



// **CONKLIN LODGE**
FACILITY FEATURES & AMENITIES OVERVIEW





civeo CONKLIN LODGE



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Note: The following is a high-level visual overview to provide contextual references for the facility and its amenities. Technical drawings and specifications can be made available on request.

Relocation Support

In addition to the sale of lodge assets, Civeo can also provide scope of works to support the dismantle, trucking, border customs, and installation at project sites anywhere in North America.

BACKGROUND

Capacity: 640 guest rooms
Location: Conklin, Alberta, Canada

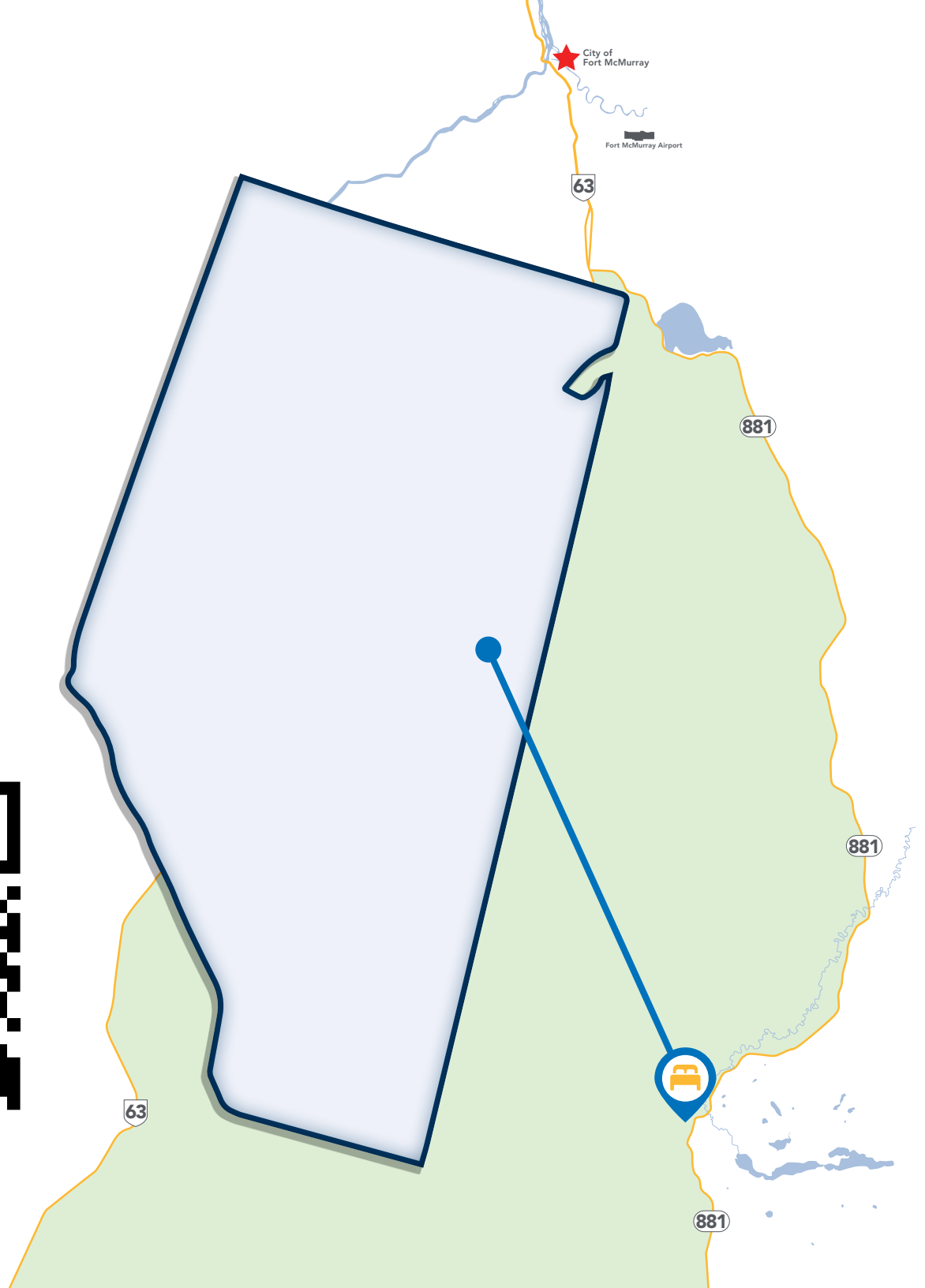
Located 145 kms south of Fort McMurray, AB, Conklin Lodge features 640 total guest rooms including a mix of Semi-Private, Private, and Executive accommodations.

The facility is comprised of a network of modular structures that are complexed together to provide lodging and lifestyle amenities for people living and working away from home. Due to its modular construction, the majority of this facility can now be relocated to welcome workers at its next project site.

VIRTUAL WALK THROUGH
















<https://tinyurl.com/Conklin-VR>





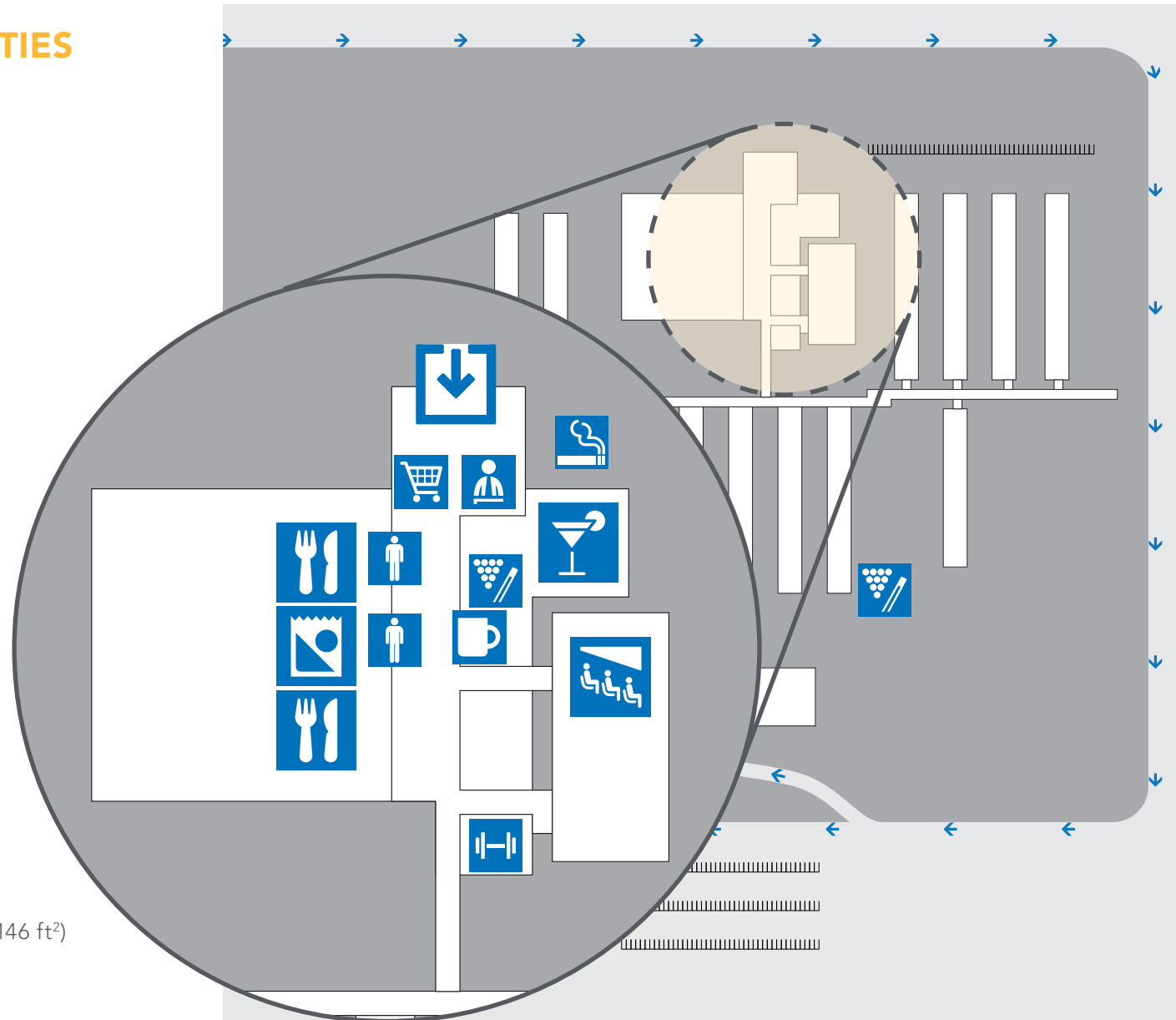
SITE OVERVIEW

COMMON AREA AMENITIES

-  Lobby & Reception Area
-  Dining Rooms
-  Commercial Kitchen
-  Bag-Up Room
-  Mug-Up Room
-  Fitness Centre
-  Lounge
-  Games Rooms
-  Theatre Room
-  Administration Offices
-  Housekeeping Staging
-  Commissary
-  Laundry Facilities

DORMITORIES

-  640 total guest rooms
-  Several guest room configurations
 - Semi-Private Rooms (120, 100 ft²)
 - Private Craft Rooms (128 ft²)
 - Executive Rooms (214, 206, 154, 146 ft²)
 - Barrier-Free Rooms (200 ft²)



COMMON AREA AMENITIES OVERVIEW

LOBBY / RECEPTION

Features & Specifications*

- 3,505 ft²
- 4-unit configuration
- Mill work reception desk
- Sofas and accent chairs

*Comprehensive listing of features, furnishings, and equipment with detailed specifications available on request.





COMMISSARY

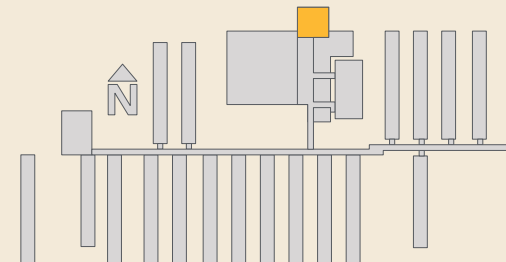
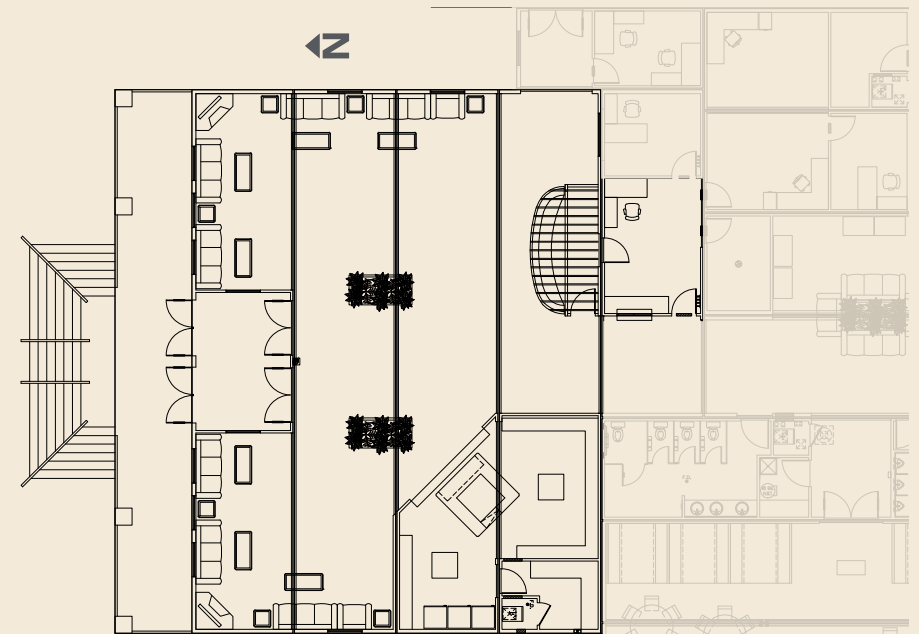
Features & Specifications*

- 530 ft² of retail space
- Check-out counter
- Merchandise shelving and displays
- Cooler display cases
- Cash register

*Comprehensive listing of features, furnishings, and equipment with detailed specifications available on request.



