BIGSTONE CREE NATION
2025 TRUST PROPOSAL APPLICATION

PART A – Information About You

Date: December 1, 2025

The following information is essential for approval and for **BCN Trust Administration** to contact you.

Project Director (Proposal Writer): _Clayton T Auger___ **Treaty No:** [redacted]

Address: __Box 159________________ **City/Town:** _WABASCA____________________

Province: __ALBERTA______________ **Postal Code:** _T0G2K0_____________________

Telephone Number: __780-891-2000________ **Cellular Phone:** __780-773-5299______________

Fax Number: ______________________ **Email address: _clayton.auger@bigstonehealth.ca**

Please note that all application submissions need to be in by
January 15, 2025 at 11:59 p.m. no exceptions.

(It is recommended to submit all proposals 5 business days prior to deadline)

Bigstone Cree Nation Department ☐ **Members at Large/Committee** ☐

Which Trust classification are you applying to access funding?

(Check off only one Trust Fund category, with amount requested for that category)

BCN Trust X Off-Reserve Members ☐ Calling Lake ☐ Chipewyan Lake ☐ Wabasca/Desmarais ☐

Team Member	Position on Team	Roles and Responsibilities	Signing Authority
CLAYTON T. AUGER	CEO – BIGSTONE GROUP	PROJECT DIRECTOR	X
ALBERT GLADUE	HOUSING MANAGER	PROJECT MANAGER	
DEANNA AUGER	MAINTENNACE AND CAPITAL ASSETS ASSISTANT		

Part B – Information About Your Project

IMPORTANT

Please note that this form is required for formal reviews of the project by the Trustees and Chief & Council and from time-to-time, Bigstone Cree Nation Members. It is also necessary if the Accountable Body is requested to make decisions that materially affect the project, including changes or modifications to the original plan. It is the responsibility of the Project Director to complete the form, assisted by the Project Team or Society/Committee.

BIGSTONE CREE NATION
2025 TRUST PROPOSAL APPLICATION

Executive Summary

Title of your proposal: __AFFORTABLE HOUSING INITATIVE ________________

Project Start Date: ___MAY 2026_________ **Expected end date:** _____DECEMBER 2027______

Executive Summary

This Summary gives the reader a concise overview of the project's purpose; the team's research; progress; and process of the project. Summarize the importance of the project and its main objective.

We started this project in 2018 but was delayed, so in 2021 we have completed a feasibility study for affordable housing. This initial projected cost was projected to be $16,933,848, including $13,491,503 of a 45 Unit apartment building on a class D estimate provided by the Altus Group and the funds were secured by the grant submissions to the First Nations Development Fund, the Government of Alberta's Indigenous Housing Capital Program, a loan from the Canadian Mortgage Housing Corporation and for Bigstone Cree Nations portion of the project was from a mixture of Trust Funds. The affordable housing initiative has been delayed by more then 4 years by the MD of Opportunity #17 and these delays have increased in funds required due to inflation by $4,979,426.85 of which $3,667,972.70 is only the construction of the apartment projected in a Class A estimate provided by Altus group (provided).

Description

Describe the nature of the project, it's overall goal and value to the Membership and to the Community. Be concise and brief without sacrificing the necessary details. Start your message with a brief introductory sentence followed by bullet points to highlight the purpose of the project.

The project hasn't changed, and the amounts requested is an investment for Bigstone Cree Nation, to developing land owned by Bigstone in trust of its members to close the GAP of affordable housing and market rentals to meet the demand for housing for members and professionals hired within the Nation. The 45 units will be a mix of affordable and market units aimed at housing BCN community members and staff of BCN.

Goals of your proposal

You should provide data that describes relevant statistics and qualitative observations that outline the requisites of your project. Make it easy for the reader to understand why your project is important, how it is uniquely suited to address a specific challenge/barrier and how it will meet the needs of Membership and the Community.

Bigstone Cree Nation has a significant gap in housing demand vs. housing availability. In 2019, our community completed a Land Use Plan which showcased the need for new housing. BCN's population has grown steadily over the last 45 years from approximately 1,400 in 1972 to nearly 8,100 members in 2017.

