

NEWS AND KNOWLEDGE FROM

# BUILDING UP

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FRENCH BALCONIES ON THE WEST  
SIDE OF THE BUILDING

**PROJECT  
PROFILE**

## BUILDING TRUST IN A PHILANTHROPIC PROJECT

**D**uring a time in history that seemed flooded with uncertainty because of COVID-19, construction of Riverwood House, a new 40-unit Supportive Recovery Housing complex in Winnipeg's Elmwood neighbourhood, was the exception.

According to Peter Hargraves, Principal for Sputnik Architecture and prime consultant on the project, "The construction management model was recommended to the ownership group because it enabled us to provide a degree of certainty on outcomes."



# PROJECT

EIFS EXTERIOR ON EAST  
SIDE OF THE BUILDING



*WE HAVE A GREAT DEAL OF APPRECIATION FOR NOT JUST THE COMPETENCY OF WORK, BUT FOR THE LEVEL OF TRUST AND TRANSPARENCY THAT WESTLAND HAS BEEN ABLE TO PROVIDE*

In addition to confidence in the project's timeline, final cost and level of quality, Winnipeg Supportive Housing Inc. and partnering Riverwood Church Community were also looking for a contractor that would provide a collaborative approach in planning, design and construction and whose values would be the right fit on the non-profit project.

"When we were looking to engage a builder, we really wanted to find an organization that wasn't just competent, but was on board with the vision and what it would take to do a project like this, specifically working with a group of people that are doing things a little less conventionally but also at the same time as a charitable organization trying to stretch every donated dollar to the max," explains Jon Courtney, Riverwood House Project Lead.

Westland Construction not only matched the vision, but their qualifications also fit the bill, with extensive experience in multi-family and multi-level buildings with a similar timeline, budget and building design as the Riverwood House project. As the selected contractor, Westland has been contributing their construction management expertise and acting as a member of the client's team and assuming overall responsibility of the build.

Courtney says the team is on track for a late January 2022 opening, with the exterior complete and inside finishing in full swing.

"It's been remarkable to see this (building) rise from the ground over this last year," he says, adding that while the construction project is in the final stages, the impact of Riverwood House is only in its infancy. Once complete, the project will support the city's at-risk population in supporting recovery from addiction, poverty and homelessness.

Westland is proud to be part of the project, both in providing construction management services and by contributing \$50,000 to the upfront costs of project construction and a yearly financial commitment of \$5,000 for the first five years of operation.

"Early on in our conversations with Westland, we really found a sense of trust with them," Courtney explains, stressing that the trust was

critical for the project team when working on a philanthropic project. "That has only grown in our engagement, as we've gone through this project. We have a great deal of appreciation for not just the competency of work, but for the level of trust and transparency that Westland has been able to provide."

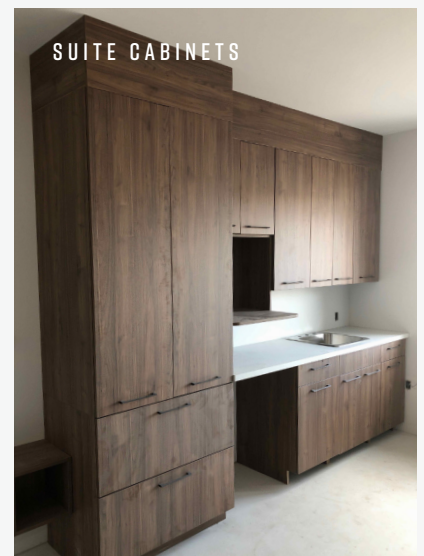
While the donation is generous and appreciated, and trust is critical, Courtney points out there is one last thing that has been invaluable to the Riverwood House Project: people.

"Hubert, our site superintendent, has been an incredible gift to our project - we have such a high value for what he's contributed on site. His optimism and his enthusiasm are infectious and it just lifts everybody that he's in contact with," Courtney says, adding that the whole Westland team has been a pleasure to work with. "Craig has been just an outstanding project manager for us, keeping us in the loop and really competent in what he's doing."

Westland's engagement with people is passed along to anyone involved in the project.

"You can clearly see that (Westland has) really great relationships with the trades that they're involved with; there's an integrity to that relationship as well. And so that's part of how our trust has grown," he says. "We've seen confirmation that Westland was a great partner for us." [2](#)

SUITE CABINETS



## THE GROSE REPORT

# THOUGHTS FROM WESTLAND'S CEO



As a construction company, it's a privilege that we have the opportunity to see the complete life cycle of a project, especially a project that we'll continue to see a positive impact from in years to come. This is certainly the case with Riverwood House, the latest construction project to which Westland Construction has had the pleasure of contributing.

Back in 2018, early in the project's infancy, Sputnik Architecture's Peter Hargraves recommended us as a builder. Winnipeg Supportive Housing Inc. was partnering with Riverwood Church Community to develop innovative and supportive housing for

individuals impacted by both addictions and housing instability and whose path to recovery requires a substance free environment.

