



The Corporation of the Town of Pelham

By-law No. 53-2024

Being a By-law to Authorize the Mayor and Clerk to enter into an Agreement with Sterling Realty (Niagara) Inc. for the Refund of Development Charges Relating to the Construction of Station Street from Port Robinson Road to Walker Road.

WHEREAS section 8 of the *Municipal Act, 2001*, S.O. 2001, c. 25 ("*Municipal Act, 2001*" or "the statute") provides that the powers of a municipality under the statute or any other Act shall be interpreted broadly so as to confer broad authority to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues;

AND WHEREAS section 9 of the *Municipal Act, 2001* provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under the statute or any other Act;

AND WHEREAS the Developer is a corporation engaged in the development of lands within the Town of Pelham, including lands in the vicinity of a road municipally known as Station Street;

AND WHEREAS the development of the Lands requires an extension of Station Street from Port Robinson Road to Walker Road;

AND WHEREAS the development charges study undertaken by the Town in 2018 identified a portion of the Station Street Extension as being fundable by development charges;

AND WHEREAS the Town and the Developer agree that coordinated completion of the Station Street Extension is in their mutual best interests;

AND WHEREAS the Town and the Developer agree that the Developer shall complete the Station Street Extension in accordance with the terms and conditions of the future Subdivision Agreement and this Agreement;

AND WHEREAS the Council of the Corporation of the Town of Pelham deems it necessary and desirable to enter into the Agreement;

NOW THEREFORE the Council of the Corporation of the Town of Pelham enacts as follows:

- 1. THAT** the Development Charges Refund Agreement attached hereto and made part of this by-law between the Sterling Realty (Niagara) Inc. be and is hereby approved; and
- 2. THAT** the Mayor and Clerk be and are hereby authorized and directed to execute the agreement annexed hereto as Schedule "A" to the by-law and to affix the corporate seal thereto.


3. Effective Date

- 3.1. This By-law shall come into force on the date that it is passed.

Read, enacted, signed and sealed this 14th day of August, 2024.



Marvin Junkin, Mayor



Holly Willford, Town Clerk

THIS AGREEMENT made on the 25th day of September, 2024 ("the Agreement").

BETWEEN:

THE CORPORATION OF THE TOWN OF PELHAM

("the Town")

– and –

STERLING REALTY (NIAGARA) INC.

("the Developer")

WHEREAS the Developer is a corporation engaged in the development of lands within the Town of Pelham, including lands in the vicinity of a road municipally known as Station Street ("the Lands");

AND WHEREAS the development of the Lands requires an extension of Station Street from Port Robinson Road to Walker Road ("the Station Street Extension");

AND WHEREAS the development charges study undertaken by the Town in 2018 identified a portion of the Station Street Extension as being fundable by development charges;

AND WHEREAS in a subdivision agreement dated [date] and registered on title to the Lands as Instrument No. [number] ("the Subdivision Agreement"), the Town and the Developer agreed that coordinated completion of the Station Street Extension is in their mutual best interests;

AND WHEREAS the Town and the Developer have agreed that the Developer shall complete the Station Street Extension in accordance with the terms and conditions of the Subdivision Agreement and this Agreement;

NOW THEREFORE in consideration of the promises and covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Town and the Developer (each "a party" and collectively "the parties") agree as follows:

1. AGREEMENT

- 1.1. The Developer hereby agrees to construct the Station Street Extension, and the Town hereby agrees to reimburse the Developer in part for the cost of constructing the Station Street Extension, in accordance with the provisions of the Subdivision Agreement and upon the terms and conditions set out in this Agreement.
- 1.2. The following Schedules are appended hereto and form part of this Agreement:

Schedule	Description
"A"	Development Charge Credits
"B"	Cost Sharing Estimate

- 1.3. Unless otherwise specified, all references herein to "this Agreement" shall be deemed to include Schedule "A" and Schedule "B".
- 1.4. In the event of conflict or inconsistency between the documents forming this Agreement or conflict or inconsistency between this Agreement and the Subdivision Agreement, the most restrictive provision shall prevail.

2. STATION STREET EXTENSION

- 2.1. The parties acknowledge and agree that all development charge credits payable to the Developer under this Agreement were identified in the Subdivision Agreement and are particularized in Schedule "A" to this Agreement.
- 2.2. The parties further acknowledge and agree that the estimated costs to complete the Station Street Extension and the appropriate allocation of those costs as between the Town and the Developer are particularized in Schedule "B" to this Agreement. For greater certainty, the parties acknowledge and agree that the estimated costs set out in Schedule "B" include the amount of one hundred and fifty thousand dollars (\$150,000.00) for buffer enhancement planting and that this shall be the upset limit for buffer enhancement planting work done by the Developer along the Steve Bauer Trail.
- 2.3. The Developer shall construct the Station Street Extension in accordance with Town-approved engineering plans for the project and to the satisfaction of the Town. Prior to commencing the works, the Developer or its consultant shall provide the Town with a copy of the pricing submission of the successful bidder for reference. Upon completion of the works, the Developer or its consultant shall provide the Town with a copy of the final construction costs for the project for inclusion in the asset management plan of the Town.
- 2.4. Upon approval by the Town of the base course asphalt and underground infrastructure installed by the Developer, there shall be a warranty period, which shall be the same as stated in the Subdivision Agreement, and during which the Developer shall be responsible for correcting any deficiencies at its sole expense.
- 2.5. The Town shall collect development charges in relation to the Station Street Extension and shall reimburse the Developer by way of two (2) equal refund payments totalling the amount set out in Schedule "A". The first refund payment, which shall be fifty percent (50%) of the total amount, shall be made sixty (60) calendar days after primary services have been completed to the satisfaction of the Town. The second refund payment, which shall be the remaining fifty percent (50%) of the total amount, shall be made thirty (30) calendar days after the end of the warranty period described in the Subdivision Agreement and subsection 2.4 of this Agreement.

3. TERM AND TERMINATION

- 3.1. This Agreement comes into effect on the date it is signed by the parties or, if the parties sign on different dates in accordance with subsection 6.15, on the latest date on which a party signs, and shall continue for a period of ten (10) years, unless otherwise terminated in accordance with the terms of this Agreement.
- 3.2. This Agreement may be terminated at any time upon mutual agreement of the parties, which agreement shall be made in writing, signed by the parties, and appended to this Agreement.
- 3.3. If either party is in default of its obligations under this Agreement, the non-defaulting party may terminate this Agreement by providing written notice of the default to the defaulting party and, after such notice, (i) the defaulting party fails to commence efforts to remedy the default within seven (7) calendar days; (ii) the default cannot reasonably be remedied within fourteen (14) calendar days; or (iii) the defaulting party fails to remedy the default within fourteen (14) calendar days.
- 3.4. The Town may terminate this Agreement at any time by written notice to the Developer if the Developer becomes insolvent, winds up or otherwise ceases operation. The Town shall reimburse the Developer in accordance with this Agreement for all work done prior to the date of termination.
- 3.5. Termination of this Agreement is without prejudice to the rights of either party against the other party that may have accrued up to the date of termination.

4. INDEMNITY

- 4.1. The Developer shall indemnify and save harmless the Town and its elected officials, employees, agents and contractors from any and all claims, actions, causes of action, demands, liabilities, damage, costs and expenses of any kind whatsoever arising from or in any way related to this Agreement including but not limited to:
 - a. any dispute arising between the Developer or a previous or subsequent owner of any part of the Lands and the Town as to the availability of, or entitlement to, any credit, refund or development charge in connection with development or building permits for any proposed structure on or in connection with the Lands;
 - b. any failure of the Developer to comply with the provisions of this Agreement; and
 - c. any negligence, fraud or misconduct of the Developer, its officers, employees, agents, subcontractors or any other person for whom it is in law responsible.

