

CLASS 'C' ESTIMATE

Sioux Lookout and Hudson Revitalization

23-Feb-10

1	CENTENNIAL PARK	\$	2,900,000.00
2	IMAGE ROUTE ENHANCEMENTS	\$	2,770,000.00
	a. FROG RAPIDS and HUDSON GATEWAYS	\$	1,670,000.00
	b. REGIONAL MARKERS	\$	80,000.00
	c. VEHICULAR IMAGE ROUTES	\$	960,000.00
	d. RAILWAY IMAGE ROUTES	\$	60,000.00
	e. WATER IMAGE ROUTES		
3	DOWNTOWN SIOUX LOOKOUT	\$	7,100,000.00
	a. FRONT STREET REDEVELOPMENT	\$	4,000,000.00
	b. BEACH, AMPHITHEATRE and COMMUNITY DOCK	\$	3,100,000.00
4	WELLINGTON OUTFITTER WAY and INFO CENTRE	\$	2,110,000.00
5	COMMUNITY TRAIL SYSTEMS ENHANCEMENT	\$	4,680,000.00
	a. HUDSON TRAILS	\$	770,000.00
	b. NORTHWEST and DOWNTOWN SIOUX LOOKOUT	\$	725,000.00
	c. SOUTHEAST SIOUX LOOKOUT	\$	3,185,000.00
6	HUDSON COMMUNITY CENTRE I HALL (order of magnitude class D estimate only)	\$	6,500,000.00
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	TOTAL REVITALIZATION BUDGET TARGET	\$	26,060,000.00

* This estimate reflects the cost of fully tendered and professionally installed site developments.

* Prices have been gathered from streetscape, waterfront, trail and greenspace projects being installed in the neighbouring regional communities of Dryden and Kenora during the 2008 and 2009 construction seasons.

* Additional pricing comparisons have been made to the landscape development tender received for the Sioux Lookout MenoWayWin Healthcare Centre in 2008.

* This class 'C' estimate is provided for global project budget setting purposes. Each project will require a class 'B' - detailed design and a class 'A' - pretender estimate as it moves towards construction.

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Design Development Budget Estimate

Sioux Lookout: Downtown - Centennial Park & Parking

Item	Description	Quantity	Unit	Unit Price	Cost
A Site Demolition & Infrastructure					
1.0	General Conditions	3	%	\$	75,863.40
2.0	Demolition & Protection	1	%	\$	25,287.80
3.0	Rough Grading	2	%	\$	50,575.60
4.0	Stormwater Drainage - CB's and lines	1	l.s.	\$ 25,000.00 \$	25,000.00
B Hard Landscape					
1.0	Roadway & Parking Paving				
	a. asphalt	2650	sq. m.	\$ 175.00 \$	463,750.00
	b. concrete islands	25	sq. m.	\$ 200.00 \$	5,000.00
	c. concrete curbs	100	l.m.	\$ 230.00 \$	23,000.00
2.0	Public Plaza Paving				
	a. decorative concrete	2500	sq. m.	\$ 200.00 \$	500,000.00
	b. interlocking paving edges	550	sq. m.	\$ 250.00 \$	137,500.00
	c. concrete headers	24	l.m.	\$ 150.00 \$	3,600.00
	d. wood patio	210	sq. m.	\$ 350.00 \$	73,500.00
3.0	Walls, Ramps & Stairs				
	a. granite retaining walls - terraces	243	cu.m.	\$ 1,200.00 \$	291,600.00
	b. concrete retaining wall - parking area	24.8	cu.m.	\$ 1,800.00 \$	44,640.00
	c. concrete stairs	32.8	cu.m.	\$ 1,800.00 \$	59,040.00
	d. concrete ramps	118	sq. m.	\$ 250.00 \$	29,500.00
C Soft Landscape					
1.0	Lawn	450	sq. m.	\$ 18.00 \$	8,100.00
2.0	Planting Beds topsoil, plants & mulch	650	sq. m.	\$ 90.00 \$	58,500.00
3.0	Trees				
	a. deciduous	4	ea	\$ 450.00 \$	1,800.00
4.0	Irrigation	1	allow	\$ 22,000.00 \$	22,000.00
D Site Furnishings & Features					
1.0	Granite Wall & Park Sign	1	l.s.	\$ 100,000.00 \$	100,000.00
2.0	Train Station Patio Arbour	120	sq. m.	\$ 450.00 \$	54,000.00
3.0	Train Station Entrance Canopy	45	sq. m.	\$ 650.00 \$	29,250.00
4.0	Fire Pit - Wood Burning	1	l.s.	\$ 15,000.00 \$	15,000.00
5.0	Stage and Shade Shelter	80	sq.m.	\$ 500.00 \$	40,000.00
6.0	Miscellaneous Furnishings				
	a. benches - wood and granite	12	ea	\$ 2,500.00 \$	30,000.00
	b. waste receptacles	4	ea	\$ 1,400.00 \$	5,600.00
	c. bike racks	18	ea	\$ 400.00 \$	7,200.00
	d. tables & chairs	8	ea	\$ 1,600.00 \$	12,800.00

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Sioux Lookout: Downtown - Centennial Park & Parking

