

Appendix H

Class “D” Cost Estimate



**Brookdale Ave.
7th Street Court to 14th Street West
Class "D" Construction Cost Estimate**

2025-06-27

ITEM #	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Removal of Curbs	5,250	m	\$30.00	\$157,500.00
2	Removal of Asphalt Roadway & Driveways	38,000	m2	\$6.00	\$228,000.00
3	Removal of Concrete Sidewalks	3,300	m2	\$20.00	\$66,000.00
4	Removal of Asphalt/Concrete Medians	1,100	m2	\$20.00	\$22,000.00
5	Removal of Catchbasin (Traffic Circle)	22	ea	\$1,500.00	\$33,000.00
6	Removal of Storm Sewers (Traffic Circle)	200	m	\$250.00	\$50,000.00
7	Asphalt Milling at Connections to Existing Roads	750	m2	\$25.00	\$18,750.00
8	Test Pits to Locate Existing Utilities	25	ea	\$1,000.00	\$25,000.00
9	Relocation of Existing Hydrant	8	ea	\$10,000.00	\$80,000.00
10	Adjustment of Existing Maintenance Hole Grate	40	ea	\$1,000.00	\$40,000.00
11	Adjustment of Existing Catchbasin Grate	35	ea	\$1,000.00	\$35,000.00
12	Adjustment of Existing Water Valve	20	ea	\$1,000.00	\$20,000.00
13	Adjustment of Existing Water Valve Chamber Grate	2	ea	\$1,000.00	\$2,000.00
14	Storm Sewer Main - 7th to 9th St & Roundabout	615.0	m	\$750.00	\$461,250.00
15	Storm Maintenance Hole - 7th to 9th St & Roundabout	4	ea	\$20,000.00	\$80,000.00
16	Storm Catchbasin & Lead - 7th to 9th St & Roundabout	30	ea	\$12,500.00	\$375,000.00
17	Pipe & Structure Insulation	1,000	m2	\$50.00	\$50,000.00
18	Asphalt Roadway	28,000	m2	\$125.00	\$3,500,000.00
19	Asphalt Cycle Track & Multi-Use Path (MUP)	3,500	m2	\$70.00	\$245,000.00
20	Asphalt Driveway Reinstatement/New	1,000	m2	\$85.00	\$85,000.00
21	Asphalt Parking Lot at St-Hubert	1,150	m2	\$85.00	\$97,750.00
22	Concrete Sidewalk	3,500	m2	\$150.00	\$525,000.00
23	Concrete Sidewalk w/ Tactile Strip	650	m2	\$850.00	\$552,500.00
24	TWSI Plates at Intersections	100	ea	\$400.00	\$40,000.00
25	Concrete Median	3,000	m2	\$150.00	\$450,000.00
26	Concrete Curb & Gutter	5,250	m	\$150.00	\$787,500.00
27	Concrete Curb at St-Hubert	200	m	\$150.00	\$30,000.00
28	Perforated Subdrain c/w Geotextile Sock	5,250	m	\$50.00	\$262,500.00
29	Topsoil & Sod Reinstatement	32,500	m2	\$20.00	\$650,000.00
30	Landscaping	1	LS	\$540,086.50	\$540,086.50
31	Retaining Wall & Guard at Scotiabank	150	m2	\$2,000.00	\$300,000.00
32	Pavement Markings	1	LS	\$25,000.00	\$25,000.00
33	Traffic Signal Modifications - 13th St. & Brookdale Ave.	1	LS	\$100,000.00	\$100,000.00
34	Traffic Signal Modifications - 9th St. & Brookdale Ave.	1	LS	\$175,000.00	\$175,000.00
35	Midblock Pedestrian Signal - Twelfth Street	1	ea	\$85,000.00	\$85,000.00
36	Midblock Pedestrian Signal - Roundabout	2	ea	\$100,000.00	\$200,000.00
37	Street Lighting Upgrades	1	LS	\$323,000.00	\$323,000.00
38	Traffic Signs	1	LS	\$10,000.00	\$10,000.00



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39	Traffic Control During Construction	1	LS	\$750,000.00	\$750,000.00
40	Dust Suppression During Construction	1	LS	\$50,000.00	\$50,000.00
41	Paid Duty Officer (PDO) Allowance	1	LS	\$25,000.00	\$25,000.00
42	Erosion and Sediment Control	1	LS	\$25,000.00	\$25,000.00
43	Relocation of Utility Poles	1	LS	\$380,000.00	\$380,000.00
44	Lump Sum for Other Requirements (~5%)	1	LS	\$500,000	\$500,000
	Sub-total, Construction				\$12,456,836.50
	Contingency	20	%		\$2,491,367.30
TOTAL CONSTRUCTION (excluding HST)					\$14,948,203.80

See notes/exclusions/assumptions on next page.



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Notes/exclusions/assumptions:

1. Class D Estimate Definition: Class 'D' estimate provides an indication of the total cost of the project, based on the user's functional requirements to the degree known at the time. It is based on historic cost data for similar work, suitably adjusted for such factors as: location, risk, quality, size and time. All related factors affecting cost are considered to the extent possible. Such an estimate is strictly an indication (rough order of magnitude) of the project total cost and completion date. This estimate is used to establish the indicative estimate for Preliminary Project Approval. The expected degree of accuracy is 20 to 30%.
2. The following are not included in the estimate:
 - a. Relocation of the existing 600mm \varnothing watermain located on the west side of the existing traffic circle;
 - b. Reconstruction of existing municipal infrastructure (sanitary sewers & forcemains, watermains, storm sewers);
 - c. Off-site infrastructure improvements (if required);
 - d. Rock excavation, boulder removal, sub-excavation of unsuitable soils, sub-excavation and remediation of contaminated soils and/or groundwater (if required);
 - e. Land acquisition costs (surveying, legal fees, appraisal, property owner compensation);
 - f. Design costs such as surveying, geotechnical investigation, soil characterization, past use assessment, archeological assessment, preliminary & detailed design, other studies & reports;
 - g. Site inspection, contract administration, materials testing;
 - h. Cost of permits & approvals.
3. Roadway cost is based on 120mm of asphalt at \$165/ton, 150mm Granular "A" at \$26/ton, 600mm Granular "B" at \$25/ton and excavation at \$30/m³ as per City of Cornwall design standards for arterial roadway.
4. Asphalt cycle track cost is based on 50mm of asphalt at \$180/ton, 150mm Granular "A" at \$28/ton, 300mm Granular "B" at 27/ton and excavation at \$30/m³. Higher unit rates were used due to lesser production rates comparatively to roadway work.
5. Commercial driveway and new parking lot cost is based on 90mm of asphalt at \$180/ton, 150mm Granular "A" at \$28/ton, 300mm Granular "B" at 27/ton and excavation at \$30/m³. Higher unit rates were used due to lesser production rates comparatively to roadway work.
6. Based on 2025 dollars.