5. DISPUTE RESOLUTION

- 5.1. If a dispute arises as to the interpretation, application or execution of this Agreement, including a party's rights or obligations, an allegation of default and/or an allegation of breach of this Agreement, the party that disputes the other party's position or conduct shall immediately provide written notice of the dispute to the other party.
- 5.2. Where a notice of dispute is received in accordance with subsection 5.1, the parties shall attempt to resolve the dispute through negotiation for a period of thirty (30) calendar days from the date on which the notice is delivered. The parties may extend

the negotiation period if they agree that a reasonable extension is likely to resolve the dispute.

- 5.3. If the parties are unable to resolve a dispute through negotiation, the matter shall be mediated and/or arbitrated. If the matter is not resolved through mediation, it shall proceed to, and be resolved by, arbitration before a single arbitrator agreed to by the parties. The decision of the arbitrator shall be final and binding on the parties.
- 5.4. The parties shall bear their own costs associated with the determination of disputes arising under this Agreement, including but not limited to legal and arbitration costs.

6. GENERAL

- 6.1. This Agreement is governed by and shall be construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein. The parties agree that any legal action(s) arising out of this Agreement shall be commenced in the Regional Municipality of Niagara in the Province of Ontario.
- 6.2. Nothing in this Agreement shall create or be construed to constitute or create any partnership, agency or employment relationship between the Developer and the Town. Each party acknowledges that it is not and shall not hold itself out as a partner, agent or employee of the other for any purpose whatsoever.
- 6.3. Any notice, direction, request or document required or contemplated by this Agreement shall be considered to have been sufficiently given if delivered by hand, sent by prepaid registered mail or sent by email to the party to which such notice, direction, request or document is directed as set forth below:

If to the Town: The Corporation of the Town of Pelham
P.O. Box 400
20 Pelham Town Square
Fonthill ON L0S 1E0

Attention: Town Clerk
 clerks@pelham.ca

If to the Engineer: Sterling Realty (Niagara) Inc.
17 Dunbar Crescent
St. Catharines ON L2W 1A6

Attention: John De Lisio, Principal
 j.delisio@sympatico.ca

or such other address of which either party has notified the other, in writing, and any such notice mailed or delivered shall be deemed good and sufficient notice under the terms of this Agreement.

- 6.4. Notices delivered or sent by prepaid registered mail are deemed to be effective on the date of receipt. Notices sent by email are deemed to be effective on the day the email is sent or, if sent after 4:00 p.m., on the following calendar day.

- 6.5. Time is of the essence for every provision of this Agreement. Any time limits specified in this Agreement may be extended with the consent in writing of both parties, but no such extension of time shall operate or be deemed to operate as an extension of any other time limit, and time shall be deemed to remain of the essence notwithstanding any extension of any time limit.
- 6.6. If either party defaults on its obligations under this Agreement, the other party has available to it all rights and remedies provided by law and by this Agreement.
- 6.7. Waiver by a party of any provision of this Agreement in one instance shall not constitute a waiver in any other instance and any such waiver by a party must be made in writing.
- 6.8. Any delay or failure on the part of either party to exercise or enforce any right, power or remedy conferred by this Agreement shall not constitute a waiver of the right, power or remedy and shall not operate as a bar to exercising or enforcing it at any later time.
- 6.9. Neither party shall be considered in default of its obligations under this Agreement to the extent that a delay or failure to perform those obligations is due to an event beyond the control of the parties, including but not limited to fires, floods, acts of God, strikes, riots, war or hostilities, terrorism, lawful acts of public authorities and other events that cannot be reasonably foreseen or provided against.
- 6.10. This Agreement constitutes the entire agreement between the parties pertaining to its subject matter and supersedes all prior discussions, negotiations, understandings or agreements of the parties, whether oral or written, and there are no warranties, representations or other agreements between the parties in connection with the subject matter of this Agreement.
- 6.11. The invalidity or unenforceability of any particular term of this Agreement shall not limit the validity or enforceability of the remaining terms, each of which is distinct and severable from all other terms of this Agreement.
- 6.12. Neither this Agreement nor the parties' associated rights and obligations may be assigned by a party without the prior written consent of the other party, which may be withheld or delayed without reasons. This Agreement enures the benefit of, and is binding upon, the parties and their respective successors and permitted assigns.
- 6.13. Notwithstanding any other provision of this Agreement, the parties acknowledge and agree that this Agreement shall not in any way fetter the exercise of any discretionary power, duty or authority by the Council of the Town of Pelham.
- 6.14. The Developer acknowledges that it will not obtain any advantageous planning or other consideration or treatment by the Town by reason of having entered into this Agreement or by reason of the existence of this Agreement.
- 6.15. This Agreement may be signed in counterpart, each of which is an original and all of which together constitute a single document. Counterparts may be executed in original or electronic form and may be exchanged by way of mail or PDF file delivered by email or facsimile transmission.

[signature page follows]

IN WITNESS WHEREOF the parties have executed this Agreement and agree to be bound thereby as of the date first written above.

THE CORPORATION OF THE TOWN OF PELHAM

By: [Signature]

Name: Holly Wilford

Title: Town Clerk

By: [Signature]

Name: Marvin Junkin

Title: Mayor

I/We have authority to bind the Corporation.

Date: September 25, 2024

STERLING REALTY (NIAGARA) INC.

By: [Signature]

Name: John DeLisio

Title: President

By: _____

Name: _____

Title: _____

I/We have authority to bind the Corporation.

Date: September 9, 2024

Schedule “A”
Development Charge Credits

Project	Development Charge Credits
Construction of Station Street from Port Robinson Road to Walker Road, including 15% Engineering and Contract Administration, excluding HST	\$1,330,286.65



Schedule "B"
Cost Sharing Estimate

FOREST PARK
PHASE 1 - STAGE 2
PROJECT No. 1995
COST SHARING - DEVELOPER / SUBDIVISION SECURITIES

SUMMARY	TOTAL COST
SECTION A - GENERAL	\$21,860.00
SECTION B - SANITARY SYSTEM	\$539,374.10
SECTION C - STORM SYSTEM	\$1,601,861.60
SECTION D - WATER SYSTEM	\$750,762.50
SECTION E - BLOCK #83 CHANNEL WORKS	\$135,437.50
SECTION E.2 - KUNDA PARK CHANNEL	\$165,315.00
SECTION F - BLOCK #82 - STORMWATER MANAGEMENT FACILITY	\$332,402.80
SECTION G - PRELIMINARY ROADS	\$627,554.50
SECTION H - PRELIMINARY ROADS (STATION STREET)	
SECTION I - FINAL INTERNAL ROADS	\$700,500.00
SECTION J - FINAL INTERNAL ROADS (STATION STREET)	\$205,025.00
STREET LIGHTING - \$178,730.00 + \$76,500.00 (50% of Station Street) = \$255,230.00	\$255,230.00
POND CLEANING	\$60,000.00
SUBTOTAL SERVICING COST	\$5,395,323.00
PLUS 15% ENGINEERING & CONTRACT ADMIN	\$809,298.45
SUBTOTAL	\$6,204,621.45
PLUS 13% HST	\$806,600.79
TOTAL	\$7,011,222.24

