



NEW TOWN
ARCHITECTURE URBAN PLANNING CIVIL ENGINEERING

www.newtownservices.ca 250 860 8185

Date	06-Feb-20
Printed	19-Feb-20
Estimator	JP
Checked	KJ

McIver Road Improvements
West Kelowna, BC

Single Family Development
Off-Site Opinion of Probable Costs

CONSTRUCTION COST ESTIMATE SUMMARY

STORM SEWER	\$117,647
SANITARY SEWER	\$49,570
WATERWORKS	\$56,942
ROADWORKS	\$181,656
STREET LIGHTS	\$28,440
HYDRO/TEL CIVIL WORKS	\$30,360
HYDRO/TEL MATERIALS	\$50,000
CONNECTION COSTS, STREET SIGNS & PVM'T MARKINGS	\$8,144
<i>TOTAL COSTS</i>	<i>\$522,759</i>

Includes: McIver Road works & Infrastructure (200m) as per "Urban Local Road - 18.0m ROW"
Drawing No. 207, Works and Services Bylaw

Excludes: On-site works & servicing of Glen Eagles Phase III & IV

Note: McIver Road alignment has been revised from the Aplin Martin Drawing No. 103.
Revised alignment follows McIver Road ROW and results in a R-intersection with the on-site roadway from Glen Eagles Phase III & IV

Approved for Consideration of
Covenant Amendment
(CA3050232)
Refer to DWG 4083-001 Rev 1

Hard Costs	\$522,759
+ 10% Engineering	\$575,034.90
+ 25% Security	\$718,793.63

Note: These preliminary costs are based on specific assumptions and requirements and must be read in conjunction with the feasibility notes of which they form an integral part.



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STORM SEWER

MMCD	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
	SINGLE PIPE - NATIVE BACKFILL				
	<i>300 mm diameter</i>				
02721	0 - 2 m	lin.m.	6.0	\$170.50	\$1,023.00
	<i>450 mm diameter</i>				
02721	2 - 3 m	lin.m.	222.0	\$228.80	\$50,794.00
	BOX AND CSP CULVERTS - IMPORTED BACKFILL				
02723	900mm - Driveways	lin.m.	10.0	\$986.70	\$9,867.00
	MANHOLES and APPURTENANCES				
	<i>Bases & Tops</i>				
02725	1050 mm (Complete)	each	2.0	\$3,421.00	\$6,842.00
02725	1200 mm (FCMH)	each	1.0	\$7,950.00	\$7,950.00
	<i>Riser Sections</i>				
02725	1050 mm	v.m.	6.0	\$623.65	\$3,742.00
	<i>Appurtenances</i>				
02725	Re-bench Existing MH	each	1.0	\$1,357.35	\$1,357.00
02725	Drop Type MH Connection	each	1.0	\$4,070.77	\$4,071.00
	CATCH BASINS & LAWN DRAINS				
	<i>Catch Basins</i>				
02725	Single CB - Side Inlet	each	3.0	\$1,997.00	\$5,991.00
02725	Double CB - Side Inlet	each	1.0	\$3,994.00	\$3,994.00
02725	Adjust Top of Existing CB	each	1.0	\$493.35	\$493.00
	<i>Leads</i>				
02721	200 mm Lead - Native Backfill	lin.m.	48.0	\$91.00	\$4,368.00
	SERVICE CONNECTIONS & INSPECTION CHAMBERS				
	<i>Service Connections</i>				
02721	100 mm Single - Native Backfill	lin.m	14.0	\$121.44	\$1,700.00
	<i>Inspection Chambers</i>				
02725	200mm for 100mm to 200mm Service Connection	each	1.0	\$542.69	\$543.00

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STORM SEWER

MMCD	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
	DITCHES, SWALES & HEADWALLS				
02223	<i>Ditches & Swales</i> Ditch Regrading	lin.m.	180.0	\$32.89	\$5,920.00
02723	<i>Inlet & Outlet Structures</i> 300mm (Pipe Diameter)	each	1.0	\$4,341.48	\$4,341.00
	MISCELLANEOUS				
02721	Video Inspection - Main Pipes	lin.m.	222.0	\$5.06	\$1,123.00
	Tie-in to Existing Storm Sewer	each	1.0	\$3,528.09	\$3,528.00
	TOTAL STORM SEWER				\$117,647.00

ASSUMPTIONS/NOTES:

- McIver Road restoration included in "Roadworks" section
- Storm water detention/retention, quality, and flow rate control included in on-site works.
- Storm water stub provided to SE corner of Phase III property

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SANITARY SEWER

MMCD	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
02731	SINGLE PIPE - NATIVE BACKFILL <i>200 mm diameter</i> 2 - 3 m	lin.m.	215.0	\$139.00	\$29,885.00
	MANHOLES and APPURTENANCES				
	<i>Bases & Tops</i>				
02725	1050 mm (Complete)	each	2.0	\$3,421.00	\$6,842.00
	<i>Riser Shafts</i>				
02725	1050 mm	v.m.	5.0	\$575.58	\$2,878.00
	<i>Appurtenances</i>				
02725	Re-bench Existing MH	each	1.0	\$1,252.35	\$1,252.00
02725	Ramp Type MH Connection	each	2.0	\$1,377.59	\$2,755.00
	SERVICE CONNECTIONS				
	<i>Service Connections</i>				
02731	100 mm Single - Native Backfill	lin.m	10.0	\$111.32	\$1,113.00
	<i>Inspection Chambers</i>				
02725	200mm for 100mm to 200mm Service Connection	each	1.0	\$500.94	\$501.00
	MISCELLANEOUS				
	<i>Video Inspection - Main Pipes</i>	lin.m.	215.0	\$5.06	\$1,088.00
02731	Tie-in to Existing Sanitary Sewer	each	1.0	\$3,256.11	\$3,256.00
	TOTAL SANITARY SEWER				\$49,570.00

