

BYLAW NO. 1225-21
BEING A BYLAW OF
MACKENZIE COUNTY
IN THE PROVINCE OF ALBERTA

TO PROVIDE FOR OFF-SITE LEVIES FOR THE PURPOSE OF NORTH SANITARY TRUNK SEWER IN THE HAMLET OF LA CRETE

WHEREAS, pursuant to section 648 of the *Municipal Government Act*, RSA 2000, Chapter M-26, as amended, a municipality has the authority to pass an Off-Site Levy Bylaw; and

WHEREAS, the Council of Mackenzie County, in the province of Alberta, has deemed it necessary to establish an Off-Site Levy Bylaw to pay for the capital costs of new sanitary trunk sewer facilities in the Hamlet of La Crete; and

WHEREAS, the Council of Mackenzie County deems it necessary to require agreements to be entered into with owners of the lands within the boundaries of the Benefitting Areas that are to be subdivided or developed in respect of the payment of the Off-Site Levy; and

WHEREAS, Mackenzie County has prepared a La Crete North Sanitary Trunk Sewer Design Report;

NOW THEREFORE, the Council of Mackenzie County, in the province of Alberta, duly assembled, hereby enacts as follows:

1. **CITATION**

1.1 This bylaw may be cited as the La Crete North Sanitary Off-Site Levy Bylaw and referred to herein as “this Bylaw”.

2. **DEFINITIONS**

2.1 For the purposes of this Bylaw the following definitions shall apply:

- a) Act – means the *Municipal Government Act*, RSA 2000, Chapter M-26, and amendments thereto;
- b) Administration – means Mackenzie County Administrative Staff;
- c) Benefitting Lands – means those areas located within Mackenzie County which will benefit from the Off-Site Infrastructure or Improvements subject of this Bylaw;

- d) Council – means the Municipal Council of Mackenzie County in the Province of Alberta, as duly elected and defined in the Municipal Government Act, RSA 2000, Chapter M-26 and amendments thereto;
- e) County – means the municipal district of Mackenzie County in the Province of Alberta;
- f) Developer – means a person or entity who submits a Subdivision or Development Permit Application, pursuant to this Bylaw;
- g) Off-Site Infrastructure *or* Off-Site Improvements – means the projects specified in Schedule “A” of this Bylaw for the purposes of sanitary trunk sewer in the Hamlet of La Crete.

3. **APPLICATION**

- 3.1 The total recoverable cost of the Off-Site Infrastructure, subject of this Bylaw is shown in Schedule “A” Section 6.0;
- 3.2 The Off-Site Levy fee is applicable to any Benefiting Lands as shown in Schedule “A” Figures 1 & 2;
- 3.3 The Off-Site Levy fee is charged in accordance with Schedule “A” Executive Summary;
- 3.4 Where it is determined that a development agreement is appropriate for an application for development or subdivision, the developer shall enter into a development agreement with the County and such development agreement shall ensure:
 - a. that provision is made for the payment of the Off-Site Levies as specified in this Bylaw with reasonable interest on the cost of improvements paid for in whole or in part by the municipality as established under the conditions of approval of the development permit for subdivision approval; or
 - b. that provision may be made for the deferring of payment of the Off-Site Levies to a future time certain or uncertain.
- 3.5 In the event that any of the Off-Site Levies imposed by this Bylaw or any other County Bylaw are not paid at the time specified in the development agreement, the County’s Chief Administrative Officer is hereby authorized to impose the unpaid sums of money on the lands that are subject of the development agreement, and thereafter collect the same as unpaid taxes in accordance with the provisions of the Act.

4. **SEVERABILITY**

4.1 If at any time any provision of this Bylaw is declared or held to be illegal, invalid, or ultra vires, in whole or in part, then that provision shall not apply and the remainder of this Bylaw shall continue in full force and effect and shall be continued as if it had been enacted without the illegal, invalid, or ultra vires provision.

5. **REPORTING**

5.1 Administration will review the status of Off-Site Levies and provide a report to Council on an annual basis.

6. **ENACTMENT**

6.1 Schedule "A" forms part of this bylaw.

6.2 This Bylaw shall come into force and effect upon the date of passing of the third and final reading.

READ a first time this 26th day of May, 2021.

READ a second time this 23rd day of June, 2021.

READ a third time and finally passed this 23rd day of June, 2021.

(original signed) _____

Joshua Knelsen
Reeve

(original signed) _____

Lenard Racher
Chief Administrative Officer

Schedule "A"
La Crete North Sanitary Trunk Sewer Design Report

North Sanitary Trunk Sewer Design Report

*Mackenzie County
Hamlet of La Crete*

November 16, 2020

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DISCLAIMER

This Design Report has been prepared by HELIX ENGINEERING LTD for use in preliminary design concepts for the North Sanitary Trunk Sewer for the Hamlet of La Crete in Mackenzie County. The information and data contained herein represent HELIX's best professional judgement in light of the knowledge and information available to HELIX at the time of preparation. This Report and the information and data contained herein are to be treated as confidential and may be used and relied on only by HELIX and its employees. HELIX denies any liability whatsoever to other parties who may obtain access to this document for any injury, loss, or damage suffered by such parties arising from their use of, or reliance upon, this study or any of its contents without the express written consent of HELIX ENGINEERING LTD.

CORPORATE AUTHORIZATION

This document entitled "North Sanitary Trunk Sewer Design Report" was prepared by Helix Engineering Ltd.

APEGA PERMIT
P11731
Randy Glenn Nov 16/20



APEGA 'Permit To Practice' # P11731

Randy Glenn, P. Eng

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EXECUTIVE SUMMARY

Helix Engineering Ltd. has been retained to provide a sanitary sewer servicing strategy for the north and west area of La Crete. The final basin will service 1,442 ha of land with a mix of residential, commercial, and light industrial uses with an allowance for 672 ha of low-pressure sewer flows. The servicing strategy includes three (3) gravity trunk sewers. They are shown on Figure 4 and described as follows:

Phase 1

The Phase 1 basin services 575 ha of a mix of residential and commercial/industrial land including 224 ha of low pressure sewer. It also services the phase 2 and 3 lands. The trunk is located north of 109 Avenue at the Hamlet boundary. It flows west to east along the north boundary of the hamlet to the existing sewage lagoons. The trunk is 2,883m long ranging in size from 450 to 675mm diameter at depths of 3.6 to 9.8m. The trunk drains to a lift station and force main that transfer flows to the lagoon. The resulting peak wet weather flow is 356.5 l/s.

Phase 2

The Phase 2 basin services 610 ha of residential land including 448 ha of low pressure sewer. The trunk is located west of TWP RD 1060, flowing from south to north. The trunk is 1,305m long ranging in size from 375 to 450mm diameter at depths of 5.4 to 7.3m. The trunk drains to a lift station and force main that transfer flows to the phase 1 gravity trunk. The resulting peak wet weather flow is 138.6 l/s. The force main will be 2,223m of 400mm DR11 HDPE pipe.

Phase 3

The Phase 3 services 256 ha of light industrial land located north of the Hamlet. The gravity trunk is 2,200m long with pipes ranging in size from 300mm to 450mm diameter. The pipe depths range from 3.5 to 7.4m.. The peak wet weather flow in the trunk is estimated at 96.5 l/s. This trunk connects to the phase 1 gravity trunk at MH 613.

The estimated cost for the servicing strategy is \$13,787,000 including engineering and contingencies. Based on this cost, levies have been calculated as follows:

Low Pressure	\$2,940 /ha
Gravity Area	\$15,900 /ha

1.0 GENERAL

The purpose of this report is to consider Sanitary Sewer Servicing Strategy for the north and west areas of La Crete. Final detailed engineering design will be in accordance with the latest Mackenzie County General Municipal Improvement Standards.

2.0 SERVICE AREA

The service area is shown in Figure 1. The lands included area as follows:

West of TWP RD 1060

- East half of 8-106-15-5
- NE5-106-15-5

North of 109 Avenue (TWP RD 1060)

- South half of SW16-106-15-5
- NW16-106-15-5
- East half of 16-106-15-5 and 21-106-15-5
- West half of 15-106-15-5 and 22-106-15-5

The original scope of work included the 3 quarter sections west of TWP RD 1060 and the 3 quarter sections north of and adjacent to 109 Avenue. The alignment of the proposed trunk was changed to allow the additional areas to the north to be serviced within the same trunk system.

