



Municipality of Mississippi Mills

SPECIAL COUNCIL AGENDA

Thursday, September 26, 2019
10:00 a.m.

Council Chambers, Municipal Office

PLEASE REMEMBER TO SET YOUR CELL PHONE TO SILENT AND THAT NO RECORDING DEVICES ARE PERMITTED.

- A. CALL TO ORDER
- B. ATTENDANCE
- C. APPROVAL OF AGENDA
- D. DISCLOSURE OF PECUNIARY INTEREST
- E. REPORTS

Roads and Public Works

- a. Almonte Downtown Revitalization

Pages 2-23

Recommendation

That Council provide direction for the Almonte Downtown Revitalization in order that the detailed design be completed.

- F. CONFIRMATORY BY-LAW - 19-87
- G. ADJOURNMENT

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: September 26, 2019
TO: Committee of the Whole
FROM: Guy Bourgon, P. Eng., Director of Roads and Public Works
SUBJECT: **Almonte Downtown Revitalization**

RECOMMENDATION:

THAT Council provide direction for the Almonte Downtown Revitalization in order that the detailed design be completed.

BACKGROUND:

In 2015, the Municipality undertook an Environmental Assessment of the Almonte Downtown Core which was predicated on infrastructure, both above and below ground, having reached the end of its lifespan. Underground piping dates back to 1930, while above grade infrastructure such as sidewalks and road surface are in poor condition, and both are in need of replacement. Considerable public consultation occurred as part of this assignment undertaken by Parsons with respect to what the stakeholders wanted to see as part of a new Almonte Downtown, with the final concept plan presented focusing on the desires of the majority of businesses and members of the public involved in the process.

On August 24th, 2017, Council held a special meeting to provide final direction to staff in order to move ahead with a detailed design for the Almonte Downtown Revitalization. Council had previously requested staff look at efficiencies and opportunities to lower the cost of the project from the over \$20 million estimated by Parsons. Some of the direction provided by Council at the special meeting included limiting the assignment to the works northwest of Bridge Street (Mill Street, Little Bridge Street, Brae Street, High Street), deletion of unit pavers in favour of more cost effective surfaces, re-use of street lighting, maintaining bench numbers and pursuing the removal of the Little Bridge Street railway trestle in favour of an at-grade crossing with no height restrictions. The plan presented also included an improved pedestrian environment and additional landscaping. New accessible benches, bike racks and waste containers (garbage and recycling) were procured and installed in 2018 as a result of receiving the Main Street Revitalization grant in the amount of \$49,200.

On the basis of Council's direction, Jp2g Consultants were awarded the assignment for the detailed design which they commenced in 2018 and are looking to finalize in 2019. In order to do so, a reconfirmation of the previous direction of the former Council is appropriate as the drawings are now at the 60% design stage and further public consultation has taken place.

On September 17th, 2019, Council directed staff to proceed with the design based on the Little Bridge Street trestle remaining in place. Council further requested that a special meeting of Council be convened to allow current Council to review the design and make any further changes as they see fit prior to the design being finalized.

DISCUSSION:

Below grade infrastructure was installed circa 1930 (approximately 90 years ago). The vitrified clay sanitary sewer through the downtown is a major collector which transmits the sewage from much of the Almonte lands east of the river and a smaller amount on the west side of the river to the Gemmill's Bay Sanitary Pumping Station where the sewage is then pumped to the Wastewater Treatment Plant. Failure of this infrastructure is therefore of great concern as it has the potential to impact much of Almonte.

Vitrified clay sanitary sewers have an expected lifespan of 50-60 years. The existing downtown sanitary sewer is well beyond this expected lifespan and is characterized by cracked pipes, poor joints, and significant areas of infiltration. Most recently a section of sanitary sewer on Brae Street collapsed and a repair was effected. The cast iron watermain within the downtown also dates back to 1930, and has also exceeded its lifespan of 50-80 years. As cast iron ages, it becomes more brittle and prone to breaks when the ground around it shifts, and joints begin to fail more frequently. Failures of either sanitary sewers or watermain can also have significant negative impact on downtown businesses.

It is therefore not recommended to proceed with a renewal of pavement and sidewalk infrastructure without the renewal of the underground infrastructure. Newer materials have a life expectancy of 80+ years, and will alleviate infiltration issues through the downtown which will in turn liberate capacity in the sanitary infrastructure, especially during the early spring when sanitary flows are highest. It should also be noted that one section of sanitary sewer between Little Bridge Street and Water Street will need to be upsized as per the Water Wastewater Master Plan within the next 5 years to handle additional flows brought on by development.

Surface works are at the discretion of Council and were previously determined through the Environmental Assessment completed for the downtown. As the EA resulted in a very high cost design as outlined in the attached Class D estimates prepared by Parsons, many changes were recommended by previous Council to reduce the cost (noted in the above background section). Staff has highlighted the line items which will be more greatly reduced or eliminated by these changes. Staff has also highlighted the sections of the overall plan which will no longer be proceeding as part of the detailed design. This includes parts of Phase 2 (Bridge Street, OVRT) and all of Phase 3 (Bridge Street and the area east of Bridge Street).

It should be noted that the detailed engineering assignment presently underway is well under the amount forecasted in the Parsons estimate. HST amounts are also shown at 13% but the Municipality's net HST amount is 1.76%, resulting in a further lowering of the overall cost. Our current consultant will be producing a more accurate cost estimate related to the detailed design as the design nears 90% completion.

