

**Off-Site Levies Bylaw Update
For Joint Economic Area West
of Blackfalds**

Issued for Approval



Prepared for:
Lacombe County

Prepared by:
Stantec Consulting Ltd.

February 26, 2016

Sign-off Sheet

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Prepared by _____
(signature)

Brad Vander Heyden

Reviewed by _____
(signature)

Todd Simenson

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Executive Summary

Stantec Consulting Ltd. was retained by Lacombe County to update the off-site levies rates for the Joint Economic Area West of Blackfalds (Bylaw No.1178/13). In accordance with the Municipal Government Act, the purpose of this update is to summarize in a transparent manner the costs and levies recovered to date and provide recommendations for an off-site levy rate for the remainder of the future development.

The Joint Economic Area is designated for industrial development over an area of 611 Hectares (374 developable Hectares). In 2012 & 2013, Stantec completed the report entitled "*Lacombe County- Water & Wastewater Servicing Study for Joint Economic Area West of Blackfalds*". The primary focus of that report was to provide recommendations for extending the water and wastewater servicing from the Town of Blackfalds into the Joint Economic Area. As part of the servicing study, order of magnitude cost estimates were completed and used to establish a recommended off-site levy rate of \$80,000/Ha.

Prior to 2013, the Aspelund Industrial Park and McLevin's subdivision were the only completed developments and were not serviced with municipal water and wastewater utilities. From 2013 to 2015, utility trunk servicing valuing over \$11M has been extended into four developments - the original Aspelund Industrial Park, McLevin's, Aspelund North (TES), and Aspelund South (Pidherney's). A wastewater lift station was also constructed as part of these servicing. The amount of area developed over that time increased from 59 to 111 Hectares.

The historic costs and levies recovered to date have been summarized in this report. Costs for the remaining future infrastructure have been updated to reflect current industry pricing. In general, the costs for all water and wastewater trunk servicing, including a wastewater lift station and a future water booster station and reservoir, are projected to be within the estimated costs developed in the original report. In addition to the utility servicing, a proposed Aspelund Road Twinning Project will be included in the levy amounts for the remaining development. **Based on the total projected future costs and development area, it is recommended that the off-site levy rate be increased to \$95,000/Ha for the remaining development.**

OFF-SITE LEVIES BYLAW UPDATE FOR JOINT ECONOMIC AREA WEST OF BLACKFALDS

Introduction
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1.0 INTRODUCTION

Stantec Consulting Ltd. (Stantec) was commissioned by Lacombe County to update the existing Off-site Levies Bylaw for the Joint Economic Area (JEA) West of Blackfalds (Bylaw No. 1178/13). The purpose of this report is to update the future off-site levies rate to reflect the development completed to date and projected future growth and infrastructure within the JEA. In particular, the *Municipal Government Act (MGA) Alberta Regulation 28/2004 Principles and Criterial for Off-Site Regulations* outlines the following principles and criteria:

- (1) In determining the levy costs, the municipality is to retain the flexibility to negotiate the levy in good faith and in a manner that recognizes the unique or special circumstances of the municipality.*
- (2) There is to be full and open disclosure of all levy costs and payments.*
- (3) There is a shared responsibility between the municipality and developers for addressing and defining existing and future infrastructure requirements and all beneficiaries of development are to be given the opportunity to participate in the cost of providing and installing infrastructure in the municipality on an equitable basis related to the degree of benefit.*
- (4) Where necessary and practicable, the municipality is to coordinate infrastructure provisions and services with neighbouring municipalities.*
- (5) There is to be a correlation between the levy and the impacts of new development.*
- (6) The methodology for determining the levy is to be consistent across the municipality, while recognizing variations among infrastructure types.*
- (7) The method of calculation for the levy is to be clear.*
- (8) The information used to calculate the levy is to be kept current.*
- (9) The calculation of the levy is to include, but is not limited to,*
 - i. a description of the specific infrastructure facilities,*
 - ii. a description of the benefiting areas,*
 - iii. supporting technical data and analysis, and*
 - iv. estimated costs and mechanisms to address cost increases over time.*
- (10) Calculation of the levy is to be determined in consultation with affected landowners and developers.*
- (11) The levy is subject to annual reporting requirements.*

1.1 BACKGROUND AND STUDY AREA

In 2012, Stantec completed the Lacombe County – Water and Wastewater Servicing Study for the Joint Economic Area. The study included analysis and recommendations for the extensions of the Town of Blackfalds' water distribution and wastewater collection systems in to the Joint Economic Area.

The Joint Economic Area encompasses 611 Ha in total area (374 of which is estimated to be developable) covering approximately 10 quarter sections and partial quarter sections. At the time of the servicing study in 2012, the original Aspelund Industrial and McLevin's subdivisions were built out to include 59 Hectares of development. In 2014 and 2015, the Aspelund North

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(TES) and the Aspelund South subdivisions were built out to 15 and 37 Hectares, respectively, increasing the total JEA buildout to 111 Hectares. Figure 1.0 at the end of this section illustrates the overall study area as well as the status of the development completed to date and planned for in the future. It should be noted that the development concept was updated from the 2012 Servicing Study report to reflect a network consistent with what has been established on existing developments.

Current Buildout of Joint Economic Area West of Blackfalds (Fall, 2015)



As part of the Study, an Off-Site Levy rate of \$80,000/Ha was estimated based on the developable area and order of magnitude cost estimates for the water and wastewater systems, including the wastewater lift station, future water reservoir, major trunks, and the connections to the Town of Blackfalds.

1.2 IMPOSITION OF OFF-SITE LEVIES

An off-site levy is a tool intended to assist a Municipality in the recovery of capital costs incurred for infrastructure improvements undertaken to accommodate new development. Off-site levies can only be imposed once on a parcel of land and cannot be imposed on existing development unless a redevelopment levy in accordance with the MGA is applicable.

Section 648 of the *Province of Alberta Municipal Government Act*, dated December 17, 2014 allows for the imposition of an off-site levy in respect of land to be developed to pay for all or part of the capital cost for new or expanded facilities in one or more of the following categories:

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- (1) New or expanded facilities for the storage, transmission, treatment or supplying of water;*
- (2) New or expanded facilities for the treatment, movement or disposal of sanitary sewage;*
- (3) New or expanded storm sewer drainage facilities (not included in the JEA);*
- (4) New or expanded roads required for or impacted by a subdivision or development;*
and
- (5) Land required for or in connection with any facilities described in clauses.*

In order for the cost of such facilities to be recoverable through off-site levies, the facilities must be "new or expanded." The Municipal Government Act does not state specify the length of time for which a completed new facility or facility expansion may be considered "new" or "expanded."

1.3 METHODOLOGY AND ASSUMPTIONS

The approach to calculating the off-site levies rates for the Joint Economic Area West of Blackfalds includes the following steps and assumptions:

- The off-site levies rate was established and will be applied to the net developable area. The gross and net developable areas are noted on Figure 1.0.

$$\text{Net Developable Area} = \text{Gross Area} - \text{MR} - \text{ER} - \text{Road R/W}$$

$$\text{Assessed Levy} = \text{Net Area} \times \text{Levy Rate}$$

- The off-site levies rate will be equal among all developments as per the rates outlined in the current bylaw.
- All developments will typically be provided a minimum of 800m of sanitary trunk and water trunk. McLevin's, which is too low in elevation to be serviced by gravity main and had to be serviced with a low pressure force main system, did not require a sanitary trunk.
- Water and wastewater trunks include costs for all pipe, trenching, manholes, valves, etc. that are within the County's right-of-way.
- Costs for lot services are borne by the developer.
- Historic infrastructure costs were established using actual information to date, as described in Section 2.0. It should be noted that actual costs were not available for Aspelund South and as such, the known quantities and typical construction rates within other parts of the Joint Economic Area were applied.

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- Future costs for the water and wastewater trunks were established at an order of magnitude level and were based on the servicing networks shown in the Figures in Section 2.0.
- Costs for non-trunk lines are not included and shall be the developers' responsibility.
- Professional services for engineering are included.
- Contingency is included for future developments.
- Financing costs of debentures or other sources of borrowing have been included.

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Water and wastewater infrastructure
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2.0 WATER AND WASTEWATER INFRASTRUCTURE

From 2013 to 2015, much of the water and wastewater infrastructure installation has been completed. Figures 2.1 and 2.2 at the end of this section illustrate the amount of wastewater and water infrastructure completed to date and what has to be completed in the future. The connection cost to the Town of Blackfalds, which is \$9,350/Ha is not shown in the tables below, but has been included in the overall summary Table 3.0.

2.1 PREVIOUS IMPROVEMENTS

The previously completed improvements are included within four development areas that are identified in the Joint Economic Area (JEA) as shown in Figure 1.0. The completed improvements for each development area along with the year of completion and the improvement costs are shown in Table 2.1 below. Details for the breakdown of the costs are included in Appendix A.

Table 2.1 : Previous Improvement Costs

Quarter Section ID	Area	Year Completed	Improvement Cost (\$)
A	Aspelund Industrial Park		
	QEII Highway Water and Wastewater Crossings	2013	\$682,060
	Lift Station (including Land)	2014	\$2,057,789
	Water Trunks	2013	\$694,276
	Wastewater Trunks	2013	\$833,931
	General/Misc. Site Work	2013	\$650,000
B	Aspelund North (TES)		
	Water Trunks	2013	\$282,041
	Wastewater Trunks	2013	\$561,696
	General/Misc. Site Work	2013	\$24,785
C	McLevin's		
	Water Trunks	2013	\$347,738
	Wastewater Trunks	2013	\$62,115
	General/Misc. Site Work	2013	\$67,830
D	Aspelund South		
	Water Trunks	2014/2015	\$406,505
	Wastewater Trunks	2014/2015	\$438,359
	General/Misc. Site Work	2014/2015	\$50,692

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Water and wastewater infrastructure
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2.2 FUTURE IMPROVEMENTS

Of the ten identified development areas in the Joint Economic Area, eight are yet to be completed. Table 2.2 below summarizes the future improvements, by development area. Detailed breakdowns of the future improvements costs are included in Appendix B. The calculation costs to debenture the booster station and reservoir are included in Appendix C.

