

Major Capital Projects



Templeton Building, downtown St. John's

Inventory of Major Capital Projects

The inventory of major projects provides information on capital projects and spending programs in Newfoundland and Labrador valued at \$1 million or more. The list includes both public and private projects that are either continuing or starting in the current year. All spending is privately funded unless otherwise indicated. In some cases, the capital spending figure quoted includes spending from previous years. The inventory was prepared in February and March 2005.

According to this year's inventory, about \$8.7 billion in major capital spending is planned or underway in the province. Resource related projects command the lion's share of the spending. The single largest project is the Voisey's Bay development which has an estimated capital cost of \$2.9 billion. This is followed by the White Rose oil development at \$2.0 billion. Noteworthy is the considerable spending in the area of tourism, cultural and recreational activities, pegged at over \$800 million. The most significant project in this group is the development of the Humber Valley resort complex on the west coast of the province.

This major project listing is available on the Economic Research and Analysis Division's web site (www.economics.gov.nl.ca) in a searchable database. The online database includes search capabilities by *Community* and *Economic Zone* as well as a feature which allows readers to identify a project for future lists.

Major Projects (\$ millions)

Mining/Oil and Gas	5,507
Tourism/Culture/Recreation	806
Environmental	633
Residential	608
Municipal Infrastructure	418
Utilities	254
Transportation	217
Commercial	73
Education	68
Other	102
Total	\$8,686

Major Capital Projects



Voisey's Bay construction site

<u>Project</u>	<u>Capital Cost (\$M)</u>	<u>Start/End</u>	<u>Zone</u>	<u>Comments/Location</u>
Commercial				
Building Redevelopment	1.5	2005	19	Regal Realty - redevelopment of the former Bank of Nova Scotia in downtown St. John's. Upper level of the three-story building will be converted into office space. (St. John's)
Commercial Development	48.0	2004/2006	19	First Pro Shopping Centres - construction of large retail stores. Phase I will consist of Walmart, Canadian Tire, and Home Depot. Phase I will be completed in 2005. Phase II will start in 2005 and be finished by Spring 2006. (St. John's)
Commercial-Retail Land Development	5.0	2005/2009	8	RTGO Developers Inc. - development of a business park. (Deer Lake)
Office Building	6.0-7.5	2005/2006	19	Construction of a four-storey building on the corner of Bishop's Cove and Harbour Drive in St. John's. Class A office space will be ready in 2006. Building will meet all "Smart Building" efficiency criteria. (St. John's)
Office Building Renovations	1.5	2005	19	Renovations of Atlantic Place in downtown St. John's. (St. John's)
Restaurant	1.2	2005	19	Construction of a KFC restaurant. (St. John's)
Supermarket	7.5	2004/2005	19	Development of a 115,000 sq.ft. Dominion store on Blackmarsh Road/Columbus Drive. (St. John's)
Warehouse	1.5	2005	17	Andrews Wholesale Ltd. - rebuilding of a 45,000 sq. ft. warehouse that was destroyed by fire. (Bay Roberts)
Education				
Atlantic Computational Excellence Network (ACEnet)	28.0	2004/2007	19	Memorial University of Newfoundland - ACEnet - a seven university partnership to build research

<u>Project</u>	<u>Capital Cost (\$M)</u>	<u>Start/End</u>	<u>Zone</u>	<u>Comments/Location</u>
				computing infrastructure led by Memorial University. (St. John's)
School	7.6	2004/2006	14	Rebuilding of fire damaged two-storey, K-6 section of an existing school. Projected expenditures of \$5.6 million for the 2005/06 fiscal year. (Carmanville)
School	3.3	2004/2005	14	Rebuilding of fire damaged Holy Cross School Complex. (Eastport)
School	3.3	2005/2006	1	Rebuilding of the fire damaged section of Hopedale School. (Hopedale)
School Construction	26.0	2005/2006	N/A	Activities include new school construction, renovations, extensions, and major maintenance projects. Provincial funds. (Various locations)

Environmental

Airport Cleanup	3.8	2004/2007	14	Remediation of a remote radar site at the Gander airport. (Gander)
Environmental Improvements	521.0	1996/2006	15	North Atlantic Refining Ltd. - productivity and environmental improvements including reducing sulphur dioxide emissions. Projected expenditures of \$60.4 million for 2005. (Come-by-Chance)
Environmental Remediation	106.0	1996/2007	18	Environmental remediation of the former U.S. Naval Base. Projected expenditures of \$12 million for the 2005/2006 fiscal year. Federal funds. (Argentia)
Environmental Restoration	2.0	2004/2006	6	Restoration of the former U.S. radar site. Provincial funds. (St. Anthony)