Age, demographics confirm that continued, long-term demand for housing on-reserve is, and will continue to will be, a critical community issue. Over the next 20 years, Bigstone will require 690 new homes to meet growth demands. This number does not include members current housing stock aging units with mold or significant renovation requirements, nor does it factor in overcrowding and homelessness within the community at present.

In 2019, the Opasikoniwew housing authority received 129 applications for new homes. Of these applicants, 18 members identified as homeless (14%) and 45 applicants identified as living in overcrowded homes (35%). People who are facing overcrowding in the Nation are at risk of homelessness and face increased stresses due to the Covid-19 pandemic situation, due to limited isolation/quarantine options for themselves and family members and decreased social distancing. In 2024, the Opasikoniwew housing authority received around 150 applications for 8 four bedrooms units and 97 for the 10 available 3 or 2-bedroom units that need housing in 2025, according to the housing manager.

Target Timelines and outcomes for each Quarter (provide a summary):

Project Award in Jan 2026
Shop drawing review, ordering of material and equipment Feb-March 2026
Actual construction starts (excavation, install underground utilities, footing, and foundations) in early to mid-April once the frost is out of the ground.

Substantial performance April / May 2027

Indicate below which category your proposal request fall under:

- Community Development ** ☒
- Health Care ☐
- Education and Training ☐
- Elder Care ☐
- Infrastructure improvement ☒
- Preserving culture and language ☐
- Community activities ☐
- Economic development ☐
- Cultural enrichment ☐
- Protection of aboriginal identity and Treaty Right ☐

If you have chosen ***Community Development,* which additional categories does your proposal request fall under?

- Improve health and well-being (emotional, physical, mental, spiritual) ☒
- Benefits from improving awareness of culture, traditions, identity ☐
- Networking-building relationships with the community and outside the community ☒
- Creating temporary jobs ☒
- Occupational training and development of infrastructure ☒
- Opportunity for creating greater economic independence ☒

What research and/or studies have you/your team completed to determine the requirements of membership or the community, that this proposal will provide?

Lot 28 Feasibility Report December 21,2021 was included in the 2021 Submission but will be attached again.

Projected Budget

How much money are you/your team requesting with this proposal? $500,000.00

Have you included a Cash Flow budget? Yes ☐ No ☒

If you checked off "no" please explain why you didn't submit a Cash Flow budget?

The Shortfall due to inflation is $3,667,972.70, I am estimating that CMHC will increase our loan by $2 million and the Nation will need to inject $1,667,972.70 which the plan is the following

2025 Submission to Trust attached is $500,000.00
2025 Submission to FNDF will be $500,000.00
2026 Submission to Trust will be $500,000.00
2026 Submission to FNDF will be $167,972.70 plus additional request to cover the inflation in 2026.

Have you/your team approached any other funding agencies prior to approaching BCN Trusts?
Yes ☒ No ☐

Meet with representatives Karen Young and Melissa Gibson with CMHC and they have agreed to an increase to our loan estimated around $2 million and the Nation will need to inject the remaining and I estimate to be around $1,667,972.70 which the plan is the following,

2025 Submission to Trust attached is $500,000.00
2025 Submission to FNDF will be $500,000.00
2026 Submission to Trust will be $500,000.00
2026 Submission to FNDF will be $500,000.00
2027 Submission to Trust will be $400,000.00
2027 Submission to FNDF will be $500,000 plus additional request to cover the inflation in 2025 and 2026.

Is the funding request from BCN Trusts to be used with any other funding source(s) or partner(s)?

Yes ☒ No ☐

If you checked off "yes", identify the funding source or partner: ______________________________

What is the % breakdown of funding from other source(s) or partner(s)?