Table 2.2 : Future Improvement Costs

Quarter Section ID	Item and Area	Improvement Cost (\$)
A	Aspelund Industrial Park	
	Future QEI Water Crossing for Looping	\$377,500
B	Aspelund North (TES)	
	Water Trunks	\$323,625
	Wastewater Trunks	\$850,430
D	Aspelund South	
	Aspelund Road Twinning	\$4,031,500
E	NE28-39-27-4	
	Water Trunks	\$321,500
	Wastewater Trunks	\$369,740
F	NW28-39-27-4	
	Water Trunks	\$404,250
	Wastewater Trunks	\$253,330
G	SE29-39-27-4	
	Water Trunks	\$594,250
	Booster Station and Reservoir	\$6,785,000
	Debenture (See Appendix C)	\$2,584,733
	Wastewater Trunks	\$266,380
H	NE20-39-27-4	
	Water Trunks	\$489,125
	Wastewater Trunks	\$244,200
I	SW29-39-27-4	
	Water Trunks	\$404,250
	Wastewater Trunks	\$192,960
J	NW20-39-27-4	
	Water Trunks	\$407,250
	Wastewater Trunks	\$198,920



Figure 2.1: Future Wastewater Servicing Plan
Lacombe County
Joint Economic Area
Offsite Levies Update

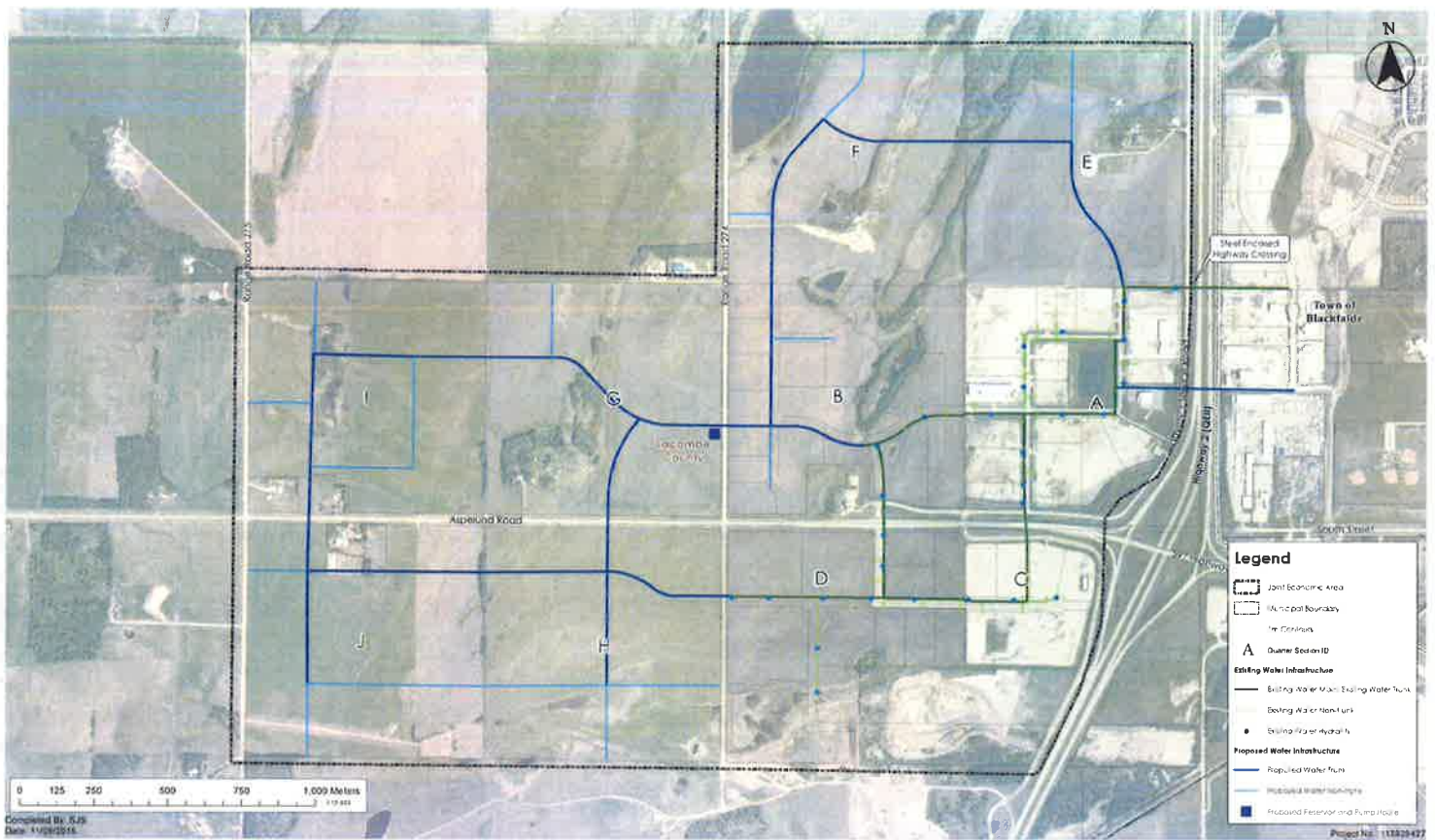


Figure 2.2: Future Water Servicing Plan
 Lacombe County
 Joint Economic Area
 Offsite Levies Update

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Summary of Off-Site Levies
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3.0 SUMMARY OF OFF-SITE LEVIES

The historic and future costs of the infrastructure summarized in Section 2.0 were assigned to their respective benefiting areas and were based on the Servicing Study as shown on Figures 2.1 and 2.2. Table 3.0 on the following page demonstrates, in detail, the historical and future infrastructure costs, the levies received to date, and the future levy requirements based on the remaining development to be completed and infrastructure to be constructed. The key summaries and considerations for the levies are as follows:

- To date \$9,303,364 of levy recoverable infrastructure and other associated costs has been incurred over 111 Ha of Development.
- At \$80,000/Ha for the servicing levies and \$5,159/Ha for the Aspelund Road Twinning levies, the levy recoveries to date amount to \$9,452,677.
- For future construction work, a 30% mark-up has been included for professional services and contingency.
- The future Aspelund Road Twinning Project, which has an estimated value of \$4,031,500, has been added to the overall off-site levies.
- Overall, the water and wastewater trunk servicing costs are projected to be completed below the 2012 estimates. However, with the addition of the Aspelund Road Twinning project and the debenture costs for the Booster Station and Reservoir, **it is recommended that the off-site levies rate for the remaining development be increased to \$95,000/ Ha.**



Table 3.0 - Summary of Off-Site Levies Update
Lacombe County - Joint Economic Area West of Blackfalds
 113929427
 February 26, 2016



Costs to Date	\$ 9,313,649
Levies Recovered to Date	\$ 9,537,836
Current Balance	\$ 224,187

Period	Off-Site Levies Rates
2014 - 2015	\$ 80,000
2016 +	\$ 95,000

Infrastructure Item	Ongoing and Completed Developments				Future Developments						Total
	A Aspelund Industrial Park	B Aspelund North (TES)	C McEvin's	D Aspelund South	E NE28-39-27-4	F NW28-39-27-4	G SE29-39-27-4	H NE20-39-27-4	I SW29-39-27-4	J NW20-39-27-4	
Gross Area (Ha)	64	64	40	64	59	64	64	64	64	64	611
Developable Area as per the Original Report(Ha)	40	32	17	38	30	19	45	51	51	51	374
Historical Costs, By Location											
Town of Blackfalds Water and Wastewater Connections	\$ 392,700	\$ 140,250	\$ 158,950	\$ 355,300							\$ 1,047,200
QER Highway Water and Wastewater Crossings	\$ 694,529	\$ -	\$ -	\$ -							\$ 694,529
LIFT Station	\$ 2,057,789	\$ -	\$ -	\$ -							\$ 2,057,789
Water Trunks	\$ 694,276	\$ 202,041	\$ 347,738	\$ 406,505							\$ 1,750,560
Wastewater Trunks	\$ 833,931	\$ 561,696	\$ 62,115	\$ 438,359							\$ 1,896,099
General/Misc. Site Work	\$ 650,000	\$ 24,785	\$ 67,830	\$ 50,692							\$ 793,308
Professional Services	\$ 799,372	\$ 100,877	\$ 68,830	\$ 125,086							\$ 1,094,165
Total Historical Costs	\$ 6,122,596	\$ 1,109,649	\$ 705,463	\$ 1,375,941	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,313,649
Projected Future Costs, By Location											
Town of Blackfalds Water and Wastewater Connections	\$ -	\$ 203,750	\$ -	\$ -	\$ 390,500	\$ 177,650	\$ 420,750	\$ 476,850	\$ 476,850	\$ 476,850	\$ 2,543,200
Booster Station and Reservoir	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,875,000	\$ -	\$ -	\$ -	\$ 6,875,000
Future QER Water Crossing for Looping	\$ 377,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 377,500
Water Trunks	\$ -	\$ 323,625	\$ -	\$ -	\$ 321,500	\$ 404,250	\$ 461,250	\$ 489,125	\$ 404,250	\$ 407,250	\$ 2,811,250
Wastewater Trunks	\$ -	\$ 850,430	\$ -	\$ -	\$ 369,740	\$ 253,330	\$ 266,980	\$ 244,200	\$ 192,960	\$ 198,920	\$ 2,376,560
Aspelund Road Twinning (Three Intersections)*	\$ -	\$ 644,175	\$ -	\$ 644,175	\$ -	\$ -	\$ 585,000	\$ 585,000	\$ 585,000	\$ 585,000	\$ 3,620,350
Cost of Financing (Debt Service for Booster Station and Reservoir)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,584,733	\$ -	\$ -	\$ -	\$ 2,584,733
Professional Services & Contingency (30% Construction)	\$ 113,250	\$ 545,469	\$ -	\$ 193,253	\$ 207,372	\$ 197,374	\$ 2,454,469	\$ 395,498	\$ 354,663	\$ 357,351	\$ 4,830,598
Total Projected Future Costs	\$ 490,750	\$ 2,697,449	\$ -	\$ 837,428	\$ 1,179,112	\$ 1,632,504	\$ 13,450,182	\$ 2,190,473	\$ 2,013,723	\$ 2,025,371	\$ 26,017,191
Summary											
Total Historical and Future Costs (\$)	\$ (6,613,346)	\$ (3,707,091)	\$ (705,463)	\$ (2,213,368)	\$ (1,179,112)	\$ (1,032,504)	\$ (13,650,182)	\$ (2,190,473)	\$ (2,013,723)	\$ (2,025,371)	\$ (35,330,840)
Completed Development Area (Ha)	42	15	17	38	0	0	0	0	0	0	112
Future Development Area (Ha)	0	25	0	0	30	19	45	51	51	51	272
General Levies Received to Date (2014 - 2015, \$80,000/Ha)	\$ 3,360,000	\$ 1,200,000	\$ 1,360,000	\$ 3,040,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,960,000
Aspelund Road Twinning Levies Received to Date	\$ 216,669	\$ 77,389	\$ 87,707	\$ 196,052	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 577,818
Future Levies (2016 +, \$93,500)	\$ -	\$ 2,375,000	\$ -	\$ -	\$ 2,850,000	\$ 1,805,000	\$ 4,275,000	\$ 4,845,000	\$ 4,845,000	\$ 4,845,000	\$ 25,860,000
Net Projected Recovery	\$ (3,036,668)	\$ (4,701)	\$ 743,244	\$ 1,022,683	\$ 1,670,888	\$ 772,494	\$ (9,375,182)	\$ 2,454,328	\$ 2,831,277	\$ 2,817,429	\$ 46,994

