

PORTION OF LOT 4, BLOCK 2, PLAN 1323561
ABRAHAM'S LANDING

Registered Delegate:

Sultan Zamman, Sultan Management Group

External Message - Please be cautious when opening links or attachments in email

A Council Meeting Presentation Request has been submitted at Tuesday June 15th 2021 4:02 PM with reference number 2021-06-15-016.

- **Preferred date of presentation**
6/22/2021
- **Name of speaker/presenter**
Sultan Zamman
- **Organization name (if applicable)**
SMG
- **Presentation topic**
Fort McMurray Economic Center
- **List specific points/concerns**
Land request to build Economic Center:

OVERVIEW:

The residents of Fort McMurray have endured devastating events in the last 5 years which have included the wildfire, a 1 in 100year flood, the COVID – 19 pandemic and never seen before negative oil prices; all of which has substantially affected the business community.

Maintaining the RMWB's strong economic position requires the pursuit of business opportunities that demonstrate "outside the box thinking" and will stimulate the economy.

The COVID 19 pandemic has demonstrated the value of health. Currently, people who live in the region travel up to 5 hours, have the extra expense of lodging, in addition to months of waiting to receive specialized testing. Retail health clinics offer convenience and help deliver social and economic well-being through the provision of high-quality jobs.

SMG proposes a 4 story Medical and Commercial complex (see attached) for what will be a community hub in the local neighborhood, offering a variety of welcomed services to the RMWB.

The ground floor will feature a food court, daycare, gym, yoga studio, coffee shop and retail along with a pharmacy.

The first floor will house labs such as Dynalife, X-Ray, photoimaging, MRI, stress tests, a laser studio, optometry and dental studios, a research lab and more.

The 3rd and 4th floor would house specialist doctors, a surgeon along with general physicians and a walk-in clinic.

PROJECT TIMELINES:

August 2021 to October 2021 – Stakeholders Consultation to finalize the Conceptual design

October 2022 to January 2022 – Pre-sale and Leasing as required

August 2021 to March 2022 – Detailed Engineering & Design Completed

June 2022 – Groundbreaking / Construction Commence

December 2024 – Ribbon Cutting – Open to Public

A health sector that offers a variety of services is essential to a functioning and stable economy and this proposed Medical/Commercial Centre will have a positive impact on employment, training and purchasing in the Wood Buffalo region while providing substantial benefits for the whole community. This will keep health services local and accessible to our region, support residents in accessing important medical amenities and ensure they do not have to travel long distances for testing, diagnostics, and care. We strongly believe that this inclusive development will contribute to the resilience of Fort McMurray and the region. It will produce 100 + local jobs in addition to local businesses sub-trades to support construction.

- **Action being requested of Council**

SMG is seeking 10 acres of land in Abraham's landing at "nominal value" for this 60,000 sq-ft and estimated \$40M budget project. However, the current market economic status is still blurry and very turbulent with shaky oil sand future. The current land appraised values are much lower in the current market but SMG sees this "Nominal Land Transfer" not just as an insurance / assurance / some security but also as a commitment and willingness / support of this Mayor and Council.

- **Are you providing any supporting documentation (i.e. PowerPoint presentation)?**

No

- **Name of contact person**
Sultan Zamman
- **Phone number (daytime)**
Section 17 (1) FOIP
- **Email address**
Section 17 (1) FOIP
- **Mailing address**
Unit 108 - 8530 Manning Ave
- **City / Town**
Fort McMurray
- **Postal code**
T9H 0B7

Our communities financial outlook looks like it's going to be an uphill battle.

While living in a beautiful remote community certainly has its advantages, unfortunately, it also has its disadvantages. Covid-19 hit us particularly hard with an incredible number of businesses closed or closing-down.

Despite this, the construction industry appears to be in a mini-boom falsely supported by an ongoing recovery from the fires 3-years ago and a massive renovation program ongoing from the flooding of downtown Fort McMurray Wood Buffalo. But can this renovation and construction industry be sustained with only one project in the works within our region?

Historically construction has been successfully utilized to kick start the economy by putting our trades back to work. Building and focusing on local jobs and businesses in our region sends a clear message that "We are open for Business & Growth."

Most importantly, however, bringing essential medical services to the RMWB, previously only found in Edmonton, will increase the quality of our community members' lives and stimulate the growth of the RMWB with new jobs and residences.

