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Project Name: Lot 31 Clark St., Thornbury
Project Number: 2021-185

Client: Pantone Capital Inc.
Date: November 18, 2024

Cost of Works Estimate

Prepared for: Pantone Capital Inc.

Prepared by: K. Griffin

Reviewed by: C. Capes

Revision Summary:

No.	Revision	Site Plan(s) Referenced	Date	Prepared By
1	For Approvals	C2-C4	07-Dec-23	KG
2	For Approvals	C2-C4	18-Nov-24	KG

Cost of Works Estimate

Project Name:	Lot 31 Clark St., Thornbury
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Project Details

Project Name: Lot 31 Clark St., Thornbury
Site Plan(s): C2-C4

Cost Summary

	Total Amount
Internal Works	$1,800,882.35
External Works	$282,492
Total	**$2,083,374.70**

Notes:
Earthworks, Landscaping, Streetlighting and Utilities not Included
Totals are estimates and are not final. Detailed Design may require adjustment of estimate
Contingencies & Taxes not included. Recommend carrying 10% contingency allowance.

Estimate has been prepared for budgetary purposes related to securing a letter of credit for site plan agreement and does not represent the totality of site construction costs, or contract administration

Cost of Works Estimate - Internal Works

CAPES ENGINEERING

Project Name: Lot 31 Clark St., Thornbury
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A. Mobilization/Demobilization

	Item	Description	Unit	Quantity	Unit Rate	Estimated Cost
A1	Mobilization/Demobilization	*Mobilization/Demobilization of all construction equipment for Internal Works*	L.S.	1.0	$20,000.00	$20,000.00
A2	Bonding	*100% Performance and Payment Bonds*	L.S.	1.0	$18,000.00	$18,000.00
A3	Insurance	*Insurance for duration of contract*	L.S.	1.0	$5,000.00	$5,000.00
					Part A Sub-Total	**$43,000.00**

B. Erosion and Sediment Control

	Item	Description	Unit	Quantity	Unit Rate	Estimated Cost
B1	Sediment Fence Installation	*Supply and install sedimentation control fence as per TOISD 503*	m	1,433	$16.50	$23,644.50
B2	Sediment Fencing Maintenance only	*Installation completed and maintenance of internal silt fencing on going*	m	1,433	$3.00	$4,299.00
B3	Inlet Sediment control devices	*supply, install and maintain intlet sediment control devices*	ea	22	$300.00	$6,600.00
B4	Stabilization of Topsoil & Native Material Stockpile	*Stabilization of topsoil stockpile by means of seeding, vegetation or other approved methods*	L.S.	1	$2,000.00	$2,000.00
B5	Temporary interceptor swales	*Construct and maintain perimeter interceptor swales*	LS	1	$2,500.00	$2,500.00
B6	Sediment Trap	*Install and maintain sediment traps*	ea	2	$600.00	$1,200.00
B7	Rock Check Dam	*Supply and install rock check dams*	ea	7	$450.00	$3,150.00
B8	Fibre Roll Check Dam	*Supply and install fibre roll check dams*	ea	4	$150.00	$600.00
B9	Construct Construction Entrance	*Construct Construction Mudmat at entrance to site*	L.S.	1	$6,500.00	$6,500.00
					Part B Sub-Total	**$50,493.50**

Cost of Works Estimate - Internal Works

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C. Site Preparation

	Item	Description	Unit	Quantity	Unit Rate	Estimated Cost
C1	Ex. Gravel Surface Driveway Removal	*Full depth removal and disposal of existing gravel surface*	LS	1	$3,500.00	$3,500.00
C2	Clearing and Grubbing	*Site clearing and grubbing*	ha	2.71	$9,000.00	$24,390.00
					Part C Sub-Total	**$27,890.00**