*Note - amounts shown reflect 100% Lacombe County benefit and contribution

APPENDIX A – HISTORICAL COSTS

ITEM NO	ITEM OF WORK	UNIT	CONTRACT QUANTITY	CONTRACT AMOUNT	UNIT PRICE	TOTAL ACTUAL COST	COST IN LEVIES	COST NOT IN LEVIES
SCHEDULE A: SITE SERVICING								
A. MOBILIZATION / DEMOBILIZATION								
		L.S.	1	80,000.00	80,000.00	80,000.00	56,000.00	24,000.00
	TOTAL ITEM A			80,000.00		80,000.00	56,000.00	24,000.00
B. SITE WORK								
0.1	Traffic Accommodation, Detouring, and Signage	L.S.	1	6,700.00	6,700.00	6,700.00	3,350.00	3,350.00
0.2	Paved Access Restoration							
	a) Saw Cut, Removal and Disposal of Asphalt	m ²	1800	12,150.00	6.75	7,087.50	3,543.75	3,543.75
	b) Remove, Temporarily Stockpile, and Replace Granular Base	m ²	1800	15,300.00	8.50	8,925.00	4,462.50	4,462.50
	c) Woven Geotextile (Provisional)	m ²	1800	1,800.00	1.00	-	-	-
	d) Additional 20mm Crushed Granular Base (Provisional)	m ³	200	7,000.00	35.00	4,550.00	2,275.00	2,275.00
	e) Hot mix Asphaltic Concrete Pavement - 125mm Thickness	m ²	1800	106,200.00	59.00	61,950.00	30,975.00	30,975.00
0.3	Remove and Replace 500mm dia. Culverts	m	210	33,810.00	161.00	33,810.00	16,905.00	16,905.00
0.4	Remove and Replace Signs	each	10	4,500.00	450.00	4,500.00	2,250.00	2,250.00
0.5	Erosion Control (Provisional)							
	a) Temporary Silt Fence	m	200	2,800.00	14.00	2,520.00	1,512.00	1,008.00
	b) Straw Bales Change Order 9 Line 2: Re Schedule A Item B 0.5b Straw Bales: Decrease Contract quantity from 50 to 0.	each	0	-	70.00	-	-	-
0.6	Remove Existing Barbed Wire Fence on Lift Station Site	L.S.	1	700.00	700.00	700.00	700.00	-
0.7	Chain Link Fence - 8' height c/w triple barbed wire strands along top	m	130	11,700.00	90.00	11,700.00	11,700.00	-
0.8	Chain Link Fence Gates - Dual 10' Long Swing Gates (8' Height), c/w triple barbed wire strands along top	L.S.	1	2,500.00	2,500.00	2,500.00	2,500.00	-
	TOTAL ITEM B			205,160.00		144,942.50	80,173.25	64,769.25
C. LIFT STATION EARTHWORKS AND GRAVEL ROADWAY								
0.1	Topsoil Stripping - Excavation, Hauling, and Stockpiling.							
	a) Lift Station Site	m ²	6000	25,500.00	4.25	25,500.00	25,500.00	-
	b) Borrow Source - Top Horizon	m ²	5000	5,000.00	1.00	5,000.00	5,000.00	-
	c) Borrow Source - Bottom Horizon	m ²	5000	5,000.00	1.00	5,000.00	5,000.00	-
0.2	Common Excavation - Excavation, Hauling, Placing and Compaction to 97% S.P.D.	m ³	1000	6,000.00	6.00	6,000.00	6,000.00	-
0.3	Import Excavation from Designated Borrow Source - Excavation, Hauling, Placing and Compaction to 97% S.P.D.: Change Order 6 line 1: Increase quantity from 5000 to 6000. Change Order 7 line 1: Increase quantity from 6000 to 8113.	m ³	8113	146,034.00	18.00	146,034.00	146,034.00	-
0.4	20mm Minus Granular Base (100mm Depth)	m ²	2500	23,750.00	9.50	23,750.00	23,750.00	-
0.5	Topsoil Replacement - Minimum 150mm Depth							
	a) Lift Station Site	m ²	4800	20,400.00	4.25	20,400.00	20,400.00	-
	b) Borrow Source - Top Horizon	m ²	5000	5,000.00	1.00	5,000.00	5,000.00	-
	c) Borrow Source - Bottom Horizon	m ²	5000	5,000.00	1.00	5,000.00	5,000.00	-
	TOTAL ITEM C			241,684.00		241,684.00	241,684.00	-
D. SANITARY MAINS								
0.1	Trench excavation, backfill, and compaction to 95% S.P.D.							
	a) 3.0m - 4.0m Depth- Change Order 4 Line 2: Decrease quantity from 495 to 478: Change Order 5 line 1: Decrease quantity from 478 to 234	m	234	43,056.00	184.00	43,056.00	-	43,056.00
	b) 4.0m - 5.0m Depth - Change Order 5 Line 2: Decrease quantity from 960 to 740	m	740	179,820.00	243.00	179,820.00	96,228.00	83,592.00
	c) 5.0m - 6.0m Depth - Change Order 5 Line 3: Increase quantity from 370 to 686	m	686	315,560.00	460.00	315,560.00	315,560.00	-
0.2	Screened gravel to replace unsuitable material (Provisional) - Change Order 5 line 4: Decrease from 700 to 0	m ³	0	-	36.00	-	-	-
0.3	Sanitary Pipe PVC SDR 35 c/w Bedding							
	a) 250mm Dia- Change Order 4 Line 1: Reducing quantity from 720 to 703	m	703	29,526.00	42.00	25,410.00	-	25,410.00
	b) 300mm Dia	m	15	915.00	61.00	610.00	-	610.00
	c) 450mm Dia	m	900	105,300.00	117.00	100,971.00	100,971.00	-
	d) 525mm Dia	m	182	29,120.00	160.00	29,120.00	29,120.00	-
	Sanitary Pipe HDPE DR 32.5 c/w Bedding							
	a) 500mm Dia	m	8	12,200.00	1,525.00	12,200.00	12,200.00	-

ITEM NO.	ITEM OF WORK	UNIT	CONTRACT QUANTITY	CONTRACT AMOUNT	UNIT PRICE	TOTAL ACTUAL COST	COST IN LEVIES	COST NOT IN LEVIES
0.4	Road Crossings:							
	Alternative B: Directional Drilled Crossing							
	a) Supply and Directional Drill Fusible PVC DR 25 Pipe or Approved Equivalent							
	i) 250mm Dia - Change Order 2 line 10: extend calculation so line item value forms a part of the contract. Change Order 4 Line 3: Increase quantity from 30 to 50	m	50	46,500.00	930.00	46,500.00	46,500.00	-
	ii) 450mm Dia - Change Order 2 line 11: extend calculation so line item value forms a part of the contract. Change Order 5: Increase from 90 to 91	m	91	91,455.00	1,005.00	91,455.00	91,455.00	-
	b) PVC DR35 / Fusible PVC Connections- Change Order 2 line 12: extend calculation so line item value forms a part of the contract.	each	8	3,600.00	450.00	3,600.00	3,600.00	-
0.5	1200 mm Dia. Manhole type 5A (25): Change Order 6 line 2: Increase quantity from 110 to 114.9	v.m.	114.09	159,726.00	1,400.00	159,726.00	109,942.00	49,784.00
0.6	Plugs:							
	a) 300mm Dia	each	1	300.00	300.00	300.00	300.00	-
	b) 450mm Dia	each	1	450.00	450.00	450.00	450.00	-
0.7	500mm Plug Valve	each	1	19,500.00	19,500.00	19,500.00	19,500.00	-
0.8	Flush & Video Inspection	m	1900	17,100.00	9.00	16,209.00	8,104.50	8,104.50
	TOTAL ITEM D			1,054,128.00		1,044,487.00	833,930.50	210,556.50
E. WATERMAINS								
0.1	Trench excavation, backfill, and compaction to 95% S.P.D. 3.0m - 4.0m Depth	m	2000	340,000.00	170.00	327,420.00	243,100.00	84,320.00
0.2	Watermain PVC SDR18							
	a) 150mm Dia c/w 'B' bedding	m	90	3,510.00	39.00	1,838.00	1,404.00	234.00
	b) 250mm Dia c/w 'B' bedding - Change Order 5 line 6: Increase quantity from 440 to 490	m	490	37,730.00	77.00	37,730.00	-	37,730.00
	c) 300mm Dia c/w 'B' bedding - Change Order 5 line 7: Increase quantity from 310 to 321	m	321	34,668.00	108.00	34,668.00	34,668.00	-
	d) 350mm Dia c/w 'B' bedding - Change Order 5 line 8: Decrease quantity from 960 to 876	m	876	127,896.00	146.00	127,896.00	127,896.00	-
	e) 400mm Dia c/w 'B' bedding	m	200	37,200.00	186.00	36,642.00	36,642.00	-
0.3	Screened rock to replace unsuitable material (Provisional) - Change Order 5 line 9: Decrease from 675 to 50	m³	50	1,800.00	36.00	1,800.00	1,400.00	400.00
0.4	Road Crossings:							
	Alternative B: Directional Drilled Crossing							
	a) Supply and Directional Drill Fusible PVC DR 18 Pipe or Approved Equivalent							
	i) 150mm Dia	m	90	33,750.00	375.00	21,750.00	21,750.00	-
	ii) 250mm Dia - Change Order 2 line 21: extend calculation so line item value forms part of the contract. - Change Order 5 line 14: Reduce from 120 to 65	m	65	42,250.00	650.00	42,250.00	42,250.00	-
	iii) 350mm Dia - Change Order 2 line 22: extend calculation so line item value forms part of the contract. - Change Order 5 line 15: Increase from 60 to 83	m	83	60,175.00	725.00	60,175.00	60,175.00	-
0.5	Connect to Existing Stubs - 400mm Dia	each	1	3,000.00	3,000.00	3,000.00	3,000.00	-
0.6	Hydrants, Valves and Fittings							
	150mm Gate Valve	each	17	28,475.00	1,675.00	21,775.00	11,725.00	10,050.00
	250mm Gate Valve	each	2	6,150.00	3,075.00	6,150.00		6,150.00
	300mm Gate Valve - Change Order 5 line 10: Increase from 2 to 3	each	3	11,475.00	3,825.00	11,475.00		11,475.00
	350mm Butterfly Valve - Change Order 5 line 11: Increase from 2 to 4	each	4	19,900.00	4,975.00	19,900.00	19,900.00	-
	400mm Butterfly Valve	each	1	5,250.00	5,250.00	5,250.00	5,250.00	-
	Tee 400mm x 300mm	each	1	2,820.00	2,820.00	2,820.00	2,820.00	-
	Tee 350mm x 350mm	each	3	7,659.00	2,553.00	5,106.00	5,106.00	-
	Tee 350mm x 150mm	each	7	16,660.00	2,380.00	16,660.00	16,660.00	-
	Tee 300mm x 150mm	each	4	5,800.00	1,450.00	2,900.00		2,900.00
	Tee 250mm x 150mm	each	4	5,080.00	1,270.00	5,080.00		5,080.00
	Reducer 400mmx350mm	each	1	2,190.00	2,190.00	2,190.00	2,190.00	-
	Reducer 350mmx250mm	each	2	2,900.00	1,450.00	2,900.00	2,900.00	-
	Reducer 350mmx300mm - Change Order 5 line 12: Reduce from 2 to 1	each	1	1,590.00	1,590.00	1,590.00	1,590.00	-