Item	Description	Quantity	Unit	Unit Price		Cost
	e. portable tents and sleeves	6	ea	\$ 4,500.00	\$	27,000.00
	f. removable skateboard equipment	1	allow	\$ 18,000.00	\$	18,000.00
7.0	Fences, Railings & Bollards					
	a. rail-line fence corten steel 2.1m ht	150	l.m.	\$ 440.00	\$	66,000.00
	b. beer store public art wall	50	l.m.	\$ 400.00	\$	20,000.00
	c. guardrails and handrails	385	l.m.	\$ 320.00	\$	123,200.00
	d. removable metal traffic bollards	8	ea	\$ 2,400.00	\$	19,200.00
E	Lighting					
1.0	Wiring & Services	1	l.s.	\$ 40,000.00	\$	40,000.00
2.0	Fixtures					
	a. pole mounted area lighting	8	ea	\$ 8,000.00	\$	64,000.00
	b. bollard lighting	4	ea	\$ 4,500.00	\$	18,000.00
	c. floodlighting of station and special features	16	ea	\$ 2,500.00	\$	40,000.00
	d. terrace in wall lighting	60	ea	\$ 800.00	\$	48,000.00
	e. decorative christmas lighting	1	allow	\$ 5,000.00	\$	5,000.00
	Subtotal				\$	2,680,506.80
	Rounded Capital Costs				\$	2,680,000.00
	Professional Fees (3%)				\$	107,200.00
	Contingency (5%)				\$	134,000.00
	Project Budget - Fundraising Target				\$	2,900,000.00

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Design Development Budget Estimate

Sioux Lookout: Front Street Redevelopment 7th to 3rd Ave

Item	Description	Quantity	Unit	Unit Price	Cost
A Site Demolition & Infrastructure					
1.0	General Conditions	3	%	\$	100,818.00
2.0	Demolition & Protection	1	%	\$	33,606.00
3.0	Rough Grading	2	%	\$	67,212.00
4.0	Stormwater System CB move/ Adjust	1	l.s.	\$ 100,000.00 \$	100,000.00
B Hard Landscape					
1.0	Roadway & Bike Lane				
	a. paint new lane lines	800	l.m.	\$ 16.00 \$	12,800.00
	b. paint new bike lane	650	l.m.	\$ 16.00 \$	10,400.00
	c. asphalt repairs, new lanes	2440	sq.m.	\$ 175.00 \$	427,000.00
2.0	Sidewalks & Crossings				
	a. decorative concrete sidewalk	4400	sq. m.	\$ 200.00 \$	880,000.00
	b. rumble strip edges	1100	sq. m.	\$ 250.00 \$	275,000.00
	c. concrete curbs	1800	l.m.	\$ 230.00 \$	414,000.00
	d. interlocking paving pedestrian crossings	550	sq. m.	\$ 350.00 \$	192,500.00
3.0	Walls, Ramps & Stairs				
	a. granite raised planter walls	25	cu.m.	\$ 1,200.00 \$	30,000.00
	b. conc walls -with owners ie 5th diner	30	cu.m.	\$ 1,800.00 \$	54,000.00
	c. conc stairs -with owners ie post office	10	cu.m.	\$ 1,800.00 \$	18,000.00
	d. conc ramps with owners ie youth centre	44	sq. m.	\$ 250.00 \$	11,000.00
C Soft Landscape					
1.0	Bump Out Planting Beds ts, bould, sb, ml	500	sq. m.	\$ 130.00 \$	65,000.00
2.0	Building & Parking Lot Planting Beds ts, sb, ml	600	sq. m.	\$ 100.00 \$	60,000.00
3.0	Trees			\$	-
	a. deciduous street w/ grates	34	ea	\$ 1,500.00 \$	51,000.00
	b. deciduous trees in shrub beds	37	ea	\$ 600.00 \$	22,200.00
D Site Furnishings & Features					
1.0	Front & Wellington 3D Multicultural Public Art	1	allow	\$ 20,000.00 \$	20,000.00
2.0	War Memorial Relocation	1	allow	\$ 7,500.00 \$	7,500.00
3.0	Theatre Public Art	1	allow	\$ 7,500.00 \$	7,500.00
4.0	Pole Mounted Carvings	15	ea	\$ 900.00 \$	13,500.00
5.0	Pole Mounted Banners	30	ea	\$ 600.00 \$	18,000.00
6.0	Modern Murals on Blank Wall Buildings	4	ea	\$ 10,000.00 \$	40,000.00
7.0	Miscellaneous Furnishings				
	a. benches - wood and granite	22	ea	\$ 2,500.00 \$	55,000.00
	b. waste receptacles	18	ea	\$ 1,400.00 \$	25,200.00
	c. custom bike racks	40	ea	\$ 800.00 \$	32,000.00

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Sioux Lookout: Front Street Redevelopment 7th to 3rd Ave

