

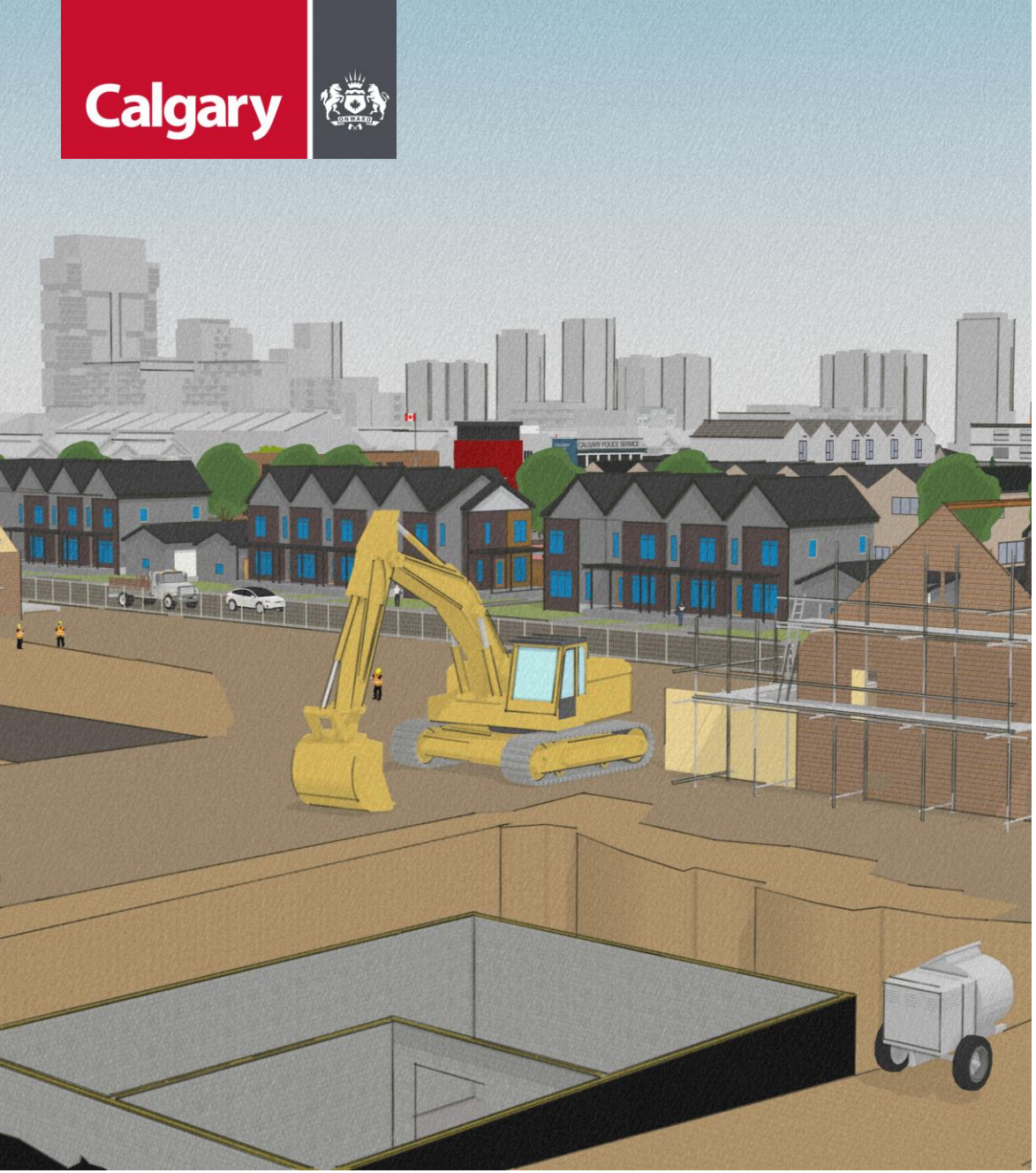
Off-site Levies Bylaw Infrastructure Costs: Community Services

February 4, 2026



Agenda

1. Introduction and Overview
2. Cost development process
3. Costs categories and considerations
4. Questions and Feedback



Purpose and Objectives

1. Walk through the Community Services cost formula (A–G) used to build cost estimates.
2. Share what we are seeing in construction costs, land costs, and scope.
3. Discuss integrated facilities and how co-location can reduce total costs.
4. Open for methodology questions

Costs Development Process

The cost formula (A-G)



A Facility size / program requirement
Defines scope

B Construction unit cost ($/sq.ft.)
Market-based unit rates

C Construction cost = A × B
Build cost

D Land required (acres)
Site needs

E Land unit cost ($/acre)
Market land value

F Land cost = D × E
Land cost

G Levy-specific items to operationalize service
e.g., apparatus / specialized equipment

Total capital cost = C + F + G

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Costs development process

What's driving changes

- Market conditions: construction and land costs reflect current observed market realities (recent bids/pricing).
- Completeness of scope: earlier figures often reflected partial scope or hard costs only; updated estimates include full project components - hard + soft costs.
- Validated and refined requirements: space programming and operational needs have been confirmed and incorporated.