This critical project will put hundreds of millions of dollars back into our community, resulting in a "real return" via taxes in 3-4 years & continual income for the municipality.



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DESIGN - SURVEY - CONSTRUCTION

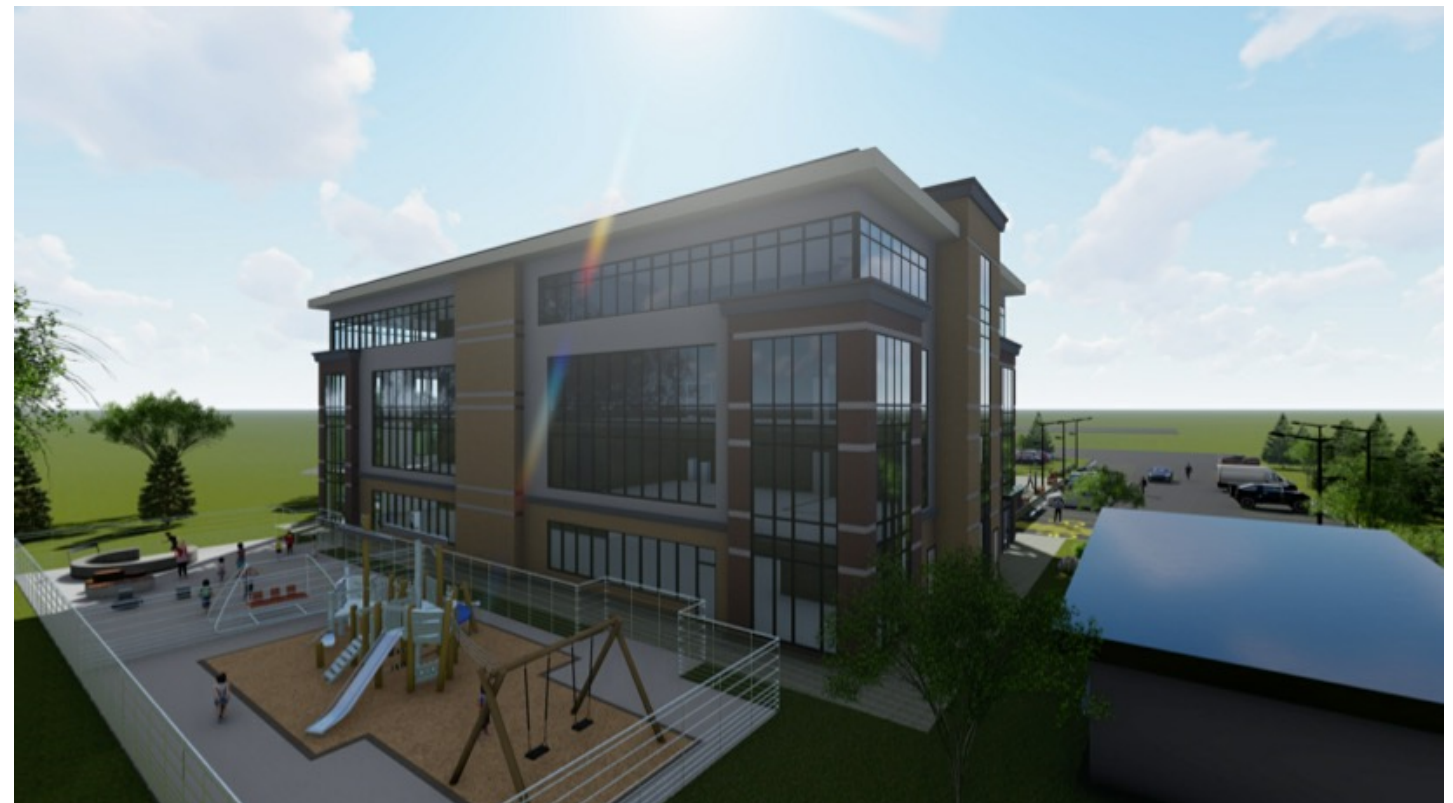




The Wood Buffalo Medical & Commercial Center project will trigger commercial and institutional developments, spending and investing in the RMWB. The new medical complex will catalyze new developments essential in our community during these unprecedented times.

