.m	\$ 40.00	\$	311,600.00	
.3	1.8m ht. Chain Link Sport Fence	390	lin.m	\$ 135.00	\$	52,650.00	
.4	Backstop (Incl. chain link fence & net)	1	LS	\$ 85,000.00	\$	85,000.00	
.5	Dugout (Incl. chain link fence, roof & accessible gate)	2	ea	\$ 42,000.00	\$	84,000.00	
.6	Foul Line Post	2	ea	\$ 1,800.00	\$	3,600.00	
.8	Players' Benches (14')	4	ea	\$ 2,600.00	\$	10,400.00	
.9	Bleachers (Accessible)	2	ea	\$ 15,000.00	\$	30,000.00	
							<i>Hardball (Senior) Subtotal:</i> \$ 712,835.00
							<b>Play &amp; Sports Amenities Subtotal: \$ 2,012,495.00</b>

**6.0 Planting**

*Includes deciduous, small multi-stem, and coniferous trees*

6.1	Deciduous Park Trees (60mm cal) (Large Park)	95	ea.	\$ 750.00	\$	71,250.00	
6.2	Coniferous Tree (200cm HT.) (Large Park)	36	ea.	\$ 650.00	\$	23,400.00	
							<b>Planting Subtotal: \$ 94,650.00</b>

<b>PARK BUDGET</b>	
*Park Rate	\$ 936,456.00
Park Size (ha)	3.866
Total Park Budget	<b>\$ 3,620,338.90</b>
Minus: City Fees (4%)	\$ 139,243.80
<b>Available Funds</b>	<b>\$ 3,481,095.09</b>

**Construction Sub-Total: \$ 3,017,622.15**

Consultant Fees: \$ 407,378.99  
**GRAND TOTAL: \$ 3,425,001.14**

Park Budget \$ 3,481,095.09  
 Surplus / (Deficit): \$ 56,093.95

<b>CONSULTANT FEES</b>	
**Landscape Architect, Civil, Electrical, Mechanical, Geotech, Playground Insp.	\$ 407,378.99

\* Park development rate as of Jan 2025

\*\* 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 ( <i>Supply</i> )	8367	sq.m	\$ 5.50	\$	46,018.50	
							<b>Developer Cost Subtotal: \$ 46,018.50</b>