FOREST PARK
PHASE 1 - STAGE 2
PROJECT No. 1995
COST SHARING - TOWN

SUMMARY	TOTAL COST
SECTION A - GENERAL	
SECTION B - SANITARY SYSTEM	
SECTION C - STORM SYSTEM	\$117,973.00
SECTION D - WATER SYSTEM	
SECTION E - BLOCK #83 CHANNEL WORKS	
SECTION E.2 - KUNDA PARK CHANNEL	
SECTION F - BLOCK #82 - STORMWATER MANAGEMENT FACILITY	
SECTION G - PRELIMINARY ROADS	
SECTION H - PRELIMINARY ROADS (STATION STREET)	\$585,698.00
SECTION I - FINAL INTERNAL ROADS	
SECTION J - FINAL INTERNAL ROADS (STATION STREET)	\$226,600.00
STREET LIGHTING - \$76,500.00 (50% of Station Street)	\$76,500.00
BUFFER ENHANCEMENT PLANTING	\$150,000.00
SUBTOTAL SERVICING COST	\$1,156,771.00
PLUS 15% ENGINEERING & CONTRACT ADMIN	\$173,515.65
SUBTOTAL	\$1,330,286.65
PLUS 13% HST	\$172,937.26
TOTAL	\$1,503,223.91

February 27, 2024

FOREST PARK
PHASE 1 - STAGE 2
PROJECT No. 1995
COST SHARING

February 27, 2024											
ITEM	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	TOTAL	QTY DEVELOPER	% DEVELOPER	COST DEVELOPER	QTY TOWN	% TOWN	COST TOWN
SECTION A - GENERAL CLEARING, TOPSOIL STRIPPING AND EARTHWORKS											
1.	Siltation Control Devices										
	a) Silt fence - Envirofence Sediment Control system pre-assembled 0.9m high and 1.2m posts spaced 2.4m apart including toe in.	1406.0	m	\$10.00	\$14,060.00		100.00%	\$14,060.00			
	b) Silt Sacs in all catch basins	65.0	ea	\$120.00	\$7,800.00		100.00%	\$7,800.00			
2	Preconstruction survey	1.0	L.S.	\$3,000.00	\$3,000.00					100.00%	\$3,000.00
TOTAL SECTION A					\$24,860.00	\$21,860.00					
GENERAL CLEARING, TOPSOIL STRIPPING AND EARTHWORKS											

FOREST PARK
PHASE 1 - STAGE 2
PROJECT No. 1995
COST SHARING

February 27, 2024

ITEM	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	TOTAL	QTY DEVELOPER	% DEVELOPER	COST DEVELOPER	QTY TOWN	% TOWN	COST TOWN
SECTION B SANITARY SYSTEM											
1. Sanitary Sewer - Granular 'A' bedding and cover, selected native material backfill.											
200mm diameter PVC DR35											
a)	MH A to MH B	33.1	m	\$192.00	\$6,355.20		100.00%	\$6,355.20			
b)	MH B to PLUG	29.3	m	\$192.00	\$5,625.60		100.00%	\$5,625.60			
c)	MH I to MH J	28.2	m	\$196.00	\$5,527.20		100.00%	\$5,527.20			
d)	PLUG TO MH J	12.2	m	\$204.50	\$2,494.90		100.00%	\$2,494.90			
e)	MH J to MH K	75.9	m	\$196.00	\$14,876.40		100.00%	\$14,876.40			
f)	MH K to MH L	86.7	m	\$196.00	\$16,993.20		100.00%	\$16,993.20			
g)	MH L to MH M	84.8	m	\$196.00	\$16,620.80		100.00%	\$16,620.80			
h)	MH N to MH O	17.8	m	\$196.00	\$3,488.80		100.00%	\$3,488.80			
i)	MH O to MH P	31.4	m	\$196.00	\$6,154.40		100.00%	\$6,154.40			
j)	MH Q to MH R	32.9	m	\$196.00	\$6,448.40		100.00%	\$6,448.40			
k)	MH R to MH P	90.0	m	\$196.00	\$17,640.00		100.00%	\$17,640.00			
l)	MH P to MH S	82.3	m	\$196.00	\$16,130.80		100.00%	\$16,130.80			
m)	MH T to MH U	21.0	m	\$196.00	\$4,116.00		100.00%	\$4,116.00			
n)	MH U to MH S	98.0	m	\$196.00	\$19,208.00		100.00%	\$19,208.00			
o)	MH S to MH M	82.3	m	\$196.00	\$16,130.80		100.00%	\$16,130.80			
p)	MH M to MH V	82.0	m	\$196.00	\$16,072.00		100.00%	\$16,072.00			
q)	MH V to EX MH - Including connection to EX MH w/ new Kor-n-Seal assembly	46.0	m	\$212.00	\$9,752.00		100.00%	\$9,752.00			
2. Sanitary Manholes - 1200mm diameter, precast concrete per OPSD 701.010 complete including adjustable frame and cover, paving, benching, Granular 'A' backfill, Kor-n-seal assemblies, moduloc adjustments and adjustment to base asphalt.											
a)	MH 'A' +/- 3.3m approx. depth	1.0	ea	\$9,230.00	\$9,230.00		100.00%	\$9,230.00			
b)	MH 'B' +/- 3.3m approx. depth	1.0	ea	\$9,500.00	\$9,500.00		100.00%	\$9,500.00			
c)	MH 'I' +/- 3.0m approx. depth	1.0	ea	\$8,890.00	\$8,890.00		100.00%	\$8,890.00			
d)	MH 'J' +/- 3.7m approx. depth	1.0	ea	\$10,730.00	\$10,730.00		100.00%	\$10,730.00			
e)	MH 'K' +/- 3.7m approx. depth	1.0	ea	\$10,460.00	\$10,460.00		100.00%	\$10,460.00			
f)	MH 'U' +/- 4.2m approx. depth	1.0	ea	\$11,315.00	\$11,315.00		100.00%	\$11,315.00			
g)	MH 'M' +/- 3.6m approx. depth	1.0	ea	\$10,500.00	\$10,500.00		100.00%	\$10,500.00			
h)	MH 'N' +/- 3.0m approx. depth	1.0	ea	\$8,900.00	\$8,900.00		100.00%	\$8,900.00			

FOREST PARK
PHASE 1 - STAGE 2
PROJECT No. 1995
COST SHARING

February 27, 2024

ITEM	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	TOTAL	QTY	DEVELOPER	%	COST	QTY	%	COST
						DEVELOPER	DEVELOPER	DEVELOPER	DEVELOPER	TOWN	TOWN	TOWN
i) MH 'O' +/- 3.1m approx. depth		1.0	ea	\$9,500.00	\$9,500.00			100.00%	\$9,500.00			
j) MH 'P' +/- 3.4m approx. depth		1.0	ea	\$10,200.00	\$10,200.00			100.00%	\$10,200.00			
k) MH 'Q' +/- 3.0m approx. depth		1.0	ea	\$8,900.00	\$8,900.00			100.00%	\$8,900.00			
l) MH 'R' +/- 3.2m approx. depth		1.0	ea	\$9,615.00	\$9,615.00			100.00%	\$9,615.00			
m) MH 'S' +/- 2.9m approx. depth		1.0	ea	\$10,200.00	\$10,200.00			100.00%	\$10,200.00			
n) MH 'T' +/- 2.9m approx. depth		1.0	ea	\$8,810.00	\$8,810.00			100.00%	\$8,810.00			
o) MH 'U' +/- 3.0m approx. depth		1.0	ea	\$9,200.00	\$9,200.00			100.00%	\$9,200.00			
p) MH 'V' +/- 4.2m approx. depth		1.0	ea	\$11,315.00	\$11,315.00			100.00%	\$11,315.00			
3. Sanitary Sewer Services (laterals) - Green - 125mm diameter, PVC DR28 Granular 'A' bedding and cover, selected native material backfill including connection to main sewer tee, risers, expandable plug and marker post and cleanouts.		103.0	ea	\$1,800.00	\$185,400.00			100.00%	\$185,400.00			
4. Flushing, air test, mandrel and video inspection of the sanitary sewer system immediately upon completion of construction.		933.9	m	\$14.00	\$13,074.60			100.00%	\$13,074.60			
TOTAL SECTION B					\$539,374.10				\$539,374.10			
SANITARY SYSTEM												