Item	Description	Quantity	Unit	Unit Price	Cost
	d. tables & chairs - share with buiss owners	24	ea	\$ 1,600.00	\$ 38,400.00
	e. reuse picnic tables at chip trucks				
8.0	Fences, Railings & Bollards				
	a. patio fences 1.2m ht. - w owners ie theatre	60	l.m.	\$ 450.00	\$ 27,000.00
	b. corten parking lot screen fences 1m ht.	390	l.m.	\$ 180.00	\$ 70,200.00
	c. guardrails /handrails - with buiss owners	45	l.m.	\$ 320.00	\$ 14,400.00
	d. sidewalk parking bollards -wood	45	ea	\$ 600.00	\$ 27,000.00
E	Lighting				
1.0	Wiring & Services	1	l.s.	\$ 100,000.00	\$ 100,000.00
2.0	Fixtures				
	a. replace cobras with new fixtures	32	ea	\$ 6,000.00	\$ 192,000.00
	b. sidewalk bollards with pedestrian lighting	40	ea	\$ 3,000.00	\$ 120,000.00
	c. floodlighting of public art and murals	1	allow	\$ 30,000.00	\$ 30,000.00
	Subtotal				\$ 3,662,236.00
	Rounded Capital Costs				\$ 3,700,000.00
	Professional Fees (3%)				\$ 111,000.00
	Contingency (5%)				\$ 185,000.00
	Project Budget - Fundraising Target				\$ 4,000,000.00

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Design Development Budget Estimate

Sioux Lookout: Beach

Item	Description	Quantity	Unit	Unit Price	Cost
A Site Demolition & Infrastructure					
1.0	General Conditions	3	%	\$	65,991.00
2.0	Demolition & Protection	1	%	\$	21,997.00
3.0	Rough Grading	2	%	\$	43,994.00
B Hard Landscape					
1.0	Roadway & Parking Paving				
	a. wellington turning lane - asphalt	750	sq. m.	\$ 175.00	\$ 131,250.00
	b. parking lot expansion asphalt	900	sq. m.	\$ 175.00	\$ 157,500.00
	c. parking lot concrete curbs	120	l.m.	\$ 230.00	\$ 27,600.00
2.0	Boardwalk, Paths & Floating Dock				
	a. wood boardwalk	1850	sq. m.	\$ 280.00	\$ 518,000.00
	b. bank remediation and rip rap	1200	sq. m.	\$ 125.00	\$ 150,000.00
	c. ex floating dock upgrades	360	sq. m.	\$ 100.00	\$ 36,000.00
	d. conc sidewalk from underpass extra wide *	260	sq. m.	\$ 200.00	\$ 52,000.00
3.0	Marina				
	a. breakwater	360	sq. m.	\$ 250.00	\$ 90,000.00
	b. wood boardwalk	350	sq. m.	\$ 280.00	\$ 98,000.00
	c. floating docks	623	cu.m.	\$ 250.00	\$ 155,750.00
C Soft Landscape					
1.0	Lawn -sod repair after construction	500	sq. m.	\$ 18.00	\$ 9,000.00
2.0	Beach Planting - sb,sh,ml	200	sq. m.	\$ 100.00	\$ 20,000.00
3.0	Residential sound buffer planting sb,sh,ml	800	sq. m.	\$ 40.00	\$ 32,000.00
4.0	Trees				
	a. deciduous street	26	ea	\$ 600.00	\$ 15,600.00
	b. deciduous beach	34	ea	\$ 450.00	\$ 15,300.00
	b. coniferous	12	ea	\$ 500.00	\$ 6,000.00
D Site Furnishings & Features					
1.0	Beach Picnic Shelter/ Wood BBQ/ Bandshell	120	sq. m.	\$ 1,000.00	\$ 120,000.00
2.0	Beach Washrooms	40	sq. m.	\$ 2,400.00	\$ 96,000.00
3.0	Food Vendor Kiosk	60	sq. m.	\$ 1,000.00	\$ 60,000.00
4.0	Boardwalk Patio Arbour	80	sq. m.	\$ 450.00	\$ 36,000.00
5.0	Canoe, bike, kayak rental kiosk	14	sq. m.	\$ 1,000.00	\$ 14,000.00
6.0	Play equipment upgrades & beach volleyball	1	l.s.	\$ 50,000.00	\$ 50,000.00
11.0	Miscellaneous Furnishings				
	a. benches - wood and granite	11	ea	\$ 2,500.00	\$ 27,500.00
	b. waste receptacles	6	ea	\$ 1,400.00	\$ 8,400.00
	c. bike racks	16	ea	\$ 600.00	\$ 9,600.00

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Sioux Lookout: Beach

Item	Description	Quantity	Unit	Unit Price		Cost
	d. tables & chairs	8	ea	\$ 1,600.00	\$	12,800.00
12.0	Fences, Railings & Bollards					
	a. guardrails and handrails	50	l.m.	\$ 280.00	\$	14,000.00
	b. parking lot edge bollards	24	ea	\$ 600.00	\$	14,400.00
	c. authorized vehicle only access gates	3	ea	\$ 5,000.00	\$	15,000.00
E	Lighting					
1.0	Wiring & Services	1	l.s.	\$ 25,000.00	\$	25,000.00
2.0	Fixtures					
	a. pole mounted area lighting	16	ea	\$ 6,000.00	\$	96,000.00
	b. bollard lighting	24	ea	\$ 3,000.00	\$	72,000.00
	d. water beacon/buoy	1	l.s.	\$ 15,000.00	\$	15,000.00
	Subtotal				\$	2,331,682.00
	Rounded Capital Costs				\$	2,330,000.00
	Professional Fees (3%)				\$	69,900.00
	Contingency (5%)				\$	116,500.00
	Project Budget - Fundraising Target				\$	2,520,000.00