Lobby & Commissary Floorplan





LOUNGE

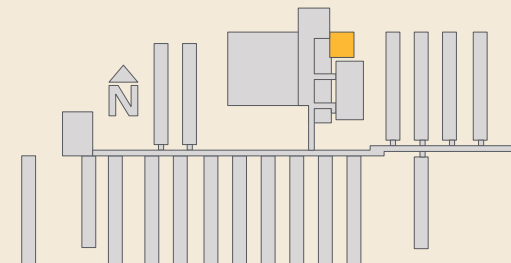
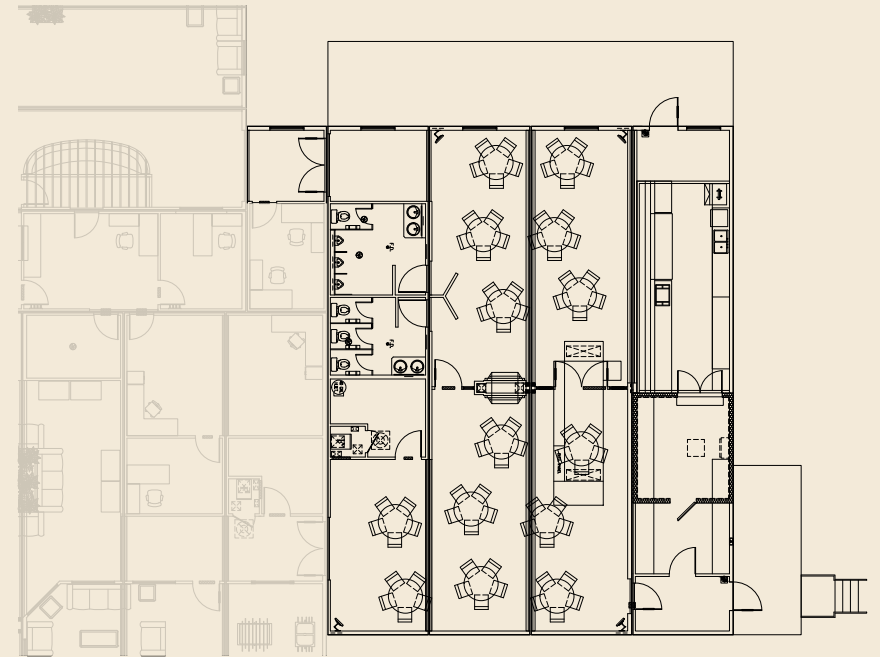
Features & Specifications*

- 2,780 ft² of lounge space
- Seating for 72 people
- 45 ft mill work bar and fixtures
- TV screens
- Two-sided fireplace
- Sofas, tables, and chairs
- Poker Table
- Ability to section for private events

*Comprehensive listing of features, furnishings, and equipment with detailed specifications available on request.



Floorplan





THEATRE ROOM

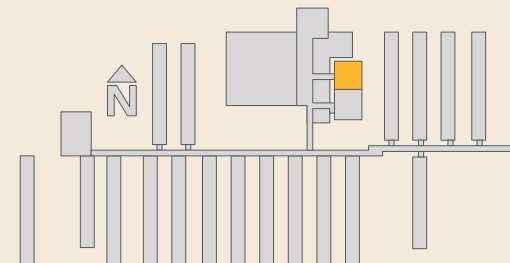
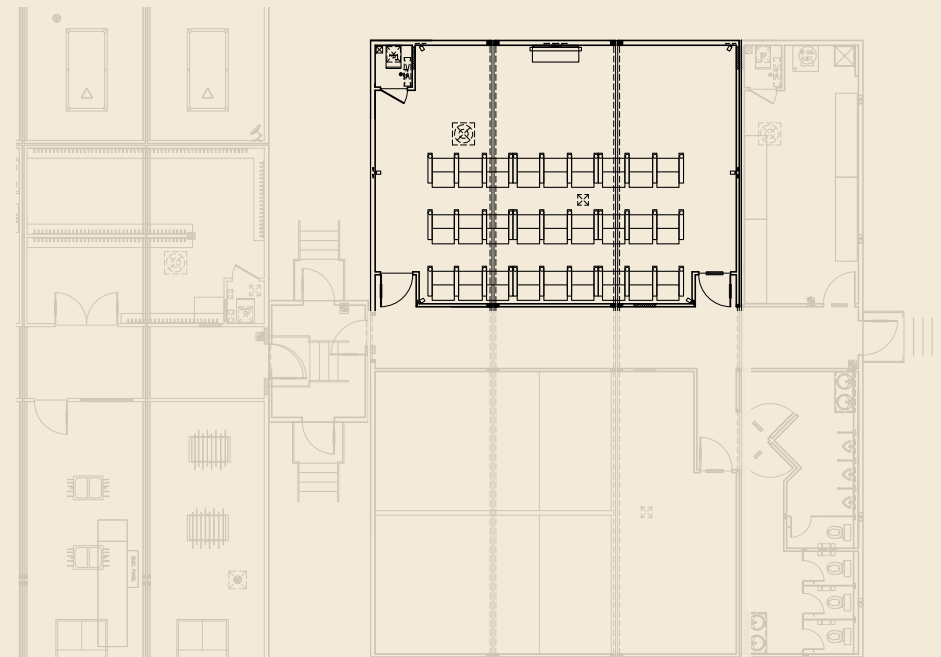
Features & Specifications*

- 860 ft² of entertainment space (25'-2" x 35'-2")
- VIP recliner theatre seating for 27 people
- Projection system and surround sound audio

*Comprehensive listing of features, furnishings, and equipment with detailed specifications available on request.



Floorplan





FITNESS CENTRE

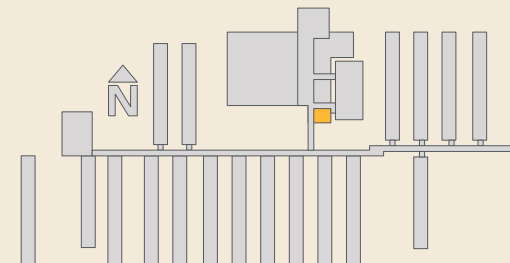
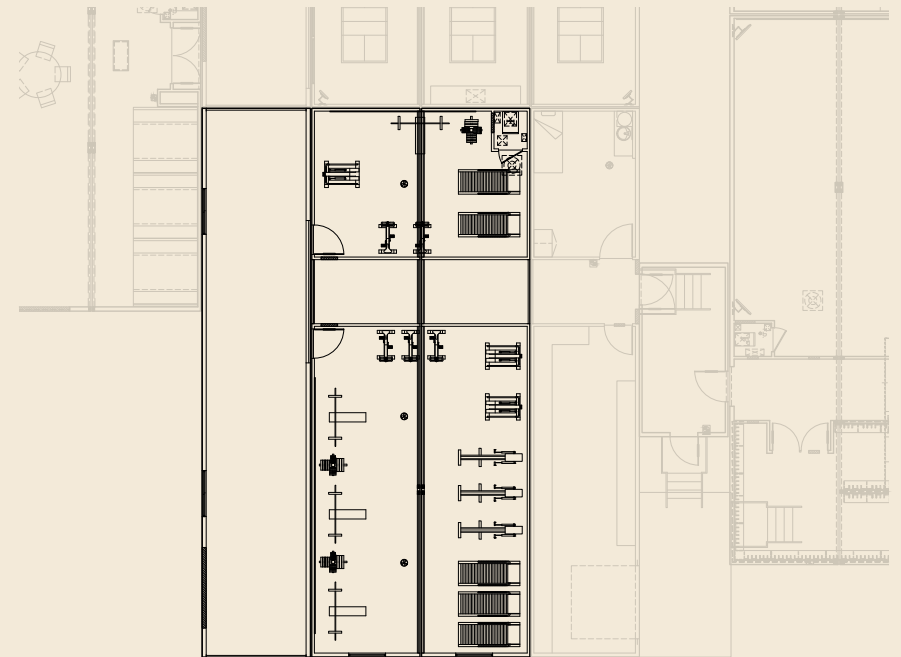
Features & Specifications*

- 2,150 ft² of separated workout space for men and women
- Commercial rubber gym flooring
- Gym equipment (treadmills, exercise bikes, adjustable benches, dumbbells and racks, leg press, weight trees, barbells and plates, cable stations, etc.)

*Comprehensive listing of features, furnishings, and equipment with detailed specifications available on request.



Floorplan





GAMES ROOMS

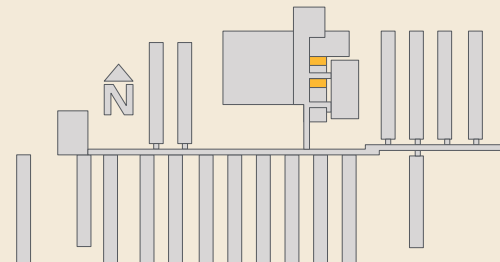
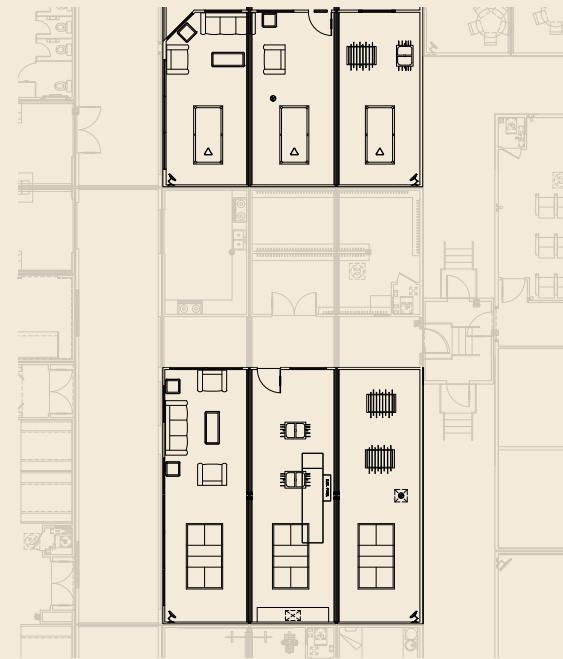
Features & Specifications*

- Two separate rooms with 7,248 ft² of total floor space
- Equipment Included: pool tables, ping pong tables, fooseball table, bubble hockey, poker table, bar-height tables and chairs, sofas

*Comprehensive listing of features, furnishings, and equipment with detailed specifications available on request.



