

LANGDON JOINT USE SITE

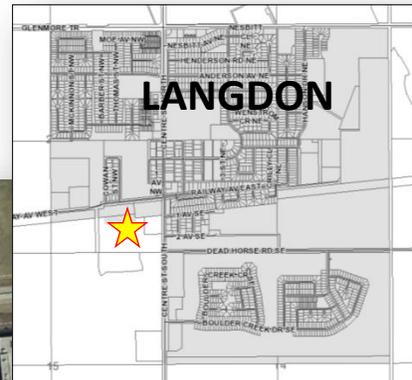
JANUARY 2018

OVERVIEW

The Langdon Joint Use Site is a 45 acre parcel located in the Hamlet of Langdon, and is jointly owned by Rocky View Schools and Rocky View County. The site is located south of Railway Avenue (TWP Road 233A) and west of Centre Street (formerly Highway 797).

The site is classified as a “Regional Recreation Facility,” and is slated to contain a future high school, a community recreational facility, and numerous play fields (baseball, football, and soccer). These various assets will be developed in phases and will ultimately provide recreational amenities to the residents of the Hamlet and surrounding areas.

The project currently encompasses site preparation.



PROJECT PHASING AND FINANCES

The site development project has a total budget of \$7.65 million with Rocky View County and Rocky View Schools each providing an equal share.

Phase I of the project was completed between July and October of 2017, with a budget of \$647,000. It consisted of “Early Works Construction” to establish improved access to the site from Railway Avenue, and to provide site servicing (stormwater, water, and sanitary services) to the northern portion of the property for future expansion.

Phase II of the project includes the construction of additional municipal infrastructure, including a public road and parking lot; the build out of underground deep services; and a stormwater pond to service the entire site. Further, Phase II includes earthworks to adequately strip and grade the site for the intended future development (by the North Bow Community Facility Board). Phase II construction began in October, 2017 and is scheduled for completion in June, 2018.

On July 11, 2017 Council approved the transfer of funds from Municipal Reserves to further support the project, and directed Administration to seek \$2.2 million in Provincial funds through the Municipal Sustainability Initiative (MSI). The County has subsequently received Ministerial approvals for the project and has been granted the \$2.2 million.

THIS UPDATE

- Project Accomplishments
- Project Challenges
- Project Budget and Schedule

PROJECT ACCOMPLISHMENTS

Public Tendering of Phase II Construction

A public tender was completed for Phase II in September, 2017. The County saw strong interest in the project and received seven bids from pre-qualified bidders.

The variance between the four lowest bids was approximately five percent, with a low bid being submitted by Bluebird Contracting. This bid included both the base scope of work as well as all provisional items. The bid met all budget parameters, and was accepted by the County. The contract was awarded in October, 2017.

Construction Activity

Construction began in October, 2017 and as of the winter shutdown on December 20, 2017, all of the deep underground services had been installed with the exception of certain pipes near the stormwater pond. The stormwater management strategy is to share a centralized stormwater system, pond, and outlet with the approved development to the south of the site (Bridges of Langdon).

Rocky View School Prioritization

The strong performance on both budget and schedule has enabled Rocky View Schools to rank the new Langdon High School as the top priority within the Rocky View Schools Capital Plan.

Co-operation with Adjacent Developer

Co-operation between the County and the adjacent land developer, Pollyco Developments, has allowed both entities to utilize a single oversized stormwater system (piping and pond) rather than the two separate systems that were originally contemplated. This co-operation has resulted in decreased land requirements for the stormwater pond and decreased stormwater system costs for the overall project budget.

PROJECT CHALLENGES

As with all County led projects, health and safety performance is paramount to the success of the Langdon Joint Use Project. Administration is pleased to confirm that there have been zero reported injuries at the site and that all activities have been conducted under an established Health and Safety Program.

Despite following these safety protocols, including the locating of underground power and communication services, an onsite contractor struck an underground fiber optic line (Telus) on December 27, 2017. An investigation determined that the line location had been inaccurately marked by a third party locator and the contractor worked alongside Telus repair crews to quickly repair the line within several hours.

PROGRESS
PHOTOS

Storm manhole
"005" installed --
completion of
east storm run.

(Dec. 2017)



Forcemain trench
with stone
bedding -- ready
for
Insulation.

(Dec. 2017)



Verifying
inverts for
manhole
"006."

(Dec. 2017)



Installation of
250mm
PVC sanitary
sewer.