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Design Development Budget Estimate

Sioux Lookout: Amphitheatre

Item	Description	Quantity	Unit	Unit Price	Cost
A Site Demolition & Infrastructure					
1.0	General Conditions	3	%	\$	15,373.50
2.0	Demolition & Protection	1	%	\$	5,124.50
3.0	Rough Grading	2	%	\$	10,249.00
B Hard Landscape					
1.0	Roadway & Parking Paving				
	a. realign government row	250	sq. m.	\$ 175.00 \$	43,750.00
2.0	Pathways				
	a. crushed granite ampitheatre surfacing	1600	sq. m.	\$ 38.00 \$	60,800.00
3.0	Walls, Ramps & Stairs				
	a. retaining walls - terraces ampitheatre	52	cu.m.	\$ 1,200.00 \$	62,400.00
	b. retaining wall upgrade - ampitheatre edge	16	cu.m.	\$ 1,200.00 \$	19,200.00
	c. concrete stairs	22	cu.m.	\$ 1,000.00 \$	22,000.00
	d. concrete ramps	80	sq. m.	\$ 250.00 \$	20,000.00
C Soft Landscape					
1.0	Lawn -sod repair after construction	300	sq. m.	\$ 18.00 \$	5,400.00
2.0	Water Treatment Building Planting - sb,sh,ml	600	sq. m.	\$ 50.00 \$	30,000.00
3.0	Trees				
	a. deciduous	6	ea	\$ 450.00 \$	2,700.00
D Site Furnishings & Features					
1.0	Ampitheatre Sound & Projection System	1	l.s.	\$ 30,000.00 \$	30,000.00
2.0	Ampitheatre Historic Nodes - binoculars, radar ...	4	ea	\$ 12,000.00 \$	48,000.00
3.0	Ampitheatre - Water Tower Ruin Shelter	160	sq. m.	\$ 500.00 \$	80,000.00
4.0	Miscellaneous Furnishings				
	a. waste receptacles	3	ea	\$ 1,400.00 \$	4,200.00
	b. bike racks	8	ea	\$ 400.00 \$	3,200.00
12.0	Fences, Railings & Bollards				
	a. guardrails and handrails	60	l.m.	\$ 280.00 \$	16,800.00
E Lighting					
1.0	Wiring & Services	1	l.s.	\$ 25,000.00 \$	25,000.00
2.0	Fixtures				
	a. pole mounted area lighting	4	ea	\$ 6,000.00 \$	24,000.00
	b. floodlighting ampitheatre	6	ea	\$ 2,500.00 \$	15,000.00
Subtotal				\$	543,197.00
Rounded Capital Costs				\$	540,000.00
Professional Fees (3%)				\$	16,200.00
Contingency (5%)				\$	27,000.00
Project Budget - Fundraising Target				\$	580,000.00

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Design Development Budget Estimate

Sioux Lookout: Wellington Outfitter Way & Info Centre Upgrades

Item	Description	Quantity	Unit	Unit Price	Cost
A Site Demolition & Infrastructure					
1.0	General Conditions	3	%	\$	55,110.00
2.0	Demolition & Protection	1	%	\$	18,370.00
3.0	Rough Grading	2	%	\$	36,740.00
B Hard Landscape					
1.0	Roadway & Parking Paving				
	a. wellington & 1st intersection adjustment	800	sq. m.	\$ 175.00	\$ 140,000.00
	b. visitor c. access and parking reconfig	1600	sq. m.	\$ 175.00	\$ 280,000.00
	c. angled asphalt parking -with outfitters	2800	sq.m.	\$ 175.00	\$ 490,000.00
	d. concrete curbs	650	l.m.	\$ 230.00	\$ 149,500.00
2.0	Walkways, crossings & boardwalks				
	a. concrete sidewalk	1600	sq. m.	\$ 200.00	\$ 320,000.00
	b. bank rip rap & plants @ plane docks	1000	sq. m.	\$ 125.00	\$ 125,000.00
	c. marsh boardwalk	275	sq. m.	\$ 280.00	\$ 77,000.00
	d. interlocking paving pedestrian crossings	360	sq. m.	\$ 350.00	\$ 126,000.00
C Soft Landscape					
1.0	Lawn -sod repair after construction	600	sq. m.	\$ 18.00	\$ 10,800.00
2.0	Trees				
	a. deciduous visitors centre	22	ea	\$ 450.00	\$ 9,900.00
D Site Furnishings & Features					
1.0	Covered Sitting Node - on marsh boardwalk	30	sq. m.	\$ 500.00	\$ 15,000.00
2.0	New Information Kiosk (see trails)				
3.0	Around Sioux Lookout Interpretive Columns	6	ea	\$ 3,500.00	\$ 21,000.00
4.0	Banners on existing cobras along Wellington	16	ea	\$ 600.00	\$ 9,600.00
5.0	Miscellaneous Furnishings				
	a. benches - wood and granite	8	ea	\$ 2,500.00	\$ 20,000.00
	b. waste receptacles	6	ea	\$ 1,400.00	\$ 8,400.00
	c. bike racks	12	ea	\$ 400.00	\$ 4,800.00
6.0	Fences, Railings & Bollards				
	a. sidewalk bollards along angled parking	50	ea	\$ 600.00	\$ 30,000.00
	Subtotal			\$	1,947,220.00
	Rounded Capital Costs			\$	1,950,000.00
	Professional Fees (3%)			\$	58,500.00
	Contingency (5%)			\$	97,500.00
	Project Budget - Fundraising Target			\$	2,110,000.00

