



OPC: **Summary**
Project: **338 Avenue WEST**
(Northridge Drive to East of Trilogy B)

Location: **Okotoks, AB**

CLASS 3 OPINION OF PROBABLE COST

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

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

Item	Description	Amount
A	Site Preparation	
	Removals	\$1,947,850.00
	Earthworks	\$1,605,000.00
B	Storm Infrastructure	
	Storm Sewer	\$1,689,115.00
	Catchbasins	\$743,175.00
	Miscellaneous	\$309,000.00
C	Surface Works	
	Asphalt	\$9,455,000.00
	Concrete	\$2,467,500.00
	Miscellaneous	\$197,500.00
D	Landscaping	
	Hardscapes	\$2,104,175.00
	Softscapes	\$984,250.00
	Bioretention Areas	\$402,000.00
	Planting	\$492,750.00
	Site Furniture	\$359,300.00
E	Streetlighting / Traffic Signals	
	Streetlighting	\$3,417,500.00
	Traffic Signals	\$2,800,000.00
F	Land Acquisition	\$1,255,280.00
G	Engineering / Construction Admin Fees	\$1,448,710.00
H	Contingency (10%)	\$3,167,820.00
	Total 338 Ave Project Cost	\$34,845,925.00

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 10% as detail design is already complete.
- Land acquisition costs are estimated at \$127,000 per acre as provided by the Town of Okotoks.
- Quantities are pulled from the 100% Design Review drawing set. This road segment is 2.5km long.
- 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.
- Contract administration is estimated at 5% 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	10.00	\$180.00	\$1,800.00
1.2	400mm Dia.	lm	25.00	\$225.00	\$5,625.00
1.3	600mm Dia.	lm	225.00	\$315.00	\$70,875.00
1.4	900mm Dia.	lm	50.00	\$450.00	\$22,500.00
2.0	Full Depth Asphalt Removal and Disposal	m2	35,000.00	\$50.00	\$1,750,000.00
3.0	Concrete Removal and Disposal				
3.1	250mm Reversed Curb	lm	300.00	\$90.00	\$27,000.00
3.2	Median Fill	m2	300.00	\$45.00	\$13,500.00
4.0	Gravel Removal and Disposal	m2	1,500.00	\$35.00	\$52,500.00
5.0	Road Sign Removal and Disposal	ea.	30.00	\$135.00	\$4,050.00
Total A - Removals					\$1,947,850.00
B	Earthworks				
1.0	Topsoil Stripping (0.3m depth)				
1.1	To Stockpile	m3	20,000.00	\$7.50	\$150,000.00
1.2	Haul to Offsite Location	m3	20,000.00	\$25.00	\$500,000.00
2.0	Common Excavation				
2.1	Common Excavation with Compaction	m3	15,000.00	\$10.00	\$150,000.00
2.2	Import, Place, and Compact Clay	m3	50,000.00	\$15.00	\$750,000.00
3.0	Site Erosion & Sedimentation Control				
3.1	Pumping and Dewatering - with 6" Pump and Hose	day	15.00	\$1,000.00	\$15,000.00
3.2	General ESC Allowance	F/A	1.00	\$40,000.00	\$40,000.00
Total B - Earthworks					\$1,605,000.00
Total A - Removals					\$1,947,850.00
Total B - Earthworks					\$1,605,000.00
Contingency (10%)					\$355,285.00
Total Site Preparation					\$3,908,135.00



OPC: Storm Infrastructure
Project: 338 Avenue WEST
(Northridge Drive to East of Trilogy B)