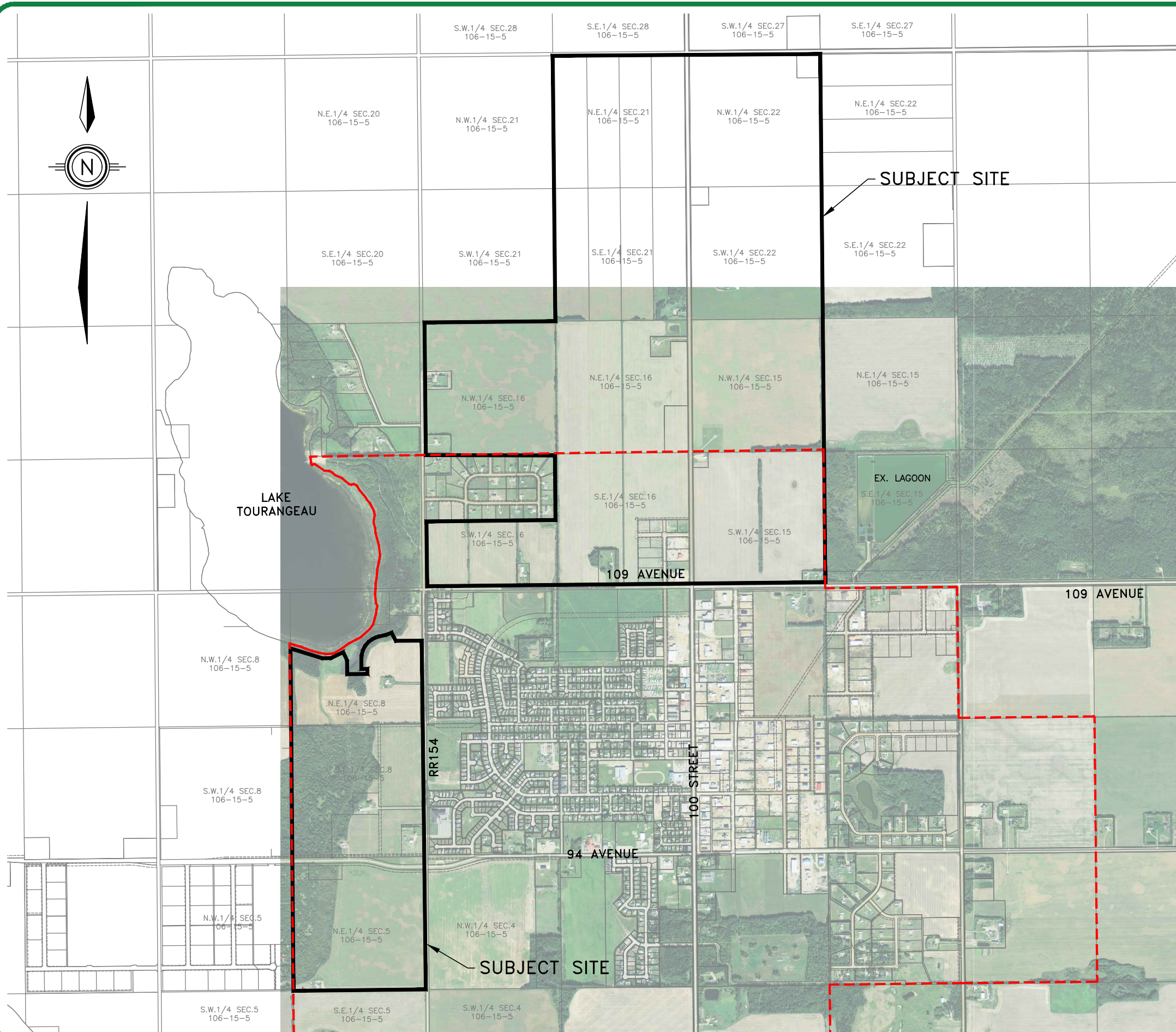
The service area has been discretized into 3 phases. Phase 1 is basin that drains directly into the gravity trunk connecting to the existing lagoon. Phase 2 is the residential area west of RR514 which connects to the phase 1 trunk with a lift station and force main. Phase 3 is the light industrial area to the north, as identified in the Growth Study by O2 Planning in 2020, which connects to the phase 1 trunk by a north expansion gravity trunk.

3.0 PROPOSED LAND USE

The proposed land use for the basin is shown on Figure 2. The area is predominantly residential with a mix of commercial and industrial. Typically, land uses are based on Area Structure Plans. In the absence of this planning document, the preliminary design is based on the following assumptions:

- Net development land is the gross area less potential Environmental Reserve
- Future arterial road widenings – 12.3m 109 Avenue and 10m each side of the Range Roads
- Parks – 10% land allocated in residential areas and assumed cash in lieu in industrial areas
- School areas are included in the park allocation
- Residential areas 2% MF and 98% SF
- A School site has been allocated to Phase 2

The existing topography is shown on Figure 3.



SUBJECT SITE

LAKE
TOURANGEAU

109 AVENUE

109 AVENUE

94 AVENUE

RR154

100 STREET

SUBJECT SITE

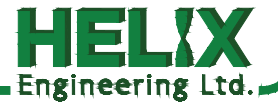
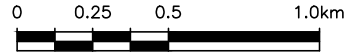
NORTH SANITARY TRUNK