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Design Development Budget Estimate

Sioux Lookout - Frog Rapids Gateway

Item	Description	Quantity	Unit	Unit Price	Cost
A Site Demolition & Infrastructure					
1.0	General Conditions	3	%	\$	23,095.59
2.0	Demolition & Protection	1	%	\$	7,698.53
3.0	Rough Grading	2	%	\$	15,397.06
B Hard Landscaping					
1.0	CIP Concrete				
	a. curb	120	l.m.	\$ 230.00	\$ 27,600.00
	c. stairs and ramps	4	cu. m.	\$ 1,800.00	\$ 7,200.00
3.0	Asphalt Path bridge northwards to existing	640	sq. m.	\$ 175.00	\$ 112,000.00
4.0	Asphalt Path underpass and walk to point	195	sq. m.	\$ 175.00	\$ 34,125.00
5.0	Underpass Walkway Structural Shoring	630	sq. m.	\$ 600.00	\$ 378,000.00
6.0	Crushed Granite Path to SE point (not Umferville)	406	sq. m.	\$ 38.00	\$ 15,428.00
7.0	Pavement Markings	1	allow	\$ 2,500.00	\$ 2,500.00
8.0	Bollards	12	ea	\$ 600.00	\$ 7,200.00
C Soft Landscaping					
1.0	Clear Views	300	sqm	\$ 60.00	\$ 18,000.00
2.0	Mass Native Planting (see signage)				
D Site Furnishings & Features					
1.0	Gateway Sign (see signage)				
2.0	Lookout Tower and Picnic Shelter	50	sq. m.	\$ 2,000.00	\$ 100,000.00
3.0	Site Furnishings				
	a. benches - wood and granite	6	ea	\$ 2,500.00	\$ 15,000.00
	b. waste receptacles	3	ea	\$ 1,400.00	\$ 4,200.00
	d. picnic tables	4	ea	\$ 800.00	\$ 3,200.00
4.0	Public Fishing Docks	50	sq.m.	\$ 360.00	\$ 18,000.00
5.0	Parking Area Sign	2	ea	\$ 1,200.00	\$ 2,400.00
E Lighting					
1.0	Solar Powered Tower Lighting	1	allow	\$ 25,000.00	\$ 25,000.00
Subtotal				\$	816,044.18
Rounded Capital Costs				\$	820,000.00
Professional Fees (3%)				\$	24,600.00
Contingency (5%)				\$	41,000.00
Project Budget - Fundraising Target				\$	890,000.00

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Design Development Budget Estimate

Sioux Lookout Image Routes : Signage

Item	Description	Quantity	Unit	Unit Price	Cost
A South Image Route		\$ 477,000.00			
1.0	Highway # 1 Sign (junction of 1 & 72)	1	ea	\$ 50,000.00	\$ 50,000.00
2.0	Frog Rapids SL Main Gateway				
	a. Framed sign over highway w/ solar lighting	1	ea	\$ 80,000.00	\$ 80,000.00
	b. mass planting in open area	6900	sq.m.	\$ 20.00	\$ 138,000.00
3.0	Wayfinding Signage #Km (highway)	6	ea	\$ 3,000.00	\$ 18,000.00
4.0	Destination Marker (visitor centre, beach etc...)	4	ea	\$ 3,000.00	\$ 12,000.00
5.0	Hwy 72 & Hwy 664 Sign	1	ea	\$ 15,000.00	\$ 15,000.00
6.0	Hwy 72, Overpass Sign, Wellington Turn	1	ea	\$ 15,000.00	\$ 15,000.00
	a. Sign at 72 & overpass w/ solar lighting	1	ea	\$ 15,000.00	\$ 15,000.00
	b. mass planting tourism centre corner	5800	sq.m.	\$ 20.00	\$ 116,000.00
7.0	Banners	30	ea	\$ 600.00	\$ 18,000.00
B Downtown Image Route		\$ 278,000.00			
1.0	Welcome to Downtown - rail Underpass				
	a. new laser cut metal signs on underpass (2)	2	ea	\$ 15,000.00	\$ 30,000.00
	b. mass planting both sides of underpass	9400	sq.m.	\$ 20.00	\$ 188,000.00
2.0	Front & King Business District Marker	1	ea	\$ 15,000.00	\$ 15,000.00
3.0	Front & 3rd Business District Marker	1	ea	\$ 15,000.00	\$ 15,000.00
4.0	Front & 7th Business District marker	1	ea	\$ 15,000.00	\$ 15,000.00
4.0	Destination Marker (hospital, arena etc...)	5	ea	\$ 3,000.00	\$ 15,000.00
C Airport Image Route		\$ 139,000.00			
1.0	Airport & Highway Intersection Sign				
	a. Framed sign w/ solar lighting	1	ea	\$ 20,000.00	\$ 20,000.00
	b. mass planting	500	sq.m.	\$ 20.00	\$ 10,000.00
2.0	King and Overpass Intersection Sign	3	ea	\$ 8,000.00	\$ 24,000.00
	a. Framed sign w/ solar lighting	1	ea	\$ 15,000.00	\$ 15,000.00
	b. mass planting	3500	sq.m.	\$ 20.00	\$ 70,000.00
D Train Image Route		\$ 56,600.00			
1.0	Rail Bridge Feature Solar Lighting	1	allow	\$ 25,000.00	\$ 25,000.00
2.0	Overpass Feature Solar Lighting	1	allow	\$ 15,000.00	\$ 15,000.00
3.0	Approaching Sioux Lookout Town Markers	8	ea	\$ 1,200.00	\$ 9,600.00
4.0	Sioux Lookout Town Sign (at train station - lit)	2	ea	\$ 3,500.00	\$ 7,000.00

