

Chapples Park Indoor Raquet Sport Facility  
Thunder Bay Community Tennis Centre  
North Six-Court Construction Cost Estimate  
December 10, 2021

Item No.	Item Description	Six-Court Cost Estimate Assumed (2020)	Six-Court Cost Estimate JML (Feb 2021)	North Six-Court Estimate JML (Dec 2021)	Comments
1	Trench Drain	\$70,000.00	\$193,000.00	\$195,000.00	perimeter concrete trench drain
2	Site Services	\$75,000.00	\$75,000.00	\$189,000.00	sanitary tie in, directional drilling for new water and gas lines (cost savings possible if indoor turf facility project proceeds)
3	Fencing	\$34,558.00	\$50,000.00	\$50,000.00	6 ft high chain link fence
4	Fire Protection	\$50,000.00	\$50,000.00	\$0.00	not required
5	Demolition/Patching	\$55,000.00	\$55,000.00	\$0.00	n/r based on north structure location
6	Regrade	\$0.00	\$0.00	\$365,000.00	remove existing berm material offsite, regrade
7	Topsoil and Seed at Disturbed Areas	\$0.00	\$0.00	\$25,000.00	
8	Ditching	\$0.00	\$0.00	\$20,000.00	as required for design
9	Parking Lot Addition	\$0.00	\$0.00	\$36,000.00	18 parking spots (2 accessible)
	<b>Subtotal - Site Development</b>	<b>\$284,558.00</b>	<b>\$423,000.00</b>	<b>\$880,000.00</b>	
	Contingency (20%)	\$96,911.60	\$84,600.00	\$176,000.00	
	<b>Total Site Development</b>	<b>\$381,469.60</b>	<b>\$507,600.00</b>	<b>\$1,056,000.00</b>	
10	Air Supported Structure	\$824,788.00	\$897,000.00	\$801,000.00	The Farley Group Quote- 320ft x 126ft (6 Court)
11	Grade Beam	\$373,600.00	\$373,600.00	\$480,000.00	1.9 m deep grade beam
12	Concrete Slabs at Doors/Equipment	\$75,000.00	\$75,000.00	\$80,000.00	
13	Air Supported Structure Accessories	\$150,000.00	\$150,000.00	\$155,000.00	carried from original estimate
14	Existing Court Patching/Resurfacing	\$100,000.00	\$100,000.00	\$0.00	n/r based on north structure location
15	New Court Construction	\$0.00	\$140,000.00	\$355,000.00	6 Courts includes specialty sealer
16	Accessible Washroom building	\$164,000.00	\$164,000.00	\$170,000.00	600 sq.ft building incl. washrooms, ticketing
17	Snowblower/Court Sweeper	\$0.00	\$7,000.00	\$7,500.00	carried from original estimate
18	Equipment	\$7,000.00	\$0.00	\$0.00	included in Item 12
	<b>Subtotal - Building</b>	<b>\$1,694,388.00</b>	<b>\$1,906,600.00</b>	<b>\$2,048,500.00</b>	
	Contingency (10-15%)	\$254,158.20	\$285,990.00	\$307,275.00	
	<b>Total Building</b>	<b>\$1,948,546.20</b>	<b>\$2,192,590.00</b>	<b>\$2,355,775.00</b>	
	<b>Total Site Development &amp; Building</b>	<b>\$2,330,015.80</b>	<b>\$2,700,190.00</b>	<b>\$3,411,775.00</b>	
19	Building Permit	\$30,360.19	\$33,000.00	\$42,000.00	
20	Engineering- Conceptual Design	\$200,000.00	\$35,000.00	\$45,000.00	
21	Engineering - Geotechnical Investigation	\$0.00	\$12,000.00	\$13,000.00	
22	Engineering - Detailed Design	\$202,401.26	\$75,000.00	\$95,000.00	
23	Engineering - Tendering and CA	\$0.00	\$65,000.00	\$85,000.00	
24	Contracted Project Manager	\$50,600.32	\$50,800.00	\$0.00	included in Items 20-23
25	Legal Fees (City)	\$100,000.00	\$100,000.00	\$105,000.00	carried from original estimate
	<b>Subtotal - Professional Fees</b>	<b>\$583,361.77</b>	<b>\$370,800.00</b>	<b>\$385,000.00</b>	
	<b>Total Project Costs</b>	<b>\$2,913,377.57</b>	<b>\$3,070,990.00</b>	<b>\$3,796,775.00</b>	
	Inflation 2020 to 2021 (3%)	\$87,401.32	\$92,129.70	\$0.00	
	<b>TOTAL 2021 CONSTRUCTION COST</b>	<b>\$3,000,778.89</b>	<b>\$3,163,119.70</b>	<b>\$3,796,775.00</b>	

\*HST extra

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**SITE PLAN**  
1:500

No.	Description	By	Date (mm/dd/yyyy)
A	ISSUED FOR CONCEPT	BA	12/10/2021
<i>Revisions</i>			

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**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

Client  
**THUNDER BAY COMMUNITY  
TENNIS CENTRE**

Project  
**CHAPPLES PARK  
INDOOR RACQUET SPORT FACILITY**

Drawing  
**CONCEPTUAL SITE PLAN**

Scale	AS NOTED		
Designer	JMM	Date	11/2021
Drafter	BA	Date	11/2021
Checked by	NS	Date	11/2021
CAD File No.	2020027	Plot Scale	1:1
Ref. No.	2020027	Drawing No.	C-1

