

REQUEST FOR GENERAL EXPRESSION OF INTEREST



The Saskatoon Airport Authority (SAA) is currently entertaining Expressions of Interest for the development of Site 4 (see fig 1), for commercial purposes. This parcel is located along Claypool drive, in the south-west corner of the airport and may be developed as airside accessible. The parcel is approximately 22.9 acres.

1. Site Specifications:

- a. **Location:** Claypool Drive, southwest corner of Airport across from Hampton Village
- b. **Size:** 22.9 acres
- c. **Airside access development:** Yes
- d. **Services:** Unserviced. Upgrades to water and sanitary are expected depending on type of development and at the developer's cost. Expansion of access via groundside and ongoing maintenance of new access is also at developer's expense.
- e. **Lease Rate:** Current Posted Rate for Premium Commercial Land is \$8.61/sqm; subject to change. [View published lease rates here.](#)
- f. **Estimated Service/Building costs** (see Appendix B).

[Google Map Link](#)

(Fig. 1)



2. Site Overview

Ideally located for:

- Warehousing
- Anchor retail
- Commercial units
- Office and/or light industrial

Please see **Appendix A** for site mockups

Featuring:

- Premier airport location
- Airside access developable
- Across from Hampton Village and KFN developments
- Ample parking development



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3. Submissions:

SAA is requesting all interested parties to provide a formal written Expression of Interest for the parcel with a high-level proposal/concept to be submitted via email to cdushinski@skyxe.ca, or registered mail no later than **4:00pm on November 29th, 2021**

As part of the Expression of Interest, we ask that potential developers include the following:

- Development type
- Nature of business and summary of business plan
- Site layout/drawings
- Land requirement
- Estimated capital investment
- Estimated timeline for project start and completion

Preference will be given to those developers looking to develop the entirety of the parcel, or the largest portion thereof. Developers whose development proposal is deemed to add the most commercial value (revenue) and strategic benefit to the airport, will also be prioritized.

4. Process:

SAA will review all of the compliant submissions and may further explore interest with the respective developer at SAA's sole discretion. Should an acceptable initial agreement be reached, that developer may be given the opportunity to enter into an Option to Lease agreement with SAA for a predetermined period (up to 12 months maximum) at rate of 25% the published lease rates. SAA reserves the right to decline all Expressions of Interest if no initial submissions received are deemed to be acceptable. Expressions of interest received will be evaluated for highest/best use of land and compatibility with airport operations.

Comments and questions can be directed to CJ Dushinski, VP Business Development and Service Quality at cdushinski@skyxe.ca. Thank you for your interest in land development at the John G. Diefenbaker International Airport. We look forward to seeing what is possible!

Sincerely,

CJ Dushinski

VP, Business Development and Service Quality

Appendix A: Site Mockups

For example/reference only

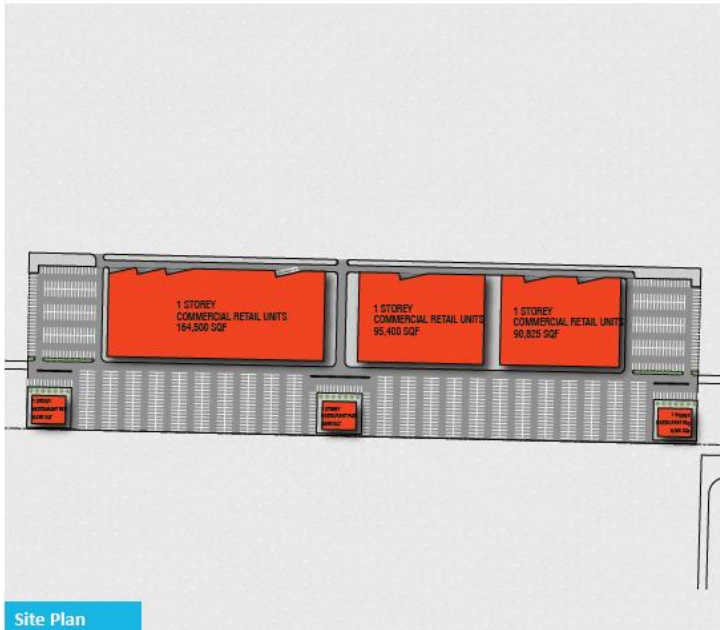
A.

OPTION A:

Use: Warehousing/Retail

Building Area: 375,000 ft²

Parking: 1106 Stalls



APPENDIX B. Estimated servicing costs

ASSOCIATED COSTS

Key engineering findings/assumptions include*:

- An underground direct stormwater connection to the City system is assumed and is the most cost conservative approach.
- Assumes that the City has sufficient water, sanitary and stormwater capacity given the relatively small site. Actual availability of capacity is unknown.

	Option A		Notes
	Low	High	
Water/Sewer Construction	\$2,323,425	\$2,323,425	

**Estimates based on 2017 YXE Commercial Land Master Plan prepared by Brook McIlroy and MNP, unconfirmed by the City of Saskatoon.*