

City of Lacombe
Bylaw 509

A Bylaw of the City of Lacombe, in the Province of Alberta (hereinafter referred to as “the Municipality”), being a Bylaw for the purpose of establishing Offsite Levies.

WHEREAS, pursuant to the Municipal Government Act, R.S.A. 2000, c M-26, a council of a municipality may by bylaw provide for the imposition and payment of an *Offsite Levy* in respect of land that is to be developed or subdivided and authorize an agreement to be entered into in respect of the payment of such levy;

AND WHEREAS, the City of Lacombe deems it necessary and expedient to collect *Offsite Levies* to pay, in part or in whole, for the capital cost of infrastructure required to service the growth of the *City* as described in the *Municipal Government Act*;

AND WHEREAS, the City of Lacombe engaged the engineering firm Stantec Consulting Ltd. to complete the following reports, which identify *Eligible Infrastructure* projects required for growth:

- City of Lacombe Water Master Plan Update (2020)
- City of Lacombe Sanitary Master Plan Update (2020)
- City of Lacombe Transportation Master Plan Update (2020)
- Lacombe Master Drainage Plan (2020)

AND WHEREAS, the City of Lacombe engaged the engineering firm Stantec Consulting Ltd. to complete a report with respect to the fair and equitable calculation of *Offsite Levies* for the purposes described in the *Municipal Government Act*, which is attached as Schedule C to this *Bylaw*.

NOW, THEREFORE, the Council of the City of Lacombe duly assembled hereby enacts as follows:

1. Bylaw Title

1.1. The *Bylaw* shall be referred to as the “Offsite Levy Bylaw”.

2. Definitions

In this *Bylaw*:

- 2.1. “*Benefitting area of lands*” shall mean the *Net Developable Area* of lands deemed to require offsite infrastructure to support their development;
- 2.2. “*Bylaw*” shall mean this Offsite Levy Bylaw;
- 2.3. “*CAO*” shall mean the Chief Administrative Officer of the *City*, or that person’s authorized delegate;
- 2.4. “*CCC*” shall mean Construction Completion Certificate
- 2.5. “*City*” shall mean the municipal corporation of the City of Lacombe or the geographical area within the municipal boundaries of the City of Lacombe, as the context may require;
- 2.6. “*Council*” shall mean the municipal council of the City of Lacombe;
- 2.7. “*Developable Land*” shall mean all land contained within the municipal boundary of the *City*:
 - a. For which a Development Permit is obtained after the date of enactment of this *Bylaw*; or
 - b. For which Subdivision approval is obtained after the date of enactment of this *Bylaw*; and

c. Excludes all *Developed Land*

2.8. “*Developed Land*” shall mean land that has been subject to development or subdivision prior to the enactment of this *Bylaw*, and in respect to which Offsite Levies for the same infrastructure have already been paid;

2.9. “*Eligible Infrastructure*” shall mean all or a part of a new or expanded water, sanitary sewer, storm sewer, arterial road or public facility infrastructure project in accordance with the Municipal Government Act, that is required for or impacted by new development;

2.10. “*Net Developable Area*” shall mean land that is to be developed or subdivided except:

a. Environmental Reserve;

b. Conservation Reserve;

c. School Reserve;

d. Municipal Reserve;

e. Arterial Road Right-of-Way; or

f. Public Utility Lots that are required for the development of an Offsite Levy Project identified in this *Bylaw*.

2.11. “*Offsite Levy or Offsite Levies*” shall mean the levy imposed by this *Bylaw*;

3. Schedules

3.1. Schedule “A” – *Offsite Levy Rates* is attached and forms part of this *Bylaw*. It lists the *Eligible Infrastructure*, project costs, information of the approach and methods used to calculate *Offsite Levies* in this *Bylaw*.

3.2. Schedule “B” – *Benefitting Area Maps* is attached and forms part of this *Bylaw*. It shows the benefitting areas of the *Eligible Infrastructure*.

3.3. Schedule “C” – *Stantec’s City of Lacome Offsite Levies Update Report (2022)* is attached and forms part of this *Bylaw*.

4. Purpose and Intent

4.1. This *Bylaw* is intended to:

a. Impose and provide for the payment of a levy to be known as an *Offsite Levy* in respect of *Developable Land* within the municipal boundary of the following:

(i) New or expanded facilities for the storage, transmission, treatment or supply of water;

(ii) New or expanded facilities for the storage, transmission, or disposal of sanitary sewer;

(iii) New or expanded facilities storm sewer drainage facilities;

(iv) New or expanded arterial roads; and

(v) New or expanded public facilities eligible under the Municipal Government Act.

b. Authorize agreements to be entered with respect to payment of *Offsite Levies* to ensure the developer of each parcel of *Developable Land* pays a proportionate share of the costs to provide new or expanded *Eligible Infrastructure* projects required for the area in which the *Developable Land* is located.

5. Imposition of Levy

- 5.1. The *Offsite Levies* to be imposed with respect to specific developments or subdivisions shall be the product of the *Offsite Levy* rate set out in Schedule A multiplied by the *Net Developable Area* of the lands in hectares identified as a benefitting area in Schedule B.
- 5.2. The owners of lands to be developed or subdivided shall, as a condition of development or subdivision approval, enter into an agreement to pay the *City Offsite Levies* authorized to be imposed under this *Bylaw*.
- 5.3. Notice of *Council's* intention to pass this *Bylaw* has been published in the Lacombe Express on September 7th, 2023 and September 14th, 2023 in accordance with section 606 of the *Municipal Government Act*.

6. Payment of Levies

- 6.1. *Offsite Levies* in respect of land that is subject to subdivision must be paid prior to the endorsement of the plan of subdivision unless the *City* agrees to a deferral subject to 6.2 or 6.3.
- 6.2. *Offsite Levies* in respect of land that is subject to development under a Development Agreement must be paid at or before CCC and before the issuance of any building permits or development permits.
- 6.3. *Offsite Levies* in respect of land that is subject to development under a Development Permit, but not a Development Agreement must be paid before the issuance of any building permits or development permits.
- 6.4. The *Offsite Levy Rate* payable with respect to the *Net Developable Area* shall be the rate in effect on the date of endorsement of the plan of subdivision or the execution of the development permit, as applicable.
- 6.5. If the *Offsite Levy* imposed on the Land is not paid subject to 6.1, 6.2 or 6.3, the issuance of CCC documents, development permits, or building permits may be withheld until the owner or purchaser has paid the outstanding levy.

7. Offsite Levy Fund

- 7.1. The *CAO* shall establish and maintain a reserve fund for each infrastructure improvement category provided in Schedule A.

8. Effective Date

- 8.1. This *Bylaw* comes into effect on January 1st, 2024, and the rate increases will be phased in using the following schedule:
 - a. January 1st, 2024 through December 31st, 2024 – 35% of the rate increase
 - b. January 1st, 2025 through December 31st, 2025 – 70% of the rate increase
 - c. January 1st, 2026 until the *Bylaw* is amended or rescinded – 100% of the rate increase
- 8.2. If there is no rate increase or if there is a rate reduction compared to the previous *Offsite Levy Bylaw 387*, the rates in this *Bylaw* will come into effect on January 1st, 2024.
- 8.3. Every year (effective January 1), the levies shall increase by an inflation factor of 2% unless changed by a bylaw amendment. The levies shall continue to inflate at the noted rate until such a time as the *Bylaw* is updated and new rates are established.

9. Severability

- 9.1. If any portion of this *Bylaw* is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the *Bylaw* is deemed valid.

10. Repeal Of Bylaw 387

- 10.1. Bylaw 387 is hereby repealed.

UNCERTIFIED COPY

INTRODUCED AND GIVEN FIRST READING THIS 28th day of August, 2023.

GIVEN SECOND READING THIS 25th day of September, 2023.

GIVEN THIRD AND FINAL READING THIS 25th day of September, 2023.

Original Signed

Mayor

Original Signed

Chief Administrative Officer

City of Lacombe Bylaw 509 Schedule A – Offsite Levy Rates

1. Summary of Rates by Benefitting Area

As per Bylaw 509, the increase in offsite levies will for each benefitting area will be phased over 3 years at the following rate:

- Year 1 – 35% of the increase
- Year 2 – 70% of the increase
- Year 3 – 100% of the increase

If this is a new benefitting area, there is no rate increase, or if there is a rate reduction, the updated rate will apply in Year 1.

Every year (effective January 1), the levies shall increase by an inflation factor of 2% unless changed by a bylaw amendment. The five-year horizons shown in Table 1 are for quick reference. The levies shall continue to inflate at the noted rate until such a time as the Bylaw is updated and new rates are established. See Table 2 for a detailed list of projects and rates by infrastructure class.

Table 1: Levy Rate by Benefitting Area

| Benefitting Area | Rate Effective Until | | | | |
|------------------|----------------------|--------------|--------------|--------------|--------------|
| | Dec 31, 2024 | Dec 31, 2025 | Dec 31, 2026 | Dec 31, 2027 | Dec 31, 2028 |
| 3 | \$47,183 | \$64,800 | \$80,672 | \$82,285 | \$83,931 |
| 4 | \$34,679 | \$46,696 | \$59,298 | \$60,484 | \$61,694 |
| 5 | \$33,572 | \$48,271 | \$63,328 | \$64,595 | \$65,887 |
| 7 | \$57,088 | \$70,592 | \$85,487 | \$87,196 | \$88,940 |
| 8 | \$68,405 | \$75,815 | \$85,487 | \$87,196 | \$88,940 |
| 9 | \$64,939 | \$74,017 | \$85,103 | \$86,805 | \$88,541 |
| 10 | \$63,057 | \$73,149 | \$85,103 | \$86,805 | \$88,541 |
| 11A | \$73,538 | \$73,538 | \$76,509 | \$78,039 | \$79,600 |
| 11B | \$72,499 | \$73,058 | \$76,509 | \$78,039 | \$79,600 |
| 12 | \$97,462 | \$97,462 | \$101,399 | \$103,427 | \$105,496 |
| 13 | \$71,805 | \$80,393 | \$91,298 | \$93,124 | \$94,987 |
| 14 A | \$95,491 | \$95,491 | \$99,348 | \$101,335 | \$103,362 |
| 14 B | \$90,685 | \$90,685 | \$94,349 | \$96,236 | \$98,160 |
| 15A | \$88,577 | \$88,577 | \$92,155 | \$93,998 | \$95,878 |
| 15B | \$70,181 | \$70,181 | \$73,017 | \$74,477 | \$75,967 |
| 15C | \$87,958 | \$87,958 | \$91,512 | \$93,342 | \$95,209 |
| 16 | \$97,060 | \$97,060 | \$100,982 | \$103,001 | \$105,061 |
| 18 | \$77,312 | \$78,858 | \$80,435 | \$82,044 | \$83,685 |
| 19A | \$60,910 | \$62,128 | \$63,371 | \$64,638 | \$65,931 |
| 19B | \$82,315 | \$83,961 | \$85,640 | \$87,353 | \$89,100 |

2. Distribution of Project Costs

2.1. Water Reservoirs, Pumphouses, Arterial Roads and New Facilities

The water reservoirs, pumphouses, arterial roads and public facilities projects identified in the Off-site Levy Bylaw are new projects or upgrades triggered by growth that also provide a benefit to existing residents. Since these projects benefit the entire City, the levy is applied equally across all benefitting areas, and a portion of the cost is paid for by the city to represent existing residents.

The apportionment of costs for these projects is determined by an area-based calculation, based on the 2022 gross developable area, as illustrated in Figure 1. This calculation will be used until the Bylaw is updated and new rates are established.

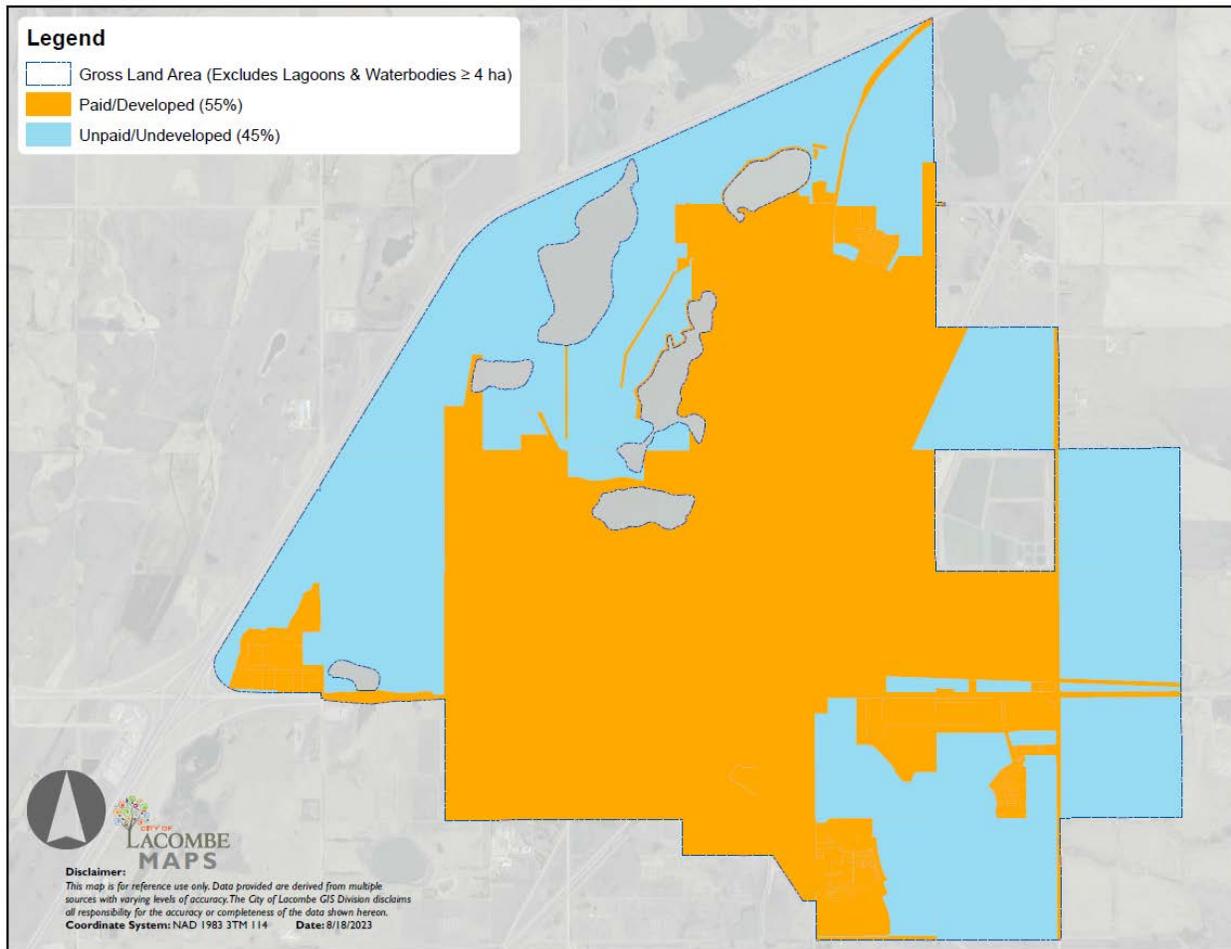


Figure 1 - Cost Apportionment Between City and New Development

2.2. Other Improvements

Improvements such as water mains, sewer mains, lift stations and storm drainage improvements that are triggered by development and do not provide a benefit to existing parts of the City will be paid for in full by new development.

3. Off-Site Levy Rates by Project

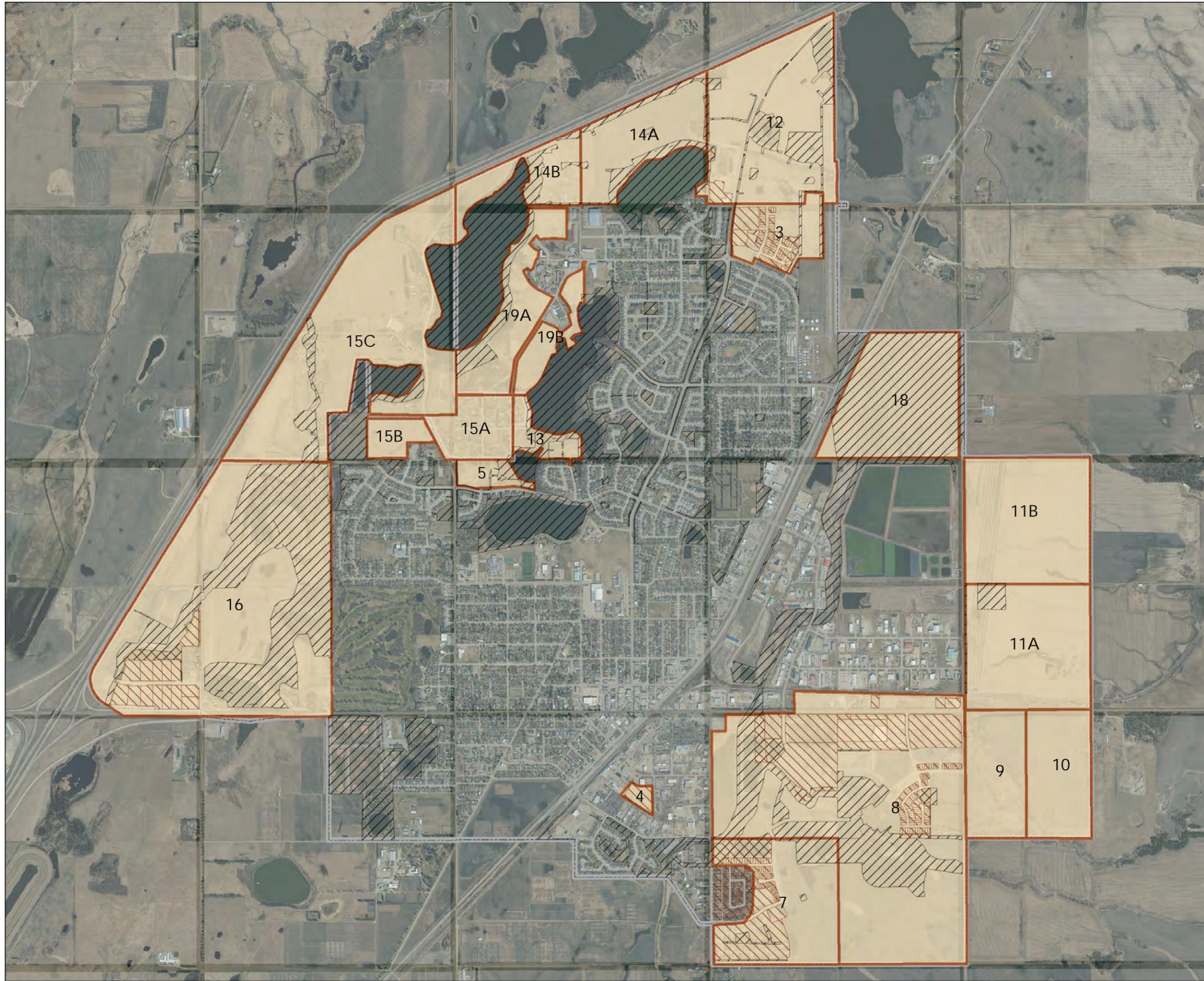
Table 2 on the following page provides the levies by benefitting area, infrastructure class, and project that will be effective as of the passing of Bylaw 509.