A health sector that offers various locally available services is essential to a functioning and stable economy. The proposed Medical/Commercial Centre will positively impact employment, skills training, and commerce in the Wood Buffalo region while providing substantial benefits for the whole community.

This complex will keep health services local and accessible to our region, support residents in accessing essential medical amenities and ensuring they do not have to travel long distances for testing, diagnostics, and care. This inclusive development will contribute to the resilience of the Fort McMurray Wood Buffalo and surrounding communities.





- The residents of Fort McMurray have endured devastating events in the last 5 years which have included the wildfire, a 1 in 100year flood, the COVID – 19 pandemic and never seen before negative oil prices; all of which has substantially affected the business community.
- Maintaining the RMWB’s strong economic position requires the pursuit of business opportunities that demonstrate “outside the box thinking” and will stimulate the economy.
- The COVID 19 pandemic has demonstrated the value of health. Currently, people who live in the region travel up to 5 hours, have the extra expense of lodging, in addition to months of waiting to receive specialized testing. Retail health clinics offer convenience and help deliver social and economic well-being through the provision of high-quality jobs.





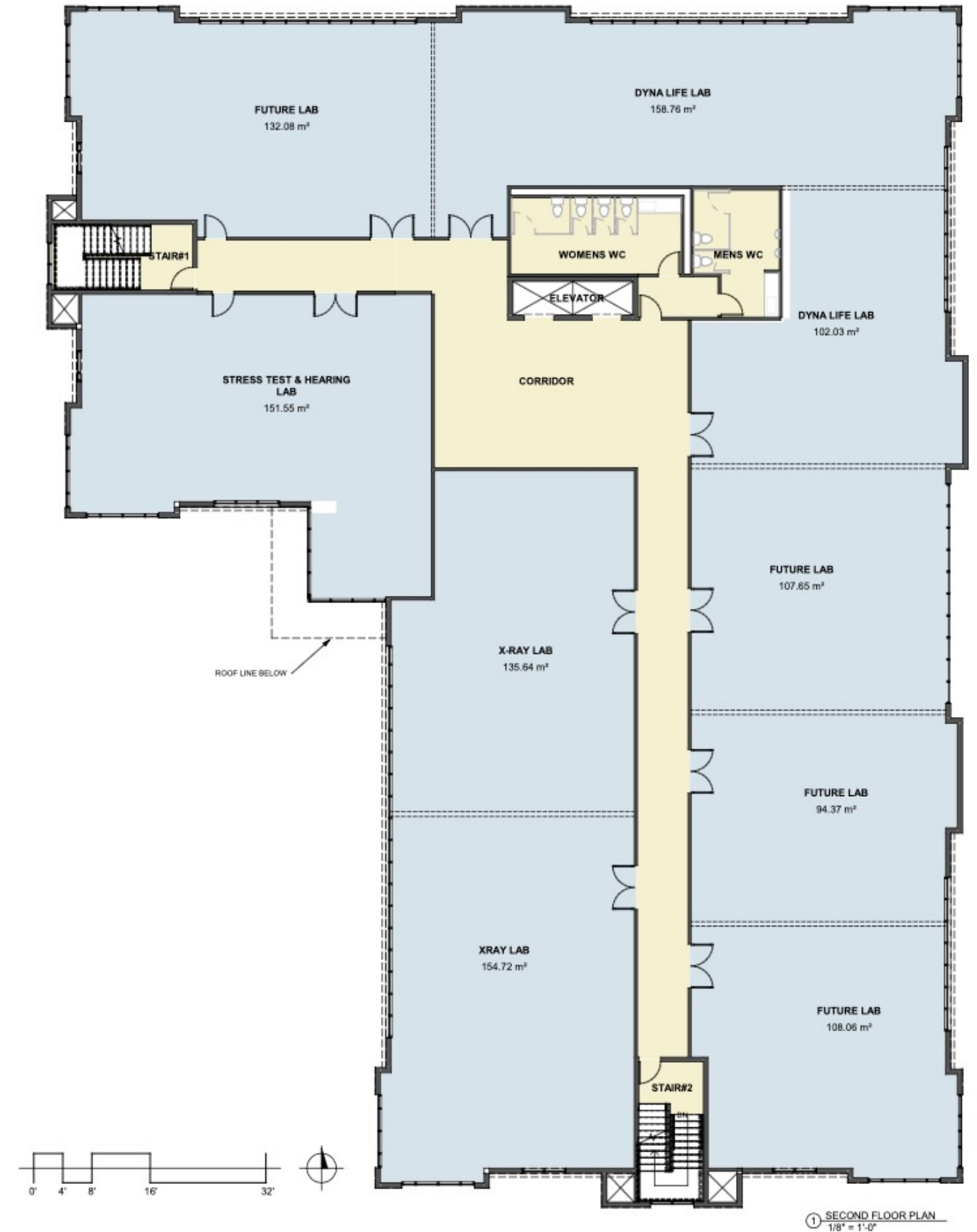
- SMG proposes a 4 story Medical and Commercial Center for a neighborhood local hub, offering a variety of welcomed and essential services to the RMWB.