In order for Council to appreciate the magnitude of the reductions to date, staff has modified the Parsons table to reflect the above-noted changes, as well as reducing contingency levels to 20% from 40% at this stage as there are less unknowns due to the investigations that have been undertaken by our consultant. Please note that the monetary amounts shown still reflect 2017 pricing in order for the comparison to be relevant.

#	Description	Phase 1	Phase 2	Total
10	General	87,740	68,840	156,580
20	Utilities and Services	768,318	752,679	1,520,997
30	Roadworks	1,717,685	2,234,528	3,952,213
40	Stormwater	207,588	303,341	510,929
	Subtotal for construction	2,781,331	3,359,388	6,140,719
50.01	Property Costs			
50.02	CA & Inspection	300,000	300,000	600,000
50.03	Project Management	300,000	300,000	600,000
50.04	Misc. Soft Costs + Permits	255,943	242,157	498,100
50.05	Contingency	556,266	671,878	1,228,144
	Total Project Cost	4,193,540	4,873,423	9,066,963
	Total Cost + net HST	4,267,347	4,959,195	9,226,542
*Note:	2017 Pricing			

In order to avoid additional design fees, it is appropriate at this time for Council to review the 60% design and make any changes to the design as is desired. Final direction can then be provided to the consultant to complete the detailed design.

FINANCIAL IMPLICATIONS:

As outlined in the report.

CONCLUSION:

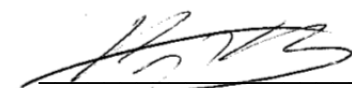
In order for the design consultant to complete their detailed design, Council will need to provide clear direction to Staff regarding changes, if any, that they wish to have made to the surface works proposed for the Almonte Downtown Core.

All of which is respectfully submitted,

Approved by,

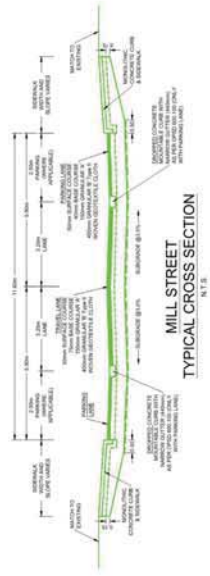

 Guy Bourgon

P.Eng., Director of Roads & Public Works


 Ken Kelly

Chief Administrative Officer

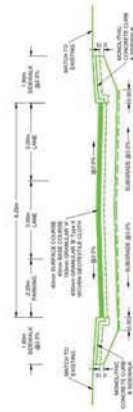




MILL STREET

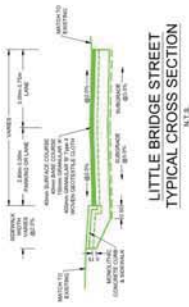
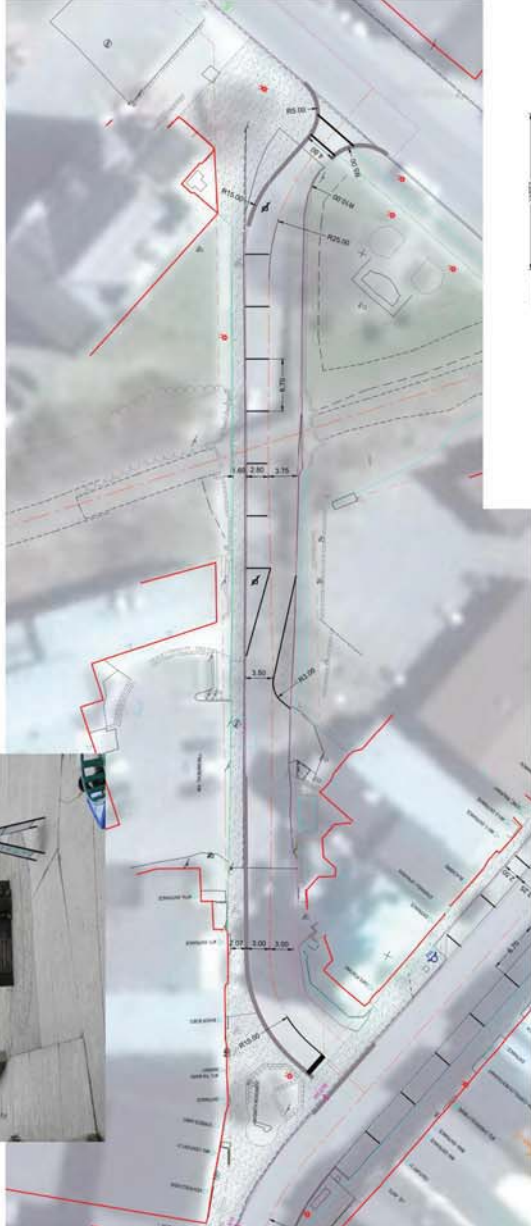


BRAE STREET & HIGH STREET



BRAE STREET
TYPICAL CROSS SECTION
 STNS: 3+050 - 3+125
 N.T.S.

Due to the Council direction to keep the trestle, direction is required as to what Council would like to see with respect to this street. This includes one-way vs. two-way travel, and parking. Please note that the retaining walls will preclude passengers from opening doors if parking remains as shown. Two-way traffic must remain from Mill Street to Thornburn Mills as large vehicles cannot go under the trestle.



LITTLE BRIDGE STREET



MISSISSIPPI MILLS
 MISSISSIPPI MILLS CONSULTANTS INC.
 MISSISSIPPI MILLS CONSULTANTS INC.
 MISSISSIPPI MILLS CONSULTANTS INC.