Location: Okotoks, AB

CLASS 3 OPINION OF PROBABLE COST

Project No.: 138875
OPC No.: 138875.6.04.13

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

Item	Description	Unit	Quantity	Unit Price	Amount
A	Storm Sewer				
1.0	250mm Dia. PVC Pipe				
1.1	0.0-3.5m	lm	75.00	\$315.00	\$23,625.00
2.0	375mm Dia. PVC Pipe				
2.1	0.0-3.5m	lm	25.00	\$405.00	\$10,125.00
3.0	450mm Dia. PVC Pipe				
3.1	0.0-3.5m	lm	250.00	\$450.00	\$112,500.00
4.0	450mm Dia. CONC Pipe				
4.1	0.0-3.5m	lm	50.00	\$585.00	\$29,250.00
5.0	525mm Dia. PVC Pipe				
5.1	0.0-3.5m	lm	50.00	\$500.00	\$25,000.00
6.0	600mm Dia. PVC Pipe				
6.1	0.0-3.5m	lm	50.00	\$540.00	\$27,000.00
7.0	675mm Dia. PVC Pipe				
7.1	0.0-3.5m	lm	30.00	\$585.00	\$17,550.00
8.0	750mm Dia. PVC Pipe				
8.1	0.0-3.5m	lm	120.00	\$630.00	\$75,600.00
9.0	900mm Dia. CONC Pipe				
9.1	0.0-3.5m	lm	800.00	\$900.00	\$720,000.00
10.0	1050mm Dia. CONC Pipe				
10.1	0.0-3.5m	lm	125.00	\$1,080.00	\$135,000.00
11.0	Storm Manholes				
11.1	Type 5A, SRC	vm	40.00	\$4,500.00	\$180,000.00
11.2	Type 1-S (1800x1800) SRC	vm	60.00	\$5,500.00	\$330,000.00
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.	4.00	\$720.00	\$2,880.00
Total A - Storm Sewer					\$1,689,115.00



OPC: **Storm Infrastructure**
 Project: **338 Avenue WEST**
(Northridge Drive to East of Trilogy B)

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CLASS 3 OPINION OF PROBABLE COST

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

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

Item	Description	Unit	Quantity	Unit Price	Amount
B	Catchbasins				
1.0	Catchbasin Leads				
1.1	250mm Dia. PVC	lm	1000.00	\$360.00	\$360,000.00
1.2	300mm Dia. PVC	lm	150.00	\$405.00	\$60,750.00
1.3	375mm Dia. PVC	lm	50.00	\$450.00	\$22,500.00
1.4	450mm Dia. PVC	lm	15.00	\$495.00	\$7,425.00
2.0	Storm Catchbasins				
2.1	Type C	ea.	40.00	\$4,500.00	\$180,000.00
2.1	Twin Type C	ea.	5.00	\$6,300.00	\$31,500.00
2.1	Beehive	ea.	15.00	\$5,400.00	\$81,000.00
Total B - Catchbasins					\$743,175.00
C	Miscellaneous				
1.0	600mm Dia. CSP Culvert	lm	125.00	\$720.00	\$90,000.00
2.0	900mm Dia. CSP Culvert	lm	60.00	\$900.00	\$54,000.00
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	1000.00	\$55.00	\$55,000.00
4.2	By Ripping	m3	1000.00	\$30.00	\$30,000.00
5.0	Excavate and Replace Unsuitable Material Using:				
5.1	25mm Drainage Rock	tnne	500.00	\$50.00	\$25,000.00
5.2	40mm Drainage Rock	tnne	500.00	\$50.00	\$25,000.00
6.0	Erosion and Sediment Control	F/A	1.00	\$20,000.00	\$20,000.00
Total C - Miscellaneous					\$309,000.00
Total A - Storm Sewer					\$1,689,115.00
Total B - Catchbasins					\$743,175.00
Total C - Miscellaneous					\$309,000.00
Contingency (10%)					\$274,129.00
Total Storm Infrastructure					\$3,015,419.00