MACKENZIE COUNTY
HAMLET OF LA CRETE

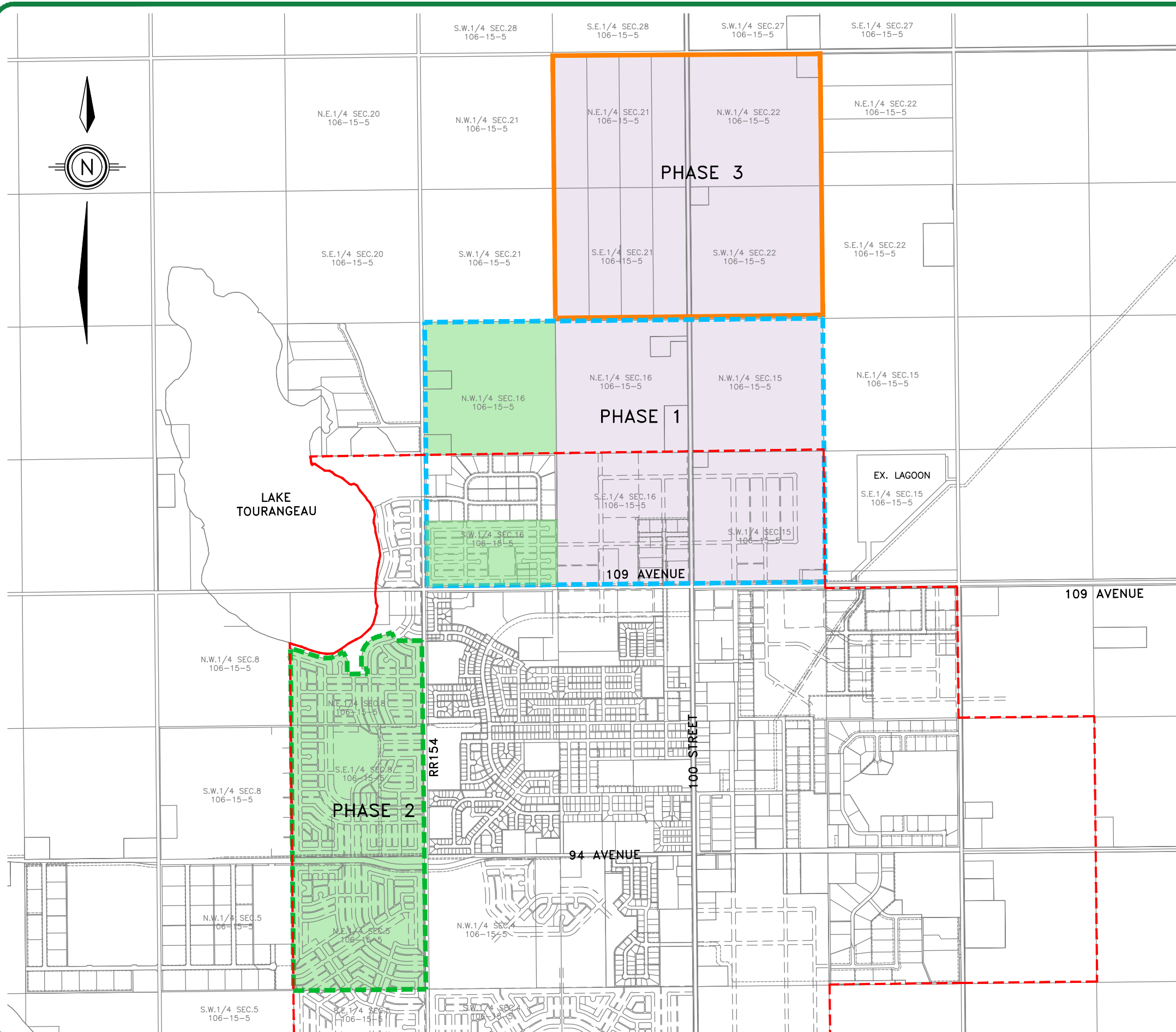
FIGURE 1
LOCATION PLAN

- - - - HAMLET BOUNDARY
- BENEFITTING LANDS

SCALE
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----- HAMLET BOUNDARY

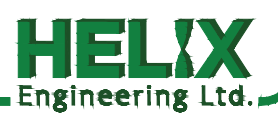
COMMERCIAL/INDUSTRIAL

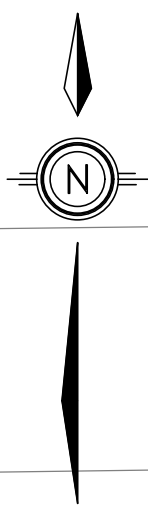
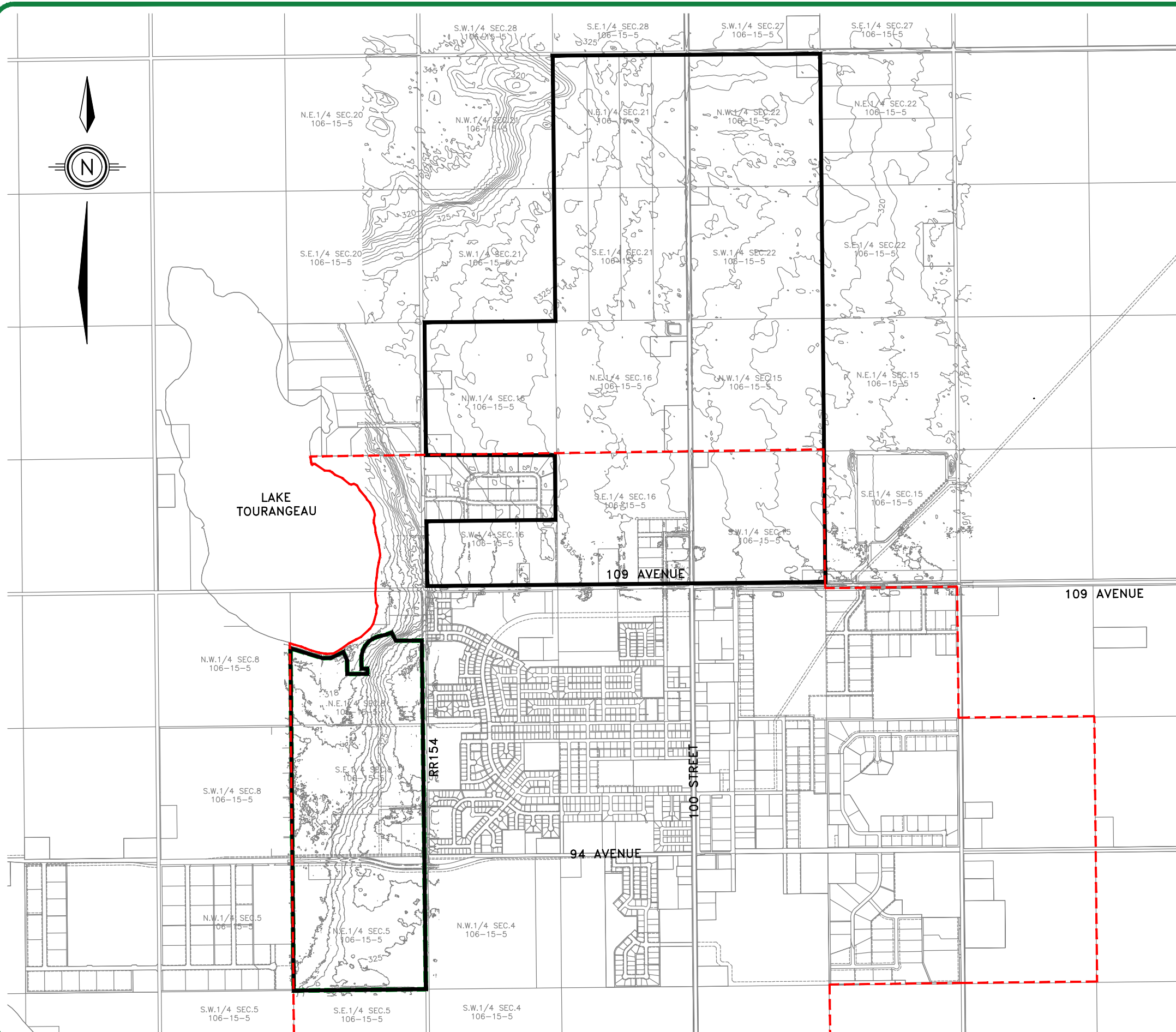
RESIDENTIAL

SCALE
1:25,000

0 0.25 0.5 1.0km

NORTH SANITARY TRUNK
MACKENZIE COUNTY
HAMLET OF LA CRETE
FIGURE 2
BENEFITTING AREA WITH LAND USE

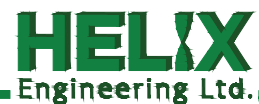
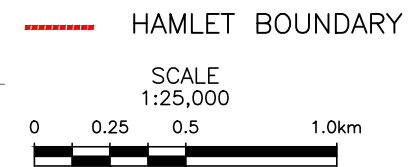




NORTH SANITARY TRUNK

MACKENZIE COUNTY
HAMLET OF LA CRETE

**FIGURE 3
EXISTING TOPOGRAPHY**



The resulting contributing areas are presented in Table 1.

TABLE 1 - LAND USE FOR FLOW CALCULATIONS				
Land Use	Phase			Total
	1	2	3	
Gross Area	575.5	610.2	256.0	1,441.7
ER	-	-	-	-
Gross Developable	575.5	610.2	256.0	1,441.7
Road Widening	4.7	2.7	1.9	9.3
Stormwater Management	12.1	-	8.1	20.2
Parks (net of Schools)	9.6	4.3	-	13.9
Subtotal	26.4	7.0	10.0	43.4
Net Developable	549.1	603.2	246.0	1,398.4
LPS	224.0	448.0	-	672.0
Residential	81.4	146.2	-	227.7
Schools	-	9.0	-	9.0
Com/Ind	243.7	-	246.0	489.7
Total	549.2	603.2	246.0	1,398.4

Land areas in ha. Phase 3 is the industrial expansion area.

4.0 DESIGN CRITERIA

The design criteria used in the preliminary design is in accordance with the County Mackenzie County General Municipal Improvement Standards dated July 2014. Where gaps occurred, standards were used from other municipalities. The preliminary design is based on the following criteria:

- Residential Flow Generation 350 l/p/d (equates to 0.00405 l/s/p)
- Single Family Density of 35 p/ha
- Multi-family Density of 105 p/ha
- Commercial / Industrial / Institutional 3,000 l/ha/d (equates to 0.035 l/s/ha)
- Low Pressure Sewer (LPS) servicing 4.16 l/s/ quarter section (based on 30 lots per quarter)
- Peaking Factor – Residential $PF = 1 + \frac{14}{4+(P/1000)^{0.5}}$ 2.5<PF<5
- Peaking Factor – Ind/Com/Inst $PF = 10xQave^{-0.45}$ 2.5<PF<5
- Inflow and Infiltration 17,000 l/s/ha (equates to 0.20 l/s/ha); peaking factor does not apply
- Force main maximum velocity 2.0 m/s
- Force main roughness co-efficient 140
- LPS is not subject to peaking factors or inflow/infiltration
- Maximum manhole spacing 150m

In addition to the criteria listed above, Mackenzie County and Helix Engineering Ltd, in consultation with Aquatera Utilities, have agreed on the following:

- Historical data for light industrial areas in the Clairmont area of the Aquatera service area indicate that the generated flows are significantly less than the industrial standard would predict. It is expected that development would be of a similar nature in this area of La Crete. As a result, the flow generation rate has been lowered from the County’s standard of 17,000 l/ha/day to 3,000 l/ha/day.
- The LPS flows have the potential to deteriorate concrete manholes when entering the gravity system. Manholes can be lined to protect against corrosion. The County inspected manholes from the connection point of the existing LPS systems and found some deterioration in the first couple of manholes only. Thus, this report includes lining of the first three manholes, the connection manhole and two downstream.
- The use of Vortex systems where LPS or force mains connect to the gravity trunk should be investigated. When the turnover in the pressure pipe takes longer than a day, the use of a vortex may be warranted. This will be the case in the early stages of development when there are minimal flows in the system and the pipes are sized for the ultimate. The Vortex system will reduce odors and corrosion. Vortex systems have been included at the LPS connection, but not at the force main connection at the lagoon.

Based on the design criteria, the peak wet weather flows have been calculated for each inflow manhole to be used in sizing the trunk sewer. The resulting flows are presented in Table 2.

TABLE 2 - DESIGN FLOWS								
Land Use	Phase - Stand Alone						System Total	
	1		2		3			
LPS	14.6	9.5%	29.1	21.0%	-	0.0%	43.7	12.3%
Residential & Schools	57.7	37.6%	109.5	79.0%	-	0.0%	167.2	46.9%
Com/Ind	81.3	52.9%	-	0.0%	81.9	100.0%	145.7	40.9%
Total	153.6	100.0%	138.6	100.0%	81.9	100.0%	356.6	100.0%
Flows are Peak Wet Weather (l/s)								

5.0 TRUNK DESIGN

The land within the basin slopes from south to north and west to the east. The general design concept is for three gravity trunks and 2 lift stations to convey flows from the west to the east, to the existing sewage lagoon.