ALMONTE STREETSCAPE
 MISSISSIPPI MILLS, ON

CONCEPTUAL LANDSCAPE DESIGN
 APRIL 30, 2019

3D CONCEPT RENDERINGS



Looking west on Mill Street



Looking east on Mill Street



Crosswalk at Heritage Court

TREE SPECIES



CELEBRATION MAPLE



REDPOINTE MAPLE



MAIDENHAIR TREE



THORNLESS HONEYLOCUST



KENTUCKY COFFEE TREE



LITTLE LEAF LINDEN



VALLEY FORGE ELM

SHRUBS + GRASSES



Twist & Shout Hydrangea



Feather Reed Grass



Prarie Dropseed

PERENNIALS



Mountain Sandwort



Rauch-Leafed Bellflower



Kim's Knee High Coneflower



Black-Eyed Susan

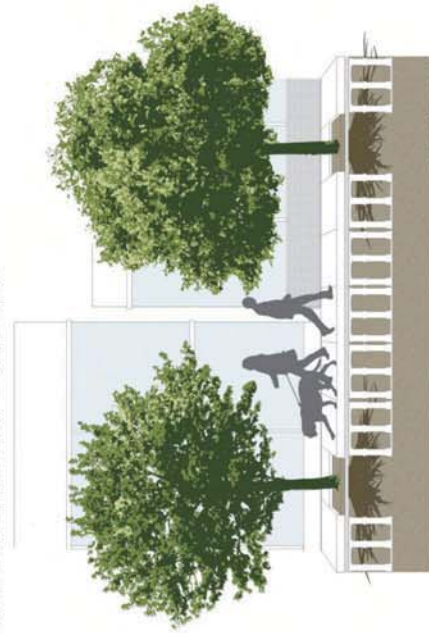


White Swan Coneflower



Blanket Flower

STREET TREE PLANTING + SOIL CELLS



Source: Deetroit.com

Soil Cells permit the materials (including soil) below hard surfaces like road and sidewalk, to remain uncompacted, which allows their roots adequate space to access the air and water they need to keep the trees alive. Irrigation is recommended or manual regular deep root watering to ensure the trees' long-term success.



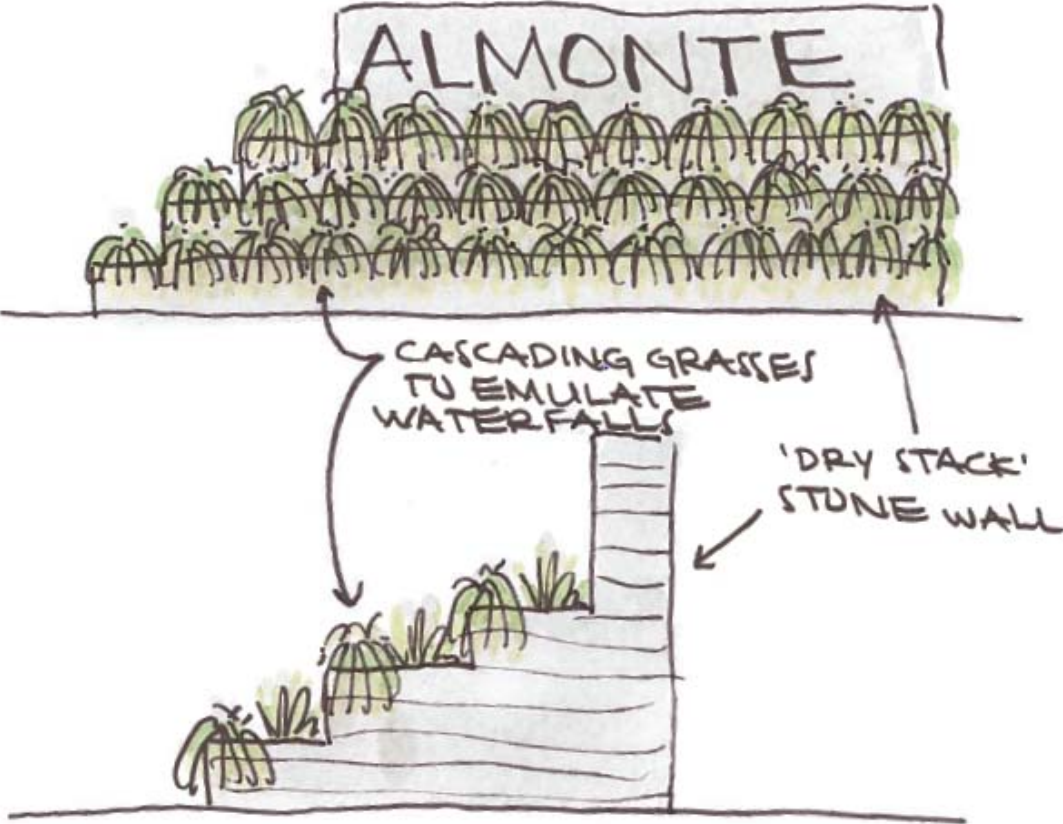
CONCEPTUAL LANDSCAPE DESIGN
APRIL 30, 2019

UTRECHT
ALMONTE STREETSCAPE
MISSISSIPPI MILLS, ON

ARNPRIOR DOWNTOWN RECONSTRUCTING LANDSCAPING 2016/2017



GATEWAY OPTION 1



INSPIRED BY: CANADIAN SHIELD, WATERFALLS

February 8, 2017

Guy Bourgon, P.Eng.
 Director of Roads and Public Works
 Municipality of Mississippi Mills
 3131 Old Perth Rd, PO Box 400
 Almonte, Ontario, KOA 1A0

