

11  
Date

GOSPEL ROCK				
ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS				
BASED ON PRELIMINARY INFORMATION FOR 2 ACRE LOTS				
OFF SITE GOWER POINT ROAD WORKS NOT INCLUDED				
TOTAL 17 2 ACRE LOTS				
				Job : 1288
Work Item	Core Group Consultants			
OFF SITE WORKS	Quantity	Unit	Unit Price	Cost \$
<b>Roadworks</b>				
Chaster road 1/2 road extension to Mahan Road	360	m	\$1,500.00	576,000.00
<b>TOTAL COST \$</b>				<b>\$576,000.00</b>
Contingency (15%)				\$86,400.00
<b>TOTAL CONSTRUCTION ROADWORKS COST \$</b>				<b>\$662,400.00</b>
<b>Sanitary Sewer to STP</b>				
1. Sanitary lift station to treatment plant	1	ea	\$200,000	\$200,000.00
2. 150mm dia san forcemain to STP	800	m	\$180	\$144,000.00
3. Cleanouts	10	ea	\$2,000.00	\$20,000.00
4. Road Joulvert Crossings	3	ea	\$10,000.00	\$30,000.00
5. Headworks at STP	1	ea	\$10,000	\$10,000.00
<b>TOTAL COST \$</b>				<b>\$404,000.00</b>
Contingency (15%)				\$60,600.00
<b>TOTAL CONSTRUCTION SANITARY COST \$</b>				<b>\$464,600.00</b>
<b>Watermain Mahan road tie in</b>				
1. 300 dia pvc	2000	m	\$200	\$400,000.00
2. Tie in	1	ea	\$6,000	\$6,000.00
3. Hydrants	12	ea	\$5,000.00	\$60,000.00
4. Road crossings	4	ea	\$10,000.00	\$40,000.00
<b>TOTAL COST \$</b>				<b>\$506,000.00</b>
Contingency (15%)				\$75,900.00
<b>TOTAL CONSTRUCTION WATERMAIN COST \$</b>				<b>\$581,900.00</b>
<b>TOTAL OFF SITE</b>				<b>\$1,708,900.00</b>
<b>ON SITE WORKS</b>				
<b>ROADWORK AND SERVICES</b>				
Work Item	Quantity	Unit	Unit Price	Cost \$
<b>ROADWORK AND SERVICES</b>				
1 Chaster Road				
2 Local Roads	280	m	\$1,600.00	448,000.00
3 Sanitary LS lot on Quinn Place	670	m	\$2,112.00	1,415,040.00
	1	ls	\$35,000.00	35,000.00
<b>TOTAL COST \$</b>				<b>1,898,040.00</b>
Contingency (15%)				284,706.00
<b>TOTAL ON-SITE CONSTRUCTION COST \$</b>				<b>\$2,182,746.00</b>
<b>GRAND TOTAL ON-SITE OFF-SITE</b>				<b>\$3,891,646.00</b>

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#2  
HANE

August 10, 2015

File: 3656

Mario and Anna Laudisio  
[canalinvest@gmail.com](mailto:canalinvest@gmail.com)

**Re: Proposal for Preparation of a Development Information Package,  
Gospel Rock, Gibsons**

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Dear Mr. and Mrs. Laudisio:

It was a pleasure to meet with you and Anna last Friday and discuss your recently acquired property known as Gospel Rock. Further to your request, we are pleased to submit a fee proposal for civil engineering services for the above noted project. We have outlined below the work we recommend be undertaken together with our estimated fee effort for this work.

**Civil Engineering Services**

The following anticipated scope of work is based on our discussion on August 7, 2015. We understand that your request for a Development Information Package is intended to facilitate discussions with developers. This package is to include the two (2) concepts as chosen during our discussion. As discussed, these preliminary layouts were part of work prepared in the past for another client and require minor updating to include requirements based on recently adopted Official Community Plan (OCP) and one Preliminary Letter of Approval (PLA) based on the 15-Lot concept. Specifically, the Development Information Package will include:

1. Mixed Use Plan "Concept 3". Approximately 305 units. Update plan to exclude waterfront multi-family units. Preliminary design of civil engineering services, such as storm and sanitary sewer systems, watermain, and shallow utilities following the requirements as outlined in the OCP.
2. Preparation of a Preliminary Construction Cost Estimate for "Concept 3".
3. Single Family Strata Plan "Concept 7", including 15 Lots, Common Property and Park. Preliminary design of civil engineering services, such as storm and sanitary sewer systems, watermain, and shallow utilities, based on the PLA.
4. Preparation of a Preliminary Construction Cost Estimate for "Concept 7"
5. Preliminary Development Servicing Report
6. Meeting and correspondence with Clients

**Total Fee Effort                    \$ 7,500**

**Drawing List**

The following is a list of anticipated drawings to be prepared. This list may be revised if necessary.