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Costs categories and considerations

Construction costs: what we're seeing

- We use cost consultants and professional estimating inputs across major projects.
- Unit costs reflect current observed market realities (recent Calgary delivery experience and estimating inputs).
- Drivers include labour/material escalation, mechanical/electrical complexity, and appropriate contingencies.
- Fire facilities (general): larger footprints and heavy structural/mechanical requirements influence unit costs.



Land Cost

Land costs: what we are seeing

- Land cost assumptions are informed by recent acquisitions and market comparables.
- Land is a driver of total facility cost, particularly in growth areas.
- Assumed land values of $1.5-2M per acre.

Land size:

- Library: 1 acre for 10,000 sq.ft. library
- Emergency Response: 1.5 acre for 2-bay station; 0.5 acre for each additional bay
- Police: 3.5 acre for 50,000 sq.ft. facility



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Costs categories and considerations

Levy-specific items to operationalize service (G)

- Emergency response: apparatus, aerial capability (where applicable), and typical equipment.
- Police: specialized operational and security requirements beyond a standard office building.
- Libraries & recreation: program equipment, specialty systems, and fit-out required to open and operate.



Levy specific costs

Emergency Response:

- Apparatus: $1.8 million
- Aerial apparatus: $2.5 million (5-bay station)
- Typical equipment: $0.9 million for a 2-bay station; prorated for 3 and 5-bay stations

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Questions and Feedback



Emergency Response

Emergency Response Infrastructure

2024 OSL Bylaw

	Facility	# Bays
1	Belvedere Emergency Response Station	4
2	Glacier Ridge Emergency Response station	3
3	Nose Creek Emergency Response Station	2
4	Providence Emergency Response Station	2
5	Rangeview Emergency Response Station	3
6	South Shepard Emergency Response Station	2
7	**West View Emergency Response Station**	**2**
8	Shepard Industrial Emergency Response Station	2

Updated OSL Bylaw

	Facility	# Bays
1	Belvedere Emergency Response Station	5
2	Glacier Ridge Emergency Response station	3
3	Nose Creek Emergency Response Station	3
4	Providence Emergency Response Station	2
5	Rangeview Emergency Response Station	3
6	South Shepard Emergency Response Station	2
7	Naato'siyinnipi Emergency Response Station	2
8	Shepard Industrial Emergency Response Station	2
9	Saatoohtsi Emergency Response Station	2

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Emergency Response Infrastructure Costs- 2 bay station

Cost type	2024 OSL Bylaw cost	Updated cost
	2 bay station	2 bay station
Facility size (sq. ft.) [A]	13,000	15,000
Building cost ($/sq. ft.) [B]	1,100	1,300
Building cost per facility ($) [A] x [B] = [C]	14,300,000	19,500,000
Land required for each facility (acre) [D]	1.5	1.5
Land acquisition cost ($/acre) [E]	1,300,000	2,000,000
Land cost per facility ($) [D] x [E] = [F]	1,950,000	3,000,000
Apparatus (units) [G]	1	1
Apparatus cost ($/unit) [H]	1,100,000	1,800,000
Aerial apparatus cost ($) [I]	0	0
Total apparatus cost ($) [G] x [H] + [I] = [J]	1,100,000	1,800,000
Equipment ($) [K]	400,000	900,000
Total facility cost ($) [C] + [F] + [J] + [K]	**17,750,000**	**25,200,000**

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Emergency Response Infrastructure Costs- 3 bay station

Cost type	2024 OSL Bylaw cost	Updated cost
	3 bay station	3 bay station
Facility size (sq. ft.) [A]	15,000	16,850
Building cost ($/sq. ft.) [B]	1,100	1,300
Building cost per facility ($) [A] x [B] = [C]	16,500,000	21,905,000
Land required for each facility (acre) [D]	2	2.0
Land acquisition cost ($/acre) [E]	1,300,000	2,000,000
Land cost per facility ($) [D] x [E] = [F]	2,600,000	4,000,000
Apparatus (units) [G]	2	2
Apparatus cost ($/unit) [H]	1,100,000	1,800,000
Aerial apparatus cost ($) [I]	0	0
Total apparatus cost ($) [G] x [H] + [I] = [J]	2,200,000	3,600,000
Equipment ($) [K]	800,000	1,200,000
Total facility cost ($) [C] + [F] + [J] + [K]	**22,100,000**	**30,705,000**