Subject: Almonte Downtown Core Infrastructure Renewals – DRAFT Class D Cost Estimates

Dear Guy,

Parsons Inc. was retained by the Municipality of Mississippi Mills to undertake Class D cost estimates for the three proposed phases from the Parsons January 2017 report for the Almonte Downtown Core Infrastructure Renewal project. As discussed in the report, the project will need to be implemented in manageable phases. The following **Table 1** details the three recommended phases which formed the basis of the attached DRAFT Class D cost estimates:

Table 1: Three phases for implementation of the project

PHASE 1	PHASE 2	PHASE 3
<p>Phase 1A: Lower Mill Street The Mill Street / Almonte Street intersection modifications and the underground servicing replacement along Lower Mill Street. Surface reconstruction to move eastward from Mill Almonte Street to west of Brae Street.</p> <p>Phase 1B: Upper Mill Street Surface reconstruction for Mill Street from west of Brae Street to Bridge Street. This would also include the northern-most part of Brae Street near the Mill Street intersection and the area surrounding the Naismith statue at the Little Bridge Street intersection.</p>	<p>Little Bridge Street Removal of the railway bridge crossing over the street. Underground servicing replacement to occur along the street (water, sanitary, storm). Regrading of land on each side of Little Bridge Street to accommodate a new winding, sloping multi-use pathway. Regrading of street to match existing sidewalk grade, followed by surface reconstruction.</p> <p>High Street Underground servicing replacement to occur along the street (water, sanitary, storm), followed by surface reconstruction.</p> <p>Bridge Street (between Mill Street and High Street) Underground servicing replacement to occur along the street (water, sanitary), followed by surface reconstruction.</p>	<p>Bridge Street (between Mill Street and Water Street) Underground servicing replacement to occur along the street (water, sanitary), followed by surface reconstruction.</p> <p>Mill Street (between Bridge Street and the Public Library Parking Lot) Surface reconstruction to occur along the street.</p> <p>Public Library Parking Lot Surface reconstruction to occur within this space. Regrading of land along the rail corridor to accommodate a new winding sloping multi-use pathway.</p>

Almonte Downtown Core Infrastructure Renewals – Class D Cost Estimates

The attached drawing illustrates the boundaries that were used in performing the three cost estimates. A summary of the cost estimates is included below. For a more detailed version of the cost estimates for each phase please see the individual Class D cost estimates included with this letter.

#	Description	Phase 1	Phase 2	Phase 3	Total
10	General	87,740	68,840	85,640	242,220
20	Utilities and Services	768,318	752,679	533,371	2,054,368
30	Roadworks	2,592,685	2,334,528	3,184,159	8,111,372
40	Stormwater	207,588	303,341	182,008	692,937
	Subtotal for construction	3,656,331	3,459,388	3,995,178	11,100,897
50.01	Property Costs				
50.02	Engineering, Design, CA, & Insp.	548,450	518,908	597,777	1,665,135
50.03	Project Management	548,450	518,908	597,777	1,665,135
50.04	Misc. Soft Costs + City	255,943	242,157	278,962	777,063
50.05	Contingency	1,462,532	1,383,755	1,594,071	4,440,359
	TOTAL PROJECT COST	6,471,706	6,123,117	7,053,765	19,648,599
	TOTAL COST + HST @13%	7,313,028	6,919,122	7,970,755	22,202,904

The following is a list of assumptions that were made:

General assumptions for all three phases:

- Property requirements and easement costs were not included.
- Unit prices based on 2016 City of Ottawa Spec Code Listing and/or recent contract values based on projects with similar size and scope. Actual unit rates experienced in Mississippi Mills may vary.
- HST or other applicable taxes are calculated at 13%.
- No site specific geotechnical information was available so the cost estimate is based on information provided in the Golder report 1539488-1000 dated October 2015. Additional geotechnical investigations will be required prior to preliminary and detailed design. Costs for geotechnical investigations have not been included in the analysis.
- Road structure (granular and asphalt requirements) are assumed based on typical arterial road design. Actual road structure requirements will be site specific to be confirmed by geotechnical analysis.
- Utility costs are a rough estimate based on previous projects of a similar size and scope but will need to be confirmed with the various utilities once detailed design is undertaken.
- Calculations for earth excavation do not include allowance for impacted soil handling costs. Contaminated materials need to be confirmed in future EA studies.
- It is assumed general costs such as traffic management, public art, and the gateway feature are included within the estimate for "Miscellaneous Soft Costs + City" item.
- Multi-use pathway costs assume a heavy duty multi-use pathway is required to allow for service vehicles.
- Calculations for excavation to install site services assumes that there are no unsuitable subgrade conditions. If unsuitable subgrade is encountered below invert level then additional excavation to remove the unsuitable fill and replace it with OPSS Granular B Type I or II would be considered an additional cost.
- No costs were carried for dewatering. A hydrogeological survey will be required to assess the rate of groundwater pumping required. No costs were carried to cover this hydrogeological survey.
- It is assumed that permitting costs are included within the Miscellaneous Soft Costs item.
- A Phase II ESA will need to be conducted due to the existence of as many as 13 areas of potential environmental concern (APEC). No costs have been included for this ESA Phase II.
- Limited estimates were included for rock excavation for sewers only. Roads assume only earth excavation is required because the October 2015 Geotechnical Overview report indicated that bedrock is likely 2-3 meters deep. Additional site specific borehole data is required to confirm this assumption.

