

**LOT 19 APEX PARK PRELIMINARY DESIGN PLAN
DRAFT Preliminary Opinion of Probable Cost**

1. This POPC does not include maintenance costs.
2. All pricing is based on the British Columbia area market.
3. Does not include any allowance for logging and chipping.
4. POPC is rounded to the nearest \$500.00.
5. POPC is subject to detailed design and engineering considerations.

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1.0 Demolitions & grading					
1.1	Clearing/Grubbing & Rough Grading	1	l.s	\$4,000.00	\$4,000.00
1.2	Fine Grading	3852	sq.m	\$2.00	\$7,704.00
Subtotal (rounded to the nearest \$500.00)					\$11,500.00
2.0 Hardsurfaces					
2.1	2.5m Wide Stabilised Soil Pathway 150mm Deep Subgrade	88	l.m	\$65.00	\$5,720.00
2.2	1.5m Wide Stabilised Soil Pathway 150mm Deep Subgrade	91	l.m	\$37.50	\$3,412.50
2.3	Fallzone - 300mm Depth Engineered Wood Fibre Including 150mm Drainage Rock & Geotextile	309	sq.m	\$50.00	\$15,450.00
2.4	Concrete Unit Pavers at Entry Points and Plaza Including Subgrade	222	sq.m	\$110.00	\$24,420.00
2.5	Concrete Composite Header Board at Edges of Pathways	270	l.m	\$21.00	\$5,670.00
2.6	Bench and Trash Pad - Concrete	32	sq.m	\$75.00	\$2,400.00
2.7	Planter Edging - Concrete	153	l.m	\$75.00	\$11,475.00
2.8	Play Area Curbing - Concrete	112	l.m	\$75.00	\$8,400.00
Subtotal (rounded to the nearest \$500.00)					\$77,000.00
3.0 Structures & Misc					
3.1	1.2m High Chain Link Fence Along South East & West Boundary	145	l.m	\$50.00	\$7,250.00
3.2	Drystack Rock Wall (450mm Average Height)	43	l.m	\$150.00	\$6,450.00
3.3	Youth Playground Equipment (Installation Not Included)	1	l.s	\$23,200.00	\$23,200.00
3.4	Toddler Playground (Installation Not Included)	1	ea.	\$16,700.00	\$16,700.00
3.5	Entry Monument Walls	26	l.m	\$600.00	\$15,600.00
3.6	Drinking Fountain	1	ea.	\$5,000.00	\$5,000.00
3.7	Pet Waste Station	2	ea.	\$750.00	\$1,500.00
3.8	Trash Receptacle	3	ea.	\$1,500.00	\$4,500.00
3.9	Bench Seat	12	ea.	\$1,500.00	\$18,000.00
3.10	Stop Post	4	ea.	\$400.00	\$1,600.00
3.11	Park Signage	1	ea.	\$1,000.00	\$1,000.00
3.12	Fold-Down Bollard	2	ea.	\$1,000.00	\$2,000.00
3.13	Public Art Piece	1	l.s	NIC	NIC
Subtotal (rounded to the nearest \$500.00)					\$103,000.00
4.0 Planting					
4.1	Trees Conifers 2m, Including Soil, Compost & Mulch	8	ea.	\$450.00	\$3,600.00
4.2	Trees Deciduous 7.0cm CAL Including Soil, Compost & Mulch	31	ea.	\$550.00	\$17,050.00
4.3	Shrub & Groundcover Including 450mm Depth Topsoil & Mulch	1219	sq.m	\$30.00	\$36,570.00
4.4	Turf Including 150mm Topsoil	2186	sq.m	\$9.00	\$19,674.00
4.6	Irrigation of Boulevard, Turf, Trees, & Planted Areas	3405	sq.m	\$15.00	\$51,075.00
4.8	Centralized Irrigation Control System	1	l.s	\$5,000.00	\$5,000.00
Subtotal (rounded to the nearest \$500.00)					\$133,000.00
5.0 Servicing & Electrical					
5.1	1.5" (min) Water Supply with Connections to Drinking Fountain	65	l.m	\$90.00	\$5,850.00
5.2	Power and Irrigation Control Kiosk	1	ea.	\$5,000.00	\$5,000.00
5.3	Electric BBQ (Estimated Cost Only)	1	ea.	\$4,000.00	\$4,000.00
5.4	Solar Pole Top Area Lights	8	ea.	\$2,000.00	\$16,000.00
Subtotal (rounded to the nearest \$500.00)					\$31,000.00
6.0 Mobilisation/Demobilisation					
6.1	Survey & Layout	1	l.s.	\$4,000.00	\$4,000.00
6.2	Mobilization	1	l.s.	\$4,000.00	\$4,000.00
6.3	Demobilization	1	l.s.	\$4,000.00	\$4,000.00
Subtotal (rounded to the nearest \$500.00)					\$12,000.00
				SUBTOTAL	\$367,500.00
				20% CONTIGENCY	\$73,500.00
				TOTAL (rounded to the nearest \$500.00)	\$441,000.00