ITEM NO.	ITEM OF WORK	UNIT	CONTRACT QUANTITY	CONTRACT AMOUNT	UNIT PRICE	TOTAL ACTUAL COST	COST IN LEVIES	COST NOT IN LEVIES
	Reducer 350mmx150mm - Change Order 5 line 13: Reduce from 2 to 0	each	0	-	1,475.00	-	-	-
	350mm Cross	each	1	3,550.00	3,550.00	3,550.00	2,550.00	1,000.00
	Fire Hydrants	each	15	108,000.00	7,200.00	86,400.00	50,400.00	36,000.00
	Water Plug - 300mm	each	2	900.00	450.00	900.00	-	900.00
	Water Plug - 350mm	each	1	900.00	900.00	900.00	900.00	-
	Water Plug - 150mm with 50mm tap connection	each	3	6,900.00	2,300.00	6,900.00	-	6,900.00
	TOTAL ITEM E			958,178.00		897,415.00	684,276.00	203,139.00
F. LOT SERVICES - CHANGE ORDER 1 LINE 2, ADD TO THE CONTRACT THE FOLLOWING (CCN #1)								
0.1	Trenched Services							
	a) Trench excavation, backfill, and compaction to 95% S.P.D.:							
	i) Sanitary Trench (11 Services): Change Order 6 line 11: Decrease quantity from 200 to 152.9	m	152.9	27,522.00	180.00	27,522.00	-	27,522.00
	ii) Water Trench (13 Services): Change Order 6 line 3: Decrease quantity from 280 to 236.6	m	236.6	42,588.00	180.00	42,588.00	-	42,588.00
	b) Screened Rock to Replace Unsuitable Material (Provisional)	m3	100	3,600.00	36.00	-	-	-
	c) Service Pipe c/w Plugs and Marker Posts							
	i) 200mm PVC SDR28 Sanitary: Change Order 6 line 12: Decrease quantity from 200 to 152.9 (10 Services)	m	152.9	6,268.90	41.00	6,268.90	-	6,268.90
	ii) 50mm PE 4710 Water Service: Change Order 6 line 4: Decrease quantity from 185 to 166.1 (9 Services)	m	166.1	6,644.00	40.00	6,644.00	-	6,644.00
	iii) 150mm PVC SDR18 Water Services (4 Services)	m	75	3,600.00	48.00	3,384.00	-	3,384.00
	d) Connections to Mains							
	i) 200mm Sanitary Connection to Manhole: Change Order 6 line 5: Decrease quantity from 7 to 6	each	6	600.00	100.00	600.00	-	600.00
	ii) 200mm Sanitary Service Tee	each	4	600.00	150.00	600.00	-	600.00
	iii) 50mm Water Tee: Change Order 6 line 13: Decrease quantity from 9 to 8	each	8	2,080.00	260.00	2,080.00	-	2,080.00
	iv) 150mm Water Tee	each	4	9,520.00	2,380.00	9,520.00	-	9,520.00
	e) Water Service Valves							
	i) 50mm cc Valve: Change Order 6 line 14: Decrease quantity from 9 to 8	each	8	6,000.00	750.00	6,000.00	-	6,000.00
	ii) 150mm Gate Valve	each	4	6,700.00	1,675.00	6,700.00	-	6,700.00
0.2	Directional Drilled Services							
	a) Supply and Directional Drill Services							
	i) 50mm Dia PE Water (5 Services): Change Order 6 line 6: Increase quantity from 230 to 339.1	m	339.1	65,107.20	192.00	65,107.20	-	65,107.20
	ii) 150mm Dia DR11 Water (3 Services): Change Order 6 line 7: Decrease quantity from 210 to 86	m	86	19,350.00	225.00	19,350.00	-	19,350.00
	iii) 200mm Dia Fusible PVC SDR 25 Sanitary Pipe(White) (9 Services): Change Order 6 line 8: Increase quantity from 465 to 537.5	m	537.5	135,450.00	252.00	135,450.00	-	135,450.00
	b) Connections to Mains							
	i) 200mm Sanitary Connection to Manhole: Change Order 6 line 9: Decrease quantity from 5 to 4	each	4	2,600.00	650.00	2,600.00	-	2,600.00
	ii) 200mm Sanitary Service Tee: Change Order 6 line 10: Increase quantity from 4 to 6	each	6	4,800.00	800.00	4,800.00	-	4,800.00
	iii) 50mm Water Tee: Change Order 6 line 15: Increase quantity from 5 to 6	each	6	1,560.00	260.00	1,560.00	-	1,560.00
	iv) 150mm Water Tee	each	3	7,140.00	2,380.00	7,140.00	-	7,140.00
	c) Water Service Valves c/w trenching and backfill to 95% S.P.D.							
	i) 50mm cc Valve: Change Order 6 line 16: Increase quantity from 5 to 6	each	6	4,500.00	750.00	4,500.00	-	4,500.00
	ii) 150mm Gate Valve	each	3	5,025.00	1,675.00	5,025.00	-	5,025.00
	TOTAL ITEM F			361,255.10		357,439.10	-	357,439.10
G. LANDSCAPING								
0.1	Import Topsoil from TES Stockpile, Place, and Fine Grade (Minimum 150mm Depth)	m ³	5000	70,000.00	14.00	70,000.00	70,000.00	-
0.2	Nilex C125 Erosion Matting or Approved Equivalent (Provisional)	m ²	4000	16,800.00	4.20	16,800.00	16,800.00	-
0.3	Seed and Fertilize Topsoil Change Order 8 Line 3: Increase quantity from 33800 to 35050	m ²	35050	43,812.50	1.25	43,812.50	43,812.50	-

