

October 22, 2019

VIA EMAIL: [jcasault@stalbert.ca](mailto:jcasault@stalbert.ca)

**City of St. Albert**  
**Engineering Services**  
St. Albert Place  
5 St. Anne Street  
St. Albert, AB T8N 3Z9

**Attention: Jason Casault MBA, P.Eng.**  
**Manager of Growth Engineering**

Dear Mr. Casault:

**Re: Landrex Proposal – Recreation Campus**

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We are pleased to enclose our Proposal for the Recreation Campus for your review and consideration.

Should you require any further information, please do not hesitate to contact the writer at your convenience.



Yours truly,



**LANDREX INC.**


Per:   
Sophie Baran  
Executive Vice-President

Enclosure



 [info@landrex.com](mailto:info@landrex.com)  
 780-459-5263

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 780-459-1220

 220 Summit Plaza  
190 Boudreau Road  
St. Albert, AB, T8N 6B9

**PROPOSAL  
TO  
THE CITY OF ST. ALBERT  
FOR A RECREATION CAMPUS  
ERIN RIDGE NORTH – PHASE 2**

Date: October 22, 2019

Submitted by:

Landrex Inc.  
#220, 190 Boudreau Road  
St. Albert, AB T8N 6B9



## LANDREX PROPOSAL – RECREATION CAMPUS

### Proposal

Landrex is offering the City of St. Albert a 33.58-acre parcel of land in the established and growing community of Erin Ridge North for the new City Recreation Campus, at no land cost.

Erin Ridge North, situated in North St. Albert on the east side of St. Albert Trail, is home to an already large and continually growing residential population and elementary school, and a multitude of retail stores and services. The proposed site will abut the future Neil Ross Road, which will provide exceptional access to the Recreation Campus and existing and future residential and commercial uses along St. Albert Trail.

With underground services and road access to the site, in conjunction with the site being stripped and graded, construction of any component of the Recreation Campus can commence Fall 2020. In comparison, the Rohit or Badger site likely cannot be serviced until 2022.

The next leg of Neil Ross Road will be constructed in 2020, as will the storm, water, and sanitary infrastructure. The Landrex site will be fully serviced by Fall 2020 (details on the servicing, location, and size of the land is provided in *Appendix 1*).

Future capacity needs for the Erin Ridge North and all remaining lands in north St. Albert, will be addressed with the construction of a Sanitary Lift station and Forcemain as well as a storm trunk and outfall. The details, costing and recoveries of this new infrastructure are significantly less than our counterparts, and recoveries to the City are much quicker, all of which is detailed in the next section.

In addition to the access and ease of servicing of the Erin Ridge North Site, the growth of this community, both in terms of residential and commercial, makes this an ideal location for the Recreation Campus. The Landrex site is preferred by the Province, the School Board, Town of Morinville and Sturgeon County, and has a greater probability of obtaining capital contributions as well as greater use, thereby reducing operating costs. The established momentum of development in this community makes it an ideal location for a large site, integrated into an established and growing community.



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## Costs, Upfronting and Recoveries

The Erin Ridge North Site will be ready for development and this proposal is inclusive of all costs associated with the site, including servicing the site to property line, off-site infrastructure, grading and stripping.

The overall storm and sanitary infrastructure for North St. Albert is approaching capacity, meaning that additional off-site storm and sanitary infrastructure will be required to both ensure full servicing availability for the Recreation campus, as well as for the rest of the lands in north St. Albert.

The table below provides a breakdown of the total cost, upfront cost and net cost to the City in comparison to the other sites

PROPOSAL SUMMARY	LANDREX	BADGER LANDS	RR 260 (ROHIT)
Total Off-site Servicing Costs	16,871,000	23,500,000	24,500,000
Site Servicing Cost	13,500,000		
Other Costs		2,000,000	2,000,000
<b>Total Expense</b>	<b>\$30,371,000</b>	<b>\$25,500,000</b>	<b>\$26,500,000</b>
Less:			
Developer Levy Pre-Payment			
Storm (Landrex)	3,296,943		
Sanitary (Landrex)	3,135,202		
Road (Landrex)	2,311,261		
Total Upfront Levy Offset	8,743,406		
<b>TOTAL UPFRONT COST</b>	<b>\$21,627,594</b>	<b>\$25,500,000</b>	<b>\$26,500,000</b>
Less: Future Recoveries	8,127,594	16,400,000	16,500,000
Plus: Interest on Balance	1,785,959	3,300,000	6,000,000
Opportunity Cost - Land		4,500,000	
Opportunity Cost - Commercial Property Tax			16,576,863
<b>TOTAL NET COST</b>	<b>\$15,285,959</b>	<b>\$16,900,000</b>	<b>\$32,576,863</b>
<i>Other costs include the cost of a new ASP, estimated at \$1,000,000 and site reclamation of \$1,000,000</i>			

In addition to providing the land, Landrex is offering to enter into a partnership with the City to construct the off-site infrastructure. Of the \$16.9 million in off-site infrastructure, Landrex will contribute \$8.7 million. This means that the City of St. Albert will have to upfront the on-site cost of servicing and grading the site of \$13.5 million as well as \$8.1 million for off-site infrastructure – which is entirely recoverable.