FOREST PARK
PHASE 1 - STAGE 2
PROJECT No. 1995
COST SHARING

February 27, 2024

ITEM					QTY			QTY		
DESCRIPTION					DEVELOPER	% DEVELOPER	COST DEVELOPER	TOWN	% TOWN	COST TOWN
SECTION C. STORM SYSTEM										
1. Storm Sewer - Class 'B' bedding and cover for PVC Ribbed, Class 'B' bedding and selected native material backfill for concrete pipe, type and size of pipe as specified including connection to existing sewers.										
a) CB to MH1 - 450mm dia. Concrete CL65D	30.2	m	\$310.00	\$9,362.00		100.00%	\$9,362.00			
b) MH1 to MH2 - 450mm dia. Concrete CL65D	48.0	m	\$310.00	\$14,880.00		100.00%	\$14,880.00			
c) MH2 to PLUG - 450mm dia. Concrete CL65D	28.6	m	\$306.00	\$8,751.60		100.00%	\$8,751.60			
d) MH9 to MH10 - 300mm dia. PVC Ribbed	25.6	m	\$227.00	\$5,811.20		100.00%	\$5,811.20			
e) PLUG to MH10 - 750mm dia. Concrete CL65D	8.2	m	\$810.00	\$6,642.00		100.00%	\$6,642.00			
f) MH10 to MH11 - 825mm dia. Concrete CL65D	46.1	m	\$805.00	\$37,110.50		100.00%	\$37,110.50			
g) MH11 to MH12 - 825mm dia. Concrete CL65D	80.6	m	\$805.00	\$64,883.00		100.00%	\$64,883.00			
h) MH12 to MH14 - 825mm dia. Concrete CL65D	80.6	m	\$805.00	\$64,883.00		100.00%	\$64,883.00			
i) MH13 to MH14 - 300mm dia. PVC Ribbed	78.8	ea	\$227.00	\$17,887.60		100.00%	\$17,887.60			
j) MH14 to CBMH27 - 825mm dia. Concrete CL65D	90.8	m	\$805.00	\$73,094.00		100.00%	\$73,094.00			
k) MH15 to MH16 - 300mm dia. PVC Ribbed	62.7	m	\$227.00	\$14,232.90		100.00%	\$14,232.90			
l) MH17 to MH18 - 300mm dia. PVC Ribbed	17.0	m	\$227.00	\$3,859.00		100.00%	\$3,859.00			
m) MH18 to MH19 - 300mm dia. PVC Ribbed	29.1	m	\$227.00	\$6,605.70		100.00%	\$6,605.70			
n) MH20 to MH21 - 300mm dia. PVC Ribbed	35.3	m	\$223.00	\$7,871.90		100.00%	\$7,871.90			
o) MH21 to MH19 - 450mm dia. Concrete CL65D	83.3	m	\$310.00	\$25,823.00		100.00%	\$25,823.00			
p) MH19 to MH22 - 600mm dia. Concrete CL65D	82.3	m	\$442.00	\$36,376.60		100.00%	\$36,376.60			
q) MH23 to MH24 - 300mm dia. PVC Ribbed	25.4	m	\$222.00	\$5,638.80		100.00%	\$5,638.80			
r) MH24 to MH22 - 525mm dia. Concrete CL65D	87.9	m	\$386.00	\$33,929.40		100.00%	\$33,929.40			
s) MH22 to MH16 - 750mm dia. Concrete CL65D	82.3	m	\$720.00	\$59,256.00		100.00%	\$59,256.00			
t) MH25 to MH26 - 375mm dia. PVC Ribbed	48.7	m	\$260.00	\$12,662.00		100.00%	\$12,662.00			
u) MH26 to MH16 - 450mm dia. Concrete CL65D	71.2	m	\$310.00	\$22,072.00		100.00%	\$22,072.00			
v) MH16 to CBMH27 - 825mm dia. Concrete CL65D	49.5	m	\$805.00	\$39,847.50		100.00%	\$39,847.50			
w) CBMH27 to HW - 1200mm dia. Concrete CL65D	18.1	m	\$1,410.00	\$25,521.00		100.00%	\$25,521.00			
x) MH100 to MH101 - 300mm dia. PVC Ribbed	54.0	m	\$210.00	\$11,340.00					100.00%	\$11,340.00
y) MH101 to MH102 - 300mm dia. PVC Ribbed	90.0	m	\$210.00	\$18,900.00					100.00%	\$18,900.00
z) MH102 to CULVERT - 300mm dia. PVC Ribbed	8.8	m	\$360.00	\$3,168.00					100.00%	\$3,168.00

FOREST PARK
PHASE 1 - STAGE 2
PROJECT No. 1995
COST SHARING

February 27, 2024

ITEM	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	TOTAL	QTY DEVELOPER	% DEVELOPER	COST DEVELOPER	QTY TOWN	% TOWN	COST TOWN
2. Storm Manhole - Precast concrete complete including frame and cover, modulos adjustments, paving, benching, steps, concrete pipe supports and Granular 'A' backfill as specified.											
i) 1200mm diameter (OPSD 701.010)											
a)	MH1 +/- 2.2m approx. depth	1.0	ea	\$8,105.00	\$8,105.00		100.00%	\$8,105.00			
b)	MH2 +/- 2.4m approx. depth	1.0	ea	\$7,930.00	\$7,930.00		100.00%	\$7,930.00			
c)	MH9 +/- 2.6m approx. depth	1.0	ea	\$8,355.00	\$8,355.00		100.00%	\$8,355.00			
d)	MH13 +/- 1.4m approx. depth	1.0	ea	\$7,475.00	\$7,475.00		100.00%	\$7,475.00			
e)	MH15 +/- 2.3m approx. depth	1.0	ea	\$7,845.00	\$7,845.00		100.00%	\$7,845.00			
f)	MH17 +/- 2.6m approx. depth	1.0	ea	\$8,355.00	\$8,355.00		100.00%	\$8,355.00			
g)	MH18 +/- 2.5m approx. depth	1.0	ea	\$8,485.00	\$8,485.00		100.00%	\$8,485.00			
h)	MH20 +/- 2.3m approx. depth	1.0	ea	\$7,845.00	\$7,845.00		100.00%	\$7,845.00			
i)	MH21 +/- 2.4m approx. depth	1.0	ea	\$8,895.00	\$8,895.00		100.00%	\$8,895.00			
j)	MH23 +/- 1.8m approx. depth	1.0	ea	\$7,355.00	\$7,355.00		100.00%	\$7,355.00			
k)	MH24 +/- 1.9m approx. depth	1.0	ea	\$8,555.00	\$8,555.00		100.00%	\$8,555.00			
l)	MH25 +/- 2.1m approx. depth	1.0	ea	\$8,510.00	\$8,510.00		100.00%	\$8,510.00			
m)	MH26 +/- 2.2m approx. depth	1.0	ea	\$8,195.00	\$8,195.00		100.00%	\$8,195.00			
n)	MH100 +/- 2.0m approx. depth	1.0	ea	\$8,205.00	\$8,205.00					100.00%	\$8,205.00
o)	MH101 +/- 1.4m approx. depth	1.0	ea	\$7,495.00	\$7,495.00					100.00%	\$7,495.00
p)	MH102 +/- 1.8m approx. depth	1.0	ea	\$6,775.00	\$6,775.00					100.00%	\$6,775.00
ii) 1500mm diameter - (OPSD 701.011)											
a)	MH11 +/- 3.1m approx. depth	1.0	ea	\$13,220.00	\$13,220.00		100.00%	\$13,220.00			
b)	MH12 +/- 3.5m approx. depth	1.0	ea	\$13,830.00	\$13,830.00		100.00%	\$13,830.00			
c)	MH16 +/- 2.2m approx. depth	1.0	ea	\$11,575.00	\$11,575.00		100.00%	\$11,575.00			
d)	MH19 +/- 2.4m approx. depth	1.0	ea	\$11,705.00	\$11,705.00		100.00%	\$11,705.00			
iii) 1800mm diameter - (OPSD 701.012)											
a)	MH10 +/- 3.1m approx. depth	1.0	ea	\$16,525.00	\$16,525.00		100.00%	\$16,525.00			
b)	MH14 +/- 3.4m approx. depth	1.0	ea	\$17,090.00	\$17,090.00		100.00%	\$17,090.00			
c)	MH22 +/- 2.1m approx. depth	1.0	ea	\$12,885.00	\$12,885.00		100.00%	\$12,885.00			
iv) 2400mm diameter (OPSD 701.013)											
a)	CBMH27 +/- 1.9m approx. depth	1.0	ea	\$20,615.00	\$20,615.00		100.00%	\$20,615.00			
b)	MH103 +/- 4.0m approx. depth	1.0	ea	\$30,705.00	\$30,705.00		100.00%	\$30,705.00			

