



CITY OF TRAIL

TRAIL REGIONAL AIRPORT FEES BYLAW

NO. 2773, 2014

Comprising a consolidation of the Trail Regional Airport Fees Bylaw No. 2773, 2014 and the following amendments thereto:

	<u>Effective Date</u>
Bylaw No. 2810	June 27, 2016

THE CITY OF TRAIL

BYLAW NO. 2773

A BYLAW TO IMPOSE FEES AND CHARGES AT THE TRAIL REGIONAL AIRPORT

WHEREAS the Council of the City of Trail deems it desirable to provide for the operation, maintenance and management of the Trail Regional Airport; and

WHEREAS pursuant to the *Community Charter*, the Council of the City of Trail may, by bylaw, set fees or charges in respect to all or part of a service of the City of Trail, or for the use of property of the City of Trail;

NOW THEREFORE, Council of the City of Trail, in open meeting assembled, **ENACTS AS FOLLOWS:**

1. That this Bylaw may be cited as the "Trail Regional Airport Fees Bylaw No. 2773, 2014".
2. The fees and charges for use of the Trail Regional Airport property shall be as shown on Schedule "A" attached to and forming part of this bylaw.
3. This bylaw shall come into full force and take effect and be binding on all persons as of the date of adoption.

READ the **FIRST**, **SECOND** and **THIRD** time the 24th day of February, 2014.

ADOPTED the 10th day of March, 2014.

MAYOR

CORPORATE ADMINISTRATOR

SCHEDULE "A"

NOTE: Fees do not include applicable taxes unless otherwise shown.

1. AIRCRAFT LANDING FEES

- 1.1 Landing fees for Jet and Turbine aircraft will be \$5.00 per 1,000 kgs or fraction thereof, of maximum take-off weight.
- 1.2 The Airport Manager may approve, at his/her discretion, a temporary reduction in aircraft landing fees for or during the inauguration of a new commercial air service.
- 1.3 Aircraft used for regularly scheduled commercial flights with a pre-existing or separate agreement with the City of Trail are exempt from these fees.
- 1.4 Aircraft that have a maximum take-off weight of 2,500 kgs (5,500 lbs) or less are exempt from these fees.
- 1.5 Aircraft used for medical emergency situations are exempt from these fees.
- 1.6 Landing Fees for Helicopters will be as follows:

Size	Landing Fee
Light	\$20.00
Medium	\$25.00
Heavy	\$40.00

Helicopter Size	Overall Length of Helicopter
Light	Less than 44 Feet
Medium	From 44 to 58 Feet
Heavy	Over 58 Feet

- 1.7 Helicopters based at the Trail Regional Airport are exempt from these fees.
- 1.8 The Airport Manager may, at his/her discretion, waive airport landing fees for any aircraft carrying non-revenue passengers on behalf of Trail-based, not for profit organizations.

2. AIRCRAFT PARKING FEES

The charges for all aircraft parking are as follows:

2.1 AIRCRAFT PARKING – SHORT TERM

- (a) Apron Parking (1 or 2) \$5.00 per night or \$20.00 per week.
- (b) Any other designated and/or un-serviced parking area \$5.00 per night or \$20.00 per week.

2.2 AIRCRAFT PARKING – LONG TERM

- (a) Apron Parking (1 or 2) \$25.00 per month or \$250.00 per year (prorated based on calendar year).
- (b) Any other designated and/or un-serviced parking area \$25.00 per month or \$250.00 per year (prorated based on calendar year)

4. AFTER HOURS SERVICES FEES

For every landing or take-off requiring service coverage outside of the Airport's normal published operating hours, a fee of \$75.00 will be charged for every 1 hour, or portion thereof.

5. AUTOMOBILE PARKING FEES

5.1 PARKING LOT FEES:

- (a) Short Term Parking Lot - \$5.00 per day, inclusive of applicable taxes, with maximum of one day stay (i.e. no overnight parking).
- (b) Long Term Parking Lot - \$3.00 per day, inclusive of applicable taxes, with no maximum stay (i.e. overnight parking permitted); \$15.00 per week, inclusive of applicable taxes, with no maximum stay (i.e. overnight parking permitted).