| TABLE 2: DEVELOPMENT AREA LEVY SUMMARY | | | | | | | | | | | | | | | | | | | |
|--|-------|---|--------------------------|----------------------|-------------|-----------------------|-----------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| 2022 Off-site Levy Update | | | | | | | Benefiting Area | | | | | | | | | | | | |
| | | | | | | | 3 | 4 | 5 | 7 | 8 | 9 | 10 | 11A | 11B | 12 | 13 | | |
| Gross Area | | Project Status (2022) | OSL Cost (2022 Dollars) | Benefiting Area (ha) | Cost per Ha | Developer Benefit (%) | Developer Cost per Ha | | | | | | | | | | | | |
| Net Developable Area | | | | | | | | 22.61 | 2.43 | 7.20 | 55.55 | 209.36 | 31.86 | 34.43 | 64.72 | 65.41 | 86.16 | 9.67 | |
| | | | | | | | | 19.89 | 2.38 | 5.17 | 43.76 | 154.15 | 31.22 | 33.74 | 59.93 | 64.02 | 67.03 | 5.44 | |
| 1.0 Water Improvements | | | | | | | | | | | | | | | | | | | |
| 1.1 | | North West Area Trunk Water Mains | Constructed (2001) | \$ 257,778 | 47.40 | \$5,438 | 100% | \$5,438 | | | | \$5,438 | | | | | | | \$5,438 |
| 1.2 | | Areas 7, 8, 9, 10, 11A, 11B and 18 Trunk Water Main | Const (2016/17) & Future | \$ 8,508,300 | 388.84 | \$21,881 | 100% | \$21,881 | | | \$21,881 | \$21,881 | \$21,881 | \$21,881 | \$21,881 | \$21,881 | \$21,881 | | |
| 1.3 | | Area 3, 12, 14A, 14B, 15C, and 16 Trunk Water Main | Future | \$ 6,273,300 | 352.89 | \$17,777 | 100% | \$17,777 | \$17,777 | | | | | | | | | \$17,777 | |
| 1.4 | | Area 15A Rosedale Valley PRV Valve Chamber | Future | \$ 117,000 | 18.68 | \$6,262 | 100% | \$6,262 | | | | | | | | | | | |
| future 1.5 | | Area 19 Water Improvements (TBD) | Future | Unknown | | | 100% | | | | | | | | | | | | |
| 1.6 | | Reservoirs/ Pumphouses | | \$ 11,129,588 | 817.83 | \$13,609 | 45% | \$6,124 | \$6,124 | \$6,124 | \$6,124 | \$6,124 | \$6,124 | \$6,124 | \$6,124 | \$6,124 | \$6,124 | \$6,124 | \$6,124 |
| | 1.6.1 | Reservoir C - North Water Pumphouse & Reservoir | Constructed (2001) | \$ 2,400,137 | 817.8 | \$2,935 | 45% | \$1,321 | | | | | | | | | | | |
| | 1.6.2 | Existing Reservoir B upgrades | Future | \$ 438,000 | 817.83 | \$536 | 45% | \$241 | | | | | | | | | | | |
| | 1.6.3 | Reservoir D and Pumphouse - Area 16 | Future | \$ 8,291,451 | 817.83 | \$10,138 | 45% | \$4,562 | | | | | | | | | | | |
| Total Off-Site Water Levies | | | | \$ 26,285,966 | | | | | | | | | | | | | | | |
| Cost of Water Improvements Per Ha | | | | | | | | \$23,901 | \$6,124 | \$11,562 | \$28,005 | \$23,901 | \$11,562 |
| 2.0 Sanitary Sewer Improvements | | | | | | | | | | | | | | | | | | | |
| 2.1 | | South East Lift Station | Constructed (2005) | \$ 2,400,137 | 265.3 | \$9,048 | 59% | \$5,339 | | \$5,339 | | \$5,339 | \$5,339 | \$5,339 | \$5,339 | | | | |
| 2.2 | | Area 12 Lift Station and Forcemain | Future | \$ 646,000 | 67.03 | \$9,638 | 100% | \$9,638 | | | | | | | | | | | \$9,638 |
| 2.3 | | Area 3 and 12 Sewer Main | Future | \$ 376,500 | 86.92 | \$4,332 | 100% | \$4,332 | \$4,332 | | | | | | | | | | \$4,332 |
| 2.4 | | Area 14A and 14B Lift Station | Future | \$ 565,000 | 47.09 | \$11,998 | 100% | \$11,998 | | | | | | | | | | | |
| 2.5 | | Area 16 Midway Lift Station and Forcemain | Constructed (2020) | \$ 2,573,893 | 107.9 | \$23,853 | 100% | \$23,853 | | | | | | | | | | | |
| 2.6 | | North East LS Upgrade | Constructed (2016) | \$ 2,156,766 | 428.6 | \$5,032 | 75% | \$3,774 | \$3,774 | \$3,774 | | | | | | | | \$3,774 | \$3,774 |
| 2.7 | | South East LS Upgrade | Future | \$ 768,000 | 262.87 | \$2,922 | 100% | \$2,922 | | | \$2,922 | \$2,922 | \$2,922 | \$2,922 | \$2,922 | | | | |
| 2.8 | | Area 15B and 15C Pre-Packaged Lift Station and Forcemain (FLS4) | Future | \$ 1,107,000 | 119.40 | \$9,271 | 100% | \$9,271 | | | | | | | | | | | |
| 2.9 | | Area 7 and 8B SE Lift Station 3rd Pump Addition | Future | \$ 73,000 | 197.91 | \$369 | 100% | \$369 | | | \$369 | \$369 | | | | | | | |
| future 2.10 | | Area 19 Sanitary Mains (TBD) | Future | Unknown | | | 100% | | | | | | | | | | | | |
| Total Off-Site Sanitary Sewer Levies | | | | \$ 10,666,095 | | | | | | | | | | | | | | | |
| Cost of Sanitary Improvements Per Ha | | | | | | | | \$8,105 | \$5,339 | \$3,774 | \$8,629 | \$8,629 | \$8,260 | \$8,260 | \$0 | \$0 | \$17,743 | \$3,774 | |
| 3.0 Storm Drainage Improvements | | | | | | | | | | | | | | | | | | | |
| 3.1 | | Area 14A and 12- Drainage Improvement Area | Constructed (2020) | \$ 1,235,000 | 96.1 | \$12,856 | 80% | \$10,285 | | | | | | | | | | | \$10,285 |
| 3.2 | | Area 13/15A/19B - Lake Elizabeth Outlet | Future | \$ 1,214,300 | 36.13 | \$33,605 | 80% | \$26,884 | | | | | | | | | | | \$26,884 |
| 3.3 | | Area 14B/15B/15C/19A - Storm Sewer and Water Quality Improvements | Future | \$ 884,600 | 161.45 | \$5,479 | 100% | \$5,479 | | | | | | | | | | | |
| Total Off-site Storm Drainage Improvements Levies | | | | \$ 3,333,900 | | | | | | | | | | | | | | | |
| Cost of Storm Improvements Per Ha | | | | | | | | \$0 | \$10,285 | \$26,884 | |
| 4.0 Arterial Road Improvements | | | | | | | | | | | | | | | | | | | |
| 4.1 | | Elizabeth Lake Drive - 58 Street to Ebony | Future | \$ 22,000,000 | 817.8 | \$26,900 | 45% | \$12,105 | \$12,105 | \$12,105 | \$12,105 | \$12,105 | \$12,105 | \$12,105 | \$12,105 | \$12,105 | \$12,105 | \$12,105 | \$12,105 |
| 4.2 | | 76 Street Extension - Midway Lift Station to 58 Street | Future | \$ 17,800,000 | 817.8 | \$21,765 | 45% | \$9,794 | \$9,794 | \$9,794 | \$9,794 | \$9,794 | \$9,794 | \$9,794 | \$9,794 | \$9,794 | \$9,794 | \$9,794 | \$9,794 |
| 4.3 | | 76 Street Extension - Hwy 12 to Midway Lift Station | Future | \$ 3,700,000 | 817.8 | \$4,524 | 45% | \$2,036 | \$2,036 | \$2,036 | \$2,036 | \$2,036 | \$2,036 | \$2,036 | \$2,036 | \$2,036 | \$2,036 | \$2,036 | |
| 4.4 | | 76 Street/Hwy 12 Intersection Improvements | Constructed (2019) | \$ 3,027,551 | 817.8 | \$3,702 | 45% | \$1,666 | \$1,666 | \$1,666 | \$1,666 | \$1,666 | \$1,666 | \$1,666 | \$1,666 | \$1,666 | \$1,666 | \$1,666 | |
| 4.5 | | C&E Trail Upgrade - Elizabeth park Blvd to North City Boundary | Future | \$ 18,100,000 | 817.8 | \$22,132 | 45% | \$9,959 | \$9,959 | \$9,959 | \$9,959 | \$9,959 | \$9,959 | \$9,959 | \$9,959 | \$9,959 | \$9,959 | \$9,959 | |
| 4.6 | | 34 Street Widening - Highway 2A to Highway 12 | Future | \$ 6,650,000 | 817.8 | \$8,131 | 45% | \$3,659 | \$3,659 | \$3,659 | \$3,659 | \$3,659 | \$3,659 | \$3,659 | \$3,659 | \$3,659 | \$3,659 | \$3,659 | |
| 4.7 | | Highway 12 Widening - Highway 2A to 34 Street | Future | \$ 8,600,000 | 817.8 | \$10,516 | 45% | \$4,732 | \$4,732 | \$4,732 | \$4,732 | \$4,732 | \$4,732 | \$4,732 | \$4,732 | \$4,732 | \$4,732 | \$4,732 | |
| Total Off-site Arterial Road Improvements Levies | | | | \$ 79,877,551 | | | | | | | | | | | | | | | |
| Cost of Arterial Road Improvements Per Ha | | | | | | | | \$43,951 |
| 5.0 Facilities | | | | | | | | | | | | | | | | | | | |
| new 5.1 | | Fire Hall | Future | \$ 2,875,000 | 817.8 | \$3,515 | 45% | \$1,582 | \$1,582 | \$1,582 | \$1,582 | \$1,582 | \$1,582 | \$1,582 | \$1,582 | \$1,582 | \$1,582 | \$1,582 | \$1,582 |
| Total Off-site Facility Levies | | | | \$ 2,875,000 | | | | | | | | | | | | | | | |
| Cost of Facilities Per Ha | | | | | | | | \$1,582 |
| Levy Per Development Area (Ha) | | | | | | | | | | | | | | | | | | | |
| 1.0 | | Water Improvements | | | | | | \$23,901 | \$6,124 | \$11,562 | \$28,005 | \$23,901 | \$11,562 |
| 2.0 | | Sanitary Sewer Improvements | | | | | | \$8,105 | \$5,339 | \$3,774 | \$8,629 | \$8,629 | \$8,260 | \$8,260 | \$0 | \$0 | \$17,743 | \$3,774 | |
| 3.0 | | Storm Drainage Improvements | | | | | | \$0 | \$10,285 | \$26,884 | |
| 4.0 | | Arterial Road Improvements | | | | | | \$43,951 |
| 5.0 | | Facilities | | | | | | \$1,582 |
| Total Levies Per Development Area (Ha) | | | | | | | | \$77,539 | \$56,996 | \$60,869 | \$82,167 | \$82,167 | \$81,798 | \$81,798 | \$73,538 | \$73,538 | \$97,462 | \$87,753 | |

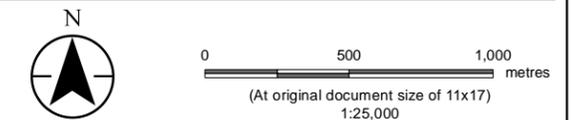
| TABLE 2: DEVELOPMENT AREA LEVY SUMMARY | | | | | | | | | | | | | | | | | | | | | | |
|--|---|--------------------------|-------------------------|----------------------|-------------|-----------------------|-----------------------|----------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----|-----|-----|-----|-----|----|
| 2022 Off-site Levy Update | | Project Status (2022) | OSL Cost (2022 Dollars) | Benefiting Area (ha) | Cost per Ha | Developer Benefit (%) | Developer Cost per Ha | Benefiting Area | | | | | | | | | | | | | | |
| | | | | | | | | Gross Area | | | | | | | | | 18 | | 19A | | 19B | |
| | | | | | | | | Net Developable Area | | | | | | | | | 14A | 14B | 15A | 15B | 15C | 16 |
| | | | | | | | | 38.43 | 22.87 | 19.21 | 8.59 | 120.93 | 194.33 | 60.27 | 32.92 | 12.38 | | | | | | |
| | | | | | | | | 29.04 | 18.06 | 18.68 | 8.42 | 110.98 | 107.90 | 2.03 | 23.99 | 12.01 | | | | | | |
| 1.0 | Water Improvements | | | | | | | | | | | | | | | | | | | | | |
| 1.1 | North West Area Trunk Water Mains | Constructed (2001) | \$ 257,778 | 47.40 | \$5,438 | 100% | \$5,438 | | | | | | | | | | | | | | | |
| 1.2 | Areas 7, 8, 9, 10, 11A, 11B and 18 Trunk Water Main | Const (2016/17) & Future | \$ 8,508,300 | 388.84 | \$21,881 | 100% | \$21,881 | | | | | | | \$21,881 | | | | | | | | |
| 1.3 | Area 3, 12, 14A, 14B, 15C, and 16 Trunk Water Main | Future | \$ 6,273,300 | 352.89 | \$17,777 | 100% | \$17,777 | \$17,777 | \$17,777 | | | \$17,777 | \$17,777 | | | | | | | | | |
| 1.4 | Area 15A Rosedale Valley PRV Valve Chamber | Future | \$ 117,000 | 18.68 | \$6,262 | 100% | \$6,262 | | | \$6,262 | | | | | | | | | | | | |
| future 1.5 | Area 19 Water Improvements (TBD) | Future | Unknown | | | 100% | | | | | | | | | | | | | | | | |
| 1.6 | Reservoirs/ Pumphouses | | \$ 11,129,588 | 817.83 | \$13,609 | 45% | \$6,124 | \$6,124 | \$6,124 | \$6,124 | \$6,124 | \$6,124 | \$6,124 | \$6,124 | \$6,124 | \$6,124 | | | | | | |
| | 1.6.1 Reservoir C - North Water Pumphouse & Reservoir | Constructed (2001) | \$ 2,400,137 | 817.8 | \$2,935 | 45% | \$1,321 | | | | | | | | | | | | | | | |
| | 1.6.2 Existing Reservoir B upgrades | Future | \$ 438,000 | 817.83 | \$536 | 45% | \$241 | | | | | | | | | | | | | | | |
| | 1.6.3 Reservoir D and Pumphouse - Area 16 | Future | \$ 8,291,451 | 817.83 | \$10,138 | 45% | \$4,562 | | | | | | | | | | | | | | | |
| Total Off-Site Water Levies | | | \$ 26,285,966 | | | | | | | | | | | | | | | | | | | |
| Cost of Water Improvements Per Ha | | | | | | | | \$23,901 | \$23,901 | \$12,386 | \$6,124 | \$23,901 | \$23,901 | \$28,005 | \$6,124 | \$6,124 | | | | | | |
| 2.0 | Sanitary Sewer Improvements | | | | | | | | | | | | | | | | | | | | | |
| 2.1 | South East Lift Station | Constructed (2005) | \$ 2,400,137 | 265.3 | \$9,048 | 59% | \$5,339 | | | | | | | | | | | | | | | |
| 2.2 | Area 12 Lift Station and Forcemain | Future | \$ 646,000 | 67.03 | \$9,638 | 100% | \$9,638 | | | | | | | | | | | | | | | |
| 2.3 | Area 3 and 12 Sewer Main | Future | \$ 376,500 | 86.92 | \$4,332 | 100% | \$4,332 | | | | | | | | | | | | | | | |
| 2.4 | Area 14A and 14B Lift Station | Future | \$ 565,000 | 47.09 | \$11,998 | 100% | \$11,998 | \$11,998 | \$11,998 | | | | | | | | | | | | | |
| 2.5 | Area 16 Midway Lift Station and Forcemain | Constructed (2020) | \$ 2,573,893 | 107.9 | \$23,853 | 100% | \$23,853 | | | | | \$23,853 | | | | | | | | | | |
| 2.6 | North East LS Upgrade | Constructed (2016) | \$ 2,156,766 | 428.6 | \$5,032 | 75% | \$3,774 | \$3,774 | \$3,774 | \$3,774 | \$3,774 | \$3,774 | \$3,774 | \$3,774 | \$3,774 | \$3,774 | | | | | | |
| 2.7 | South East LS Upgrade | Future | \$ 768,000 | 262.87 | \$2,922 | 100% | \$2,922 | | | | | | | | | | | | | | | |
| 2.8 | Area 15B and 15C Pre-Packaged Lift Station and Forcemain (FLS4) | Future | \$ 1,107,000 | 119.40 | \$9,271 | 100% | \$9,271 | | | \$9,271 | \$9,271 | | | | | | | | | | | |
| 2.9 | Area 7 and 8B SE Lift Station 3rd Pump Addition | Future | \$ 73,000 | 197.91 | \$369 | 100% | \$369 | | | | | | | | | | | | | | | |
| future 2.10 | Area 19 Sanitary Mains (TBD) | Future | Unknown | | | 100% | | | | | | | | | | | | | | | | |
| Total Off-Site Sanitary Sewer Levies | | | \$ 10,666,095 | | | | | | | | | | | | | | | | | | | |
| Cost of Sanitary Improvements Per Ha | | | | | | | | \$15,772 | \$15,772 | \$3,774 | \$13,045 | \$13,045 | \$27,626 | \$3,774 | \$3,774 | \$3,774 | | | | | | |
| 3.0 | Storm Drainage Improvements | | | | | | | | | | | | | | | | | | | | | |
| 3.1 | Area 14A and 12- Drainage Improvement Area | Constructed (2020) | \$ 1,235,000 | 96.1 | \$12,856 | 80% | \$10,285 | \$10,285 | | | | | | | | | | | | | | |
| 3.2 | Area 13/15A/19B - Lake Elizabeth Outlet | Future | \$ 1,214,300 | 36.13 | \$33,605 | 80% | \$26,884 | | | \$26,884 | | | | | | \$26,884 | | | | | | |
| 3.3 | Area 14B/15B/15C/19A - Storm Sewer and Water Quality Improvements | Future | \$ 884,600 | 161.45 | \$5,479 | 100% | \$5,479 | | \$5,479 | | \$5,479 | \$5,479 | | | \$5,479 | | | | | | | |
| Total Off-site Storm Drainage Improvements Levies | | | \$ 3,333,900 | | | | | | | | | | | | | | | | | | | |
| Cost of Storm Improvements Per Ha | | | | | | | | \$10,285 | \$5,479 | \$26,884 | \$5,479 | \$5,479 | \$0 | \$0 | \$5,479 | \$26,884 | | | | | | |
| 4.0 | Arterial Road Improvements | | | | | | | | | | | | | | | | | | | | | |
| 4.1 | Elizabeth Lake Drive - 58 Street to Ebony | Future | \$ 22,000,000 | 817.8 | \$26,900 | 45% | \$12,105 | \$12,105 | \$12,105 | \$12,105 | \$12,105 | \$12,105 | \$12,105 | \$12,105 | \$12,105 | \$12,105 | | | | | | |
| 4.2 | 76 Street Extension - Midway Lift Station to 58 Street | Future | \$ 17,800,000 | 817.8 | \$21,765 | 45% | \$9,794 | \$9,794 | \$9,794 | \$9,794 | \$9,794 | \$9,794 | \$9,794 | \$9,794 | \$9,794 | \$9,794 | | | | | | |
| 4.3 | 76 Street Extension - Hwy 12 to Midway Lift Station | Future | \$ 3,700,000 | 817.8 | \$4,524 | 45% | \$2,036 | \$2,036 | \$2,036 | \$2,036 | \$2,036 | \$2,036 | \$2,036 | \$2,036 | \$2,036 | \$2,036 | | | | | | |
| 4.4 | 76 Street/Hwy 12 Intersection Improvements | Constructed (2019) | \$ 3,027,551 | 817.8 | \$3,702 | 45% | \$1,666 | \$1,666 | \$1,666 | \$1,666 | \$1,666 | \$1,666 | \$1,666 | \$1,666 | \$1,666 | \$1,666 | | | | | | |
| 4.5 | C&E Trail Upgrade - Elizabeth park Blvd to North City Boundary | Future | \$ 18,100,000 | 817.8 | \$22,132 | 45% | \$9,959 | \$9,959 | \$9,959 | \$9,959 | \$9,959 | \$9,959 | \$9,959 | \$9,959 | \$9,959 | \$9,959 | | | | | | |
| 4.6 | 34 Street Widening - Highway 2A to Highway 12 | Future | \$ 6,650,000 | 817.8 | \$8,131 | 45% | \$3,659 | \$3,659 | \$3,659 | \$3,659 | \$3,659 | \$3,659 | \$3,659 | \$3,659 | \$3,659 | \$3,659 | | | | | | |
| 4.7 | Highway 12 Widening - Highway 2A to 34 Street | Future | \$ 8,600,000 | 817.8 | \$10,516 | 45% | \$4,732 | \$4,732 | \$4,732 | \$4,732 | \$4,732 | \$4,732 | \$4,732 | \$4,732 | \$4,732 | \$4,732 | | | | | | |
| Total Off-site Arterial Road Improvements Levies | | | \$ 79,877,551 | | | | | | | | | | | | | | | | | | | |
| Cost of Arterial Road Improvements Per Ha | | | | | | | | \$43,951 | \$43,951 | \$43,951 | \$43,951 | \$43,951 | \$43,951 | \$43,951 | \$43,951 | \$43,951 | | | | | | |
| 5.0 | Facilities | | | | | | | | | | | | | | | | | | | | | |
| new 5.1 | Fire Hall | Future | \$ 2,875,000 | 817.8 | \$3,515 | 45% | \$1,582 | \$1,582 | \$1,582 | \$1,582 | \$1,582 | \$1,582 | \$1,582 | \$1,582 | \$1,582 | \$1,582 | | | | | | |
| Total Off-site Facility Levies | | | \$ 2,875,000 | | | | | | | | | | | | | | | | | | | |
| Cost of Facilities Per Ha | | | | | | | | \$1,582 | \$1,582 | \$1,582 | \$1,582 | \$1,582 | \$1,582 | \$1,582 | \$1,582 | \$1,582 | | | | | | |
| Levy Per Development Area (Ha) | | | | | | | | | | | | | | | | | | | | | | |
| 1.0 | Water Improvements | | | | | | | \$23,901 | \$23,901 | \$12,386 | \$6,124 | \$23,901 | \$23,901 | \$28,005 | \$6,124 | \$6,124 | | | | | | |
| 2.0 | Sanitary Sewer Improvements | | | | | | | \$15,772 | \$15,772 | \$3,774 | \$13,045 | \$13,045 | \$27,626 | \$3,774 | \$3,774 | \$3,774 | | | | | | |
| 3.0 | Storm Drainage Improvements | | | | | | | \$10,285 | \$5,479 | \$26,884 | \$5,479 | \$5,479 | \$0 | \$0 | \$5,479 | \$26,884 | | | | | | |
| 4.0 | Arterial Road Improvements | | | | | | | \$43,951 | \$43,951 | \$43,951 | \$43,951 | \$43,951 | \$43,951 | \$43,951 | \$43,951 | \$43,951 | | | | | | |
| 5.0 | Facilities | | | | | | | \$1,582 | \$1,582 | \$1,582 | \$1,582 | \$1,582 | \$1,582 | \$1,582 | \$1,582 | \$1,582 | | | | | | |
| Total Levies Per Development Area (Ha) | | | | | | | | \$95,491 | \$90,685 | \$88,577 | \$70,181 | \$87,958 | \$97,060 | \$77,312 | \$60,910 | \$82,315 | | | | | | |

CITY OF LACOMBE BYLAW 509 Schedule B – Benefitting Area Maps

- Areas Paid Offsite Levies as of March 9, 2023
- Open Space
- New Offsite Levy
- Municipal Boundary



| New Areas | |
|------------------------|------------------------|
| 3 | 13 |
| Gross Area: 22.6ha | Gross Area: 9.7ha |
| Net Dev. Area: 19.9ha | Net Dev. Area: 5.4ha |
| 4 | 14A |
| Gross Area: 2.4ha | Gross Area: 38.4ha |
| Net Dev. Area: 2.4ha | Net Dev. Area: 29.0ha |
| 5 | 14B |
| Gross Area: 7.2ha | Gross Area: 22.9ha |
| Net Dev. Area: 5.2ha | Net Dev. Area: 18.1ha |
| 7 | 15A |
| Gross Area: 55.6ha | Gross Area: 19.2ha |
| Net Dev. Area: 43.8ha | Net Dev. Area: 18.7ha |
| 8 | 15B |
| Gross Area: 209.4ha | Gross Area: 8.6ha |
| Net Dev. Area: 154.1ha | Net Dev. Area: 8.4ha |
| 9 | 15C |
| Gross Area: 31.9ha | Gross Area: 120.9ha |
| Net Dev. Area: 31.2ha | Net Dev. Area: 111.0ha |
| 10 | 16 |
| Gross Area: 34.4ha | Gross Area: 194.3ha |
| Net Dev. Area: 33.7ha | Net Dev. Area: 107.9ha |
| 11A | 18 |
| Gross Area: 64.7ha | Gross Area: 60.3ha |
| Net Dev. Area: 59.9ha | Net Dev. Area: 2.0ha |
| 11B | 19A |
| Gross Area: 65.4ha | Gross Area: 32.9ha |
| Net Dev. Area: 64.0ha | Net Dev. Area: 24.0ha |
| 12 | 19B |
| Gross Area: 86.2ha | Gross Area: 12.4ha |
| Net Dev. Area: 67.0ha | Net Dev. Area: 12.0ha |