FOREST PARK
PHASE 1 - STAGE 2
PROJECT No. 1995
COST SHARING

February 27, 2024

ITEM	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	TOTAL	QTY	%	COST			
						DEVELOPER			DEVELOPER	DEVELOPER	
3.	Catchbasin - Precast concrete with 600mm sump, Granular 'A' backfill and frame and cover.										
	a) Single roadway (OPSD 705.010)	23.0	ea	\$2,795.00	\$64,285.00	13		\$36,335.00		10	\$27,950.00
	b) Double roadway (OPSD 705.020)	16.0	ea	\$4,750.00	\$76,000.00	10		\$47,500.00		6	\$28,500.00
	c) Rearyard (OPSD 705.010)	16.0	ea	\$3,700.00	\$59,200.00		100.00%	\$59,200.00			
	d) Single Ditch Inlet (OPSD 705.030)	1.0	ea	\$3,845.00	\$3,845.00		100.00%	\$3,845.00			
4.	Catchbasin Leads - Roadway and rear lot, PVC Ribbed, Granular 'A' bedding and cover, selected native material backfill except where noted otherwise.										
	a) Single roadway catchbasins - 200mm dia.	108.0	m	\$235.00	\$25,380.00	92		\$21,620.00		16	\$3,760.00
	b) Double roadway catchbasins - 250mm dia.	65.0	m	\$235.00	\$15,275.00	57		\$13,395.00		8	\$1,880.00
	c) Rearyard catchbasins - 250mm dia. - Includes CBI (West of Lot 14)	420.0	m	\$235.00	\$98,700.00		100.00%	\$98,700.00			
	d) Rearyard catchbasins - 250mm dia. Including full Granular 'A' Backfill compacted to 100% SPD as noted on the Engineering Plans	182.0	m	\$340.00	\$61,880.00		100.00%	\$61,880.00			
	e) Ditch Inlets - 300mm dia.	15.0	m	\$260.00	\$3,900.00		100.00%	\$3,900.00			
5.	Flushing, and mandated testing of PVC sewer, video inspection immediately upon completion of construction.	1363.1	m	\$14.00	\$19,083.40		100.00%	\$19,083.40			
6.	Storm Sewer Services (laterals) - White - 100mm diameter, PVC DR28 Granular 'A' bedding and cover, selected native material backfill including connection to main sewer tee, risers, expandable plug and marker post and cleanouts.	103.0	ea	\$1,775.00	\$182,825.00		100.00%	\$182,825.00			
7.	Station Street Works/ Steve Bauer Trail										
	a) Headwall #4 OPSD 804.040 including Grate per OPSD 804.050 and Pedestrian Rail per OPSD 980.101	1.0	ea	\$51,385.00	\$51,385.00		100.00%	\$51,385.00			
	b) Headwall #5 OPSD 804.040 including Grate per OPSD 804.050 and Pedestrian Rail per OPSD 980.101	1.0	ea	\$28,805.00	\$28,805.00		100.00%	\$28,805.00			
	c) Storm Sewer Concrete 1500mm dia. Per Conc. CL65D	42.5	m	\$2,165.00	\$92,012.50		100.00%	\$92,012.50			
	d) Storm Sewer Concrete 750mm dia. Per Conc. CL65D	10.0	m	\$840.00	\$8,400.00		100.00%	\$8,400.00			
	e) Connection of 750mm dia. storm sewer to existing manhole structure	1.0	L.S	\$3,845.00	\$3,845.00		100.00%	\$3,845.00			
	f) Connection of Manhole #103 to existing 1500mm dia. Storm sewer including removal and disposal of existing headwall structure and footings	1.0	L.S.	\$4,670.00	\$4,670.00		100.00%	\$4,670.00			

FOREST PARK
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February 27, 2024											
ITEM	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	TOTAL	QTY	DEVELOPER		TOWN		
						DEVELOPER	% DEVELOPER	COST DEVELOPER	QTY TOWN	% TOWN	COST TOWN
g) Remove existing 250mm ditch inlet lead and reconnect existing ditch inlet to 750mm storm sewer		2.0	m	\$730.00	\$1,460.00			100.00%	\$1,460.00		
	h) Regrade, fill and compact to 95% SPD area between Steve Bauer Trail and Station Street Roadway and between headwall #5 and existing storm sewer manhole structure	1.0	L.S.	\$5,470.00	\$5,470.00			100.00%	\$5,470.00		
	i) 150mm topsoil and hydroseed disturbed area East and West of Steve Bauer Trail at storm sewer connection	700.0	m ²	\$9.25	\$6,475.00			100.00%	\$6,475.00		
TOTAL SECTION C STORM SYSTEM					\$1,719,834.60			\$1,601,861.60			\$117,973.00