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The last component of the cost to deliver a fully serviced site, is to add the cost of the interest that will accumulate based on the monies the City borrows for the upfront cost. As the City's upfront costs is \$21.6 million, and because the recoveries will be realized in a relatively short time frame, the interest will add approximately \$1.8 million to this project.

## Servicing Details

The off-site infrastructure required for the Recreation Campus in Northeast St. Albert, which is the same as what was included in the September 23, 2019 Council Report, is:

- L1 NE Lift Station (Sanitary);
- F1 NE Force Main (sanitary);
- NE Area Storm Trunk Sewer & Outfall; and
- Completion of Neil Ross Road.

Our off-site costs are significantly lower than what was included in the City Levy Report. Our estimate was consistent with prior Levy Reports (see *Appendix 2*) and consistent with costs for a similar project completed in Leduc (design and construction) completed in 2019 servicing for a similar sized basin.

The original estimates based on the Levy bylaw will service 4 times more land than what is required at this time. Our proposal will accommodate the next 20 years of development.

*Appendix 3* provides a summary of the costs expected in relation to the off-site servicing.

*Appendix 4* includes a case study based on recent construction to support our proposed scope and costs.

*Appendix 5* includes an opinion of probable cost for the construction of Neil Ross Road.

*Appendix 6* includes the "Campus Site Costing Form."



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## Highlights

In recent years, the northern half of St. Albert has experienced significant growth, especially in commercial retail, which draws residential growth. While the growth in retail and residential has been good for the community, amenity growth, including the need of a high school, has lagged.

A Recreation campus will serve a growing need for Recreation amenities in the Erin Ridge North community and adjacent neighbors, as well as serve a broad base of existing and soon-to-be residents. The Erin Ridge North location will not only serve St. Albert well, but it is also ideally situated to serve future annexed lands, as well as neighboring Sturgeon County and Morinville communities.

Infrastructure to service the site will be in place for Fall 2020 to build a multitude of facilities on this Recreation Campus.

The overall cost to the City for the Erin Ridge North site is less than the cost of either of the other two proposed sites once additional costs, such as the cost of land, area structure plan, cost of servicing, cost of reports, and interest charges – not to mention unknown costs that inevitably arise in new areas of development. The amount of recoveries required to retire the debt of upfront by the City is significantly less than the other two sites.

Further, the time to fully recover the upfront by the City is less than the other two sites and the recoveries will happen through multiple developers (Landrex, Melcor, Triple 5, Art Valerio, and others). This means two things: a lower cost in accumulated interest charges, and a reduced risk of exposure.



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## Overview – Benefits & Concern Clarifications

An overview of other benefits of situating the Recreation Campus on the Erin Ridge North site and clarification of the some the concerns identified in the September 23, 2019 Council report are:

BENEFITS	
<b>Servicing Basin</b>	<ul style="list-style-type: none"> <li>➤ Erin Ridge North off-site infrastructure will open 1,400 acres of land spanning North St. Albert on both sides of St Albert Trail, including commercial land.</li> </ul>
<b>Location</b>	<ul style="list-style-type: none"> <li>➤ North St. Albert has development momentum. The retail presence and growth in this area, further supports new development and higher absorption than the other proposed sites, which are pioneering development.</li> <li>➤ A Recreation Campus including, a new High School, will fill a much-needed gap in North East St. Albert. The other proposed sites are well serviced by nearby High Schools.</li> </ul>
<b>Exposure</b>	<ul style="list-style-type: none"> <li>➤ ERN has lower upfront costs than the other proposed sites.</li> <li>➤ The area has undergone significant development, so unexpected issues that arise from commencing a new development have been identified and dealt with; therefore, the risk of developing in Erin Ridge North is significantly less than the other sites which reduces the exposure for the City on unexpected costs.</li> <li>➤ The cost estimate proposed considers interest and time. The timeline to collect recoveries is significantly shorter in Erin Ridge North (10-15 years) than the other sites. Further, recoveries in north St. Albert will come from multiple active and future developers thus minimize risk of recovery timing.</li> <li>➤ The Landrex proposal represents a partnership between the City and the developer by way of the developer upfront the levies on future lands. The consequence of this Partnership is lower City debt exposure, and a reduction of risk due to the quicker recovery of outlaid funds by the City.</li> </ul>