15. Costs for street lighting are a rough estimate only and will need to be refined as part of the detailed design process.
16. It is assumed that each phase will be done in a separate year and may not involve the same contractor thus resulting in additional field office, pedestrian control, traffic control, erosion and sediment control plan, and other general costs.
17. Exact quantities of street trees and street furnishings will need to be verified at detailed design to avoid underground utility conflicts.
18. New sanitary sewers or watermains assume that no new services are required to be connected at this time.
19. One hydrant is required approximately every 90-125m of pipe.
20. A lead 5m long is required per hydrant.
21. The contractor would be supplying temporary water service.
22. Catchbasins require a 5m lead.
23. Costs listed for pavers include granular, concrete, and rebar costs.
24. Based on previous meetings the existing watermain and sanitary sewers may share the same trench. For this replacement estimate we have assumed separate trenches. For the cost estimate we assumed the same (existing) trench would be used for watermain and then a new trench would be constructed for sanitary and storm. So only the new 300mm watermain + sanitary + storm have new trenches and thus bedrock removal.
25. Line painting and signage were combined as a lump sum estimate and include pavement markings, crossings, stop bars, and miscellaneous street signs but not the gateway sign.

Phase 1 assumptions:

1. Although not shown on the drawing it is assumed that some additional work will be required along Almonte Street to connect an early warning signal for the pedestrian crossing signal to be located at the Almonte / Mill Street intersection. This additional cost is not included in this estimate nor is any cost for excavation and burying of any conduits to connect to this warning signal.
2. No costs were carried for relocation or connection of services for the temporary structures (e.g. ice cream store) on the north side of Mill Street.
3. No costs were included for the Gateway Entry feature other than an assumption that this cost would be a part of the Miscellaneous Soft Costs item.
4. For consistency of construction of the intersection crosswalk the Mill / Bridge Street intersection was left for phase 3.

Phase 2 assumptions:

1. It was assumed that only reinstatement of greenspace was required rather than full grading and landscaping for the park area adjacent to the MUP.
2. It was assumed that the rail bridge abutments would remain in place. A review of grades should be conducted if the abutments are to be removed.
3. It was assumed that portions of the High Street parking facility are only resurfacing rather than full depth paving.
4. Cycle track widths were estimated but green painted lanes were not assumed.
5. Modifications that may be required to the existing bridge structure at the north end of the MUP were not included within this cost estimate and are assumed to be part of a separate project.

Phase 3 assumptions:

1. It was assumed that detailed grading and landscaping for the park area within phase 3 was required and is reflected in various landscaping, earth excavation, topsoil, and sodding estimates.
2. It was assumed that the library parking lot only requires resurfacing.
3. It was assumed that no modifications are required at the bridge abutment at the north boundary on Bridge Street.

Please let me know if you require any more details.

Sincerely,



Gregory Hawke, B.Eng., PMP, LEED AP BD+C
Project Manager
Roads and Structures

c.c. Stephen Stirling, MCIP, RPP
Ron Clarke, MCIP, RPP

encl.: Downtown Almonte Recommended Plan – Phasing
Phase 1 Class D cost estimate
Phase 2 Class D cost estimate
Phase 3 Class D cost estimate

PARSONS
CONSTRUCTION COST ESTIMATE

Project #: 602859

Contract #:

Subject: Almonte Downtown Core Infrastructure Renewal - Class D Cost Estimate (Phase 1)

Location: Lower Mill Street and Upper Mill Street

Made By: GAH

Date: 8-Feb-17

Checked By: FL

#	Description	Unit	Estimated Quantity	Unit Price	Total	Reference
10	General					
10.01	General					
01	Field Office	week	30	488.00	14,640.00	
02	Traffic Control & Temporary Signage	LS	1	25,000.00	25,000.00	
03	Police Assistance at Intersections	hr	110	210.00	23,100.00	
04	Pedestrian Control	LS	1	15,000.00	15,000.00	
05	Erosion and Sediment Control	LS	1	10,000.00	10,000.00	
20	Utilities and Services					
20.01	Utilities					
01	Hydro	LS	1	50,000.00	50,000.00	
02	Telecom	LS	1	50,000.00	50,000.00	
03	Cable	LS	1	50,000.00	50,000.00	
04	Gas	LS	1	50,000.00	50,000.00	
20.02	Sanitary Sewers					
01	Cleaning and televising sewers	m	886.5	6.00	5,319.00	
02	250 mm PVC pipe sanitary sewer, class SDR 35	m	52.0	335.00	17,420.00	
03	525 mm Conc.Pipe Sanitary Sewer CSA A257.2	m	105.9	580.00	61,422.00	
04	600 mm Conc.Pipe Sanitary Sewer CSA A257.2	m	137.6	590.00	81,184.00	
05	1200 mm Dia. Round Sanitary Maintenance	ea	8.0	5,950.00	47,600.00	
06	Removal of existing pipe sanitary sewer system	m	295.5	55.00	16,252.50	
20.03	Connection to Existing Sanitary Sewer				-	
01	Connection into existing sanitary maintenance	ea	4.0	2,725.00	10,900.00	
20.04	Trenching and Backfilling					
01	Rock excavation for sanitary sewer	m3	323.7	86.00	27,833.90	
02	Select Subgrade Material for Trench Backfill	m3	323.7	28.00	9,062.20	
20.05	Miscellaneous Sanitary Sewer					
01	Reconnection of sanitary services	ea	24.0	690.00	16,560.00	
20.06	Watermain				-	
01	150mm Watermain, PVC, CL 150, DR-18 including	m	370.0	400.00	148,000.00	
02	150mm Gate valve & valve chamber, W3	ea	6.0	1,350.00	8,100.00	
03	Fire hydrant, W19	ea	3.0	5,300.00	15,900.00	
04	150 mm hydrant lateral	m	15.0	290.00	4,350.00	
05	Removal of existing watermain	m	370.0	55.00	20,350.00	
20.07	Connection to Existing Watermain				-	
01	Connection into existing watermain	ea	6.0	2,725.00	16,350.00	