Floorplan



DORMITORY CONFIGURATIONS

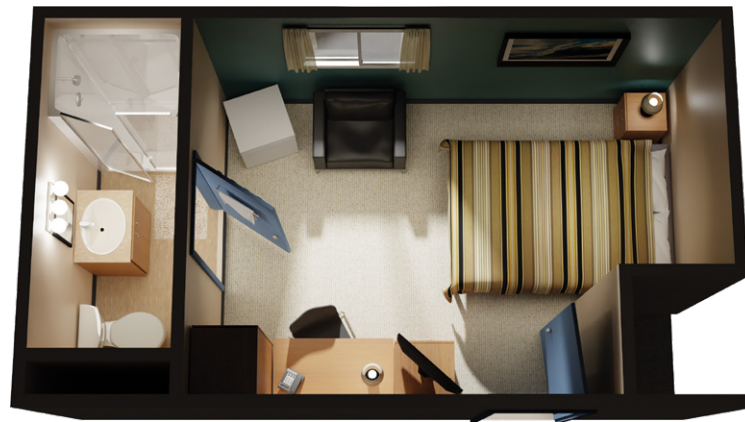
16-PERSON EXECUTIVE ROOM DORMITORY

Features & Specifications

- 16 rooms per dorm, one (1) dorm on property
- Single-story
- 4-unit games room in dorm
- Private ensuite
- Engineered for extreme climates
- Walls engineered to reduce noise transfer
- In-suite lockable storage
- In-suite workstation
- 55" x 80" bed
- Individual temperature control
- Internet access via LAN hookup
- LCD TV with satellite hookup
- Laundry facilities
- Ability to complex several dormitories and common-area facilities together with arctic corridors to create temporary fleet lodge
- 8 legal loads to transport one dormitory

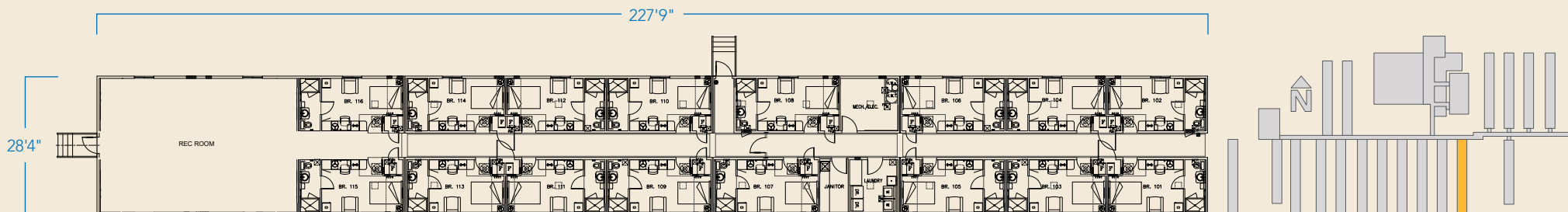
Room Dimensions

- Total Area: 206 ft²
- Bedroom Area: 156 ft² (15'-2" x 10'-9")
- Bathroom Area: 48 ft² (4'-6" x 10'-9")



*Room renderings are conceptual representations only and subject to variances.

Dorm Floorplan



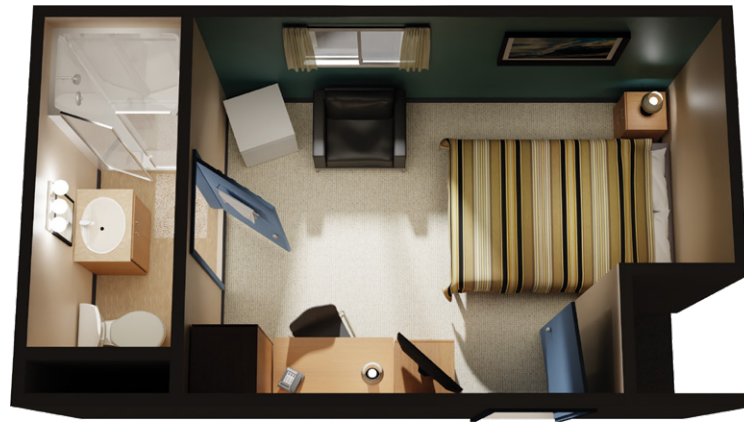
20-PERSON EXECUTIVE ROOM DORMITORY

Features & Specifications

- 20 rooms per dorm, one (1) dorm on property (20 total rooms)
- Single-story
- Private en-suite
- Engineered for extreme climates
- Walls engineered to reduce noise transfer
- In-suite lockable storage
- In-suite workstation
- 55" x 80" bed
- Individual temperature control
- Internet access via LAN hookup
- LCD TV with satellite hookup
- Laundry facilities
- Ability to complex several dormitories and common-area facilities together with arctic corridors to create temporary fleet lodge
- Eight (8) legal loads to transport one dormitory

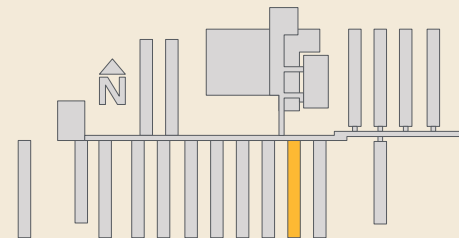
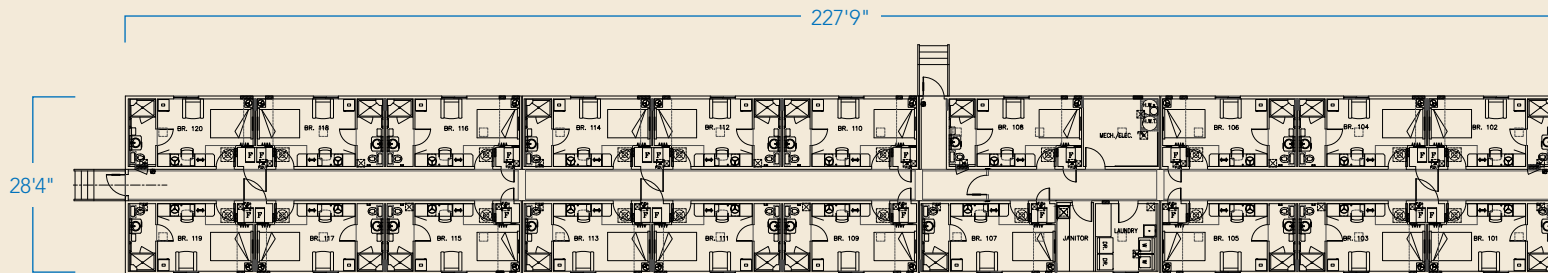
Room Dimensions

- Total Area: 206 ft²
- Bedroom Area: 156 ft² (15'-2" x 10'9")
- Bathroom Area: 48 ft² (4'-6" x 10'-9")



*Room renderings are conceptual representations only and subject to variances.

Dorm Floorplan



22-PERSON EXECUTIVE ROOM DORMITORY

Features & Specifications

- 22 rooms per dorm, one (1) dorm on property (22 total rooms)
- Single-story
- 16 Executive Rooms and six (6) Barrier-Free Rooms per dorm, each with private en-suite
- Engineered for extreme climates
- Walls engineered to reduce noise transfer
- In-suite lockable storage
- In-suite workstation
- 55" x 80" bed
- Individual temperature control
- Internet access via LAN hookup
- LCD TV with satellite hookup
- Laundry facilities
- Ability to complex several dormitories and common-area facilities together with arctic corridors to create temporary fleet lodge
- Six (6) legal loads to transport one dormitory

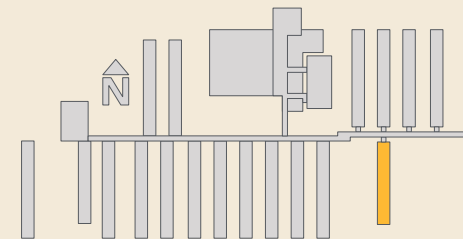
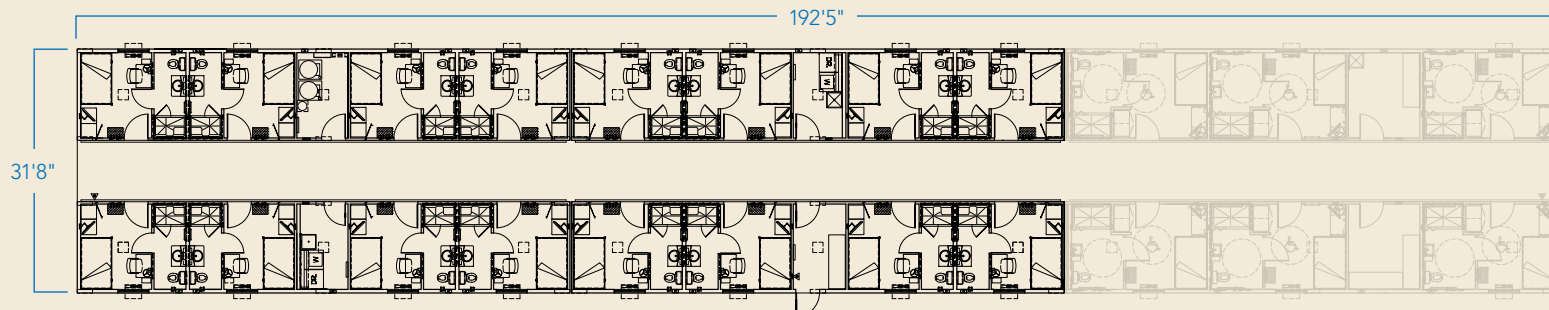
Executive Room Dimensions

- Total Area: 154 ft²
- Bedroom Area: 104 ft² (9'-4" x 11'-1")
- Bathroom Area: 50 ft² (4'-6" x 11'-1")



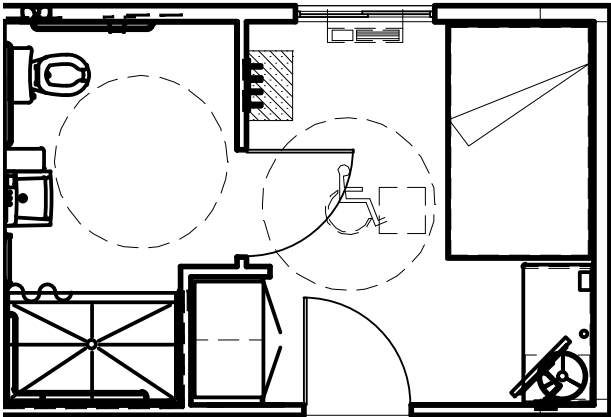
*Room renderings are conceptual representations only and subject to variances.

