

Silvercreek Construction Project

COMMUNITY UPDATE #1

November 2018

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The purpose of these updates is to provide information to the community about the status and major activities at Habitat’s Silvercreek construction site. Updates will be provided at key milestones of the project.

Site Access

The Silvercreek construction project will be accessed from the west end of 64th Avenue NW, The street address is 8485 64th Avenue NW.

Project Timeline

Construction work on the site will begin during the week of November 19, 2018. A high level timeline is provided below.

PHASE	Timing (Approximate)												
	2018	2019				2020				2021			
	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
1 - Site Preparation <ul style="list-style-type: none"> Fencing and site security Demolition of existing house Clearing of trees & topsoil on site Retaining Walls Shoring Piles Installed Excavation & placing of four building foundations 													
2 - Building A Construction													
3 - Building B Construction													
4 - Building C Construction													
5 - Building D Construction													

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Mitigating Impact

As with all construction sites there can be periodic inconvenience to immediate neighbours. During this process we always aim to be good neighbors and keep disturbances to a minimum.

We're taking three months at the start of the project to complete nearly all of the general site work. As a result, much of base infrastructure work will be completed early in the overall build schedule. This work will include:

- Fencing and securing the site to comply with the public protection bylaw.
- Demolishing the existing structure and clearing the site of trees and topsoil.
- Tying in to city lines on 64th Ave all needed service connections for water, sewer, and storm. Gas and electrical services are installed by Enmax, which is done at their construction team's availability.
- Installing driven piles to ensure the surrounding landscaping will not be impacted by our development.
- Installing retaining walls along the property lines to accommodate the grade adjustments needed for the development.
- Re-grading the site – there is sufficient material to make any grade adjustments needed with the material on location, and any excess will be removed.
- Placing the foundations for all four buildings.



We will aim to keep the site as self-contained as possible throughout all of the construction phases.

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Who will you see on-site?

Our construction sites are active from Tuesday to Saturday, typically closed Sunday and Monday.

When the site is open you will see:

- **Avalon Master Builders:** The first phase of site construction will be managed by Avalon. They will act as site managers until Habitat staff begins construction of the buildings with trade and volunteer workers.
- **Habitat Staff:** All of our construction sites are managed full-time by professional construction staff who include a Site Supervisor and an assistant. Our Silvercreek site supervisor is Dustin and he will be supported by Trish. You will also see various other Habitat staff such as our Director of Construction, managers and staff who run our volunteer programs, and fundraising staff.
- **Contractors and Trades:** A significant amount of work on our construction sites is completed by contracted trades and services who are among the best in the construction industry.
- **Crew Leaders:** Crew leaders are volunteers who have become key construction resources for Habitat. They do the construction work that is not being done by trades and contractors, and they supervise new volunteers including Build Day crews.
- **Build Day crews:** These are groups of from 8 to 12 individuals from corporations and organizations across Calgary who fundraise and come together for an on-site Build Day. Most weeks have at least one Build Day group booked, and sometimes three or four, but only one group at a time.
- **Homeowners:** Families who purchase our homes need to contribute 500 hours of work, and a large portion of those hours come from volunteer shifts on the construction site.



You will not see children under the age of 16 as they are not permitted on active build sites.

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Keeping You Informed:

We intend to do several things to keep you informed about what is happening. A general construction schedule is attached to this email. In addition to that:

- We're going to keep our project web page as up-to-date as possible.
- We will maintain this email distribution list and will send directly to you any information that is urgent and not on the web site. For example, this may be information about an unusually large Build Day group, a special event on-site, or any work that could have an unusual impact.
- Our web page will allow you to ask questions to which we will respond as quickly as we can.
- We're going to send out updates (such as this one) at key milestones of the project.
- We will work with the Silver Springs Community Association to organize information sessions if they are needed.



For more information:

- Visit our project web site at www.habitatsouthernab.ca/silver-springs
- Email Habitat for Humanity at info@habitatsouthernab.ca