APPENDIX E

COST ESTIMATES

Bella Coola Airport Master Plan				
Highest and Best Land Use - Overall Capital Plan				
Development Concepts - Class 'D' Estimate of Probable Costs				
	Phase 1 (2017-2027)	Phase 2 (2027-2037)	Phase 3 (Future)	
Airside Commercial Phase I				
Access Road Reconstruction (Phoenix Road west of Lot 7)	\$ 149,141			Reconstruct the asphalt concrete road leading into the Area.
Water and Electrical Service - Lots 5, 6, 11, and 14A	\$ 76,300			Water and electrical service to the 4 lots in the Airside
Taxiway Bravo Extension and Commercial Lot Stubs	\$ 277,350			AGN II taxiway extension including stubs into tenant (c
Southwest Development Area (Phase II)				
Taxiway Bravo Extension Across Phoenix Road		\$ 151,850		AGN II taxiway extension to the Southwest Developm
Lot Clearing (SW1-SW6)		\$ 113,940		Tree removal, clearing, grubbing, and stripping of the
Common Apron		\$ 281,945		Apron area to service development lots SW1-SW6.
Water and Electrical Service - Lots SW1-SW6		\$ 192,400		Water and electrical service to the 6 lots in the Southw
East Development Area (Future)				
Taxiway Extension from Main Apron			\$ 175,445	Construct an AGN II taxiway, including stubs, to servic
Lot Clearing (E1-E3)			\$ 91,463	Tree removal, clearing, grubbing, and stripping of the
Access Road Construction (South of Lots E1-E3)			\$ 111,005	Construct the asphalt concrete road to service lots E1
Water and Electrical Service - Lots E1-E3			\$ 121,500	Water and electrical service to the 3 lots in the East D
Groundside Commercial Phase 1				
Lot Clearing G1 and G2	\$ 154,778			Tree removal, clearing, grubbing, and stripping of the
Water and Electrical Service - Lots G1 and G2	\$ 40,500			Water and electrical service to the 2 lots in the Groun
Parking and Access Improvements				
Groundside Access Road Rehabilitation (TAR, TFR, TER)	\$ 147,454			Mill and pave the existing airport access roads. Termin
Provincial - Groundside Access Road Rehabilitation (West Access Road and Access Road to Highway 20)	\$ 209,250			Mill and pave the existing airport access roads. These Province.
Parking Lot Rehabilitation Phase 1 (50 Stalls)	\$ 145,530			Rehabilitation of the existing parking facilities. Mill and curb and islands, and expand parking capacity.
Parking Lot Rehabilitation Phase 2 (58 Stalls)		\$ 124,841		Rehabilitation of the existing parking facilities. Mill and curb and islands, and expand parking capacity.
Total Costs Per Phase	\$ 1,200,303	\$ 864,976	\$ 499,413	
Total Cost		\$2,564,691		
Notes: All estimated costs include a 35% engineering and contingency				

Bella Coola Airport Master Plan
 Class 'D' Estimate of Probable Costs

Airside Commercial Phase I
 Access Road Reconstruction (Phoenix Road west of Lot 7)

Revised: 2017/02/17

Item	Estimate of Probable Costs Summary				Total
1.00	General Requirements				\$ 10,000
2.00	Access Road Reconstruction (Phoenix Road west of Lot 7)				\$ 100,475
--	Estimated Engineering Costs - Design and Construction Management			10%	\$ 11,048
--	Project Contingencies			25%	\$ 27,619
	Total Estimate of Probable Costs				\$ 149,141
Item	Description	Unit	Est Quantity	Unit Price	Total Price
1.00	General Requirements				
1.01	Temporary Facilities - Mobilization, Demobilization, Trailers, Survey Layout, As-Built Survey, Utility Locates, Temporary Fencing etc.	LS	1	\$ 10,000	\$ 10,000
	Subtotal General Requirements				\$ 10,000
2.00	Access Road Reconstruction (Phoenix Road west of Lot 7)				
	General				
2.01	Asphalt Removal Full Depth	m ²	1,575	\$ 10	\$ 15,750
2.02	Common Excavation, Dispose/Re-use On-Site	m ³	840	\$ 15	\$ 12,600
2.03	Site Grading, Topsoil and Hydroseed (pavement perimeter)	m ²	400	\$ 5	\$ 2,000
2.04	Supply and Install Prime Coat	m ²	1,575	\$ 1	\$ 1,575
2.05	Supply and Install Hot-Mix Asphalt Concrete - 65 mm thick	T	250	\$ 125.00	\$ 31,250
2.06	Supply and Install Granular Base Course - 150mm thick	m ³	245	\$ 60	\$ 14,700
2.07	Supply and Install Granular Subbase Course - 300 mm thick	m ³	490	\$ 40	\$ 19,600
2.08	New Pavement Markings	LS	1	\$ 3,000	\$ 3,000
	Subtotal Site Works				\$ 100,475

Water and Electrical Service - Lots 5, 6, 11, and 14A

Revised: 2017/02/17

Item	Cost Summary				Total
1.00	General Requirements				\$ 5,000
2.00	Water and Electrical Service - Lots 5, 6, 11, and 14A				\$ 51,500
	Subtotal General Rehabilitation Costs				\$ 56,500
	Engineering Fees and Project Contingencies (rounded)			35%	\$ 19,800
	Total Estimate of Probable Costs				\$ 76,300
Item	Description	Unit	Est Quantity	Unit Price	Total Price
1.00	General Requirements				
1.01	Mob / Demob, Survey Layout, As-Built Survey, Utility Locates, Temporary Facilities etc.	Lump sum	1	\$ 5,000	\$ 5,000
	Subtotal General Requirements				\$ 5,000
	Water and Electrical Service - Lots 5, 6, 11, and 14A				
2.00	Site Works				
2.01	Watermain c.w. Water Services, Connections, Valves	LM	68	\$ 350	\$ 23,800
2.02	Electrical - Feed to Lease Lots c.w. Junction Boxes, Cable etc. (7m / Lot)	LM	68	\$ 150	\$ 10,200
2.03	Transformers	Each	2	\$ 5,000	\$ 10,000
2.04	Topsoil and Finish Grading	LS	1	\$ 7,500	\$ 7,500
	Subtotal Site Works				\$ 51,500