(Nov. 2017)

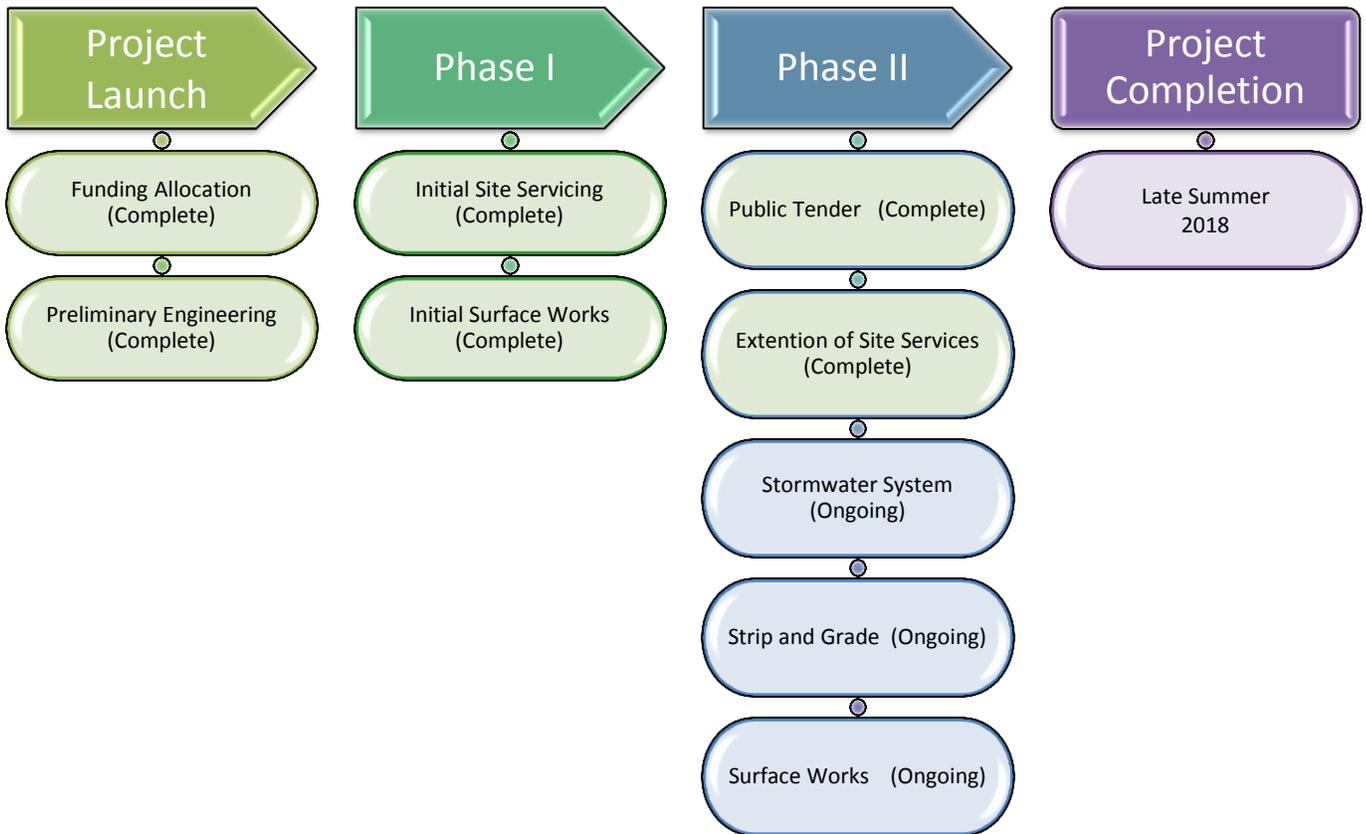


BUDGET

	<u>Project Budget*</u>	<u>Expenditures to Dec. 2017</u>
Site Preparation (Stripping, Grading)	\$1,341,368	\$274,646
Site Servicing (Storm, Sanitary, Water)	\$1,536,315	\$1,167,621
Surface Works (Gravelling, Paving, Concrete)	\$1,826,374	\$126,005
Stormwater System (Pond, Inlet, Outlet)	\$2,896,300	\$0
Total	\$7,600,357	\$1,568,272

*A 10% contingency is included in each line item.

PROJECT TIMELINE



PROJECT QUESTIONS

Please contact Byron Riemann at 403-520-1196 or briemann@rockyview.ca.