#	Description	Unit	Estimated Quantity	Unit Price	Total	Reference
20.08	Trenching and Backfilling					
01	Additional excavation and backfill	m3	226.6	54.00	12,234.32	
20.09	Miscellaneous Watermain				-	
01	Reconnection of water services	ea	24.0	690.00	16,560.00	
02	Temporary water services	LS	2.0	16,460.00	32,920.00	
30	Roadworks				-	
30.01	Clearing and Removals				-	
01	Clearing and grubbing	m ²	30	11.00	330.00	
02	Earth Excavation - Grading, including all Removals	m ³	3741	50.00	187,050.00	
03	Removal of Asphalt Pavement	m ²	2451	20.42	50,049.42	
30.02	Signals					
01	Traffic Plant	LS	0	250,000.00	-	
02	Pedestrian Crosswalk at Almonte Street	ea	1	200,000.00	200,000.00	
30.03	Street Lighting					
01	Street Lighting	LS	1	250,000.00	250,000.00	
30.04	Pavement Structure				-	
01	Surface lift: SP 12.5, PG 58-34 (50mm)	t	199	380.00	75,582.00	
02	Base Lift: SP 19, PG 58-334 (100mm)	t	398	220.00	87,516.00	
03	Granular 'A' (150mm depth)	t	952	31.00	29,512.00	
04	Granular 'B' Type II (600mm depth)	t	3322	25.00	83,050.00	
30.05	Sidewalks, Medians, Islands, and Curbs				-	
01	Monolithic Concrete Curb and Sidewalk, Median,	m ²	80	71.00	5,680.00	
02	Concrete Curb	m	30	88.00	2,640.00	
03	Modified Mountable Curb	m	737	115.00	84,755.00	
04	Concrete Unit Pavers on Granular Base (Sidewalk)	m ²	3247	150.00	487,050.00	
05	Concrete Unit Pavers on Concrete Base	m ²	1261	230.00	290,030.00	
06	Concrete Unit Pavers on Granular Base	m ²	133	150.00	19,950.00	
07	Tactile walking surface indicators (TWSI)	m ²	12	1,200.00	14,400.00	
08	Pedestrian railing - steel	m	30	365.00	10,950.00	
09	Concrete retaining wall	m ³	0	705.00	-	
30.06	Adjustments and rebuilds					
01	Adjusting or Rebuilding of Valve Boxes, any size,	ea	5	444.00	2,220.00	
02	Adjusting or Rebuilding Maintenance Holes and Valve Chambers, any size, any type	ea	10	550.00	5,500.00	
03	Adjusting or Rebuilding Catch Basins, any size, any type including twin	ea	7	540.00	3,780.00	
30.07	Signs and Pavement Markings					
01	Signage and Pavement Markings	LS	1	5,000.00	5,000.00	
30.08	Landscape				-	
01	Street Trees (100mm cal.)	ea	48	700.00	33,600.00	
02	Understory Planting (grasses @ 0.3m spacing)	ea	0	30.00	-	
03	Soil Cells (per tree)	ea	48	5,000.00	240,000.00	
04	Sod	m ²	0	18.00	-	
05	Topsoil	m ³	0	81.00	-	

#	Description	Unit	Estimated Quantity	Unit Price	Total	Reference
06	Tree paver grate	ea	48	1,500.00	72,000.00	
07	Tree guard	ea	48	1,200.00	57,600.00	
08	Benches	ea	38	3,000.00	114,000.00	
09	Bike rings	ea	20	1,100.00	22,000.00	
10	Bollards	ea	95	1,200.00	114,000.00	
11	Trash receptacles	ea	20	1,200.00	24,000.00	
30.09	Subdrains					
01	Subdrains	m	730	28.00	20,440.00	
40	Stormwater drainage				-	
40.01	Storm sewers				-	
01	Cleaning and televising sewers	m	846.6	6.00	5,079.60	
02	250 mm dia. PVC pipe storm sewer - class SDR 35	m	6.7	315.00	2,110.50	
03	300 mm PVC pipe storm sewer - class SDR 35	m	108.1	320.00	34,592.00	
04	375 mm PVC pipe storm sewer - class SDR 35	m	107.4	325.00	34,905.00	
05	600 mm x 600mm PCC Catchbasin	ea	12.0	4,330.00	51,960.00	
06	200 mm di. PVC catchbasin lead - SDR 35	m	60.0	335.00	20,100.00	
07	1200 mm dia. Storm Maintenance Hole	ea	3.0	5,000.00	15,000.00	
08	Removal of existing pipe storm sewer system	m	282.2	55.00	15,521.00	
40.02	Connection to existing storm sewer					
01	Connection into maintenance holes, catch basins,	ea	2.0	660.00	1,320.00	
40.03	Trenching and Backfilling					
01	Rock Excavation for Storm Sewer	m3	236.8	86.00	20,368.24	
02	Select Subgrade Material for Trench Backfill	m3	236.8	28.00	6,631.52	
Subtotal Construction Costs					3,656,330.20	
50	Soft costs					
50.01	Property Costs - To be provided by the City	LS	1		-	REPDO
50.02	Engineering, Design, CA, and Inspection	15%	1	548,449.53	548,449.53	Class D
50.03	Project Management	15%	1	548,449.53	548,449.53	Class D
50.04	Misc. Soft Costs + City	7%	1	255,943.11	255,943.11	Class D
50.05	Contingency	40%	1	1,462,532.08	1,462,532.08	Class D
TOTAL ESTIMATED PROJECT COST (EXCL. HST)					6,471,704.46	
HST @ 13%					841,321.58	
TOTAL WITH TAX					7,313,026.04	

