

Appendix D - Estimated Remediation Expenses



4361 Harvester Rd., Unit 12, Burlington, ON L7L 5M4

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G2Sconsulting.com

October 28, 2022

Reference No. G2S20835

Re: 346, 352, 354 and 356 West Street, 190 Charing Cross Street, 69 Galileo Boulevard and Bertrand Place Right-of-Way, Brantford, Ontario

As requested, G2S Consulting Inc. (G2S) has reviewed the document titled "West Street BFTIP Summary Costs" dated October 27, 2022.

This letter confirms that G2S has reviewed the budget in the above noted document.

If you have any questions, please do not hesitate to contact us.

Yours truly,

G2S Consulting Inc.

A handwritten signature in blue ink, appearing to read 'Melissa King', is written over a light blue horizontal line.

Melissa King, P. Geo., QP_{ESA}
Head of Environmental Services

West Street BFTIP Summary costs

		Estimated Cost	Estimated Timing
1	Phase One ESA (Stantec)	\$ 3,592.25	Complete
2	Phase Two ESA (Stantec)	\$ 12,350.50	Complete
3	Supplemental Phase Two ESA (G2S)	\$ 36,000.00	Complete
4	Demolition	\$ 0.00	
5	Environmental cleanup (costs from		
6	Environmental inspection costs (G2S) -	\$ 87,960.00	
7	Removal of fill (included in item 5)	\$ 6,138,000.00	Jun - Jul 2023
8	Importation of new soil (costs from	\$ 720,000.00	
9	Tipping fees (from remediation	\$ -	
10	MECP reporting and followup (G2S)	\$ 4,800.00	
11	Misc Consulting	\$ 30,000.00	
12	Contingencies 10%	\$ 390,000.00	
	RSC completion		Sep, 2024
	Total:	\$ 7,422,702.75	

Land cost	\$ 4,050,000.00	
Total Construction cost Phase I	\$ 57,600,000.00	Jun 2023 - Jan 2025
Estimated property TAX after it's built	\$ 504,000.00	Summer 2025
Total Construction cost Phase II	\$ 67,500,000.00	May 2025 - Nov 2026
Estimated property TAX after it's built	\$ 637,500.00	After Nov 2026

West Street Remediation Cost

		Estimates	Timing
	Per Environmental Engineer		May 2023 - Jan 2024
1	Completion of Remedial Action Plan	\$ 5,400.00	
2	Completion of health and safety Plan	\$ 4,800.00	
3	Completion of Soil and Groundwater Management Plan	\$ 5,400.00	
4	Remediation - Excavation of impacted soil		
4(a)	Oversight of excavation, estimate 38 days on site	\$ 51,600.00	
4(b)	Project management, includes data evaluation, scheduling , oversight of staff	\$ 12,000.00	
4(c)	Analytical Costs - 85 confirmatory soil samples, 3 day TAT, including QA/QC samples	\$ 30,720.00	
4(d)	Preparation of final report	\$ 7,800.00	
4(e)	Expenses and Disbursements	\$ 5,040.00	
	Total Environmental Engineer Cost	\$ 122,760.00	
5	Soil Remediation Incremental Remediation Cost for Disposal of Contaminated Soil 30,000 M3 (60,000 tonnes)		Jun - Jul 2023
	Total Disposal Cost	\$ 6,120,000.00	
	Groundwater Management (30 hours for vacuum truck 50,000 L)	\$ 18,000.00	
6	INFRASTRUCTURE		May - Jul 2023
6(a)	Access road way	\$ 36,000.00	
6(b)	Vehicle wash down station	\$ 12,000.00	
6(c)	Temporary Fencing	\$ 10,200.00	
6(d)	Toilets/Handwashing Rental	\$ 4,800.00	
6(e)	Street Cleaning	\$ 9,600.00	
6(f)	Labour - Flag person	\$ 7,200.00	
	Total Infrastructure Cost	\$ 79,800.00	
	Rough site grading	\$ 100,000.00	
	TOTAL Infrastructure Cost	\$ 259,600.00	

\$ 6,138,000.00