Bella Coola Airport Master Plan
 Class 'D' Estimate of Probable Costs

Airside Commercial Phase I

Taxiway Bravo Extension and Commercial Lot Stubs

Revised: 2017/02/17

Item	Cost Summary	Total
1.00	General Requirements	\$ 20,000
2.00	Taxiway Bravo Extension and Commercial Lot Stubs	\$ 185,450
	Subtotal General Rehabilitation Costs	\$ 205,450
	Engineering Fees and Project Contingencies (rounded)	35% \$ 71,900
	Total Estimate of Probable Costs	\$ 277,350

Item	Description	Unit	Est Quantity	Unit Price	Total Price
1.00	General Requirements				
1.01	Mob / Demob, Survey Layout, As-Built Survey, Utility Locates, Temporary Facilities etc.	LS	1	\$ 20,000	\$ 20,000
	Subtotal General Requirements				\$ 20,000
2.00	Taxiway Bravo Extension and Commercial Lot Stubs				
2.00	New Construction				
	Civil Works				
2.01	Clearing, Grubbing, and Stripping to 150mm depth	m ²	4,100	\$ 10	\$ 41,000
2.02	Common Excavation, Dispose/Re-use On-Site	m ³	953	\$ 15	\$ 14,295
2.03	Site Grading, Topsoil and Hydroseed (Taxiway Strip)	m ²	1,925	\$ 10	\$ 19,250
2.04	Sawcutting Existing Asphalt Full Depth	lm	70	\$ 20	\$ 1,400
2.05	Supply and Install Granular Subbase Course - 300 mm thick	m ³	655	\$ 40	\$ 26,200
2.06	Supply and Install Granular Base Course - 150mm thick	m ³	325	\$ 60	\$ 19,500
2.07	Supply and Install Prime Coat	m ²	2,180	\$ 1	\$ 2,180
2.08	Supply and Install Hot-Mix Asphalt Concrete - 65 mm thick	T	345	\$ 125.00	\$ 43,125
2.09	New Pavement Markings	LS	1	\$ 2,500	\$ 2,500
2.10	New Signs	LS	1	\$ 10,000	\$ 10,000
2.11	Supply and Install New Reflective Edge Markers	Each	12	\$ 500	\$ 6,000
	Subtotal Site Works				\$ 185,450

Notes:

- 1.00 The above estimates are based on conceptual layout and design information. Quantities and costs are subject to change during preliminary and detailed design phases.
- 2.00 The pavement structures shown above are based on conceptual design information. The design aircraft and pavement structure are subject to change during preliminary and detailed design phases.
- 3.00 Water and Electrical Services are assumed to be brought one (1) metre within the lot boundary.
- 4.00 Temporary Facilities are based on an estimate of 10% of the Subtotal Site Works (i.e. Items 2.00-5.00)
- 5.00 This estimate of probable costs is provided for budgetary purposes only. It is not to be interpreted as a guarantee by Tetra Tech of the actual project costs. The actual project cost shall be determined by the tender and construction process.

Bella Coola Airport Master Plan
 Class 'D' Estimate of Probable Costs

Southwest Development Area (Phase II)
 Taxiway Bravo Extension Across Phoenix Road

Revised: 2017/02/17

Item	Cost Summary	Total
1.00	General Requirements	\$ 10,000
2.00	Taxiway Bravo Extension Across Phoenix Road	\$ 102,450
	Subtotal General Rehabilitation Costs	\$ 112,450
	Engineering Fees and Project Contingencies (rounded)	35% \$ 39,400
	Total Estimate of Probable Costs	\$ 151,850

Item	Description	Unit	Est Quantity	Unit Price	Total Price
1.00	General Requirements				
1.01	Mob / Demob, Survey Layout, As-Built Survey, Utility Locates, Temporary Facilities etc.	LS	1	\$ 10,000	\$ 10,000
	Subtotal General Requirements				\$ 10,000
2.00	Taxiway Bravo Extension Across Phoenix Road				
2.00	New Construction				
	Civil Works				
2.01	Clearing, Grubbing, and Stripping to 150mm depth Taxiway	m ²	2,300	\$ 10	\$ 23,000
2.02	Common Excavation, Dispose/Re-use On-Site Taxiway	m ³	535	\$ 15	\$ 8,025
2.03	Site Grading, Topsoil and Hydroseed (Taxiway Strip)	m ²	1,050	\$ 10	\$ 10,500
2.04	Sawcutting Existing Asphalt Full Depth Taxiway B	lm	11	\$ 20	\$ 220
2.05	Supply and Install Granular Subbase Course - 300 mm thick Taxiway	m ³	370	\$ 50	\$ 18,500
2.06	Supply and Install Granular Base Course - 150mm thick taxiway	m ³	185	\$ 60	\$ 11,100
2.07	Supply and Install Prime Coat taxiway	m ²	1,230	\$ 1	\$ 1,230
2.08	Supply and Install Hot-Mix Asphalt Concrete - 65 mm thick taxiway	T	195	\$ 125	\$ 24,375
2.09	New Pavement Markings	LS	1	\$ 2,500	\$ 2,500
2.10	Supply and Install New Reflective Edge Markers	Each	6	\$ 500	\$ 3,000
	Subtotal Site Works				\$ 102,450

Lot Clearing (SW1-SW6)