<b>Area Structure Plan</b>	<ul style="list-style-type: none"> <li>➤ An amendment to the Erin Ridge North Area Structure Plan will take 6-9 months at a minimal cost (at Landrex's expense).</li> <li>➤ A new ASP, which is required for both the Badger and the Rohit lands, will take 18-24 months, with a cost of \$800,000 to - \$1,000,000</li> </ul>
<b>Timeline</b>	<ul style="list-style-type: none"> <li>➤ Construction of the Recreation Lands on the Erin Ridge Site, including any facility, would be able to commence in Fall 2020.</li> </ul>
<b>Neil Ross Road</b>	<ul style="list-style-type: none"> <li>➤ For the Erin Ridge North site, the design, alignment, and construction of the adjacent arterial road (Neil Ross Road) is significantly advanced than other locations and will be ready for construction in 2020.</li> <li>➤ The construction of Neil Ross Road will alleviate much of the unwanted traffic through ERN as well as handle all additional traffic generated from a Recreation Campus.</li> <li>➤ Neil Ross Road is the only East-West arterial in St. Albert, joining the future Eastern bypass and road with Neil Ross Road.</li> </ul>
<b>Property Taxes</b>	<ul style="list-style-type: none"> <li>➤ The loss of property taxes on 20 acres of residential land in Erin Ridge North is significantly less than the loss of the property taxes associated with losing 30 acres of commercial land in the Rohit lands.</li> <li>➤ The impact in today's dollars is \$16.5million which, stated another way, would mean adding \$16.5 million to the cost to Rohit lands.</li> <li>➤ A breakdown of the calculations and assumption is in <i>Appendix 7</i>.</li> </ul>



CONCERNS CLARIFICATION	
<b>High Water Table</b>	➤ The Construction of major retail outlets including Lowe's and Costco's, as well as other retailers in the area, together with many hundreds of residential lots has been completed in ERN with no concerns.
<b>Water Act Application</b>	➤ Water Act approval in Fall 2019.
<b>Diminished Park Site</b>	➤ The Park space in Erin Ridge North will be enhanced, not diminished, through the massive green space at the Recreation Campus which will be within walking distance for the residential housing in the community

# APPENDIX 1



Highway 2



NOTES: ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF. DISTANCES ON THE CURVED BOUNDARIES ARE ARC LENGTHS. AREA DEALT WITH BY THIS PLAN SHOWN BOUNDED THUS ■■■■

**THIS IS A CONCEPT PLAN ONLY.  
SUBJECT TO CHANGE.**

DATE: June 28, 2019

SCALE: 1:2000  
0 20 40 60 80 100  
ALL DIMENSIONS IN METERS UNLESS OTHERWISE SPECIFIED

PROJECT NAME:  
Sturgeon County ASP

CLIENT NAME:  
Landrex Ventures

DRAWING NAME:  
**Area Structure Plan**

PROJECT NUMBER: 2018-045

DRAWN: FE CHECKED: SY/KS

DESIGNED: KS APPROVED: KL

DRAWING NO. 01 REV.



**Invistec Consulting Ltd.**  
10235 - 101 Street, 4th Floor  
Edmonton, Alberta  
T5J 3G1, Canada  
Ph: (780) 984 - 1816

## APPENDIX 2 - OFF-SITE LEVY UPDATE

### OFF-SITE LEVY UPDATE – NE LIFT STATION COST ESTIMATE

TIMELINE	COST ESTIMATE	ADDITIONAL NOTES
2008/2010	\$7,935,000	
2011	\$3,607,500	
2013	\$5,200,000	<p>In 2013 the OSL had a split for this project as 41% contribution from Future Development and 59% for Developer Share</p> <p>I am assuming Future Development may refer to lands outside of the City boundary</p>
2015, 2016, 2017, 2018, 2019	\$19,500,000	<p>In 2015 the OSL had a split for this project as 75% future contribution and 25% development share.</p> <p>So only 25% of the \$19,500,000 is used to calculate the levy rate for the lands currently being developed inside City boundaries.</p>



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## APPENDIX 3 – OFF-SITE SERVICING COSTS

