

Attachment #2

Greystone Manor Deficiency Cost Estimate (Rev 1, Aug 2017)

Item No.	Description	Recommendation	Unit	Quantity	Unit Price	Total	Comments
1	Regulatory Yield sign boxes and missing street identification blades (Greystone Drive)	Repair regulatory sign post, install new street ID on separate post.	LS	1	\$600	\$600	
11	87 PUL missing bollards at NW entrance (residents using for RV storage access)	Add bollards on north end. May require discussion with homeowner as bollards will limit access.	each	2	\$1,500	\$3,000	
14	Lot 73 and 74 back of lot swale not constructed	Recommend leaving swale on Lot 74 unconstructed to avoid disturbing established landscaping and fencing. Start concrete swale at lot line between 73 and 74. Construct concrete swale along entire back lot line of Lot 73. Include grading, base, topsoil and seed on remainder of drainage easement in cost per final meter.	LM	70	\$200	\$14,000	
17	80 MIA/PUL not constructed	80 MB between lots 73 and 81 is within 0.3m of approved lot grades. Width of MB to be graded, topsoiled, and seeded. Swale along back of lot included in Item 18.	m ²	660	\$15	\$9,900	
18	Back of lot 81 grass swale not constructed	Drawings indicate grass swale - Concrete swale recommended as per GMS5 along with ESC measures at ravine discharge location. Construct concrete swale along back of Lot 81 (2 locations). Include grading, base, topsoil and seed on remainder of drainage easement in cost per final meter.	LM	80	\$200	\$16,000	
20	PUL 70 and 71 grading and seeding	Grading and seeding to be completed along pipeline R/N; ensure positive drainage	m ²	2240	\$3	\$6,720	
22	PUL 44 drainage	Grass drainage swale to be constructed along one (south) side of driveway along lot 75 to accommodate drainage into PUL 71. (As per 44 PUL cross section detail on Aug #13)	LM	116	\$60	\$6,960	
23	Reference item #14. Catch basin constructed, swales not defined	As-built rim elevation of CB is 685.13 with invert at 682.99. Pond HWL is 684.5. There is 0.63m of freeboard from the high water level to the CB rim, indicating that the lot will not flood in a 1:100 year event. There does not appear to be a drainage easement registered on title that protects the catch basin. The easement width should be a minimum 7m wide to encompass the catch basin that is currently 4.5m from the property line. A gate to PUL 71 should be provided for access by the County for maintenance. Missing grade on discharge to pond should be added for safety.	LS	1	\$1,000	\$1,000	Cost for supply and installation of grate only. Concrete swale costs are included under item 14. Legal survey and plan registration for the drainage easement is included under engineering costs at the bottom of the spreadsheet.
37	Regulatory Yield sign leaning and missing street identification blades (Greystone Drive)	Repair regulatory sign post, install new street ID blades on separate post.	LS	1	\$500	\$500	
40	Reinforced matting bunching and swelling	Remove and replace where necessary. Install appropriate anchoring (see MPE Deficiency list attached)	LS	1	\$55,000	\$55,000	See attached deficiency estimate for Gabriel Construction
44	55 MB paving stones around storm manhole perimeter lifting and breaking away causing tripping hazard. Side slopes adjacent to lots 54 & 55 are incomplete and appear to be sluffing due to steep side slopes	Remove broken pavers and place gravel around the manhole perimeter. Side slopes need to be improved to 3:1 backslope. Topsoil and seed slopes.	LS	1	\$1,000	\$1,000	
45	Back of lot grass swale not constructed on Lot 59	Lot 59 back of lot swale to be constructed to ensure positive drainage into PUL 69	LM	40	\$60	\$2,400	
58	Grass swale at back of lot 20-22 Incomplete	Swale to be redefined (graded and seeded) to drain into catch basin on lot 22. This swale has been established on numerous occasions however, builders continue to stockpile within the easement	LM	140	\$60	\$8,400	
60	Regulatory Yield sign is installed too high, street ID blades installed on regulatory post	Lower regulatory sign, install street ID blades on separate post	LS	1	\$500	\$500	
64	Contractor paved over sanitary manhole	Cut pavement and raise manhole frame cover so it is flush with final lift of asphalt. Patch asphalt.	LS	1	\$2,000	\$2,000	
72	MR 63 and 9 Incomplete	MR 63 was surveyed and appears higher than the proposed lot grades but still provides positive drainage for the split lot grade configuration. No major grading is necessary. MR 9 matches proposed lot grades at the front of lot. One low area at approximately mid-lot may require 0.3m of fill to obtain positive grade to the back of lot. Grade, groom, install topsoil and seed accordingly.	m ²	800	\$15	\$12,000	
75	Regulatory Yield sign is too high	Lower regulatory sign and cut down post to proper height	LS	1	\$300	\$300	
79	STOP sign installed on concrete block	Regulatory stop sign to be permanently installed on brick wavy base and galvanneal post	LS	1	\$300	\$300	
80	Backslopes address sign not supplied/installed	Supply and install standard subdivision address sign	LS	1	\$2,000	\$2,000	
81	T-bollard missing at 55MB (boat launch)	Supply and install T-bollard	LS	1	\$1,500	\$1,500	
SUB-TOTAL (Supply and Installation)							\$34,080
Engineering and Project Management							
					Survey	\$1,800	Already completed for prelim design.
					Planning and Project Management	\$1,000	
					Detailed Design	\$4,500	
					Tendering	\$2,000	
					Construction Survey	\$2,500	One mobilization of survey crew to establish baseline for swale construction.
					Legal Survey and Plan Registration (Lots 72 and 73)	\$3,400	Assumes posts need to be re-established. If posts are there, fee can be reduced to \$2,900. Includes preparation of plan and registration at LTO.
					Construction Management	\$3,000	Assumes 14 hrs of field PM and 6 hrs of senior engineer.
					Contingency (10%)	\$3,400	
					TOTAL (Non-Asphalt Deficiencies)	\$179,680	

General Notes:

1. Lots 58-62 are very low and will require significant fill to meet required lot grades. Price has not been included above.
2. Estimate does not include engineering costs already incurred for initial inspection, deficiency list and cost estimate.