Revised: 2017/02/17

Item	Estimate of Probable Costs Summary	Total
1.00	General Requirements	\$ 10,000
2.00	Lot Clearing (SW1-SW6)	\$ 74,400
--	Estimated Engineering Costs - Design and Construction Management	10% \$ 8,440
--	Project Contingencies	25% \$ 21,100
	Total Estimate of Probable Costs	\$ 113,940

Item	Description	Unit	Est Quantity	Unit Price	Total Price
1.00	General Requirements				
1.01	Temporary Facilities - Mobilization, Demobilization, Trailers, Survey Layout, As-Built Survey, Utility Locates, Temporary Fencing etc.	LS	1	\$ 10,000	\$ 10,000
	Subtotal General Requirements				\$ 10,000
2.00	Lot Clearing (SW1-SW6)				
	General				
2.01	Tree Removal	m ²	2,480	\$ 5	\$ 12,400
2.02	Clearing, Grubbing, and Stripping to 150mm depth Apron	m ²	6,200	\$ 10	\$ 62,000
	Subtotal Site Works				\$ 74,400

Bella Coola Airport Master Plan
 Class 'D' Estimate of Probable Costs

Southwest Development Area (Phase II)
 Common Apron

Revised: 2017/02/17

Item	Cost Summary	Total
1.00	General Requirements	\$ 20,000
2.00	Common Apron	\$ 188,845
	Subtotal General Rehabilitation Costs	\$ 208,845
	Engineering Fees and Project Contingencies (rounded)	35% \$ 73,100
	Total Estimate of Probable Costs	\$ 281,945

Item	Description	Unit	Est Quantity	Unit Price	Total Price
1.00	General Requirements				
1.01	Mob / Demob, Survey Layout, As-Built Survey, Utility Locates, Temporary Facilities etc.	LS	1	\$ 20,000	\$ 20,000
	Subtotal General Requirements				\$ 20,000
2.00	Common Apron				
2.00	New Construction				
	Civil Works				
2.01	Clearing, Grubbing, and Stripping to 150mm depth Apron	m ²	2,800	\$ 10	\$ 28,000
2.02	Common Excavation, Dispose/Re-use On-Site Apron	m ³	1,015	\$ 15	\$ 15,225
2.03	Site Grading, Topsoil and Hydroseed (Apron Edge)	m ²	190	\$ 10	\$ 1,900
2.04	Sawcutting Existing Asphalt Full Depth Apron Stub	lm	16	\$ 20	\$ 320
2.05	Supply and Install Granular Subbase Course - 300 mm thick Apron	m ³	860	\$ 50	\$ 43,000
2.06	Supply and Install Granular Base Course - 150mm thick apron	m ³	430	\$ 60	\$ 25,800
2.07	Supply and Install Prime Coat apron	m ²	2,850	\$ 1	\$ 2,850
2.08	Supply and Install Hot-Mix Asphalt Concrete - 65 mm thick apron	T	450	\$ 125	\$ 56,250
2.09	New Pavement Markings	LS	1	\$ 2,500	\$ 2,500
2.10	New Signs	LS	1	\$ 10,000	\$ 10,000
2.11	Supply and Install New Reflective Edge Markers	Each	6	\$ 500	\$ 3,000
	Subtotal Site Works				\$ 188,845

Water and Electrical Service - Lots SW1-SW6

Revised: 2017/02/17

Item	Cost Summary	Total
1.00	General Requirements	\$ 15,000
2.00	Water and Electrical Service - Lots SW1-SW6	\$ 127,500
	Subtotal General Rehabilitation Costs	\$ 142,500
	Engineering Fees and Project Contingencies (rounded)	35% \$ 49,900
	Total Estimate of Probable Costs	\$ 192,400

Item	Description	Unit	Est Quantity	Unit Price	Total Price
1.00	General Requirements				
1.01	Mob / Demob, Survey Layout, As-Built Survey, Utility Locates, Temporary Facilities etc.	Lump sum	1	\$ 15,000	\$ 15,000
	Subtotal General Requirements				\$ 15,000
	Water and Electrical Service - Lots SW1-SW6				
2.00	Site Works				
2.01	Watermain c.w. Water Services, Connections, Valves	LM	215	\$ 350	\$ 75,250
2.02	Electrical - Feed to Lease Lots c.w. Junction Boxes, Cable etc.	LM	215	\$ 150	\$ 32,250
2.03	Transformers	Each	2	\$ 5,000	\$ 10,000
2.04	Topsoil and Finish Grading	LS	1	\$ 10,000	\$ 10,000
	Subtotal Site Works				\$ 127,500

Notes:

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- 2.00 The pavement structures shown above are based on conceptual design information. The design aircraft and pavement structure are subject to change during preliminary and detailed design phases.
- 3.00 Water and Electrical Services are assumed to be brought one (1) metre within the lot boundary.
- 4.00 Temporary Facilities are based on an estimate of 10% of the Subtotal Site Works (i.e. Items 2.00-5.00)
- 5.00 This estimate of probable costs is provided for budgetary purposes only. It is not to be interpreted as a guarantee by Tetra Tech of the actual project costs. The actual project cost shall be determined by the tender and construction process.



