



Project No.: 0624-6777

Date: 06/08/2025

Completed by: MH

Checked by: MI

Humber Station Distribution Centre PLD Humber Station Investment LP Opinion of Probable Costs - Internal Civil Servicing (Phase 1)

Notes:

- 1) Quantities were derived from Issued for SPA submission drawings for Phase 1 prepared by CF Crozier dated August 6th, 2025 and are subject to change during review and approval process.
- 2) Unit prices are based on servicing projects of similar scope.
- 3) Cost for utility work including daylighting, installation and relocation is excluded.
- 4) Cost for removal of existing line painting and traffic signage is excluded.
- 5) Cost for landscape work including fine grading, topsoil, sodding, mulch, tree planting is excluded.
- 6) Cost for installation of permanent traffic signage is excluded.
- 7) Cost for staging of works including traffic control, partial road closures and night work is excluded.
- 8) Cost for bulk earthworks, clay liner for ponds, granular material for pond spillway and shaping of ponds is excluded.
- 9) Cost for rooftop stormwater drainage is excluded.
- 10) Contractor to obtain all necessary permits for works within municipal road allowance. Contractor shall be responsible for all traffic control including signage, barriers, lane closures, pay duty officers and flag persons. Cost for traffic control is excluded.
- 11) HST is excluded.
- 12) Prices could vary based on the construction schedule and the contractor's experience & methodology.
- 13) Opinion of Probable Cost (OPC) is for security purposes only and subject to change during review and approval process.
- 14) 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, the costs of items included in this OPC may continue to fluctuate until the time of construction.
- 15) 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.

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT	ESTIMATED UNIT PRICE	TOTAL
SCHEDULE A - SANITARY SEWERS					
A1	Supply & Install Sanitary Sewers				
a)	200mm dia. PVC SDR-35	115.0	m	\$ 280.00	\$ 32,200.00
b)	250mm dia. PVC SDR-35	720.0	m	\$ 320.00	\$ 230,400.00
A2	Supply & Install Sanitary Maintenance Hole Structures				
a)	1200mm dia. Maintenance Holes	9.0	ea	\$ 18,000.00	\$ 162,000.00
A3	Connect to Existing Sanitary Manhole	1.0	ea	\$ 8,000.00	\$ 8,000.00
				Subtotal	\$ 432,600.00
SCHEDULE B - STORM SEWERS					
B1	Supply & Install Storm Sewers				
a)	300mm dia. PVC SDR-35	1,255.0	m	\$ 315.00	\$ 395,325.00
b)	375mm dia. PVC, SDR-35	30.8	m	\$ 340.00	\$ 10,472.00
c)	825mm dia. Concrete (OPSD 802.030, OPSS 1820 & OPSD 1821)	6.0	m	\$ 670.00	\$ 4,020.00
d)	1200mm dia. Concrete (OPSD 802.030, OPSS 1820 & OPSD 1821)	134.2	m	\$ 1,100.00	\$ 147,620.00
e)	1350mm dia. Concrete (OPSD 802.030, OPSS 1820 & OPSD 1821)	101.9	m	\$ 1,370.00	\$ 139,603.00