INFRASTRUCTURE	OFFSITE LEVY BLYLAW			LANDREX REVISION		
	Upfront Cost	Future Contribution		Upfront Cost	Future Contribution	
<b>Sanitary Servicing</b>						
L1 NE Lift Station	19,500,000	75%	14,625,000	5,000,000	25%	1,250,000
F1 NE Forcemain	13,150,000	75%	9,862,500	3,000,000	75%	2,250,000
<b>Sanitary Total</b>	<b>32,650,000</b>		<b>24,487,500</b>	<b>8,000,000</b>		<b>3,500,000</b>
<b>Storm Servicing</b>						
NE Area Storm Trunk Sewer & Outfall	5,681,000	49%	2,783,690	5,681,000	49%	2,783,690
<b>Total Storm Servicing</b>	<b>5,681,000</b>		<b>2,783,690</b>	<b>5,681,000</b>		<b>2,783,690</b>
<b>Road Servicing</b>						
Neil Ross Road	10,000,000	100%	10,000,000	3,190,000	0%	-
<b>Road Servicing</b>	<b>10,000,000</b>		<b>10,000,000</b>	<b>3,190,000</b>		<b>-</b>
Other	2,769,000	0%		-	0%	-
<b>Total Servicing Requirements</b>	<b>51,100,000</b>		<b>37,271,190</b>	<b>16,871,000</b>		<b>6,283,690</b>



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## APPENDIX 4 – NE LIFT STATION & FORCE MAIN

Servicing Infrastructure	Levy By-Law	Revised Estimate	Supporting Information
Sanitary Lift Station	\$19.1 million	\$5.0 million	<p>Information to support the revised estimate is based on a lift station designed and constructed in 2019 in the City of Leduc. Highlights from the lift station include:</p> <ul style="list-style-type: none"> <li>➤ Cost of the lift station, all in, including design and engineering fees was \$4.7M.</li> <li>➤ Stage 1 currently sized to service 1,400 acres of land.</li> <li>➤ Lift station is expandable to service an additional 1,300 acres of land for an additional cost of \$2M.</li> <li>➤ The lift station services a similar sized basin to the new NE LS required in St. Albert.</li> <li>➤ Designed with permanent and redundant power.</li> <li>➤ Features remote communication.</li> </ul>



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			<ul style="list-style-type: none"> <li>➤ Constructed in the neighborhood at the same architectural control's standards of the community.</li> <li>➤ Site features parking, fencing and landscaping.</li> </ul>
Sanitary Force main	\$13.0 million	\$3.0 million	<p>Sanitary force main was constructed in Leduc with the above lift station. Features of the forcemain include:</p> <ul style="list-style-type: none"> <li>➤ 350 diameter; and</li> <li>➤ Constructed at \$1.0 million per kilometre.</li> </ul>



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# APPENDIX 5

Erin Ridge North Stage 9 NRR Recoveries Estimate/Construction Costs to Complete											
Project:	Erin Ridge North Stage 9 Neil Ross Road										
Project No.:	5316040-000										
Client:	Landrex Inc.										
Date:	21-Oct-19										



Part A: Grading											
ITEM NO.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	ESTIMATED AMOUNT	QUANTITY TO DATE	QUANTITY TO COMPLETE	TOTAL QUANTITY	CONTRACTOR UNIT PRICE	TOTAL COMPLETED TO DATE	TOTAL TO COMPLETE
Estimated Amounts and Totals						Construction Cost Totals					
A1	Common excavation and place to fills c/w compaction to 98% SPD	m3	7000	\$ 5.36	\$ 37,520.00	490	6510	7000.0	\$ 5.36	\$ 2,626.40	\$ 34,893.60
A2	Supply and Install Silt Fence	lm.	350	\$ 15.03	\$ 5,260.50	0	350	350.0	\$ -	\$ -	\$ -
A3	Strip, Load, Haul and dispose Marginal	m3	3500	\$ 16.43	\$ 57,505.00	888	2612	3500.0	\$ 16.43	\$ 14,589.84	\$ 42,915.16
A4	NRR excess material Haul OffSite	each	1	\$ 1,110.00	\$ 1,110.00	1	0	1.0	\$ 1,110.00	\$ 1,110.00	\$ -
Sub-Total Part A: Grading					\$ 101,395.50						\$ 77,808.76

Based on 2018/2019 Contractor Pricing

<b>Erin Ridge North Stage 9 NRR</b> <b>Recoveries Estimate/Construction Costs to Complete</b>	
Project:	Erin Ridge North Stage 9 Neil Ross Road
Project No.:	5316040-000
Client:	Landrex Inc.
Date:	21-Oct-19