D. Site Servicing

	Item	Description	Unit	Quantity	Unit Rate	Estimated Cost
D1	Corrugated Steel Arch Culvert	*Supply and install 2130x860mm CS Arch open bottom culvert c/w tip-rap lining and geotextile*	m	52	$1,930.00	$100,360.00
D2	300mm dia. storm sewer	*supply and install 300mm dia. storm sewer*	m	201.9	$155.00	$31,294.50
D3	375 mm dia. storm sewer	*supply and install 375mm dia. storm sewer*	m	133.1	$175.00	$23,292.50
D4	450mm dia. storm sewer	*supply and install 450mm dia. storm sewer*	m	186.4	$225.00	$41,940.00
D5	525mm dia. storm sewer	*supply and install 525mm dia. storm sewer*	m	13.2	$245.00	$3,234.00
D6	600mm dia. storm sewer	*supply and install 600mm dia. storm sewer*	m	80.6	$280.00	$22,568.00
D7	750mm dia. storm sewer	*supply and install 750mm dia. storm sewer*	m	19.3	$330.00	$6,369.00
D8	Contech OGS Unit	*Supply and install Contech CDS OGS unit and all appurtenances as per manufacturer's specifications*	ea	2.0	$65,000.00	$130,000.00
D9	1200x600mm Double Catchbasin	*supply and install 1200x600mm double catchbasin c/w all appurtenances*	ea	4.0	$3,100.00	$12,400.00
D10	1200mm dia. storm maintenance hole	*supply and install 1200mm dia. maintenance hole or catchbasin maintenance hole c/w all appurtenances*	ea	4.0	$6,800.00	$27,200.00
D11	1500mm dia. storm maintenance hole	*supply and install 1500mm dia. maintenance hole or catchbasin maintenance hole c/w all appurtenances*	ea	15.0	$8,600.00	$129,000.00
D12	1800mm dia. storm control maintenance hole	*supply and install 1800mm dia. control maintenance c/w specified weir and orifice*	ea	1.0	$36,000.00	$36,000.00
D13	Pipe Endwall	*Supply and install pipe endwall as specified*	ea	4.0	$7,600.00	$30,400.00
D14	200mm dia. sanitary sewer	*supply and install 200mm dia. sanitary sewer*	m	276.1	$190.00	$52,459.00
D15	1200mm dia. sanitary maintenance hole	*supply and install 1200mm dia. sanitary maintenance hole c/w all appurtenances*	ea	6.0	$9,100.00	$54,600.00
D16	150mm dia. sanitary service	*supply and install 150mm dia. sanitary service*	ea	2.0	$3,800.00	$7,600.00
D17	150mm dia. watermain	*Supply and install 150mm dia. watermain and all appurtenances*	m	152.7	$140.00	$21,378.00
D18	200mm dia. watermain	*Supply and install 200mm dia. watermain and all appurtenances*	ea	299.0	$165.00	$49,335.00
D19	Fire Hydrant	*supply and install fire hydrant and valve set*	ea	6	$7,300.00	$43,800.00
D20	200mm dia. Valve & Box	*supply and install 200mm dia. valve and box, and all appurtenances*	ea	5	$2,300.00	$11,500.00
D21	50mm dia. Water service	*installation of proposed 50mm type 'k' water service and all apps*	ea	2	$1,800.00	$3,600.00
D22	Site Lighting - free standing luminaires	*Supply and Installation of site overhead lighting (free standing luminaires) and all appurtenances*	ea	3	$7,800.00	$23,400.00
D23	Site Lighting - building mounted luminaires	*Supply and Installation of site overhead lighting (building mounted luminaires) and all appurtenances*	ea	68	$650.00	$44,200.00
					Part D Sub-Total	**$905,930.00**

Cost of Works Estimate - Internal Works

CAPES ENGINEERING

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E. Stormwater Management

	Item	Description	Unit	Quantity	Unit Rate	Estimated Cost
E1	Earthworks - SWM Facility, outfall and overland flow channel	*Earthworks required for SWM facility construction, outfall swale, major system spillway and outfall channel*	m3	940	$14.00	$13,160.00
E2	Imported Clay Liner	*Supply and install impermeable clay liner in SWM facility*	m3	1,450	$35.00	$50,750.00
E3	Topsoil and Hydroseed	*Supply and place 300mm depth topsoil and hydroseed in SWM facility*	m2	1,400	$12.00	$16,800.00
E4	Turf Reinforcement Mat	*Supply and place NAG SC250 Turf Reinforcement mat as specified*	m2	245	$25.00	$6,125.00
E5	Concrete Cable Mat	*Supply and install concrete cable mat on access road spillway*	m2	50	$85.00	$4,250.00
E6	Maintenance Access Road	*Supply and install 300mm depth Granular 'A' maintenance access road, compacted as specified*	m2	230	$32.00	$7,360.00
					Part E Sub-Total	**$98,445.00**

F. Road Works

	Item	Description	Unit	Quantity	Unit Rate	Estimated Cost
F1	Line Painting	*Install line painting for parking spaces, incl. Accessible Parking Space symbols*	ls	1	$7,000.00	$7,000.00
F2	1.80m chain link fencing and gates	*Supply and Install 1.80m chain link fencing and gates*	m	148	$85.00	$12,605.50
F3	Fine Grade Parking Area and Driveway	*Fine grade entire parking area and driveway prior to placement of granular*	m^2	9,327	$3.00	$27,981.00
F4	Placement and compaction of 300mm depth Granular 'B' sub base	*Placement and compaction of 300mm depth Granular 'B' road sub base*	m^2	9,327	$18.60	$173,482.20
F5	Placement and compaction of 150mm depth Granular 'A' base	*Placement and compaction of 150mm depth Granular 'A' road base*	m^2	9,327	$11.25	$104,928.75
F6	Placement and compaction of 50mm HL-4 Asphalt	*Placement and compaction of 50mm HL-4 asphalt*	m^2	9,327	$17.70	$165,087.90
F7	Placement and compaction of 40mm HL-3 Asphalt	*Placement and compaction of 40mm HL-3 asphalt*	m^2	9,327	$15.50	$144,568.50
F8	Installation of curb and gutter per OPSD 600.080	*Installation of concrete curb and gutter as per OPSD 600.110*	m	46	$65.00	$2,990.00
F9	Placement of concrete walkway	*Placement of concrete walkway as per OPSD 310.010*	m^2	384	$95.00	$36,480.00
					Part F Sub-Total	**$675,123.85**
					Total	**$1,800,882.35**