ITEM NO.	ITEM OF WORK	UNIT	CONTRACT QUANTITY	CONTRACT AMOUNT	UNIT PRICE	TOTAL ACTUAL COST	COST IN LEVIES	COST NOT IN LEVIES
0.4	Temporarily Relocate Trees to Designated Site Around Storm Pond Change Order 7 Line 3: Decrease quantity from 75 to 46	Each	46	5,520.00	120.00	5,520.00	5,520.00	-
0.5	Relocate Trees to Original Location Change Order 7 Line 4: Decrease quantity from 75 to 0	Each	0	-	120.00	-	-	-
0.6	Supply and Install New Trees to Replace Potentially Lost Dead Trees (Provisional) Change order 7 Line 2: Increase quantity from 30 to 46	Each	46	32,200.00	700.00	32,200.00	32,200.00	-
	TOTAL ITEM G			168,332.50		168,332.50	168,332.50	-
H. MISCELLANEOUS								
0.1	Hydrovacuug	Hours	300	90,000.00	300.00	88,050.00	61,635.00	26,415.00
0.2	Materials Testing	P.C.S.	1	15,000.00	15,000.00	12,584.00	8,808.00	3,776.00
	TOTAL ITEM H			105,000.00		100,634.00	70,443.00	30,191.00
I. ASPELUND ROAD WATER CROSSING (DELETABLE)								
0.1	300mm Dia C905 PVC Case Bored Auger Crossing c/w 600mm Dia. Steel Casing (9.5mm Thick), spacers, etc.	m	135	DO NOT EXTEND	1,825.00	-	-	-
	TOTAL ITEM I			DO NOT EXTEND		-	-	-
	SCHEDULE A CONTINGENCY (SEE BOTTOM OF SHEET)			N/A	N/A	103,810.70	103,810.70	-
	TOTAL SCHEDULE A			2,912,482.50		3,138,744.80	2,248,649.95	890,094.85
SCHEDULE B - SANITARY LIFT STATION								
3.1	DIVISION 1 - MOBILIZATION AND DEMOBILIZATION	I.s.	1	240,000.00	240,000.00	240,000.00	240,000.00	-
	SUBTOTAL ITEM 3.1			240,000.00		240,000.00	240,000.00	-
3.2	DIVISION 2 - CIVIL							
3.2a	Site Work	I.s.	1	18,000.00	18,000.00	18,000.00	18,000.00	-
3.2b	Piles	I.s.	1	80,000.00	80,000.00	80,000.00	80,000.00	-
	SUBTOTAL ITEM 3.2			98,000.00		98,000.00	98,000.00	-
3.3	DIVISION 3 - DIVISION 16							
3.3.1	DIVISION 3 - CONCRETE							
3.3.1a	Lift Station Building	I.s.	1	267,851.00	267,851.00	267,851.00	267,851.00	-
3.3.1b	Lift Station Wet Well	I.s.	1	165,000.00	165,000.00	165,000.00	165,000.00	-
	SUBTOTAL ITEM 3.3.1			432,851.00		432,851.00	432,851.00	-
3.3.2	DIVISION 5 - METALS							
3.3.2a	Lift Station	I.s.	1	26,000.00	26,000.00	26,000.00	26,000.00	-
	SUBTOTAL ITEM 3.3.2			26,000.00		26,000.00	26,000.00	-
3.3.3	DIVISION 7 - THERMAL AND MOISTURE PROTECTION							
3.3.3a	Lift Station	I.s.	1	43,000.00	43,000.00	43,000.00	43,000.00	-
	SUBTOTAL ITEM 3.3.3			43,000.00		43,000.00	43,000.00	-
3.3.4	DIVISION 11 - PROCESS							
3.3.4a	Lift Station	I.s.	1	134,000.00	134,000.00	134,000.00	134,000.00	-
3.3.4b	Lift Station Pumps	I.s.	1	87,000.00	87,000.00	87,000.00	87,000.00	-
	SUBTOTAL ITEM 3.3.4			221,000.00		221,000.00	221,000.00	-
3.3.5	DIVISION 13 - INSTRUMENTATION							
3.3.5a	Lift Station	I.s.	1	103,000.00	103,000.00	103,000.00	103,000.00	-
	SUBTOTAL ITEM 3.3.5			103,000.00		103,000.00	103,000.00	-
3.3.6	DIVISION 15 - MECHANICAL							
3.3.6a	Lift Station	I.s.	1	182,000.00	182,000.00	182,000.00	182,000.00	-
	SUBTOTAL ITEM 3.3.6			182,000.00		182,000.00	182,000.00	-
3.3.7	DIVISION 16 - ELECTRICAL							
3.3.7a	Lift Station	I.s.	1	210,000.00	210,000.00	210,000.00	210,000.00	-
	SUBTOTAL ITEM 3.3.7			210,000.00		210,000.00	210,000.00	-
3.4	COMMISSIONING AND STARTUP							
3.4a	Lift Station	I.s.	1	26,000.00	26,000.00	26,000.00	26,000.00	-
	SUBTOTAL ITEM 3.4			26,000.00		26,000.00	26,000.00	-
3.5	PRIME COST SUMS							
3.5a	Materials Testing	I.s.	1	10,000.00	10,000.00	-	-	-

Appendix A - Historical Costs
Aspelund Industrial Park and McLevin's

January 29, 2016

ITEM NO.	ITEM OF WORK	UNIT	CONTRACT QUANTITY	CONTRACT AMOUNT	UNIT PRICE	TOTAL ACTUAL COST	COST IN LEVIES	COST NOT IN LEVIES
3.5b	Utility Locates	ls.	1	10,000.00	10,000.00	-	-	-
	SUBTOTAL ITEM 3.5			20,000.00		-	-	-
3.6	MISCELLANEOUS							
3.6.1	Change Order 7 line 6: Supply and install meter chamber on the 400mm water main adjacent to the lift station (CCN#4 Alternative A: Corix Design)	ls	1	152,900.00	152,900.00	152,900.00	152,900.00	-
3.6.2	Change Order 9 Line 1: Custom sign above doorway (CCN #05)	ls	1	1,754.50	1,754.50	1,754.50	1,754.50	-
	SUBTOTAL ITEM 3.6			154,654.50		154,654.50	154,654.50	-
3.6.3	Aspelund Lift Station Land Costs	ls	1	32,500.00	32,500.00	32,500.00	32,500.00	-
	SCHEDULE B CONTINGENCY (SEE BOTTOM OF SHEET)			N/A	N/A	47,099.01	47,099.01	-
	TOTAL SCHEDULE B			1,756,505.50		1,816,104.51	1,816,104.51	-

ITEM NO.	ITEM OF WORK	UNIT	CONTRACT QUANTITY	CONTRACT AMOUNT	UNIT PRICE	TOTAL ACTUAL COST	COST IN LEVIES	COST NOT IN LEVIES
MCLEVIN'S SERVICING AND ASPELUND ROAD WATER TRUNK CROSSING								
A. MOBILIZATION / DEMOBILIZATION								
1	Mobilization and Demobilization	L.S.	1	30,000.00	30,000.00	30,000.00	30,000.00	-
	TOTAL ITEM A			30,000.00		30,000.00	30,000.00	-
B. SANITARY MAINS								
0.1	Trench excavation, backfill, and compaction to 95% S.P.D.							
a)	3.0m - 4.0m Depth	m	335	45,560.00	136.00	45,152.00	45,152.00	-
0.2	Screened gravel to replace unsuitable material (Provisional)	m3	100	4,000.00	40.00	-	-	-
0.3	80mm Dia. HDPE DR21 Pipe	m	335	5,025.00	15.00	4,980.00	4,980.00	-
0.4	1200 mm Dia. Manholes c/w Frame and Cover - Type 5A (1)	v.m.	4	6,600.00	1,650.00	5,032.50	5,032.50	-
0.5	Sanitary Flushout Manhole, Camlock Connection, and Wye Connection	L.S.	1	6,950.00	6,950.00	6,950.00	6,950.00	-
	TOTAL ITEM B			68,135.00		62,114.50	62,114.50	-
C. WATERMAINS								
0.1	Trench excavation, backfill, and compaction to 95% S.P.D. 3.0m - 4.0m Depth	m	555	72,705.00	131.00	72,312.00	72,312.00	-
0.2	Watermain PVC SDR18							
a)	150mm Dia c/w 'B' bedding	m	10	390.00	39.00	312.00	312.00	-
b)	300mm Dia c/w 'B' bedding	m	545	57,770.00	106.00	57,664.00	57,664.00	-
0.3	Screened rock to replace unsuitable material (Provisional)	m3	150	6,000.00	40.00	-	-	-
0.4	Connect to Existing Stubs - 300mm Dia	each	2	4,000.00	2,000.00	2,000.00	2,000.00	-
0.5	Hydrants, Valves and Fittings:							
	150mm Gate Valve	each	4	5,500.00	1,375.00	5,500.00	5,500.00	-
	300mm Gate Valve	each	4	12,800.00	3,200.00	9,600.00	9,600.00	-
	Tee 300mm x 300mm	each	1	1,990.00	1,990.00	1,990.00	1,990.00	-
	Tee 300mm x 150mm	each	4	4,760.00	1,190.00	4,760.00	4,760.00	-
	300mm Plug c/w Tapped 50mm Service Connection	each	1	2,250.00	2,250.00	2,250.00	2,250.00	-
	Fire Hydrants	each	4	27,740.00	6,935.00	27,740.00	27,740.00	-
0.6	Directional Drilled 400mm Dia. HDPE DR 11 Highway 597 Crossing	m	136	163,608.00	1,203.00	163,608.00	163,608.00	-
0.7	400mm Dia HDPE DR11 x 300mm Dia PVC SDR18 Coupling Adaptors	each	2	2.00	1.00	2.00	2.00	-
	TOTAL ITEM C			359,515.00		347,738.00	347,738.00	-
D. LOT SERVICES								
0.1	Trenched Services (3 Lots)							
a)	Trench excavation, backfill, and compaction to 95% S.P.D.:							
i)	Shared Water/Sanitary Trench (2 Services)	m	44	8,580.00	195.00	8,580.00	-	8,580.00
ii)	Single Water Trench (1 Service)	m	20	3,600.00	180.00	3,600.00	-	3,600.00
iii)	Single Sanitary Trench (1 Service)	m	22	3,960.00	180.00	3,780.00	-	3,780.00
b)	Screened Rock to Replace Unsuitable Material (Provisional)	m3	25	1,000.00	40.00	-	-	-
c)	Service Pipe							
ii)	200mm Dia. PVC SDR35 (1 Service)	m	22	902.00	41.00	861.00	-	861.00
ii)	50mm PE 4710 Water Service (3 Services)	m	60	360.00	6.00	360.00	-	360.00
iii)	50mm PE 4710 Water Service (2 Services)	m	44	264.00	6.00	264.00	-	264.00
d)	50mm Service Valves	each	6	4,800.00	800.00	4,800.00	-	4,800.00
0.2	Directional Drilled Services (3 Lots)							
a)	Supply and Directional Drill Services							
i)	50mm Dia PE Water (3 Services)	m	105	21,525.00	205.00	21,320.00	-	21,320.00
ii)	50mm Dia PE Sanitary (3 Services)	m	110	22,550.00	205.00	20,090.00	-	20,090.00
b)	50mm Water Service Valves, Including Trenching, Backfill, and Compaction to 95% S.P.D.	each	6	4,800.00	800.00	4,800.00	-	4,800.00
	TOTAL ITEM D			72,341.00		68,455.00	-	68,455.00
E. LANDSCAPING								
0.1	Remove and Replace Topsoil	m2	4000	11,000.00	2.75	11,000.00	11,000.00	-
0.2	Seed and Fertilize Topsoil	m2	4000	1,200.00	0.30	-	-	-