Part B: Storm Sewer											
ITEM NO.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	ESTIMATED AMOUNT	QUANTITY TO DATE	QUANTITY TO COMPLETE	TOTAL QUANTITY	CONTRACTOR UNIT PRICE	TOTAL COMPLETED TO DATE	TOTAL TO COMPLETE
Estimated Amounts and Totals						Construction Cost Totals					
B1	Supply and Install Storm Main c/w fittings										
1	675 mm diameter @ 0 to 4 m depth - Concrete	l.m.	305.0	\$ 610.72	\$ 186,269.60	54.5	251	305.0	\$ 610.72	\$ 33,272.03	\$ 152,997.57
B2	Camera Inspections										
1	CCC (Storm Main)	l.m.	305.0	\$ 7.50	\$ 2,287.50	54.5	251	305.0	\$ 7.50	\$ 408.60	\$ 1,878.90
2	FAC (Storm Main)	l.m.	305.0	\$ 10.95	\$ 3,339.75	0.0	305	305.0	\$ 10.95	\$ -	\$ 3,339.75
B3	Remove Plug and Tie into Existing Storm Sewer										
1	675mm diameter	each	1	\$ 2,932.83	\$ 2,932.83	1	0	1.0	\$ 2,932.83	\$ 2,932.83	\$ -
B4	Replace Unsuitable Material with Washed Rock	tonne	90.0	\$ 61.19	\$ 5,507.10	29.4	61	90.0	\$ 61.19	\$ 1,797.76	\$ 3,709.34
B5	Supply and Install Plugs										
1	675mm diameter	each	1	\$ 758.85	\$ 758.85	1	0	1.0	\$ 758.85	\$ 758.85	\$ -
B6	Supply and Install Catch Basin Lead										
	300mm CB Lead	l.m.	60.0	\$ 320.00	\$ 19,200.00	0	60	60.0	\$ 320.00	\$ -	\$ 19,200.00
B7	Supply and Install Catch Basin Manhole										
	1200mm Diameter CB Manhole	each	4	\$ 2,000.00	\$ 8,000.00	0	4	4.0	\$ 2,000.00	\$ -	\$ 8,000.00
Sub-Total Part A: Storm Sewer Leviable					\$ 228,295.63					\$ 39,170.07	\$ 189,125.56

Based on 2018/2019 Contractor Pricing



<b>Erin Ridge North Stage 9 NRR</b> <b>Recoveries Estimate/Construction Costs to Complete</b>	
Project:	Erin Ridge North Stage 9 Neil Ross Road
Project No.:	5316040-000
Client:	Landrex Inc.
Date:	21-Oct-19

Part C: Concrete Work											
ITEM NO.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	ESTIMATED AMOUNT	QUANTITY TO DATE	QUANTITY TO COMPLETE	TOTAL QUANTITY	CONTRACTOR UNIT PRICE	TOTAL COMPLETED TO DATE	TOTAL TO COMPLETE
Estimated Amounts and Totals						Construction Cost Totals					
C1	1.5m Sidewalk c/w 150mm granular base (20mm crush) and subgrade prep	L.m.	1200	\$ 147.50	\$ 177,000.00	475	725	1200	\$ 155.00	\$ 73,625.00	\$ 112,375.00
C2	3.0m Asphalt trail (c/w tie-in to existing, 75mm 10mm - HT asphalt, 200mm granular base and 150mm subgrade prep, including 10kg of cement stabilizing)	m²	30	\$ -	\$ -	30	0	30	\$ 75.00	\$ 2,250.00	\$ -
<b>Arterial Road</b>											
	Curb, Gutter and Sidewalk (20mm crush, including 0.3m behind back of curb) c/w granular base and subgrade prep										
.1	Straight face curb and gutter	L.m.	1,200	\$ 80.00	\$ 96,000.00	0	1200	1200	\$ 80.00	\$ -	\$ 96,000.00
.1a	Slab on Concrete Island	m²	2,940	\$ 120.00	\$ 352,800.00	0	2940	2940	\$ 120.00	\$ -	\$ 352,800.00
	Supply and Install Wick Drain c/w Connection to Catch Basin	L.m.	1,200	\$ 2.00	\$ 2,400.00	0	1200	1200	\$ 2.00	\$ -	\$ 2,400.00
Sub-Total Part C: Concrete Work					\$ 628,200.00						
										\$ 75,875.00	\$ 563,575.00