Bella Coola Airport Master Plan
 Class 'D' Estimate of Probable Costs

East Development Area (Future)
 Taxiway Extension from Main Apron

Revised: 2017/02/17

Item	Cost Summary	Total
1.00	General Requirements	\$ 15,000
2.00	Taxiway Extension from Main Apron	\$ 114,945
	Subtotal General Rehabilitation Costs	\$ 129,945
	Engineering Fees and Project Contingencies (rounded)	35% \$ 45,500
	Total Estimate of Probable Costs	\$ 175,445

Item	Description	Unit	Est Quantity	Unit Price	Total Price
1.00 General Requirements					
1.01	Mob / Demob, Survey Layout, As-Built Survey, Utility Locates, Temporary Facilities etc.	LS	1	\$ 15,000	\$ 15,000
Subtotal General Requirements					\$ 15,000
2.00 Taxiway Extension from Main Apron					
2.00 New Construction					
Civil Works					
2.01	Tree Removal	m ²	1,900	\$ 5	\$ 9,500
2.02	Clearing, Grubbing, and Stripping to 150mm depth Taxiway	m ²	2,000	\$ 10	\$ 20,000
2.03	Common Excavation, Dispose/Re-use On-Site Taxiway	m ³	525	\$ 15	\$ 7,875
2.04	Site Grading, Topsoil and Hydroseed (Taxiway Strip)	m ²	1,050	\$ 10	\$ 10,500
2.05	Sawcutting Existing Asphalt Full Depth Taxiway B	lm	11	\$ 20	\$ 220
2.06	Supply and Install Granular Subbase Course - 300 mm thick Taxiway	m ³	375	\$ 40	\$ 15,000
2.07	Supply and Install Granular Base Course - 150mm thick taxiway	m ³	185	\$ 60	\$ 11,100
2.08	Supply and Install Prime Coat taxiway	m ²	1,250	\$ 1	\$ 1,250
2.09	Supply and Install Hot-Mix Asphalt Concrete - 65 mm thick taxiway	T	200	\$ 125	\$ 25,000
2.10	New Pavement Markings	LS	1	\$ 2,500	\$ 2,500
2.11	New Signs	LS	1	\$ 10,000	\$ 10,000
2.12	Supply and Install New Reflective Edge Markers	Each	4	\$ 500	\$ 2,000
Subtotal Site Works					\$ 114,945

Lot Clearing (E1-E3)

Revised: 2017/02/17

Item	Estimate of Probable Costs Summary	Total
1.00	General Requirements	\$ 10,000
2.00	Lot Clearing (E1-E3)	\$ 57,750
--	Estimated Engineering Costs - Design and Construction Management	10% \$ 6,775
--	Project Contingencies	25% \$ 16,938
	Total Estimate of Probable Costs	\$ 91,463

Item	Description	Unit	Est Quantity	Unit Price	Total Price
1.00 General Requirements					
1.01	Temporary Facilities - Mobilization, Demobilization, Trailers, Survey Layout, As-Built Survey, Utility Locates, Temporary Fencing etc.	LS	1	\$ 10,000	\$ 10,000
Subtotal General Requirements					\$ 10,000
2.00 Lot Clearing (E1-E3)					
General					
2.01	Tree Removal	m ²	3,850	\$ 5	\$ 19,250
2.02	Clearing, Grubbing, and Stripping to 150mm depth Apron	m ²	3,850	\$ 10	\$ 38,500
Subtotal Site Works					\$ 57,750

Bella Coola Airport Master Plan
 Class 'D' Estimate of Probable Costs

East Development Area (Future)

Access Road Construction (South of Lots E1-E3)

Revised: 2017/02/17

Item	Cost Summary	Total
1.00	General Requirements	\$ 10,000
2.00	Access Road Construction (South of Lots E1-E3)	\$ 72,205
	Subtotal General Construction Costs	\$ 82,205
	Engineering Fees and Project Contingencies (rounded)	35% \$ 28,800
	Total Estimate of Probable Costs	\$ 111,005

Item	Description	Unit	Est Quantity	Unit Price	Total Price
1.00	General Requirements				
1.01	Mob / Demob, Survey Layout, As-Built Survey, Utility Locates, Temporary Facilities etc.	LS	1	\$ 10,000	\$ 10,000
	Subtotal General Requirements				\$ 10,000
2.00	Access Road Construction (South of Lots E1-E3)				
2.00	New Construction				
	Civil Works				
2.01	Tree Removal	m ²	975	\$ 5	\$ 4,875
2.02	Clearing, Grubbing, and Stripping to 150mm depth Taxiway	m ²	1,000	\$ 10	\$ 10,000
2.03	Common Excavation, Dispose/Re-use On-Site Taxiway	m ³	375	\$ 15	\$ 5,625
2.04	Site Grading, Topsoil and Hydroseed	m ²	200	\$ 10	\$ 2,000
2.05	Sawcutting Existing Asphalt Full Depth Access Road	lm	9	\$ 20	\$ 180
2.06	Supply and Install Granular Subbase Course - 300 mm thick	m ³	300	\$ 40	\$ 12,000
2.07	Supply and Install Granular Base Course - 150mm thick	m ³	150	\$ 60	\$ 9,000
2.08	Supply and Install Prime Coat	m ²	1,025	\$ 1	\$ 1,025
2.09	Supply and Install Hot-Mix Asphalt Concrete - 65 mm thick	T	200	\$ 125	\$ 25,000
2.10	New Pavement Markings	LS	1	\$ 2,500	\$ 2,500
	Subtotal Site Works				\$ 72,205