Appendix A - Historical Costs
Aspelund Industrial Park and McLevin's

January 29, 2016

ITEM NO.	ITEM OF WORK	UNIT	CONTRACT QUANTITY	CONTRACT AMOUNT	UNIT PRICE	TOTAL ACTUAL COST	COST IN LEVIES	COST NOT IN LEVIES
	TOTAL ITEM E			12,200.00		11,000.00	11,000.00	-
	F. MISCELLANEOUS							
0.1	Hydrovacing	Hours	20	6,000.00	300.00	4,200.00	4,200.00	-
0.2	Materials Testing	P.C.S.	1	10,000.00	10,000.00	-	-	-
0.3	ACP & gravel rehab	m2	180	12,640.00	79.00	12,640.00	-	12,640.00
0.4	Change Order 9 Line 3: Straw Bales: Increase Contract quantity from 0 to 80.	each	60	4,200.00	70.00	4,200.00	4,200.00	-
0.5	Change Order 10 Line 1: Install and Paint three bollards	ls	1	3,700.00	3,700.00	-	-	-
	TOTAL ITEM F			36,540.00		21,040.00	8,400.00	12,640.00
	SCHEDULE C CONTINGENCY (SEE BOTTOM OF SHEET)			N/A	N/A	18,430.30	18,430.30	-
	TOTAL SCHEDULE C			578,731.00		558,777.80		
				460,440.55				
	CONTINGENCY							
	SCHEDULE A - ASPELUND NORTH CIVIL							
5	Change Order 5 line 16: Removal of Concrete Piles from Borrow Site (FA#13913RL-001)				3,245.53	3,245.53	3,245.53	-
6	Change Order 6 line 17: Complete conduit work (Pidhermey's FA#13913-002)				15,882.10	15,882.10	15,882.10	-
7	Change Order 6 line 18: Relocate Water Service Tee to Eagle Builders lot due to redesign (Pidhermey's FA# 13913RL-004)				10,311.29	10,311.29	10,311.29	-
8	Change Order 6 line 19: Fence Repair (Pidhermey's FA#13913RL-003)				1,447.16	1,447.16	1,447.16	-
12	Change Order 7 line 5: Re Schedule A Site Work, FA #13913RL-007 additional ditch work on the west side of Force Pile Lot as per field memo Sep 24th	ls	1		274.30	274.30	274.30	-
14	Change Order 8 line 1: Additional Landscape work completed (Pidhermey's FA# 13913RL-009)	ls	1		65,720.43	65,720.43	65,720.43	-
15	Change order 8 line 2: Install one Approach as per design supplied by Shunda and relocate the existing approach. Cost of one approach covered by the County and the other by Shunda	ls	1		6,929.89	6,929.89	6,929.89	-
	TOTAL SCHEDULE A CONTINGENCY					103,810.70	103,810.70	-
	SCHEDULE B - LIFT STATION							
20	Change Order 10 Line 1: Cost to supply, install and paint three bollards to the lift station including 4 inch reflective yellow tape on the bollard tops. Transfer to Schedule C Line F 0.5	ls	1	(3,700.00)	3,700.00	3,700.00	3,700.00	-
17	Change Order 8 Line 4: Labour, Materials and Supervision for additional masonry on interior walls along concrete base footing (PCN #1)	ls	1		3,339.60	3,339.60	3,339.60	-
21	Change Order 11 Line 1: Cost to supply two ipads with SIM cards, otter box and invisishield (see CCN#8) - Change Order 13 line 1, reversed as line item was not approved	ls	0		3,404.98	3,404.98	3,404.98	-
22	Change Order 11 Line 2: Cost to supply communications tower as specified in CCN #9R - Change Order 13 line 2, reversed as line item was not approved	ls	0		26,824.88	26,824.88	26,824.88	-
24	Change Order 13 line 3: Extra backflow preventer (PCN 4.1)	ls	1		1,412.07	1,412.07	1,412.07	-
25	Change Order 13 line 4: Additional control panel (PCN 4.3)	ls	1		3,046.78	3,046.78	3,046.78	-
26	Change Order 13 line 5: 8 port data switch (PCN 6)	ls	1		790.74	790.74	790.74	-
28	Change Order 13 line 7: Occupied/Unoccupied switch (PCN 5)	ls	1		375.95	375.95	375.95	-
29	Change Order 13 Line 8: TT-903 Analog Input Card, wiring and piping (including markup) (PCN #8)	ls	1		4,204.01	4,204.01	4,204.01	-
	TOTAL SCHEDULE B CONTINGENCY					47,099.01	47,099.01	-
	SCHEDULE C - McLEVIN'S							
13	Change Order 7 line 7: Re Schedule C Watermains FA #13913RL-008 install out of service markers on hydrants, install hydrant extensions and install culvert in front of hydrant as per field memo dated Oct 22	ls	1		10,065.30	10,065.30	10,065.30	-
23	Change Order 12 Line 1: Supply and install a 1" bleeder and valve in the Aspelund South Subdivision	ls	1		8,365.00	8,365.00	8,365.00	-
	TOTAL SCHEDULE C CONTINGENCY					18,430.30	18,430.30	-
	NOT APPLICABLE TO LEVIES							
1	Change Order 1 lines 1 and 2: Re Schedule A, net effect of change order is to transfer from contingency to Part F Lot Services			(50,557.00)		-	-	-
2	Change Order 3 line 2: Add Schedule C Contingency to the Contract			57,083.10		-	-	-
3	Change Order 4: Net effect is to transfer from contingency to schedule A section D			(14,758.00)		-	-	-
4	Change Order 5 lines 1-15: Net effect is to transfer to Contingency from Schedule A			16,757.00		-	-	-
9	Change Order 6 lines 1-17: Net effect is to decrease contingency and transfer to Schedule A			(20,516.10)		-	-	-
10	Change Order 7 Lines 1-4: Net effect is to decrease contingency and transfer to Schedule A			(36,754.00)		-	-	-
11	Change Order 7 line 8: transfer from contingency to Schedule B line 3.8.1			(152,900.00)		-	-	-
16	Change Order 8 Line 3: Re Line item Section G 0.3 Seed and Fertilize Topsoil; Increase quantity from 33600 to 35050			(1,812.50)		-	-	-
18	Change Order 9 Line 1: Transfer from contingency to Schedule B line 3.8.2			(1,754.50)		-	-	-
19	Change Order 9 Line 2 & 3: Net effect is to decrease contingency and transfer to Schedule C			(700.00)		-	-	-
27	Change Order 13 line 6: Non-explosion proof hoist credit (PCN 7)	ls	1		(15,000.00)	(15,000.00)		(15,000.00)
30	Change Order 14 Line 1: Cost to supply and install a Vault Hatch Safety Netting including Pidhermey's 10% mark up (see PCN #12)	ls	1		3,185.93			-
	Total Contingency			250,828.55		124,110.15		

Appendix A - Historical Cost
Aspelund North

January 29, 2016

ITEM NO.	ITEM OF WORK	UNIT	CONTRACT QUANTITY	CONTRACT AMOUNT	UNIT PRICE	TOTAL ACTUAL COSTS	COSTS IN LEVIES	COSTS NOT IN LEVIES
0.1	Trenching, excavation, backfill and compaction for combined trench for two services.	m	72	9,720.00	135.00	9,720.00	-	9,720.00
0.2	Screened rock to replace unsuitable material.	m3	50	2,500.00	50.00	2,500.00	-	2,500.00
0.3	250mm PVC SDR35 Sanitary service includes all fittings, connections, and plugs(3)	m	72	2,592.00	36.00	2,592.00	-	2,592.00
0.4	150mm PVC DR18 Class 150 water service includes all fittings, connections, and plugs(3)	m	70	2,800.00	40.00	2,800.00	-	2,800.00
0.5	Water Service Fittings 150mm 45° Bend	each	1	125.00	125.00	125.00	-	125.00
0.6	150mm Gate Valve	each	3	3,525.00	1,175.00	3,525.00	-	3,525.00
	TOTAL ITEM E			21,262.00		21,262.00	-	21,262.00
F. UTILITY DUCTS								
0.1	Utility Ducts PVC DB2							
	250mm Dia	m	0	-	44.00	1,892.00	-	1,892.00
	150mm Dia	m	30	840.00	28.00	-	-	-
	100mm Dia	m	120	1,560.00	13.00	12,558.00	-	12,558.00
0.2	Trenching, excavation, backfill and compaction for utility ducts.	m	60	4,800.00	80.00	18,160.00	-	18,160.00
0.3	FA 905DW004 - Trenching Extra	LS			15,469.00	15,469.00	-	15,469.00
	TOTAL ITEM F			7,200.00		48,079.00	-	48,079.00
G. LOT 1/Block 6 ADDITIONAL SERVICE								
0.1	Hydrants, valves and Fittings							
	350mm Butterfly Valve	each	1	3,670.00	3,670.00	3,670.00	-	3,670.00
	Tee 350x 150	each	1	1,910.00	1,910.00	1,910.00	-	1,910.00
0.2	Trenching, excavation, backfill and compaction for combined trench for two services.	m	45	6,075.00	135.00	6,075.00	-	6,075.00
0.3	Screened rock to replace unsuitable material.	m3	10	500.00	50.00	500.00	-	500.00
0.4	250mm PVC SDR35 Sanitary service includes all fittings, connections and plugs (1)	m	43	1,548.00	36.00	1,548.00	-	1,548.00
0.5	150mm PVC DR18 Class 150 water service includes all fittings, connections and plugs (1)	m	45	1,800.00	40.00	1,800.00	-	1,800.00
0.6	Water Service Fittings 150mm 45 degree bend	each	1	125.00	125.00	125.00	-	125.00
0.7	150mm Gate Valve	each	1	1,175.00	1,175.00	1,175.00	-	1,175.00
	TOTAL ITEM G			16,803.00		16,803.00	-	16,803.00
H - TOPSOIL AND DITCH GRADING								
0.1	FA905DW007	ls			1.00	3,789.00	-	3,789.00
0.2	FA905DW008	ls			1.00	6,639.00	-	6,639.00
0.3	FA905DW009	ls			1.00	11,647.00	-	11,647.00
0.4	FA905DW0010	ls			1.00	9,972.00	-	9,972.00
0.5	FA905DW0011	ls			1.00	7,279.90	-	7,279.90
0.6	FA905DW0012	ls			1.00	13,236.00	-	13,236.00
0.7	FA905DW0013	ls			1.00	10,014.00	-	10,014.00
0.8	FA905DW0014	ls			1.00	8,428.00	-	8,428.00
0.9	FA905DW0015	ls			1.00	6,835.00	-	6,835.00
	TOTAL ITEM H			-		77,839.90	-	77,839.90