Based on 2018/2019 Contractor Pricing

Part D: Roadworks											
ITEM NO.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	ESTIMATED AMOUNT	QUANTITY TO DATE	QUANTITY TO COMPLETE	TOTAL QUANTITY	CONTRACTOR UNIT PRICE	TOTAL COMPLETED TO DATE	TOTAL TO COMPLETE
Estimated Amounts and Totals						Construction Cost Totals					
D1	Subgrade Preparation										
.1	300 mm depth	m2	12000	\$ 8.00	\$ 96,000.00	0	12000	12000	\$ 8.00	\$ -	\$ 96,000.00
.2	Addition of cement (30kg/m2)	m2	12000	\$ 7.50	\$ 90,000.00	0	12000	12000	\$ 7.50	\$ -	\$ 90,000.00
D2	Granular Base (20 mm Crush)										
.1	400 mm depth	m2	12000	\$ 42.00	\$ 504,000.00	0	12000	12000	\$ 42.00	\$ -	\$ 504,000.00
D3	Asphaltic Concrete										
.3	ACB 125mm depth c/w fog coat	m2	12000	\$ 39.00	\$ 468,000.00	0	12000	12000	\$ 39.00	\$ -	\$ 468,000.00
.4	ACO 50 mm depth @ FAC	m2	12000	\$ 18.75	\$ 225,000.00	0	12000	12000	\$ 18.75	\$ -	\$ 225,000.00
D4	Connect to Existing Roadway	each	1	\$ 1,000.00	\$ 1,000.00	0	1	1	\$ 1,000.00	\$ -	\$ 1,000.00
Sub-Total Part C: Roadworks					\$ 1,384,000.00						
										\$ -	\$ 1,384,000.00

Based on 2018/2019 Contractor Pricing

Project:

Project No.:

Client:

Date:

Erin Ridge North Stage 9 NRR


Recoveries Estimate/Construction Costs to Complete

Erin Ridge North Stage 9 Neil Ross Road

5316040-000

Landrex Inc.

21-Oct-19



Part E: Power											
ITEM NO.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	EXTENDED AMOUNT	QUANTITY TO DATE	QUANTITY TO COMPLETE	TOTAL QUANTITY	CONTRACTOR UNIT PRICE	TOTAL COMPLETED TO DATE	TOTAL TO COMPLETE
Estimated Amounts and Totals						Construction Cost Totals					
E1	Power trenching and Duct Work	Ls	3	\$ 24,800.00	\$ 74,400.00	1	2	3.0	\$ 23,030.00	\$ 23,030.00	\$ 46,060.00
Sub-Total Part B: Shallow Utilities- Power					\$ 74,400.00					\$ 23,030.00	\$ 46,060.00

Based on 2018/2019 Contractor Pricing

<b>Erin Ridge North Stage 9 NRR</b> <b>Recoveries Estimate/Construction Costs to Complete</b>	
Project:	Erin Ridge North Stage 9 Neil Ross Road
Project No.:	5316040-000
Client:	Landrex Inc.
Date:	21-Oct-19