The Phase 1 gravity trunk will flow into a sanitary lift station. The lift station will be located at the existing sewage lagoon and will pump flow to the sewage lagoon in a short force main.

The Phase 2 gravity trunk will collect flows in the west basin and connect to a lift station. The lift station will pump the flows into the top of the Phase 1 trunk thru a force main.

The Phase 3 gravity trunk will collect flows in the north basin and connect to the Phase 1 trunk.

Detailed flow calculations are included in Appendix A.

The alignments were selected in consultation with County staff. It was also agreed that the trunk designs would allow for LPS flows, 3.5 quarters into Phase 1 and 7 quarters into Phase 2. Phase 3 does not have an LPS contribution.

Design of the trunk sewer considers the depth required for the lateral connections servicing the basin. Details of each phase are as follows:

Phase 1

The Phase 1 gravity trunk sewer is 2,883m long with pipe sizes ranging from 450mm to 675mm diameter. The peak dry weather flow is 242.3 l/s and the peak wet weather flow is 356.5 l/s. These flows include an allowance for 14.6 l/s of LPS inflow, representing 224 ha of development, of which approximately 26.2 ha (1.7 l/s) is existing. The depth of the trunk ranges from 3.6m to 9.8m. The trunk connects to a lift station at the existing lagoon. The lift station will convey flows from the trunk to the lagoon. Ultimately, the force main will be 50m of 600mm HDPE with a pressure of 20 psi. Given the short distance for the force main, the sizing of pumps and force main should be staged as warranted by development within the basin.

Phase 2

The Phase 2 gravity trunk sewer is 1,305m long with pipe sizes ranging from 375mm to 450mm diameter. The peak dry weather flow is 107.6 l/s and the peak wet weather flow is 138.6 l/s. These flows include an allowance for 29.1 l/s of LPS inflow representing 448 ha of development, of which approximately 48.9 ha (3.2 l/s) is existing. The depth of the trunk ranges from 5.4 to 7.3m. The trunk connects to a lift station at the north end. The lift station will convey flows from the trunk to the Phase 1 trunk. Ultimately, the force main will be 2,223m of 400mm HDPE with a pressure of 35 psi. Initial pumps should be sized for flow rate of 59 l/s at approximately 23 psi to achieve a velocity of 0.6m/s. The pumps running for 1 hour per day will turn over the volume in the pipe each day.

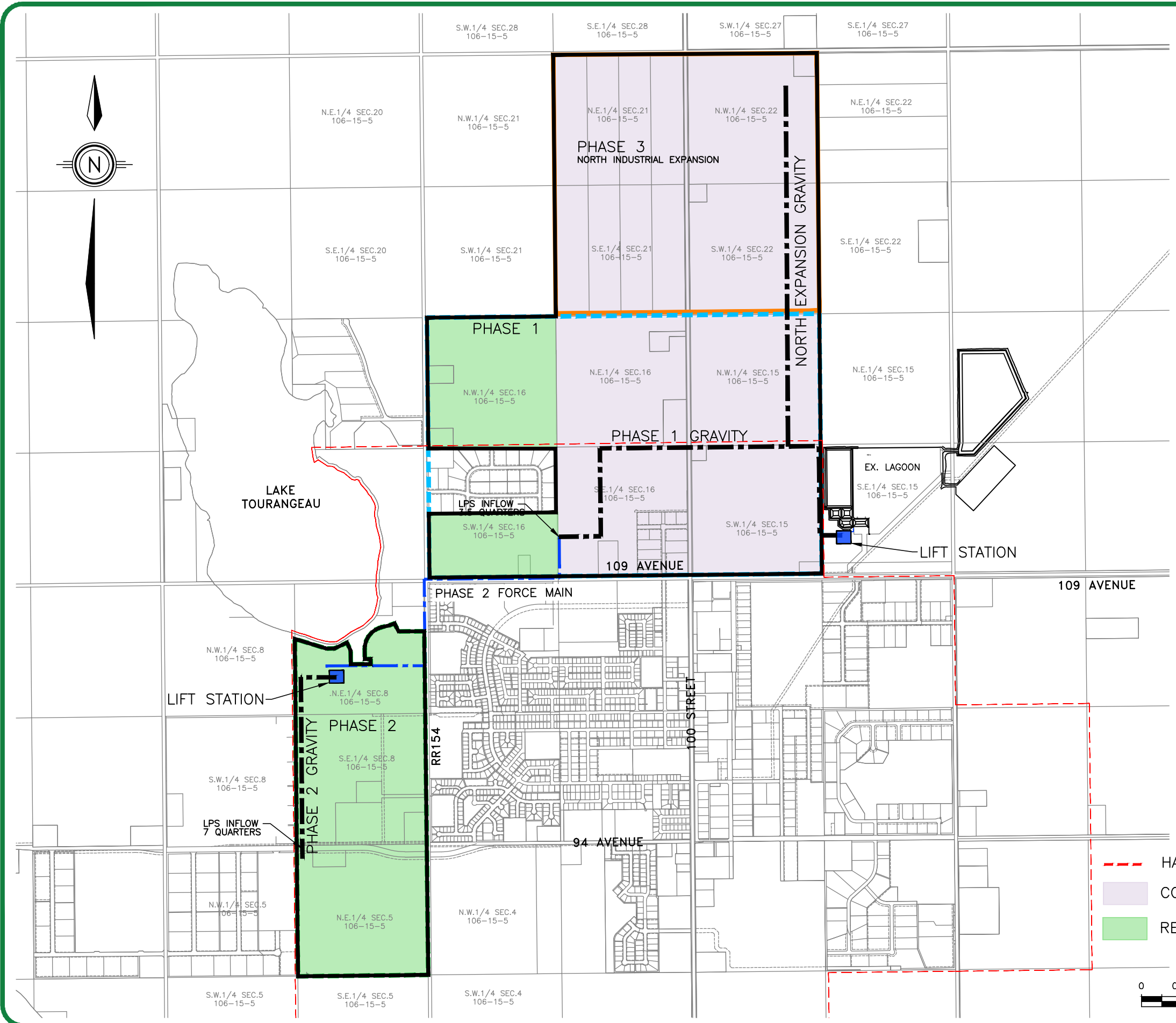
Phase 3

A conceptual design has been done for the phase 3 gravity trunk to provide construction cost estimates and determine the depth required at the Phase 1 manhole to allow the connection. The phase 3 gravity trunk is 2,200m long with pipe sizes ranging from 300mm to 450mm diameter. The peak dry weather flow is 36.5 l/s and the peak wet weather flow is 96.5 l/s. The flows result from portions of the Phase 2 basin connecting to

the south end of this trunk for efficient servicing. The stand-alone peak wet weather flow is 81.9 l/s. These flows do not include any allowance for LPS flows. The depth of the trunk ranges from 3.6m to 7.4m. The trunk connects to the Phase 1 gravity trunk at MH#613.

The servicing concept is shown on Figure 4.

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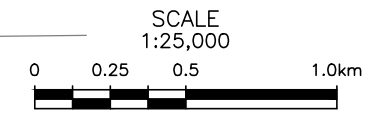


