



BUILDINGS



PROJECT PROFILE

REFLECTING A CLIENT'S NEEDS USING THE CM APPROACH

When Westland Construction was brought on as Construction Manager for FRG's new home in the South Landing Business Park, the goal was simple: Transparency. For both the design of custom glass company's building and in the construction relationship.

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Fort Rouge Glass, Winnipeg

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"It's part and parcel to the construction management process," explains Craig Hildebrandt, Westland's Vice President and Project Manager.

"When a construction manager is brought on to work from step one all the way through to the building turnover, there is full clarity and trust between the owner, consultant as well as the contractor. It's all open book."



Also involved in the collaboration was Prime Consultant Republic Architecture, who was tasked with designing a space that suited FRG's business needs while also reflecting their signature style. The result is an 18,000-square-foot building that boasts a spacious showroom, office space and production facility that is twice the size of their former 380 Osborne Street location.

According to Brock Klassen, Architectural Intern for Republic Architecture, the entire building is a display of FRG's products and services. "Due to the client's area of expertise, it was our goal to use glass in as many ways as possible," says Klassen. "For example, the offices are all

enclosed in glass in various ways, most spectacularly with 12-foot-tall glass panels that hang from the side of the mezzanine overlooking the showroom below."

The extent of the translucent material could have posed a challenge to construction, however, with Westland working in a construction management role, they were able to devote a high level of detail to FRG – now the subcontractor – to ensure the work was scheduled and accommodated correctly.

"It took detailed planning because glass has a longer lead time than most construction materials to order," explains Hildebrandt. "And it also took a lot of planning to ensure that all the openings throughout the building were coordinated in the right size to suit the glass that was ordered because it's not a product that can be manufactured on site to fit."



As of December 2017, FRG has been enjoying its new state-of-the-art headquarters just south of the city. 📍

CELEBRATING OVER 35 YEARS; CELEBRATING THE FUTURE

DID YOU KNOW?

YESTERDAY



Westland is proud to have been part of the **Upper Fort Garry Provincial Park** project for which HTFC Planning and Design was recently awarded the CSLA 2018 Jury's Award of Excellence for advancing the art, science and practice of landscape architecture. 📍

TODAY



Westland is excited to be starting a new multi-family condominium project with Ventura. This project, **The McMillan**, adds a unique twist as it will be constructed using pre-fabricated structural wall panels in order to alleviate some constraints of the infill site. The final product will be high end condominiums in the heart of Crescentwood. 📍

TOMORROW



Westland is now in the early design and budgeting stage for a new six story building that will become a part of **Rainside at The Forks Phase 1**. The project is slated to start in 2019, and Westland looks forward to the unique process that will be required to construct a building alongside the other mixed use buildings. 📍

THE GROSE REPORT

THOUGHTS FROM WESTLAND'S CEO



Peter Grose

Westland Construction's affiliation with Winnipeg Construction Association has come a long way since the company's inception back in 1979. As a

longstanding WCA member, Westland has always been involved in the evolution of the industry, with Westland founder Norm Young playing a pivotal role in the Manitoba Bid Depository System and the Manitoba Trade Definitions.

As the new Chair of the WCA, I'm proud to be continuing Westland's commitment to advancing the industry and honoured to be representing the broader commercial construction industry in Manitoba. I've sat on the WCA Board of Directors since 2010 and have had a first-hand look at how the WCA has evolved to serve its members with access to construction information, educational and networking opportunities

and front-line lobbying and advocacy efforts.

Through my years at the WCA, I've served on the Education Committee, as General Contractor (GC) Committee Chair, as Standard Practice Committee Chair and most recently moderating modules for Building Supervisors for Tomorrow (BST), one of WCA's course offerings. My involvement allows me to not only have a finger on the pulse of the industry, but to have input into significant priorities for the association and the construction industry.

Some of these priorities include ensuring that the WCA continues as a strong member-driven organization - increasing member connectivity and knowledge of what WCA's many services are so that WCA members can capitalize on the value.

Advocacy is also of high importance, and discussions on growth fees with the City of Winnipeg continue, as does advocating for an improved apprenticeship system and consultations on prompt payment legislation and the reform of the Builders' Lien Act in Manitoba.

The collaboration with owners and consultants in the pursuit of improving the quality of our documents and relationships

is another significant agenda item. During my term, I intend to facilitate discussions that lead to ongoing collaborative relations between owners, consultants and builders.