Dorm Floorplan

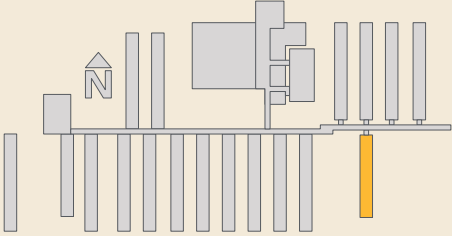
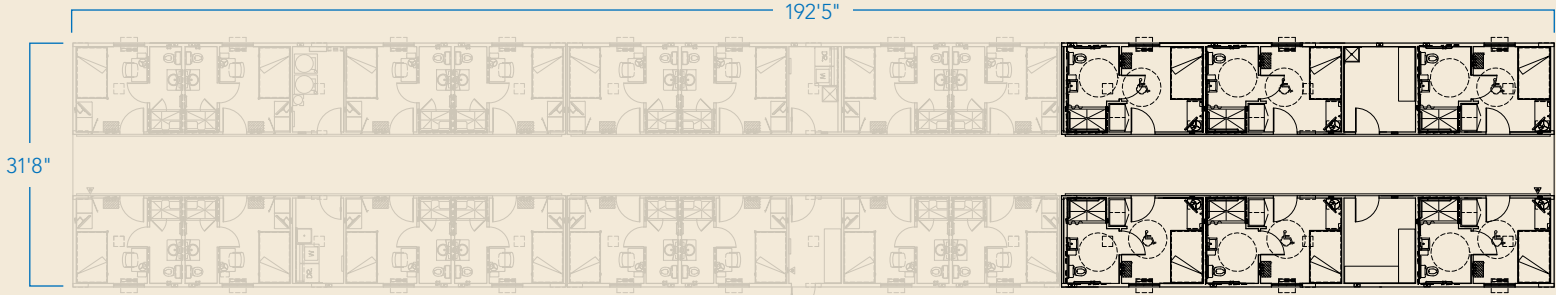


Accessible Room Dimensions

- Total Area: 200 ft²
- Bedroom Area: 122 ft² (11'-0" x 11'-1")
- Bathroom Area: 79 ft² (7'-1" x 11'-1")



Dorm Floorplan



24-PERSON EXECUTIVE ROOM DORMITORY

Features & Specifications

- 24 rooms per dorm, one (1) dorm on property (24 total rooms)
- Single-story
- Private en-suite
- Engineered for extreme climates
- Walls engineered to reduce noise transfer
- In-suite lockable storage
- In-suite workstation
- 48" x 80" bed
- Individual temperature control
- Internet access via LAN hookup
- LCD TV with satellite hookup
- Laundry facilities
- Ability to complex several dormitories and common-area facilities together with arctic corridors to create temporary fleet lodges
- Six (6) legal loads to transport one dormitory

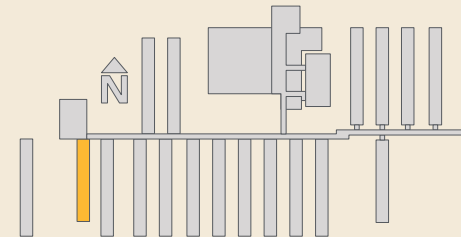
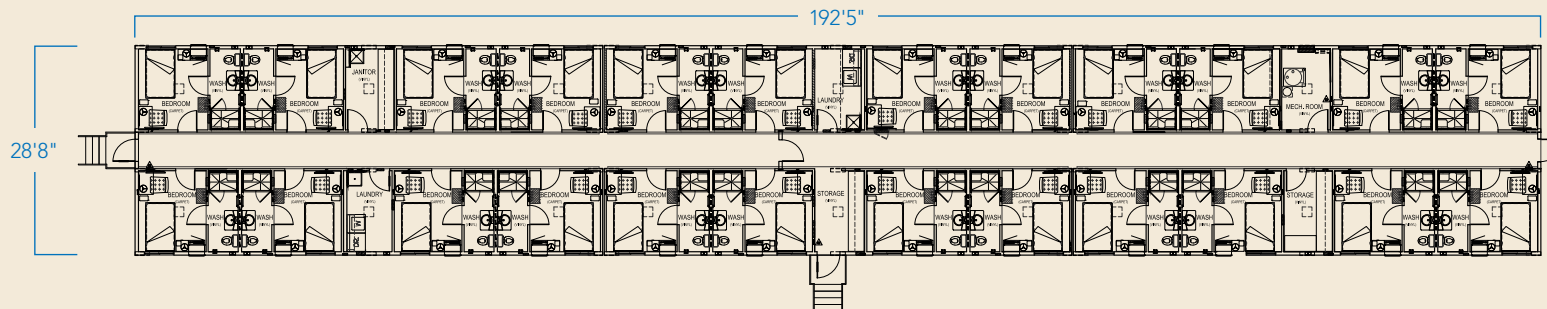
Room Dimensions

- Total Area: 154 ft²
- Bedroom Area: 104 ft² (9'-4" x 11'-1")
- Bathroom Area: 50 ft² (4'-6" x 11'-1")



*Room renderings are conceptual representations only and subject to variances.

Dorm Floorplan



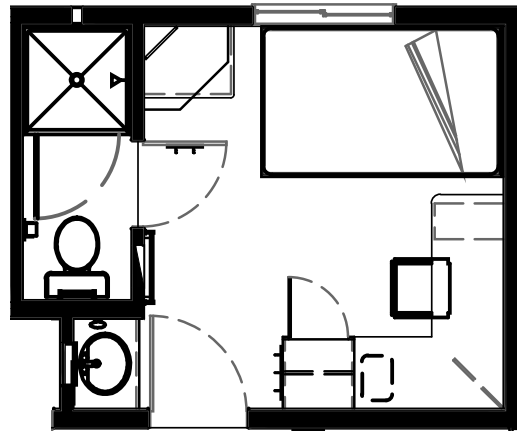
30-PERSON PRIVATE CRAFT ROOM DORMITORY

Features & Specifications

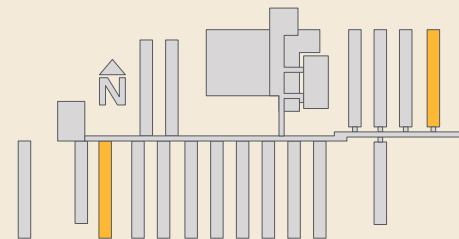
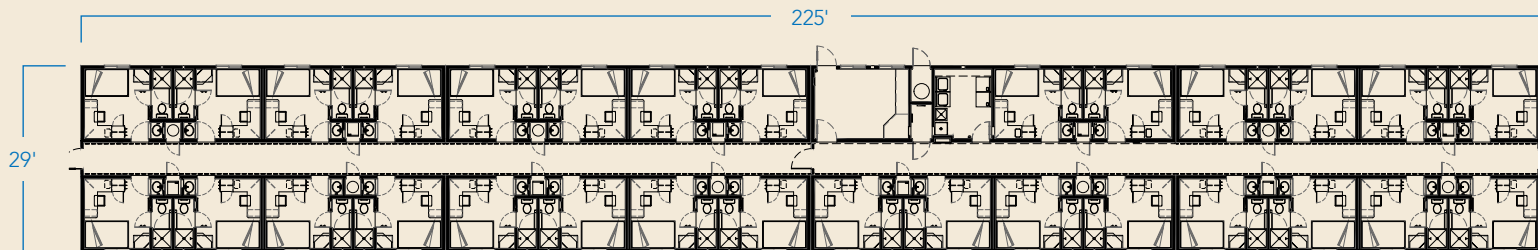
- 30 rooms per dorm, two (2) dorm on property (60 total rooms)
- Single-story
- Engineered for extreme climates
- Walls engineered to reduce noise transfer
- In-suite lockable storage
- In-suite workstation
- 39" x 80" bed
- Individual temperature control
- Internet access via LAN hookup
- LCD TV with satellite hookup
- Laundry facilities
- Ability to complex several dormitories and common-area facilities together with arctic corridors to create temporary fleet lodges
- Eight (8) legal loads to transport one dormitory

Room Dimensions

- Total Area: 146 ft²
- Bedroom Area: 110 ft² (10'-2" x 10'-10")
- Bathroom Area: 36 ft² (3'-1" x 10'-10")



Dorm Floorplan



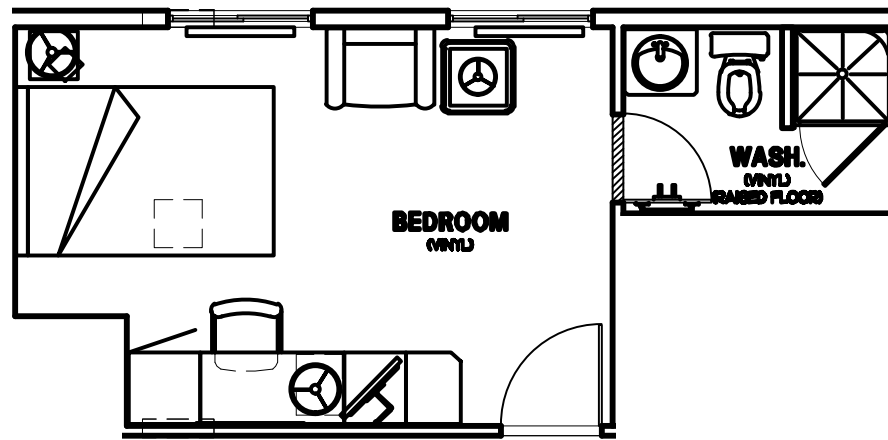
30-PERSON MIXED-CONFIGURATION DORMITORY

Features & Specifications

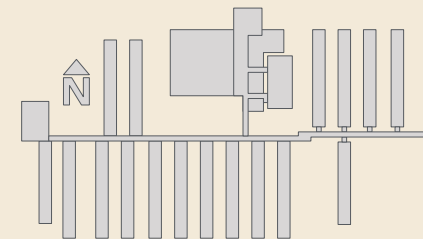
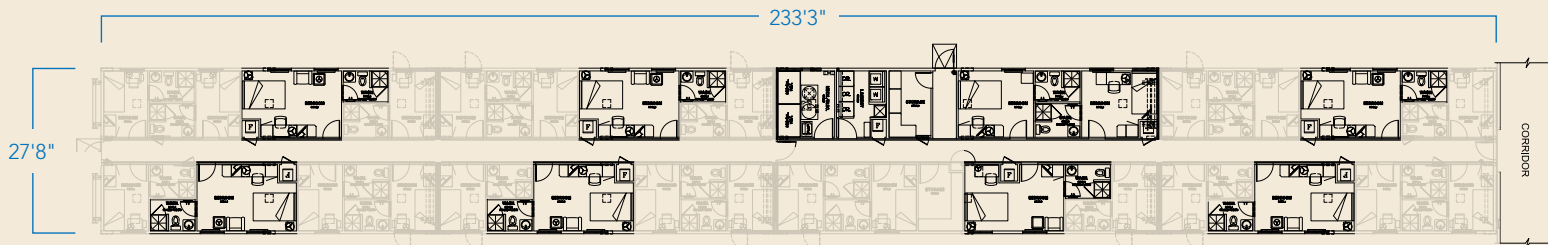
- 30 rooms per dorm, one (1) dorm on property (30 total rooms)
- Single-story
- Two different room configurations per dorm, each with private en-suite
- Engineered for extreme climates
- Walls engineered to reduce noise transfer
- In-suite lockable storage
- In-suite workstation
- 39" x 80" bed
- Individual temperature control
- Internet access via LAN hookup
- LCD TV with satellite hookup
- Laundry facilities
- Ability to complex several dormitories and common-area facilities together with arctic corridors to create temporary fleet lodges
- Eight (8) legal loads to transport one dormitory