NORTH SANITARY TRUNK

MACKENZIE COUNTY
HAMLET OF LA CRETE

FIGURE 4
SERVICING CONCEPT

- HAMLET BOUNDARY
- COMMERCIAL/INDUSTRIAL
- RESIDENTIAL



6.0 CONSTRUCTION COST ESTIMATES

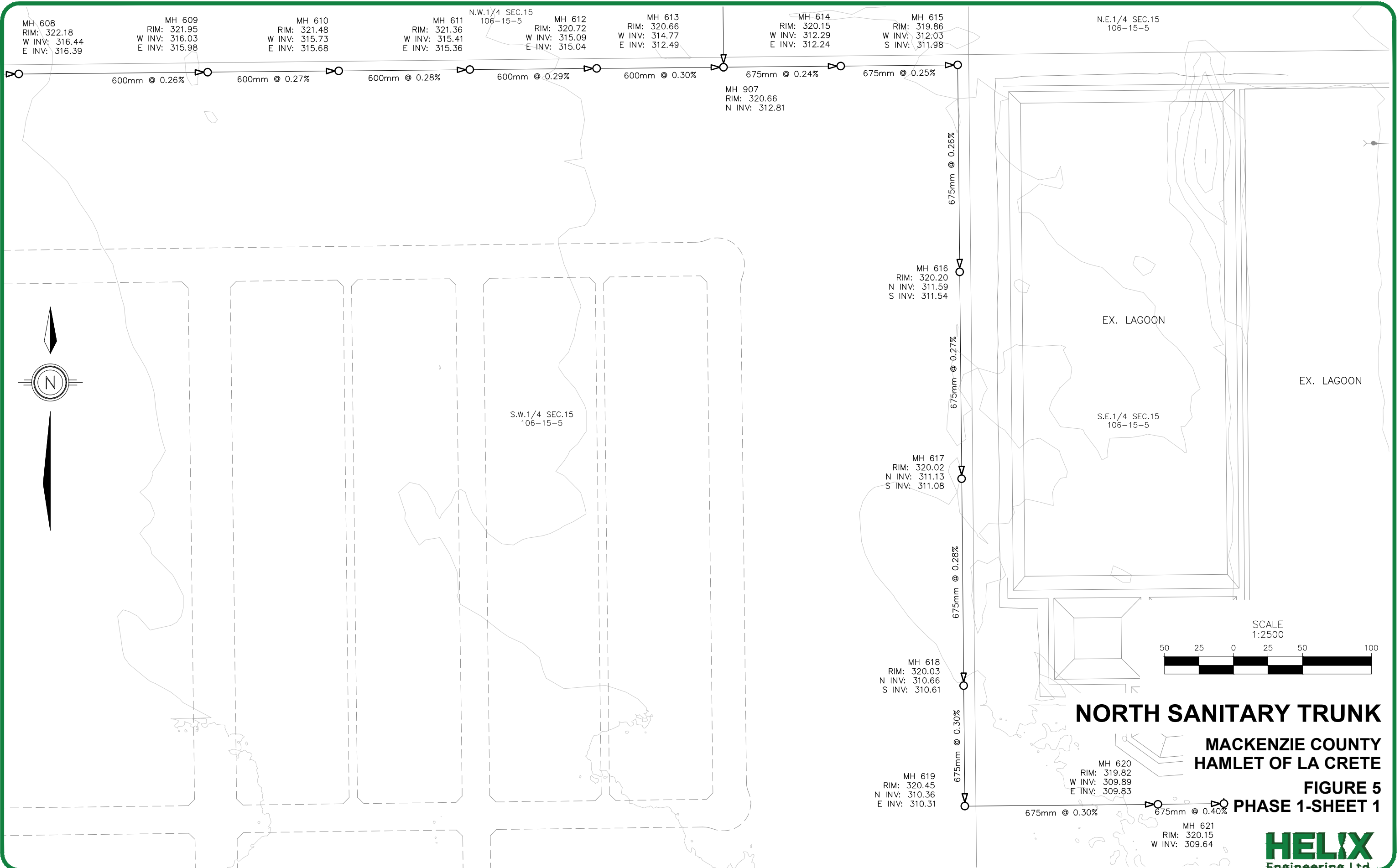
The construction cost for the servicing concept has been estimated based on the preliminary design of the system. This includes the gravity trunks, lift stations and the force mains as illustrated on Figures 5 to 8. The detailed cost estimates are included in Appendix B. Estimates include the following:

- Cost of the servicing study
- 10% for Engineering
- 20% for Contingencies (30% for Phase 3)
- Allowance for lining of three upper manholes to facilitate the LPS connection
- Trenchless construction of the force main

The construction costs are summarized in Table 3.

TABLE 3 - ESTIMATED COSTS				
	Phase			Total*
	1	2	3*	
Gravity Trunk	2,753,000	1,057,000	1,254,000	5,064,000
Lift Station / Force Main	2,094,000	3,172,000	-	5,266,000
Subtotal	4,847,000	4,229,000	1,254,000	10,330,000
Contingencies 20%*	970,000	846,000	377,000	2,193,000
Engineering 10%	485,000	423,000	126,000	1,034,000
Subtotal	6,302,000	5,498,000	1,757,000	13,557,000
Trunk Sewer MH Lining	27,000	43,000	-	70,000
Design Report	60,000	60,000	40,000	160,000
Project Total	6,389,000	5,601,000	1,797,000	13,787,000
* Phase 3 Contingency is 30%				

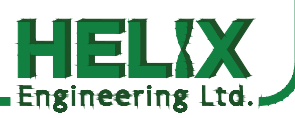
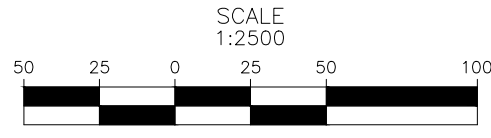
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NORTH SANITARY TRUNK

MACKENZIE COUNTY
HAMLET OF LA CRETE

FIGURE 5
PHASE 1-SHEET 1



N.E.1/4 SEC.16
106-15-5

MH 603
RIM: 324.17
S INV: 318.88
E INV: 318.83

MH 604
RIM: 324.14
W INV: 318.24
E INV: 318.19

MH 605
RIM: 323.46
W INV: 317.59
E INV: 317.51

MH 606
RIM: 323.16
W INV: 317.20
E INV: 317.15

MH 607
RIM: 322.56
W INV: 316.83
E INV: 316.78

N.W.1/4 SEC.15
106-15-5

MH 608
RIM: 322.18
W INV: 316.44
E INV: 316.39

525mm @ 0.44%

525mm @ 0.45%

600mm @ 0.23%

600mm @ 0.24%

600mm @ 0.25%

525mm @ 0.27%

MH 600
RIM: 324.27
S INV: 319.30
N INV: 319.25

525mm @ 0.26%

MH 599
RIM: 323.88
S INV: 319.70
N INV: 319.65

525mm @ 0.25%

S.E.1/4 SEC.16
106-15-5

S.W.1/4 SEC.15
106-15-5

MH 598
RIM: 324.25
S INV: 320.11
N INV: 320.04

450mm @ 0.57%

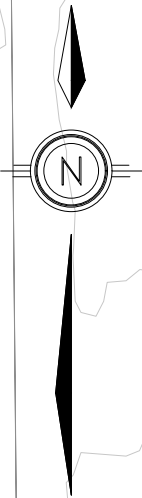
MH 597
RIM: 324.51
W INV: 320.94
N INV: 320.89

MH 595
RIM: 325.55
E INV: 322.44

MH 596
RIM: 324.71
W INV: 321.75
E INV: 321.70

450mm @ 0.56%

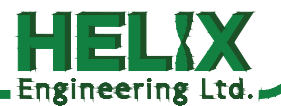
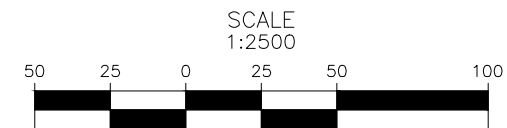
450mm @ 0.56%



NORTH SANITARY TRUNK

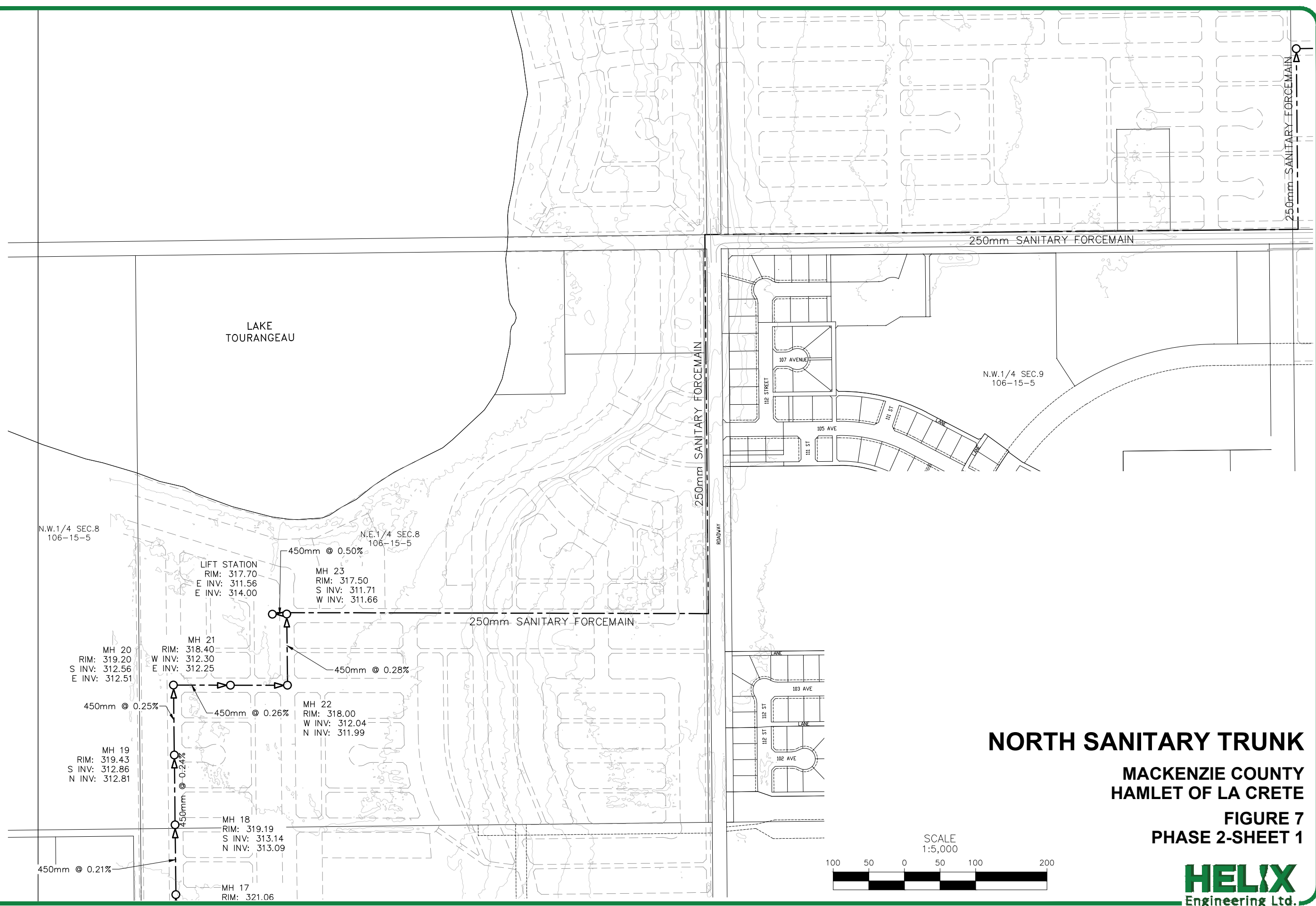
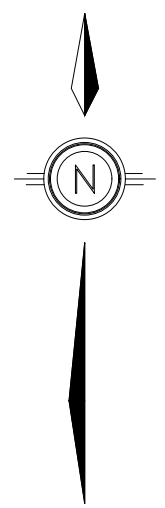
MACKENZIE COUNTY
HAMLET OF LA CRETE