B2	Supply & Install Storm Sewer Structures				
a)	600mm x1450mm Double Catchbasin (OPSD 705.020)	13	ea	\$ 6,000.00	\$78,000.00
b)	1200mm dia. Single Catchbasin Maintenance Hole (OPSD 701.010)	26	ea	\$ 12,000.00	\$312,000.00
c)	1800mm dia. Double Catchbasin Maintenance Hole (OPSD 701.012)	7.0	ea	\$ 15,000.00	\$ 105,000.00
d)	1200mm dia. Maintenance Hole (OPSD 701.010)	18.0	ea	\$ 10,000.00	\$ 180,000.00
e)	1800mm dia. Maintenance Hole (OPSD 701.012)	3.0	ea	\$ 14,000.00	\$ 42,000.00
f)	2400mm dia. Maintenance Hole (OPSD 701.013)	3.0	ea	\$ 25,000.00	\$ 75,000.00
g)	3000mm dia. Maintenance Hole (OPSD 701.014)	3.0	ea	\$ 33,000.00	\$ 99,000.00
h)	Headwall c/w Grates and 200mm D50 Rip-Rap (OPSD 804.030)	1.0	ea	\$ 20,000.00	\$ 20,000.00
B3	Supply & Install Detention Tank				
a)	Storage Tank (A) (StormTrap)	1	LS	\$ 1,900,000.00	\$ 1,900,000.00
b)	Storage Tank (B) (StormTrap)	1	LS	\$ 2,000,000.00	\$ 2,000,000.00
c)	Storage Tank (C) (StormTrap)	1	LS	\$ 11,000,000.00	\$ 11,000,000.00
d)	Storage Tank (4)	1	LS	\$ 500,000.00	\$ 500,000.00
e)	Storage Tank (5)	1	LS	\$ 150,000.00	\$ 150,000.00
B4	Supply & Install Infiltration and Rain Harvesting Tanks				
a)	Stormwater Infiltration tank (Tank 1) (725 m ³)	1.0	LS	\$ 250,000.00	\$ 250,000.00
b)	Stormwater Infiltration tank (Tank 2) (725 m ³)	1.0	LS	\$ 250,000.00	\$ 250,000.00
c)	Stormwater Infiltration tank (Tank 3) (1190 m ³)	1.0	LS	\$ 450,000.00	\$ 450,000.00
				Subtotal	\$ 18,108,040.00
	SCHEDULE C - WATERMAIN				
C1	Supply & Install 150mm dia. PVC Watermain	250.0	m	\$ 250.00	\$ 62,500.00
C2	Supply & Install 300mm dia. PVC Watermain (AWWA C900, Class 200)	2,660.0	m	\$ 410.00	\$ 1,090,600.00
C3	Supply & Install Fire Hydrant c/w valve & bollards (R.O.P 1-6-1)	31.0	ea	\$ 8,000.00	\$ 248,000.00
C4	Supply & Install Detector Check Valve in Chamber (R.O.P 1-3-1)	1.0	ea	\$ 45,000.00	\$ 45,000.00
C5	Temporary Watermain Connection & Commissioning	1.0	LS	\$ 15,000.00	\$ 15,000.00
				Subtotal	\$ 1,461,100.00

SCHEDULE D - ROADWORKS					
D1	Preparation & Fine Grading of subgrade for Light Duty Roads Pavement	17,024.0	m ²	\$ 2.00	\$ 34,048.00
D2	Supply Place & Compact Light Duty Areas				
a)	400mm Granular 'B' Base	17,024.0	m ²	\$ 24.00	\$ 408,576.00
b)	150mm Granular 'A' Road Sub-base	17,024.0	m ²	\$ 14.00	\$ 238,336.00
c)	55mm Hot Mix HL8 Base Course Asphalt	17,024.0	m ²	\$ 22.00	\$ 374,528.00
d)	35mm Hot Mix HL3 Surface Course Asphalt	17,024.0	m ²	\$ 14.00	\$ 238,336.00
D3	Preparation & Fine Grading of subgrade for Heavy Duty Roads Pavement	58,100.3	m ²	\$ 2.00	\$ 116,200.60
D4	Supply Place & Compact Heavy Duty Roads (as per detail on DWG C124)				
a)	450mm Granular 'B' Base	58,100.3	m ²	\$ 27.00	\$ 1,568,708.10
b)	150mm Granular 'A' Road Sub-base	58,100.3	m ²	\$ 14.00	\$ 813,404.20
c)	80mm Hot Mix HL8 Base Course Asphalt	58,100.3	m ²	\$ 29.00	\$ 1,684,908.70
d)	35mm Hot Mix HL3 Surface Course Asphalt	58,100.3	m ²	\$ 14.00	\$ 813,404.20
D5	Preparation & Fine Grading of Subgrade for Concrete Dolly Pads	29,913.0	m ²	\$ 2.00	\$ 59,826.00
D6	Supply Place & Compact Concrete Dolly Pads				
a)	400mm Granular 'B' Sub-base	29,913.0	m ²	\$ 24.00	\$ 717,912.00
b)	200mm Granular 'A' Road base	29,913.0	m ²	\$ 19.00	\$ 568,347.00
c)	200mm 32 Mpa Reinforced Concrete Slab	29,913.0	m ²	\$ 98.00	\$ 2,931,474.00
D7	Supply & Install Concrete Barrier Curb	5,443.0	m	\$ 110.00	\$ 598,730.00
D8	Supply & Install Concrete Sidewalk	2,627.0	m ²	\$ 98.00	\$ 257,446.00
				Subtotal	\$ 11,424,184.80

SUMMARY OF INTERNAL SERVICING COSTS

SCHEDULE A - SANITARY SEWERS	\$ 432,600.00
SCHEDULE B - STORM SEWERS	\$ 18,108,040.00
SCHEDULE C - WATERMAIN	\$ 1,461,100.00
SCHEDULE D - ROADWORKS	\$ 11,424,184.80
Subtotal Schedules A-D	\$ 31,425,924.80
<u>Total Estimated Cost</u>	<u>\$ 31,425,924.80</u>