

CLASS 5 OPINION OF PROBABLE COST

Project No.: **138875**
 OPC No.: **138875.6.04.13**

Location: **Okotoks, AB**

Date Prepared: **May 1, 2025**
 Date Printed: **May 26, 2025**

Item	Description	Amount
A	Site Preparation	
	Removals	\$1,478,240.00
	Earthworks	\$1,259,500.00
B	Storm Infrastructure	
	Storm Sewer	\$1,309,070.00
	Catchbasins	\$590,040.00
	Miscellaneous	\$246,250.00
C	Surface Works	
	Asphalt	\$7,172,500.00
	Concrete	\$1,861,500.00
	Miscellaneous	\$184,000.00
D	Landscaping	
	Hardscapes	\$1,586,050.00
	Softscapes	\$745,250.00
	Bioretention Areas	\$308,200.00
	Planting	\$369,650.00
	Site Furniture	\$271,200.00
E	Streetlighting / Traffic Signals	
	Streetlighting	\$2,734,000.00
	Traffic Signals	\$1,700,000.00
F	Land Acquisition	\$1,066,988.00
G	Engineering / Construction Admin Fees	\$2,181,550.00
H	Contingency (20%)	\$5,012,797.60
	Total 338 Ave Project Cost	\$30,076,785.60

NOTES/ASSUMPTIONS:

- Shallow utility costs are not included in the OPC due to the uncertainty of relocations, upgrades, and any potential cost sharing at this stage of the project.
- Unit prices are based on received 2024 tender pricing +5% for year-to-year increases, contingency is only 20% as designs are preliminary.
- Land acquisition costs are estimated at \$127,000 per acre as provided by the Town of Okotoks.
- Quantities are pulled from the 338 Avenue Concept Design and the 100% Design Review drawing set for the western half of 338 Ave, then scaled down 20% as this road segment is 2.0km long rather than 2.5km.
- For site preparation quantities, topsoil stripping is assumed at a 0.3m depth, and common excavation is assumed at a 0.5m depth.
- Costs for storm infrastructure have been included in this OPC, but the designs do not include sanitary sewers nor water mains.
- Detail design and contract administration are estimated at 10% of construction costs.

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Item	Removals	Unit	Quantity	Unit Price	Amount
A	Removals				
1.0	Remove and Dispose Ex. CSP Culvert				
1.1	300mm Dia.	lm	8.00	\$180.00	\$1,440.00
1.2	400mm Dia.	lm	20.00	\$225.00	\$4,500.00
1.3	600mm Dia.	lm	170.00	\$315.00	\$53,550.00
1.4	900mm Dia.	lm	40.00	\$450.00	\$18,000.00
2.0	Full Depth Asphalt Removal and Disposal	m2	26,500.00	\$50.00	\$1,325,000.00
3.0	Concrete Removal and Disposal				
3.1	250mm Reversed Curb	lm	225.00	\$90.00	\$20,250.00
3.2	Median Fill	m2	225.00	\$45.00	\$10,125.00
4.0	Gravel Removal and Disposal	m2	1,200.00	\$35.00	\$42,000.00
5.0	Road Sign Removal and Disposal	ea.	25.00	\$135.00	\$3,375.00
	Total A - Removals				\$1,478,240.00
B	Earthworks				
1.0	Topsoil Stripping (0.3m depth)				
1.1	To Stockpile	m3	15,000.00	\$7.50	\$112,500.00
1.2	Haul to Offsite Location	m3	15,000.00	\$25.00	\$375,000.00
2.0	Common Excavation				
2.1	Common Excavation with Compaction	m3	12000.00	\$10.00	\$120,000.00
2.2	Import, Place, and Compact Clay	m3	40000.00	\$15.00	\$600,000.00
3.0	Site Erosion & Sedimentation Control				
3.1	Pumping and Dewatering - with 6" Pump and Hose	day	12.00	\$1,000.00	\$12,000.00
3.2	General ESC Allowance	F/A	1.00	\$40,000.00	\$40,000.00
	Total B - Earthworks				\$1,259,500.00
	Total A - Removals				\$1,478,240.00
	Total B - Earthworks				\$1,259,500.00
	Contingency (20%)				\$547,548.00
	Total Site Preparation				\$3,285,288.00