BCN Trust	%	12.09%
FNDF	%	8.77%
CMHC	%	58.38%
Government of Alberta	%	20.76%

Quarterly Report

If you/your team do not submit the first (1st) quarterly report within the first three (3) months of starting the project and subsequent quarterly reports thereafter until the conclusion of the project, your funds may be suspended indefinitely at the phase the delinquency had been committed. **Quarterly means every three (3) months.**

Evaluation Plan: What results do you expect to achieve over the course of the project? How will you know when the project is completed that your goals and objectives have been met?

List the resources needed for the project:

Describe the manpower, tools and resources being utilized to achieve the goals of the project.

- Briefly describe the activities and methods you/your team will employ to achieve your goals and objectives.

Which departments will oversee specific aspects of the plan and what programs or information are they using?

- What results do you expect to achieve?
- What criteria will you be using to measure success?
- Will you be subcontracting out? Briefly describe who, when, where, why and how?
- The reader should be able to understand who manages certain deliverable.
- Members at Large will need WCB and Insurance to undergo Trust Proposal Projects.

*Additional sheets as needed

We will be receiving quarterly progress reports that can be shared. Measure of success is local employment and finalizing the 45 until affordability apartment. All contractors will have there own insurance and WCB.

Summary/Evaluation Report:

It is equally important to submit the final Summary/Evaluation report at the end of the project.

Project End Evaluation by the Trust Administrator:

IMPORTANT to KNOW

BCN Trusts will no longer tolerate negligence, procrastination and non-compliance.

1. The consequence for irresponsible acts of postponement, may be a "rejected proposal" by the Trustees and Chief & Council because of non-performance.
2. It is equally important to RETURN assets (property/equipment etc.) back to Bigstone Cree Nation when such items are purchased with BCN Trust funding, at the end, of the project.
3. Trust Administrator will conduct an Project End Evaluation Report.

When the Project Director undertakes to coordinate a project, it is his/her responsibility to comply with the requirements of the program and to ensure that his/her Team conforms.

BCN Trusts is responsible to Membership, the Trustees and to Chief & Council.

Clayton T Auger
Print Name

Clayton Auger
Signature

Incomplete applications will not be accepted.

Altus Group

LATEST UP-TO-DATE CLASS "A" REVIEW

EXECUTIVE SUMMARY

$17,102,000
PROJECT TOTAL

$380,035 TOTAL /UNIT | **45** SUITE TOTAL

$4,346/m² TOTAL /m² | **3,935 m²**

$404/sf TOTAL /sf | **42,360 sf** PROJECT GCA

Building Component	Area (m²)	Area (SF)	Total/SF	Total	Units	Total /Unit
Bigstone Cree Nation Multi-Family Housing	3,935 m²	42,360 sf	365 /sf	$15,446,135	45	$343,247
Site Development	5,315 m²	57,207 sf	29 /sf	$1,655,426		
Pre-contingency Subtotal (GCA)	3,935 m²	42,360 sf	$404 /sf	$17,101,561	45	$380,035
Design and Pricing Contingency (NORMALLY NOT INCLUDED IN CLASS 'A' ESTIMATES)				EXCLUDED		
Design Contingency Subtotal (GCA)	3,935 m²	42,360 sf	$404 /sf	$17,101,561	45	$380,035
Escalation Contingency (i.e.: 2025 March Onwards)				EXCLUDED		
Construction Contingency				EXCLUDED		
Total Construction Cost (GCA)	3,935 m²	42,360 sf	$404 /sf	$17,101,561	45	$380,035
GST				EXCLUDED		
Total Construction Cost	3,935 m²	42,360 sf	$404 /sf	$17,102,000	45	$380,035

INFLATIONARY PROJECT COSTS (2021 - 2025)
PROVIDED 18 MARCH 2025 by ALTUS GROUP

Year	Class "D" Cost	Inflation Rate
2021	$13,491,503.00	
2022	$14,840,653.30	10%
2023	$16,027,905.56	8%
2024	$16,989,579.90	6%
2025	$17,159,475.70	1%

INFLATION vs CLASS "A" COST

$17,102,000.00 - $17,159,475.70 = ($57,457.70)