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Phase 1

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ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1.0 Demolitions & grading					
1.1	Clearing/Grubbing & Rough Grading	1	l.s	\$4,000.00	\$4,000.00
1.2	Fine Grading (Planted/Mulched Areas)	1541	sq.m	\$2.00	\$3,082.00
1.3	Native Hydroseed on Undeveloped Park Land Disturbed during Rough Grading/Construction	2859	sq.m	\$1.00	\$2,859.00
					\$9,943.10
					Subtotal (rounded to the nearest \$500.00)
					\$10,000.00
2.0 Hardsurfaces					
2.1	Headerboard (Treated Timber Edge Around Turf Area)	145	l.m	\$15.00	\$2,175.00
					\$2,175.00
					Subtotal (rounded to the nearest \$500.00)
					\$2,000.00
3.0 Structures & Misc					
3.1	1.2m High Chain Link Fence Along South East & West Boundary	145	l.m	\$50.00	\$7,250.00
					\$7,250.00
					Subtotal (rounded to the nearest \$500.00)
					\$7,500.00
4.0 Planting					
4.1	Trees Conifers 2m, Including Soil, Compost & Mulch	8	ea.	\$450.00	\$3,600.00
4.2	Trees Deciduous 7.0cm CAL Including Soil, Compost & Mulch	4	ea.	\$550.00	\$2,200.00
4.3	Mulch Only at North Boundary (3m wide)	243	sq.m	\$4.50	\$1,093.50
4.4	Turf Including 150mm Topsoil	1298	sq.m	\$9.00	\$11,682.00
4.5	Irrigation of Trees Only at North Boundary	243	sq.m	\$7.50	\$1,822.50
4.6	Irrigation of Turf	1298	sq.m	\$15.00	\$19,470.00
4.7	Centralized Irrigation Control System	1	l.s	\$5,000.00	\$5,000.00
					\$44,868.00
					Subtotal (rounded to the nearest \$500.00)
					\$45,000.00
5.0 Servicing & Electrical					
5.1	Power and Irrigation Control Kiosk	1	ea.	\$5,000.00	\$5,000.00
					\$5,000.00
					Subtotal (rounded to the nearest \$500.00)
					\$5,000.00
6.0 Mobilisation/Demobilisation					
6.1	Survey & Layout	1	l.s.	\$1,800.00	\$1,800.00
6.2	Mobilization	1	l.s.	\$1,000.00	\$1,000.00
6.3	Demobilization	1	l.s.	\$1,000.00	\$1,000.00
					\$3,800.00
					Subtotal (rounded to the nearest \$500.00)
					\$4,000.00
					PHASE ONE SUBTOTAL
					\$73,500.00
					20% CONTIGENCY
					\$14,700.00
					PHASE ONE TOTAL (rounded to the nearest \$500.00)
					\$88,200.00

