



LAND DEVELOPMENT

QUICK FACTS

DEVELOPER:
**TRIOVEST REALTY
DEVELOPMENT**

SIZE:
240 HECTARES

**TOTAL
PROJECT VALUE:**
\$12,500,000

**CONSTRUCTION
VALUE:**
\$12,500,000

**PROCUREMENT
MODEL:**
BID-BUILD

LAFARGE'S ROLE:
**GENERAL
CONTRACTOR &
PROJECT
MANAGEMENT**

**COMPLETION
DATE:**
2018

SADDLERIDGE BUSINESS PARK

CALGARY, AB

PROJECT OVERVIEW

Saddleridge Business Park provides a total of 242,748 square feet of commercial development situated on 240 acres along 36th Street NE, just east of the Calgary International Airport.

Given its exceptional location, Saddleridge Business Park provides a unique solution for all industrial users looking for fast, convenient access to the adjacent highways and the Calgary International Airport.

As prime contractor on this project, Lafarge completed earthworks, deep utility removals and installation, surface construction and surface improvements.



EFFECTIVE LEADERSHIP

PROJECT MANAGER



LEAH HERLE

CONCRETE/ UNDERGROUND SUPERINTENDENT



RICK THIESSEN

PAVING SUPERINTENDENT



TYLER HIGH

BASE & GRADING SUPERINTENDENT



BRIAN POW

SADDLERIDGE BUSINESS PARK

A NEW LOGISTICS HUB

With over 240 acres of land in a prime location, Saddleridge is located along Airport Trail directly east of the Calgary International Airport, with excellent access and egress to all areas of the City, Highway 2 (Deerfoot Trail) and the TransCanada highway. At completion, Saddleridge includes more than 3.4M square feet of industrial and office buildings.

Lafarge's scope included

- 41,000 m² of subgrade preparation;
- 11 hydrants;
- 455 linear metres of standard curb and gutter (for watermain);
- deep underground
- 5,000m of standard and reverse curb and gutter; and
- nearly 41,000 m² of new paved road construction.



GOING DOOR TO DOOR

- ALIGNMENT OF QUALITY MANAGEMENT PLANS WITH ENVIRONMENTAL MANAGEMENT PLANS
- PROJECT SPECIFIC HEALTH AND SAFETY PLAN
- ONGOING COMMUNICATION WITH EMERGENCY SERVICE STAKEHOLDERS

SADDLERIDGE BUSINESS PARK

UTILITY CHALLENGES & COMMUNITY PARTICIPATION

Converting acreage properties and farmland into a dynamic business park is a challenge in and of itself. Add to it the needs and opinions of nearby residential communities, plus the complexities of construction within 10km of a major international airport, an engaging open dialogue from the outset was key.

As prime contractor for underground utility removal and installation, Lafarge needed to ensure participation and engagement with everyone from the utility providers through to the neighbours and residents in the area. Before work could begin on the Saddleridge utility, our team needed to obtain permission from residents - not just for access, but to ensure that everyone knew the process, and how it would impact them.

Our project coordinator visited each property door-to-door with notices. Throughout the project, she kept them updated via phone calls and scheduled on site visits.

Unfortunately, some of the adjacent properties to the site appeared to be borderline abandoned - making regular contact a challenge. However, repeated attempts to connect with the owner were successful, and ultimately, every single neighbour was aware of and accepting of how our works impacted them.



UNIQUE CHALLENGES:

- HIGH VOLUME URBAN TRAFFIC AREAS
- EFFECTIVE CLOSURE TECHNIQUES
- ONGOING PUBLIC ENGAGEMENT
- MULTI-USE CONSIDERATIONS THROUGHOUT EXECUTION

SADDLERIDGE BUSINESS PARK

WORKING WITH OUR NEIGHBOURS

Working adjacent to the Calgary Airport had its own challenges. The airport required notification prior to any work being done on their property, but contacting the appropriate team members in their large organization was often a challenge.

YYC also has a set of proprietary specifications required for Lafarge to meet - and they were not aligned with the City of Calgary's specifications. In turn, we were required to satisfy both the City Roads inspector, and the Calgary Airport Authority.

Commitment to regular Communication and collaboration between our consulting engineers, Lafarge and the Calgary Airport helped resolve these issues, and the project proceeded without issue.