Executive Room Dimensions

- Total Area: 214 ft²
- Bedroom Area: 175 ft² (14'-6" x 11'-1")
- Bathroom Area: 39 ft² (5'-1" x 11'-1")



Dorm Floorplan

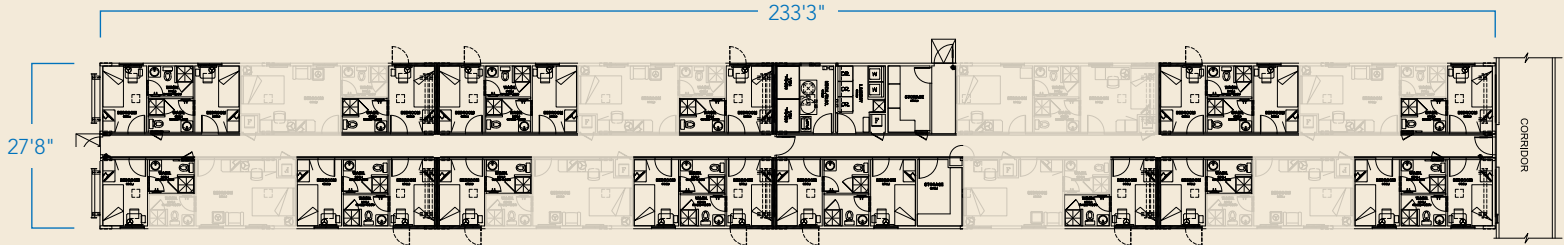


Private Craft Room Dimensions

- Total Area: 128 ft²
- Bedroom Area: 86 ft² (7'-5" x 11'-1")
- Bathroom Area: 42 ft² (7'-6" x 5'-4")



*Room renderings are conceptual representations only and subject to variances.



42-PERSON SEMI-PRIVATE CRAFT ROOM DORMITORY

Features & Specifications

- 42 rooms per dorm, eight dorms (8) on property (336 total rooms)
- Single-story
- Shared Jack & Jill en-suite
- Engineered for extreme climates
- Walls engineered to reduce noise transfer
- In-suite lockable storage
- In-suite workstation
- 39" x 80" bed
- Individual temperature control
- Internet access via LAN hookup
- LCD TV with satellite hookup
- Laundry facilities
- Ability to complex several dormitories and common-area facilities together with arctic corridors to create temporary fleet lodges
- Eight (8) legal loads to transport one dormitory

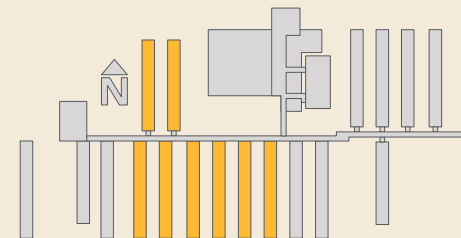
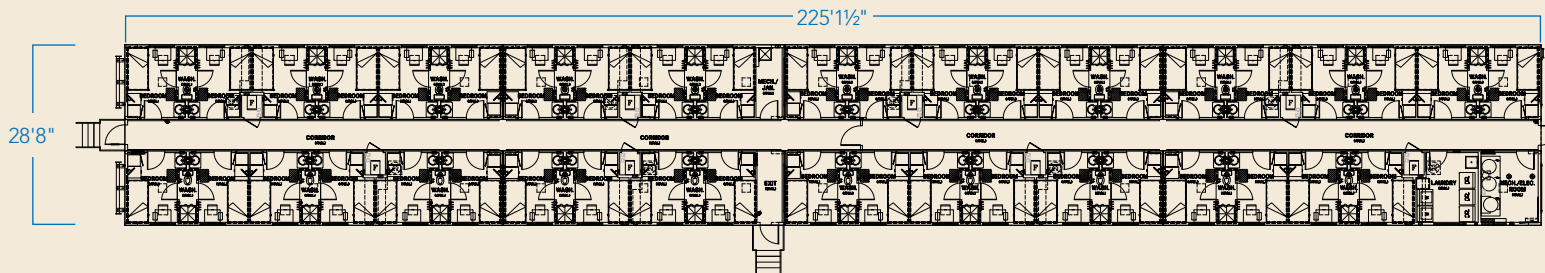
Room Dimensions

- Total Area: 120 ft²
- Bedroom Area: 90 ft² (8'-1" x 11'-0")
- Bathroom Area: 29 ft² (3'-0" x 11'-0")



*Room renderings are conceptual representations only and subject to variances.

Dorm Floorplan



44-PERSON SEMI-PRIVATE CRAFT ROOM DORMITORY

Features & Specifications

- 44 rooms per dorm, three (3) dorms on property (132 total rooms)
- Single-story
- Shared Jack & Jill en-suite
- Engineered for extreme climates
- Walls engineered to reduce noise transfer
- In-suite lockable storage
- In-suite workstation
- 39" x 80" bed
- Individual temperature control
- Internet access via LAN hookup
- LCD TV with satellite hookup
- Laundry facilities
- Ability to complex several dormitories and common-area facilities together with arctic corridors to create temporary fleet lodges
- Eight (8) legal loads to transport one dormitory

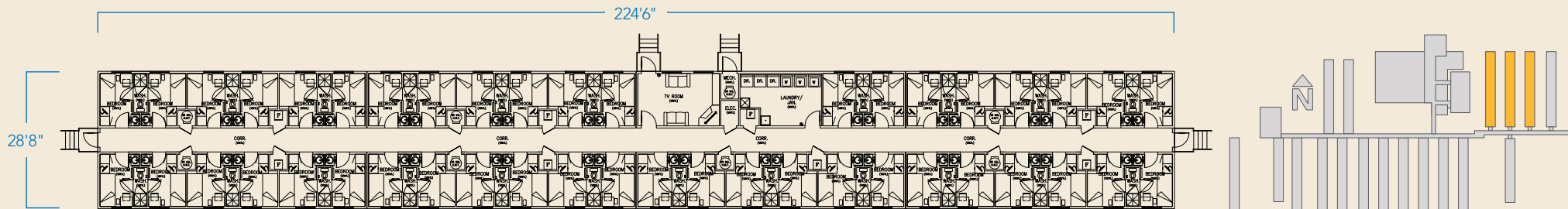
Room Dimensions

- Total Area: 100 ft²
- Bedroom Area: 74 ft² (6'-9" x 10'-11")
- Bathroom Area: 31 ft² (3'-4" x 10'-11")



*Room renderings are conceptual representations only and subject to variances.

Dorm Floorplan



KITCHEN & DINING

COMMERCIAL KITCHEN

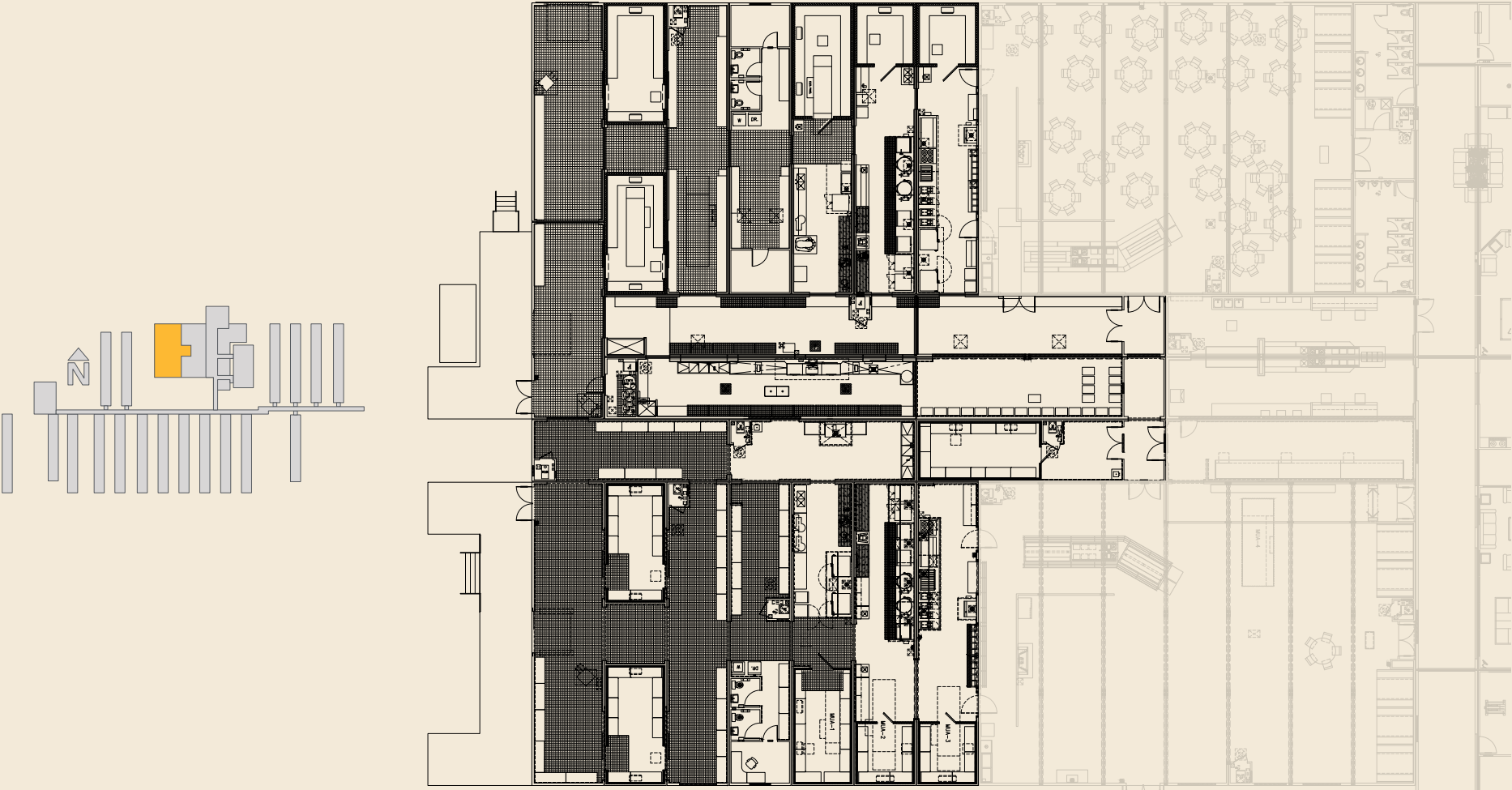
Features & Specifications*

- Service Capacity: 1,500 meals per service
- 13,950 ft² food production and storage space
- HVAC features MUA's, forced air heating, and exhaust hoods
- Fire suppression systems
- Walk-in coolers and freezers
- Racking and storage systems
- Food prep equipment (ovens, steamers, broilers, tilting kettles, ranges, deep fryers, etc.)
- Dish-washing equipment (in-feed/out-feed tables, commercial dish/pot washers, pre-rinse station, slot dish carts, etc.)

