



Project No.: 2262-6328
Date: 9/31/2022
Completed by: JB
Checked by: PS

**Angelstone Tournaments Inc.
Lots 30 - 33
Preliminary Opinion of Probable Cost (OPC)**

Notes:

- 1) Quantities based on Grading, Erosion and Sediment Control Plan (July 25, 2022).
- 2) Prices based on standard unit rates for servicing for projects of similar scope.
- 3) Cost of removal of utilities is not included.
- 4) Prices could vary based on the time of the year this work is to be tendered, the construction schedule and the contract's experience & methodology. Also to be noted that these prices are representative of current available tender prices and does not consider yearly cost increases in labour & material.
- 5) The material enclosed reflects best judgment in light of the information available at the time of preparation. Any use which a third party makes of this information, or any reliance on or decisions made based on it, are the responsibilities of such third parties. C.F. Crozier & Associates Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.
- 6) Due to COVID-19, the Construction Industry has seen large fluctuations in material, and labour pricing. While C.F. Crozier & Associates Inc. has prepared this Preliminary Opinion of Probable Cost to the best of our ability, but the costs of the items included in this OPC may continue to fluctuate until the time of Construction.

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	TOTAL
SCHEDULE A - Removals & ESC					
Roadworks					
A1	Remove Existing Curb and gutter (0.5m wide) and replace with driveway Drop Curb (OPSD 600.060)	85	m	\$ 180.00	\$ 15,300.00
A2	Install Catchbasin Silt Sacks	8	ea	\$ 240.00	\$ 1,920.00
				Sub Total	\$ 17,220.00
SCHEDULE B - Earthworks					
B1	Clearing and grubbing	1	LS	\$ 2,000.00	\$ 2,000.00
B2	Strip topsoil and stockpile on site (300mm Depth)	370	m3	\$ 10.00	\$ 3,700.00
B3	Place topsoil from stockpile (300mm) c/w sod installation	370	m3	\$ 25.00	\$ 9,250.00
				Sub Total	\$ 14,950.00
SCHEDULE C - Road Works					
C1	Supply and Install Drop Curb and Gutter	85	m	\$ 120.00	\$ 10,200.00
C2	Supply and Install driveway apron to lot lines per Town Std. 402 (150 mm Granular A, 40mm HL8 Asphalt, and 40mm HL3 Asphalt)	300	m2	\$ 55.00	\$ 16,500.00
				Sub Total	\$ 26,700.00

Summary of Schedules of Estimated Costs

SCHEDULE A - Removals & ESC	\$	17,220.00
SCHEDULE B - Earthworks	\$	14,950.00
SCHEDULE C - Road Works	\$	26,700.00
Sub-Total	\$	58,870.00
Construction Contingency Allowance (25%)	\$	14,717.50
Total Cost	\$	73,587.50