- Notes**
- Coordinate System: NAD 1983 3TM 114
 - Background: Orthophoto from City of Lacombe, 2022

Project Location
CITY OF LACOMBE, AB

Prepared by AL on 2023-03-20
Review by FL on 2023-03-20

Client/Project
116239636 REVA

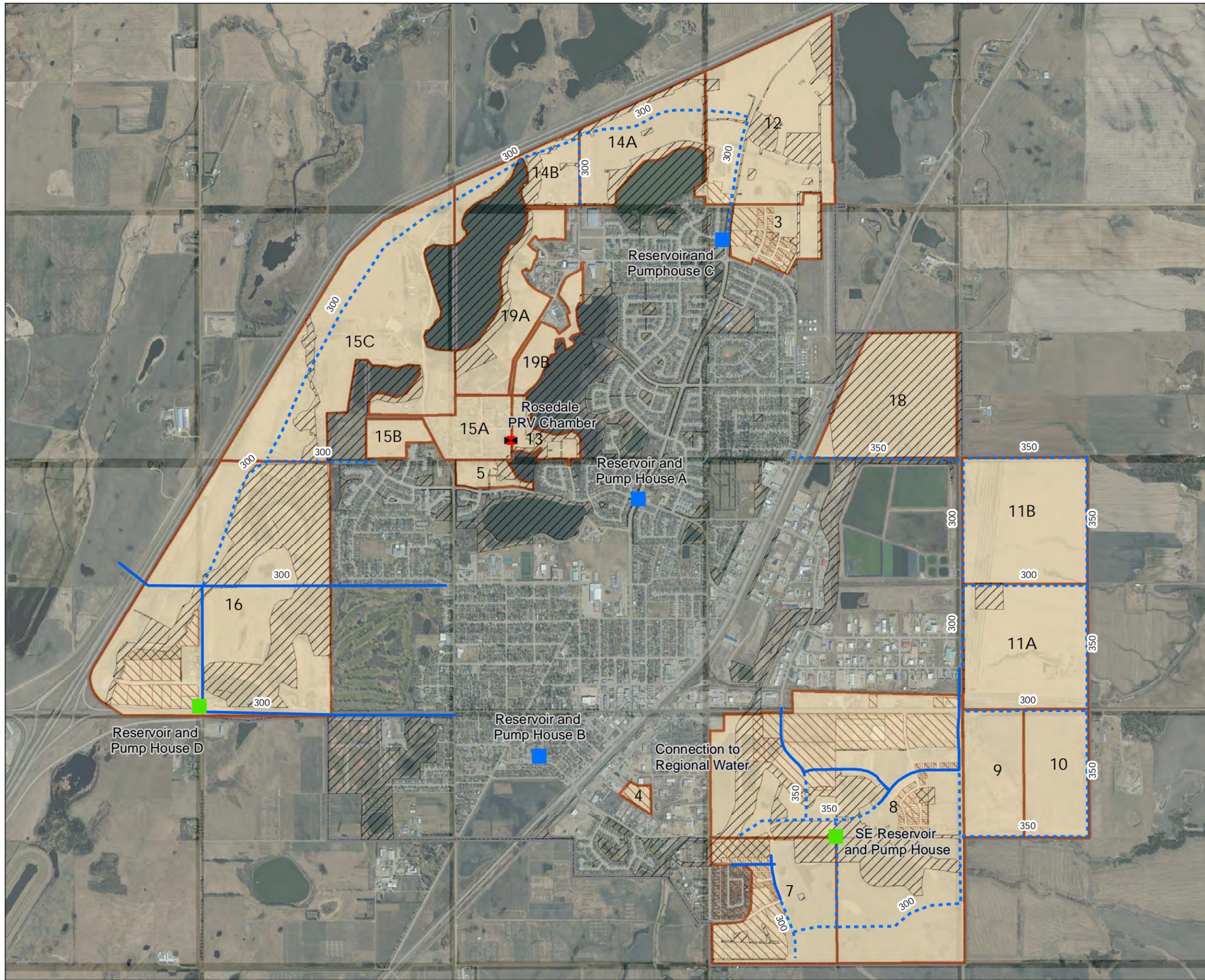
CITY OF LACOMBE
OFFSITE LEVY BYLAW

Figure No.

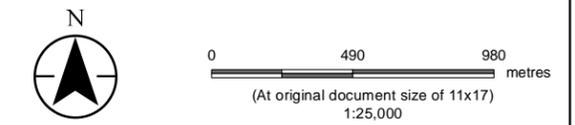
3.1

Title

OFFSITE LEVY AREAS



- Areas Paid Offsite Levies as of March 9, 2023
- Open Space
- New Offsite Levy Areas
- Municipal Boundary
- Proposed Water Lines
- Existing Water Lines
- Future Reservoir Pump Station
- Existing Reservoir and Pump Station
- PRV Chamber



Notes
 1. Coordinate System: NAD 1983 3TM 114
 2. Background: Orthophoto from City of Lacombe, 2022

Project Location
 CITY OF LACOMBE, AB Prepared by AL on 2023-03-20
 Review by FL on 2023-03-20

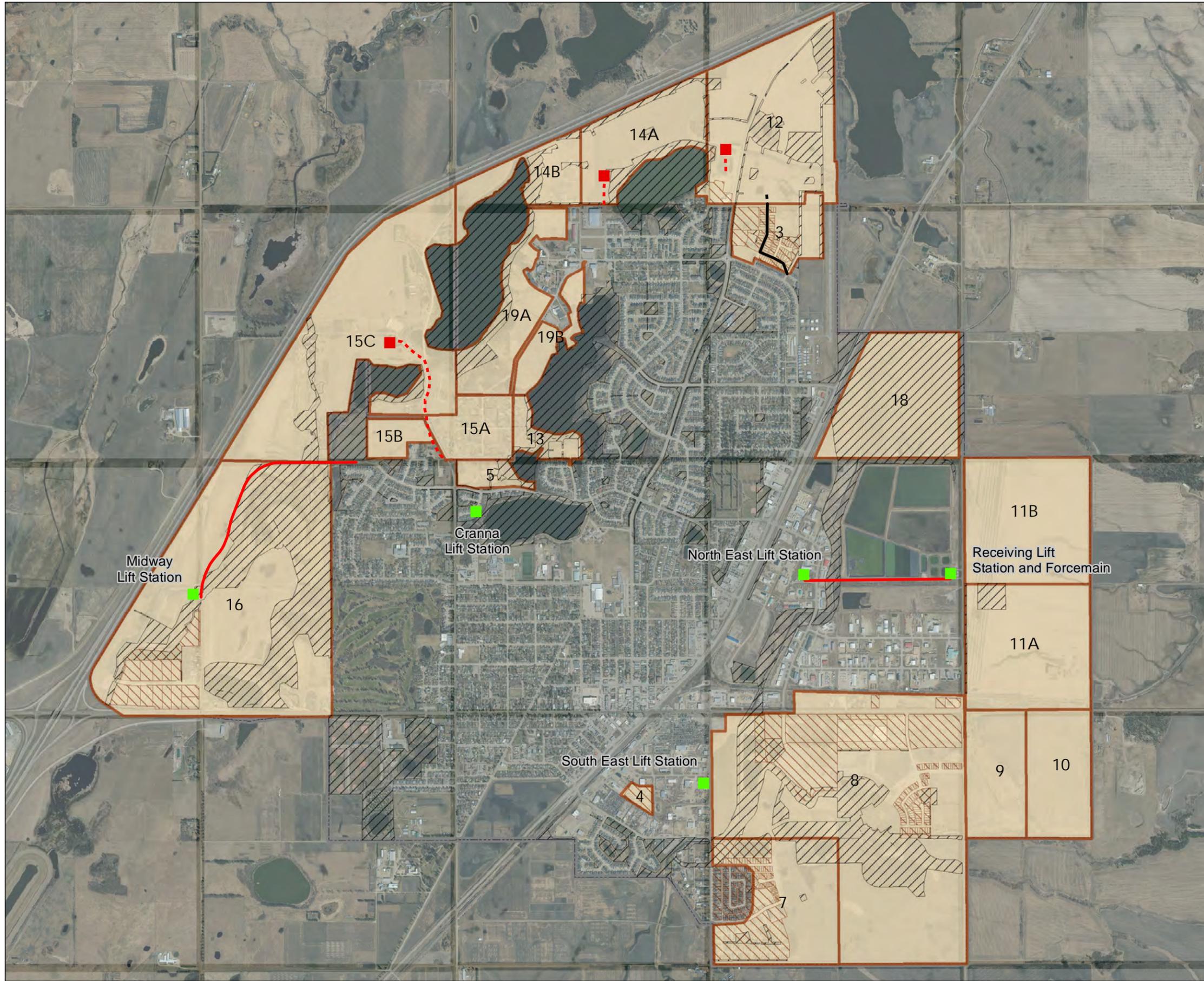
Client/Project 116239636 REVA

**CITY OF LACOMBE
 OFFSITE LEVY BYLAW**

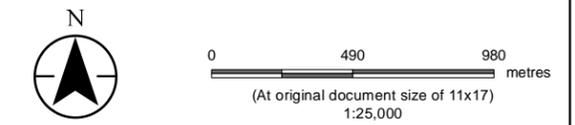
Figure No. 6.1

Title TRUNK WATER MAINS

\\C:\1044-106\shared_projects\116239636\05a_dwg\lmc_dsgn\01_arcview\0\Site_Levy\ExistingLandPlans_TrunkWaterMains.mxd Revised: 2023-03-20 By: alele



- Areas Paid Offsite Levies as of March 9, 2023
- Open Space
- New Offsite Levy Areas
- Existing Lift Station
- Proposed Lift Station
- Existing Sanitary Forcemain
- Proposed Sanitary Forcemain
- Existing Sanitary Line
- Proposed Sanitary Line



Notes
 1. Coordinate System: NAD 1983 3TM 114
 2. Background: Orthophoto from City of Lacombe, 2022

Project Location
 CITY OF LACOMBE, AB

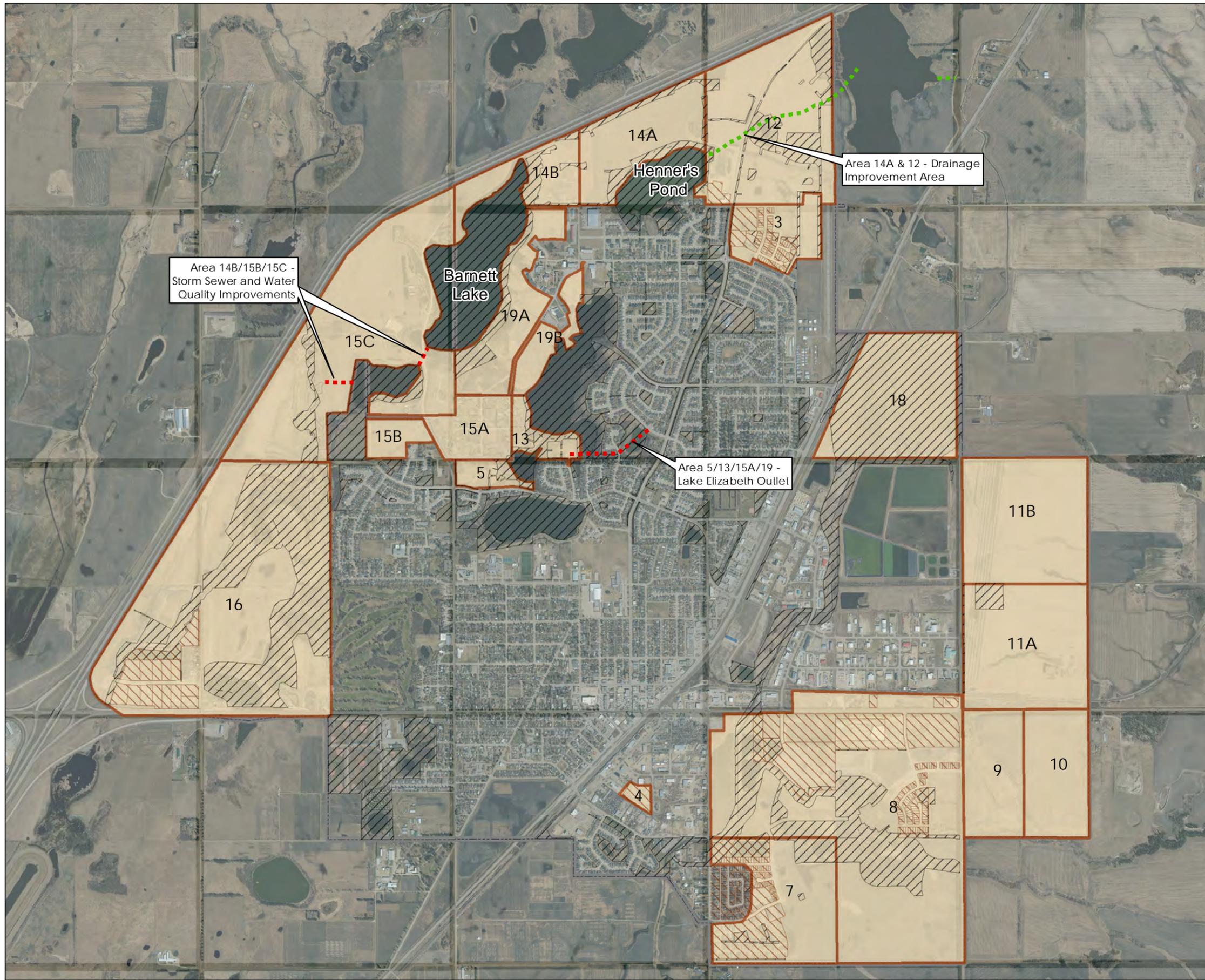
Client/Project
 116239636 REVA

**CITY OF LACOMBE
 OFFSITE LEVY BYLAW**

**Figure No.
 6.2**

**OFFSITE LEVY: LOCAL WASTEWATER
 PUMPSTATIONS, LIFT STATION
 UPGRADES, FORCEMAINS**

\\C:\044-106\shared_projects\116239636\05a_dwg\lmc_dsgn\01_arcview\0\site_levy\ExistingLandPlans_LiftStations\Forcemain.mxd Revised: 2023-03-20 By: alelee



- Areas Paid Offsite Levies as of March 9, 2023
- Open Space
- New Offsite Levy Areas
- Municipal Boundary
- Existing Storm Line
- Proposed Storm Line



Notes
 1. Coordinate System: NAD 1983 3TM 114
 2. Background: Orthophoto from City of Lacombe, 2022

Project Location CITY OF LACOMBE, AB Prepared by AL on 2023-03-20
Review by FL on 2023-03-20

Client/Project 116239636 REVA

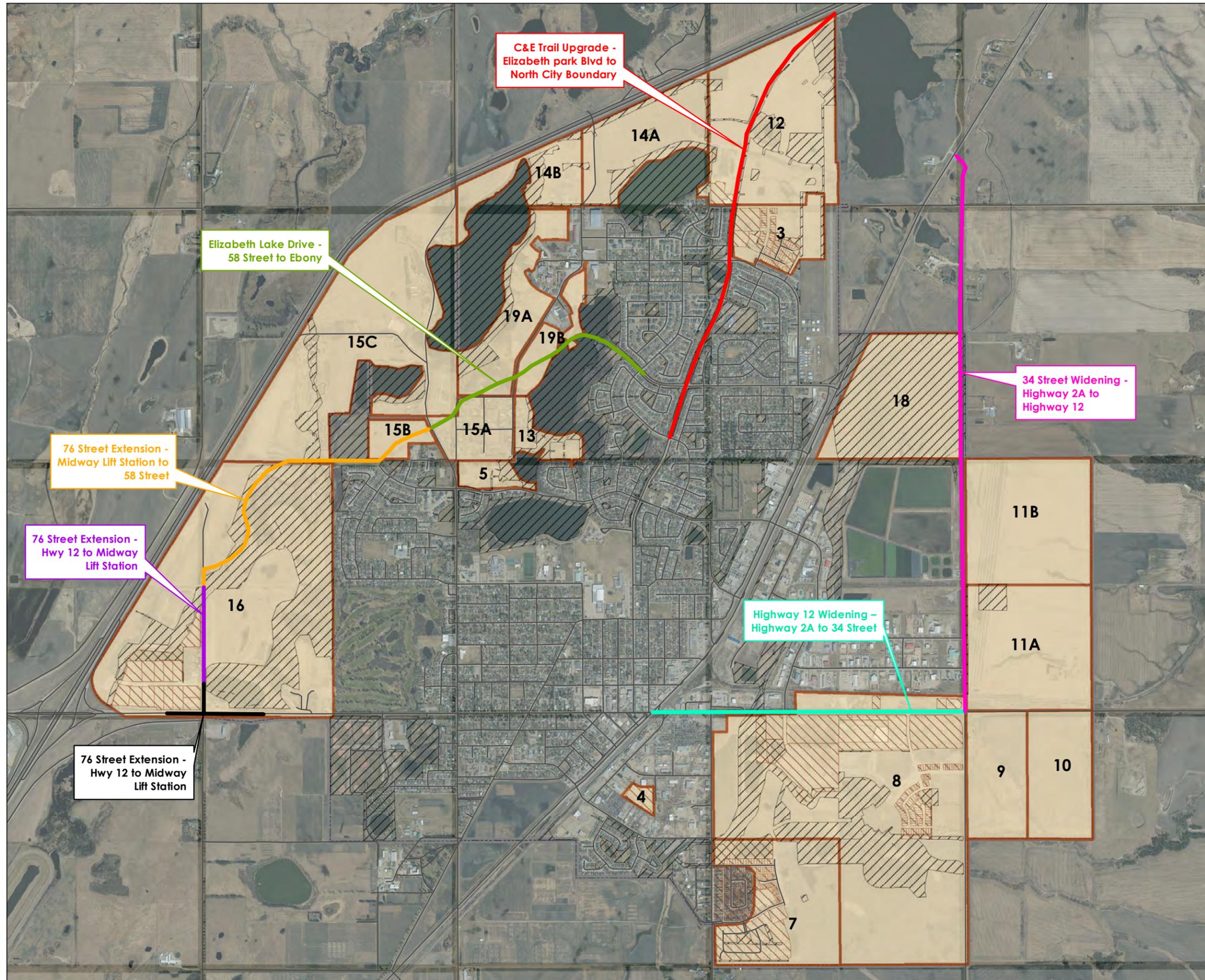
**CITY OF LACOMBE
 OFFSITE LEVY BYLAW**

Figure No. 6.3

**Title
 OFFSITE LEVY: STORM SYSTEM
 IMPROVEMENTS**

\\C:\1044-106\shared_projects\116239636\05a_dwg\linc_dsgn\01_arcview\01\Site Levy\ExistingLandPlans_StormSystem.mxd Revised: 2023-03-20 By: alelee

- Areas Paid Offsite Levies as of March 9, 2023
- Open Space
- New Offsite Levy Areas
- Municipal Boundary



Notes
 1. Coordinate System: NAD 1983 3TM 114
 2. Background: Orthophoto from City of Lacombe, 2022

Project Location
 CITY OF LACOMBE, AB

Prepared by AL on 2023-03-20
Review by FL on 2023-03-20

Client/Project 116239636 REVA

CITY OF LACOMBE
OFFSITE LEVY BYLAW

Figure No.
6.4

Title
OFFSITE LEVY: ARTERIAL ROADS

\\C:\1044-106\shared_projects\116239636\05a_dwg\linc_dsgn\01_arcview\0\Site Levy\ExistingLandPlans_ArterialRoads.mxd Revised: 2023-03-20 By: alelee

City of Lacombe Bylaw 509
Schedule C - City of Lacombe Offsite Levy Update Report (2022)



**City of Lacombe Off-Site Levy
Update Report (2022)**

August 21, 2023

Prepared for:

City of Lacombe

Prepared by:

Stantec Consulting Ltd.

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Stantec Consulting Ltd., 2020"**



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CITY OF LACOMBE OFF-SITE LEVY UPDATE REPORT (2022)

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Prepared by  _____
(signature)

Francine Lei, E.I.T.

Reviewed by   _____
(signature)

Martine Francis, P.Eng.



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CITY OF LACOMBE OFF-SITE LEVY UPDATE REPORT (2022)

Introduction

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Appendix A – Off-Site Levy Figures

Appendix B – Off-Site Levy Summary Spreadsheet

Appendix C – Opinion of Probable Costs



CITY OF LACOMBE OFF-SITE LEVY UPDATE REPORT (2022)

Introduction

1.0 INTRODUCTION

Stantec Consulting Ltd. (Stantec) was requested by the City of Lacombe (the City) to provide support on the Off-Site Levy Updates as part of the Lacombe Infrastructure Growth & Infill Needs Master Plan project. The master plans Stantec prepared includes Water, Sanitary, Transportation and Master Drainage Plan Update Reports. The studies provide an overarching executive summary identifying future projects that will be triggered within the next 20-year horizon to implement the City's existing Master Planning documents. As per the City's request on March 2, 2022, all future projects that are identified in the City's planning documents to support the ultimate buildout of the City need to be assessed for off-site levy eligibility. To support the Off-Site Levy Updates, Stantec has reviewed all the City's future planning projects included in the City's current available planning documents, to provide an updated off-site levy project list, benefitting areas, figures, and costs.