ASSUMPTIONS/NOTES:

- McIver Road restoration included in "Roadworks" section
- Sanitary sewer stub provided to SE corner of Phase III property

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WATERWORKS

MMCD	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
02666	WATER MAINS <i>Native Backfill</i> 200mm	lin.m.	200.0	\$170.50	\$34,100.00
02666	APPURTENANCES <i>Bends</i> 200mm	each	3.0	\$759.00	\$2,277.00
02666	<i>Gate Valves</i> 200mm	each	2.0	\$2,145.00	\$4,290.00
02666	<i>Reducers</i> 200mm - Maximum Dia.	each	1.0	\$253.00	\$253.00
02666	SERVICE CONNECTIONS <i>Residential</i> 25mm (Imp. Backfill)	lin.m.	8.0	\$58.19	\$466.00
02666	Curb Stop & Valve Box	each	1.0	\$197.34	\$197.00
02666	MISCELLANEOUS Fire Hydrants - Complete	each	1.0	\$5,600.00	\$5,600.00
02666	Water Main Testing & Sterilization	lin.m.	200.0	\$3.80	\$759.00
	Watermain Tie-in	each	1.0	\$7,500.00	\$7,500.00
02666	Concrete Thrust Blocks	each	2.0	\$750.00	\$1,500.00
	TOTAL WATER WORKS				\$56,942.00

ASSUMPTIONS/NOTES:

- McIver Road restoration included in "Roadworks" section
- Water main stub provided to SE corner of Phase III property

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ROADWORKS

MMCD	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
02111	CLEARING and GRUBBING Grubbing	Ha	0.40	\$12,548.80	\$5,020.00
	EXCAVATION, EMBANKMENT & COMPACTION				
	<i>Common Excavation</i>				
02224	Embankment Fill (Placed up to SG Elev)	cu.m.	3825.0	\$5.25	\$20,081.00
02224	Subgrade Preparation	sq.m.	2120.0	\$2.00	\$4,240.00
02224	Asphalt Removal	sq.m.	105.0	\$7.59	\$797.00
	<i>Pavement Structure</i>				
02233	Granular Base (100mm Lift)	sq.m.	1850.0	\$8.80	\$16,280.00
02234	Select Granular Sub-base (200mm Lift)	sq.m.	1850.0	\$13.20	\$24,420.00
	HOT-MIX ASPHALT CONCRETE PAVING				
02512	Saw Cut Asphalt	lin.m	35.0	\$6.33	\$221.00
	<i>Surface Course - Machine Placed</i>				
02512	50mm lift	sq.m.	2000.0	\$25.40	\$50,800.00
	SIDEWALKS, CURBS and GUTTERS				
	<i>Concrete - Broom Finished</i>				
02523	Sidewalk - 100mm (c/w Gr Base)	sq.m.	323.0	\$70.84	\$22,881.00
02523	Driveway - 120mm (c/w Gr Base)	sq.m.	20.0	\$75.90	\$1,518.00
	<i>Concrete - Curbs</i>				
02522	Barrier Curb with Gutter - with gravel & prep.	lin.m	235.0	\$113.85	\$26,755.00
	FENCING and GATES				
	<i>Fencing</i>				
02831	Remove and Reinstall Existing fences	lin.m	25.0	\$50.60	\$1,265.00
	REMOVALS, LANDSCAPING & ADJUSTMENTS				
	<i>Landscaping</i>				
02210	Topsoil Stripping, Stockpiling and Re-use	sq.m.	2000.0	\$2.00	\$4,000.00
02934	Hydraulic Seeding - Flat Areas	sq.m.	1150.0	\$1.27	\$1,455.00
02934	Hydraulic Seeding - Sloped Areas	sq.m.	600.0	\$2.53	\$1,518.00
	Adjust Top of Existing CB	each	1.0	\$404.80	\$405.00
	TOTAL ROADWORKS				\$181,656.00

ASSUMPTIONS/NOTES:

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STREET LIGHTS

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
	Regular green poles with LED cobra heads	each	5.0	\$1,933.00	\$9,665.00
	Streetlight bases, boxes, pedestals & wiring	each	5.0	\$3,755.00	\$18,775.00
	TOTAL ORNAMENTAL STREET LIGHTING				\$28,440.00

ASSUMPTIONS/NOTES:

- Restoration work is included in Roadworks items.

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HYDRO /TEL Civil Works

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
	Hydro/Tel Civil Works - Common Trench	lin.m	200.0	\$151.80	\$30,360.00
	TOTAL HYDRO/TEL				\$30,360.00

HYDRO/TEL MATERIALS

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
	Hydro/Tel - Materials	lin.m	200.0	\$250.00	\$50,000.00
	TOTAL HYDRO/TEL MATERIALS				\$50,000.00

ASSUMPTIONS/NOTES:

- Restoration work included in Roadworks.

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STREET SIGNS & PAVEMENT MARKINGS

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
	<i>Street Signs Installed by Municipal Forces</i>				
	Stop Sign (RA-1)	each	2.0	\$500.00	\$1,000.00
	Road Marker Sign	each	4.0	\$500.00	\$2,000.00
	<i>Pavement Markings Installed by Municipal Forces</i>				
	Stop Line	each	2.0	\$72.00	\$144.00
	Road Markings	lump sum	1.0	\$5,000	\$5,000.00
	TOTAL STREET SIGNS & PAVEMENT MARKINGS				\$8,144.00

ASSUMPTIONS/NOTES:

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