- Targeted Medical Facilities will be but not limited to:

- Medical Lab Testing
- X-Ray and MRI
- Stress Testing & Hearing
- Optometry and Dental
- Research Lab,
- Oncology Care and Research
- Specialist and General Practice Doctors,
- Walk-in clinic.

- Commercial Facilities will be:

- Pharmacy
- Daycare
- Food Court
- Fitness / Rehabilitation Center
- Yoga / Pilates
- Other Retail



FINANCIAL
FEASIBILITY
SUMMARY



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DESIGN - SURVEY - CONSTRUCTION



WOOD BUFFALO
MEDICAL
COMMERCIAL CENTER

Project Design Cost	\$ 3,833,233.61
Project Construction Cost	\$ 38,332,336.10
Total Construction Cost	\$ 42,165,570.71

Construction Cost per Sq. Ft. **\$ 650.00**

Gross Lease Income per Month	\$ 2,095,422.94
Maintenance Cost per Month	\$ 84,059.87
Net Lease Income per Month	\$ 2,011,363.07

Monthly Profit **\$ 849,813.42**

CRITERIA	
Average Occupancy Rate	60%
Retail Lease Rate (per Sq.Ft)	\$ 75.00
Lab Lease Rate (per Sq.Ft)	\$ 75.00
Office Lease (per Sq.Ft.)	\$ 75.00
Restaurant Lease Rate (per	\$ 75.00
Daycare Lease Rate (per Sq.Ft.)	\$ 75.00



Property Details
and Income
Calculations

Property Construction	
Detailed Design Cost	\$ 3,833,234.61
Construction Cost	\$ 38,332,336.10
TOTAL	\$ 42,165,570.71

Property Interior Details	Sq. Ft.
Lease Main Floor Retail	5,782.47
Lease Space Lab Floor	12,323.16
Lease 3rd Floor Office	12,323.16
Lease 4th Floor Office	12,323.16
Lease Food Vender	902.77
Sales	-
Daycare	2,910.24
Services & Common Area	1,076.39
TOTAL	47,641.34

Property Interior Details	Sq. Ft.
Lease Main Floor Retail	75.00
Lease Space Lab Floor	75.00
Lease 3rd Floor Office	75.00
Lease 4th Floor Office	75.00
Lease Food Vender	75.00
Daycare	75.00

Annual - Occupancy Rate	
Lease Main Floor Retail	60%
Lease Space Lab Floor	60%
Lease 3rd Floor Office	60%
Lease 4th Floor Office	60%
Lease Food Vender	60%
Daycare	60%

	Square Feet	Cost per Sq. Ft.
Detailed Design Cost	58,972.82	\$ 65.00
Construction Cost	58,972.82	\$ 650.00

Income	Monthly	Annual
Lease Main Floor Retail	260,211.36	3,122,536.35
Lease Space Lab Floor	554,542.13	6,654,505.62
Lease 3rd Floor Office	554,542.13	6,654,505.62
Lease 4th Floor Office	554,542.13	6,654,505.62
Lease Food Vender	40,624.57	487,494.88
Daycare	130,960.60	1,571,527.25
TOTAL	2,095,422.94	25,145,075.33

Maintenance / Strata Cost	Monthly	Annual
Lease Main Floor Retail	10,438.62	125,263.50
Lease Space Lab Floor	22,245.98	266,951.79
Lease 3rd Floor Office	22,245.98	266,951.79
Lease 4th Floor Office	22,245.98	266,951.79
Lease Food Vender	1,629.69	19,556.32
Daycare	5,253.61	63,043.30
TOTAL	84,059.87	1,008,718.47