OPC: **Surface Works**
Project: **338 Avenue WEST**
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Date Prepared: **May 1, 2025**
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Item	Removals	Unit	Quantity	Unit Price	Amount
A	Asphalt				
1.0	Waste Excavation	m3	15,000.00	\$25.00	\$375,000.00
2.0	Common Excavation	m3	30,000.00	\$25.00	\$750,000.00
3.0	Pavement - 338 Ave				
3.1	Subgrade Preparation	m2	60,000.00	\$5.00	\$300,000.00
3.2	80mm Crush Gravel Base Course - 300mm Thick	m2	60,000.00	\$25.00	\$1,500,000.00
3.3	25mm Crush Gravel Base Course - 100mm Thick	m2	60,000.00	\$12.50	\$750,000.00
3.4	Prime Coat	m2	60,000.00	\$1.50	\$90,000.00
3.5	Asphalt Pavement, Mix "A" - 100mm Thick (PG 58-34)	m2	60,000.00	\$60.00	\$3,600,000.00
3.6	Tack Coat	m2	60,000.00	\$1.50	\$90,000.00
3.7	Asphalt Pavement, Mix "C" - 80mm Thick (PG 64-34)	m2	60,000.00	\$30.00	\$1,800,000.00
4.0	Milling & Overlay				
4.1	Milling (60mm Depth)	m2	1,000.00	\$80.00	\$80,000.00
4.2	Overlay (60mm Depth)	m2	1,000.00	\$120.00	\$120,000.00
Total A - Asphalt					\$9,455,000.00
B	Concrete				
1.0	250mm Curb and Gutter				
1.1	Standard Section	lm	6000.00	\$110.00	\$660,000.00
1.2	Reversed Section	lm	6000.00	\$110.00	\$660,000.00
1.3	Rolled Section	lm	500.00	\$125.00	\$62,500.00
2.0	Berm Prep - excavate, prep curb, set stringlines	lm	12500.00	\$30.00	\$375,000.00
3.0	Concrete Paving				
3.1	Median Fill	m2	6000.00	\$40.00	\$240,000.00
3.2	50m2 Concrete Bus Pad	ea.	15.00	\$5,000.00	\$75,000.00
3.3	Mountable Apron	m2	1000.00	\$150.00	\$150,000.00
4.0	Wheel Chair Ramps	ea.	100.00	\$1,800.00	\$180,000.00
5.0	Curb Crossings in Medians	ea.	10.00	\$6,500.00	\$65,000.00
Total B - Concrete					\$2,467,500.00



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C	Miscellaneous				
1.0	Gravel Fill				
1.1	75mm Crushed Gravel Fill	tnne	500.00	\$40.00	\$20,000.00
1.2	25mm Crushed Gravel Fill	tnne	500.00	\$65.00	\$32,500.00
2.0	Asphalt Fill - Mix A Undercuts	tnne	100.00	\$150.00	\$15,000.00
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					\$197,500.00
Total A - Asphalt					\$9,455,000.00
Total B - Concrete					\$2,467,500.00
Total C - Miscellaneous					\$197,500.00
Contigency (10%)					\$1,212,000.00
Total Surface Works					\$13,332,000.00

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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	17,175.00	\$3.00	\$51,525.00
2.0	Supply and Install 3.0m Asphalt Multi-Use Path c/w root barrier and base	m2	12,750.00	\$70.00	\$892,500.00
3.0	Supply and Install Concrete Unit Pavers c/w base	m2	350.00	\$240.00	\$84,000.00
4.0	Supply and Install Reinforced Light Duty Concrete Paving c/w base				
4.1	Plain Grey, Sandblast Finish, Decorative Jointing	m2	3,175.00	\$250.00	\$793,750.00
4.2	Plain Grey, Light Broom Finish	m2	900.00	\$230.00	\$207,000.00
5.0	Supply and Install Painted Multi-Use Path Symbol	ea.	100.00	\$250.00	\$25,000.00
6.0	Supply and Install Concrete Edger c/w base	lm	240.00	\$210.00	\$50,400.00
Total A - Hardscapes					\$2,104,175.00
B Softscapes					
1.0	Shrub Beds				
1.1	Excavate 300mm Depth Subgrade, Haul Offsite	m2	4,100.00	\$30.00	\$123,000.00
1.2	Subgrade Preparation up to 600mm Below Finished Grade	m2	4,100.00	\$3.00	\$12,300.00
1.3	Haul, Spread Locally Stockpiled Topsoil to 600mm Depth	m2	4,100.00	\$4.50	\$18,450.00
2.0	Sod				
2.1	Haul, Spread Locally Stockpiled Topsoil to 150mm Depth	m2	20,000.00	\$4.50	\$90,000.00
2.2	Supply and Install Sod	m2	20,000.00	\$5.50	\$110,000.00
3.0	Finish Grading, Shrub Beds and Sod Areas	m2	24,100.00	\$2.50	\$60,250.00
4.0	Mulch - Supply and Install Wood Bark Mulch at Shrub Beds and Tree Surrounds at 75mm Depth	m2	9,350.00	\$15.00	\$140,250.00
5.0	Supply and Install 25-50mm Angular Rock at Medians at 75mm Depth	m2	3,000.00	\$125.00	\$375,000.00
6.0	Supply and Install Accent Boulders	m2	100.00	\$550.00	\$55,000.00
Total B - Softscapes					\$984,250.00
C Bioretention Areas					
1.0	Excavate 300mm Depth Subgrade, Haul Offsite	m2	1,500.00	\$30.00	\$45,000.00
2.0	Subgrade Preparation up to 600mm Below Finished Grade	m2	1,500.00	\$3.00	\$4,500.00
3.0	Haul, Spread Amended Soil Mix at 600mm Depth	m2	1,500.00	\$110.00	\$165,000.00
4.0	Supply and Install 25-50mm Angular Rock at 75mm Depth	m2	1,500.00	\$125.00	\$187,500.00
Total C - Bioretention Areas					\$402,000.00