Appendix A - Historical Costs
QEII

January 29, 2016

ITEM NO.	ITEM OF WORK	UNIT	CONTRACT QUANTITY	UNIT PRICE	CURRENT AMOUNT	TOTAL ACTUAL COSTS	COST IN LEVIES
A. GENERAL							
0.1	Mobilization/Demobilization	Lump Sum	1	25,935.31		25,935.31	25,935.31
0.2	Traffic Accommodation Strategy	Lump Sum	1	5,000.00		5,000.00	
0.3	Survey Layout and Asbuilts	Prime Cost	1	15,000.00	2,058.00	7,301.25	15,000.00
0.4	Hydrovacing Shallow Utility Locates (Provisional)	Hours	16	325.00		4,225.00	5,200.00
	TOTAL ITEM A				2,058.00	42,461.56	46,135.31
B. SANITARY SEWER							
0.1	Trench excavation, backfill and compaction to 97% S.P.D. - 0.0m to 3.0m Depth						
	a) 0.0m - 3.0m Depth	lin.m.	8	96.27		770.16	770.16
	b) 3.0m - 4.0m Depth	lin.m.	162	106.96		17,327.52	17,327.52
	c) 4.0m - 5.0m Depth	lin.m.	51	141.57		7,220.07	7,220.07
0.2	Screened gravel to replace unsuitable material (Provisional)	m ³	75	36.80		-	2,760.00
0.3	Supply and Installation of 300mm PVC DR18 sanitary forcemain	m	223	117.85		26,280.55	26,280.55
0.4	350mm Dia. HDPE Case Bored Auger Crossing	lin.m.	133	1,566.82		208,387.06	208,387.06
0.5	Type 5A 1200mm dia. manhole c/w F-49 frame and cover (1)	v.m.	4	1,325.17		5,300.68	5,300.68
0.6	Connect to Existing Stub	each	1	1,462.68		1,462.68	1,462.68
0.7	300mm Plug and Marker Post	each	1	2,804.31		2,804.31	2,804.31
0.8	Pipeline Crossing Signs	each	2	500.00		1,000.00	1,000.00
	TOTAL ITEM B				-	270,553.03	273,313.03
C. WATER MAINS							
0.1	Trench excavation, backfill, and compaction to 97% S.P.D. 3.0m - 4.0m Depth	m	224	309.43		69,312.32	69,312.32
0.2	Screened gravel to replace unsuitable material (Provisional)	m ³	75	36.80		-	2,760.00
0.3	Supply and Install 400mm C905 PVC DR-18 waterline	lin.m.	224	188.84		42,300.16	42,300.16
0.4	400mm Dia C905 PVC Case Bored Auger Crossing	lin.m.	133	1,879.34		249,952.22	249,952.22
0.5	Connect to Existing Stub	each	1	3,205.49		3,205.49	3,205.49
0.6	400mm Plug and Marker Post	each	2	3,275.04		3,275.04	6,550.08
0.7	Pipeline Crossing Signs	each	2	500.00		1,000.00	1,000.00
	TOTAL ITEM C				-	369,045.23	375,080.27

Appendix A - Historical Costs
Aspleund South

January 29, 2016

ITEM NO.	ITEM OF WORK	UNIT	CONTRACT QUANTITY	CONTRACT AMOUNT	UNIT PRICE	TOTAL ACTUAL COSTS	COSTS IN LEVIES
A. MOBILIZATION							
	A. Trunk Work Mobilization c/w Traffic Accommodation	l.s.	1	50,691.81	50,691.81	50,691.81	50,691.81
	TOTAL ITEM A			50,691.81		50,691.81	50,691.81
B. SANITARY TRUNKS							
0.1	Trench excavation, backfill and compaction.						
	a) 3.0m - 4.0m Depth	m	320	43,520.00	136.00	43,520.00	43,520.00
	b) 4.0m - 5.0m Depth	m	160	27,200.00	170.00	27,200.00	27,200.00
	c) 5.0m - 6.0m Depth	m	128	39,552.00	309.00	39,552.00	39,552.00
	e) 6.0m - 7.0m Depth	m	60	32,400.00	540.00	32,400.00	32,400.00
	f) 7.0m - 8.0m Depth	m	115	110,400.00	960.00	110,400.00	110,400.00
0.2	Screened gravel to replace unsuitable material.	m3	200	10,000.00	50.00	10,000.00	10,000.00
0.3	Sanitary Pipe PVC SDR 35, Bedding and connection to existing stubs						
	a) 450mm Dia	m	767.72	87,520.08	114.00	87,520.08	87,520.08
	b) 375mm Dia	m	0	-	80.00	-	-
0.4	1200 mm Dia. Manhole type 5A c/w Frame and Cover(6)	v.m.	48.487	80,003.55	1,650.00	80,003.55	80,003.55
0.5	Plugs						
	b) 375mm Dia	each	1	363.00	363.00	363.00	363.00
0.6	Supply and Install Safety Platform	each	4	7,400.00	1,850.00	7,400.00	7,400.00
	TOTAL ITEM B			438,358.63			438,358.63
C. WATERMAIN TRUNKS							
0.1	Trench excavation, backfill, and compaction.						
	a) 0.0m - 4.0m Depth	m	1046.524	126,629.40	121.00	126,629.40	126,629.40
0.2	Watermain PVC SR18 CLASS 150 300mm Dia c/w 'B' bedding	m	1018	107,908.00	106.00	107,908.00	107,908.00
0.3	Watermain PVC SR18 CLASS 150 150mm Dia c/w 'B' bedding	m	28.524	1,112.44	39.00	1,112.44	1,112.44
0.4	Hydrants, Valves and Fittings						
	300mm Gate Valve	each	20	64,500.00	3,225.00	64,500.00	64,500.00
	150mm Gate Valve	each	13	17,875.00	1,375.00	17,875.00	17,875.00
	Tee 300 x 150	each	10	11,900.00	1,190.00	11,900.00	11,900.00
	Tee 300 x 300	each	1	1,390.00	1,390.00	1,390.00	1,390.00
	Cross 300 x 250	each	2	4,710.00	2,355.00	4,710.00	4,710.00
	Cross 300 x 150	each	5	11,125.00	2,225.00	11,125.00	11,125.00
	150 mm 45 Degree Bend	each	2	250.00	125.00	250.00	250.00
	350mm -Plug	each	1	560.00	560.00	560.00	560.00
0.5	Screened rock to replace unsuitable material	m3	200	10,000.00	50.00	10,000.00	10,000.00
0.6	Fire Hydrants	each	7	48,545.00	6,935.00	48,545.00	48,545.00
	TOTAL ITEM C			406,504.84		406,504.84	406,504.84

Appendix A - Historical Costs
Aspelund Industrial Park and McLevin's
Professional Services Cost - Aspelund Industrial Park

January 29, 2016

ITEM NO.	ITEM OF WORK	TOTAL COSTS
A. Project Management and Servicing Study		
0.1	Project Administration	\$ 12,150
0.2	Servicing Study	\$ 54,800
B. QE II Water and Sanitary Trunk Crossings		
0.1	Trunk Crossing	\$ 72,950
0.2	Pre-Construction	\$ 3,458
0.3	Construction Management	\$ 49,244
0.4	Geotechnical Service	\$ 1,427
0.5	Post-Construction	\$ 7,421
C. Aspelund North		
0.1	Aspelund PrelimDesi	\$ 57,411
0.2	Aspelund DD	\$ 220,448
0.3	Aspelunde Tendering	\$ 19,145
0.4	Aspelund Construction	\$ 241,409
0.5	Aspelund Post-Construction	\$ 59,509
	Total Cost	\$ 799,372

Professional Services Cost - McLevin's

ITEM NO.	ITEM OF WORK	TOTAL COSTS
A.	Project Administration	\$ 4,851
B.	Detailed Design	\$ 22,593
C.	Construction Management	\$ 2,754
D.	Construction Procurement	\$ 32,854
E.	Post-Construction	\$ 5,778
	Total Cost	\$ 68,830

APPENDIX B – OPINION OF PROBABLE FUTURE COSTS

Appendix B - Future Water and Wastewater Trunk Costs

January 29, 2016

Item No.	Item of Work	Unit	Unit Price	Total Quantity	Total Cost
QUARTER SECTION A- Aspelund Industrial Park					
A. WATER TRUNKS					
0.1	300 mm watermain PVC DR18 c/w trench excavation to 3.0 m	m	\$300.00	425	\$127,500.00
0.2	Hydrants including leads	each	\$9,875.00	0	\$0.00
0.3	Future QE2	l.s.	\$250,000.00	1	\$250,000.00
	Total Cost				\$377,500.00
QUARTER SECTION B - Aspelund North (TES)					
A. WATER TRUNKS					
0.1	300 mm watermain PVC DR18 c/w trench excavation to 3.0 m	m	\$300.00	980	\$294,000.00
0.2	Hydrants including leads	each	\$9,875.00	3	\$29,625.00
	Total Cost				\$323,625.00
B. WASTEWATER TRUNKS					
0.1	Sanitary pipe PVC SDR 35 c/w bedding				
	a) 300 mm Dia	m	\$60.00	490	\$29,400.00
	b) 375 mm Dia	m	\$80.00	490	\$39,200.00
0.2	Trench excavation, backfill, and compaction to 95% S.P.D. □				
	a) 3.0 m - 4.0 m Depth	m	\$120.00	160	\$19,200.00
	b) 4.0 m - 5.0 m Depth	m	\$180.00	0	\$0.00
	c) 5.0 m - 6.0 m Depth	m	\$319.00	150	\$47,850.00
	d) 6.0 m - 7.0 m Depth	m	\$550.00	670	\$368,500.00
0.3	1200 mm Dia. Manhole type 5A c/w frame & cover	v.m	\$1,660.00	58	\$96,280.00
0.4	Well Pointing	l.s.	\$250,000.00	1	\$250,000.00
	Total Cost				\$850,430.00
QUARTER SECTION E (NE 28-39-27-4)					
A. WATER TRUNKS					
0.1	300 mm watermain PVC DR18 c/w trench excavation to 3.0 m depth, valves and fittings.	m	\$300.00	940	\$282,000.00
0.2	Hydrants including leads	each	\$9,875.00	4	\$39,500.00
	Total Cost				\$321,500.00
B. WASTEWATER TRUNKS					
0.1	Sanitary pipe PVC SDR 35 c/w bedding				
	a) 300 mm Dia	m	\$60.00	940	\$56,400.00
	b) 375 mm Dia	m	\$80.00	0	\$0.00
0.2	Trench excavation, backfill, and compaction to 95% S.P.D. □				
	a) 3.0 m - 4.0 m Depth	m	\$120.00	140	\$16,800.00
	b) 4.0 m - 5.0 m Depth	m	\$180.00	240	\$43,200.00