\$88,200.00

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Phase 2

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ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1.0 Demolitions & grading					
1.1	Clearing and Grubbing	1	l.s	\$1,000.00	\$1,000.00
1.2	Fine Grading (Planted Areas)	1265	sq.m	\$2.00	\$2,530.00
1.3	Native Hydroseed on Undeveloped Park Land Disturbed during Construction	852	sq.m	\$1.00	\$852.00
Subtotal (rounded to the nearest \$500.00)					\$4,382.00
2.0 Hardsurfaces					
2.1	2.5m Wide Stabilised Soil Pathway 150mm Deep Subgrade	88	l.m	\$65.00	\$5,720.00
2.2	1.5m Wide Stabilised Soil Pathway 150mm Deep Subgrade	91	l.m	\$37.50	\$3,412.50
2.3	Fallzone - 300mm Depth Engineered Wood Fibre Including 150mm Drainage Rock & Geotextile	309	sq.m	\$50.00	\$15,450.00
2.4	Concrete Unit Pavers at Entry Points and Plaza Including Subgrade	222	sq.m	\$110.00	\$24,420.00
2.5	Concrete Composite Header Board at Edges of Pathways	270	l.m	\$21.00	\$5,670.00
2.6	Bench and Trash Pad - Concrete	20	sq.m	\$75.00	\$1,500.00
2.7	Planter Edging - Concrete	99	l.m	\$75.00	\$7,425.00
2.8	Play Area Curbing - Concrete	112	l.m	\$75.00	\$8,400.00
Subtotal (rounded to the nearest \$500.00)					\$71,997.50
3.0 Structures & Misc					
3.1	Drystack Rock Wall (450mm Average Height)	43	l.m	\$150.00	\$6,450.00
3.2	Entry Monument Walls	26	l.m	\$600.00	\$15,600.00
3.3	Drinking Fountain	1	ea.	\$5,000.00	\$5,000.00
3.4	Trash Receptacle	2	ea.	\$1,500.00	\$3,000.00
3.5	Bench Seat	8	ea.	\$1,500.00	\$12,000.00
3.6	Park Signage	1	ea.	\$1,000.00	\$1,000.00
3.7	Fold-Down Bollard	2	ea.	\$1,000.00	\$2,000.00
3.2	Pet Waste Station	2	ea.	\$750.00	\$1,500.00
3.8	Public Art Piece	1	l.s	NIC	NIC
Subtotal (rounded to the nearest \$500.00)					\$46,550.00
4.0 Planting					
4.1	Trees Deciduous 7.0cm CAL including Soil, Compost & Mulch	9	ea.	\$550.00	\$4,950.00
4.2	Shrub & Groundcover including 450mm Depth Topsoil & Mulch	381	sq.m	\$30.00	\$11,430.00
4.3	Turf including 150mm Topsoil	884	sq.m	\$9.00	\$7,956.00
4.4	Irrigation of Additional Turf & Trees	1265	sq.m	\$15.00	\$18,975.00
Subtotal (rounded to the nearest \$500.00)					\$43,311.00
5.0 Servicing & Electrical					
5.1	1.5" (min) Water Supply with Connections to Drinking Fountain	65	l.m	\$90.00	\$5,850.00
Subtotal (rounded to the nearest \$500.00)					\$6,000.00
6.0 Mobilisation/Demobilisation					
6.1	Survey & Layout	1	l.s.	\$2,500.00	\$2,500.00
6.2	Mobilization	1	l.s.	\$1,500.00	\$1,500.00
6.3	Demobilization	1	l.s.	\$1,500.00	\$1,500.00
Subtotal (rounded to the nearest \$500.00)					\$5,500.00
PHASE TWO SUBTOTAL					\$178,000.00
20% CONTIGENCY					\$35,600.00
PHASE TWO TOTAL (rounded to the nearest \$500.00)					\$214,000.00

\$213,600.00

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Phase 3

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5. POPC is subject to detailed design and engineering considerations.

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1.0 Demolitions & grading					
1.1	Clearing and Grubbing	1	l.s	\$1,000.00	\$1,000.00
1.1	Fine Grading (Planted Areas)	840	sq.m	\$2.00	\$1,680.00
					\$2,680.00
					Subtotal (rounded to the nearest \$500.00)
					\$2,500.00
2.0 Hardsurfaces					
2.1	Bench and Trash Pad - Concrete	12	sq.m	\$75.00	\$900.00
2.2	Planter Edging - Concrete	54	l.m	\$75.00	\$4,050.00
					\$4,950.00
					Subtotal (rounded to the nearest \$500.00)
					\$4,500.00
3.0 Structures & Misc					
3.1	Youth Playground Equipment (Installation Not Included)	1	l.s	\$23,200.00	\$23,200.00
3.2	Toddler Playground (Installation Not Included)	1	ea.	\$16,700.00	\$16,700.00
3.3	Trash Receptacle	1	ea.	\$1,500.00	\$1,500.00
3.4	Bench Seat	4	ea.	\$1,500.00	\$6,000.00
					\$47,400.00
					Subtotal (rounded to the nearest \$500.00)
					\$47,500.00
4.0 Planting					
4.1	Trees Deciduous 7.0cm CAL Including Soil, Compost & Mulch	18	ea.	\$550.00	\$9,900.00
4.2	Shrub & Groundcover Including 450mm Depth Topsoil & Mulch	840	sq.m	\$30.00	\$25,200.00
4.3	Irrigation of Boulevard Trees, & Planted Areas	840	sq.m	\$15.00	\$12,600.00
					\$47,700.00
					Subtotal (rounded to the nearest \$500.00)
					\$47,500.00
5.0 Servicing & Electrical					
5.1	Electric BBQ (Estimated Cost Only)	1	ea.	\$4,000.00	\$4,000.00
5.2	Solar Pole Top Area Lights	8	ea.	\$2,000.00	\$16,000.00
					\$20,000.00
					Subtotal (rounded to the nearest \$500.00)
					\$20,000.00
6.0 Mobilisation/Demobilisation					
6.1	Survey & Layout	1	l.s.	\$1,800.00	\$1,800.00
6.2	Mobilization	1	l.s.	\$1,500.00	\$1,500.00
6.3	Demobilization	1	l.s.	\$1,500.00	\$1,500.00
					\$4,800.00
					Subtotal (rounded to the nearest \$500.00)
					\$5,000.00
				PHASE THREESUBTOTAL	\$127,000.00
				20% CONTINGENCY	\$25,400.00
				PHASE THREE TOTAL (rounded to the nearest \$500.00)	\$152,500.00

\$152,400.00



CONCEPT SKETCHPLAN - PHASING PLAN

PARCEL 19 APEX DRIVE CONCEPT PLAN

23 NOVEMBER 2010