CITY OF LACOMBE OFF-SITE LEVY UPDATE REPORT (2022)

Off-Site Levy Updates

2.0 OFF-SITE LEVY UPDATES

The off-site levy updates have adhered to the City's current 2013 Off-Site Levy Bylaw No. 387 under Section 2.2, which identified off-site levies eligible rules in accordance with the Municipal Government Act (MGA). The list of water, sanitary, storm, and transportation projects, benefitting areas, figures, and cost were reviewed and updated based on the projects identified in City's future planning projects included in the City's Area Structure Plans (ASPs), existing Master Planning documents, and the overarching Executive Summary Master Plans as detailed below.

2.1 FIGURE UPDATES

Off-site levy areas are updated based on boundaries of current developed areas and expected future developing areas. Water, sanitary, storm, and transportation figures are updated according to master plans showing the ultimate buildout of the City and updated with current constructed infrastructure. The off-site levy eligible projects showing on the figures are considered as a guideline for future planning and development activities. It is expected that the City and future developers will need to consider the concept design developed and provide a more in-depth planning for the buildout for each of the proposed development areas. Updated figures are included in **Appendix A**.

2.2 BENEFITTING AREA UPDATES

The net developable area is defined as the lands required for off-site infrastructure to support their development. The 2013 Off-Site Levy Bylaw calculated the net developable areas by using the total areas deducted by the open spaces that are undevelopable. Based on discussions with the City, the net developable areas are further deducted with a 2% to count the arterial roads and Public Utility Lots (PULs) in the areas. The updated net developable areas are shown on Figure 3.1 in **Appendix A**.

2.3 OFF-SITE LEVY PROJECTS UPDATES

The water, sanitary, storm, and transportation off-site levy improvement projects are modified by consolidating the off-site levy legible projects identified in the Master Plans to support the ultimate buildout of the City as shown in **Appendix A**. Total costs are updated by adjusting Opinion of Probable Costs (OPCs) included in the Master Plans and adjusted to 2022 dollar using the Bank of Canada inflation rates. Some of the OPCs that are carried forward from the 2013 Off-Site Levy OPCs are updated using 2022 unit prices. With the projects that are already constructed, the City has provided the actual construction cost including engineering and land costs. Detailed OPCs and Off-Site Levy Spreadsheet are included in **Appendix B** and **Appendix C**, and updates of each project are summarized in **Table 1** to **Table 4** below.



CITY OF LACOMBE OFF-SITE LEVY UPDATE REPORT (2022)

Off-Site Levy Updates

Table 1 Water Improvement Project Updates

| Project Name | Updates/Notes |
|---|--|
| 2013 Off-Site Levy Water Improvement Projects | |
| North West Area Trunk Water Mains | <ul style="list-style-type: none"> Constructed, kept on the list to collect off-site levy cost. Cost updated based on the actual construction cost provided by the City. |
| North Water Pumphouse & Reservoir | <ul style="list-style-type: none"> Constructed, kept on the list to collect off-site levy cost. Renamed to "Reservoir C - North Water Pumphouse & Reservoir (constructed)". Cost updated based on the actual construction cost provided by the City. Developer benefit percentage updated to 55% as 45% of benefitting areas already developed. |
| South East Water Pumphouse and Reservoir | <ul style="list-style-type: none"> Removed from the list by the City. |
| Areas 7, 8, 9A, 9B Trunk Water Main | <ul style="list-style-type: none"> Combined with Area 11A and 11B Trunk Water Main. |
| Areas 11A and 11B Trunk Water Main | <ul style="list-style-type: none"> Combined with Area 7, 8, 9A, 9B Trunk Water Main. |
| Area 12 Trunk Water Main | <ul style="list-style-type: none"> Combined with Area 3, 14A, 14B, 15A, 15B, 15C, 16 Trunk Water Main. |
| Area 14A and 14B Trunk Water Main | <ul style="list-style-type: none"> Combined with Area 3, 12, 15A, 15B, 15C, 16 Trunk Water Main. |
| Area 15 Trunk Water Main | <ul style="list-style-type: none"> Combined with Area 3, 12, 14A, 14B, 16 Trunk Water Main. |
| Area 16 - West ASP Trunk Water Main | <ul style="list-style-type: none"> Combined with Area 3, 12, 14A, 14B, 15A, 15B, 15C Trunk Water Main. |
| Added Off-Site Levy Water Improvement Projects | |
| Areas 7, 8, 9, 10, 11A, 11B and 18 Trunk Water Main | <ul style="list-style-type: none"> Combined 2013 off-site levy projects as described above. Existing and future waterline alignment updated based on <i>City of Lacombe 2013 Water Master Plan</i> and <i>City of Lacombe Water Master Plan Update (2020)</i>. Cost updated based on the cost estimates in the <i>City of Lacombe 2013 Off-Site Levies Report Update</i>, with updated Year 2022 unit prices. |
| Area 3, 12, 14A, 14B, 15C, 16 Trunk Water Main | <ul style="list-style-type: none"> Combined 2013 off-site levy projects as described above. Existing and future waterline alignment updated based on <i>City of Lacombe 2013 Water Master Plan</i> and <i>City of Lacombe Water Master Plan Update (2020)</i>. Cost updated based on the cost estimates in the <i>City of Lacombe 2013 Off-Site Levies Report Update</i>, with updated Year 2022 unit prices. |
| Area 15A Rosedale Valley PRV Valve Chamber | <ul style="list-style-type: none"> Added in based on the <i>City of Lacombe Water Master Plan Update (2020)</i>. Cost updated based on <i>City of Lacombe Water Master Plan Update (2020)</i> with inflation, contingency, and engineering cost added. |



CITY OF LACOMBE OFF-SITE LEVY UPDATE REPORT (2022)

Off-Site Levy Updates

| Project Name | Updates/Notes |
|-------------------------------------|--|
| Area 19 Water Improvements (TBD) | <ul style="list-style-type: none"> Added as a place holder for future development, cost will be determined in the future. |
| Existing Reservoir B upgrades | <ul style="list-style-type: none"> Added in according to the <i>City of Lacombe Water Master Plan Update (2020)</i>. Cost updated based on <i>City of Lacombe Water Master Plan Update (2020)</i> with inflation, contingency, and engineering cost added. |
| Reservoir D and Pumphouse – Area 16 | <ul style="list-style-type: none"> Added in according to the <i>City of Lacombe Water Master Plan Update (2020)</i>. Cost updated based on <i>City of Lacombe Water Master Plan Update (2020)</i> with inflation, contingency, and engineering cost added. |

Table 2 Sanitary Sewer Improvement Projects Updates

| Project Name | Updates/Notes |
|---|---|
| 2013 Off-Site Levy Sanitary Sewer Improvement Projects | |
| Sanitary Waste Water Disposal (WWTP Upgrade or Regional Connection) | <ul style="list-style-type: none"> Removed as per the City’s comment: “The capital for the NRDRWWSC is funded through user rates. Hard to justify a specific “buy-in” number for developers.” |
| Sanitary WWTP Upgrades | <ul style="list-style-type: none"> Removed as the City indicated this project is no longer relevant. |
| South East Lift Station (Constructed) | <ul style="list-style-type: none"> Kept on the list and it has been constructed. Cost is referencing the 2013 Off-Site Levy spreadsheet. Developer benefit percentage updated to 59% as a portion of benefitting areas already developed. |
| Area 12 Lift Station | <ul style="list-style-type: none"> Renamed to “Area 12 Lift Station and Forcemain”. Cost updated based on <i>City of Lacombe Sanitary Master Plan Update (2020)</i> with inflation, contingency, and engineering cost added. |
| Area 14A and 14B Lift Station | <ul style="list-style-type: none"> Kept on the list. Cost updated based on <i>Lacombe Sanitary Sewer Study (2016)</i> with inflation, contingency, and engineering cost added. |
| Area 15 Lift Station | <ul style="list-style-type: none"> Kept on the list and renamed to “Area 15B and 15C Pre-Packaged Lift Station Forcemain (FLS4)”. Cost updated based on <i>Lacombe Sanitary Sewer Study (2016)</i> with inflation, contingency, and engineering cost added. |
| West ASP Lift Station | <ul style="list-style-type: none"> Kept on the list and renamed to “Area 16 West ASP Lift Station and Forcemain”. Constructed, cost updated based on the actual constructed cost provided by The City. |
| North East LS Upgrade | <ul style="list-style-type: none"> Kept on the list. |



CITY OF LACOMBE OFF-SITE LEVY UPDATE REPORT (2022)

Off-Site Levy Updates

| Project Name | Updates/Notes |
|--|--|
| | <ul style="list-style-type: none"> Constructed, cost updated based on the actual constructed cost provided by The City. |
| South East LS Upgrade | <ul style="list-style-type: none"> Kept on the list. Cost updated based on <i>Lacombe Sanitary Sewer Study (2016)</i> with inflation, contingency, and engineering cost added. |
| Added Off-Site Levy Sanitary Sewer Improvement Projects | |
| Area 3 and 12 Sewer Main | <ul style="list-style-type: none"> Added in based on the <i>City of Lacombe Sanitary Master Plan Update (2020)</i>. Cost is referencing the <i>City of Lacombe Sanitary Master Plan Update (2020)</i> and added the constructed 525 mm sewer within Area 3, inflation, contingency, and engineering costs are added too. |
| Area 7 and 8B SE Lift Station 3rd Pump Addition | <ul style="list-style-type: none"> Added in based on the <i>City of Lacombe Sanitary Master Plan Update (2020)</i>. Cost is referencing the <i>City of Lacombe Sanitary Master Plan Update (2020)</i> with inflation, contingency, and engineering cost added. |
| Area 19 Sanitary Main (TBD) | <ul style="list-style-type: none"> Added as a place holder for future development, cost will be determined in the future. |

Table 3 Storm Drainage Improvement Projects Updates

| Project Name | Updates/Notes |
|--|---|
| 2013 Off-Site Levy Storm Drainage Improvement Projects | |
| Area 14A and 12 Drainage Improvement Area | <ul style="list-style-type: none"> Kept on the list. Constructed, cost updated based on the actual constructed cost provided by The City. |
| Area 14B and 15 Drainage Improvement Area | <ul style="list-style-type: none"> Kept on the list and renamed to "Area 14B/15B/15C/19A – Storm Sewer and Water Quality Improvement". Cost updated based on the cost estimates in the <i>City of Lacombe 2013 Off-Site Levies Report Update</i>, with updated Year 2022 pricing. |
| Added Off-Site Levy Storm Drainage Improvement Projects | |
| Area 13/15A/19B – Lake Elizabeth Outlet | <ul style="list-style-type: none"> Added in based on the <i>Lacombe Master Drainage Plan (2020)</i>. Cost is updated based on the "Elizabeth Lake Stabilization Update – Revised Preliminary Stormwater Technical Review" memorandum with inflation added. |



CITY OF LACOMBE OFF-SITE LEVY UPDATE REPORT (2022)

Off-Site Levy Updates

Table 4 Arterial Road Improvement Projects Updates

| Project Name | Updates/Notes |
|---|---|
| 2013 Off-Site Levy Arterial Road Improvement Projects | |
| Elizabeth Lake Drive Extension | <ul style="list-style-type: none"> Kept on the list. Renamed to “Elizabeth Lake Drive - 58 Street to Ebony”. Cost updated based on the cost estimates in the <i>City of Lacombe 2013 Off-Site Levies Report Update</i>, with updated Year 2022 pricing. Developer benefit percentage updated to 45%. |
| Extension to Elizabeth Lake Drive | <ul style="list-style-type: none"> Kept on the list, length is reduced and counted in the 76 Street Extension project. Renamed to “76 Street Extension - Midway Lift Station to 58 Street”. Cost was estimated based on linear cost in the <i>City of Lacombe 2013 Off-Site Levies Report Update</i> and updated with inflation. Developer benefit percentage updated to 45%. |
| C&E Trail Upgrade (Arterial) | <ul style="list-style-type: none"> Kept on the list. Renamed to “C&E Trail Upgrade - Elizabeth Park Blvd to North City Boundary”. Cost was estimated based on linear cost in the <i>City of Lacombe 2013 Off-Site Levies Report Update</i> and updated with inflation. Developer benefit percentage updated to 45%. |
| Extension of 34 Street to Highway 2A (Arterial) | <ul style="list-style-type: none"> Kept on the list. Renamed to “34 Street Widening - Highway 2A to Highway 12”. Cost updated based on the cost estimates in the <i>City of Lacombe 2013 Off-Site Levies Report Update</i>, with updated Year 2022 pricing. Developer benefit percentage updated to 45%. |
| Added Off-Site Levy Arterial Road Improvement Projects | |
| 76 Street Extension – Hwy 12 to Midway Lift Station | <ul style="list-style-type: none"> Added in based on the preliminary design for 76 Street. Cost is based on the preliminary cost estimate with updated Year 2022 pricing. Developer benefit percentage updated to 45%. |
| Highway 12 Widening – Highway 2A to 34 Street | <ul style="list-style-type: none"> Added in based on the <i>Lacombe Transportation Master Plan Update (2020)</i>. Cost is referencing the <i>Lacombe Transportation Master Plan Update (2020)</i> with updated Year 2022 pricing. Developer benefit percentage updated to 45%. |
| 76 Street/Hwy 12 Intersection Improvements | <ul style="list-style-type: none"> Added by the City with construction cost provided. |



CITY OF LACOMBE OFF-SITE LEVY UPDATE REPORT (2022)

LEVY COMPARISON WITH SURROUNDING COMMUNITIES

3.0 LEVY COMPARISON WITH SURROUNDING COMMUNITIES

Table 5 below summarizes the typical off-site levies in other Central Alberta communities as a comparison to the updated City of Lacombe off-site levy rates.

Table 5 Typical Central Alberta Off-site Levies

| Community | Typical Water Levy | Typical Sanitary Levy | Typical Storm Levy | Transportation Levy | Total |
|-------------------------------------|--------------------------|----------------------------|--------------------------|---------------------------|---|
| City of Lacombe (2022) | \$6,124/ha – \$28,005/ha | \$0/ha - \$27,626/ha | \$0/ha - \$26,884/ha | \$43,951/ha | \$50,075/ha - 126,466/ha |
| Red Deer (2019) | \$43,558/ha | \$36,597/ha | \$56,720/ha | \$67,941/ha | \$204,816/ha |
| Town of Sylvan Lake (2022) | \$28,712/ha | \$23,384/ha | \$1,688/ha | \$32,803/ha | \$86,587/ha |
| Town of Blackfalds (2015) | \$16,767/ha | \$29,565/ha | \$13,031/ha | \$30,000/ha | \$89,107/ha |
| Town of Rocky Mountain House (2017) | \$40,178/ha | \$23,082/ha | NA | \$16,419/ha | \$79,679/ha |
| Ponoka (2015) | \$16,301/ha | \$22,780/ha | \$4,681/ha | \$3,310/ha | \$47,072/ha |
| Innisfail (2016) | \$9,704/ha | \$102/ha | NA | \$14,190/ha | \$23,996/ha |
| Camrose (2022) | \$102,844/ha | \$55,395/ha - \$163,505/ha | \$5,539/ha - \$94,718/ha | \$18,400/ha - \$31,877/ha | \$182,178/ha - \$392,944/ha |
| County of Wetaskiwin (2004) | NA | NA | NA | NA | \$2,034/lot (If Public Utility Rate Charge has not been approved), or \$1,034/lot (If Public Utility Rate Charge has been approved) |



CITY OF LACOMBE OFF-SITE LEVY UPDATE REPORT (2022)

Assumptions

4.0 ASSUMPTIONS

The following assumptions were made to update the off-site levy items:

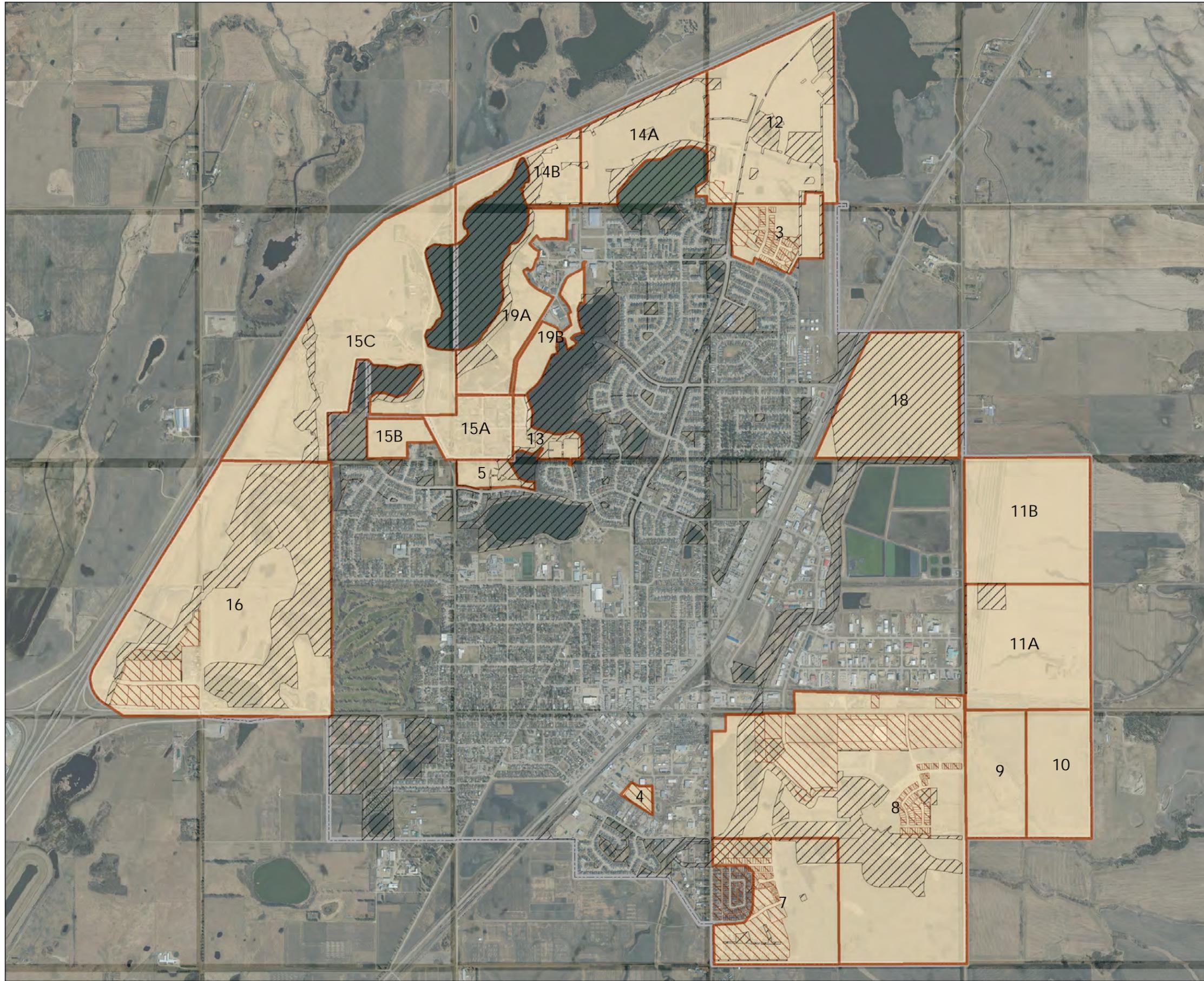
- The City will determine off-site levy project, costs, and benefitting areas for the public facilities that will be added to the off-site levy list.
- Annual inflation referencing Bank of Canada's inflation rates is added to the water, sanitary, storm, and transportation off-site levy projects.
- Off-site levy projects with previously completed detailed OPCs have been updated with 2022 pricing. Annual inflation is applied to the LS items without detailed information and projects that were estimated based on linear meters cost.
- It is assumed that arterial roads and PULs areas are 2% of each of the benefitting areas.
- The OPCs are high-level estimations since it is difficult to predict future costs on material and labour. Contingencies and engineering costs are added to the off-site levy projects and vary between 20% - 50% based on the confidence of the OPCs and projects that are defined at this time.
- Water reservoirs, pumphouses, arterial roads and public facilities projects identified in the Off-Site Levy Bylaw are new projects or upgrades triggered by growth that also provide a benefit to existing residents. The apportionment of costs for these projects is determined by an area-based calculation.
- Area 19 off-site levy water main and sanitary sewer are to be determined once an outline plan or an ASP is developed.