*Comprehensive listing of features, furnishings, and equipment with detailed specifications available on request.



Floorplan





DINING ROOMS

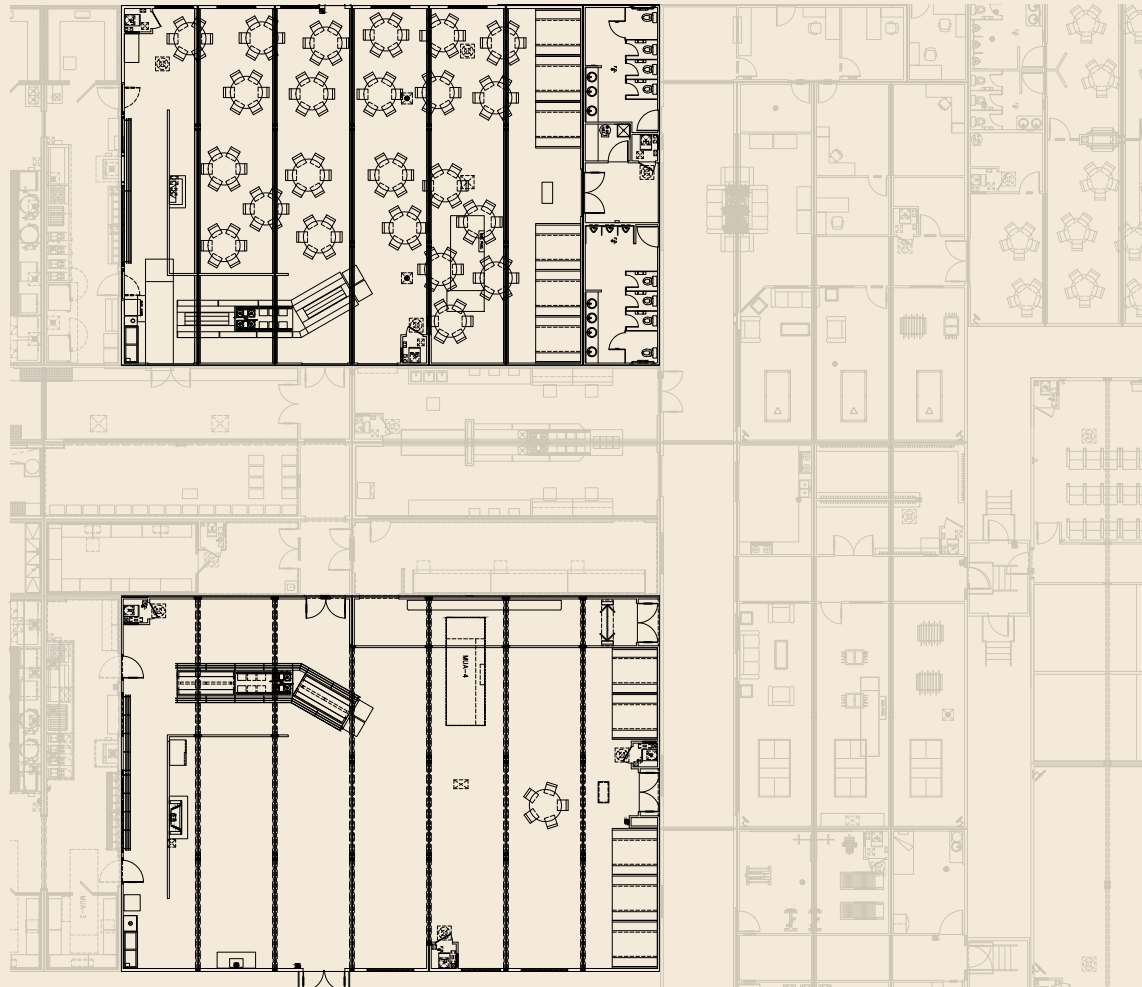
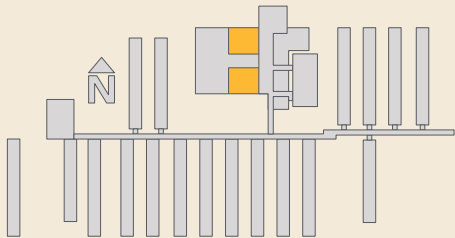
Features & Specifications*

- Two (2) separate interconnected dining rooms
- Seating Capacity: 180+ people per sitting per dining room
- 8,918 ft² total dining space (4028 ft² + 4890 ft²)
- Dining tables, chairs, and booth seating
- Two (2) hot/cold buffet lines with drop-in food warmers/coolers
- Beverage dispensers (pop, juice, milk, coffee, etc.)
- Ice cream freezers

*Comprehensive listing of features, furnishings, and equipment with detailed specifications available on request.



Floorplan





BAG-UP ROOM

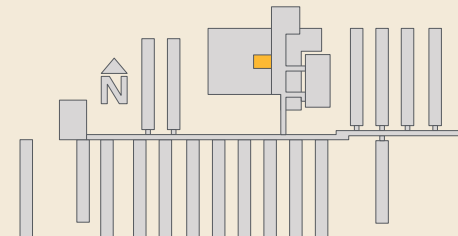
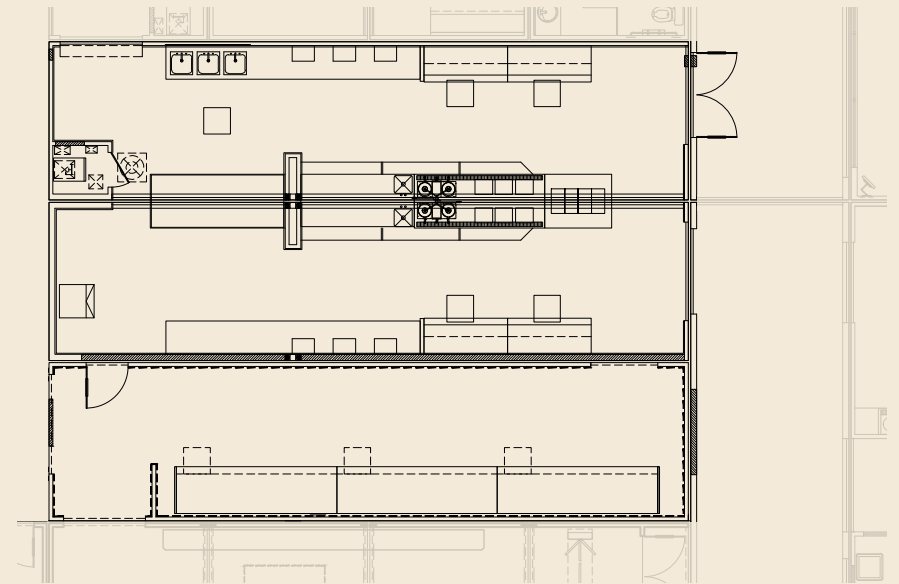
Features & Specifications*

- 1,710 ft² adjacent to Dining Room
- Cooler display cases
- Beverage dispensers (pop, juice, milk, coffee, etc.)
- Ice machine
- Mill work countertops with base cabinets

*Comprehensive listing of features, furnishings, and equipment with detailed specifications available on request.



Floorplan





MUG-UP ROOM

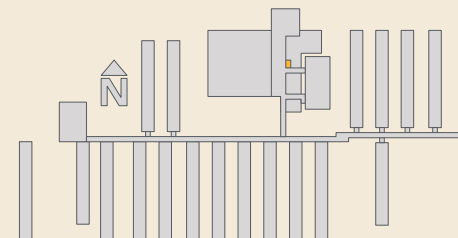
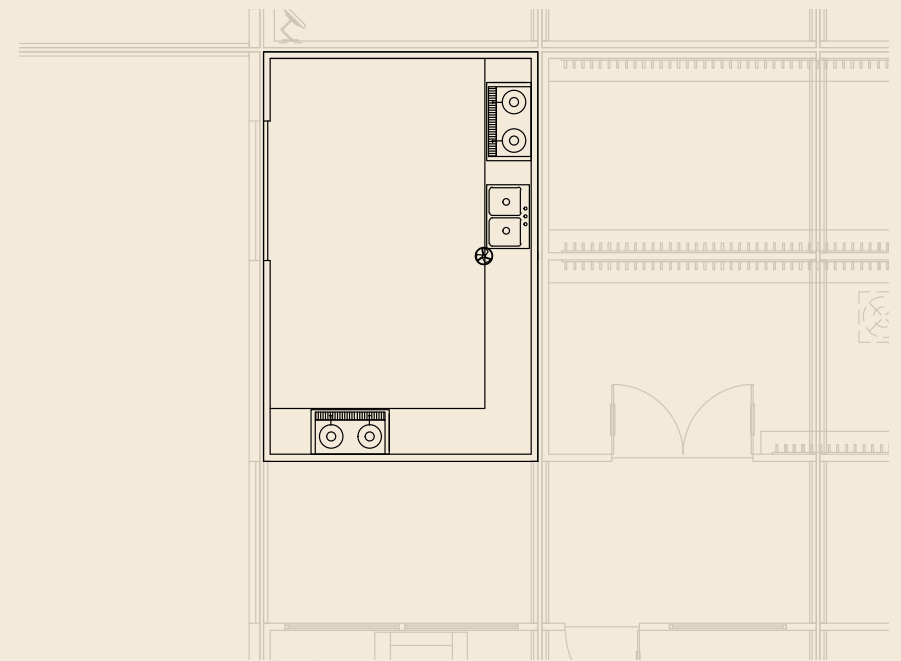
Features & Specifications*

- 192 ft² adjacent to Dining Room
- Beverage dispensers (pop, juice, milk, coffee, etc.)
- Mill work countertops with base cabinets

*Comprehensive listing of features, furnishings, and equipment with detailed specifications available on request.