Net Lease Rental Income	Monthly	Annual
Lease Main Floor Retail	249,772.74	2,997,272.85
Lease Space Lab Floor	532,296.15	6,387,553.83
Lease 3rd Floor Office	532,296.15	6,387,553.83
Lease 4th Floor Office	532,296.15	6,387,553.83
Lease Food Vender	38,994.88	467,938.56
Daycare	125,707.00	1,508,483.95
TOTAL	2,011,363.07	24,136,356.86





Maintenance Costs

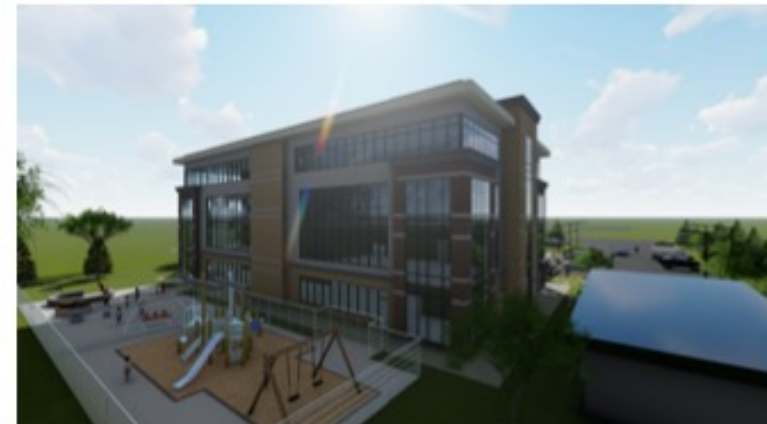


Description	Monthly	Annual
Garbage / Recycling	\$ 5,000.00	\$ 60,000.00
Electricity	\$ 14,743.21	\$ 176,918.47
Water / Sewage	\$ 3,333.33	\$ 40,000.00
Natural Gas	\$ 4,583.33	\$ 55,000.00
Telephone	\$ 416.67	\$ 5,000.00
Elevator Repairs & Maintenance	\$ 1,375.00	\$ 16,500.00
Fire Safety	\$ 500.00	\$ 6,000.00
Carpet Cleaning	\$ 625.00	\$ 7,500.00
Electrical Repair	\$ 125.00	\$ 1,500.00
Light Bulbs	\$ 333.33	\$ 4,000.00
General Repairs & Maintenance	\$ 5,000.00	\$ 60,000.00
Building Exterior Maintenance	\$ 166.67	\$ 2,000.00
Amenities & Fitness Equipment	\$ 541.67	\$ 6,500.00
Generator	\$ 208.33	\$ 2,500.00
Janitorial	\$ 3,333.33	\$ 40,000.00
Shed Maintenance	\$ 166.67	\$ 2,000.00
Landscaping Cost / Contract	\$ 1,250.00	\$ 15,000.00
Irrigation	\$ 125.00	\$ 1,500.00
Exterior Features / Annual	\$ 208.33	\$ 2,500.00
Locks and Keys	\$ 66.67	\$ 800.00
Pest Control	\$ 83.33	\$ 1,000.00
Plumbing	\$ 458.33	\$ 5,500.00
Ventilation Cleaning	\$ 250.00	\$ 3,000.00
Snow Removal	\$ 833.33	\$ 10,000.00
Window Cleaning	\$ 416.67	\$ 5,000.00
Insurances	\$ 20,833.33	\$ 250,000.00
Strata Community Cost	\$ 166.67	\$ 2,000.00
Office Supplies	\$ 583.33	\$ 7,000.00
Caretaker Salary	\$ 5,416.67	\$ 65,000.00
Management Fees	\$ 4,166.67	\$ 50,000.00
Professional Fees	\$ 416.67	\$ 5,000.00
Property Taxes	\$ 2,500.00	\$ 30,000.00
Contingency	\$ 5,833.33	\$ 70,000.00
	\$ 84,059.87	\$ 1,008,718.47

	Monthly	Annual
Cost per Sq. Ft.	\$ 1.81	\$ 17.10

SULTAN CENTER BUILDING DESIGN CONCEPT

RMWB (2) Abraham Dr, Fort McMurray, AB



SULTAN
MANAGEMENT GROUP
ENGINEERING - MANAGEMENT - CONSULTING

Edmonton
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Winnipeg
204.515.4889 (g)