Sioux Lookout and Hudson Revitalization

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Design Development Budget Estimate

Sioux Lookout Image Routes : Signage

Item	Description	Quantity	Unit	Unit Price	Cost
E	Other	\$ 74,000.00			
1.0	Water Tower : Paint	1	allow	\$ 20,000.00	\$ 20,000.00
2.0	Wayfinding Signage (hospital and rec routes)	6	ea	\$ 3,000.00	\$ 18,000.00
3.0	Lit Vertical Markers (beach, sioux mtn, boysct bay)	3	ea	\$ 12,000.00	\$ 36,000.00
	Subtotal				\$ 1,024,600.00
	Rounded Capital Costs				\$ 1,020,000.00
	Professional Fees (3%)				\$ 30,600.00
	Contingency (5%)				\$ 51,000.00
	Project Budget - Fundraising Target				\$ 1,100,000.00

Sioux Lookout and Hudson Revitalization

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Design Development Budget Estimate

Sioux Lookout: Trail System

Item	Description	Quantity	Unit	Unit Price	Cost
	Existing Infrastructure of paved urban walkways	25000	l.m.	\$ 50.00	\$ 1,250,000.00
A	Downtown Sioux Lookout	\$ 80,000.00			
1.0	Asphalted Pathways (6' wide with 16' ROW)				
	a. Wellington South Sidewalks (see outfitter way)				
2.0	Crushed Granite Pathways (4' wide with 10' ROW)				
	a. fr. end of boardwalk - Ethel - to outfitter way	1300	l.m.	\$ 38.00	\$ 49,400.00
3.0	Boardwalks (floating system 6' wide)				
	b. beach boardwalk (see beach)				
4.0	Primary Trailheads (town scale) - shelter, washrooms, sign with regional/town trails map, solar lighting, waste receptacles NIC				
5.0	Secondary Nodes (neighbourhood scale, found at Beach and Train Station) - shaded bench, neighbourhood trails map, solar lighting, waste receptacles				
	Train Station	1	each	\$ 6,000.00	\$ 6,000.00
	Beach	1	each	\$ 6,000.00	\$ 6,000.00
6.0	Points of Interest - interpretive panels, artifacts to explore, with comfortable benches and a waste receptacle				
	Various Locations -TBD see map	4	each	\$ 4,000.00	\$ 16,000.00
	Distance & Directional Arrow Markers	20	each	\$ 125.00	\$ 2,500.00
B	Northwest Wilderness Trails	\$ 591,000.00			
1.0	Asphalted Pathways (6' wide with 16' ROW)				
	a. 8th Avenue to Cedar Bay Stables	1329	l.m.	\$ 125.00	\$ 166,125.00
2.0	Crushed Granite Pathways (4' wide with 10' ROW)				
	a. Cedar Bay Road (wider 4m / 6m ROW)	1800	l.m.	\$ 100.00	\$ 180,000.00
	b. Connections to New Hospital	1700	l.m.	\$ 38.00	\$ 64,600.00
	c. Hospital Ring trail	2200	l.m.	\$ 38.00	\$ 83,600.00
3.0	Boardwalks (floating system 6' wide)				
	a. Cedar Bay Outcrop Crossing - to Lodges	200	l.m.	\$ 250.00	\$ 50,000.00
4.0	Primary Trailheads (town scale) - shelter, washrooms, sign with regional/town trails map, solar lighting, waste receptacles Cedar Bay Stables - Gateway to NW System				
	a. Wood Frame Shelter (complete)	1	each	\$ -	\$ -
	b. Composting Washrooms	1	each	\$ 8,000.00	\$ 8,000.00
	c. Master Trails Map and Interpretive Material	1	each	\$ 3,000.00	\$ 3,000.00
5.0	Secondary Nodes (neighbourhood scale) - shaded bench, neighbourhood trails map, solar lighting, waste receptacles				
	Curling Club	1	each	\$ 6,000.00	\$ 6,000.00
	Health Centre / Hospital	1	each	\$ 6,000.00	\$ 6,000.00
6.0	Points of Interest - interpretive panels, artifacts to explore, with comfortable benches and a waste receptacle				
	Various Locations -TBD see map	4	each	\$ 4,000.00	\$ 16,000.00
	Distance & Directional Arrow Markers	60	each	\$ 125.00	\$ 7,500.00
C	Southeast Neighbourhood Trails	\$ 2,949,000.00			