Water and Electrical Service - Lots E1-E3

Revised: 2017/02/17

Item	Cost Summary	Total			
1.00	General Requirements	\$ 10,000			
2.00	Water and Electrical Service - Lots E1-E3	\$ 80,000			
	Subtotal General Construction Costs	\$ 90,000			
	Engineering Fees and Project Contingencies (rounded)	35% \$ 31,500			
	Total Estimate of Probable Costs	\$ 121,500			
Item	Description	Unit	Est Quantity	Unit Price	Total Price
1.00	General Requirements				
1.01	Mob / Demob, Survey Layout, As-Built Survey, Utility Locates, Temporary Facilities etc.	Lump sum	1	\$ 10,000	\$ 10,000
	Subtotal General Requirements				\$ 10,000
	Water and Electrical Service - Lots E1-E3				
2.00	Site Works				
2.01	Watermain c.w. Water Services, Connections, Valves	LM	130	\$ 350	\$ 45,500
2.02	Electrical - Feed to Lease Lots c.w. Junction Boxes, Cable etc.	LM	130	\$ 150	\$ 19,500
2.03	Transformers	Each	1	\$ 5,000	\$ 5,000
2.04	Topsoil and Finish Grading	LS	1	\$ 10,000	\$ 10,000
	Subtotal Site Works				\$ 80,000

Notes:

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- 3.00 Water and Electrical Services are assumed to be brought one (1) metre within the lot boundary.
- 4.00 Temporary Facilities are based on an estimate of 10% of the Subtotal Site Works (i.e. Items 2.00-5.00)
- 5.00 This estimate of probable costs is provided for budgetary purposes only. It is not to be interpreted as a guarantee by Tetra Tech of the actual project costs. The actual project cost shall be determined by the tender and construction process.

Bella Coola Airport Master Plan
 Class 'D' Estimate of Probable Costs

Groundside Commercial Phase 1
 Lot Clearing G1 and G2

Revised: 2017/02/17

Item	Estimate of Probable Costs Summary				Total
1.00	General Requirements				\$ 10,000
2.00	Lot Clearing (G1-G2)				\$ 104,650
--	Estimated Engineering Costs - Design and Construction Management			10%	\$ 11,465
--	Project Contingencies			25%	\$ 28,663
	Total Estimate of Probable Costs				\$ 154,778
Item	Description	Unit	Est Quantity	Unit Price	Total Price
1.00	General Requirements				
1.01	Temporary Facilities - Mobilization, Demobilization, Trailers, Survey Layout, As-Built Survey, Utility Locates, Temporary Fencing etc.	LS	1	\$ 10,000	\$ 10,000
Subtotal General Requirements					\$ 10,000
2.00	Lot Clearing (G1-G2)				
	General				
2.01	Tree Removal	m ²	8,050	\$ 3	\$ 24,150
2.02	Clearing, Grubbing, and Stripping to 150mm depth Apron	m ²	8,050	\$ 10	\$ 80,500
Subtotal Site Works					\$ 104,650

Water and Electrical Service - Lots G1 and G2

Revised: 2017/02/17

Item	Cost Summary				Total
1.00	General Requirements				\$ 5,000
2.00	Water and Electrical Service - Lots E1-E3				\$ 25,000
	Subtotal General Construction Costs				\$ 30,000
	Engineering Fees and Project Contingencies (rounded)			35%	\$ 10,500
	Total Estimate of Probable Costs				\$ 40,500
Item	Description	Unit	Est Quantity	Unit Price	Total Price
1.00	General Requirements				
1.01	Mob / Demob, Survey Layout, As-Built Survey, Utility Locates, Temporary Facilities etc.	Lump sum	1	\$ 5,000	\$ 5,000
Subtotal General Requirements					\$ 5,000
	Water and Electrical Service - Lots E1-E3				
2.00	Site Works				
2.01	Watermain c.w. Water Services, Connections, Valves	LM	20	\$ 350	\$ 7,000
2.02	Electrical - Feed to Lease Lots c.w. Junction Boxes, Cable etc.	LM	20	\$ 150	\$ 3,000
2.03	Transformers	Each	2	\$ 5,000	\$ 10,000
2.04	Topsoil and Finish Grading	LS	1	\$ 5,000	\$ 5,000
Subtotal Site Works					\$ 25,000

Notes:

- 1.00 The above estimates are based on conceptual layout and design information. Quantities and costs are subject to change during preliminary and detailed design phases.
- 2.00 The pavement structures shown above are based on conceptual design information. The design aircraft and pavement structure are subject to change during preliminary and detailed design phases.
- 3.00 Water and Electrical Services are assumed to be brought one (1) metre within the lot boundary.
- 4.00 Temporary Facilities are based on an estimate of 10% of the Subtotal Site Works (i.e. Items 2.00-5.00)
- 5.00 This estimate of probable costs is provided for budgetary purposes only. It is not to be interpreted as a guarantee by Tetra Tech of the actual project costs. The actual project cost shall be determined by the tender and construction process.