Vancouver (Downtown)
604.678.1928 (g)

West Vancouver
604.754.8887 (g)



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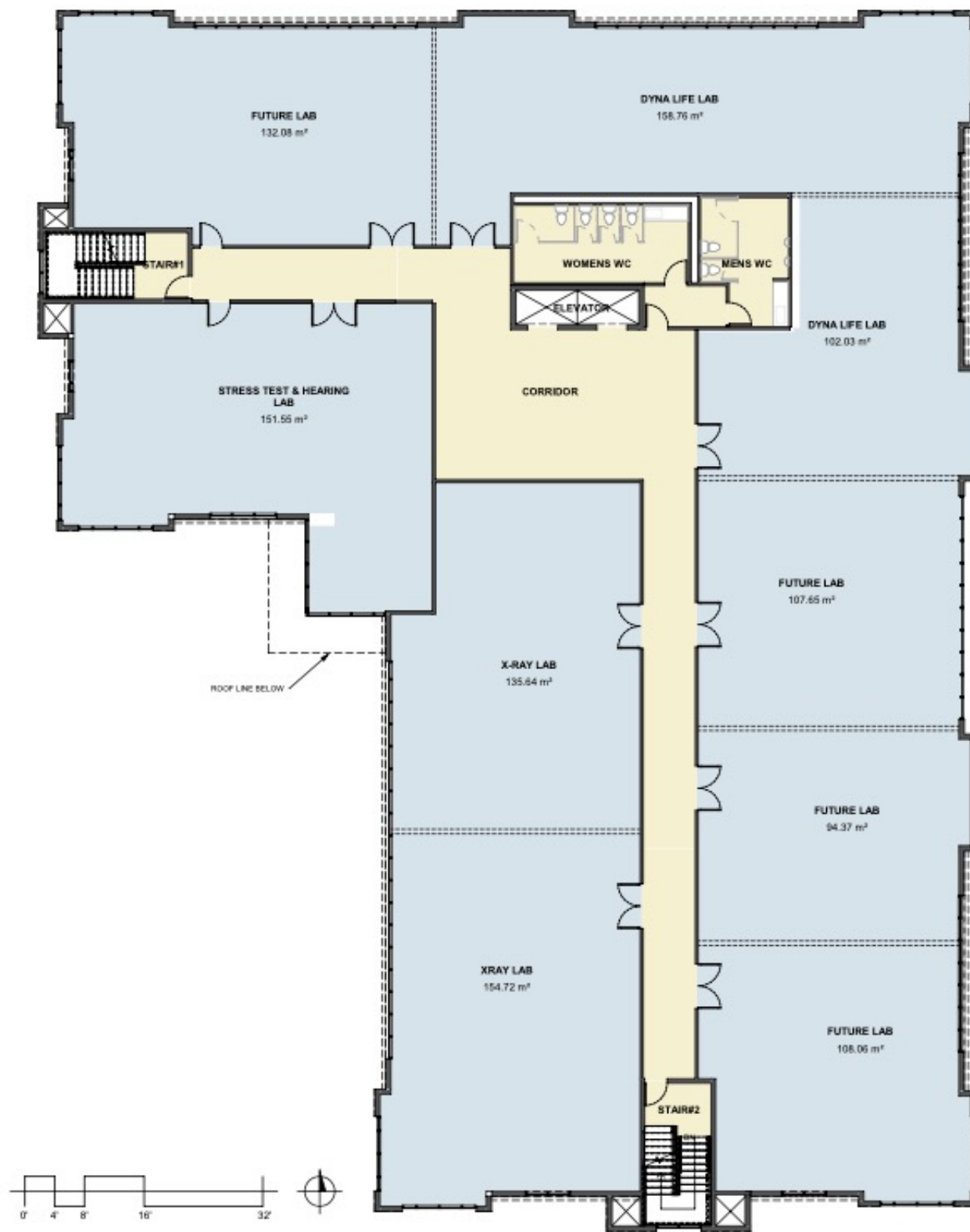
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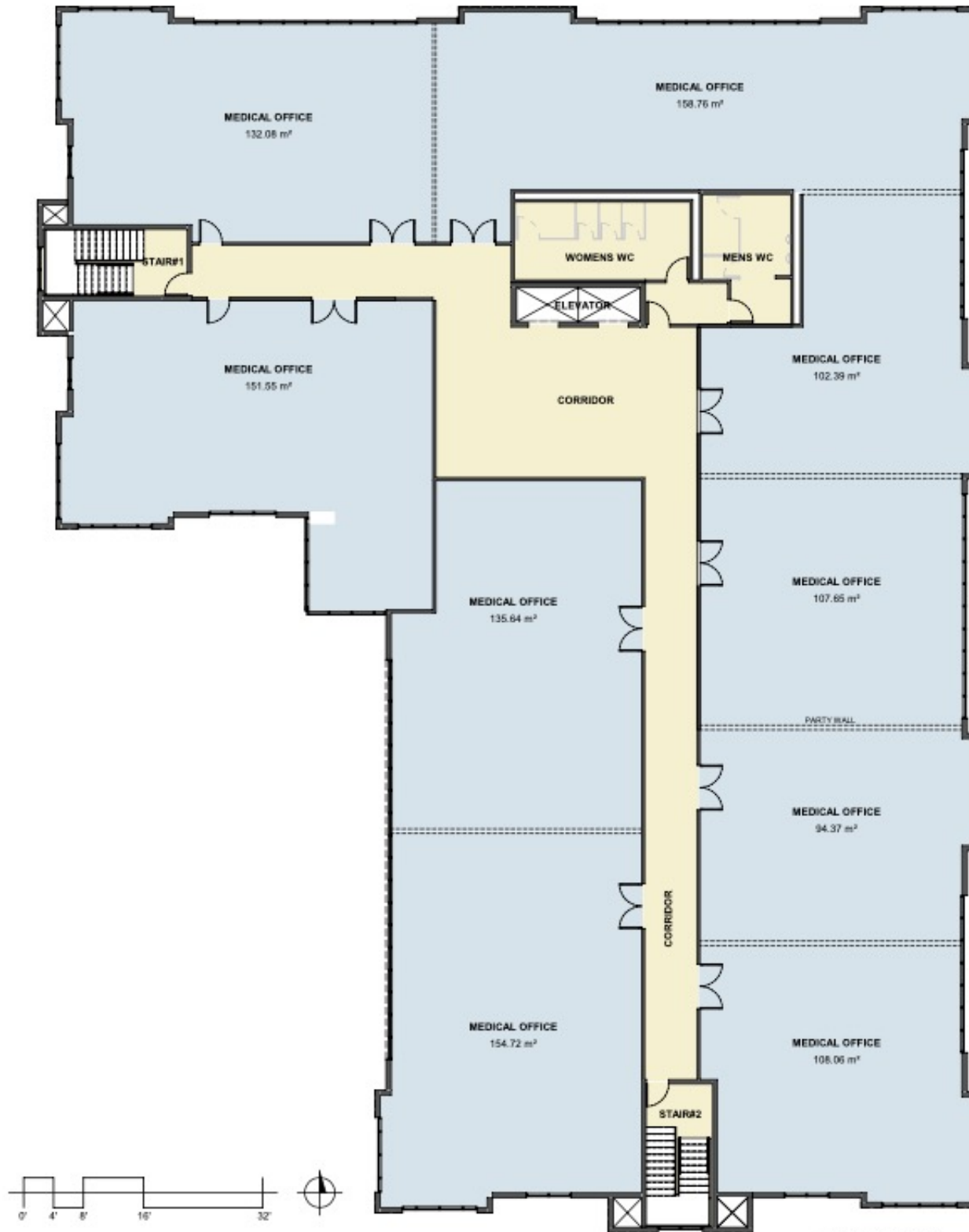
ARCHITECTURE DRAWING LIST