FIGURE 6
PHASE 1-SHEET 2



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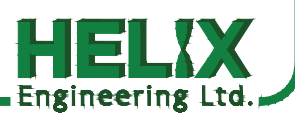
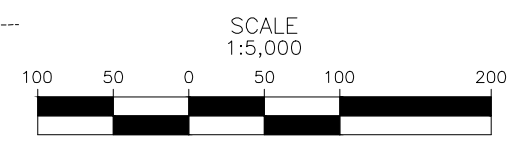
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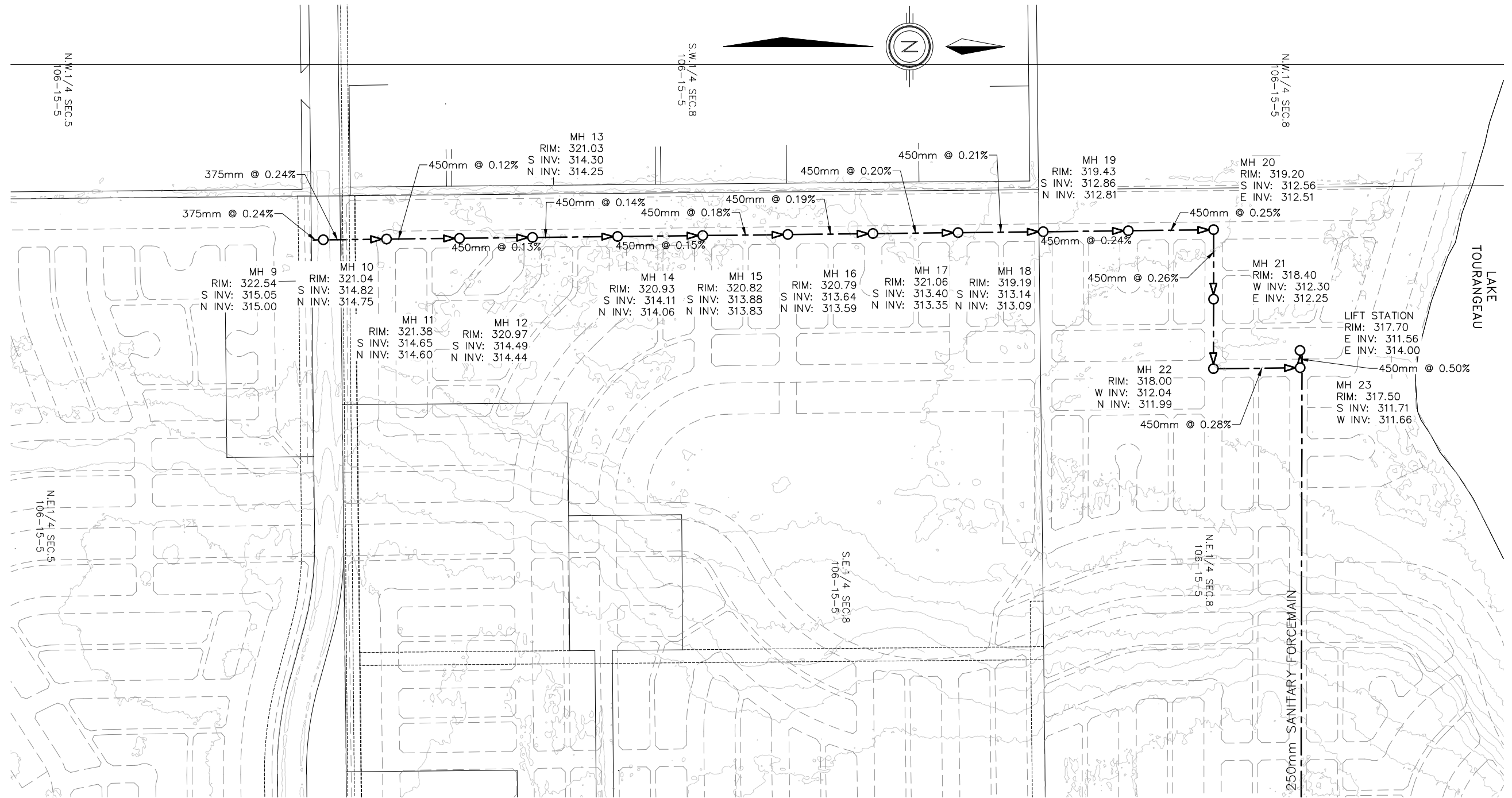


NORTH SANITARY TRUNK

MACKENZIE COUNTY
HAMLET OF LA CRETE

FIGURE 7
PHASE 2-SHEET 1

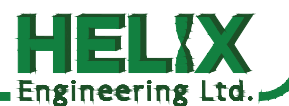
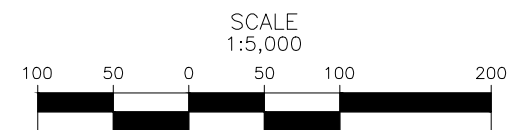