PARSONS
CONSTRUCTION COST ESTIMATE

Project #: 602859

Contract #:

Subject: Almonte Downtown Core Infrastructure Renewal - Class D Cost Estimate (Phase 2)

Location: Little Bridge (North site), High St (South site)

Made By: GAH

Date: 8-Feb-17

Checked By: FL

#	Description	Unit	Estimated Quantity	Unit Price	Total	Reference
10	General					
10.01	General					
01	Field Office	week	30	488.00	14,640.00	
02	Traffic Control & Temporary Signage	LS	1	25,000.00	25,000.00	
03	Police Assistance at Intersections	hr	20	210.00	4,200.00	
04	Pedestrian Control	LS	1	15,000.00	15,000.00	
05	Erosion and Sediment Control	LS	1	10,000.00	10,000.00	
20	Utilities and Services					
20.01	Utilities					
01	Hydro	LS	1	50,000.00	50,000.00	
02	Telecom	LS	1	50,000.00	50,000.00	
03	Cable	LS	1	50,000.00	50,000.00	
04	Gas	LS	1	50,000.00	50,000.00	
20.02	Sanitary Sewers					
01	Cleaning and televising sewers	m	1473.0	6.00	8,838.00	
02	200 mm PVC sanitary pipe class SDR-29	m	235.6	332.00	78,219.20	
03	250 mm PVC pipe sanitary sewer, class SDR 35	m	76.3	335.00	25,560.50	
04	375 mm PVC pipe sanitary sewer, class SDR 35	m	57.1	400.00	22,840.00	
05	525 mm Conc.Pipe Sanitary Sewer CSA A257.2	m	122.0	580.00	70,760.00	
06	1200 mm Dia. Round Sanitary Maintenance holes,	ea	3.0	5,950.00	17,850.00	
07	Removal of existing pipe storm sewer system	m	441.9	55.00	24,304.50	
20.03	Connection to Existing Sanitary Sewer					
01	Connection into existing sanitary maintenance	ea	6.0	2,725.00	16,350.00	
20.04	Trenching and Backfilling					
01	Rock excavation for sanitary sewer	m3	415.6	86.00	35,739.70	
02	Select Subgrade Material for Trench Backfill	m3	415.6	28.00	11,636.18	
20.05	Miscellaneous Sanitary Sewer					
01	Reconnection of sanitary services	ea	25.0	690.00	17,250.00	
20.06	Watermain					
01	150mm Watermain, PVC, CL 150, DR-18 including	m	148.9	400.00	59,560.00	
02	200mm Watermain, PVC, CL 150, DR-18 including	m	72.0	400.00	28,800.00	
03	300mm Watermain, PVC, CL 150, DR-18 including	m	32.0	630.00	20,160.00	
04	150mm Gate valve & valve chamber, W3	ea	4.0	1,350.00	5,400.00	
05	200mm Gate valve & valve chamber, W3	ea	3.0	4,910.00	14,730.00	
06	300mm Gate valve & valve chamber, W3	ea	1.0	9,460.00	9,460.00	
07	Fire hydrants, W19	ea	2.0	5,300.00	10,600.00	