Westland's relationship with WCA goes beyond the association-member affiliation. Back in 2012, when electronic tendering had just arrived on the construction scene, Westland was the successful general contractor bidder and completed renovations to WCA's then-new home at 1447 Waverley Street.



2018 WCA Board of Directors

Whatever the role - as GC, industry member, or Chair - I look forward to working with the WCA to continue to advance the construction industry in Manitoba. 📍

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INDUSTRY INSIGHTS

COLLABORATION ON TRACK FOR PROJECT IN RAILSIDE AT THE FORKS

As the city's top tourist destination, The Forks evolves, so does the working relationship between Sputnik Architecture Inc. and Westland Construction Ltd.

Having worked together on a major renovation project for the Travel Manitoba Visitor Information Centre and their corporate office located at The Forks, it is only natural that the team would tackle another project at the

prominent meeting location. Next up for the partnership: a new building project in Railside at The Forks, a mixed-use neighbourhood poised to transform two of the largest surface parking lots in downtown Winnipeg.

The new development features mid-rise builds broken into several public squares to encourage a mix of participants, ownership models, architectural outcomes and a collection of public outdoor spaces.

While Sputnik appreciates various key characteristics when it comes to the way Westland conducts their affairs including

their attention to detail, project organization and quality of built work, one vital trait stands out above all else.

"Complex renovation (and construction) projects require demonstration of good will and trust by all stakeholders,"

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*Peter Hargraves, MAA, OAA, MRAIC
Principal Architect
Sputnik Architecture Inc.*

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says Peter Hargraves, Principal Architect for Sputnik Architecture. "From the early stages of the project through to completion, we became very confident that the people we were dealing with at Westland were honest to the core. This confidence fundamentally changes the team dynamic and allowed for the project to feel more like a collaboration than the typical architect-contractor relationship."

For the building project in Railside, Westland will assume role of construction manager, taking on responsibility for overall management and construction.

"The measure of a company is not how they handle themselves when things are going well, but how they manage adversity," says Hargraves. "When hiccups arise, the Westland team demonstrates appropriate levels of patience, care and flexibility in order to move the project forward in a timely and cost-efficient manner."

Together, Sputnik and Westland will continue to make their mark on the historic gathering place and be among the stakeholders that convert public parking spaces into projects that promote vibrant hubs of activity. 📸

WESTLAND PERSONALITY

BUTCH THE OFFICE DOG



Butch takes a moment from his busy day to pose for us

You know that feeling you get when you return home from a long day at work and your furry, four-legged friend is in a tailspin of excitement just to greet you? Well, staff at Westland

Construction enjoy that same animal exuberance and *paws*-itive atmosphere thanks to Butch, the company's hypoallergenic labradoodle.

"He comes dashing into the office and wants to see everyone," explains Butch's best friend and Westland's President and CEO, Peter Grose. After saying his hellos, the canine colleague curls up on the couch in the top dog's office.

"He gets a little bit rambunctious at times where he wants to fetch a ball, but he'll also lay low," says Grose. "He's a bit of my shadow – always 10 feet behind me."

Back in September 2016, Grose saw an opportunity to provide an upbeat aura to the company culture. After discussing it with his children, Sydney and Tanner, the deal was struck and Butch was hired.

"The intent was to bring a bit of an outside force that can provide light-hearted impact on things," explains Grose. "When he was a puppy and first came in, it was hard not to smile."

Like any new team member, it took Butch some time to learn the ropes.

"Initially he was a bit of a nuisance. If someone left their sandwich on the desk, he'd help himself," Grose tells.

Since then, Butch has become more of a morale-booster than a sandwich-stealer. According to his colleagues, Butch's presence reduces stress, encourages healthy living and lifts spirits.

"He's a lovable, relaxed, friendly dog, who has brought a lot of levity to the office," explains Craig Hildebrandt, Westland's Vice President. "He comes and says hi to each person every morning and he gives us a reason to get some fresh air and go for a walk."

At Westland, it's never a *ruff* day when Butch is around. 📸

CONTINUOUS IMPROVEMENT KAIZEN KORNER

Kaizen Korner recognizes recent professional achievements of Westland staff

- Westland management and site representatives attended the annual Construction Leadership Network Conference in Tampa, Florida
- Carpentry Apprenticeship Program
 - Kris Horvat completed Level 2
 - Kyle Peters completed Level 4
 - Brett Cowan received his journeyman ticket
- Westland welcomes RRC summer coop student Marc Bergen to the team for the next 6 months. 📸

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