**Dwg No. Drawing Title**

- S-1 Preliminary Servicing Plan - Mixed Use  
S-2 Preliminary Servicing Plan - Single Family Strata

**Invoicing and Hourly Rates**

Prior to commencing work, we will require a deposit amount of 50% of the total proposal amount including GST, or \$3,570. The remainder of the fees owing will be paid prior to delivery of Final Draft deliverables.

Invoicing for the Services rendered will be made in accordance with the following hourly rates and will occur monthly. Rates do not include GST. Terms are payable upon receipt. All charges will be paid in Canadian dollars. Interest on overdue accounts is 2% per month.

Role	Hourly Rate
Senior Engineer	\$145.00
Project Engineer	\$125.00
Senior Inspector	\$120.00
Junior Engineer	\$100.00
Senior Technician	\$100.00
Technologist	\$95.00
Technician	\$90.00
Office Administrator	\$60.00

**Time Frame**

We are able to start right away and can have detailed design drawings ready to submit within 3-4 weeks of signed authorization.

**Proposal Exclusions and Considerations**

Please note the following:

- Costs do not include rework (extra work) due to non-timely input from the client and client consultants, change in the planning parameters, change in regulatory agency requirements, change in the municipal requirements, or site conditions that could not be reasonably anticipated from previously available data, additional services due to changes in the scope of the contemplated development or the consultant's overall scope of work.
- Costs do not include any legal, survey, geotechnical, environmental consulting or monitoring, or specialist consultant costs.
- Costs do not include any fees payable to government agencies or utility companies required for the processing and procurement of the necessary approvals.
- Minor disbursements and other expenses are generally included in our fees. Prints, courier charges, mileage, and ferry charges are billed as follows. All prints to be billed at \$4.00 per full size copy for black & white and \$10.00 per copy for full size colour. Couriers and ferry charges will be billed at the respective courier company rates.
- Any extras, or work deemed to be beyond the scope of services outlined on the preceding pages and identified as such to the owner or the owner's representative is not to proceed unless agreed to and until authorized by the owner in writing.

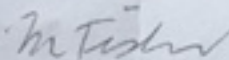
6. *Either party may terminate this engagement without cause upon thirty (30) days' notice in writing. On termination by either party, the Client shall forthwith pay to Webster Engineering its Charges for the Services performed, including all expenses, other charges incurred by Webster Engineering for this project and any damages incurred by Webster Engineering resulting from the termination of this contract.*
7. *In performing the Services, Webster Engineering will provide and exercise the standard of care, skill and diligence required by customarily accepted professional practices and procedures normally provided in the performance of the Services contemplated in this engagement at the time when and the location in which the Services were performed.*
8. *Webster Engineering shall not be responsible for:*
  - a) *the failure of a contractor, retained by the Client, to perform the work required in the Project in accordance with the applicable documents.*
  - b) *the design or defects in equipment or materials supplied or provided by the Client for incorporation into the Project.*
  - c) *any Project decisions made by the Client if the decisions were made without the advice of Webster Engineering or contrary to or inconsistent with the advice of Webster Engineering.*
9. *All of the documents prepared by Webster Engineering or on behalf of Webster Engineering in connection with the Project are instruments of service for the execution of the Project. Webster Engineering retains the property and copyright in these documents, whether the Project is executed or not. These documents may not be used on any other project without the prior written agreement of Webster Engineering.*

Please sign below if you approve this proposal and return a signed copy for our records.  
Email: [office@webstereng.net](mailto:office@webstereng.net) or fax to 604-983-0459.

Sincerely,

**WEBSTER ENGINEERING LTD.**

ACKNOWLEDGED & HEREBY AGREED TO:



Michelle Fisher, Principal

Mr. Mario Laudisio or Mrs. Anna Laudisio,  
Canainvest

Date