#	Description	Unit	Estimated Quantity	Unit Price	Total	Reference
08	150 mm hydrant lateral	m	10.0	290.00	2,900.00	
09	Removal of existing watermain	m	220.9	55.00	12,149.50	
20.07	Connection to Existing Watermain				-	
01	Connection into existing watermain	ea	10.0	2,725.00	27,250.00	
20.08	Trenching and Backfilling					
01	Additional excavation and backfill	m3	140.4	54.00	7,581.26	
02	Rock Excavation for Watermain	m3	26.5	128.00	3,396.87	
03	Select subgrade material for Trench Backfill	m3	26.5	28.00	743.07	
20.09	Miscellaneous Watermain				-	
01	Reconnection of water services	ea	6.0	690.00	4,140.00	
02	Temporary water services	LS	1.0	16,460.00	16,460.00	
30	Roadworks				-	
30.01	Clearing and Removals				-	
01	Clearing and grubbing	m ²	150	11.00	1,650.00	
02	Earth Excavation - Grading, including all Removals	m ³	3771	50.00	188,550.00	
03	Removal of Asphalt Pavement	m ²	4130	20.42	84,334.60	
04	Removal of old rail bridge	LS	1	150,000.00	150,000.00	
30.02	Signals					
01	Traffic Plant	LS	0	250,000.00	-	
02	Pedestrian Crosswalk	ea	0	200,000.00	-	
30.03	Street Lighting					
01	Street Lighting	LS	1	250,000.00	250,000.00	
30.04	Pavement Structure				-	
01	Surface lift: SP 12.5, PG 58-34 (50mm)	t	426	380.00	161,880.00	
02	Base Lift: SP 19, PG 58-334 (100mm)	t	852	220.00	187,440.00	
03	Granular 'A' (150mm depth)	t	1662	31.00	51,522.00	
04	Granular 'B' Type II (600mm depth)	t	15090	25.00	377,250.00	
05	Select Subgrade Material	t	2649	14.00	37,086.00	
30.05	Sidewalks, Medians, Islands, and Curbs				-	
01	Monolithic Concrete Curb and Sidewalk, Median,	m ²	1054	71.00	74,834.00	
02	Concrete Curb	m	120	88.00	10,560.00	
03	Modified Mountable Curb	m	160	115.00	18,400.00	
04	Concrete Unit Pavers on Granular Base (Sidewalk)	m ²	604	150.00	90,600.00	
05	Concrete Unit Pavers on Concrete Base	m ²	572	230.00	131,560.00	
06	Concrete Unit Pavers on Granular Base	m ²	32	150.00	4,800.00	
07	Tactile walking surface indicators (TWSI)	m ²	19	1,200.00	22,800.00	
08	Pedestrian railing - steel	m	0	365.00	-	
09	Concrete retaining wall	m ³	0	705.00	-	
10	MUP Heavy Duty (3.0m wide)	m	120	173.87	20,864.40	
30.06	Adjustments and rebuilds					
01	Adjusting or Rebuilding of Valve Boxes, any size, any type	ea	6	444.00	2,664.00	
02	Adjusting or Rebuilding Maintenance Holes and Valve Chambers, any size, any type	ea	13	550.00	7,150.00	
03	Adjusting or Rebuilding Catch Basins, any size, any type including twin	ea	12	540.00	6,480.00	

#	Description	Unit	Estimated Quantity	Unit Price	Total	Reference
30.07	Signs and Pavement Markings					
01	Signage and Pavement Markings	LS	1	10,000.00	10,000.00	
30.08	Landscape				-	
01	Street Trees (100mm cal.)	ea	40	700.00	28,000.00	
02	Understory Planting (grasses @ 0.3m spacing)	ea	40	30.00	1,200.00	
03	Soil Cells (per tree)	ea	37	5,000.00	185,000.00	
04	Sod	m ²	266	18.00	4,788.00	
05	Topsoil	m ³	27	81.00	2,154.60	
06	Tree paver grate	ea	40	1,500.00	60,000.00	
07	Tree guard	ea	40	1,200.00	48,000.00	
08	Benches	ea	15	3,000.00	45,000.00	
09	Bike rings	ea	8	1,100.00	8,800.00	
10	Bollards	ea	32	1,200.00	38,400.00	
11	Trash receptacles	ea	8	1,200.00	9,600.00	
30.09	Subdrains					
01	Subdrains	m	470	28.00	13,160.00	
40	Stormwater drainage				-	
40.01	Storm sewers					
01	Cleaning and televising sewers	m	1074.0	6.00	6,444.00	
02	300 mm PVC pipe storm sewer - class SDR 35	m	160.7	320.00	51,424.00	
03	375 mm PVC pipe storm sewer - class SDR 35	m	19.5	325.00	6,337.50	
04	525 mm Concrete pipe storm sewer - class 100D	m	34.6	350.00	12,110.00	
05	600 mm Concrete pipe storm sewer - class 100D	m	27.0	495.00	13,365.00	
06	900 mm Concrete pipe storm sewer - class 100D	m	3.9	805.00	3,139.50	
07	600 mm x 600mm PCC Catchbasin	ea	16.0	4,332.00	69,312.00	
08	200 mm di. PVC catchbasin lead - SDR 35	m	112.3	335.00	37,620.50	
09	1200 mm dia. Storm Maintenance Hole	ea	7.0	5,000.00	35,000.00	
10	1800 mm dia. Storm Maintenance Hole	ea	1.0	9,500.00	9,500.00	
11	Removal of existing pipe storm sewer system	m	358.0	55.00	19,690.00	
40.02	Connection to existing storm sewer					
01	Connection into maintenance holes, catch basins,	ea	6.0	660.00	3,960.00	
40.03	Trenching and Backfilling					
01	Rock Excavation for Storm Sewer	m3	310.9	86.00	26,734.33	
02	Select Subgrade Material for Trench Backfill	m3	310.9	28.00	8,704.20	
Subtotal Construction Costs					3,459,387.41	
50	Soft costs					
50.01	Property Costs - To be provided by the City	LS	1		-	REPDO
50.02	Engineering, Design, CA, and Inspection	15%	1	518,908.11	518,908.11	Class D
50.03	Project Management	15%	1	518,908.11	518,908.11	Class D
50.04	Misc. Soft Costs + City	7%	1	242,157.12	242,157.12	Class D
50.05	Contingency	40%	1	1,383,754.96	1,383,754.96	Class D
TOTAL ESTIMATED PROJECT COST (EXCL. HST)					6,123,115.71	
HST @ 13%					796,005.04	
TOTAL WITH TAX					6,919,120.75	

Downtown Almonte Recommended Plan



- Pedestrian Signal
- Traffic Signal
- Light Standard
- Bench
- Bike Rack
- Bollard
- Textured Treatment (Sidewalk)
- Municipal Sidewalk
- Textured Treatment (On-street Parking / Raised Intersection)
- Multi-use Pathway
- Textured Treatment (Crosswalk)
- Bike Lane
- Existing Curb Line
- Property Line