Sioux Lookout and Hudson Revitalization

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Design Development Budget Estimate

Sioux Lookout: Trail System

Item	Description	Quantity	Unit	Unit Price		Cost
1.0	Asphalted Pathways (6' wide with 16' ROW)					
	a. Sturg Riv & Meadow -Drayton -Boyscout Bay	7220	l.m.	\$	125.00	\$ 902,500.00
	b. Boyscout Bay -Drayton NW -to Hwy 72	3620	l.m.	\$	125.00	\$ 452,500.00
	c. Abram Lake Road	3420	l.m.	\$	125.00	\$ 427,500.00
	d. Mill Road N-S	1650	l.m.	\$	125.00	\$ 206,250.00
2.0	Crushed Granite Pathways (4' wide with 10' ROW)					
	a. Waterfront Boyscout Bay to Horizon Drive	3840	l.m.	\$	38.00	\$ 145,920.00
	b. Meadows East on Tower to Lookout Pt.	1500	l.m.	\$	38.00	\$ 57,000.00
	c. Waterfront Extension Frog Rapids - Umferville	1850	l.m.	\$	38.00	\$ 70,300.00
	d. Sturgeon Riv East to Boat Launch	8359	l.m.	\$	38.00	\$ 317,642.00
3.0	Boardwalks (floating system 6' wide)					
	a. Tourism Info centre (see outfitter way)					
	b. extension into full loop east of 72	1570	l.m.	\$	200.00	\$ 314,000.00
4.0	Primary Trailheads (town scale) - shelter, washrooms, sign with regional/town trails map, solar lighting, waste receptacles					
	Tourism Info Centre - Gateway to SE System					
	a. Wood Frame Shelter (complete)	1	each	\$	10,000.00	\$ 10,000.00
	b. Washrooms (available in centre)	1	allow	\$	-	\$ -
	c. Master Trails Map and Interpretive Material	1	each	\$	3,000.00	\$ 3,000.00
5.0	Secondary Nodes (neighbourhood scale) - shaded bench, neighbourhood trails map, solar lighting, waste receptacles					
	Frog Rapids	1	each	\$	6,000.00	\$ 6,000.00
	Boyscout Bay	1	each	\$	6,000.00	\$ 6,000.00
	Boat Launch	1	each	\$	6,000.00	\$ 6,000.00
6.0	Points of Interest - interpretive panels, artifacts to explore, with comfortable benches and a waste receptacle					
	Various Locations -TBD see map	4	each	\$	4,000.00	\$ 16,000.00
	Distance an Directional Arrow Markers	60	each	\$	125.00	\$ 7,500.00
	Subtotal					\$ 3,618,837.00
	Rounded Capital Costs					\$ 3,620,000.00
	Professional Fees (3%)					\$ 108,600.00
	Contingency (5%)					\$ 181,000.00
	Project Budget - Fundraising Target					\$ 3,910,000.00

Sioux Lookout and Hudson Revitalization

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Design Development Budget Estimate

Hudson Gateway & Image Route

Item	Description	Quantity	Unit	Unit Price	Cost
A Site Demolition & Infrastructure					
1.0	General Conditions	3	%	\$	20,274.00
2.0	Demolition & Protection	1	%	\$	6,758.00
3.0	Rough Grading	2	%	\$	13,516.00
B Hard Landscaping					
1.0	CIP Concrete Curb	190	lm	\$ 230.00	\$ 43,700.00
2.0	Asphalt Pavement	1000	sq. m.	\$ 175.00	\$ 175,000.00
3.0	Dock	110	sq. m.	\$ 280.00	\$ 30,800.00
4.0	Pavement Markings	1	l.s.	\$ 2,500.00	\$ 2,500.00
C Soft Landscaping					
1.0	Embankment Clean Up, Rip-Rap and Planting	1500	sqm	\$ 80.00	\$ 120,000.00
2.0	Mass Planting Around Main Sign & Boat	2000	sq.m.	\$ 20.00	\$ 40,000.00
D Site Furnishings & Features					
1.0	Tugboat Skeleton Relocation + Refurbishment	1	ls	\$ 60,000.00	\$ 60,000.00
2.0	Bridge Sidewalk Expansion	196	sq.m.	\$ 250.00	\$ 49,000.00
3.0	Gateway Feature Sign	1	ls	\$ 30,000.00	\$ 30,000.00
4.0	Site Furnishings	1	allow	\$ 16,000.00	\$ 16,000.00
5.0	Timber Frame Picnic Shelter (40sqm)	40	sq .m.	\$ 1,000.00	\$ 40,000.00
6.0	Interpretive Signage	4	ea	\$ 4,500.00	\$ 18,000.00
7.0	Bollards	20	ea	\$ 600.00	\$ 12,000.00
8.0	Banners on existing hydro poles	8	ea	\$ 600.00	\$ 4,800.00
E Lighting					
1.0	Lighting and Electrical (solar powered)	1	allow	\$ 25,000.00	\$ 25,000.00
F Community Wayfinding					
1.0	2nd Ave & 2nd Street	1	ea	\$ 3,000.00	\$ 3,000.00
2.0	2nd Ave & 5th Street	1	ea	\$ 3,000.00	\$ 3,000.00
3.0	Boat Bay Road	1	ea	\$ 3,000.00	\$ 3,000.00
Subtotal				\$	716,348.00
Rounded Capital Costs				\$	720,000.00
Professional Fees (3%)				\$	21,600.00
Contingency (5%)				\$	36,000.00
Project Budget - Fundraising Target				\$	780,000.00