FOREST PARK
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ITEM				DEVELOPER			TOWN	
DESCRIPTION				QTY	%	COST	QTY	COST
				EST. QTY	UNIT	PRICE	TOTAL	
SECTION D. WATER SYSTEM								
1. Watermain - Supply and Install PVC DR 18 CL235, Granular 'A' bedding, and cover as per OPSD 802.010, and selected native backfill material except under Port Robinson Road Granular 'A' backfill. Installation to include tracer wire, all connections, bends, tees, crosses, plugs, reducers, thrust blocks, sleeves, supports and cathodic protection.								
a) 300mm diameter				640.0	m	\$360.00	\$230,400.00	100.00%
b) 200mm diameter				210.0	m	\$245.00	\$51,450.00	100.00%
c) 150mm diameter				500.0	m	\$195.00	\$97,500.00	100.00%
2. Valve and valve boxes including cathodic protection								
a) 300mm diameter				4.0	ea	\$5,575.00	\$22,300.00	100.00%
b) 200mm diameter				4.0	ea	\$3,200.00	\$12,800.00	100.00%
c) 150mm diameter				6.0	ea	\$2,450.00	\$14,700.00	100.00%
3. Fire hydrant complete with anchor tee, 150mm dia. secondary valve, tracer wire to grade with sleeve, cathodic protection and final adjustment if required.				8.0	ea	\$10,705.00	\$85,640.00	100.00%
4. Water Services - 25mm diameter Type 'K' soft copper, including 25mm diameter main stop and 25mm diameter curb box, cathodic protection, and flow testing				103.0	ea	\$1,820.00	\$187,460.00	100.00%
5. Watermain Tracer Wire Connectivity Test.				1.0	L.S.	\$500.00	\$500.00	100.00%
6. Water Commissioning Plan, including water pressure and quality testing				1.0	L.S.	\$10,700.00	\$10,700.00	100.00%
7. Connect to existing:								
a) William Street - 200mm dia.				1.0	L.S.	\$4,300.00	\$4,300.00	100.00%
b) Acacia Street - 150mm dia.				1.0	L.S.	\$4,075.00	\$4,075.00	100.00%
c) Marie Street - 150mm dia.				1.0	L.S.	\$4,075.00	\$4,075.00	100.00%
d) Walker Road - 300mm dia.				1.0	L.S.	\$6,200.00	\$6,200.00	100.00%
e) Station Street at Port Robinson Road - 300mm dia. Full Granular				1.0	L.S.	\$11,350.00	\$11,350.00	100.00%

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ITEM	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	TOTAL	QTY DEVELOPER	% DEVELOPER	COST DEVELOPER	QTY TOWN	% TOWN	COST TOWN
8.	a) Port Robinson Road sawcutting and milling of existing asphalt at watermain connection - 0.3m wide by 40mm depth - to include areas disturbed by servicing connections	50.0	m ²	\$56.25	\$2,812.50		100.00%	\$2,812.50			
	b) Asphalt reinstatement Port Robinson Road water connection - to include areas disturbed by servicing connections - 50mm HL3 HS - 120mm HL8 HS (2 lifts)	50.0	m ²	\$90.00	\$4,500.00		100.00%	\$4,500.00			
TOTAL SECTION D WATER SYSTEM					\$750,762.50			\$750,762.50			

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ITEM	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	TOTAL	QTY DEVELOPER	% DEVELOPER	COST DEVELOPER	QTY TOWN	% TOWN	COST TOWN
SECTION E. BLOCK #83 CHANNEL WORKS											
1.	Excavating, filling, grading and compacting 95% SPD of existing Channel, as required to match headwall #4 Station Street and existing water course. Works shall include site clean-up upon completion of works	1.0	L.S.	\$29,250.00	\$29,250.00		100.00%	\$29,250.00			
2.	Fine grade and place 150mm topsoil as per landscape plan.	2300.0	m ²	\$4.00	\$9,200.00		100.00%	\$9,200.00			
3.	Riffle within Channel base which includes: - 200-300mm dia. Round river run stone. - 25mm dia. Round river run stone as per detail.	2.0	ea	\$1,725.00	\$3,450.00		100.00%	\$3,450.00			
4.	Seeding of channel area per seed mix on DWG 1541 LSI	2300.0	m ²	\$4.00	\$9,200.00		100.00%	\$9,200.00			
5.	Pathway - 3.0m wide including excavation, 300mm thick Granular 'A' compacted to 95% SPD, and 50mm HL3F asphalt	630.0	m ²	\$65.50	\$41,265.00		100.00%	\$41,265.00			
6.	Erosion control blanket terrafix coir mat, 400 or approved equal.	165.0	m ²	\$6.50	\$1,072.50		100.00%	\$1,072.50			
7.	Chainlink Fence - Black 1.5m high with top rail - Commercial/Industrial Grade per OPSD 972.132.	300.0	m	\$130.00	\$39,000.00		100.00%	\$39,000.00			
8.	Removable Bollards	2.0	ea	\$1,500.00	\$3,000.00		100.00%	\$3,000.00			
TOTAL SECTION E					\$135,437.50						
BLOCK #83 CHANNEL WORKS					\$135,437.50						

FOREST PARK
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ITEM	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	TOTAL	QTY DEVELOPER	% DEVELOPER	COST DEVELOPER	QTY TOWN	% TOWN	COST TOWN
SECTION E.2 - KUNDA PARK CHANNEL											
1	Clearing and grubbing, as required for topsoil stripping and excavation and grading of Kunda Park channel	1	L.S.	\$20,350.00	\$20,350.00		100.00%	\$20,350.00			
2.	Silt Control Fencing	1000	m	\$10.00	\$10,000.00		100.00%	\$10,000.00			
3.	Topsoil Stripping including stockpiling on Kunda Park Lands +/- 700m ³	1	L.S.	\$5,365.00	\$5,365.00		100.00%	\$5,365.00			
4.	Excavation and grading of channel including stockpiling of excavated material on-site and matching to existing ground with 3:1 slopes. Channel to be excavated to 150mm below finished grade for topsoil. Estimated volume of excavation, cut and fill compacted to 95% SPD minimum, 1500m ³ excavation and 450m ³ fill, excess material to be stockpiled on Kunda Park Lands	1	L.S.	\$53,000.00	\$53,000.00		100.00%	\$53,000.00			
5.	Topsoil and hydroseed with 150mm thick topsoil and seed mix as specified on landscape plan	5500	m2	\$8.00	\$44,000.00		100.00%	\$44,000.00			
6.	Landscape Plantings	1	L.S.	\$32,600.00	\$32,600.00		100.00%	\$32,600.00			
TOTAL SECTION E.2 - KUNDA PARK CHANNEL					\$165,315.00			\$165,315.00			\$0.00