Floorplan



OPERATIONS FACILITIES

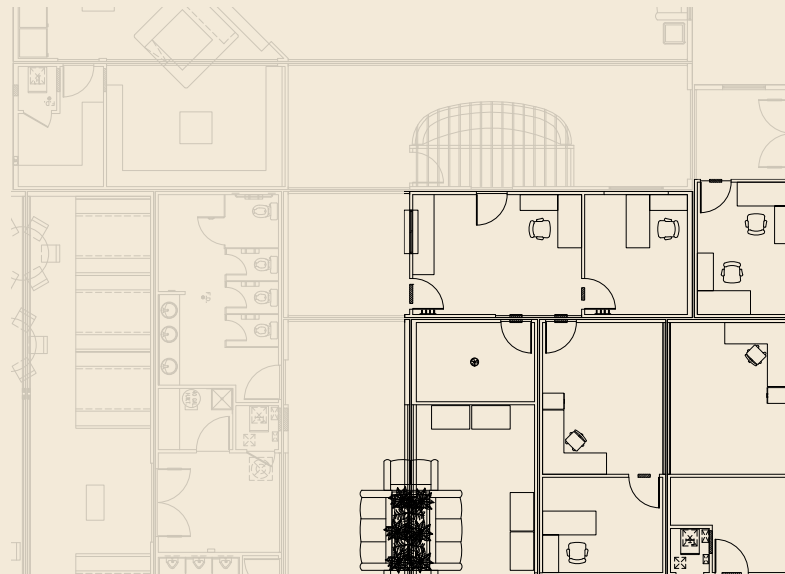
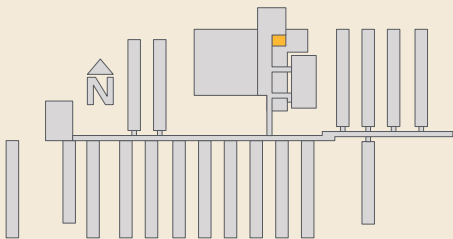
LODGE ADMINISTRATION OFFICE

Features & Specifications*

- 995 ft² of segmented floor space
- Six (6) offices with workstations and chairs

*Comprehensive listing of features, furnishings, and equipment with detailed specifications available on request.

Floorplan





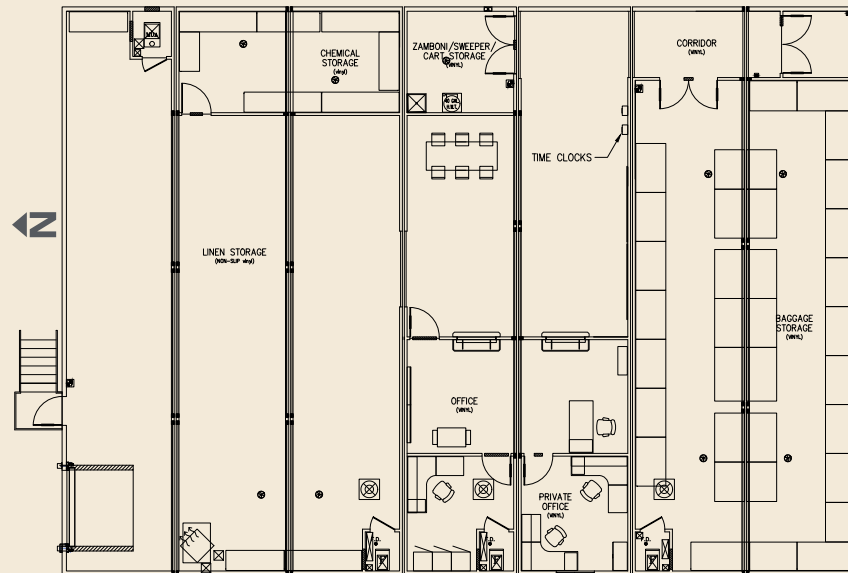
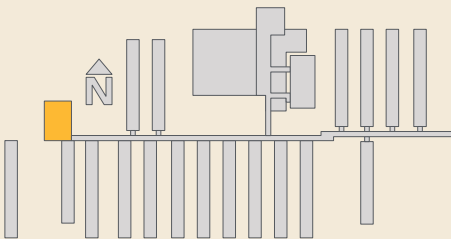
HOUSEKEEPING & LUGGAGE STORAGE

Features & Specifications*

- 5,045 ft² of floor space
- Seven (7) unit configuration
- Four (4) Offices
- Receiving bay
- Linen storage room
- Chemical storage room
- Zamboni/sweeper/cart storage room
- Radio storage cabinet
- Luggage storage area

*Comprehensive listing of features, furnishings, and equipment with detailed specifications available on request.

Floorplan



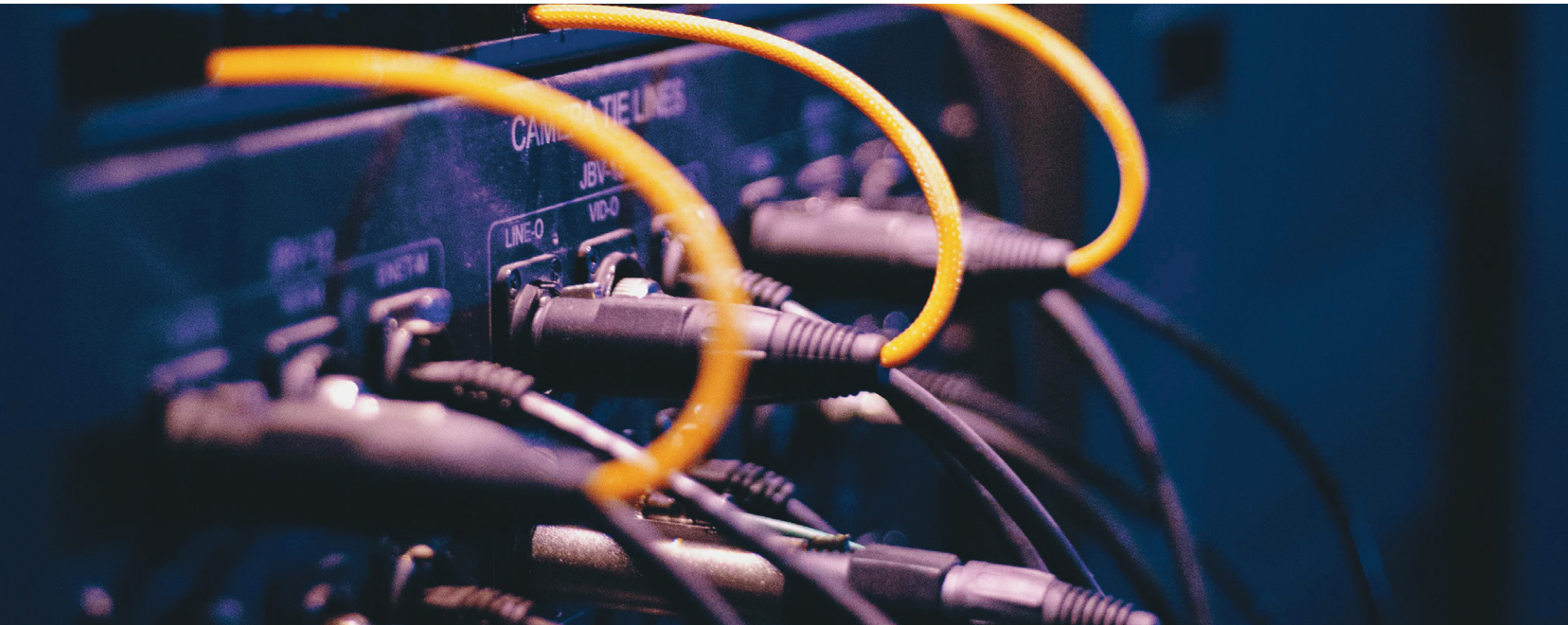
UTILITIES INFRASTRUCTURE

TECHNOLOGY OVERVIEW

Features & Specifications*

- Network cabinets and switches
- Security cameras
- All in-room TVs
- All common area video screens

*Comprehensive listing of features, furnishings, and equipment with detailed specifications available on request.





SITE SERVICES BUILDING

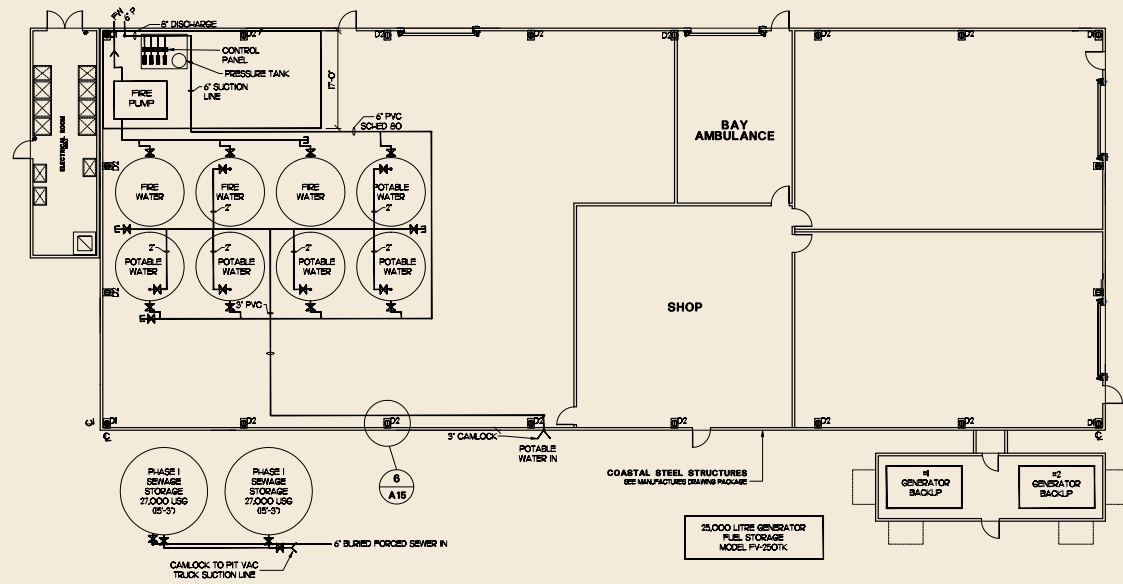
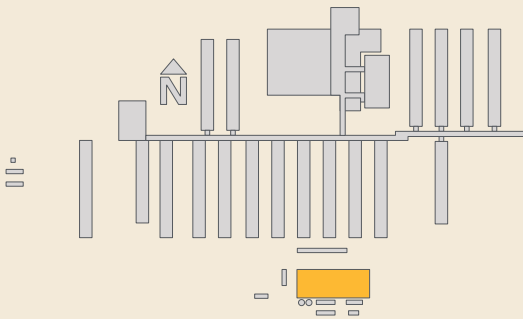
Features & Specifications*

- 10,900 ft² of floor space
- Unit heaters
- Shelving

Note: This structure is wood-framed and site-built.
Relocation of the structure is left to the discretion of the buyer.

*Comprehensive listing of features, furnishings, and equipment with detailed specifications available on request.