Sioux Lookout and Hudson Revitalization

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Design Development Budget Estimate

Hudson: Trail System & Signage

Item	Description	Quantity	Unit	Unit Price	Cost
A Main Town Path & Trailheads					
1.0	Asphalted Pathways (6' wide with 16' ROW)				
	a. downtown 1 block both sides	576	sq.m.	\$ 200.00	\$ 115,200.00
	b. downtown to waterfront	285	l.m.	\$ 125.00	\$ 35,625.00
	c. downtown to ball fields	615	l.m.	\$ 125.00	\$ 76,875.00
	d. downtown to fire hall rec area	194	l.m.	\$ 125.00	\$ 24,250.00
	e. downtown east to wetland area	415	l.m.	\$ 125.00	\$ 51,875.00
2.0	Primary Trailheads (town scale) - shelter, washrooms, sign with regional/town trails map, solar lighting, waste receptacles				
	Town Gateway Rest Stop				
	a. Wood Frame Shelter (see gateway)	1	each	\$ -	\$ -
	b. Composting Washrooms	1	each	\$ 8,000.00	\$ 8,000.00
	c. Master Trails Map and Interpretive Material	1	each	\$ 3,000.00	\$ 3,000.00
	Town Centre Rest Stop				
	a. Wood Frame Shelter (new only if new centre)	1	each	\$ 10,000.00	\$ 10,000.00
	b. Washrooms (available in seniors centre)	1	allow	\$ -	\$ -
	c. Master Trails Map and Interpretive Material	1	each	\$ 3,000.00	\$ 3,000.00
3.0	Secondary Nodes (neighbourhood scale) - shaded bench, neighbourhood trails map, solar lighting, waste receptacles				
	a. Ball Diamonds	1	each	\$ 6,000.00	\$ 6,000.00
	b. Waterfront	1	each	\$ 6,000.00	\$ 6,000.00
4.0	Points of Interest - interpretive panels, artifacts to explore, with comfortable benches and a waste receptacle				
	a. Various Locations -TBD see map	2	each	\$ 4,000.00	\$ 8,000.00
	b. Distance an Directional Arrow Markers	20	each	\$ 125.00	\$ 2,500.00
B Wetland Boardwalk					
1.0	Boardwalks (floating system 6' wide)				
	a. wetland area north and south of Hwy 664	800	sq.m.	\$ 200.00	\$ 160,000.00
2.0	Points of Interest - interpretive panels, artifacts to explore, with comfortable benches and a waste receptacle				
	a. Various Locations -TBD see map	2	each	\$ 4,000.00	\$ 8,000.00
	b. Distance an Directional Arrow Markers	10	each	\$ 125.00	\$ 1,250.00

Sioux Lookout and Hudson Revitalization

23-Feb-10

Design Development Budget Estimate

Hudson: Trail System & Signage

Item	Description	Quantity	Unit	Unit Price	Cost
C	Secondary Paths, Trailheads and Points of Interest				
1.0	Asphalted Pathways (6' wide with 16' ROW)				
	a. east highway residential area to boat bay	239	l.m.	\$ 125.00	\$ 29,875.00
2.0	Crushed Granite Pathways (4' wide with 10' ROW)				
	a. connections to points of interest see map	3530	l.m.	\$ 38.00	\$ 134,140.00
3.0	Secondary Nodes (neighbourhood scale) - shaded bench, neighbourhood trails map, solar lighting, waste receptacles				
	a. Boat Bay	1	each	\$ 6,000.00	\$ 6,000.00
	b. Fire Hall	1	each	\$ 6,000.00	\$ 6,000.00
4.0	Points of Interest - interpretive panels, artifacts to explore, with comfortable benches and a waste receptacle				
	a. Various Locations -TBD see map	2	each	\$ 4,000.00	\$ 8,000.00
	b. Distance an Directional Arrow Markers	30	each	\$ 125.00	\$ 3,750.00
	Subtotal			\$	707,340.00
	Rounded Capital Costs			\$	710,000.00
	Professional Fees (3%)			\$	21,300.00
	Contingency (5%)			\$	35,500.00
	Project Budget - Fundraising Target			\$	770,000.00