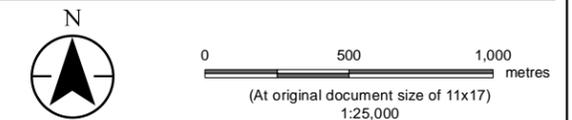
APPENDIX A – Off-Site Levy Figures



- Areas Paid Offsite Levies as of March 9, 2023
- Open Space
- New Offsite Levy
- Municipal Boundary



| New Areas | |
|------------------------|------------------------|
| 3 | 13 |
| Gross Area: 22.6ha | Gross Area: 9.7ha |
| Net Dev. Area: 19.9ha | Net Dev. Area: 5.4ha |
| 4 | 14A |
| Gross Area: 2.4ha | Gross Area: 38.4ha |
| Net Dev. Area: 2.4ha | Net Dev. Area: 29.0ha |
| 5 | 14B |
| Gross Area: 7.2ha | Gross Area: 22.9ha |
| Net Dev. Area: 5.2ha | Net Dev. Area: 18.1ha |
| 7 | 15A |
| Gross Area: 55.6ha | Gross Area: 19.2ha |
| Net Dev. Area: 43.8ha | Net Dev. Area: 18.7ha |
| 8 | 15B |
| Gross Area: 209.4ha | Gross Area: 8.6ha |
| Net Dev. Area: 154.1ha | Net Dev. Area: 8.4ha |
| 9 | 15C |
| Gross Area: 31.9ha | Gross Area: 120.9ha |
| Net Dev. Area: 31.2ha | Net Dev. Area: 111.0ha |
| 10 | 16 |
| Gross Area: 34.4ha | Gross Area: 194.3ha |
| Net Dev. Area: 33.7ha | Net Dev. Area: 107.9ha |
| 11A | 18 |
| Gross Area: 64.7ha | Gross Area: 60.3ha |
| Net Dev. Area: 59.9ha | Net Dev. Area: 2.0ha |
| 11B | 19A |
| Gross Area: 65.4ha | Gross Area: 32.9ha |
| Net Dev. Area: 64.0ha | Net Dev. Area: 24.0ha |
| 12 | 19B |
| Gross Area: 86.2ha | Gross Area: 12.4ha |
| Net Dev. Area: 67.0ha | Net Dev. Area: 12.0ha |



- Notes**
- Coordinate System: NAD 1983 3TM 114
 - Background: Orthophoto from City of Lacombe, 2022

Project Location
CITY OF LACOMBE, AB

Prepared by AL on 2023-03-20
Review by FL on 2023-03-20

Client/Project
116239636 REVA

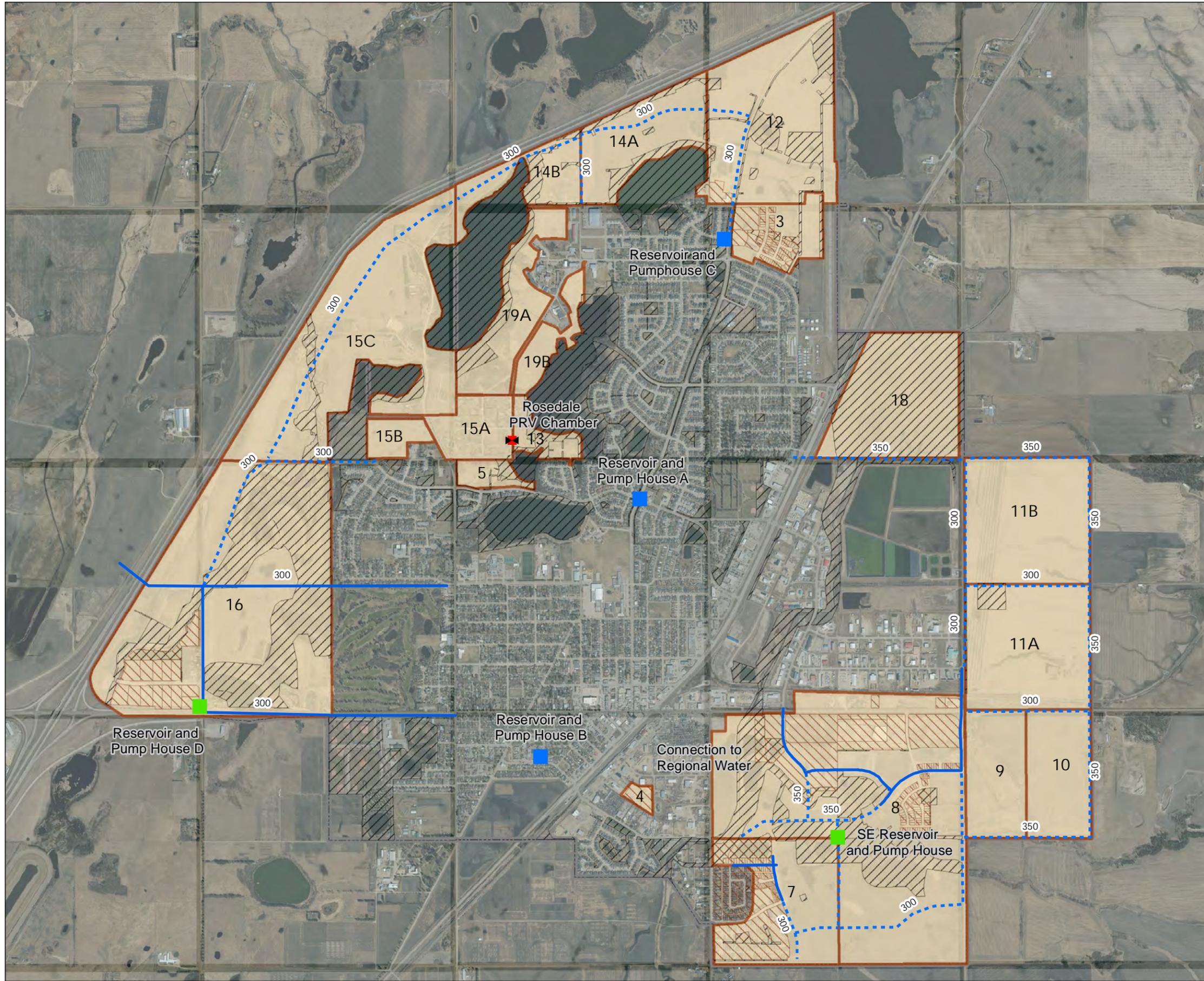
**CITY OF LACOMBE
OFFSITE LEVY BYLAW**

Figure No.

3.1

Title

OFFSITE LEVY AREAS



- Areas Paid Offsite Levies as of March 9, 2023
- Open Space
- New Offsite Levy Areas
- Municipal Boundary
- Proposed Water Lines
- Existing Water Lines
- Future Reservoir Pump Station
- Existing Reservoir and Pump Station
- PRV Chamber



Notes
 1. Coordinate System: NAD 1983 3TM 114
 2. Background: Orthophoto from City of Lacombe, 2022

Project Location
 CITY OF LACOMBE, AB Prepared by AL on 2023-03-20
 Review by FL on 2023-03-20

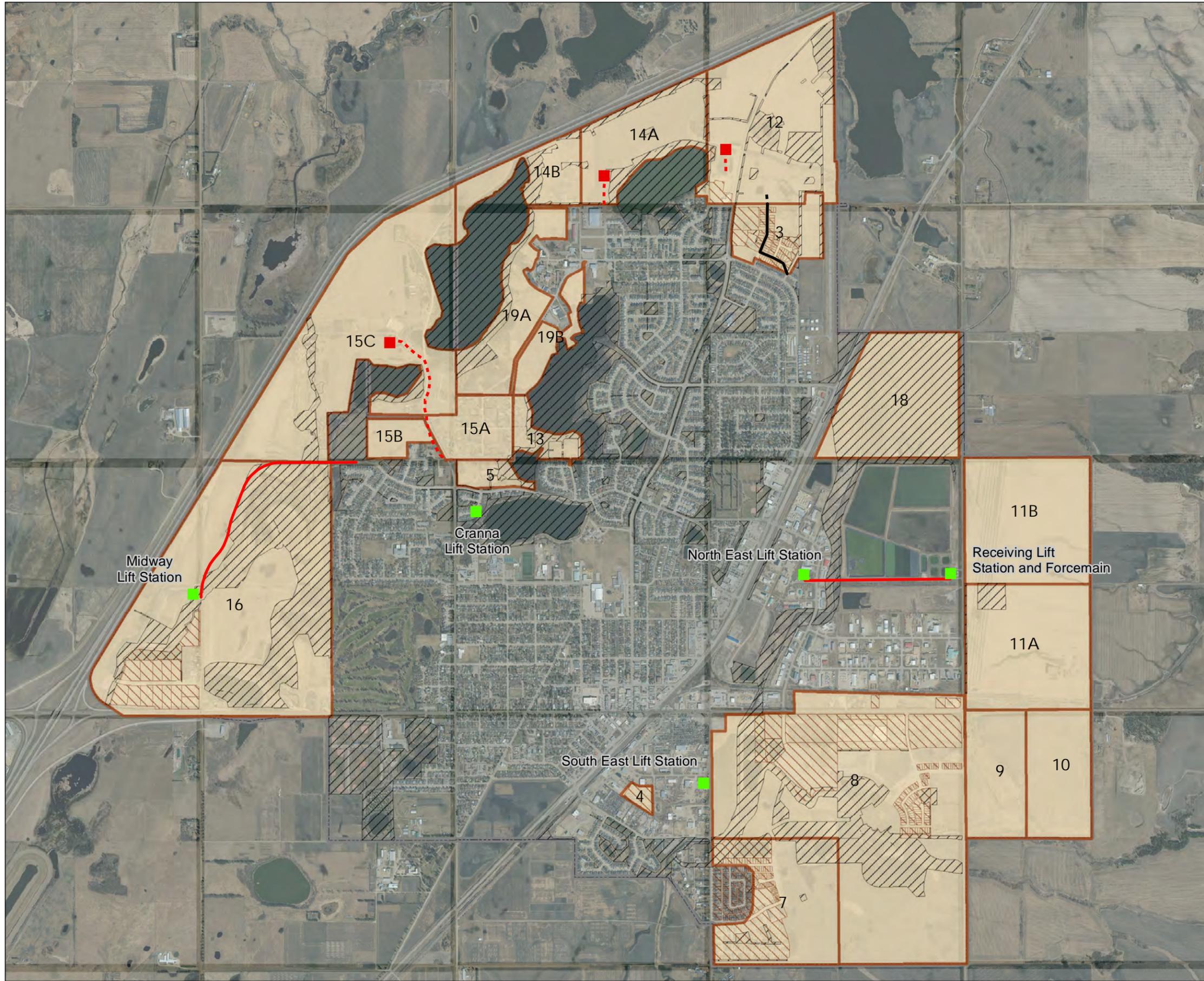
Client/Project 116239636 REVA

**CITY OF LACOMBE
 OFFSITE LEVY BYLAW**

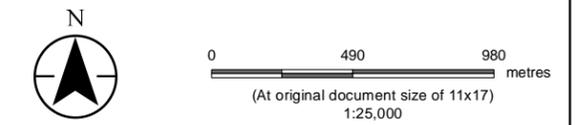
Figure No. 6.1

Title TRUNK WATER MAINS

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- Areas Paid Offsite Levies as of March 9, 2023
- Open Space
- New Offsite Levy Areas
- Existing Lift Station
- Proposed Lift Station
- Existing Sanitary Forcemain
- Proposed Sanitary Forcemain
- Existing Sanitary Line
- Proposed Sanitary Line



Notes
 1. Coordinate System: NAD 1983 3TM 114
 2. Background: Orthophoto from City of Lacombe, 2022

Project Location
 CITY OF LACOMBE, AB

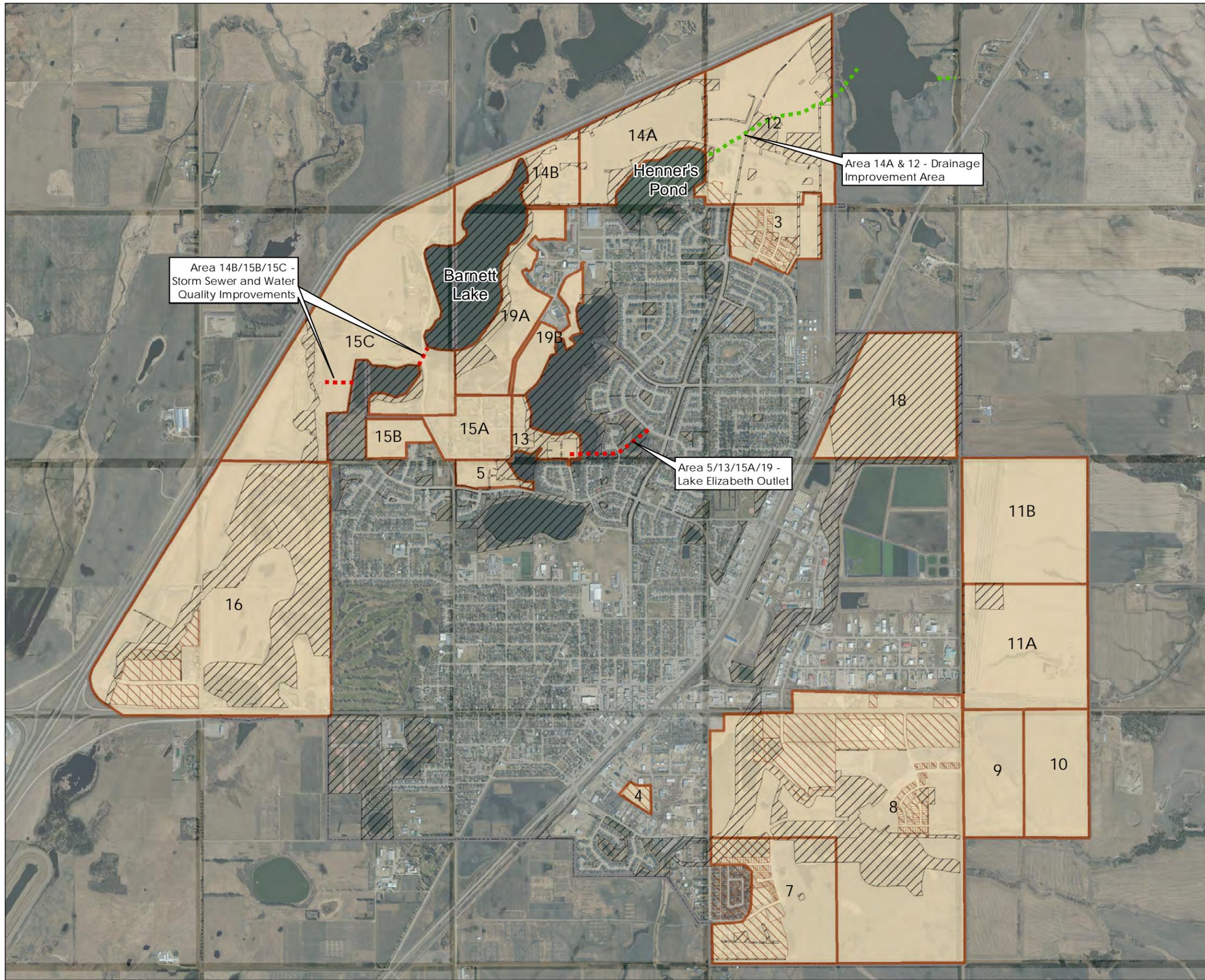
Client/Project
 116239636 REVA

**CITY OF LACOMBE
 OFFSITE LEVY BYLAW**

**Figure No.
 6.2**

**OFFSITE LEVY: LOCAL WASTEWATER
 PUMPSTATIONS, LIFT STATION
 UPGRADES, FORCEMAINS**

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- Areas Paid Offsite Levies as of March 9, 2023
- Open Space
- New Offsite Levy Areas
- Municipal Boundary
- Existing Storm Line
- Proposed Storm Line



Notes
 1. Coordinate System: NAD 1983 3TM 114
 2. Background: Orthophoto from City of Lacombe, 2022

Project Location
 CITY OF LACOMBE, AB

Prepared by AL on 2023-03-20
Review by FL on 2023-03-20

Client/Project 116239636 REVA

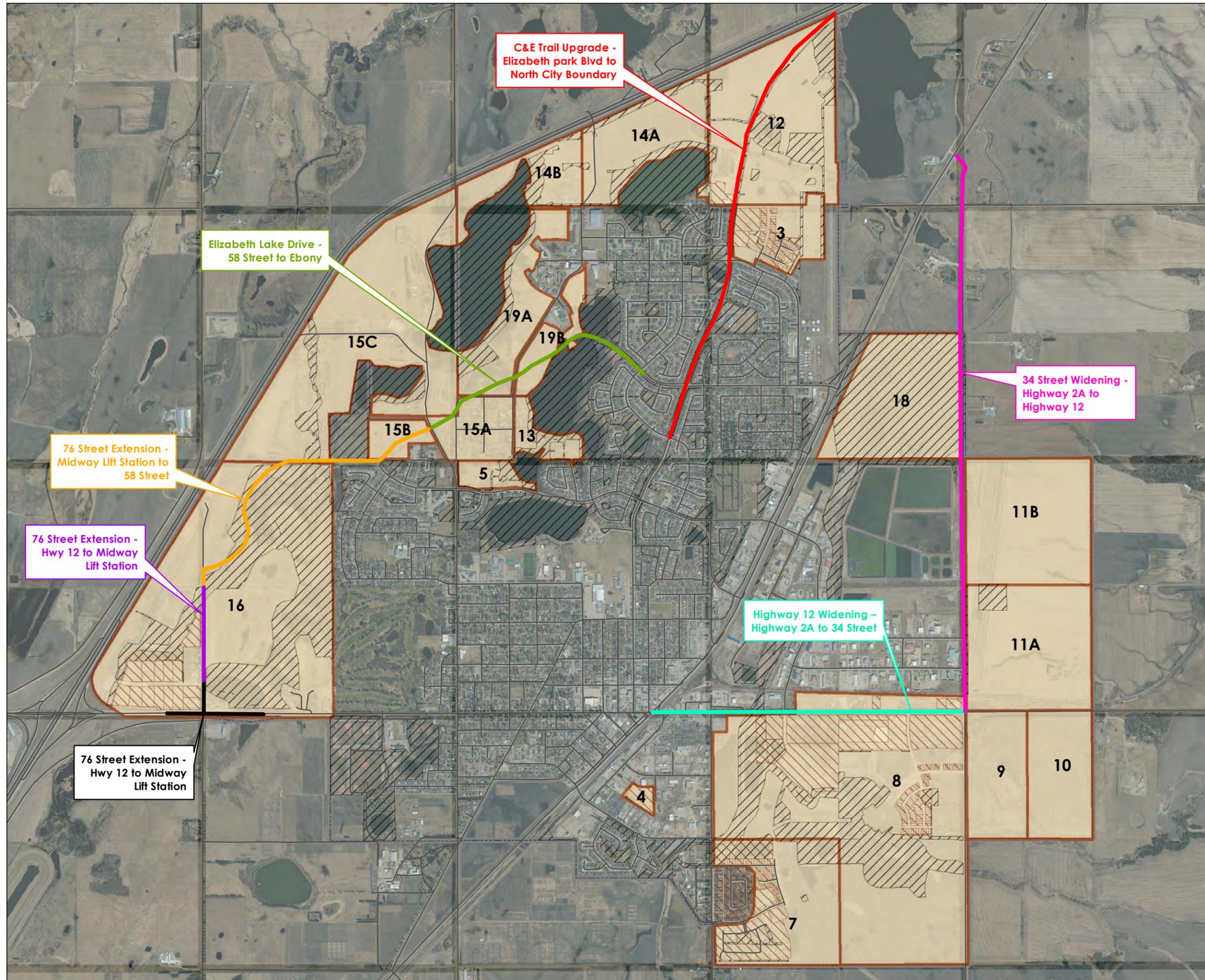
**CITY OF LACOMBE
 OFFSITE LEVY BYLAW**

Figure No. 6.3

**Title
 OFFSITE LEVY: STORM SYSTEM
 IMPROVEMENTS**

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- Areas Paid Offsite Levies as of March 9, 2023
- Open Space
- New Offsite Levy Areas
- Municipal Boundary



Notes
 1. Coordinate System: NAD 1983 3TM 114
 2. Background: Orthophoto from City of Lacombe, 2022

Project Location
 CITY OF LACOMBE, AB

Prepared by AL on 2023-03-20
 Review by FL on 2023-03-20

Client/Project
 116239636 REVA

**CITY OF LACOMBE
 OFFSITE LEVY BYLAW**

Figure No.
 6.4

Title
 OFFSITE LEVY: ARTERIAL ROADS

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APPENDIX B – Off-Site Levy Summary Spreadsheet

Fire Hall cost sharing with Lacombe County was updated after Stantec's Final Report was issued, resulting in a \$69/Ha reduction for each benefiting area.
See Bylaw 509 Schedule A - Table 2 for the updated Offsite Levy Summary Spreadsheet



APPENDIX C – Opinion of Probable Costs



UNCERTIFIED COPY

**WATER IMPROVEMENT OPINION
OF PROBABLE COSTS**

UNCERTIFIED COPY

Areas 7, 8A, 8B, 8C, 9A, 9B,10,11A, and 11B Trunk Water Main

| | Description | Opinion of Probable Cost | Construction Cost (Provided by the City) |
|--|------------------------------|--------------------------|--|
| Constructed Areas 7, 8A, 8B, 8C, 9A, 9B,10,11A, and 11B Trunk Water Main | Constructed | | \$ 810,914.06 |
| Future Areas 7, 8A, 8B, 9B and 10 Trunk Water mains (2013 OSL with updated unit price) | Future | \$ 3,738,960.00 | |
| Future Areas 11A, 11B, and 18 Trunk Water mains (2013 OSL with updated unit price) | Future | \$ 3,958,335.00 | |
| | Total Constructed and Future | \$ | 8,508,300.00 |

Opinion of Probable Cost Estimate for Areas 7, 8A, 8B, 9B and 10 Trunk Watermains (2013 OSL with updated unit price)

| Item No. | Item of Work | Measurement Unit | Est. Quantity | Unit Price | Amount |
|--|---|------------------|---------------|---------------|------------------------|
| A. EARTHWORK | | | | | |
| 0.1 | Mobilization | lump sum | 1 | \$ 205,000.00 | \$ 205,000.00 |
| 0.2 | Clearing and Grubbing | m ² | 57,500 | \$ 7.50 | \$ 431,250.00 |
| 0.3 | Stripping topsoil , stockpile and replace | m ³ | 17,250 | \$ 5.00 | \$ 86,250.00 |
| TOTAL ITEM A | | | | | \$722,500.00 |
| B. WATER MAINS | | | | | |
| 0.1 | Trench excavation, bedding, backfill & compaction | | | | |
| | a) 0.0m - 4.0m Depth | lin.m. | 5,750 | \$ 160.00 | \$ 920,000.00 |
| 0.2 | Supply and Install 300mm PVC DR-18 | lin.m. | 2,450 | \$ 120.00 | \$ 294,000.00 |
| 0.3 | Supply and Install 350mm PVC DR-18 | lin.m. | 3,300 | \$ 160.00 | \$ 528,000.00 |
| 0.4 | Supply and Install valves and fittings: | | | | |
| | a) 300mm Gate Valve | each | 11 | \$ 9,000.00 | \$ 99,000.00 |
| | b) 350mm Gate Valve | each | 15 | \$ 10,200.00 | \$ 153,000.00 |
| | c) 300- 90° Bend | each | 1 | \$ 1,500.00 | \$ 1,500.00 |
| | d) 350- 90° Bend | each | 4 | \$ 2,000.00 | \$ 8,000.00 |
| | e) 300mm Tee | each | 2 | \$ 2,100.00 | \$ 4,200.00 |
| | c) 350mm Tee | each | 4 | \$ 2,600.00 | \$ 10,400.00 |
| | f) 350x300 Reducer | each | 3 | \$ 2,200.00 | \$ 6,600.00 |
| 0.5 | Connect to Existing 300 mm | each | 1 | \$ 3,000.00 | \$ 3,000.00 |
| 0.4 | Unsuitable Trench Excavation | m ³ | 200 | \$ 40.00 | \$ 8,000.00 |
| 0.6 | Screened gravel Bedding (Allowance) | m ³ | 200 | \$ 57.00 | \$ 11,400.00 |
| TOTAL ITEM C | | | | | \$ 2,047,100.00 |
| COST ESTIMATE SUMMARY | | | | | |
| ITEM A | EARTHWORK | | | | \$722,500.00 |
| ITEM B | WATER MAIN | | | | \$2,047,100.00 |
| Subtotal | | | | | \$2,769,600.00 |
| Contingency & Engineering 35% | | | | | \$969,360.00 |
| Total | | | | | \$3,738,960.00 |