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Emergency Response Infrastructure Costs- 4 bay station

Cost type	2024 OSL Bylaw cost	Updated cost
	4 bay station	4 bay station
Facility size (sq. ft.) [A]	17,500	n/a
Building cost ($/sq. ft.) [B]	1,100	n/a
Building cost per facility ($) [A] x [B] = [C]	19,250,000	n/a
Land required for each facility (acre) [D]	2.5	n/a
Land acquisition cost ($/acre) [E]	1,300,000	n/a
Land cost per facility ($) [D] x [E] = [F]	3,250,000	n/a
Apparatus (units) [G]	2	n/a
Apparatus cost ($/unit) [H]	1,100,000	n/a
Aerial apparatus cost ($) [I]	1,400,000	n/a
Total apparatus cost ($) [G] x [H] + [I] = [J]	3,600,000	n/a
Equipment ($) [K]	1,200,000	n/a
Total facility cost ($) [C] + [F] + [J] + [K]	**27,300,000**	n/a

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Emergency Response Infrastructure Costs – 5 bay station

Cost type	2024 OSL Bylaw cost	Updated cost
	5 bay station	5 bay station
Facility size (sq. ft.) [A]	n/a	20,000
Building cost ($/sq. ft.) [B]	n/a	1,300
Building cost per facility ($) [A] x [B] = [C]	n/a	26,000,000
Land required for each facility (acre) [D]	n/a	3.0
Land acquisition cost ($/acre) [E]	n/a	2,000,000
Land cost per facility ($) [D] x [E] = [F]	n/a	6,000,000
Apparatus (units) [G]	n/a	3
Apparatus cost ($/unit) [H]	n/a	1,800,000
Aerial apparatus cost ($) [I]	n/a	2,500,000
Total apparatus cost ($) [G] x [H] + [I] = [J]	n/a	7,900,000
Equipment ($) [K]	n/a	1,800,000
Total facility cost ($) [C] + [F] + [J] + [K]	n/a	**41,700,000**

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Library

Library Infrastructure

2024 OSL Bylaw

	Facility
1	Library-1
2	Library-2
3	Library-3
4	Library-4
5	Library-5
6	Library-6
7	Library-7
8	Library-8

Updated OSL Bylaw

	Facility
1	Library-1
2	Library-2
3	Library-3
4	Library-4
5	Library-5
6	Library-6
7	Library-7
8	Library-8
9	Library-9 (0.3 of the full Library cost)

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Library Infrastructure Costs

Cost type	2024 OSL Bylaw cost	Updated cost
Facility size (sq. ft.) [A]	15,519	16,089
Project cost ($/sq. ft.) [B]	821	1,060
Project cost per facility ($) [A] x [B] = [C]	12,740,857	17,054,016
Land required for each project (acre) [D]	1.55	1.61
Land acquisition cost ($/acre) [E]	1,200,000	1,500,000
Land cost per project ($) [D] x [E] = [F]	1,862,245	2,413,304
Total facility cost ($) [C] + [F] =[G]	**14,603,101**	**19,467,321**

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Police

Police Infrastructure

2024 OSL Bylaw

	Facility
1	Police district office -1
2	Police district office- 2
3	Police district office -3
4	Police district office- 4 (0.85 of police district office)

Updated OSL Bylaw

	Facility
1	Police district office -1
2	Police district office- 2
3	Police district office -3
4	Police district office- 4
5	Police district office- 5 (0.08 of police district office)

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Police Infrastructure Costs

Cost type	2024 OSL Bylaw cost	Updated cost
Facility size (sq.ft.) [A]	45,000	50,000
Building cost ($/sq.ft.) [B]	580	$1,452
Building cost per facility ($) [A] x [B] = [C]	26,100,000	$72,577,072
Land required for each facility (acre) [D]	5.00	3.50
Land acquisition cost ($/acre) [E]	1,100,000	2,000,000
Land acquisition cost per facility ($) [D] x [E] = [F]	5,500,000	7,000,000
Consulting, site development, contingencies ($) [G]	7,010,000	
Total levy eligible cost ($) [C] + [F] + [G]	**38,610,000**	**79,577,072**

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Thank you