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ITEM		DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	TOTAL	QTY DEVELOPER	% DEVELOPER	COST DEVELOPER	QTY TOWN	% TOWN	COST TOWN
SECTION F BLOCK #82 - STORMWATER MANAGEMENT FACILITY												
Note: 24 Month Maintenance Guarantee on Planting and Seeding												
1.	Precast Concrete Headwall	a) Headwall 1 - for 1200mm diameter sewer, precast concrete per OPSD 804.040 including pedestrian barricade per OPSD 908.101, grate per OPSD 804.050, and Granular 'A' backfill.	1	ea	\$37,610.00	\$37,610.00		100.00%	\$37,610.00			
		b) Headwall 2 - for 825mm diameter sewer, precast concrete per OPSD 804.030 including pedestrian barricade per OPSD 908.101, grate per OPSD 804.050, and Granular 'A' backfill.	1	ea	\$29,000.00	\$29,000.00		100.00%	\$29,000.00			
		c) Headwall 3 - for 450mm diameter sewer, precast concrete per OPSD 804.030 including pedestrian barricade per OPSD 908.101, grate per OPSD 804.050, and Granular 'A' backfill.	1	ea	\$12,525.00	\$12,525.00		100.00%	\$12,525.00			
2.	Storm Sewer Pipe	a) Concrete support to D/CB1 - 200mm dia. PVC DK35 (reverse slope)	13.8	m	\$206.00	\$2,842.80		100.00%	\$2,842.80			
		b) D/CB1 to Headwall #2 - 450mm dia. CONC CL6SD	18.0	m	\$310.00	\$5,580.00		100.00%	\$5,580.00			
		c) Headwall #3 to PYG - 825mm dia. CONC CL6SD	18.0	m	\$835.00	\$15,030.00		100.00%	\$15,030.00			
3.	Precast Concrete Ditch Inlet Catchbasin per DWG 705.030 - including 0.6m x 0.6m orifice plate per DWG 1995-PP10		1	ea	\$4,670.00	\$4,670.00		100.00%	\$4,670.00			
4.	Maintenance/Pathway Access - 3.0m wide, including compaction of subgrade and 300mm thick compacted Granular 'A' and 50mm thick HL3HS asphalt.		280.0	m ²	\$65.50	\$18,340.00		100.00%	\$18,340.00			
5.	Rip-Rap (150-250mm dia. and 450mm thick) including geotextile terrifix 270L or equal per OPSD 810.010.											
	a) Forebay		310	m ²	\$58.00	\$17,980.00		100.00%	\$17,980.00			
	b) Pond Outlet and multi-block outlet to Channel (Block 83)		120	m ²	\$58.00	\$6,960.00		100.00%	\$6,960.00			
	c) Overflow Spillway to Channel (Block 83)		55	m ²	\$58.00	\$3,190.00		100.00%	\$3,190.00			
6.	Concrete Erosion Protection Mats - CableConcrete CC35 or approved equal as Overflow Spillway lining		107	m ²	\$260.00	\$26,750.00		100.00%	\$26,750.00			
7.	Concrete Support for reverse sloped pipe, 400x200mm block including 50x50mm marker sign and T-Bar post per DWG 1995-PP10		1	ea	\$1,420.00	\$1,420.00		100.00%	\$1,420.00			
8.	Fine grade SVM Pond with 150mm topsoil and hydro seed mix per DWG 1995-PLS1		9,300	m ²	\$9.50	\$88,350.00		100.00%	\$88,350.00			
9.	Landscape Plantings - as per Landscape Plan (1995-PLS1)		1	L.S.	\$59,325.00	\$59,325.00		100.00%	\$59,325.00			
10.	Removeable Bollards		2	ea	\$1,415.00	\$2,830.00		100.00%	\$2,830.00			
TOTAL SECTION F						\$332,402.80			\$332,402.80			
BLOCK #82 STORMWATER MANAGEMENT FACILITY												

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ITEM											
	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	TOTAL	QTY DEVELOPER	% DEVELOPER	COST DEVELOPER	QTY TOWN	% TOWN	COST TOWN
SECTION G. PRELIMINARY ROADS											
1.	Roadway and boulevard excavation and grading upon completion of servicing	1.0	L.S.	\$41,450.00	\$41,450.00		100.00%	\$41,450.00			
2.	Roadway Granular 'A'										
	a) Granular Base Course, Collector Roadway (Walker Road) - Granular 'A' 52.5mm compacted thickness to 100% S.P.D. including roadway fine grading.	850.0	m ²	\$30.25	\$25,712.50		100.00%	\$25,712.50			
	b) Granular Base Course, Local Roadways - Granular 'A' 450mm compacted thickness to 100% S.P.D. including roadway fine grading.	6500.0	m ²	\$26.50	\$172,250.00		100.00%	\$172,250.00			
	c) Granular Base Course (Bike Lane/Path) - Granular 'A' 375mm compacted thickness to 100% S.P.D.	300.0	m ²	\$23.25	\$6,975.00		100.00%	\$6,975.00			
3.	Subdrain under Curbs - 100mm dia. Perforated with filter sock.	1540.0	m	\$16.50	\$25,410.00		100.00%	\$25,410.00			
4.	Concrete curb and gutter with 2-10mm rebar										
	a) Concrete barrier curb with standard gutter OPSD 600.040.	1470.0	m	\$79.00	\$116,130.00		100.00%	\$116,130.00			
	b) Concrete barrier curb with narrow gutter OPSD 600.080.	68.0	m	\$79.00	\$5,372.00		100.00%	\$5,372.00			
	c) Concrete mountable curb with standard gutter OPSD 600.100.	70.0	m	\$79.00	\$5,530.00		100.00%	\$5,530.00			
5.	Hot mix asphalt - Base course asphalt compacted thickness including preparation of Granular 'A' base and sawcutting to match existing asphalt. Based on MTO asphalt cement index at time of tender.										
	a) 80mm HL8HS - Collector Roadway (Walker Road)	750.0	m ²	\$31.00	\$23,250.00		100.00%	\$23,250.00			
	b) 50mm HL8HS - Local Roadways	5800.0	m ²	\$20.50	\$118,900.00		100.00%	\$118,900.00			
	c) 50mm HL8 - Asphalt Path/Bike Lane	250.0	m ²	\$32.50	\$8,125.00		100.00%	\$8,125.00			
6.	Temporary asphalt filets around roadway catchbasins.	23.0	ea	\$150.00	\$3,450.00		100.00%	\$3,450.00			
7.	Supply & install reanyard swale - 100mm diameter perforated, wrapped subdrain, 20mm clear stone bedding, backfill to swale grade including connection to reanyard catchasin. Including 3.0m wide 100mm topsoil.	800.0	m	\$44.00	\$35,200.00		100.00%	\$35,200.00			
8.	Sod rear yard swales	2400.0	m ²	\$14.00	\$33,600.00		100.00%	\$33,600.00			
9.	Regulatory and Warning Signs										
	a) Stop Sign (OTM Ra-1)	7.0	ea	\$450.00	\$3,150.00		100.00%	\$3,150.00			
	b) Street Name Signs	10.0	ea	\$305.00	\$3,050.00		100.00%	\$3,050.00			
TOTAL SECTION G					\$627,554.50			\$627,554.50			

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ITEM	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	TOTAL	QTY DEVELOPER	% DEVELOPER	COST DEVELOPER	QTY TOWN	% TOWN	COST TOWN
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PRELIMINARY ROADS

FOREST PARK
PHASE 1 - STAGE 2
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February 27, 2024											
ITEM	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	TOTAL	QTY DEVELOPER	% DEVELOPER	COST DEVELOPER	QTY TOWN	% TOWN	COST TOWN
SECTION H - PRELIMINARY ROADS (STATION STREET)											
1.	Clearing and Grubbing	1.0	L.S.	\$36,150.00	\$36,150.00					100.00%	\$36,150.00
2.	Topsoil Stripping	1.0	L.S.	\$42,000.00	\$42,000.00					100.00%	\$42,000.00
3.	Excavating and Grading of roadway and boulevard to subgrade, including compacted to 95% SPD minimum	1.0	L.S.	\$46,000.00	\$46,000.00					100.00%	\$46,000.00
4.	Remove existing curb and gutter and sidewalk at Port Robinson Road, including disposal off-site, and backfilling of the curb and clean up of road allowance upon completion of the works	1.0	L.S.	\$1,000.00	\$1,000.00					100.00%	\$1,000.00
5.	Roadway Granular 'A'										
	a) Granular Base Course, (Station Street) - Granular 'A' 525mm compacted thickness to 100% S.P.D, including roadway fine grading.	5700.0	m ²	\$28.50	\$162,450.00					100.00%	\$162,450.00
	b) Granular Base Course (Path) - Granular 'A' 375mm compacted thickness to 100% S.P.D.	450.0	m ²	\$21.50	\$9,675.00					100.00%	\$9,675.00
6.	Subdrain under Curbs - 100mm dia. Perforated with filter sock.	1150.0	m	\$15.00	\$17,250.00					100.00%	\$17,250.00
7.	Concrete curb and gutter with 2-10mm rebar										
	a) Concrete barrier curb with standard gutter OPSD 600.040.	1150.0	m	\$82.50	\$94,875.00					100.00%	\$94,875.00
8.	Hot mix asphalt - Base course asphalt compacted thickness including preparation of Granular 'A' base and sawcutting to match existing asphalt. Based on MTO asphalt cement index at time of tender.										
	a) 80mm HL 8HS - Roadway	5200.0	m ²	\$31.00	\$161,200.00					100.00%	\$161,200.00
	b) 50mm HL 8HS - Asphalt Path/Bike Lane	350.0	m ²	\$20.50	\$7,175.00					100.00%	\$7,175.00
9.	Temporary asphalt fillers around roadway catchbasins.	16.0	ea	\$145.00	\$2,320.00					100.00%	\$2,320.00
10.	Regulatory and Warning Signs										
	a) Stop Sign (OTM Ra-1)	4.0	ea	\$365.00	\$1,460.00					100.00%	\$1,460.00
	b) Ra-4R	4.0	ea	\$285.00	\$1,140.00					100.00%	\$1,140.00
	c) Wa-74	4.0	ea	\$285.00	\$1,140.00					100.00%	\$1,140.00
	d) Street Name Signs	6.0	ea	\$310.50	\$1,863.00					100.00%	\$1,863.00
TOTAL SECTION H					\$585,698.00						\$585,698.00
PRELIMINARY ROADS (STATION STREET)											