Opinion of Probable Cost Estimate for Areas 11A, 11B and 18 Trunk Watermains (2013 OSL with updated unit price)

| Item No. | Item of Work | Measurement Unit | Est. Quantity | Unit Price | Amount |
|--|---|------------------|---------------|---------------|------------------------|
| A. EARTHWORK | | | | | |
| 0.1 | Mobilization | lump sum | 1 | \$ 214,000.00 | \$ 214,000.00 |
| 0.2 | Clearing and Grubbing | m ² | 64,300 | \$ 7.50 | \$ 482,250.00 |
| 0.3 | Stripping topsoil , stockpile and replace | m ³ | 19,290 | \$ 5.00 | \$ 96,450.00 |
| TOTAL ITEM A | | | | | \$792,700.00 |
| B. WATER MAINS | | | | | |
| 0.1 | Trench excavation, bedding, backfill & compaction a) 0.0m - 4.0m Depth | lin.m. | 6,430 | \$ 160.00 | \$ 1,028,800.00 |
| 0.2 | Supply and Install 300mm PVC DR-18 | lin.m. | 2,900 | \$ 120.00 | \$ 348,000.00 |
| 0.3 | Supply and Install 350mm PVC DR-18 | lin.m. | 3,530 | \$ 160.00 | \$ 564,800.00 |
| 0.4 | Supply and Install valves and fittings: | | | | |
| | a) 300mm Gate Valve | each | 7 | \$ 9,000.00 | \$ 63,000.00 |
| | b) 350mm Gate Valve | each | 9 | \$ 10,200.00 | \$ 91,800.00 |
| | c) 300- 90° Bend | each | 0 | \$ 1,500.00 | \$ - |
| | d) 350- 90° Bend | each | 1 | \$ 2,000.00 | \$ 2,000.00 |
| | e) 300mm Tee | each | 2 | \$ 2,100.00 | \$ 4,200.00 |
| | c) 350mm Tee | each | 3 | \$ 2,600.00 | \$ 7,800.00 |
| | f) 350x300 Reducer | each | 3 | \$ 2,200.00 | \$ 6,600.00 |
| 0.5 | Connect to Existing 300 mm | each | 1 | \$ 3,000.00 | \$ 3,000.00 |
| 0.4 | Unsuitable Trench Excavation | m ³ | 200 | \$ 40.00 | \$ 8,000.00 |
| 0.6 | Screened gravel Bedding (Allowance) | m ³ | 200 | \$ 57.00 | \$ 11,400.00 |
| TOTAL ITEM C | | | | | \$ 2,139,400.00 |
| COST ESTIMATE SUMMARY | | | | | |
| ITEM A | EARTHWORK | | | | \$792,700.00 |
| ITEM B | WATER MAIN | | | | \$2,139,400.00 |
| Subtotal | | | | | \$2,932,100.00 |
| Contingency & Engineering 35% | | | | | \$1,026,235.00 |
| Total | | | | | \$3,958,335.00 |

Area 3,12,14A, 14B, 15C, 16A, 16B, 16C, and 16D Trunk Water Main

| | Description | Opinion of Probable Cost | Construction Cost (Provided by the City) |
|--|-------------------------------------|--------------------------|--|
| Constructed Area 3,12,14A, 14B, 15C, 16A, 16B, 16C, and 16D Trunk Water Main | Constructed | | \$ 2,088,557.98 |
| Future Area 3 and 12 Trunk Watermain (2013 OSL with updated unit price) | Future | \$ 633,555.00 | |
| Future Area 14 Trunk Watermain (2013 OSL with updated unit price) | Future | \$ 1,308,825.00 | |
| Future Area 15 Trunk Watermain (2013 OSL with updated unit price) | Future | \$ 1,648,323.00 | |
| Future West ASP (Area 16) Trunk Watermain (2013 OSL with updated unit price) | Future | \$ 594,000.00 | |
| | Total Constructed and Future | \$ | 6,273,300.00 |

Cost Estimate for Area 3 and 12 Trunk Watermain (2013 OSL with updated unit price)

| Item No. | Item of Work | Measurement Unit | Est. Quantity | Unit Price | Amount |
|--|---|------------------|---------------|--------------|----------------------|
| A. EARTHWORK | | | | | |
| 0.1 | Mobilization | lump sum | 1 | \$ 35,000.00 | \$ 35,000.00 |
| 0.2 | Clearing and Grubbing | m ² | 10,250 | \$ 7.50 | \$ 76,875.00 |
| 0.3 | Stripping topsoil , stockpile and replace | m ³ | 3,075 | \$ 5.00 | \$ 15,375.00 |
| TOTAL ITEM A | | | | | \$127,250.00 |
| B. WATER MAINS | | | | | |
| 0.1 | Trench excavation, bedding, backfill & compaction a) 0.0m - 4.0m Depth | lin.m. | 1,025 | \$ 160.00 | \$ 164,000.00 |
| 0.2 | Supply and Install 300mm PVC DR-18 | lin.m. | 1,025 | \$ 120.00 | \$ 123,000.00 |
| 0.3 | Supply and Install 350mm PVC DR-18 | lin.m. | 0 | \$ 160.00 | \$ - |
| 0.4 | Supply and Install valves and fittings: | | | | |
| | a) 300mm Gate Valve | each | 4 | \$ 9,000.00 | \$ 36,000.00 |
| | b) 350mm Gate Valve | each | 0 | \$ 10,200.00 | \$ - |
| | c) 300- 90° Bend | each | 1 | \$ 1,500.00 | \$ 1,500.00 |
| | d) 350- 90° Bend | each | 0 | \$ 2,000.00 | \$ - |
| | e) 300mm Tee | each | 0 | \$ 2,100.00 | \$ - |
| | f) 350mm Tee | each | 0 | \$ 2,600.00 | \$ - |
| | f) 350x300 Reducer | each | 0 | \$ 2,200.00 | \$ - |
| 0.5 | Connect to Existing 300 mm | each | 1 | \$ 3,000.00 | \$ 3,000.00 |
| 0.4 | Unsuitable Trench Excavation | m ³ | 150 | \$ 40.00 | \$ 6,000.00 |
| 0.6 | Screened gravel Bedding (Allowance) | m ³ | 150 | \$ 57.00 | \$ 8,550.00 |
| TOTAL ITEM B | | | | | \$ 342,050.00 |
| COST ESTIMATE SUMMARY | | | | | |
| ITEM A | EARTHWORK | | | | \$127,250.00 |
| ITEM B | WATER MAIN | | | | \$342,050.00 |
| Subtotal | | | | | \$469,300.00 |
| Contingency & Engineering 35% | | | | | \$164,255.00 |
| Total | | | | | \$633,555.00 |

Opinion of Probable Cost Estimate for Area 14 Trunk Watermain (2013 OSL with updated unit price)

| Item No. | Item of Work | Measurement Unit | Est. Quantity | Unit Price | Amount |
|--|---|------------------|---------------|--------------|-----------------------|
| A. EARTHWORK | | | | | |
| 0.1 | Mobilization | lump sum | 1 | \$ 71,000.00 | \$ 71,000.00 |
| 0.2 | Clearing and Grubbing | m ² | 22,000 | \$ 7.50 | \$ 165,000.00 |
| 0.3 | Stripping topsoil , stockpile and replace | m ³ | 6,600 | \$ 5.00 | \$ 33,000.00 |
| TOTAL ITEM A | | | | | \$269,000.00 |
| B. WATER MAINS | | | | | |
| 0.1 | Trench excavation, bedding, backfill & compaction a) 0.0m - 4.0m Depth | lin.m. | 2,200 | \$ 160.00 | \$ 352,000.00 |
| 0.2 | Supply and Install 300mm PVC DR-18 | lin.m. | 2,200 | \$ 120.00 | \$ 264,000.00 |
| 0.3 | Supply and Install 350mm PVC DR-18 | lin.m. | 0 | \$ 160.00 | \$ - |
| 0.4 | Supply and Install valves and fittings: | | | | |
| | a) 300mm Gate Valve | each | 7 | \$ 9,000.00 | \$ 63,000.00 |
| | b) 350mm Gate Valve | each | 0 | \$ 10,200.00 | \$ - |
| | c) 300- 90° Bend | each | 0 | \$ 1,500.00 | \$ - |
| | d) 350- 90° Bend | each | 0 | \$ 2,000.00 | \$ - |
| | c) 300mm Tee | each | 1 | \$ 2,100.00 | \$ 2,100.00 |
| | c) 350mm Tee | each | 0 | \$ 2,600.00 | \$ - |
| | f) 350x300 Reducer | each | 0 | \$ 2,200.00 | \$ - |
| 0.5 | Connect to Existing 300 mm | each | 0 | \$ 3,000.00 | \$ - |
| 0.4 | Unsuitable Trench Excavation | m ³ | 200 | \$ 40.00 | \$ 8,000.00 |
| 0.6 | Screened gravel Bedding (Allowance) | m ³ | 200 | \$ 57.00 | \$ 11,400.00 |
| TOTAL ITEM C | | | | | \$ 700,500.00 |
| COST ESTIMATE SUMMARY | | | | | |
| ITEM A | EARTHWORK | | | | \$269,000.00 |
| ITEM B | WATER MAIN | | | | \$700,500.00 |
| Subtotal | | | | | \$969,500.00 |
| Contingency & Engineering 35% | | | | | \$339,325.00 |
| Total | | | | | \$1,308,825.00 |

Opinion of Probable Cost Estimate for Area 15 Trunk Watermain (2013 OSL with updated unit price)

| Item No. | Item of Work | Measurement Unit | Est. Quantity | Unit Price | Amount |
|--|---|------------------|---------------|--------------|-----------------------|
| A. EARTHWORK | | | | | |
| 0.1 | Mobilization | lump sum | 1 | \$ 94,000.00 | \$ 94,000.00 |
| 0.2 | Clearing and Grubbing | m ² | 20,940 | \$ 7.50 | \$ 157,050.00 |
| 0.3 | Stripping topsoil , stockpile and replace | m ³ | 6,282 | \$ 5.00 | \$ 31,410.00 |
| TOTAL ITEM A | | | | | \$282,460.00 |
| B. WATER MAINS | | | | | |
| 0.1 | Trench excavation, bedding, backfill & compaction a) 0.0m - 4.0m Depth | lin.m. | 2,764 | \$ 160.00 | \$ 442,240.00 |
| 0.2 | Supply and Install 300mm PVC DR-18 | lin.m. | 2,094 | \$ 120.00 | \$ 251,280.00 |
| 0.3 | Supply and Install 350mm PVC DR-18 | lin.m. | 670 | \$ 160.00 | \$ 107,200.00 |
| 0.4 | Supply and Install valves and fittings: | | | | |
| | a) 300mm Gate Valve | each | 9 | \$ 9,000.00 | \$ 81,000.00 |
| | b) 350mm Gate Valve | each | 3 | \$ 10,200.00 | \$ 30,600.00 |
| | c) 300- 90° Bend | each | 0 | \$ 1,500.00 | \$ - |
| | d) 350- 90° Bend | each | 1 | \$ 2,000.00 | \$ 2,000.00 |
| | e) 300mm Tee | each | 0 | \$ 2,100.00 | \$ - |
| | f) 350mm Tee | each | 1 | \$ 2,600.00 | \$ 2,600.00 |
| | g) 350x300 Reducer | each | 1 | \$ 2,200.00 | \$ 2,200.00 |
| 0.5 | Connect to Existing 300 mm | each | 0 | \$ 3,000.00 | \$ - |
| 0.4 | Unsuitable Trench Excavation | m ³ | 200 | \$ 40.00 | \$ 8,000.00 |
| 0.6 | Screened gravel Bedding (Allowance) | m ³ | 200 | \$ 57.00 | \$ 11,400.00 |
| TOTAL ITEM B | | | | | \$ 938,520.00 |
| COST ESTIMATE SUMMARY | | | | | |
| ITEM A | EARTHWORK | | | | \$282,460.00 |
| ITEM B | WATER MAIN | | | | \$938,520.00 |
| Subtotal | | | | | \$1,220,980.00 |
| Contingency & Engineering 35% | | | | | \$427,343.00 |
| Total | | | | | \$1,648,323.00 |

Opinion of Probable Cost Estimate for West ASP (Area 16) Trunk Watermain (2013 OSL with updated unit price)

| Item No. | Item of Work | Measurement Unit | Est. Quantity | Unit Price | Amount |
|--|---|------------------|---------------|--------------|----------------------|
| A. EARTHWORK | | | | | |
| 0.1 | Mobilization | lump sum | 1 | \$ 33,000.00 | \$ 33,000.00 |
| 0.2 | Clearing and Grubbing | m ² | 9,300 | \$ 7.50 | \$ 69,750.00 |
| 0.3 | Stripping topsoil , stockpile and replace | m ³ | 2,790 | \$ 5.00 | \$ 13,950.00 |
| TOTAL ITEM A | | | | | \$116,700.00 |
| B. WATER MAINS | | | | | |
| 0.1 | Trench excavation, bedding, backfill & compaction a) 0.0m - 4.0m Depth | lin.m. | 930 | \$ 160.00 | \$ 148,800.00 |
| 0.2 | Supply and Install 300mm PVC DR-18 | lin.m. | 930 | \$ 120.00 | \$ 111,600.00 |
| 0.3 | Supply and Install 350mm PVC DR-18 | lin.m. | 0 | \$ 160.00 | \$ - |
| 0.4 | Supply and Install valves and fittings: | | | | |
| | a) 300mm Gate Valve | each | 4 | \$ 9,000.00 | \$ 36,000.00 |
| | b) 350mm Gate Valve | each | 0 | \$ 10,200.00 | \$ - |
| | c) 300- 90° Bend | each | 3 | \$ 1,500.00 | \$ 4,500.00 |
| | d) 350- 90° Bend | each | 0 | \$ 2,000.00 | \$ - |
| | c) 300mm Tee | each | 0 | \$ 2,100.00 | \$ - |
| | c) 350mm Tee | each | 0 | \$ 2,600.00 | \$ - |
| | f)350x300 Reducer | each | 0 | \$ 2,200.00 | \$ - |
| 0.5 | Connect to Existing 300 mm | each | 1 | \$ 3,000.00 | \$ 3,000.00 |
| 0.4 | Unsuitable Trench Excavation | m ³ | 200 | \$ 40.00 | \$ 8,000.00 |
| 0.6 | Screened gravel Bedding (Allowance) | m ³ | 200 | \$ 57.00 | \$ 11,400.00 |
| TOTAL ITEM B | | | | | \$ 323,300.00 |
| COST ESTIMATE SUMMARY | | | | | |
| ITEM A | EARTHWORK | | | | \$116,700.00 |
| ITEM B | WATER MAIN | | | | \$323,300.00 |
| Subtotal | | | | | \$440,000.00 |
| Contingency & Engineering 35% | | | | | \$154,000.00 |
| Total | | | | | \$594,000.00 |

| Opinion of Probable Cost Estimate for Area 15A Rosedale Valley PRV Valve Chamber | | |
|---|--|---------------|
| 2020 MP OPC (in 2021 Dollar) | | \$ 80,000.00 |
| Contingency & Engineering (35%) | | \$ 28,000.00 |
| 2021-2022 inflation Rate (Bank of Canada) | | 8.13% |
| Total | | \$ 116,800.00 |

| Opinion of Probable Cost Estimate for Existing Reservoir B upgrades | | |
|--|--|---------------|
| Reservoir B - Install The Sixth Pump (2020 MP) | | \$ 300,000.00 |
| Contingency & Engineering 35% | | \$ 105,000.00 |
| 2021-2022 inflation Rate (Bank of Canada) | | 8.13% |
| Total | | \$ 438,000.00 |

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| Opinion of Probable Cost Estimate for Reservoir D and Pump Station | | |
|---|-------|-----------------|
| 2020 MP OPC (in 2021 Dollar) | | \$ 8,000,000.00 |
| Contingency & Engineering (35%) | | \$ 2,800,000.00 |
| 2021-2022 inflation Rate (Bank of Canada) | | 8.13% |
| Outside Funding Deducted (Alberta Municipal Water/Wastewater Partnership) | | \$ 3,386,649.00 |
| | Total | \$ 8,291,451.00 |

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**SANITARY SEWER IMPROVEMENT
OPINION OF PROBABLE COSTS**

| Opinion of Probable Cost Estimate for Area 12 Lift Station and Forcemain | | |
|---|--|---------------|
| 2020 MP OPC (in 2021 Dollar) | | \$ 398,100.00 |
| Contingency & Engineering (50%) | | \$ 199,050.00 |
| 2021-2022 inflation Rate (Bank of Canada) | | 8.13% |
| 2022 Dollar | | \$ 645,700.00 |

| Opinion of Probable Cost Estimate for Area 3 and 12 Sewer Main | | |
|--|--|---------------|
| 2020 MP OPC - Only has Area 12B (in 2021 Dollar) | | \$ 35,300.00 |
| Area 3 Sewer Main (Estimated based lineal meter cost of sewer within Area 12B) | | \$ 222,600.00 |
| Contingency & Engineering (35%) | | \$ 90,265.00 |
| 2021-2022 inflation Rate (Bank of Canada) | | 8.13% |
| 2022 Dollar | | \$ 376,500.00 |

| Opinion of Probable Cost Estimate for Area 14 Lift Station and Forcemain | | |
|---|--|---------------|
| 2016 MP OPC (in 2016 Dollar) | | \$ 318,000.00 |
| Contingency & Engineering (50%) | | \$ 159,000.00 |
| 2016-2022 inflation Rate (Bank of Canada) | | 18.44% |
| 2022 Dollar (assume 2% Inflation) | | \$ 565,000.00 |

| Opinion of Probable Cost Estimate for SE Lift Station Upgrade | |
|--|---------------|
| 2016 MP OPC (in 2016 Dollar) | \$ 480,000.00 |
| Contingency & Engineering (35%) | \$ 168,000.00 |
| 2016-2022 inflation Rate (Bank of Canada) | 18.44% |
| 2022 Dollar (assume 2% Inflation) | \$ 768,000.00 |

**Opinion of Probable Cost Estimate for Area 15 B and 15 C
Lift Station and Forcemain**

| | | |
|---|--|-----------------|
| 2016 MP OPC (in 2016 Dollar) | | \$ 623,000.00 |
| Contingency & Engineering (50%) | | \$ 311,500.00 |
| 2016-2022 inflation Rate (Bank of Canada) | | 18.44% |
| 2022 Dollar (assume 2% Inflation) | | \$ 1,107,000.00 |

| Opinion of Probable Cost Estimate for SE Lift Station 3rd Pump Addition | | |
|--|--|--------------|
| 2020 MP OPC (in 2021 Dollar) | | \$ 50,000.00 |
| Contingency & Engineering (35%) | | \$ 17,500.00 |
| 2021-2022 inflation Rate (Bank of Canada) | | 8.13% |
| 2022 Dollar (assume 2% Inflation) | | \$ 73,000.00 |

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**STORM DRAINAGE IMPROVEMENT
OPINION OF PROBABLE COSTS**

Opinion of Probable Cost Estimate for Area 13/15A/19B - Lake Elizabeth Outlet

| Item | Additional Description | Quantity | Unit | Unit Cost (\$) | Total (\$) |
|--|--|----------|-----------|----------------|--------------|
| Mobilization and Demobilization | --- | 1 | Lump Sum | \$70,000.00 | \$70,000.00 |
| ESC ECO Plan including spill response and aquatic Management | | 1 | lump sump | \$25,000.00 | \$25,000.00 |
| Clearing and Grubbing including Dead tree removal | Total Footprint Area TBD | 3000 | m2 | \$15.00 | \$45,000.00 |
| Turbidity Monitoring and In shore work | As required | 1 | lump sum | \$12,000.00 | \$12,000.00 |
| Dewatering during construction | Swampy areas may need to be dewatered. Cofferdam or other lake isolation activities | 1 | PC Sum | \$50,000.00 | \$50,000.00 |
| Utility Locates including Hydrovac | As required | 1 | lump sum | \$15,000.00 | \$15,000.00 |
| Utility crossings - water, sanitary, and shallows | | 1 | lump sum | \$5,000.00 | \$5,000.00 |
| Rock excavation allowance | Geotechnical investigation did not reveal any. TBD with future investigations | | m3 | \$30.00 | \$0.00 |
| Pipe trench excavation 0-5m depth | Includes backfill and compaction | 210.00 | lin.m | \$400.00 | \$84,000.00 |
| 600 mm concrete pipe | Piping located on both sides of the control structures; Includes bedding gravel | 210.00 | lin.m | \$300.00 | \$63,000.00 |
| Case bore pipe installation including anchors 750mm steel casing | Augered Crossing \$3000/m + \$10000/pipe anchor | 30.00 | lin.m | \$3,500.00 | \$125,000.00 |
| Flared End 600 mm and pipe cradles | On outlet pipes at Elizabeth Lake and East Lake; Includes bar screens | 2 | each | \$12,000.00 | \$24,000.00 |
| Linear Lake Control Manhole, assume 1.5 x 1.5 vault | Includes excavation and bedding gravel. Include isolation gate. | 1 | each | \$80,000.00 | \$80,000.00 |
| Class 1 RipRap aprons | Includes riprap granular filter aggregate and non-woven geotextile; On 2 pipe ends; 5 m x 5 m each | 50 | m2 | \$250.00 | \$12,500.00 |
| Replace Existing Topsoil | | 1 | m3 | \$5.00 | \$5.00 |
| Seeding and top dressing | Upland landscaping; 50% of stockpiled material | 3200 | m3 | \$5.00 | \$16,000.00 |
| Dispose offsite unsuitable | Upland landscaping; 50% of stockpiled material; Includes screening for re-use | 3200 | m3 | \$15.00 | \$48,000.00 |
| Imported Topsoil Placement | Upland landscaping | 550 | m3 | \$25.00 | \$13,750.00 |
| Remove and Replace Regional Pathway | Assume 2.5 m width; includes excavation and preparation | 350 | m2 | \$80.00 | \$28,000.00 |
| Upland Plantings | Trees, Shrubs | 1 | lump sum | \$25,000.00 | \$25,000.00 |