Bella Coola Airport Master Plan
 Development Concepts - Class 'D' Estimate of Probable Costs

Parking and Access Improvements
 Groundside Access Road Rehabilitation (TAR, TFR, TER)

Revised: 2017/02/21

Item	Estimate of Probable Costs Summary				Total
1.00	General Requirements				\$ 10,000
2.00	Groundside Access Road Rehabilitation (TAR, TFR, TER)				\$ 99,225
--	Estimated Engineering Costs - Design and Construction Management			10%	\$ 10,922.50
--	Project Contingencies			25%	\$ 27,306.25
	Total Estimate of Probable Costs				\$ 147,454
Item	Description	Unit	Est Quantity	Unit Price	Total Price
1.00	General Requirements				
1.01	Temporary Facilities - Mobilization, Demobilization, Trailers, Survey Layout, As-Built Survey, Utility Locates, Temporary Fencing etc.	Lump Sum	1	\$ 10,000	\$ 10,000
Subtotal General Requirements					\$ 10,000
2.00	Groundside Access Road Rehabilitation (TAR, TFR, TER)				
2.01	Cold Milling including Butt Joints c/w Disposal of Millings On-Site - 50mm	m ²	3,800	\$ 6	\$ 22,800
2.02	Asphalt Tack Coat	m ²	3,800	\$ 1	\$ 3,800
2.03	Hot Mix Asphalt Paving - 50 mm thick	T	445	\$ 125.00	\$ 55,625
2.04	Asphalt Crack Treatment/Localized Repairs	LM	600	\$ 20	\$ 12,000
2.05	New Pavement Markings	LS	1	\$ 5,000	\$ 5,000
Subtotal Site Works					\$ 99,225

Provincial - Groundside Access Road Rehabilitation
 (West Access Road and Access Road to Highway 20)

Revised: 2017/02/21

Item	Estimate of Probable Costs Summary				Total
1.00	General Requirements				\$ 15,000
2.00	Provincial - Groundside Access Road Rehabilitation (West Access Road and Access Road to Highway 20)				\$ 140,000
--	Estimated Engineering Costs - Design and Construction Management			10%	\$ 15,500.00
--	Project Contingencies			25%	\$ 38,750.00
	Total Estimate of Probable Costs				\$ 209,250
Item	Description	Unit	Est Quantity	Unit Price	Total Price
1.00	General Requirements				
1.01	As-Built Survey, Utility Locates, Temporary Fencing etc.	Lump Sum	1	\$ 15,000	\$ 15,000
Subtotal General Requirements					\$ 15,000
2.00	Provincial - Groundside Access Road Rehabilitation (West Access Road and Access Road to Highway 20)				
2.01	Cold Milling including Butt Joints c/w Disposal of Millings On-Site - 50mm	m ²	5,500	\$ 6	\$ 33,000
2.02	Asphalt Tack Coat	m ²	5,500	\$ 1	\$ 5,500
2.03	Hot Mix Asphalt Paving - 50 mm thick	T	640	\$ 125.00	\$ 80,000
2.04	Asphalt Crack Treatment/Localized Repairs	LM	825	\$ 20	\$ 16,500
2.05	New Pavement Markings	LS	1	\$ 5,000	\$ 5,000
Subtotal Site Works					\$ 140,000

Parking Lot Rehabilitation Phase 1 (50 Stalls)

Revised: 2017/02/21

Item	Estimate of Probable Costs Summary				Total
1.00	General Requirements				\$ 10,000
2.00	Civil Works				\$ 72,550
3.00	Electrical Works				\$ 25,250
--	Estimated Engineering Costs - Design and Construction Management			10%	\$ 10,780.00
--	Project Contingencies			25%	\$ 26,950.00
	Total Estimate of Probable Costs				\$ 145,530
Item	Description	Unit	Est Quantity	Unit Price	Total Price
1.00	General Requirements				
1.01	Temporary Facilities - Mobilization, Demobilization, Trailers, Survey Layout, As-Built Survey, Utility Locates, Temporary Fencing etc.	Lump Sum	1	\$ 10,000	\$ 10,000
Subtotal General Requirements					\$ 10,000
Parking Lot Rehabilitation Phase 1 (50 Stalls)					
2.00	Civil Works				
2.01	Cold Milling including Butt Joints c/w Disposal of Millings On-Site - 50mm	m ²	1,700	\$ 6	\$ 10,200
2.02	Asphalt Tack Coat	m ²	1,700	\$ 1	\$ 1,700
2.03	Hot Mix Asphalt Paving - 50 mm thick	T	210	\$ 125.00	\$ 26,250
2.04	Asphalt Crack Treatment/Localized Repairs	LM	275	\$ 20	\$ 5,500
2.05	Supply and Install Concrete 250mm Standard Curb and Gutter	LM	120	\$ 120	\$ 14,400
2.06	Supply and Install Concrete Islands	LS	1	\$ 9,500	\$ 9,500
2.07	New Pavement Markings	LS	1	\$ 5,000	\$ 5,000
3.00	Electrical Works				
3.01	Electrical - Feed to Light Standards c.w. Junction Boxes, Cable etc.	LM	35	\$ 150	\$ 5,250
3.02	Light Pole, Light Fixtures, and Base	EA	2	\$ 10,000	\$ 20,000
Subtotal Site Works					\$ 97,800