A101	SITE PLAN
A201	MAIN & SECOND FLOOR PLANS
A202	THIRD & FOURTH FLOOR PLANS
A301	ELEVATIONS
A302	ELEVATIONS

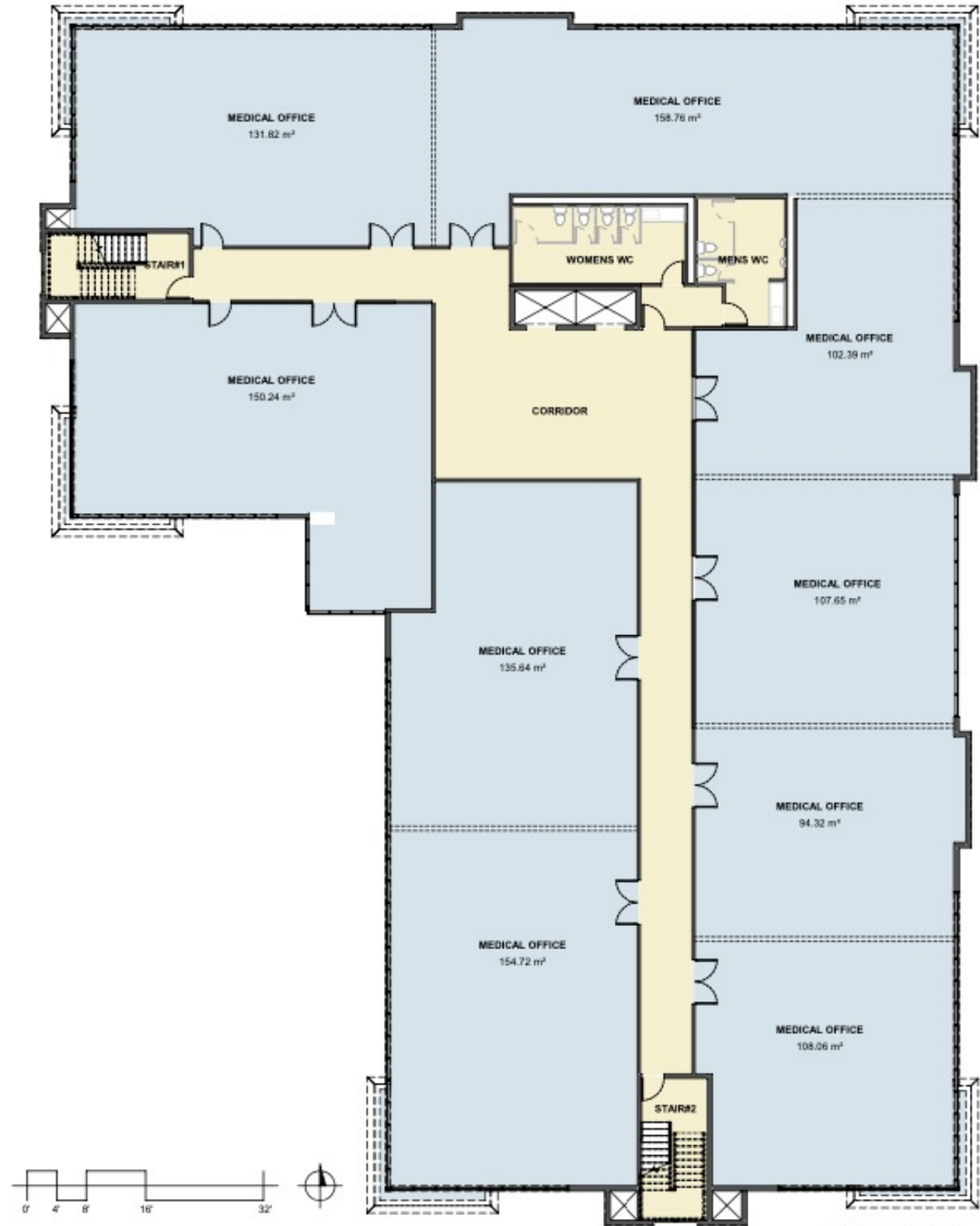


<div>Education Bachelors Degree 2018-2019</div> <div>Working Architectural 2019-Present</div> <div>Non-academic (Honorary) Kumar Architecture Ltd.</div> <div>Work Experience 2018-2019</div> <div>www.kumararchitecture.com adrian@kumararchitecture.com Executive, Innovation and Holistic Design</div>	<div>K Kumar Architecture Ltd.</div> <div>SULTAN MANAGEMENT GROUP MANAGEMENT CONSULTANTS</div>	<table><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td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THE END OF THE PRESENTATION



SULTAN
MANAGEMENT GROUP
DESIGN - SURVEY - CONSTRUCTION



WOOD BUFFALO
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