OPC: **Landscaping**
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Item	Removals	Unit	Quantity	Unit Price	Amount
D	Planting				
1.0	Supply and Install Grasses and Perennials	ea.	4,750.00	\$45.00	\$213,750.00
2.0	Supply and Install Shrubs - All #5 Cont.	ea.	300.00	\$55.00	\$16,500.00
3.0	Supply and Install Deciduous Trees - All 70mm Cal.	m2	350.00	\$750.00	\$262,500.00
Total D - Planting					\$492,750.00
E	Site Furniture				
1.0	Supply and Install Bench Seating	ea.	64.00	\$2,900.00	\$185,600.00
2.0	Supply and Install Waste Receptacle	ea.	32.00	\$2,000.00	\$64,000.00
3.0	Supply and Install Bicycle Rack	ea.	64.00	\$850.00	\$54,400.00
4.0	Supply and Install Dog Waste Bag Dispenser	ea.	32.00	\$650.00	\$20,800.00
5.0	Install Wayfinding Signage per Town of Okotoks Specifications	ea.	15.00	\$2,300.00	\$34,500.00
Total E - Site Furniture					\$359,300.00
Total A - Hardscapes					\$2,104,175.00
Total B - Softscapes					\$984,250.00
Total C - Bioretention Areas					\$402,000.00
Total D - Planting					\$492,750.00
Total E - Site Furniture					\$359,300.00
Contingency (10%)					\$434,247.50
Total Landscaping					\$4,776,722.50



ARCADIS

OPC: **Streetlighting / Traffic Signals**
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Item	Removals	Unit	Quantity	Unit Price	Amount
A	Streetlighting				
1.0	Streetlighting - incl. underground lines and boxes	ea.	50.00	\$68,350.00	\$3,417,500.00
	Total A - Streetlighting				\$3,417,500.00
B	Traffic Signals				
1.0	Signalized Intersections				
1.1	4 Lane x 4 Lane	ea.	7.00	\$400,000.00	\$2,800,000.00
	Total B - Traffic Signals				\$2,800,000.00
	Total A - Streetlighting				\$3,417,500.00
	Total B - Traffic Signals				\$2,800,000.00
	Contingency (10%)				\$621,750.00
	Total Site Power				\$6,839,250.00



OPC: Land Acquisition / Fees
Project: 338 Avenue WEST
(Northridge Drive to East of Trilogy B)

Location: Okotoks, AB

CLASS 3 OPINION OF PROBABLE COST

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Date Prepared: May 1, 2025
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Item	Removals	Unit	Quantity	Unit Price	Amount
A	Land Acquisition				
1.0	ROW Expansion - 30.5m to 43.0m / 46.0m	ha	4.00	\$313,820.00	\$1,255,280.00
	Total A - Land Acquisition				\$1,255,280.00
B	Engineering / Contract Administration Fees				
1.0	Contract Administration (5% of Construction Costs)	LS	1.00	\$1,448,710.00	\$1,448,710.00
	Total B - Engineering / Contract Administration Fees				\$1,448,710.00
	Total A - Land Acquisition				\$1,255,280.00
	Total B - Engineering / Contract Administration Fees				\$1,448,710.00
	Contingency (10%)				\$270,399.00
	Total Land Acquisition / Fees				\$2,974,389.00