

**East Ridge Business Park Expansion  
Municipality of Brockton  
Project No. 12154**

Date: November 25, 2020  
Rev. March 4, 2021

**Opinion of Probable Cost Summary**

Item	Construction	Engineering		Total
		Design	Contract Admin.	
<b>Phase 1</b>				
Road D	\$923,000	\$32,300	\$78,500	\$1,033,800
Pre-grading (3±m lowering of hill)	\$212,000	\$7,500	\$17,900	\$237,400
Stormwater Management	\$547,500	\$19,000	\$46,700	\$613,200
Drainage Ditch (end of Road A to SWMF)	\$30,000	\$1,000	\$2,600	\$33,600
Existing Drainage Ditch regrading (south end Road D westerly past soccer field)	\$10,000	\$400	\$800	\$11,200
<b>Subtotal</b>	<b>\$1,722,500</b>	<b>\$60,200</b>	<b>\$146,500</b>	<b>\$1,929,200</b>
<b>Phase 2a</b>				
Road A	\$795,000	\$28,000	\$67,000	\$890,000
Drainage Ditch	\$65,000	\$2,000	\$6,000	\$73,000
East Watermain Loop (Optional)	\$155,000	\$5,000	\$14,000	\$174,000
<b>Subtotal</b>	<b>\$1,015,000</b>	<b>\$35,000</b>	<b>\$87,000</b>	<b>\$1,137,000</b>
<b>Phase 2b</b>				
Road A	\$560,000	\$20,000	\$47,000	\$627,000
Drainage Ditch	\$52,500	\$2,000	\$4,000	\$58,500
<b>Subtotal</b>	<b>\$612,500</b>	<b>\$22,000</b>	<b>\$51,000</b>	<b>\$685,500</b>
<b>Phase 2c</b>				
Road A	\$647,000	\$23,000	\$55,000	\$725,000
West Watermain Loop (Optional)	\$99,000	\$3,000	\$9,000	\$111,000
<b>Subtotal</b>	<b>\$746,000</b>	<b>\$26,000</b>	<b>\$64,000</b>	<b>\$836,000</b>
<b>Phase 3</b>				
Road B/C – East Ridge Road	\$1,455,000	\$50,900	\$123,700	\$1,629,600
Drainage Ditch (sewer outlet to SWMF)	\$8,000	\$300	\$700	\$9,000
Cunningham Road sanitary sewer (if required)	\$135,000	\$4,700	\$10,300	\$150,000
<b>Subtotal</b>	<b>\$1,598,000</b>	<b>\$55,900</b>	<b>\$134,700</b>	<b>\$1,788,600</b>
<b>Total</b>	<b>\$5,694,000</b>	<b>\$199,100</b>	<b>\$483,200</b>	<b>\$6,376,300</b>

Notes:

1. Pricing is based on 2020 tender prices or estimates of unit prices
2. Excess Soils Regulation should not impact cost for soil management so long as all soils managed within the business park expansion area.
3. Excludes services on South side of Roads B & C.
4. Excludes sanitary sewer outlet that is required downstream of Road C through a proposed residential subdivision.
5. Excludes vegetative buffer around SWM facility.
6. Excludes recreational trail through the SWM block.
7. Assumed seed and cover restoration of disturbed areas.
8. Excludes utilities (hydro, gas, communications) and street lighting
9. Excludes HST
10. Excludes approvals fees (e.g. SVCA; MECP)
11. Phase 2 pre-grading includes placing excavated soil on Phase 3 lot areas. Restoration of disturbed areas excluded from the above.
12. Assumes limited size of services; some industries may require larger services (e.g. for fire suppression).
13. Using a 10% contingency allowance and 12% engineering
14. Excludes lot entrances and driveway culverts