Fishery/Forestry

Forest and Agriculture Access Roads	3.7	2005/2006	N/A	Construction of access roads on Crown land. Provincial funds. (Various locations)
Newsprint Mill Capital Expenditures	29.0	2005	8	Corner Brook Pulp and Paper Limited - various infrastructure and power related projects. This includes \$3.6 million which will be spent on the construction of forest access roads. (Corner Brook)

Major Capital Projects



Cambridge Estates

<u>Project</u>	<u>Capital Cost (\$M)</u>	<u>Start/End</u>	<u>Zone</u>	<u>Comments/Location</u>
Health Care/Personal Care				
Health Care Facilities	31.9	2005/2006	N/A	Expenditures for renovations and equipment purchases. Provincial funds. (Various locations)
Personal and Community Care Homes	5.4	2005/2006	N/A	Installation of sprinkler systems in personal and community care homes. Provincial contribution of \$4.0 million. (Various locations)
Personal Care Home for Seniors	4.0	2004/2005	19	Cambridge Estates - construction of a 75-suite personal care home for seniors. Includes a library, lounges, professional services room, chapel, and a fitness room. (St. John's)
Industrial/Manufacturing				
Fur Farm Expansion	1.8	2004/2006	17	Viking Fur - expansion to existing mink farm. (Heart's Delight-Islington)
Integrated Sawmill and Dry Kiln	2.0	2004/2005	8	Eastwood Forest Products Inc. - construction of an integrated sawmill and purchase of a dry kiln. (Deer Lake)
Mink Fur Farm	2.5	2004/2007	15	Construction of a mink fur farm. (Harcourt)
Mink Fur Farm	3.0	2004/2008	12	Construction of a mink fur farm. (Botwood)
Particle Board Plant	9.7	2002/2005	6	Wood Products Industries Ltd. - construction of a particle board plant. Will produce particle board using wood residue from sawmills. (Roddickton)
Research Facility Expansion	1.0	2003/2006	19	Memorial University of Newfoundland - the project involves new experimental facilities in three laboratories, all related to structures and materials testing for offshore applications. Federal and university funds. (St. John's)

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Mining/Oil and Gas				
Mineral Exploration	40.0	2005	N/A	Estimate prepared by the Department of Natural Resources. Regional breakdown: \$27 million in Labrador and \$13 million for the Island. Exploration spending in Labrador associated with nickel, uranium, and iron ore. Spending on the Island focused on gold and copper exploration. (Various locations)
Terra Nova and Hibernia	450.0-500.0	2005	N/A	Hibernia Management and Development Company Ltd. and Petro-Canada - figures include capital drilling costs for the current year. (Offshore Newfoundland)
Voisey's Bay Mineral Development	2,900.0	2002/2031	N/A	Voisey's Bay Nickel Company - includes development and operating expenses at the Voisey's Bay site, the Mini Plant in Ontario, the Hydromet Demonstration Plant and Commercial Processing facility at Argentia, and the Inco Innovation Centre at Memorial University. The 2005 expenditures are estimated to be \$292 million. (Various locations)
White Rose Oil Development	2,000.0	2000/2005	N/A	Husky and Petro-Canada - figures are pre-production capital only. Includes the construction of production vessel and modules for vessel; excavation of glory holes; drilling and completion of development wells; fabrication and installation of subsea systems; and hook-up and commissioning of vessel. Projected expenditures of over \$500 million in 2005. (Various locations)
Zinc/Copper Mine	92.0	2005/2006	12	Aur Resources Inc. - construction of a mine and a 1,800 tonnes-per-day-mill. (Duck Pond)

Municipal Infrastructure

Building Redevelopment	2.0	2004/2005	19	City of St. John's - redevelopment of an existing building to house the St. John's Humane Society. (St. John's)
Canada/Newfoundland and Labrador Infrastructure Program	153.7	2000/2006	N/A	Program to assist municipalities in improving infrastructure. 1/3 federal funds, 2/3 provincial/municipal cost-shared according to municipal financial capacity. Projected expenditures of \$24.4 million for the 2005/06 fiscal year. (Various locations)