Floorplan





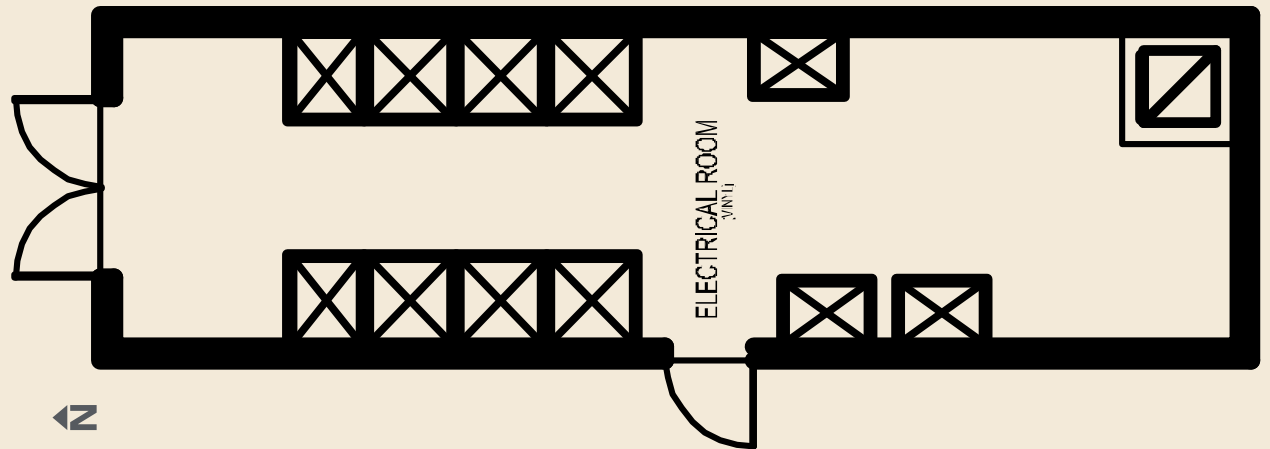
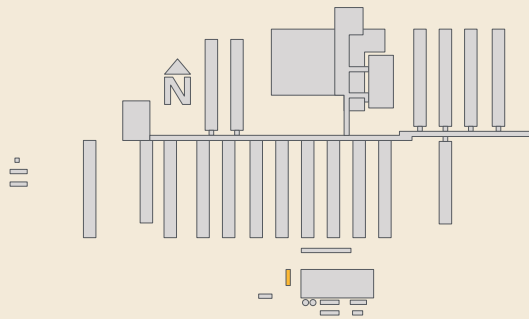
ELECTRICAL DISTRIBUTION BUILDING

Features & Specifications*

- 3000 Amp 600V 3PH 3W Transfer Panel c/w 3000Amp
- Main circuit breaker.

*Comprehensive listing of features, furnishings, and equipment with detailed specifications available on request.

Floorplan





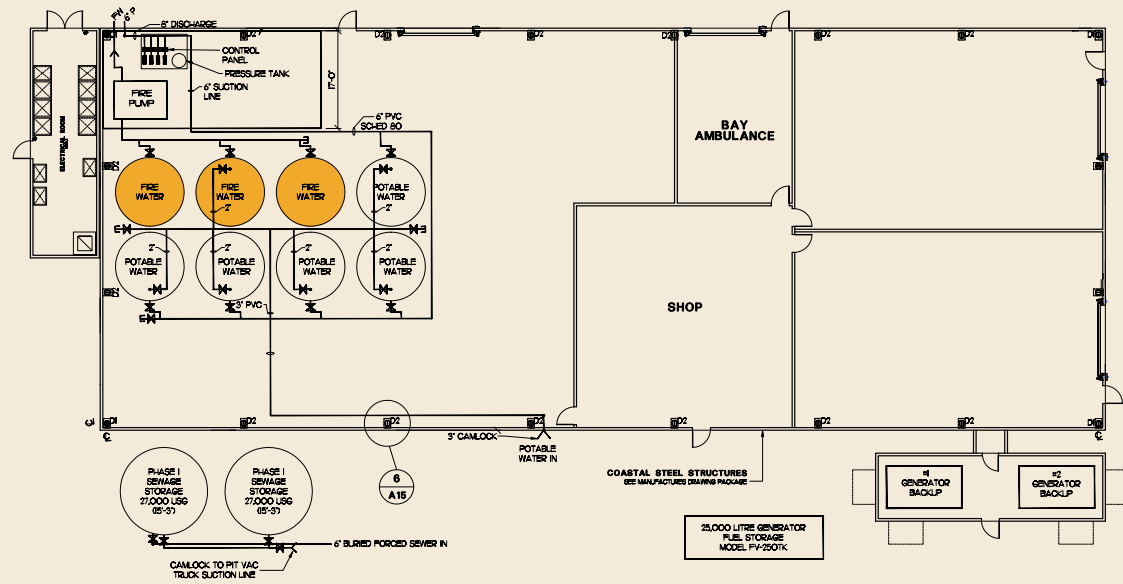
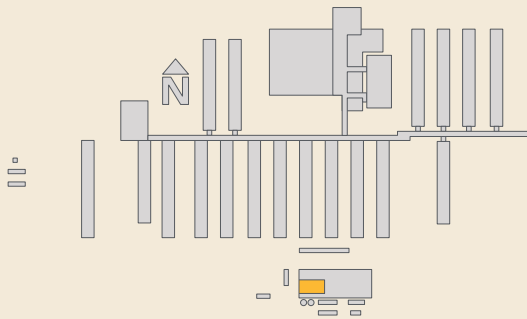
FIRE WATER TANKS

Features & Specifications*

- Fire pump skid
- Fire Water Tanks: Three (3) 10,000 gal tanks

*Comprehensive listing of features, furnishings, and equipment with detailed specifications available on request.

Configuration





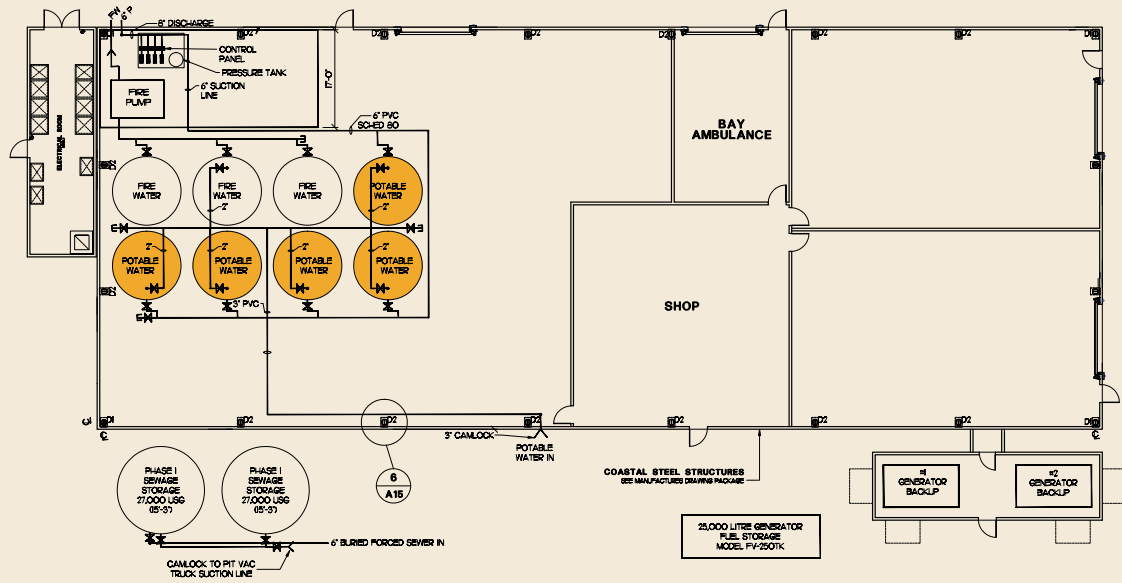
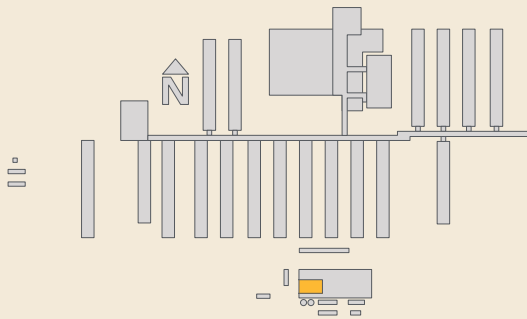
POTABLE WATER TANKS

Features & Specifications*

- Potable Water Tanks: Five (5) 10,000 gal tanks
- Water Pumps: One (1) Berkely B1WPS 7.5hp and three (3) Berkeley B2ZPLS – 15HP

*Comprehensive listing of features, furnishings, and equipment with detailed specifications available on request.

Configuration





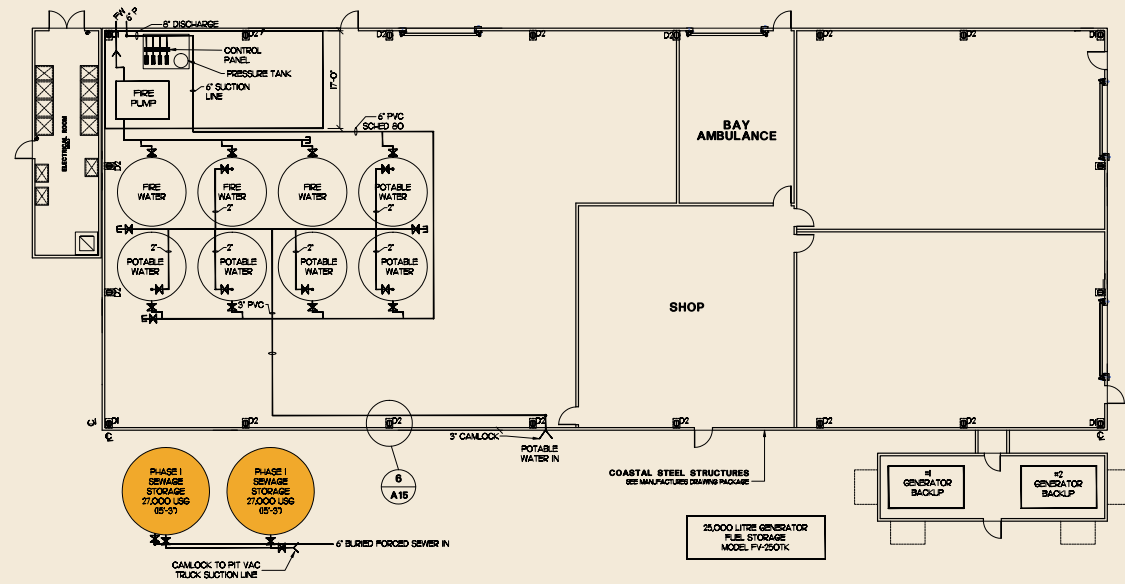
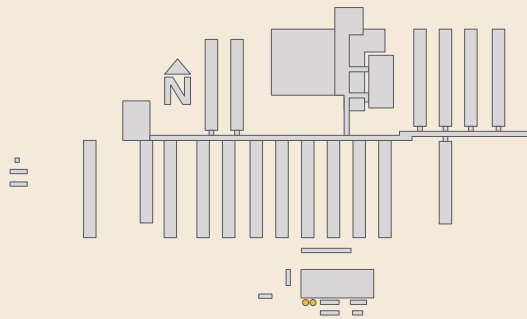
SANITARY

Features & Specifications*

- Two (2) 750 BBL tanks

*Comprehensive listing of features, furnishings, and equipment with detailed specifications available on request.

Configuration



For more information, please contact:

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