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Item	Description	Unit	Quantity	Unit Price	Amount
A	Storm Sewer				
1.0	250mm Dia. PVC Pipe				
1.1	0.0-3.5m	lm	60.00	\$315.00	\$18,900.00
2.0	375mm Dia. PVC Pipe				
2.1	0.0-3.5m	lm	20.00	\$405.00	\$8,100.00
3.0	450mm Dia. PVC Pipe				
3.1	0.0-3.5m	lm	200.00	\$450.00	\$90,000.00
4.0	450mm Dia. CONC Pipe				
4.1	0.0-3.5m	lm	40.00	\$585.00	\$23,400.00
5.0	525mm Dia. PVC Pipe				
5.1	0.0-3.5m	lm	40.00	\$500.00	\$20,000.00
6.0	600mm Dia. PVC Pipe				
6.1	0.0-3.5m	lm	40.00	\$540.00	\$21,600.00
7.0	675mm Dia. PVC Pipe				
7.1	0.0-3.5m	lm	25.00	\$585.00	\$14,625.00
8.0	750mm Dia. PVC Pipe				
8.1	0.0-3.5m	lm	90.00	\$630.00	\$56,700.00
9.0	900mm Dia. CONC Pipe				
9.1	0.0-3.5m	lm	600.00	\$900.00	\$540,000.00
10.0	1050mm Dia. CONC Pipe				
10.1	0.0-3.5m	lm	100.00	\$1,080.00	\$108,000.00
11.0	Storm Manholes				
11.1	Type 5A, SRC	vm	35.00	\$4,500.00	\$157,500.00
11.2	Type 1-S (1800x1800) SRC	vm	45.00	\$5,500.00	\$247,500.00
12.0	Storm Plugs				
12.1	600mm Dia. (PVC)	ea.	1.00	\$270.00	\$270.00
12.2	675mm Dia. (PVC)	ea.	1.00	\$315.00	\$315.00
12.3	1050mm Dia. (CONC)	ea.	3.00	\$720.00	\$2,160.00
Total A - Storm Sewer					\$1,309,070.00

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Item	Description	Unit	Quantity	Unit Price	Amount
B	Catchbasins				
1.0	Catchbasin Leads				
1.1	250mm Dia. PVC	lm	750.00	\$360.00	\$270,000.00
1.2	300mm Dia. PVC	lm	120.00	\$405.00	\$48,600.00
1.3	375mm Dia. PVC	lm	40.00	\$450.00	\$18,000.00
1.4	450mm Dia. PVC	lm	12.00	\$495.00	\$5,940.00
2.0	Storm Catchbasins				
2.1	Type C	ea.	35.00	\$4,500.00	\$157,500.00
2.1	Twin Type C	ea.	4.00	\$6,300.00	\$25,200.00
2.1	Beehive	ea.	12.00	\$5,400.00	\$64,800.00
Total B - Catchbasins					\$590,040.00
C	Miscellaneous				
1.0	600mm Dia. CSP Culvert	lm	100.00	\$720.00	\$72,000.00
2.0	900mm Dia. CSP Culvert	lm	45.00	\$900.00	\$40,500.00
3.0	Storm Inlet Structure, 450mm Dia.	ea.	1.00	\$10,000.00	\$10,000.00
4.0	Rock Excavation				
4.1	By Jackhammer	m3	750.00	\$55.00	\$41,250.00
4.2	By Ripping	m3	750.00	\$30.00	\$22,500.00
5.0	Excavate and Replace Unsuitable Material Using:				
5.1	25mm Drainage Rock	tnne	400.00	\$50.00	\$20,000.00
5.2	40mm Drainage Rock	tnne	400.00	\$50.00	\$20,000.00
6.0	Erosion and Sediment Control	F/A	1.00	\$20,000.00	\$20,000.00
Total C - Miscellaneous					\$246,250.00
Total A - Storm Sewer					\$1,309,070.00
Total B - Catchbasins					\$590,040.00
Total C - Miscellaneous					\$246,250.00
Contingency (20%)					\$429,072.00
Total Storm Infrastructure					\$2,574,432.00