Part F: Landscaping											
ITEM NO.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	EXTENDED AMOUNT	QUANTITY TO DATE	QUANTITY TO COMPLETE	TOTAL QUANTITY	CONTRACTOR UNIT PRICE	TOTAL COMPLETED TO DATE	TOTAL TO COMPLETE
Estimated Amounts and Totals						Construction Cost Totals					
F1	Coring (Boulevards Only) - typical boulevard to allow for topsoil and sod	m <sup>2</sup>	8687	\$ 2.25	\$ 19,545.75	0.00	8687	8687.0	\$ 2.25	\$ -	\$ 19,545.75
F2	Fine Grading (Back of Walks Only) - allowance	m <sup>2</sup>	8687	\$ 1.75	\$ 15,202.25	0.00	8687	8687.0	\$ 1.75	\$ -	\$ 15,202.25
F3	Topsoil (Sod Back of Walks Only) - supply and install (250mm depth)	m <sup>2</sup>	8687	\$ 5.25	\$ 45,606.75	0.00	8687	8687.0	\$ 5.25	\$ -	\$ 45,606.75
F4	Topsoil (Seed Boulevards Only) - supply and install (250mm depth)	m <sup>2</sup>	8687	\$ 5.25	\$ 45,606.75	0.00	8687	8687.0	\$ 5.25	\$ -	\$ 45,606.75
F5	Topsoil (Trees) - supply and install in tree wells (1000mm depth)	m <sup>2</sup>	277	\$ 55.00	\$ 15,235.00	0.00	277	277.0	\$ 55.00	\$ -	\$ 15,235.00
F6	Topsoil (Shrub Beds) - supply and install in shrub beds (650mm depth)	m <sup>2</sup>	2744	\$ 18.00	\$ 49,392.00	0.00	2744	2744.0	\$ 18.00	\$ -	\$ 49,392.00
F7	Autumn Blaze Maple - 60mm Caliper	ea.	102	\$ 500.00	\$ 51,000.00	0.00	102	102.0	\$ 500.00	\$ -	\$ 51,000.00
F8	Brandon Elm - 60mm Caliper	ea.	49	\$ 500.00	\$ 24,500.00	0.00	49	49.0	\$ 500.00	\$ -	\$ 24,500.00
F9	Columnar Blue Spruce - 2.5m Height	ea.	74	\$ 525.00	\$ 38,850.00	0.00	74	74.0	\$ 525.00	\$ -	\$ 38,850.00
F10	Scotch Pine - 2.5m Height	ea.	53	\$ 525.00	\$ 27,825.00	0.00	53	53.0	\$ 525.00	\$ -	\$ 27,825.00
F11	Calgary Carpet Juniper - #3 Container	ea.	49	\$ 50.00	\$ 2,450.00	0.00	49	49.0	\$ 50.00	\$ -	\$ 2,450.00
F12	Highbush Cranberry - #3 Container	ea.	154	\$ 35.00	\$ 5,390.00	0.00	154	154.0	\$ 35.00	\$ -	\$ 5,390.00
F13	Bark Mulch - supply and install in tree wells (100mm depth)	m <sup>2</sup>	151	\$ 27.50	\$ 4,152.50	0.00	151	151.0	\$ 27.50	\$ -	\$ 4,152.50
F14	Bark Mulch - supply and install in shrub beds (100mm depth)	m <sup>2</sup>	2870	\$ 27.50	\$ 78,925.00	0.00	2870	2870.0	\$ 27.50	\$ -	\$ 78,925.00
F15	Seed - supply and install (Parks and Boulevards Mix - refer to landscape drawings for species composition)	m <sup>2</sup>	8687	\$ 1.95	\$ 16,939.65	0.00	8687	8687.0	\$ 1.95	\$ -	\$ 16,939.65
F16	Sod - supply and install (refer to landscape drawings for species composition)	m <sup>2</sup>	8015	\$ 5.15	\$ 41,277.25	0.00	8015	8015.0	\$ 5.15	\$ -	\$ 41,277.25
F17	Landscaping Maintenance- 2 year maintenance period from CCC to FAC, includes warranty of plant material, regular mowing and weed control. Contractor to provide a maintenance schedule program and ensure site meets City standards prior to commencement of FAC process. Contractor to provide monthly maintenance slips as a requirement for FAC.	year	2	\$ 14,000.00	\$ 28,000.00	0.00	2	2.0	\$ 14,000.00	\$ -	\$ 28,000.00
Sub-Total Part B: Shallow Utilities- Power					\$ 509,897.90					\$ -	\$ 509,897.90

Based on 2018/2019 Contractor Pricing

<b>Erin Ridge North Stage 9 NRR</b> <b>Recoveries Estimate/Construction Costs to Complete</b>	
Project:	Erin Ridge North Stage 9 Neil Ross Road
Project No.:	5316040-000
Client:	Landrex Inc.
Date:	21-Oct-19



Neil Ross Road Summary				
ITEM				
NO.	DESCRIPTION OF WORK	Total Estimate	Total Constructed Costs To Date	Total Cost to Complete
Part A: Grading		\$ 101,395.50	\$ 18,326.24	\$ 77,808.76
Part B: Storm Sewer		\$ 228,295.63	\$ 39,170.07	\$ 189,125.56
Part C: Concrete Work		\$ 628,200.00	\$ 75,875.00	\$ 563,575.00
Part D: Roadworks		\$ 1,384,000.00	\$ -	\$ 1,384,000.00
Part E: Power		\$ 74,400.00	\$ 23,030.00	\$ 46,060.00
Part F: Landscaping		\$ 509,897.90	\$ -	\$ 509,897.90
SUB-TOTAL		\$ 2,926,189.03	\$ 156,401.31	\$ 2,770,467.22
ENGINEERING AND MATERIALS TESTING 15%		\$ 438,928.35	\$ 23,460.20	\$ 415,570.08
SUB-TOTAL		\$ 3,365,117.38	\$ 179,861.50	\$ 3,186,037.31

## APPENDIX 6

	OSL Project and Description	OSL Cost to Complete Estimate	WSP/LX Cost Estimate or Phased Cost	Expected Recovery (years)
Sanitary	#2: L1 - North East Lift Station 1	\$4,875,000 <sup>1</sup>	\$5,000,000 <sup>3</sup>	15
	#3: F1 - North East Forcemain	\$3,287,000 <sup>1</sup>	\$3,000,000 <sup>3</sup>	15
Storm	#5: North East Area Storm and Outfall	\$5,681,000	\$5,681,000	15
Transportation	#15: Neil Ross Road - St. Albert Trail to Coal Mine Road	\$9,404,500 <sup>2</sup>	\$3,190,000 <sup>2,3</sup>	15
Water	N/A			

## Notes:

1. The OSL Cost Estimate is based on the Developer Share currently used in the OSL bylaw. This amount equates to 25% of the total estimated cost. The full cost includes 75% contribution from future lands. The full cost estimate of the NE Lift Station and forcemain should not be used to assess the servicing costs of the Community Amenities Site

2. The OSL Cost Estimate is for the extension of Neil Ross Road through Sturgeon County to Coal Mine Road/Twp 544. For the Community Amenities Site, Neil Ross Road only needs to be extended to the east quarter section line to be able to provide the site with direct access to Neil Ross Road.

