

To: Kim Staples-Lakhani
c: Graham Wilkins
From: Francis Edomwonyi
 Andrew Horwood
Subject: Kugaaruk Sealift Improvements Project High Level Cost Estimate

Date: October 30, 2024
Memo No.: 002
File: 704-TRN-VHWY03330-01

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1.0 INTRODUCTION

This memo provides a high-level construction cost estimate to construct the sealift improvement project based on the following sketch (Figure 1).

The details of the sketch are based on the sketch by Advisian Worley Group dated April 01, 2020. It should be noted that the quantities, and thus construction costs, derived from this concept may change as the design is developed.

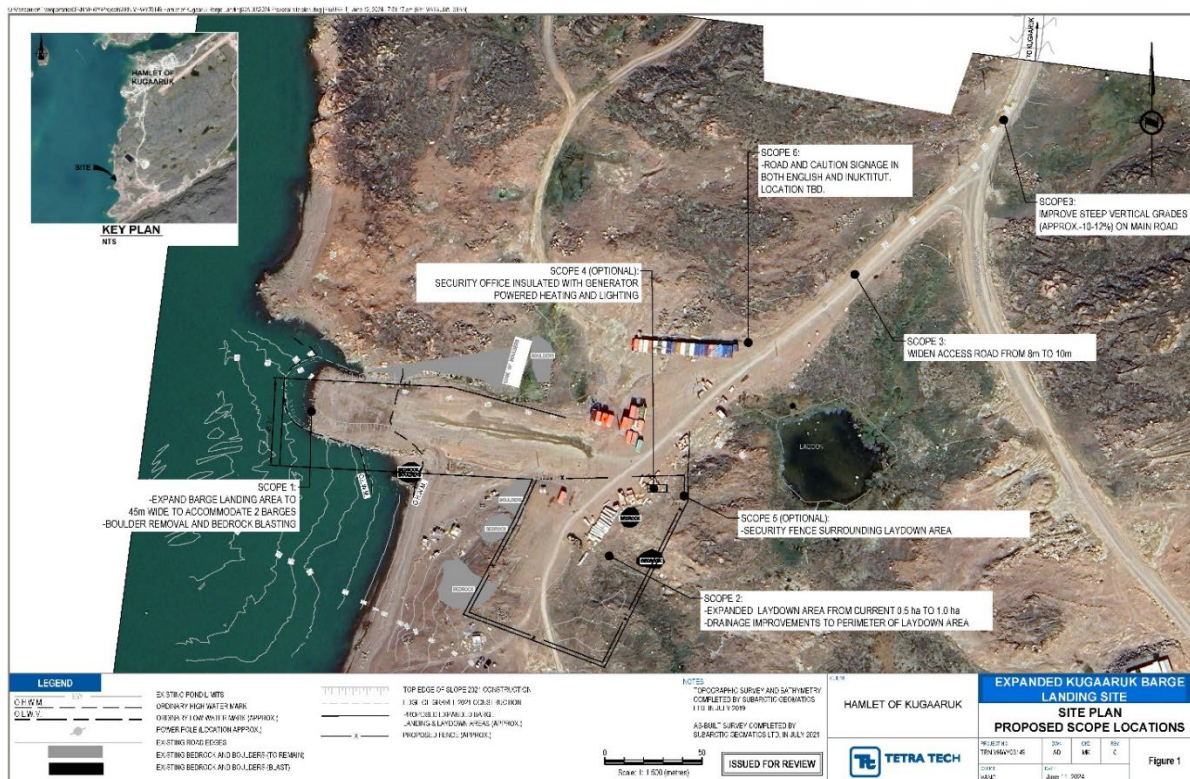


Figure 1. Site Plan

2.0 HIGH-LEVEL CONSTRUCTION COST ESTIMATE

This estimate was prepared using historical pricing for similar work items within northern communities with a 20% contingency excluding GST.

The following is a summary of the construction cost breakdown per the scope of work. Table 1 provides a detailed breakout showing the unit prices and quantities.

▪ Sealift Ramp – 45 m wide	\$394,000
▪ Laydown Area – 1 ha	\$337,500
▪ Access Road – 10 m wide, 100 m long	
– Widening only – 10 m	\$115,000
– Profile Improvement – 100 m	\$770,000
▪ Signage – Project Notice	\$ 10,000
▪ Fencing (optional)	\$ 50,000
▪ Security Office (optional)	\$ 75,000
Total Construction Estimate (including 20% contingency)	\$2,101,800
Consultant Fee (excluding full regulatory applications and GST)	\$277,557

Table 1: High-level Construction Estimate

Item No.	Description	Unit of Measure	Estimated Quantity	Price Per Unit	Estimated Total Price
1	Signage	LS	1	\$10,000	\$10,000
2	Sealift Ramp				\$394,000
2a	Rock Excavation	m ³	40	\$250	\$10,000
2b	Fill and Surfacing Gravel	m ³	1,920	\$200	\$384,000
3	Laydown Area				\$337,500
3a	Rock Excavation	m ³	350	\$250	\$87,500
3b	Fill and Surfacing Gravel	m ³	1,050	\$200	\$210,000
3c	Drainage	m	160	\$250	\$40,000
4	Access Road (widening only)				\$115,000
4a	Rock Excavation	m ³	200	\$250	\$50,000
4b	Fill and Surfacing Gravel	m ³	200	\$200	\$40,000
4c	Drainage	m	100	\$250	\$25,000
5	Access Road (Profile Improvement)				\$770,000
5a	Rock Excavation	m ³	1,920	\$250	\$480,000
5b	Fill and Surfacing Gravel	m ³	1,200	\$200	\$240,000
5c	Drainage	m	200	\$250	\$50,000
Subtotal					\$1,626,500
Contingency (20%)					\$325,300
Total Estimated Construction Costs (Excluding GST)					\$1,951,800
Optional Work					
Item No.	Description	Unit of Measure	Estimated Quantity	Price Per Unit	Estimated Total Price
6	Fencing and Gate	M	320	\$125	\$50,000
7	Security Office	LS	1	\$75,000	\$75,000
Subtotal					\$125,000
Contingency (20%)					\$25,000
Total Estimated Construction Costs (Excluding GST)					\$ 150,000
Total					\$ 2,101,800

Note:

1. The estimated construction costs assumes the construction work will be undertaken in 2025 and 2026 and excludes the costs for engineering design, regulatory permitting, and construction management / inspection.
2. The estimated construction costs assumes that all gravels are sourced from a quarry located within 2 km of project site and excludes the costs of any gravel royalties (if applicable).
3. The estimated construction costs excludes the relocation of utilities (ex. power poles) to facilitate the work (not anticipated at this time).

3.0 CLOSURE

We trust this technical memo meets your present requirements. If you have any questions or comments, please contact the undersigned.

Respectfully submitted,
Tetra Tech Canada Inc.

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704-TRN-VHWY03330-01
704-TRN-VHWY03330-01
704-TRN-VHWY03330-01

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