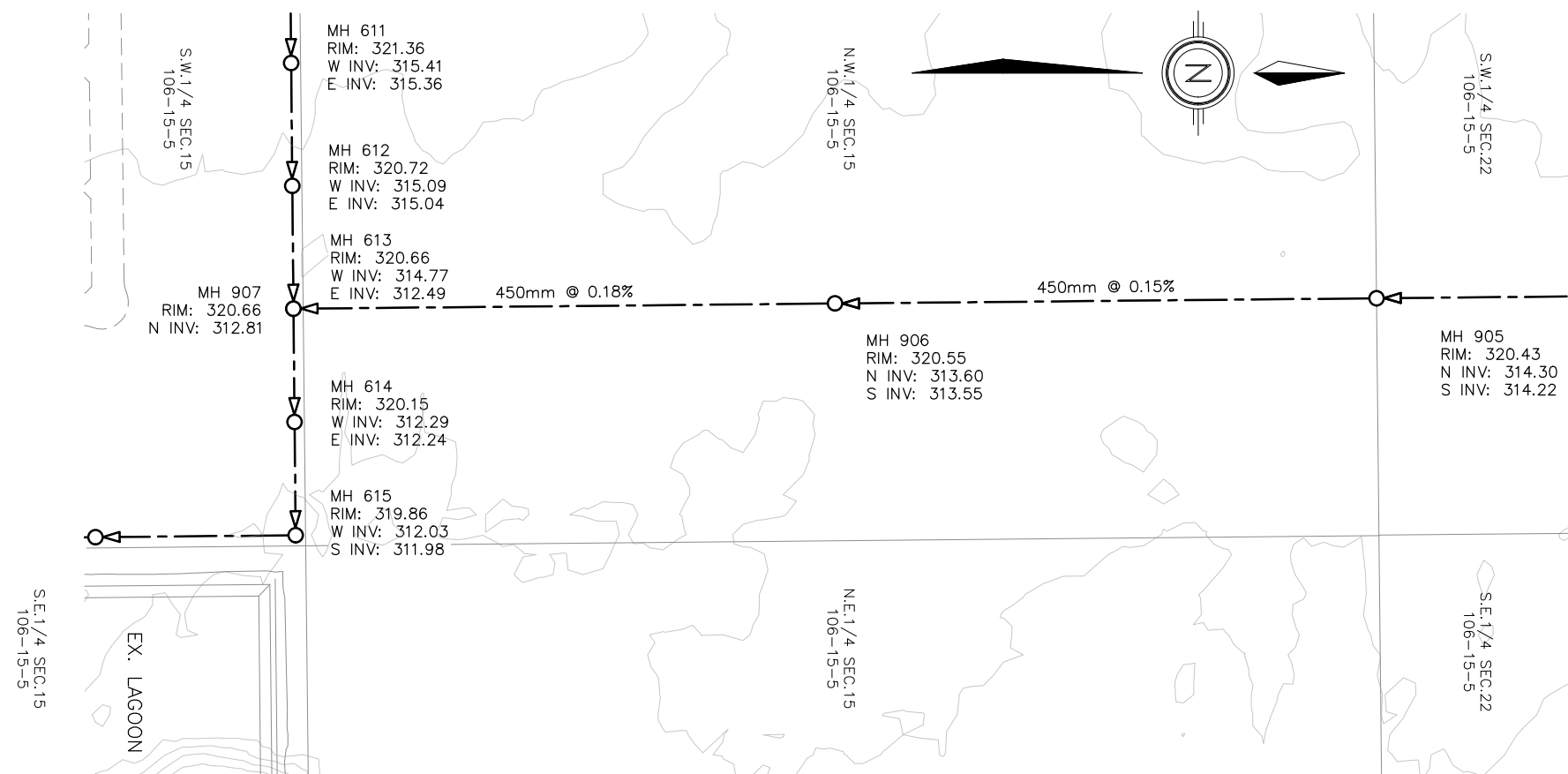
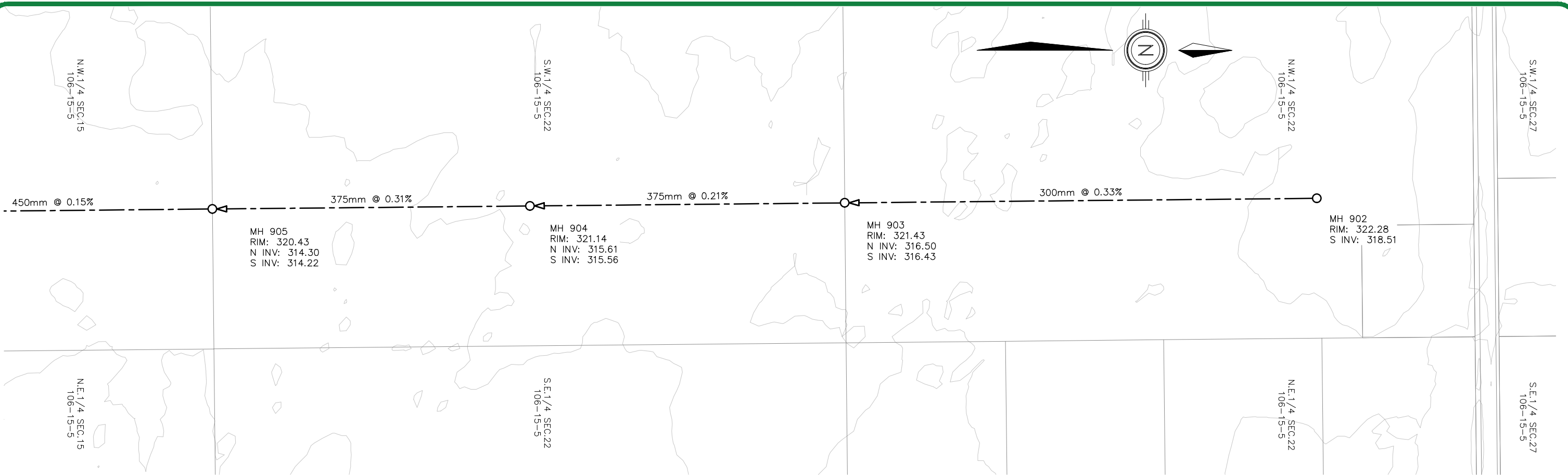


NORTH SANITARY TRUNK

MACKENZIE COUNTY
VILLAGE OF LA CRETE

FIGURE 8
PHASE 2-SHEET 2

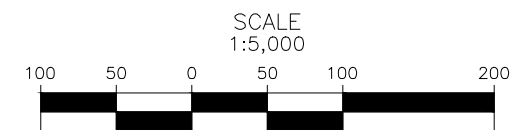




NORTH SANITARY TRUNK

MACKENZIE COUNTY
HAMLET OF LA CRETE

FIGURE 9
PHASE 3



7.0 BASIN LEVIES

The cost to service the basin will be charged back to the benefitting lands as a development levy. Separate levy rates are presented for the future LPS system and the gravity trunk servicing area. Costs have been apportioned based on the portion of the peak wet weather flow as shown in Table 3. The resulting cost allocations and development levies are shown Table 4.

TABLE 4 - DEVELOPMENT LEVIES			
	Cost	Area (ha)	Levy
Residential	6,432,000	258.2	24,910
Com/Ind	5,604,000	499.0	11,240
Gravity Levy	12,036,000	757.2	15,900
LPS	1,681,000		
Extra Cost for MH Lining	70,000		
LPS Levy	1,751,000	596.9	2,940
Total	13,787,000		
Benefiting Area		1,354.1	
Cost amounts are rounded to nearest \$1,000.			
Levies are rounded to nearest \$10.			

Appendix A

Design Flow Calculations

Appendix B

Detailed Cost Estimate

**NORTH SANITARY SEWER EXPANSION
PHASE 1 - CONSTRUCTION COST ESTIMATES**

	ITEM	DESCRIPTION	UNIT PRICE	UNIT	QUANTITY	AMOUNT
	A1.	Safety flag persons, barricades, permits, eco plan	\$10,000.00	l.s.	1	\$10,000.00
	A2.	Crop damage reimbursement	\$2.00	s.m	86,550	\$173,100.00
	A3.	Hydrovac/locate existing shallow conflict utilities, gas mains	\$10,000.00	l.s.	1	\$10,000.00
	A4.	Clearing & grubbing	\$7,500.00	ha.	1	\$7,500.00
	A5.	Topsoil stripping of proposed construction limits & laydown areas (push to side of R/W)	\$3.50	c.m.	14,425	\$50,487.50
	A6.	Topsoil restoration of construction R.O.W. & laydown areas (restore to existing)	\$3.50	c.m.	14,425	\$50,487.50
	A7.	Restoration of existing gravel access road/road allowance c/w cloth/grid, 400mm GBC	\$45.00	s.m.	250	\$11,250.00
	A8.	Restoration of existing gravel access driveway c/w cloth/grid, 300mm GBC	\$35.00	s.m.	0	\$0.00
	A9.	Restoration of existing Pavement c/w cloth/grid, 600mm GBC, 120mm ACP	\$100.00	s.m.	0	\$0.00
	A10.	Supply/Install 15m -600mm CSP culvert c/w tapered ends	\$5,000.00	ea	0	\$0.00
	A11.	Supply/Install sanitary sewer main				
		a) 250	\$90.00	l.m.	0	\$0.00
		b) 300	\$100.00	l.m.	0	\$0.00
		c) 375	\$125.00	l.m.	0	\$0.00
		d) 450	\$210.00	l.m.	395	\$82,950.00
		e) 525	\$235.00	l.m.	677	\$159,095.00
		f) 600	\$260.00	l.m.	915	\$237,900.00
		g) 675	\$340.00	l.m.	898	\$305,320.00
		h) 750	\$420.00	l.m.	0	\$0.00
	A12.	Trenching/Backfilling				
		a) 0- 4 m depth of bury	\$90.00	l.m.	259	\$23,310.00
		b) 4- 5m depth of bury	\$130.00	l.m.	272	\$35,360.00
		c) 5- 6m depth of bury	\$180.00	l.m.	1,321	\$237,690.00
		d) 6- 7m depth of bury	\$250.00	l.m.	134	\$33,375.00
		e) 7- 8 m depth of bury	\$390.00	l.m.	320	\$124,800.00
		f) 8- 9m depth of bury	\$640.00	l.m.	300	\$192,000.00
		g) 9-10m depth of bury	\$800.00	l.m.	278	\$222,400.00
		h) 10-11m depth of bury	\$900.00	l.m.	0	\$0.00
		i) 11-12m depth of bury	\$1,100.00	l.m.	0	\$0.00
	A13.	Supply/Install SR concrete manholes c/w frame & covers for 19 units				
		a) 1200mm SR Precast base	\$3,500.00	ea	11	\$38,500.00
		b) 1500mm SR Precast base (>600 pipe)	\$9,500.00	ea	16	\$152,000.00
		c) Supply install 1200mm concrete barrels c/w rings & F.C	\$2,200.00	v.m.	48.5	\$106,630.81
		d) Supply install 1500mm concrete barrels c/w rings & F.C	\$3,600.00	v.m.	110	\$396,981.18
	A15.	Supply/Install aluminum safety platform	\$1,850.00	ea.	0	\$0.00
	A16.	Base stabilizing material (screened rock)	\$70.00	c.m.	600	\$42,000.00