3. See attached project examples.

Total Capital Cost Estimate	\$23,247,500	\$16,871,000
Estimated Recoverable Costs	\$23,247,500	\$16,871,000

### Sanitary Considerations

Where are sanitary flows ultimately discharging? How are they getting there?

Ultimately the sanitary flows discharge to the ACRWC. Sanitary sewage drains by gravity through ERN Phase 2 sanitary system to the ERN lift station. The ERN lift station pumps the sanitary flows to a gravity main in Element Drive north of Neil Ross Road. The sanitary sewage then drains by gravity through the ERN Phase 1 sanitary sewer system to the Oakmont System, temporarily. The ultimate scenario takes the ERN Phase 1 and Phase 2 sanitary flows to the Future North East Lift Station and pumps it through the Future North East Forcemain under the Sturgeon River to the ACRWC.

### Stormwater Considerations

SWMF Included? Yes the SWMF will be constructed as part of the 2020 grading program for ERN Phase 2.

Volume? Active Storage 61,684m3

Where is it discharging? How are the flows getting there?

The storm flows are conveyed by gravity pipes to the onsite Storm Water Management Facility (SWMF) within Erin Ridge North (ERN) Phase 2. The ERN Phase 2 SWMF is pumped into the ERN Phase 1 storm system which then flows by gravity through the Oakmont storm system to the Sturgeon River. In the future the ERN Phase 1 storm will discharge into a new storm trunk through Sturgeon County and outfall into the Sturgeon River. The City of St. Albert has initiated the detail design for this outfall.

Any special requirements for high groundwater? If yes, describe.

This area was identified in the neighbourhood Geotechnical report as having high groundwater, which is common in many sites in northern St. Albert and surrounding Edmonton. However once the site is graded with engineered fill the water table will be approximately 2.0m below surface. Please note, during construction of ERN Stages 8-13 there were no trench dewatering methods required during the installation of deep underground utilities. There are a number of commercial site developments currently underconstruction and we have not received any information regarding requirements to mitigate high groundwater.

### Transportation Considerations

What is the basis for the estimate? Active modes accounted for?

All future roads will be designed and built to Complete Street standards.

Where is the road connecting/extending to?

Neil Ross Road will be extended as part of the remaining ERN development. The extension of Neil Ross Road from Element Drive to the quarter section line can accommodate an all-directional access for the Community Amenities Site.

**Water Considerations**

Where is water coming from?	<u>1)East limits of Edison Drive</u>
	<u>2)Future pipe extended through the north Multi-family site</u>
Looped?	<u>Water stubs will be provided at the north and south ends of the site and will require the water to be looped with the onsite servicing of the Community Amenities Site.</u>
Pipe Size (Basis) used in Cost Estimate?	<u>300mm offsite, 350mm onsite looping</u>

**Stripping and Grading Considerations**

How much have you allowed for stripping and grading?	<u>Stripping and rough grading of the site will be provided by Landrex.</u>
Grading estimate based on topography or historical costs?	<u>N/A</u>
Where is fill material coming from?	<u>Onsite from SWMF excavation</u>
Where is poor material from wetlands going? What will it be used for?	

All marginal material will be stripped and removed or utilized in other areas as approved by Geotechnical Engineer. Nutrient rich soils will be stockpiled and re-utilized in the storm water management facility to facilitate renaturalization of the pond.

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## APPENDIX 7 – PROPERTY TAX

Property Tax Analysis	Commercial	Residential
Total Site Area	30 Acres	20 Acres
Units/Acre	10,000 SF/Acre	5 Lots/Acre
Total Revenuable Space	300,000	100
Foregone Property Tax Revenue		
Retail (30%)	498,884	
Commercial (30%)	405,529	
Industrial (40%)	453,154	
Residential		694,493
Total Foregone Revenue	1,357,567	694,493
Lost Revenue Differential	663,075	
Discount Factor (City)	4.00%	
<b>Total Lost Income</b>	<b>16,576,863</b>	



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