Major Capital Projects



The Meadows

<u>Project</u>	<u>Capital Cost (\$M)</u>	<u>Start/End</u>	<u>Zone</u>	<u>Comments/Location</u>
Canada/Newfoundland Inuit Communities of Labrador Contribution Agreement	8.2	2005/2006	1	Program to provide water and sewer for coastal communities of Labrador and other community improvements. Provincial funding of \$5.3 million, Federal funding of \$2.9 million. Figures shown are for the 2005/06 fiscal year. (Various locations)
Multi-Year Capital Works Program	85.0	2005/2008	N/A	Program to assist municipalities in construction of local infrastructure. Provincial/Municipal 50/50 cost-shared program. (Various locations)
Municipal Capital Works Program	25.0	2005/2006	N/A	Program to assist municipalities in construction of local infrastructure. Individual projects will be cost shared at various rates, with the Provincial contribution estimated at \$17 million. (Various locations)
Sewage Treatment Facility	9.8	2005/2006	9	Town of Stephenville - development of a combined sewer wastewater treatment facility. (Stephenville)
Wastewater Treatment Plant	93.0	2003/2009	19	Construction of a primary sewage treatment plant for St. John's, Mount Pearl and a portion of Paradise. Projected expenditures of \$15-\$20 million for the 2005/06 fiscal year. 1/3 provincial funding, 1/3 federal funding, 1/3 municipal funding. (St. John's)
Water Supply System Upgrade	2.8	2003/2005	16	Upgrade to industrial water supply system. (Marystown)
Water Treatment Plant	8.2	2005/2006	14	To improve water quality, the town will construct a water treatment facility. A filtration and ozone oxidation system will be employed in the new facility to remove organics, reduce colouration, and disinfect water from the existing water supply of Gander Lake. The system will produce 12 million litres of treated water over 20 hours of operation based on a flow rate of 150 cubic metres (150,000 litres) per hour for each of its four parallel filtration streams. (Gander)
Water Treatment Plant	30.0	2002/2005	19	City of St. John's - construction of a water membrane filtration plant and balancing reservoir. Projected expenditures of \$15.0 million for 2005. (St. John's)

<u>Project</u>	<u>Capital Cost (\$M)</u>	<u>Start/End</u>	<u>Zone</u>	<u>Comments/Location</u>
Residential				
Affordable Housing Program	30.3	2001/2007	N/A	The objective of this program is to increase the supply of affordable housing in Newfoundland and Labrador by providing grants for housing projects. The \$30.3 million figure may include non-capital spending. Federal/Provincial cost-shared. (Various locations)
Apartment Renovation	1.6	2004/2005	19	Northern Property REIT - renovations and upgrades of apartment buildings. (St. John's)
Churchill Square Condominium Complex	5.0	2004/2005	19	SBC Developments Inc.- construction of 24 units, ranging in size from 1,244 to 1,505 sq. ft. Development includes elevator and wheelchair access, as well as meeting and common rooms, exercise facilities, and a barbeque pit. (St. John's)
Housing Development	12.0	2005	1	Construction of up to 70 units in the community of Natuashish. Federal funds. (Natuashish)
Housing Development	55.0	2000/2007	19	Leary's Brook Holdings - construction has begun on a housing development consisting of 300 homes, named "McNiven Estates". (St. John's)
Housing Development	200.0	2000/2015	19	Cabot Development - construction has begun on a housing development that will consist of 900 homes, named "Clovelly Trails". (St. John's)
Housing Development	50.0	2004/2008	19	Chester Dawe Ltd. - construction has begun on a housing development consisting of 300 homes, named "South Brook". (St. John's)
Provincial Home Repair Program	11.5	2005/2006	N/A	Newfoundland and Labrador Housing Corporation - a combination grant/loan program to aid low-income households with home repairs. Federal/Provincial cost-shared. (Various locations)
Residential Development	1.4	2004/2005	8	Lakeside Investments Inc. - phase I, will include development of a residential area along the shores of Deer Lake adjacent to Little Harbour. Will include the development of 55 residential lots and the construction of roads and water infrastructure. (Little Harbour)
Seniors Complex	6.0	2002/2005	19	Squirrel Run Developments Limited - construction of 50 housing units to be named "The Meadows". Phase I (18 units) is complete.