Appendix B - Future Water and Wastewater Trunk Costs

January 29, 2016

Item No.	Item of Work	Unit	Unit Price	Total Quantity	Total Cost
	c) 5.0 m - 6.0 m Depth	m	\$319.00	560	\$178,640.00
0.3	1200 mm Dia. Manhole type 5A c/w frame & cover	v.m	\$1,660.00	45	\$74,700.00
	Total Cost				\$369,740.00
QUARTER SECTION F (NW 28-39-27-4)					
A. WATER TRUNKS					
0.1	300 mm watermain PVC DR18 c/w trench excavation to 3.0 m depth, valves and fittings.	m	\$300.00	1150	\$345,000.00
0.2	Hydrants including leads	each	\$9,875.00	6	\$59,250.00
	Total Cost				\$404,250.00
B. WASTEWATER TRUNKS					
0.1	Sanitary pipe PVC SDR 35 c/w bedding				
	a) 300 mm Dia	m	\$60.00	750	\$45,000.00
	a) 375 mm Dia	m	\$80.00	0	\$0.00
0.2	Trench excavation, backfill, and compaction to 95% S.P.D. □				
	a) 3.0 m - 4.0 m Depth	m	\$120.00	250	\$30,000.00
	b) 4.0 m - 5.0 m Depth	m	\$180.00	390	\$70,200.00
	c) 5.0 m - 6.0 m Depth	m	\$319.00	110	\$35,090.00
0.3	1200 mm Dia. Manhole type 5A c/w frame & cover	v.m	\$1,660.00	44	\$73,040.00
	Total Cost				\$253,330.00
QUARTER SECTION G (SE 29-39-27-4)					
A. WATER TRUNKS					
0.1	300 mm watermain PVC DR18 c/w trench excavation to 3.0 m depth, valves and fittings.	m	\$300.00	1340	\$402,000.00
0.2	Hydrants including leads	each	\$9,875.00	6	\$59,250.00
	Total Cost				\$461,250.00
B. WASTEWATER TRUNKS					
0.1	Sanitary pipe PVC SDR 35 c/w Bedding				
	a) 300 mm Dia	m	\$60.00	240	\$14,400.00
	b) 375 mm Dia	m	\$80.00	675	\$54,000.00
0.2	Trench excavation, backfill, and compaction to 95% S.P.D. □				
	a) 3.0 m - 4.0 m Depth	m	\$120.00	625	\$75,000.00
	b) 4.0 m - 5.0 m Depth	m	\$180.00	290	\$52,200.00
	c) 5.0 m - 6.0 m Depth	m	\$319.00	0	\$0.00
0.3	1200 mm Dia. Manhole type 5A c/w frame & cover	v.m	\$1,660.00	43	\$71,380.00
	Total Cost				\$266,980.00
QUARTER SECTION H (NE 20-39-27-4)					
A. WATER TRUNKS					

Appendix B - Future Water and Wastewater Trunk Costs

January 29, 2016

Item No.	Item of Work	Unit	Unit Price	Total Quantity	Total Cost
0.1	300 mm watermain PVC DR18 c/w trench excavation to 3.0 m depth, valves and fittings.	m	\$300.00	1400	\$420,000.00
0.2	Hydrants including leads	each	\$9,875.00	7	\$69,125.00
	Total Cost				\$489,125.00
B. WASTEWATER TRUNKS					
0.1	Sanitary pipe PVC SDR 35 c/w bedding				
	a) 300 mm Dia	m	\$60.00	425	\$25,500.00
	b) 375 mm Dia	m	\$80.00	425	\$34,000.00
0.2	Trench excavation, backfill, and compaction to 95% S.P.D. □				
	a) 3.0 m - 4.0 m Depth	m	\$120.00	440	\$52,800.00
	b) 4.0 m - 5.0 m Depth	m	\$180.00	410	\$73,800.00
	c) 5.0 m - 6.0 m Depth	m	\$319.00	0	\$0.00
0.3	1200 mm Dia. Manhole type 5A c/w frame & cover	v.m	\$1,660.00	35	\$58,100.00
	Total Cost				\$244,200.00
QUARTER SECTION I (SW 29-39-27-4)					
A. WATER TRUNKS					
0.1	300 mm watermain PVC DR18 c/w trench excavation to 3.0 m depth, valves and fittings.	m	\$300.00	1150	\$345,000.00
0.2	Hydrants including leads	each	\$9,875.00	6	\$59,250.00
	Total Cost				\$404,250.00
B. WASTEWATER TRUNKS					
0.1	Sanitary pipe PVC SDR 35 c/w bedding				
	a) 300 mm Dia	m	\$60.00	740	\$44,400.00
	b) 375 mm Dia	m	\$80.00	0	\$0.00
0.2	Trench excavation, backfill, and compaction to 95% S.P.D. □				
	a) 3.0 m - 4.0 m Depth	m	\$120.00	740	\$88,800.00
	b) 4.0 m - 5.0 m Depth	m	\$180.00	0	\$0.00
	c) 5.0 m - 6.0 m Depth	m	\$319.00	0	\$0.00
0.3	1200 mm Dia. Manhole type 5A c/w frame & cover	v.m	\$1,660.00	36	\$59,760.00
	Total Cost				\$192,960.00
QUARTER SECTION J (NW 20-39-27-4)					
A. WATER TRUNKS					
0.1	300 mm watermain PVC DR18 c/w trench excavation to 3.0 m depth, valves and fittings.	m	\$300.00	1160	\$348,000.00
0.2	Hydrants including leads	each	\$9,875.00	6	\$59,250.00
	Total Cost				\$407,250.00
B. WASTEWATER TRUNKS					

Appendix B - Future Water and Wastewater Trunk Costs

January 29, 2016

Item No.	Item of Work	Unit	Unit Price	Total Quantity	Total Cost
0.1	Sanitary pipe PVC SDR 35 c/w bedding				
	a) 300 mm Dia	m	\$60.00	810	\$48,600.00
	b) 375 mm Dia	m	\$80.00	0	\$0.00
0.2	Trench excavation, backfill, and compaction to 95% S.P.D.□				
	a) 3.0 m - 4.0 m Depth	m	\$120.00	810	\$97,200.00
	b) 4.0 m - 5.0 m Depth	m	\$180.00	0	\$0.00
	c) 5.0 m - 6.0 m Depth	m	\$319.00	0	\$0.00
0.3	1200 mm Dia. Manhole type 5A c/w frame & cover	v.m	\$1,660.00	32	\$53,120.00
	Total Cost				\$198,920.00

APPENDIX C – ACFA – LOAN CALCULATION

Loan Calculator

Print

Recalculation options Type

Blended Amortization

Term

20

Deferment

NA

Recalculate Loan

Calculations based on:

Principal is \$8,000,000.00

Term is 20 Years

Loan Type is Blended

Deferred payments NA Interest rate of 2.885 %

Payment #	Payment	Principal	Interest	Balance
1	\$264,618.33	\$149,218.33	\$115,400.00	\$7,850,781.67
2	\$264,618.33	\$151,370.80	\$113,247.53	\$7,699,410.87
3	\$264,618.33	\$153,554.33	\$111,064.00	\$7,545,856.54
4	\$264,618.33	\$155,769.35	\$108,848.98	\$7,390,087.19
5	\$264,618.33	\$158,016.32	\$106,602.01	\$7,232,070.87
6	\$264,618.33	\$160,295.71	\$104,322.62	\$7,071,775.16
7	\$264,618.33	\$162,607.97	\$102,010.36	\$6,909,167.19
8	\$264,618.33	\$164,953.59	\$99,664.74	\$6,744,213.60
9	\$264,618.33	\$167,333.05	\$97,285.28	\$6,576,880.55
10	\$264,618.33	\$169,746.83	\$94,871.50	\$6,407,133.72
11	\$264,618.33	\$172,195.43	\$92,422.90	\$6,234,938.29
12	\$264,618.33	\$174,679.35	\$89,938.98	\$6,060,258.94
13	\$264,618.33	\$177,199.09	\$87,419.24	\$5,883,059.85
14	\$264,618.33	\$179,755.19	\$84,863.14	\$5,703,304.66
15	\$264,618.33	\$182,348.16	\$82,270.17	\$5,520,956.50
16	\$264,618.33	\$184,978.53	\$79,639.80	\$5,335,977.97
17	\$264,618.33	\$187,646.85	\$76,971.48	\$5,148,331.12
18	\$264,618.33	\$190,353.65	\$74,264.68	\$4,957,977.47
19	\$264,618.33	\$193,099.50	\$71,518.83	\$4,764,877.97
20	\$264,618.33	\$195,884.97	\$68,733.36	\$4,568,993.00
21	\$264,618.33	\$198,710.61	\$65,907.72	\$4,370,282.39
22	\$264,618.33	\$201,577.01	\$63,041.32	\$4,168,705.38
23	\$264,618.33	\$204,484.75	\$60,133.58	\$3,964,220.63
24	\$264,618.33	\$207,434.45	\$57,183.88	\$3,756,786.18
25	\$264,618.33	\$210,426.69	\$54,191.64	\$3,546,359.49
26	\$264,618.33	\$213,462.09	\$51,156.24	\$3,332,897.40
27	\$264,618.33	\$216,541.29	\$48,077.04	\$3,116,356.11
28	\$264,618.33	\$219,664.89	\$44,953.44	\$2,896,691.22
29	\$264,618.33	\$222,833.56	\$41,784.77	\$2,673,857.66
30	\$264,618.33	\$226,047.93	\$38,570.40	\$2,447,809.73
31	\$264,618.33	\$229,308.67	\$35,309.66	\$2,218,501.06
32	\$264,618.33	\$232,616.45	\$32,001.88	\$1,985,884.61
33	\$264,618.33	\$235,971.94	\$28,646.39	\$1,749,912.67
34	\$264,618.33	\$239,375.84	\$25,242.49	\$1,510,536.83

Calculate Loan

35	\$264,618.33	\$242,828.84	\$21,789.49	\$1,267,707.99
36	\$264,618.33	\$246,331.64	\$18,286.69	\$1,021,376.35
37	\$264,618.33	\$249,884.98	\$14,733.35	\$771,491.37
38	\$264,618.33	\$253,489.57	\$11,128.76	\$518,001.80
39	\$264,618.33	\$257,146.15	\$7,472.18	\$260,855.65
40	\$264,618.33	\$260,855.65	\$3,762.68	\$0.00
Totals:	\$10,584,733.20	\$8,000,000.00	\$2,584,733.20	