Altus Group

ELEMENTAL SUMMARY
BIGSTONE CREE NATION MULTI-FAMILY HOUSING

$17,300,000
BIGSTONE CREE NATION MULTI-FAMILY HOUSING TOTAL

$384,437 TOTAL /UNIT | **45** UNIT TOTAL

$4,396/m² TOTAL /m² | **3,935 m²**

$408/sf TOTAL /sf | **42,360 sf** COMP. GCA

Element	GCA Ratio	Element Quantity	Element Unit Rate	Cost Total	$ Total/m2 GCA	%
A SHELL				3,938,968	1,001 /m2	22.8%
A1 Substructure				577,173	147 /m2	3.3%
A11 Foundations	0.24	952 m2	607 /m2	577,173	147 /m2	3.3%
A2 Structure				1,360,927	346 /m2	7.9%
A21 Lowest Floor Construction	0.24	952 m2	178 /m2	169,316	43 /m2	1.0%
A22 Upper Floor Construction	0.73	2,887 m2	313 /m2	903,906	230 /m2	5.2%
A23 Roof Construction	0.29	1,140 m2	252 /m2	287,706	73 /m2	1.7%
A3 Exterior Envelope				2,000,868	508 /m2	11.6%
A32 Walls Above Grade	0.53	2,072 m2	464 /m2	960,874	244 /m2	5.6%
A33 Windows & Entrances	0.11	421 m2	765 /m2	322,244	82 /m2	1.9%
A34 Roof Covering	0.30	1,188 m2	499 /m2	592,872	151 /m2	3.4%
A35 Projections	0.05	204 m2	612 /m2	124,878	32 /m2	0.7%
B INTERIOR				4,541,360	1,154 /m2	26.3%
B1 Partitions & Doors				2,414,380	614 /m2	14.0%
B11 Partitions	3.17	12,480 m2	160 /m2	1,991,462	506 /m2	11.5%
B12 Doors	0.13	523 no.	809 /no.	422,918	107 /m2	2.4%
B2 Finishes				1,269,256	323 /m2	7.3%
B21 Floor Finishes	0.88	3,471 m2	90.95 /m2	315,638	80 /m2	1.8%
B22 Ceiling Finishes	0.88	3,471 m2	96.27 /m2	334,128	85 /m2	1.9%
B23 Wall Finishes	6.14	24,179 m2	25.62 /m2	619,491	157 /m2	3.6%
B3 Fitting & Equipment				857,724	218 /m2	5.0%
B31 Fitting & Fixtures	1.00	3,935 m2	135 /m2	533,130	135 /m2	3.1%
B32 Equipment	1.00	3,935 m2	47.44 /m2	186,709	47 /m2	1.1%
B33 Conveying Systems	0.00	4 stop	34,471 /stop	137,885	35 /m2	0.8%
C SERVICES				4,837,891	1,229 /m2	28.0%
C1 Mechanical				3,557,394	904 /m2	20.6%
C11 Plumbing & Drainage	1.00	3,935 m2	361 /m2	1,421,325	361 /m2	8.2%
C12 Fire Protection	1.00	3,935 m2	75.23 /m2	296,053	75 /m2	1.7%
C13 HVAC	1.00	3,935 m2	376 /m2	1,480,814	376 /m2	8.6%
C14 Controls	1.00	3,935 m2	91.28 /m2	359,202	91 /m2	2.1%
C2 Electrical				1,280,496	325 /m2	7.4%
C21 Service & Distribution	1.00	3,935 m2	81.55 /m2	320,918	82 /m2	1.9%
C22 Lighting, Devices & Heating	1.00	3,935 m2	126 /m2	496,108	126 /m2	2.9%
C23 Systems & Ancillaries	1.00	3,935 m2	118 /m2	463,470	118 /m2	2.7%
Net Construction Estimate				$13,318,219	3,384 /m2	77.0%
Z GENERAL REQUIREMENTS & ALLOWANCES				3,981,453	1,012 /m2	23.0%
Z1 General Requirements & Fee				2,127,916	541 /m2	12.3%
Z11 General Requirements		10.5 %		1,398,413	355 m2	8.1%
Z11.1 Insurance & Bonding		1.9 %		279,616	71 m2	1.6%
Z12 Fee (Head office overheads, and profit)		3.0 %		449,887	114 m2	2.6%
Total Construction Estimate (Excluding Contingencies)				$15,446,135	3,925 /m2	89.3%
Z2 Contingencies				1,853,536	471 /m2	10.7%
Z21 Design and Pricing Contingency		12.0 %		1,853,536	471 m2	10.7%
Z22 Escalation Contingency				EXCLUDED		
Z23 Construction Contingency				EXCLUDED		
GST				EXCLUDED		
TOTAL CONSTRUCTION COST				$17,299,671	4,396 /m2	100%