**NORTH SANITARY SEWER EXPANSION
PHASE 2 - CONSTRUCTION COST ESTIMATES**

	ITEM	DESCRIPTION	UNIT PRICE	UNIT	QUANTITY	AMOUNT
	A1.	Safety flag persons, barricades, permits, eco plan	\$10,000.00	l.s.	1	\$10,000.00
	A.2	Crop damage reimbursement	\$2.00	s.m.	26,580	\$53,160.00
	A3.	Hydrovac/locate existing shallow conflict utilities, gas mains	\$10,000.00	l.s.	1	\$10,000.00
	A4.	Clearing & grubbing	\$7,500.00	ha.	2.0	\$15,000.00
	A5.	Topsoil stripping of proposed construction limits & laydown areas (push to side of R/W)	\$3.50	c.m.	10,000	\$35,000.00
	A6.	Topsoil restoration of construction R.O.W. & laydown areas (restore to existing)	\$3.50	c.m.	10,000	\$35,000.00
	A7.	Restoration of existing gravel access road/road allowance c/w cloth/grid, 400mm GBC	\$45.00	s.m.	200	\$9,000.00
	A8.	Restoration of existing gravel access driveway c/w cloth/grid, 300mm GBC	\$35.00	s.m.	0	\$0.00
	A9.	Restoration of existing Pavement c/w cloth/grid, 600mm GBC, 120mm ACP	\$100.00	s.m.	200	\$20,000.00
	A10.	Supply/Install 15m -600mm CSP culvert c/w tapered ends	\$5,000.00	ea	0	\$0.00
	A11.	Supply/Install sanitary sewer main				
		a) 250	\$90.00	l.m.	0	\$0.00
		b) 300	\$100.00	l.m.	0	\$0.00
		c) 375	\$125.00	l.m.	97	\$12,082.50
		d) 450	\$210.00	l.m.	1,232	\$258,791.40
		e) 525	\$235.00	l.m.	0	\$0.00
		f) 600	\$260.00	l.m.	0	\$0.00
		g) 675	\$340.00	l.m.	0	\$0.00
		h) 750	\$420.00	l.m.	0	\$0.00
	A12.	Trenching/Backfilling				
		a) 0- 4 m depth of bury	\$90.00	l.m.	0	\$0.00
		b) 4- 5m depth of bury	\$130.00	l.m.	0	\$0.00
		c) 5- 6m depth of bury	\$180.00	l.m.	378	\$68,040.00
		d) 6- 7m depth of bury	\$250.00	l.m.	927	\$231,750.00
		e) 7- 8 m depth of bury	\$390.00	l.m.	12	\$4,680.00
		f) 8- 9m depth of bury	\$640.00	l.m.	0	\$0.00
		g) 9-10m depth of bury	\$800.00	l.m.	0	\$0.00
		h) 10-11m depth of bury	\$900.00	l.m.		
		i) 11-12m depth of bury	\$1,100.00	l.m.		
	A13.	Supply/Install SR concrete manholes c/w frame & covers for 19 units				
		a) 1200mm SR Precast base	\$3,500.00	ea	16.0	\$56,000.00
		b) 1500mm SR Precast base (>600 pipe)	\$9,500.00	ea	0.0	\$0.00
		c) Supply install 1200mm concrete barrels c/w rings & F.C	\$2,200.00	v.m.	78.9	\$173,688.72
		d) Supply install 1500mm concrete barrels c/w rings & F.C	\$3,600.00	v.m.	0.0	\$0.00
	A15.	Supply/Install aluminum safety platform	\$1,850.00	ea.	0.0	\$0.00

**NORTH SANITARY SEWER EXPANSION
PHASE 3 - CONSTRUCTION COST ESTIMATES**

	ITEM	DESCRIPTION	UNIT PRICE	UNIT	QUANTITY	AMOUNT
	A1.	Safety flag persons, barricades, permits, eco plan	\$10,000.00	l.s.	1	\$10,000.00
	A.2	Crop damage reimbursement	\$2.00	s.m	28600	\$57,200.00
	A3.	Hydrovac/locate existing shallow conflict utilities, gas mains	\$10,000.00	l.s.	1	\$10,000.00
	A4.	Clearing & grubbing	\$7,500.00	ha.	1.0	\$7,500.00
	A5.	Topsoil stripping of proposed construction limits & laydown areas (push to side of R/W)	\$3.50	c.m.	11,000	\$38,500.00
	A6.	Topsoil restoration of construction R.O.W. & laydown areas (restore to existing)	\$3.50	c.m.	11,000	\$38,500.00
	A7.	Restoration of existing gravel access road/road allowance c/w cloth/grid, 400mm GBC	\$45.00	s.m.	0	\$0.00
	A8.	Restoration of existing gravel access driveway c/w cloth/grid, 300mm GBC	\$35.00	s.m.	0	\$0.00
	A9.	Restoration of existing Highway c/w cloth/grid, 600mm GBC, 120mm ACP	\$100.00	s.m.	0	\$0.00
	A10.	Supply/Install 15m -600mm CSP culvert c/w tapered ends	\$5,000.00	ea	0	\$0.00
	A11.	Supply/Install sanitary sewer main				
		a) 250	\$90.00	l.m.	0	\$0.00
		b) 300	\$100.00	l.m.	600	\$60,000.00
		c) 375	\$125.00	l.m.	800	\$100,000.00
		d) 450	\$210.00	l.m.	800	\$168,000.00
		e) 525	\$235.00	l.m.	0	\$0.00
		f) 600	\$260.00	l.m.	0	\$0.00
		g) 675	\$340.00	l.m.	0	\$0.00
		h) 750	\$420.00	l.m.	0	\$0.00
	A12.	Trenching/Backfilling				
		a) 0- 4 m depth of bury	\$90.00	l.m.	0	\$0.00
		b) 4- 5m depth of bury	\$130.00	l.m.	1,000	\$130,000.00
		c) 5- 6m depth of bury	\$180.00	l.m.	400	\$72,000.00
		d) 6- 7m depth of bury	\$250.00	l.m.	800	\$200,000.00
		e) 7- 8 m depth of bury	\$390.00	l.m.	0	\$0.00
		f) 8- 9m depth of bury	\$640.00	l.m.	0	\$0.00
		g) 9-10m depth of bury	\$800.00	l.m.	0	\$0.00
		h) 10-11m depth of bury	\$900.00	l.m.	0	\$0.00
		i) 11-12m depth of bury	\$1,100.00	l.m.	0	\$0.00
	A13.	Supply/Install SR concrete manholes c/w frame & covers for 19 units				
		a) 1200mm SR Precast base	\$3,500.00	ea	1.0	\$3,500.00
		b) 1500mm SR Precast base	\$9,500.00	ea	5.0	\$47,500.00
		c) Supply install 1200mm concrete barrels c/w rings & F.C	\$2,200.00	v.m.	1.7	\$3,784.00
		d) Supply install 1500mm concrete barrels c/w rings & F.C	\$3,600.00	v.m.	30.0	\$108,000.00
	A15.	Supply/Install aluminum safety platform	\$1,850.00	ea.	0.0	\$0.00
	A16.	Base stabilizing material (screened rock)	\$70.00	c.m.	600	\$42,000.00
	A17.	Video Inspection	\$17.00	l.m.	2,200	\$37,400.00

**NORTH SANITARY SEWER EXPANSION
PHASE 3 - CONSTRUCTION COST ESTIMATES**

	ITEM	DESCRIPTION	UNIT PRICE	UNIT	QUANTITY	AMOUNT
	A18.	Lift station	\$2,000,000.00	ea.	0.00	\$0.00
	A19	Forcemain				
		200mm HDPE DR11 Forcemain	\$125.00	l.m	0	\$0.00
		300mm HDPE DR11 Forcemain	\$225.00	l.m	0	\$0.00
		350mm HDPE DR11 Forcemain	\$260.00	l.m	0	\$0.00
		500mm HDPE DR11 Forcemain	\$300.00	l.m	0	\$0.00
		Auger/Receiving Pits	\$10,000.00	ea.	0	\$0.00
		Trenching 4- 5m depth of bury	\$130.00	l.m.	0	\$0.00
		Modifications at the Lagoon Lift Station	\$120,000.00	l.s.	1	\$120,000.00
		Air Relief Chambers	\$30,000.00	ea.	0	\$0.00
		TOTAL				\$1,253,884.00

Phase 3

Gravity	\$1,254,000.00
Contingency 30%	\$377,000.00
Engineering 10%	\$126,000.00
Total	\$1,757,000.00