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| | | | | | |
|--|--|-----|------|-------------|-----------------------|
| Landscaping Maintenance | 10 Months over two years including weed control | 2 | year | \$5,000.00 | \$10,000.00 |
| Wetland Soil Re-placement from Stockpile | Stockpiled donor material; assume 0.3 m depth; TBC ha x 70% | 100 | m3 | \$10.00 | \$1,000.00 |
| Wetland Compensation - Direct Impacts due to construction | This is only an order of magnitude estimate at this time | 0.5 | ha | \$58,500.00 | \$29,250.00 |
| Wetland Compensation to overall Elizabeth Lake function | unknown, no estimate given | | | | |
| Subtotal | | | | | \$781,505.00 |
| Contingency (15%) | | | | | \$117,225.75 |
| Subtotal | | | | | \$898,730.75 |
| Engineering\Design, Administration, Field, & Geotechnical (10%) | | | | | \$89,873.08 |
| Environmental, Land Services and Public Lands Regulatory Approvals | | | | | \$100,000.00 |
| Total (2020 Dollar): | | | | | \$1,088,603.83 |
| 2020 - 2022 inflation Rate (Bank of Canada) | | | | | 11.5% |
| Total (2022 Dollar): | | | | | \$1,214,300.00 |

Opinion of Probable Cost Estimate for Area 14B/15B/15C/19A - Storm Sewer and Water Quality Improvements

| Item No. | Item of Work | Measurement Unit | Est. Quantity | Unit Price | Amount |
|--|---|------------------|---------------|--------------|---------------------|
| A. EARTHWORK | | | | | |
| 0.1 | Mobilization | lump sum | 1 | \$ 40,799.00 | \$ 40,799.00 |
| 0.2 | Stripping topsoil , stockpile and replace | m ³ | 8,600 | \$ 9.00 | \$ 77,400.00 |
| 0.3 | Clearing and Grubbing | m ² | 8,600 | \$ 15.00 | \$ 129,000.00 |
| TOTAL ITEM A | | | | | \$247,199.00 |
| B. STORM SEWER | | | | | |
| 0.1 | Trench excavation, bedding, backfill & compaction | | | | |
| | a) 0.0m - 4.0m Depth | lin.m. | 370 | \$ 160.00 | \$ 59,200.00 |
| | b) 4.0m- 5.0m Depth | lin.m. | 60 | \$ 170.00 | \$ 10,200.00 |
| 0.2 | Supply and Installation of 1050mm Conc | lin.m. | 430 | \$ 650.00 | \$ 279,500.00 |
| 0.4 | Standard 1200mm Manhole | vert.m. | 24 | \$ 1,600.00 | \$ 38,400.00 |
| 0.5 | MH Frame and Cover | each | 6 | \$ 665.00 | \$ 3,990.00 |
| 0.6 | Connect to Existing | each | 1 | \$ 3,000.00 | \$ 3,000.00 |
| 0.7 | Screened gravel Bedding (Allowance) | m ³ | 100 | \$ 57.00 | \$ 5,700.00 |
| 0.8 | Unsuitable Trench Excavation | m ³ | 200 | \$ 40.00 | \$ 8,000.00 |
| TOTAL ITEM B | | | | | \$407,990.00 |
| COST ESTIMATE SUMMARY | | | | | |
| ITEM A | EARTHWORK | | | | \$247,199.00 |
| ITEM B | STORM SEWER | | | | \$407,990.00 |
| Subtotal | | | | | \$655,189.00 |
| Contingency & Engineering 35% | | | | | \$229,316.15 |
| Total | | | | | \$884,505.15 |
| SAY | | | | | \$884,600.00 |

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**ARTERIAL ROAD IMPROVEMENT
OPINION OF PROBABLE COSTS**

| Projects | Improvements | Approximate Horizon | OPC_2022 Rate Update (excl. GST) | OPC_Used (excl. GST) | Notes |
|--|--|---------------------------------|-------------------------------------|----------------------|---|
| | | Year/ Population | | | |
| Highway 12 Widening – Highway 2A to 34 Street | Four lane corridor and intersection improvements on Highway 2A from 46 Street to 34 Street | 2030 (Could be Staged) / 17,500 | \$ 6,836,319.00 | \$ 8,600,000.00 | OPCs completed in the 2020 TMP Updates (Bridge Hwy 12 over Wolf Creek completed in 2021); Pricing updated with 2022 unit price; Combined all improvements from Highway 2A to 34 Street as Highway 12 Widening. |
| | Improvement to Highway 2A & Highway 12 intersection, road widening from Highway 2A to 46 Street; Highway 12 & 46 Street Intersection geometric improvement; Installation of traffic signal. | 2030 / 17,500 | \$ 1,095,843.00 | | |
| | Highway 12 & 45 Street Intersection upgrades and Traffic Signal | 2030 / 17,500 | \$ 643,853.00 | | |
| 76 Street Extension - Hwy 12 to Midway Lift Station | Widen to 4 Lane Traffic | Near Future | \$ 3,670,768.35 | \$ 3,700,000.00 | Preliminary Design OPC completed in Highway 12 & 76 Street Improvement project; Pricing updated with 2022 unit price. |
| Elizabeth Lake Drive - 58 Street Ebony | Arterial Road Update | Beyond 2040 | \$ 21,870,703.40 | \$ 22,000,000.00 | 2008 OPCs attached in the 2013 Levy Report; Pricing updated with 2022 unit price; Bank of Canada inflation rate (32%) was used for escalation of other LS items and projects that have no details unit cost. |
| 76 Street Extension - Midway Lift Station to 58 Street | Arterial Road Update | Beyond 2040 | \$ 17,760,600.00 | \$ 17,800,000.00 | Escalated the unit rate in the 2013 Levy Update (which was based on the linear meter cost for Elizabeth Lake Drive) |
| C&E Trail Upgrade - Elizabeth Park Blvd to North City Boundary | Arterial Road Update | Beyond 2040 | \$ 18,018,000.00 | \$ 18,100,000.00 | Escalated the unit rate in the 2013 Levy Update (which was based on 60% of the linear meter cost for Elizabeth Lake Drive) |
| 34 Street Widening - Highway 2A to Highway 12 | Arterial Road Update (Rural) | Beyond 2040 | \$ 6,622,222.10 | \$ 6,650,000.00 | Updated OPC in the 2013 Levy Report (included additional mobilization, traffic accommodation and contingency); Pricing updated with 2022 unit price; Bank of Canada inflation rate (32%) was used for escalation of other LS items and projects that have no details unit cost. |

Opinion of Probable Cost

Highway 12 widening – Highway 2A to 46 Street

| ITEM NO. | ITEM OF WORK | UNIT | ESTIMATED QUANTITY | Engineer's OPC | |
|---|--|----------------|--------------------|----------------|---------------------|
| | | | | UNIT PRICE | AMOUNT |
| PART 1 GENERAL REQUIREMENTS | | | | | |
| 1.1 | Mobilization and demobilization | L.S. | 1 | \$65,000.00 | \$65,000.00 |
| 1.2 | Traffic accommodation plan, signage and detouring | L.S. | 1 | \$35,000.00 | \$35,000.00 |
| SUBTOTAL PART 1.0 | | | | | \$100,000.00 |
| PART 2 Earthworks | | | | | |
| 2.1 | Waste Excavation and Dispose Off-site | m ³ | 1,150 | \$16.50 | \$18,975.00 |
| 2.2 | Granular Base Course 20mm Crushed Gravel, 100mm Depth | m ² | 2,100 | \$7.10 | \$14,910.00 |
| 2.3 | Granular Base Course 75mm Crushed Gravel, 250mm Depth | m ² | 2,100 | \$14.50 | \$30,450.00 |
| 2.4 | Remove Existing Monolithic Sidewalk | m | 140 | \$60.00 | \$8,400.00 |
| 2.5 | Remove Existing Curb & Gutter | m | 150 | \$40.00 | \$6,000.00 |
| SUBTOTAL PART 2.0 | | | | | \$78,735.00 |
| PART 3 Asphalt Pavement | | | | | |
| 3.1 | Hot Mix Asphalt Paving, 125mm Lift (Turb Bay) | m ² | 2,100 | \$51.00 | \$107,100.00 |
| 3.2 | Hot Mix Asphalt Paving, 50mm Lift (Mill and Overlay on Highway 12) | m ² | 4000 | \$16.00 | \$64,000.00 |
| 3.3 | Cold Milling - 50mm Depth | m ² | 4000 | \$5.00 | \$20,000.00 |
| SUBTOTAL PART 3.0 | | | | | \$191,100.00 |
| PART 4 Concrete | | | | | |
| 4.1 | Monolithic sidewalk | m | 140 | \$385.00 | \$53,900.00 |
| 4.2 | Standard C&G | m | 150 | \$135.00 | \$20,250.00 |
| SUBTOTAL PART 4.0 | | | | | \$74,150.00 |
| PART 5 Electrical | | | | | |
| 5.1 | Traffic Signal Installation | each | 1 | \$254,000.00 | \$254,000.00 |
| SUBTOTAL PART 5.0 | | | | | \$254,000.00 |
| PART 6 Signage and Pavement Markings | | | | | |
| 6.1 | Standard Crosswalk (Plastic) | m | 260 | \$25.50 | \$6,630.00 |
| 6.2 | Arrows (Plastic) | each | 5 | \$335.00 | \$1,675.00 |
| 6.3 | Line Paint, 100mm White Dash | each | 90 | \$2.00 | \$180.00 |
| 6.4 | Line Paint, 100mm Yellow | each | 160 | \$2.00 | \$320.00 |
| 6.5 | Stop Bars | m | 50 | \$35.00 | \$1,750.00 |
| SUBTOTAL PART 6.0 | | | | | \$10,555.00 |
| PART 7 Misc. | | | | | |
| 7.1 | Landscaping - sod | m ² | 290 | \$14.50 | \$4,205.00 |
| 7.2 | Street Lights Relocation | LS | 1 | \$50,000.00 | \$50,000.00 |
| 7.3 | Utilities relocation (Unknown) | LS | 1 | \$20,000.00 | \$20,000.00 |

Opinion of Probable Cost

Highway 12 widening – Highway 2A to 46 Street

| ITEM NO. | ITEM OF WORK | UNIT | ESTIMATED QUANTITY | Engineer's OPC | |
|--------------------------|---|------|--------------------|---------------------------------------|-----------------------|
| | | | | UNIT PRICE | AMOUNT |
| SUBTOTAL PART 7.0 | | | | | \$74,205.00 |
| SUMMARY SCHEDULE | | | | | |
| | PART 1 GENERAL REQUIREMENTS | | | | \$100,000.00 |
| | PART 2 Earthworks | | | | \$78,735.00 |
| | PART 3 Asphalt Pavement | | | | \$191,100.00 |
| | PART 4 Concrete | | | | \$74,150.00 |
| | PART 5 Electrical | | | | \$254,000.00 |
| | PART 6 Signage and Pavement Markings | | | | \$10,555.00 |
| | PART 7 Misc. | | | | \$74,205.00 |
| | | | | TOTAL | \$782,745.00 |
| | | | 40% | CONTINGENCY | \$313,098.00 |
| | | | | TOTAL W/ CONTINGENCY | \$1,095,843.00 |
| | | | | GST (5%) | \$54,792.15 |
| | | | | TOTAL W/ CONTINGENCY & GST | \$1,150,635.15 |

Opinion of Probable Cost

Highway 12 Widening – 46 Street to 34 Street

| ITEM NO. | ITEM OF WORK | UNIT | ESTIMATED QUANTITY | Engineer's OPC | |
|---|--|----------------|--------------------|----------------|-----------------------|
| | | | | UNIT PRICE | AMOUNT |
| PART 1 GENERAL REQUIREMENTS | | | | | |
| 1.1 | Mobilization and demobilization | L.S. | 1 | \$250,000.00 | \$250,000.00 |
| 1.2 | Traffic accommodation plan, signage and detouring | L.S. | 1 | \$125,000.00 | \$125,000.00 |
| SUBTOTAL PART 1.0 | | | | | \$375,000.00 |
| PART 2 Earthworks | | | | | |
| 2.1 | Waste Excavation and Dispose Off-site | m ³ | 8,100 | \$16.50 | \$133,650.00 |
| 2.2 | Granular Base Course 20mm Crushed Gravel, 100mm Depth | m ² | 16,200 | \$7.10 | \$115,020.00 |
| 2.3 | Granular Base Course 75mm Crushed Gravel, 250mm Depth | m | 16,200 | \$14.50 | \$234,900.00 |
| SUBTOTAL PART 2.0 | | | | | \$483,570.00 |
| PART 3 Asphalt Pavement | | | | | |
| 3.1 | Hot Mix Asphalt Paving, 125mm Lift (Turn Bay) | m ² | 14,600 | \$51.00 | \$744,600.00 |
| 3.2 | Hot Mix Asphalt Paving, 50mm Lift (Mill and Overlay on Highway 12) | m ² | 1700 | \$16.00 | \$27,200.00 |
| 3.3 | Cold Milling - 50mm Depth | m ² | 1700 | \$5.00 | \$8,500.00 |
| SUBTOTAL PART 3.0 | | | | | \$780,300.00 |
| PART 4 Concrete | | | | | |
| 4.1 | Monolithic sidewalk | m | 3,240 | \$385.00 | \$1,247,400.00 |
| 4.2 | Standard C&G | m | 3,240 | \$135.00 | \$437,400.00 |
| SUBTOTAL PART 4.0 | | | | | \$1,684,800.00 |
| PART 5 Signage and Pavement Markings | | | | | |
| 5.1 | Arrows | each | 10 | \$330.00 | \$3,300.00 |
| 5.2 | Line Paint, 100mm White Dash | each | 1,100 | \$2.00 | \$2,200.00 |
| 5.3 | Line Paint, 100mm Yellow | each | 1,620 | \$2.00 | \$3,240.00 |
| 5.4 | Stop Bars | m | 150 | \$38.50 | \$5,775.00 |
| SUBTOTAL PART 6.0 | | | | | \$14,515.00 |
| PART 6 Misc. | | | | | |
| 6.1 | Landscaping - sod | m ² | 16,200 | \$14.50 | \$234,900.00 |
| 6.2 | Utilities relocation (Unknown) | LS | 1 | \$260,000.00 | \$260,000.00 |
| 6.3 | Bridge Widening | LS | 1 | \$1,050,000.00 | \$1,050,000.00 |
| SUBTOTAL PART 7.0 | | | | | \$1,544,900.00 |
| SUMMARY SCHEDULE | | | | | |
| PART 1 GENERAL REQUIREMENTS | | | | | \$375,000.00 |
| PART 2 Earthworks | | | | | \$483,570.00 |
| PART 3 Asphalt Pavement | | | | | \$780,300.00 |
| PART 4 Concrete | | | | | \$1,684,800.00 |

Opinion of Probable Cost

Highway 12 Widening – 46 Street to 34 Street

| ITEM NO. | ITEM OF WORK | UNIT | ESTIMATED QUANTITY | Engineer's OPC | |
|----------|---|------|--------------------|----------------|-----------------------|
| | | | | UNIT PRICE | AMOUNT |
| | PART 5 Signage and Pavement Markings | | | | \$14,515.00 |
| | PART 6 Misc. | | | | \$1,544,900.00 |
| | TOTAL | | | | \$4,883,085.00 |
| | CONTINGENCY | | 40% | | \$1,953,234.00 |
| | TOTAL W/ CONTINGENCY | | | | \$6,836,319.00 |
| | GST (5%) | | | | \$341,815.95 |
| | TOTAL W/ CONTINGENCY & GST | | | | \$7,178,134.95 |

Opinion of Probable Cost

Highway 12 Widening - Highway 12 & 45 Street Traffic Signal

| ITEM NO. | ITEM OF WORK | UNIT | ESTIMATED QUANTITY | Engineer's OPC | |
|---|--|------|--------------------|----------------|---------------------|
| | | | | UNIT PRICE | AMOUNT |
| PART 1 GENERAL REQUIREMENTS | | | | | |
| 1.1 | Mobilization and demobilization | L.S. | 1 | \$35,000.00 | \$35,000.00 |
| 1.2 | Traffic accommodation plan, signage and detouring | L.S. | 1 | \$17,500.00 | \$17,500.00 |
| SUBTOTAL PART 1.0 | | | | | \$52,500.00 |
| PART 2 Asphalt Pavement | | | | | |
| 2.1 | Hot Mix Asphalt Paving, 50mm Lift (Mill and Overlay on Highway 12) | m2 | 250 | \$16.00 | \$4,000.00 |
| 2.2 | Cold Milling - 50mm Depth | m2 | 250 | \$4.10 | \$1,025.00 |
| SUBTOTAL PART 2.0 | | | | | \$5,025.00 |
| PART 3 Electrical | | | | | |
| 3.1 | Traffic Signal Installation | each | 1 | \$400,000.00 | \$400,000.00 |
| SUBTOTAL PART 3.0 | | | | | \$400,000.00 |
| PART 4 Signage and Pavement Markings | | | | | |
| 4.1 | Standard Crosswalk (Plastic) | m | 60 | \$25.50 | \$1,530.00 |
| 4.2 | Stop Bars | m | 24 | \$35.00 | \$840.00 |
| SUBTOTAL PART 4.0 | | | | | \$2,370.00 |
| SUMMARY SCHEDULE | | | | | |
| PART 1 GENERAL REQUIREMENTS | | | | | \$52,500.00 |
| PART 2 Asphalt Pavement | | | | | \$5,025.00 |
| PART 3 Electrical | | | | | \$400,000.00 |
| PART 4 Signage and Pavement Markings | | | | | \$2,370.00 |
| TOTAL | | | | | \$459,895.00 |
| | | | CONTINGENCY | 40% | \$183,958.00 |
| TOTAL W/ CONTINGENCY | | | | | \$643,853.00 |
| GST (5%) | | | | | \$32,192.65 |
| TOTAL W/ CONTINGENCY & GST | | | | | \$676,045.65 |

Opinion of Probable Cost

76 Street Extension - Hwy 12 to Midway Lift Station

| ITEM NO. | ITEM OF WORK | UNIT | ESTIMATED QUANTITY | Engineer's OPC | |
|------------------------------------|---|----------------|--------------------|----------------|----------------------|
| | | | | UNIT PRICE | AMOUNT |
| | | | Length of Roadway | 610.00 | m |
| PART 1 GENERAL REQUIREMENTS | | | | | |
| 1.1 | Mobilization / Demobilization | LS | 1.00 | \$ 252,100.00 | \$ 252,100.00 |
| 1.2 | Traffic accommodation plan, signage and detouring | LS | 1.00 | \$ 50,400.00 | \$ 50,400.00 |
| | SUBTOTAL PART 1.0 | | | | \$ 302,500.00 |
| PART 2 STORM | | | | | |
| 2.1 | Trench excavation, pipe install, bedding, backfill compaction of catchbasin leads | m | 90 | \$ 160.00 | \$ 14,400.00 |
| 2.2 | Trench excavation, pipe install, bedding, backfill compaction of storm mains | m | 385 | \$ 220.50 | \$ 84,892.50 |
| 2.3 | Storm main and catchbasin leads | | | | |
| 2.3.1 | 250mm catchbasin lead PVC DR 35 | m | 90 | \$ 73.50 | \$ 6,615.00 |
| 2.3.2 | 375mm storm main PVC | m | 385 | \$ 160.00 | \$ 61,600.00 |
| 2.4 | Storm sewer manholes | | | | |
| 2.4.1 | 1200mm dia. 5A manholes including base | vm | 9 | \$ 2,330.00 | \$ 20,970.00 |
| 2.4.2 | F-49 frame & cover | each | 3 | \$ 730.00 | \$ 2,190.00 |
| 2.5 | Catchbasins | | | | |
| 2.5.1 | Supply and install type K-1 catchbasin assembly c/w frame and grate | each | 6 | \$ 4,422.00 | \$ 26,532.00 |
| | SUBTOTAL PART 2.0 | | | | \$ 217,199.50 |
| PART 3 EARTHWORKS | | | | | |
| 3.1 | Topsoil stripping - excavation, hauling, and stockpiling (up to 300mm depth) | m ² | 15,616.00 | \$ 6.00 | \$ 93,696.00 |
| 3.2 | Waste Excavation | m ³ | 2,630.00 | \$ 20.00 | \$ 52,600.00 |
| 3.3 | Common Excavation | m ³ | 8,800.00 | \$ 14.00 | \$ 123,200.00 |
| 3.4 | Contractor supply, haul, place and compact import borrowed material to specified density | m ³ | 3,039.06 | \$ 30.00 | \$ 91,171.88 |
| 3.5 | Granular base course | | | | |
| 3.5.1 | 20mm minus granular base, 570mm thickness | m ² | 9,912.50 | \$ 51.50 | \$ 510,493.75 |
| 3.6 | Roadway woven geotextile (provisional) | m ² | 9,912.50 | \$ 1.90 | \$ 18,833.75 |
| | SUBTOTAL PART 3.0 | | | | \$ 889,995.38 |
| PART 4 ASPHALT PAVEMENT | | | | | |
| 4.1 | Asphaltic plant mix surface course | | | | |
| 4.1.1 | 50mm top lift - Type 5b | m ² | 8,540.00 | \$ 16.00 | \$ 136,640.00 |
| 4.1.2 | 75mm bottom lift - Type 5b (2017) | m ² | 8,540.00 | \$ 21.00 | \$ 179,340.00 |
| 4.2 | 2.5m Asphalt Trail - including 65mm ACP, 150mm base gravel, subgrade prep, stripping, waste excavation and disposal offsite | m ² | 1,525.00 | \$ 50.00 | \$ 76,250.00 |
| | SUBTOTAL PART 4.0 | | | | \$ 392,230.00 |