Cost of Works Estimate - External Works

CAPES ENGINEERING

Project Name: Lot 31 Clark St., Thornbury
Project Number: 2021-185
Client: Pantone Capital Inc.
Date: November 18, 2024

A. Erosion and Sediment Control

	Item	Description	Unit	Quantity	Unit Rate	Estimated Cost
A1	Sediment Fence Installation	*Supply and install sedimentation control fence as per TOISD 503*	m	140	$16.50	$2,310.00
A2	Sediment Fencing Maintenance only	*Installation completed and maintenance of internal silt fencing on going*	m	140	$3.00	$420.00
A3	Fibre Roll Check Dam	*Supply and install fibre roll check dams*	ea	16	$150.00	$2,400.00
					Part A Sub-Total	**$5,130.00**

B. Site Preparation

	Item	Description	Unit	Quantity	Unit Rate	Estimated Cost
B1	Ex. Gravel Surface Driveway Removal	*Full depth removal and disposal of existing gravel surface*	LS	1	$2,000.00	$2,000.00
B2	Clearing and Grubbing	*Site clearing and grubbing*	ha	0.30	$9,000.00	$2,700.00
					Part B Sub-Total	**$4,700.00**

Cost of Works Estimate - External Works

CAPES ENGINEERING

Project Name: Lot 31 Clark St., Thornbury
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C. Site Servicing

	Item	Description	Unit	Quantity	Unit Rate	Estimated Cost
C1	Concrete Box Culvert	*Supply and install 1800x900mm concrete box culvert c/w rip-rap lining and geotextile, and end treatment*	m	12	$1,860.00	$22,320.00
C2	200mm dia. sanitary sewer	*supply and install 200mm dia. sanitary sewer*	m	236.3	$360.00	$85,068.00
C3	1200mm dia. sanitary maintenance hole	*supply and install 1200mm dia. sanitary maintenance hole c/w all appurtenances*	ea	4.0	$14,000.00	$56,000.00
C4	1800mm dia. sanitary maintenance hole	*supply and install 1800mm dia. sanitary maintenance hole c/w all appurtenances*	ea	1.0	$29,000.00	$29,000.00
C5	Connect to existing sanitary maintenance hole	*break into and connect to existing sanitary maintenance hole as specified c/w all appurtenances*	LS	1.0	$3,500.00	$3,500.00
C6	Connect to existing watermain	*remove existing plug, and connect to existing 300mm dia. watermain*	LS	1.0	$3,500.00	$3,500.00
C7	200mm dia. watermain	*Supply and install 200mm dia. watermain and all appurtenances*	m	28.3	$240.00	$6,792.00
C8	300mm dia. watermain	*Supply and install 300mm dia. watermain and all appurtenances*	m	15.0	$260.00	$3,900.00
C9	300mm dia. Valve & Box	*supply and install 300mm dia. valve and box, and all appurtenances*	ea	2	$2,300.00	$4,600.00
					Part C Sub-Total	**$214,680.00**

D. Road Works

	Item	Description	Unit	Quantity	Unit Rate	Estimated Cost
D1	Boulevard Restoration	*Supply and place minimum 150mm depth topsoil and hydroseed as specified*	m^2	782	$12.00	$9,384.00
D2	Ditching	*Minor ditching within Clark St. road allowance*	LS	1	$1,500.00	$1,500.00
D3	Placement and compaction of 300mm depth Granular 'B' sub base	*Placement and compaction of 300mm depth Granular 'B' road sub base*	m^2	747	$18.60	$13,894.20
D4	Placement and compaction of 150mm depth Granular 'A' base	*Placement and compaction of 150mm depth Granular 'A' road base*	m^2	747	$11.25	$8,403.75
D5	Placement and compaction of 50mm HL-4 Asphalt	*Placement and compaction of 50mm HL-4 asphalt*	m^2	747	$17.70	$13,221.90
D6	Placement and compaction of 40mm HL-3 Asphalt	*Placement and compaction of 40mm HL-3 asphalt*	m^2	747	$15.50	$11,578.50
					Part D Sub-Total	**$57,982.35**
					Total	**$282,492.35**