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A	Asphalt				
1.0	Waste Excavation	m3	12,000.00	\$25.00	\$300,000.00
2.0	Common Excavation	m3	25,000.00	\$25.00	\$625,000.00
3.0	Pavement - 338 Ave				
3.1	Subgrade Preparation	m2	45,000.00	\$5.00	\$225,000.00
3.2	80mm Crush Gravel Base Course - 300mm Thick	m2	45,000.00	\$25.00	\$1,125,000.00
3.3	25mm Crush Gravel Base Course - 100mm Thick	m2	45,000.00	\$12.50	\$562,500.00
3.4	Prime Coat	m2	45,000.00	\$1.50	\$67,500.00
3.5	Asphalt Pavement, Mix "A" - 100mm Thick (PG 58-34)	m2	45,000.00	\$60.00	\$2,700,000.00
3.6	Tack Coat	m2	45,000.00	\$1.50	\$67,500.00
3.7	Asphalt Pavement, Mix "C" - 80mm Thick (PG 64-34)	m2	45,000.00	\$30.00	\$1,350,000.00
4.0	Milling & Overlay				
4.1	Milling (60mm Depth)	m2	750.00	\$80.00	\$60,000.00
4.2	Overlay (60mm Depth)	m2	750.00	\$120.00	\$90,000.00
Total A - Asphalt					\$7,172,500.00
B	Concrete				
1.0	250mm Curb and Gutter				
1.1	Standard Section	lm	4500.00	\$110.00	\$495,000.00
1.2	Reversed Section	lm	4500.00	\$110.00	\$495,000.00
1.3	Rolled Section	lm	400.00	\$125.00	\$50,000.00
2.0	Berm Prep - excavate, prep curb, set stringlines	lm	9400.00	\$30.00	\$282,000.00
3.0	Concrete Paving				
3.1	Median Fill	m2	4500.00	\$40.00	\$180,000.00
3.2	50m2 Concrete Bus Pad	ea.	12.00	\$5,000.00	\$60,000.00
3.3	Mountable Apron	m2	750.00	\$150.00	\$112,500.00
4.0	Wheel Chair Ramps	ea.	75.00	\$1,800.00	\$135,000.00
5.0	Curb Crossings in Medians	ea.	8.00	\$6,500.00	\$52,000.00
Total B - Concrete					\$1,861,500.00

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C	Miscellaneous				
1.0	Gravel Fill				
1.1	75mm Crushed Gravel Fill	tnne	400.00	\$40.00	\$16,000.00
1.2	25mm Crushed Gravel Fill	tnne	400.00	\$65.00	\$26,000.00
2.0	Asphalt Fill - Mix A Undercuts	tnne	80.00	\$150.00	\$12,000.00
3.0	Traffic Accomodation	F/A	1.00	\$100,000.00	\$100,000.00
4.0	Erosion and Sediment Control	F/A	1.00	\$30,000.00	\$30,000.00
Total C - Miscellaneous					\$184,000.00
Total A - Asphalt					\$7,172,500.00
Total B - Concrete					\$1,861,500.00
Total C - Miscellaneous					\$184,000.00
Contigency (20%)					\$1,843,600.00
Total Surface Works					\$11,061,600.00

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Item	Removals	Unit	Quantity	Unit Price	Amount
A	Hardscapes				
1.0	Subgrade Preparation for Hardscape Areas (up to 300mm below finished grade)	m2	12,900.00	\$3.00	\$38,700.00
2.0	Supply and Install 3.0m Asphalt Multi-Use Path c/w root barrier and base	m2	9,600.00	\$70.00	\$672,000.00
3.0	Supply and Install Concrete Unit Pavers c/w base	m2	260.00	\$240.00	\$62,400.00
4.0	Supply and Install Reinforced Light Duty Concrete Paving c/w base				
4.1	Plain Grey, Sandblast Finish, Decorative Jointing	m2	2,400.00	\$250.00	\$600,000.00
4.2	Plain Grey, Light Broom Finish	m2	680.00	\$230.00	\$156,400.00
5.0	Supply and Install Painted Multi-Use Path Symbol	ea.	75.00	\$250.00	\$18,750.00
6.0	Supply and Install Concrete Edger c/w base	lm	180.00	\$210.00	\$37,800.00
Total A - Hardscapes					\$1,586,050.00
B	Softscapes				
1.0	Shrub Beds				
1.1	Excavate 300mm Depth Subgrade, Haul Offsite	m2	3,100.00	\$30.00	\$93,000.00
1.2	Subgrade Preparation up to 600mm Below Finished Grade	m2	3,100.00	\$3.00	\$9,300.00
1.3	Haul, Spread Locally Stockpiled Topsoil to 600mm Depth	m2	3,100.00	\$4.50	\$13,950.00
2.0	Sod				
2.1	Haul, Spread Locally Stockpiled Topsoil to 150mm Depth	m2	15,000.00	\$4.50	\$67,500.00
2.2	Supply and Install Sod	m2	15,000.00	\$5.50	\$82,500.00
3.0	Finish Grading, Shrub Beds and Sod Areas	m2	18,100.00	\$2.50	\$45,250.00
4.0	Mulch - Supply and Install Wood Bark Mulch at Shrub Beds and Tree Surrounds at 75mm Depth	m2	7,000.00	\$15.00	\$105,000.00
5.0	Supply and Install 25-50mm Angular Rock at Medians at 75mm Depth	m2	2,300.00	\$125.00	\$287,500.00
6.0	Supply and Install Accent Boulders	m2	75.00	\$550.00	\$41,250.00
Total B - Softscapes					\$745,250.00
C	Bioretention Areas				
1.0	Excavate 300mm Depth Subgrade, Haul Offsite	m2	1,150.00	\$30.00	\$34,500.00
2.0	Subgrade Preparation up to 600mm Below Finished Grade	m2	1,150.00	\$3.00	\$3,450.00
3.0	Haul, Spread Amended Soil Mix at 600mm Depth	m2	1,150.00	\$110.00	\$126,500.00
4.0	Supply and Install 25-50mm Angular Rock at 75mm Depth	m2	1,150.00	\$125.00	\$143,750.00
Total C - Bioretention Areas					\$308,200.00