Major Capital Projects



Labrador Winter Trails

<u>Project</u>	<u>Capital Cost (\$M)</u>	<u>Start/End</u>	<u>Zone</u>	<u>Comments/Location</u>
				Phase II, construction of remaining units will continue in Spring 2005. (St. John's)
Subdivision Development	45.0	2004/2007	19	Fairview Investments - construction has begun on a subdivision development consisting of 300 homes, named "Grovesdale Park". (St. John's)
Subdivision Development	4.0-6.0	2005/2007	19	Paul Murphy Construction Limited - construction of a 12-lot residential subdivision. (St. John's)
Subdivision Development	10.0	2005/2006	19	Reardon Construction and Development Ltd. - construction of 28 semi-detached homes, 35 detached homes, and a daycare centre. To be named, "Nature's Edge". (St. John's)
Subdivision Development	4.7	2004/2005	19	Gibraltar Development Ltd. - construction of 30 homes in the Quidi Vidi area. Fourteen homes are left to be constructed. (St. John's)
Subdivision Development	120.0	2004/2014	19	Modern Homes Limited - construction of 800 building lots. Phase I, construction of 62 single detached homes, began in 2004 and is expected to conclude in 2005. Phase I is estimated to cost \$9 million. (St. John's)
Subdivision Development	50.0	1996/2011	19	Karwood Estates - construction of 300-350 houses. Fifty are scheduled to be constructed this year. Project expenditures of \$10 million for 2005. (Paradise)
Tourism/Culture/Recreation				
Golf Course	3.0	2002/2005	17	Construction of a 9-hole golf course to be named "Pitcher's Pond Golf Course". Municipal funds. (Whiteway)
Hotel	9.0	2003/2005	19	Harbour View Inn - construction of a hotel. Phase I - 28 suites, constructed in 2003. Phase II - the construction of an additional 60 rooms, restaurant, bar, fitness centre, and business centre - began in June 2004 and is expected to be completed in September 2005. (St. John's)

<u>Project</u>	<u>Capital Cost (\$M)</u>	<u>Start/End</u>	<u>Zone</u>	<u>Comments/Location</u>
Hotel	7.0	2004/2005	19	Resource Development Associates Inc. - construction of a four-storey Super 8 hotel consisting of 82 guest rooms, an indoor swimming pool, and three-storey waterslide. (St. John's)
Hotel Expansion	15.0	2004/2005	19	Fortis Properties - expansion of existing Delta Hotel to add 12 storeys and 128 rooms. (St. John's)
Humber Valley Resort - Development I	200.0	1999/2006	8	Humber Valley Resort Corporation - construction of a 600 acre, 321 chalet resort and 18 hole golf course on the north side of the lower Humber River. Main complex will include a restaurant, bar, viewing gallery, pro shop, and conference area. Also separate buildings will be constructed for a spa and beach house. Projected expenditures of \$50 million for 2005. Contribution of \$500,000 by the Atlantic Canada Opportunities Agency. (Humber Valley)
Humber Valley Resort - Development II	500.0	2004/2011	8	Humber Valley Resort Corporation - expansion of existing world class, four season resort to include an additional 750 chalets, a club house complex, a second 18-hole golf course and associated infrastructure. (Humber Valley)
Interpretation Centre	3.2	2005/2007	20	Cape Race Orientation Centre - construction of an interpretation centre and related developments. Financial approval for Phase 1 approved by the Atlantic Canada Opportunities Agency and HRSDC. (Cape Race, Mistaken Point, Southern Avalon)
Interpretation Centre	2.2	2005/2010	20	Holyrood Pond Marine Interpretation Centre - construction of an interpretation centre and related developments. Financial approval for Phase 1 approved by the Atlantic Canada Opportunities Agency and HRSDC. (St. Mary's, St. Vincent's)
Interpretation Centre	2.3	2005/2006	7	Construction of a salmon interpretation centre in the Torrent River Nature Park. Will include a viewing window below the water line for visitors to watch the salmon as they swim upstream to spawn. (Hawke's Bay)
Resort Development	30.0	2004/2009	7	Eastern Arm Enterprises - development of "Gros Morne Resort". Will include a 150-room hotel, 150 site RV park, marina, day park, hiking trails, 18-hole golf course, indoor beach, boat tour, gas station, convenience store/fresh meat and fish market, and picnic area. (St. Paul's)