FOREST PARK
PHASE 1 - STAGE 2
PROJECT No. 1995
COST SHARING

February 27, 2024

ITEM	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	TOTAL	QTY DEVELOPER	% DEVELOPER	COST DEVELOPER	QTY TOWN	% TOWN	COST TOWN
SECTION I - FINAL INTERNAL ROADS											
1.	Hot mix asphalt - Top course asphalt 40mm compacted thickness including clearing and sweeping, flushing, removal of fillets, padding and adjustment of manholes, water valves and appurtenances.										
	a) Collector Roadway (Walker Road) - HL3HS	750.0	m ²	\$22.00	\$16,500.00		100.00%	\$16,500.00			
	b) Local Roadways - HL3HS	5800.0	m ²	\$22.00	\$127,600.00		100.00%	\$127,600.00			
	c) Asphalt Path/Bike Lane - HL3F	250.0	m ²	\$22.00	\$5,500.00		100.00%	\$5,500.00			
2.	Concrete sidewalk - 1.6m wide x 125mm thickness Granular 'A' base including wheelchair ramps.	2350.0	m ²	\$75.00	\$176,250.00		100.00%	\$176,250.00			
3.	Tactile Warning Strips (0.6m by 0.6m)	24.0	ea	\$700.00	\$16,800.00		100.00%	\$16,800.00			
4.	Curb and Gutter at catchbasins or double catchbasins all types approx. 4.0m in length including sawcutting, removal of asphalt and concrete and disposal off site, reinstatement of boulevard with topsoil and sod, reinstatement of driveways, (all types) repairs to base asphalt and adjustment of catchbasins to finished asphalt.	23.0	ea	\$1,200.00	\$27,600.00		100.00%	\$27,600.00			
5.	Asphalt Driveway Aprons - 50mm HL3F over 200mm Granular 'A'	90.0	ea	\$1,500.00	\$135,000.00		100.00%	\$135,000.00			
6.	Topsoil and Sod Boulevards	2550.0	m ²	\$15.00	\$38,250.00		100.00%	\$38,250.00			
7.	Line Painting - Walker Road										
	a) Bike Lane - Bike Symbols, Green Block and Line Painting	1.0	L.S.	\$7,500.00	\$7,500.00		100.00%	\$7,500.00			
8.	Chainlink Fence - Black 1.5m high with top rail - Commercial/Industrial Grade per OPISD 972.132.	720.0	m	\$100.00	\$72,000.00		100.00%	\$72,000.00			
9.	Decorative Fence - 1.5m high Nuvo Iron or similar including 6 gates	75.0	m	\$300.00	\$22,500.00		100.00%	\$22,500.00			
10.	Boulevard Trees	103.0	ea	\$500.00	\$51,500.00		100.00%	\$51,500.00			
11.	Concrete Mailbox pads 1.2m wide including 100mm Granular 'A' and 125mm thick concrete	11.0	m ²	\$100.00	\$1,100.00		100.00%	\$1,100.00			
12.	Concrete pads for waste bin and bench including 100mm Granular 'A' and 125mm thick concrete (2 pads required - 2.0m wide x 6.0m long)	24.0	m ²	\$100.00	\$2,400.00		100.00%	\$2,400.00			

FOREST PARK
PHASE 1 - STAGE 2
PROJECT No. 1995
COST SHARING

February 27, 2024											
ITEM	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	TOTAL	QTY DEVELOPER	% DEVELOPER	COST DEVELOPER	QTY TOWN	% TOWN	COST TOWN
TOTAL SECTION 1					\$700,500.00			\$700,500.00			
FINAL INTERNAL ROADS											

FOREST PARK
PHASE 1 - STAGE 2
PROJECT No. 1995
COST SHARING

February 27, 2024

ITEM	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	TOTAL	QTY DEVELOPER	% DEVELOPER	COST DEVELOPER	QTY TOWN	% TOWN	COST TOWN
SECTION J - FINAL INTERNAL ROADS (STATION STREET)											
1.	Hot mix asphalt - HL3HS top course asphalt 40mm compacted thickness including cleaning and sweeping, flushing, removal of fillets, padding and adjustment of manholes, water valves and appurtenances.										
	a) Collector Roadway - HL3HS	5200.0	m ²	\$22.00	\$114,400.00				5200		\$114,400.00
	b) Local Roadway & Asphalt Path - HL3F	350.0	m ²	\$22.00	\$7,700.00		100.00%	\$7,700.00			
2.	Concrete sidewalk - 125mm thickness granular 'A' base including wheelchair ramps.										
	a) 1.6m wide	910.0	m ²	\$75.00	\$68,250.00		100.00%	\$68,250.00			
	b) 3.0m wide	21.0	m ²	\$75.00	\$1,575.00		100.00%	\$1,575.00			
3.	Tactile Warning Strips (0.6m by 0.6m)	20.0	ea	\$700.00	\$14,000.00		100.00%	\$14,000.00			
4.	Curb and Gutter at catchbasins or double catchbasins all types approx. 4.0m in length including sawcutting, removal of asphalt and concrete and disposal off site, reinstatement of boulevard with topsoil and sod, reinstatement of driveways, (all types) repairs to base asphalt and adjustment of catchbasins to finished asphalt.	16.0	ea	\$1,200.00	\$19,200.00				16		\$19,200.00
6.	Asphalt Driveway Aprons - 50mm HL3F over 200mm Granular 'A'	13.0	ea	\$1,500.00	\$19,500.00		100.00%	\$19,500.00			
7.	Topsoil and Sod Boulevards	6000.0	m ²	\$15.00	\$90,000.00	5000.0		\$75,000.00	1000		\$15,000.00
8.	Line Painting										
	a) Raised Pedestrian Crosswalks	1.0	L.S.	\$3,000.00	\$3,000.00					100.00%	\$3,000.00
9.	Station Street tree repairing and restoration estimated budget (to be determined)	1.0	L.S.	\$75,000.00	\$75,000.00					100.00%	\$75,000.00
10.	Boulevard Trees	38.0	ea	\$500.00	\$19,000.00		100.00%	\$19,000.00			
TOTAL SECTION J					\$431,625.00						
FINAL ROADS (STATION STREET)											