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Item	Removals	Unit	Quantity	Unit Price	Amount
D	Planting				
1.0	Supply and Install Grasses and Perennials	ea.	3,600.00	\$45.00	\$162,000.00
2.0	Supply and Install Shrubs - All #5 Cont.	ea.	230.00	\$55.00	\$12,650.00
3.0	Supply and Install Deciduous Trees - All 70mm Cal.	m2	260.00	\$750.00	\$195,000.00
Total D - Planting					\$369,650.00
E	Site Furniture				
1.0	Supply and Install Bench Seating	ea.	48.00	\$2,900.00	\$139,200.00
2.0	Supply and Install Waste Receptacle	ea.	24.00	\$2,000.00	\$48,000.00
3.0	Supply and Install Bicycle Rack	ea.	48.00	\$850.00	\$40,800.00
4.0	Supply and Install Dog Waste Bag Dispenser	ea.	24.00	\$650.00	\$15,600.00
5.0	Install Wayfinding Signage per Town of Okotoks Specifications	ea.	12.00	\$2,300.00	\$27,600.00
Total E - Site Furniture					\$271,200.00
Total A - Hardscapes					\$1,586,050.00
Total B - Softscapes					\$745,250.00
Total C - Bioretention Areas					\$308,200.00
Total D - Planting					\$369,650.00
Total E - Site Furniture					\$271,200.00
Contingency (20%)					\$656,070.00
Total Landscaping					\$3,936,420.00

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A Streetlighting					
1.0	Streetlighting - incl. underground lines and boxes	ea.	40.00	\$68,350.00	\$2,734,000.00
	Total A - Streetlighting				\$2,734,000.00
B Traffic Signals					
1.0	Signalized Intersections				
1.1	4 Lane x 4 Lane	ea.	2.00	\$400,000.00	\$800,000.00
1.2	6 Lane x 4 Lane	ea.	2.00	\$450,000.00	\$900,000.00
	Total B - Traffic Signals				\$1,700,000.00
	Total A - Streetlighting				\$2,734,000.00
	Total B - Traffic Signals				\$1,700,000.00
	Contingency (20%)				\$886,800.00
	Total Streetlighting / Traffic Signals				\$5,320,800.00

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A Land Acquisition					
1.0	ROW Expansion - 30.5m to 46.0m	ha	3.40	\$313,820.00	\$1,066,988.00
Total A - Land Acquisition					\$1,066,988.00
B Engineering / Contract Administration Fees					
1.0	Detail Design / Construction Administration (10% of Construction Costs)	LS	1.00	\$2,181,550.00	\$2,181,550.00
Total B - Engineering / Contract Administration Fees					\$2,181,550.00
Total A - Land Acquisition					\$1,066,988.00
Total B - Engineering / Contract Administration Fees					\$2,181,550.00
Contingency (20%)					\$649,707.60
Total Land Acquisition / Fees					\$3,898,245.60