Opinion of Probable Cost

76 Street Extension - Hwy 12 to Midway Lift Station

PART 5 CONCRETE

| | | | | | | |
|-------|---|---|----------|-----------|---------------|--|
| 5.1 | Curb & gutter | | | | | |
| 5.1.1 | 0.25m semi-mountable curb and gutter including granular base (630mm depth) extending 0.3m behind back of curb | m | 1,220.00 | \$ 145.00 | \$ 176,900.00 | |

SUBTOTAL PART 5.0

\$ 176,900.00

PART 6 LANDSCAPING

| | | | | | | |
|-------|---|----------------|----------|----------|--------------|--|
| 6.1 | Topsoil, sodding & mulching | | | | | |
| 6.1.1 | Topsoil placement (up to 150mm depth) (provisional) | m ² | 7,625.00 | \$ 10.00 | \$ 76,250.00 | |
| 6.1.2 | Broadcast seeding and harrow | m ² | 7,625.00 | \$ 1.21 | \$ 9,207.19 | |

SUBTOTAL PART 6.0

\$ 85,457.19

PART 7 SIGNAGE AND PAVEMENT MARKINGS

| | | | | | | |
|-----|---|----|------|--------------|--------------|--|
| 7.1 | Pavement markings & signage as a percentage of construction | LS | 1.00 | \$ 51,800.00 | \$ 51,800.00 | |
|-----|---|----|------|--------------|--------------|--|

SUBTOTAL PART 7.0

\$ 51,800.00

PART 8 MISC.

| | | | | | | |
|-----|------------------------|----|------|---------------|---------------|--|
| 8.1 | Hydrovac (provisional) | LS | 1.00 | \$ 25,605.90 | \$ 25,605.90 | |
| 8.2 | Culverts/Storm Budget | LS | 1.00 | \$ 400,000.00 | \$ 400,000.00 | |
| 8.3 | Telus | LS | 1 | \$ 57,500.00 | \$ 57,500.00 | |
| 8.4 | Fortis - Streetlights | LS | 1 | \$ 224,480.00 | \$ 224,480.00 | |

SUBTOTAL PART 8.0

\$ 707,585.90

SUMMARY OF SCHEDULE

| | | | | | |
|---|--|--|--------|--|------------------------|
| PART 1 GENERAL REQUIREMENTS | | | | | \$ 302,500.00 |
| PART 2 STORM | | | | | \$ 217,199.50 |
| PART 3 EARTHWORKS | | | | | \$ 889,995.38 |
| PART 4 ASPHALT PAVEMENT | | | | | \$ 392,230.00 |
| PART 5 CONCRETE | | | | | \$ 176,900.00 |
| PART 6 LANDSCAPING | | | | | \$ 85,457.19 |
| PART 7 SIGNAGE AND PAVEMENT MARKINGS | | | | | \$ 51,800.00 |
| PART 8 MISC. | | | | | \$ 707,585.90 |
| Schedule Sub-Total | | | | | \$ 2,823,667.96 |
| Schedule Construction Contingency | | | 30.00% | | \$ 847,100.39 |
| Total Costs Incl. Construction Contingency (Excl. GST) | | | | | \$ 3,670,768.35 |

Opinion of Probable Cost

Elizabeth Lake Drive - 58 Street Ebony

| | | | | Engineer's OPC | |
|---|--|----------------|--------------------|----------------|-----------------------|
| ITEM NO. | ITEM OF WORK | UNIT | ESTIMATED QUANTITY | UNIT PRICE | AMOUNT |
| PART 1 GENERAL REQUIREMENTS | | | | | |
| 1.1 | Mobilization and demobilization | L.S. | 1 | \$1,234,800.00 | \$1,234,800.00 |
| 1.2 | Traffic accommodation plan, signage and detouring | L.S. | 1 | \$154,300.00 | \$154,300.00 |
| SUBTOTAL PART 1.0 | | | | | \$1,389,100.00 |
| PART 2 EARTH WORKS | | | | | |
| 2.1 | Clearing and Grubbing | LS | 1 | \$53,000.00 | \$53,000.00 |
| 2.2 | Common Excavation | m ³ | 40,400 | \$14.00 | \$565,600.00 |
| 2.3 | Waste Stripping and Topsoil | m ³ | 53,100 | \$20.00 | \$1,062,000.00 |
| 2.4 | Borrow Excavation | m ³ | 90,000 | \$30.00 | \$2,700,000.00 |
| 2.5 | Borrow Excavation - Lake Fill | m ³ | 20,000 | \$30.00 | \$600,000.00 |
| 2.6 | Granular Base Course 20mm Crushed Gravel, 200mm Depth | tonne | 10,300 | \$31.00 | \$319,300.00 |
| 2.7 | Granular Base Course 75mm Crushed Gravel, 350mm Depth | tonne | 17,900 | \$28.50 | \$510,150.00 |
| 2.8 | Geotextile | m ² | 21,720 | \$1.90 | \$41,268.00 |
| 2.9 | Rerouting EL. Channel For Bridge | LS | 1 | \$198,000.00 | \$198,000.00 |
| SUBTOTAL PART 2.0 | | | | | \$6,049,318.00 |
| PART 3 ASPHALT PAVEMENT | | | | | |
| 3.1 | Hot Mix Asphalt Paving, 100mm Lift | tonne | 4,900 | \$133.00 | \$651,700.00 |
| SUBTOTAL PART 3.0 | | | | | \$651,700.00 |
| PART 4 CONCRETE | | | | | |
| 4.1 | Standard C&G | m | 3000 | \$135.00 | \$405,000.00 |
| SUBTOTAL PART 4.0 | | | | | \$405,000.00 |
| PART 5 BRIDGE | | | | | |
| 5.1 | Elizabeth Lake Bridge (2-lanes 60m with Walkway) | LS | 1 | \$5,280,000.00 | \$5,280,000.00 |
| 5.2 | Elizabeth Lake Pedestrian Culvert 3.0 Galvanized CSP | m | 160 | \$1,200.00 | \$192,000.00 |
| 5.3 | Elizabeth Lake Pedestrian Culvert Installation | LS | 2 | \$92,000.00 | \$184,000.00 |
| 5.4 | Elizabeth Lake Pedestrian Foundation Work | LS | 2 | \$53,000.00 | \$106,000.00 |
| SUBTOTAL PART 5.0 | | | | | \$5,762,000.00 |
| PART 6 SIGNAGE AND PAVEMENT MARKINGS | | | | | |
| 6.1 | Standard Crosswalk (Plastic) | m | 260 | \$26.50 | \$6,890.00 |
| 6.2 | Arrows (Plastic) | each | 5 | \$330.00 | \$1,650.00 |
| 6.3 | Line Paint, 100mm White Dash | m | 520 | \$2.00 | \$1,040.00 |
| 6.4 | Line Paint, 100mm Yellow | m | 1,560 | \$2.00 | \$3,120.00 |
| 6.5 | Stop Bars | m | 50 | \$38.50 | \$1,925.00 |
| SUBTOTAL PART 6.0 | | | | | \$14,625.00 |
| PART 7 STORM | | | | | |
| 7.1 | Trench Excavation, Backfill & Compaction, 0-4.0m Depth | m | 1,300 | \$160.00 | \$208,000.00 |

Opinion of Probable Cost

Elizabeth Lake Drive - 58 Street Ebony

| ITEM NO. | ITEM OF WORK | UNIT | ESTIMATED QUANTITY | Engineer's OPC | |
|---|---|------|--------------------|----------------|------------------------|
| | | | | UNIT PRICE | AMOUNT |
| 7.2 | 250mm PVC | m | 200 | \$73.50 | \$14,700.00 |
| 7.3 | 300mm PVC | m | 350 | \$120.00 | \$42,000.00 |
| 7.4 | 375mm PVC | m | 250 | \$160.00 | \$40,000.00 |
| 7.5 | 450mm PVC | m | 100 | \$202.00 | \$20,200.00 |
| 7.6 | 525mm PVC | m | 200 | \$275.00 | \$55,000.00 |
| 7.7 | 600mm PVC | m | 100 | \$352.00 | \$35,200.00 |
| 7.8 | 675 Conc. CLIII | m | 100 | \$310.00 | \$31,000.00 |
| 7.9 | Std. 1200 Manhole | v.m | 40 | \$2,570.00 | \$102,800.00 |
| 7.10 | MH Frame, cover, slab tops & bases | each | 11 | \$805.00 | \$8,855.00 |
| 7.11 | Catch Basins | each | 20 | \$4,860.00 | \$97,200.00 |
| 7.12 | Storm Ceptors | each | 2 | \$132,000.00 | \$264,000.00 |
| 7.13 | Concrete Flared Ends | each | 2 | \$2,730.00 | \$5,460.00 |
| 7.14 | 40mm Washed Rock | m3 | 400 | \$60.00 | \$24,000.00 |
| SUBTOTAL PART 7.0 | | | | | \$948,415.00 |
| PART 8 MISC. | | | | | |
| 8.1 | Topsoil Replacement and Fine Grading, 150mm Depth | m2 | 38,000 | \$10.00 | \$380,000.00 |
| 8.2 | Landscaping - Boardcast Seeding | m2 | 38,000 | \$1.21 | \$45,980.00 |
| 8.3 | Hydrovacing | LS | 1 | \$66,000.00 | \$66,000.00 |
| 8.4 | Street Lights Relocation | LS | 1 | \$66,000.00 | \$66,000.00 |
| 8.5 | Utilities relocation (Unknown) | LS | 1 | \$26,000.00 | \$26,000.00 |
| 8.6 | Intersection Improvement | LS | 1 | \$330,000.00 | \$330,000.00 |
| 8.7 | Guardrail | m | 400 | \$138.70 | \$55,480.00 |
| 8.8 | Retaining Wall, 150m | LS | 1 | \$502,000.00 | \$502,000.00 |
| 8.9 | Wetland Compensation | LS | 1 | \$132,000.00 | \$132,000.00 |
| SUBTOTAL PART 8.0 | | | | | \$1,603,460.00 |
| SUMMARY SCHEDULE | | | | | |
| PART 1 GENERAL REQUIREMENTS | | | | | \$1,389,100.00 |
| PART 2 EARTH WORKS | | | | | \$6,049,318.00 |
| PART 3 ASPHALT PAVEMENT | | | | | \$651,700.00 |
| PART 4 CONCRETE | | | | | \$405,000.00 |
| PART 5 BRIDGE | | | | | \$5,762,000.00 |
| PART 6 SIGNAGE AND PAVEMENT MARKINGS | | | | | \$14,625.00 |
| PART 7 STORM | | | | | \$948,415.00 |
| PART 8 MISC. | | | | | \$1,603,460.00 |
| TOTAL | | | | | \$16,823,618.00 |

Opinion of Probable Cost

Elizabeth Lake Drive - 58 Street Ebony

| | | | | Engineer's OPC | |
|----------|---------------------------------------|------|--------------------|----------------|------------------------|
| ITEM NO. | ITEM OF WORK | UNIT | ESTIMATED QUANTITY | UNIT PRICE | AMOUNT |
| | CONTINGENCY | | 30% | | \$5,047,085.40 |
| | TOTAL W/ CONTINGENCY | | | | \$21,870,703.40 |
| | GST (5%) | | | | \$1,093,535.17 |
| | TOTAL W/ CONTINGENCY & GST | | | | \$22,964,238.57 |

Opinion of Probable Cost

34 Street Widening - Highway 2A to Highway 12

| ITEM NO. | ITEM OF WORK | UNIT | ESTIMATED QUANTITY | Engineer's OPC | |
|------------------------------------|---|----------------|--------------------|----------------|-----------------------|
| | | | | UNIT PRICE | AMOUNT |
| PART 1 GENERAL REQUIREMENTS | | | | | |
| 1.1 | Mobilization and demobilization | L.S. | 1 | \$454,800.00 | \$454,800.00 |
| 1.2 | Traffic accommodation plan, signage and detouring | L.S. | 1 | \$91,000.00 | \$91,000.00 |
| SUBTOTAL PART 1.0 | | | | | \$545,800.00 |
| PART 2 EARTHWORKS | | | | | |
| 2.2 | Common Excavation | m ³ | 15,000 | \$14.00 | \$210,000.00 |
| 2.2 | Common Excavation - Driveway Reaglinment | m ³ | 3,000 | \$14.00 | \$42,000.00 |
| 2.2 | Construct roadside ditch Twp Road 41-0 | m | 385 | \$24.50 | \$9,432.50 |
| 2.3 | Topsoil Stripping and Stockpile | m ³ | 28,200 | \$4.70 | \$132,540.00 |
| 2.4 | Borrow Excavation - Southside and Northside of Bridge | m ³ | 21,000 | \$30.00 | \$630,000.00 |
| 2.5 | Borrow Excavation - Haul Rod (Separating Horizon A and B) | m ³ | 10,000 | \$30.00 | \$300,000.00 |
| 2.5 | Waste Excavation - Southside and Northside of Bridge | m ³ | 16,000 | \$20.00 | \$320,000.00 |
| 2.5 | Waste Excavation - Haul Rod (Separating Horizon A and B) | m ³ | 15,000 | \$20.00 | \$300,000.00 |
| 2.6 | Granular Base Course 20mm Crushed Gravel, 200mm Depth | tonne | 5,288 | \$31.00 | \$163,928.00 |
| 2.6 | Granular Base Course 20mm Crushed Gravel - Driveway Realignment | tonne | 600 | \$31.00 | \$18,600.00 |
| 2.7 | Granular Base Course 75mm Crushed Gravel, 350mm Depth | tonne | 32,429 | \$28.50 | \$924,226.50 |
| 2.9 | Supply, haul and place pitrun for subgrade repairs | tonne | 6,500 | \$28.50 | \$185,250.00 |
| 2.9 | Remove and stockpile existing granular for reuse | m ³ | 2,000 | \$11.00 | \$22,000.00 |
| SUBTOTAL PART 2.0 | | | | | \$3,257,977.00 |
| PART 3 ASPHALT PAVEMENT | | | | | |
| 3.1 | Hot Mix Asphalt Paving, 40mm Lift | tonne | 2,250 | \$133.00 | \$299,250.00 |
| 3.2 | Hot Mix Asphalt Paving, 60mm Lift | tonne | 3,250 | \$133.00 | \$432,250.00 |
| 3.3 | 1.5m wide asphalt milling | m | 20 | \$7.50 | \$150.00 |
| SUBTOTAL PART 3.0 | | | | | \$731,650.00 |
| PART 4 STORM | | | | | |
| 4.1 | Culverts - supply, install and backfill including couplers and rip rap end treatments | | | | |
| 4.1.1 | 600mm CSP | m | 48 | \$400.00 | \$19,200.00 |
| 4.1.2 | 750mm CSP | m | 32 | \$500.00 | \$16,000.00 |
| 4.1.3 | 800mm CSP | m | 96 | \$560.00 | \$53,760.00 |
| 4.1.4 | 900mm CSP | m | 62 | \$690.00 | \$42,780.00 |
| 4.2 | Non-Woven Geotextile | m ² | 32,000 | \$1.90 | \$60,800.00 |
| 4.3 | Remove and dispose of existing driveway culverts | m | 30 | \$92.00 | \$2,760.00 |
| SUBTOTAL PART 4.0 | | | | | \$195,300.00 |
| PART 5 BRIDGE WORK | | | | | |
| 5.1 | Transport & Erect Girders | L.S. | 2 | \$21,000.00 | \$42,000.00 |

Opinion of Probable Cost

34 Street Widening - Highway 2A to Highway 12

| ITEM NO. | ITEM OF WORK | UNIT | ESTIMATED QUANTITY | Engineer's OPC | |
|---|--|------|--------------------|----------------|---------------------|
| | | | | UNIT PRICE | AMOUNT |
| 5.2 | Supply and Install Guardrail | L.S. | 1 | \$5,000.00 | \$5,000.00 |
| SUBTOTAL PART 5.0 | | | | | \$47,000.00 |
| PART 6 SIGNAGE AND PAVEMENT MARKINGS | | | | | |
| 6.1 | Standard Crosswalk (Plastic) | m | 260 | \$26.50 | \$6,890.00 |
| 6.2 | Arrows (Plastic) | each | 6 | \$330.00 | \$1,980.00 |
| 6.3 | Line Paint, 100mm White Dash | m | 200 | \$2.00 | \$400.00 |
| 6.4 | Line Paint, 100mm White Solid | m | 3,900 | \$2.00 | \$7,800.00 |
| 6.4 | Line Paint, 100mm Yellow | m | 2,000 | \$2.00 | \$4,000.00 |
| 6.5 | Stop Bars | m | 50 | \$38.50 | \$1,925.00 |
| 6.6 | Relocate existing: | | | | |
| | Stop sign | each | 2 | \$300.00 | \$600.00 |
| 6.7 | Supply and install: | | | | |
| 6.7.1 | Stop sign | each | 2 | \$475.00 | \$950.00 |
| 6.7.2 | Dead end sign | each | 1 | \$475.00 | \$475.00 |
| 6.7.3 | Rail crossing ahead | each | 2 | \$475.00 | \$950.00 |
| SUBTOTAL PART 6.0 | | | | | \$25,970.00 |
| PART 7 LANDSCAPING | | | | | |
| 7.1 | Topsoil Replacement and Fine Grading, 150mm Depth | m2 | 16,000 | \$10.00 | \$160,000.00 |
| 7.2 | Landscaping - Broadcast Seeding | m2 | 39,000 | \$1.21 | \$47,190.00 |
| SUBTOTAL PART 7.0 | | | | | \$207,190.00 |
| PART 8 MISC. | | | | | |
| 8.1 | Fencing - 3 strand barbed wire (remove and replace with new) | m | 2,000 | \$16.00 | \$32,000.00 |
| 8.2 | Fencing -Triple Rail Wood (remove and replace with new) | m | 150 | \$83.00 | \$12,450.00 |
| 8.3 | Guardrail | m | 12 | \$140.00 | \$1,680.00 |
| 8.4 | Utility Crossings for Large Equipment | LS | 3 | \$3,000.00 | \$9,000.00 |
| 8.5 | Remove existing access between Hwy 2A and CP Rail and between CP Rail and CP east property line to proper drainage elevation and proper slopes | LS | 1 | \$28,000.00 | \$28,000.00 |
| SUBTOTAL PART 8.0 | | | | | \$83,130.00 |
| SUMMARY SCHEDULE | | | | | |
| PART 1 GENERAL REQUIREMENTS | | | | | \$545,800.00 |
| PART 2 EARTHWORKS | | | | | \$3,257,977.00 |
| PART 3 ASPHALT PAVEMENT | | | | | \$731,650.00 |
| PART 4 STORM | | | | | \$195,300.00 |
| PART 5 BRIDGE WORK | | | | | \$47,000.00 |
| PART 6 SIGNAGE AND PAVEMENT MARKINGS | | | | | \$25,970.00 |
| PART 7 LANDSCAPING | | | | | \$207,190.00 |

Opinion of Probable Cost

34 Street Widening - Highway 2A to Highway 12

| | | | | Engineer's OPC | |
|----------|---------------------|------|--------------------|----------------|-----------------------|
| ITEM NO. | ITEM OF WORK | UNIT | ESTIMATED QUANTITY | UNIT PRICE | AMOUNT |
| | PART 8 MISC. | | | | \$83,130.00 |
| | | | | | \$5,094,017.00 |
| | | | | | \$1,528,205.10 |
| | | | | | \$6,622,222.10 |
| | | | | | \$331,111.11 |
| | | | | | \$6,953,333.21 |

Opinion of Probable Cost Estimate 76 Street Extension - Midway Lift Station to 58 Street

| Item No. | Item of Work | Measurement Unit | Est. Quantity | Unit Price | Amount |
|--|---------------|------------------|---------------|------------|---------------------|
| 1 | Arterial Road | lm | 2070 | \$6,600 | \$13,662,000 |
| Subtotal | | | | | <u>\$13,662,000</u> |
| Contingency & Engineering 30% | | | | | <u>\$4,098,600</u> |
| Total (2022 dollars) | | | | | <u>\$17,760,600</u> |
| SAY | | | | | <u>\$17,800,000</u> |

* Unit price inflated 32% Unit price inflated 32% (from Bank of Canada CPI index) based on the comparison in Elizabeth Lake Drive project's opc completed in 2008.

* Redcued quantities from 2840m to 2130m, since part of the road is included 76 Street Extension (610m) and 76 Street for Midway Access (160m constructed)

Opinion of Probable Cost Estimate C&E Trail Upgrade - Elizabeth Park Blvd to North City Boundary

The unit price for C&E Upgrade is based upon a unit cost of 60% of the cost of a new Arterial Road Upgrade From 76 Street to Elizabeth Lake Drive.

| Item No. | Item of Work | Measurement Unit | Est. Quantity | Unit Price | Amount |
|--|-----------------------|------------------|---------------|------------|----------------------------|
| 1 | Arterial Road Upgrade | lm | 3500 | \$3,960 | \$13,860,000 |
| Subtotal | | | | | <u>\$13,860,000</u> |
| Contingency & Engineering 30% | | | | | <u>\$4,158,000</u> |
| Total (2022 dollars) | | | | | <u>\$18,018,000</u> |
| SAY | | | | | <u>\$18,100,000</u> |

* Unit price inflated 32% (from Bank of Canada CPI index) based on the comparison in Elizabeth Lake Drive project's opc completed in 2008. (Which was assumed to be 60% of the cost of Arterial Road Upgrade From 76 Street to Elizabeth Lake Drive).