Parking Lot Rehabilitation Phase 2 (58 Stalls)

Revised: 2017/02/21

Item	Estimate of Probable Costs Summary				Total
1.00	General Requirements				\$ 10,000
2.00	Civil Works				\$ 57,225
3.00	Electrical Works				\$ 25,250
--	Estimated Engineering Costs - Design and Construction Management			10%	\$ 9,247.50
--	Project Contingencies			25%	\$ 23,118.75
	Total Estimate of Probable Costs				\$ 124,841
Item	Description	Unit	Est Quantity	Unit Price	Total Price
1.00	General Requirements				
1.01	Temporary Facilities - Mobilization, Demobilization, Trailers, Survey Layout, As-Built Survey, Utility Locates, Temporary Fencing etc.	Lump Sum	1	\$ 10,000	\$ 10,000
Subtotal General Requirements					\$ 10,000
Parking Lot Rehabilitation Phase 2 (58 Stalls)					
2.00	Civil Works				
2.01	Cold Milling including Butt Joints c/w Disposal of Millings On-Site - 50mm	m ²	1,750	\$ 6	\$ 10,500
2.02	Asphalt Tack Coat	m ²	1,750	\$ 1	\$ 1,750
2.03	Hot Mix Asphalt Paving - 50 mm thick	T	215	\$ 125.00	\$ 26,875
2.04	Asphalt Crack Treatment/Localized Repairs	LM	280	\$ 20	\$ 5,600
2.05	Supply and Install Concrete 250mm Standard Curb and Gutter	LM	25	\$ 120	\$ 3,000
2.06	Supply and Install Concrete Islands	LS	1	\$ 4,500	\$ 4,500
2.07	New Pavement Markings	LS	1	\$ 5,000	\$ 5,000
3.00	Electrical Works				
3.01	Electrical - Feed to Light Standards c.w. Junction Boxes, Cable etc.	LM	35	\$ 150	\$ 5,250
3.02	Light Pole, Light Fixtures, and Base	EA	2	\$ 10,000	\$ 20,000
Subtotal Site Works					\$ 82,475

Notes:

- 1.0 The above estimates are based on conceptual layout and design information. Quantities and costs are subject to change during preliminary and detailed design phases.
- 2.0 The access road and parking lot rehabilitation are based on the pavement assessment recommendation of an asphalt overlay. The pavement structure is subject to change during preliminary and detailed design phases.
- 3.0 Temporary Facilities are based on an estimate of 10% of the 'Subtotal Site Works'.
- 4.0 This estimate of probable costs is provided for budgetary purposes only. It is not to be interpreted as a guarantee by Tetra Tech of the actual project costs. The actual project cost shall be determined by the tender and construction process.



Bella Coola Airport Master Plan				
Terminal Building Expansion Costs				
Construction Costs	Area (ft2)	Unit Cost/ft2		
Building Expansion (1,250 ft2 (116 m2)), ope	1,250	\$250	\$312,500	Higher unit public area
Open area on west end enclosed (1,109 ft2 (103 m2))	1,109	\$150	\$166,350	Assume ar basic finish
Building IT	1	LS	\$10,000	
Baggage Handling Equipment	1	LS	\$10,000	
Total Construction			\$498,850	
General Requirements				
Contractors General Requirements (12%)			\$59,862	
Contractors Fee (4%)			\$19,954	
Design Evolution and Pricing (10%)			\$49,885	
Change order Allowance (5%)			\$24,943	
Architectural/Engineering Fees (15%)			\$74,828	
Survey			\$2,000	
Geotechnical			\$5,000	
Total General Requirements			\$236,471	
Related Costs				
Moving furniture, fittings, equipment			\$12,000	
Commissioning Costs (1.5% of construction)			\$8,500	
Total Related Costs			\$20,500	
Total Terminal Expansion Related Costs			\$755,821	
			\$756,000	

**Bella Coola Airport Master Plan
 Berm Removal Estimate**

Item	Description	Quantity	Unit Cost (\$)		Total Cost
1	Strip Top Soil - D6 Dozer	30	\$160.00	AF	\$4,800
2	Remove Barb Wire Fencing - 2 man crew for 2 days	40	\$30	AF	\$1,200
3	Hoe Chuck Coarse Rock from Top of Berm - Excavator	50	\$150	AF	\$7,500
4	Knock down trees, grubbing 800m - Excavator	100	\$150	AF	\$15,000
5	Push Berm (4984m ³ or 800mx10m) - D6 Dozer 40m/day	200	\$160	AF	\$32,000
6	Spread Top Soil - D6 Dozer	20	\$160	AF	\$3,200
7	Rock Picking with Skid Steer	50	\$100.00	AF	\$5,000
8	Seed and roll - tractor	16	\$140.00	AF	\$2,240
9	Project Supervision - D.F. 20 half days+Truck	80	\$60.00	AF	\$4,800
10	Biologist Assessment and recommendations 2 days	1	\$1,500.00	AF	\$1,500
		0		AF	\$0
	Subtotal				\$77,240
	Mobilization & Demobilization&Shipping	0	0		\$0
	Contingency and other items	20%			\$15,448
	Engineering and construction management	0%			\$0
	Grand Total				\$92,688