Major Capital Projects



St. John's harbour infrastructure

<u>Project</u>	<u>Capital Cost (\$M)</u>	<u>Start/End</u>	<u>Zone</u>	<u>Comments/Location</u>
Resort/Residential Development	5.0	2004/2009	8	RTGO Developers Inc. - construction of a resort/residential development that will include 41 chalets, an administration building, a river front beach house, a service building, access roads, and floating dock facilities. (Deer Lake)
Restoration Project	1.0	2001/2006	19	Anglican Cathedral of Saint John the Baptist - restoration and replacement of masonry. (St. John's)
Revitalization of Downtown Core	5.5	1995/2005	8	Corner Brook Downtown Business Association - beautification of the downtown area of the city including sidewalk modifications and linkage into the Corner Brook Stream Trail System, heritage lighting, the planting of 600 trees and construction of a gazebo. To date, \$3.3 million has been spent. Funding sources include federal, provincial and municipal governments as well as members of the Corner Brook Downtown Business Association. (Corner Brook)
Snowmobile Trails	11.4	1998/2006	N/A	Newfoundland and Labrador Snowmobile Federation - completion of the snowmobile trail system. Funded partially by the Atlantic Canada Opportunities Agency. (Various locations)
Soccer Complex Expansion	1.1	2005	19	Improvements to the existing King George V Soccer Complex. Improvements will include widening and lengthening the field surface, installing an underground irrigation system, constructing new locker room facilities as well as expanding the bleacher seating to accommodate 6,000 patrons. (St. John's)
Winter Trails	10.0	1998/2006	1, 2, 3, 4	Labrador Winter Trails Inc. - development of winter trails throughout Labrador. Funded through Atlantic Canada Opportunities Agency and HRSDC. (Various locations)
Transportation				
Harbour Development	12.0	2005/2006	N/A	Fisheries and Oceans Canada - ongoing program of small craft harbour maintenance, repair and replacement of wharves, breakwaters, slipways

<u>Project</u>	<u>Capital Cost (\$M)</u>	<u>Start/End</u>	<u>Zone</u>	<u>Comments/Location</u>
				and other marine infrastructure. Federal funds. (Various locations)
Harbour Dredging	2.0	2005	9	Port Harmon Authority - dredging Port Harmon harbour to 10.7 metres below low normal tide. (Stephenville)
Harbour Infrastructure	2.5	2005	19	Construction of a roll on/roll off ramp at Pier 2 West, St. John's harbour. Used to offload tractor trailers and automobiles from ships. (St. John's)
Highway/Regional Road Construction	18.0	2005/2006	N/A	Highway and regional trunk road construction projects. To be cost shared with the Federal government. (Various locations)
Labrador Airports Restoration Program	5.0	2003/2008	N/A	Restoration work on Labrador Coastal Airstrips. Federal funds. (Various locations)
Labrador Transportation Initiative - Phase III	110.6	2004/2009	3, 4	Construction of the Trans Labrador Highway from Cartwright to Happy Valley-Goose Bay, including new highway maintenance depot. Projected expenditures of \$41.0 million for the 2005/06 fiscal year. Funded by the Labrador Transportation Initiative Fund. (Various locations)
Roads Improvement and Construction	33.7	2005/2006	N/A	A variety of projects undertaken to maintain roads, bridges and causeways throughout the province. Provincial funds. (Various locations)
Runway Resurfacing	10.0	2005/2006	3	Resurfacing of runways at 5 Wing Goose Bay. Federal funds. (Happy Valley-Goose Bay)
Strategic Highway Infrastructure Program	23.0	2003/2006	N/A	Program to allow improvements to roads on the National Highway system, primarily on the Trans Canada Highway. Projects are cost-shared 50/50 between the federal and provincial government. Projected expenditures for the 2005/06 fiscal year are \$13.7 million. (Various locations)

Utilities

Electric Utility Capital Program	56.0	2005	N/A	Newfoundland and Labrador Hydro - capital programs which include upgrades and improvements to transmission lines and distribution systems, improvements to generating facilities, replacement of an energy management system and a VHF mobile radio system, interconnection of Rencontre East and the purchases of new equipment. (Various locations)
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Major Capital Projects



Windmills

<u>Project</u>	<u>Capital Cost (\$M)</u>	<u>Start/End</u>	<u>Zone</u>	<u>Comments/Location</u>
Electrical Utility Capital Program	48.1	2005	N/A	Newfoundland Power Inc. - figures include capital expenditures for replacing deteriorating electrical equipment to meet service and energy demands. (Various locations)
Telecommunications/IT	80.0	2005	N/A	Aliant Inc. - expenditures related to telecommunications and information technology improvements. (Various locations)
Wind Power Project	60.0-80.0	2005/2006	15	Construction of a 37.5 to 48 MW wind farm that will consist of 16 to 25 individual wind turbine generators each with a capacity of 1.5 to 3.0 MW's. (Elliston, Bonavista)

Other Investment

Broadband Initiative	4.7	2005	N/A	Labrador Broadband Initiative - a partnership project to provide DSL services to Labrador communities. (Various locations)
RCMP Capital Program	3.0	2005/2006	N/A	Royal Canadian Mounted Police - housing construction and renovation, environmental projects, building upgrades and new construction including the completion of a new district office in Holyrood, the completion of a new detachment in Sheshatshiu and the planning and design of new detachments for Cartwright and Springdale. (Various locations)