AltusGroup

ELEMENTAL SUMMARY
SITE DEVELOPMENT

$1,878,000
SITE DEVELOPMENT TOTAL

$353/m²
TOTAL /m²

$33/sf
TOTAL /sf

5,315 m²

57,207 sf
COMP. SCA

Element	SCA Ratio	Element Quantity	Element Unit Rate	Cost Total	$Total/m2 SCA	%
D SITE & ANCILLARY WORK				1,445,847	272 /m2	77.0%
D1 Site Work				1,445,847	272 /m2	77.0%
D11 Site Development	1.00	5,315 m2	165 /m2	877,957	165 /m2	46.7%
D12 Mechanical Site Services	1.00	5,315 m2	71.01 /m2	377,416	71 /m2	20.1%
D13 Electrical Site Services	1.00	5,315 m2	35.84 /m2	190,474	36 /m2	10.1%
NET BUILDING COST (Including Site)				1,445,847	272 /m2	77.0%
Net Construction Estimate				$1,445,847	$272 /m2	77.0%
Z1 General Requirements & Fee				231,010	43 /m2	12.3%
Z11 General Requirements		10.5 %		151,814	29 m2	8.1%
Z11.1 Insurance & Bonding		1.9 %		30,356	6 m2	1.6%
Z12 Fee (Head office overheads, and profit)		3.0 %		48,841	9 m2	2.6%
Total Construction Estimate (Excluding Contingencies)				$1,676,858	$316 /m2	89.3%
Z2 Contingencies				201,223	38 /m2	10.7%
Z21 Design and Pricing Contingency		12.0 %		201,223	38 m2	10.7%
Z22 Escalation Contingency				EXCLUDED		
Z23 Construction Contingency				EXCLUDED		
TOTAL CONSTRUCTION COST				$1,878,080	$353 /m2	100%

Altus Group

EXECUTIVE SUMMARY

$15,471,000
PROJECT TOTAL

$3,825/m² TOTAL /m² | **4,044 m²**
$355/sf TOTAL /sf | **43,532 sf** PROJECT GFA

Building Component	Area (m²)	Area (SF)	Total/SF	Total
Bigstone Cree Nation Affordable Housing	4,044 m²	43,532 sf	239 /sf	$10,404,192
Site Development - Parking and Roadway	8,440 m²	90,846 sf	25 /sf	$2,291,793
Site Development - Roadway Extension	2,714 m²	29,212 sf	38 /sf	$1,117,233 A
Pre-contingency Subtotal (GFA)	4,044 m²	43,532 sf	$317 /sf	$13,813,218
Design and Pricing Contingency (12.0%)	4,044 m²	43,532 sf	38 /sf	$1,657,586
Design Contingency Subtotal (GFA)	4,044 m²	43,532 sf	$355 /sf	$15,470,804
Escalation Contingency				EXCLUDED
Construction Contingency				EXCLUDED
Total Construction Cost (GFA)	4,044 m²	43,532 sf	$355 /sf	$15,470,804
GST				EXCLUDED
Total Construction Cost	4,044 m²	43,532 sf	$355 /sf	$15,471,000

$10,404,192
2,291,793
12% 795,518
13,491,503

roadway extension 2,189,400 increas
class D A (1,117,233)
1,072,167 short