Our past positive working relationship with Sputnik and an aligned corporate philosophy spurred Westland to submit a proposal and successfully join the non-profit project as construction manager. As a member of the client's team, we not only assumed responsibility for the build, but we guided the team with sensitive cost decisions and budgeting, keeping the best interests of the project in mind and utilizing funding with attentiveness and care. Our role was rooted in our values -- building trust in the project development, collaborating on front-end planning and engaging people and processes for an efficient delivery.

In the design and construction of the building, we also focused on the longevity of the facility, making sure that the ongoing operating costs could be minimized and that the end product would stand the test of time.

With the project nearing completion at the end of January 2022, we look forward to the many advantages Riverwood House will provide single men and women in need of a safe, stable and supportive environment. I have confidence that this project and the programming it offers will be hugely powerful, something that will influence not only the individuals who enter, but the community and our entire city.

At Westland Construction, it is our privilege to make a difference not only by delivering quality projects to our clients, but by contributing to worthwhile causes and Riverwood House is a great example of that. From project conception to project construction and completion, it is our pleasure to also contribute to the ongoing project operation, ensuring that the extended benefits of this project will continue in the years to come. 📍

## FROM OUR CLIENTS

***WESTLAND CONSTRUCTION HAS ALWAYS PROVIDED US WITH QUALITY WORKMANSHIP, PROFESSIONALISM, AND A COMMITMENT TO MEETING CRITICAL PROJECT MILESTONES. THEY CONTINUOUSLY DEMONSTRATE THEIR HIGH LEVEL OF SERVICE THROUGH THEIR COOPERATIVE APPROACH AND FLEXIBILITY TO WORK WITHIN THE OPERATING PARAMETERS OF OUR SCHOOLS.***

**– JOHN MELO, ASSISTANT DIRECTOR - FACILITIES AND OPERATIONS  
PPEMBINA TRAILS SCHOOL DIVISION**

## WESTLAND PERSONALITY

# SUSAN YOUNG

Susan Young is an avid puzzler.

"Doing jigsaw puzzles is something I really enjoy," she explains. "My last puzzle was 6000 pieces that took just over three years to complete. It is now framed and hanging in my living room."

It's Young's keen attention to detail, passion and proficiency in her hobby that also make her a key piece of the Westland puzzle. Initially hired as a receptionist in 2008, Young's role has evolved over time, making her a critical member of the construction project chain.

As Westland's Project / Safety Administrator, Young sets up new projects and helps to ensure that they all run a smooth course from start to finish. Recently, Westland has begun using Procore as the company's main working platform, keeping Young on her toes learning the steps and assisting subtrades.

"We have a good team of people at Westland," Young says. "Most of us wear multiple hats."

One of those hats is as the company's safety administrator/ auditor, assuring all safety requirements are being maintained.

"This includes tracking all tools and equipment to ensure they are in good working condition," Young explains, adding that she is on the company's safety committee. "We meet quarterly to discuss all safety concerns, review safe work practices and safe work procedures as well as all incident reports."

Safety is a high priority for Young, who shares her pride in Westland's exemplary score on a recent annual COR self-audit – a project she assisted in.

And while she's conscientious and efficient, Young is also the first to admit that she doesn't take herself too seriously.

"Our goal is to work hard to make projects run smooth but also have some fun," Young says, adding that career highlights have included enjoying her 60th birthday celebration at the Westland golf tournament, preparing a pancake breakfast for the staff in honour of Festival du Voyager and "hiding in the recycle bin and scaring the heck out of Pete! Little things make working at Westland enjoyable."

Other hats Young wears are that of Jets fan, ballroom dancer, and most recently, a hat dedicated to her role as grandma.

"My son (Jordan) and his wife, Evelyn, became first-time parents to a beautiful baby boy, Dante, in October (2019)," Young tells, adding that they will soon be welcoming a baby girl. Young is also extremely proud of her daughter Desiree, who is currently serving a six-month deployment as a barber for the military and is blessed with a wonderful boyfriend of 23 years. "My family is everything!" 📍





# INDUSTRY INSIGHTS

## SPUTNIK ARCHITECTURE INC.

Westland Construction and Sputnik Architecture's long-running partnership is because of more than just their combined desire to produce a project on time, on budget and of top quality. It's their heart that sets them apart.

"You have a bunch of people that, at the end of the day, they care about the city we live in, they care about the people that live in the city," explains Peter Hargraves, Principal with the design firm. "We recognize that business is business, and everyone has to make a living doing what they're doing, but there's lots of ways you can contribute to a project outcome that enables that project to move forward."

Currently, Westland and Sputnik are collaborating on Riverwood House, a Supportive Recovery Housing project in Winnipeg's Elmwood neighbourhood, serving those impacted by both addictions and housing instability.

According to Hargraves, Westland was willing to engage in the pre-construction process and support the project financially, regardless of whether or not they submitted a successful proposal bid. The goodwill that Westland possesses is reassuring and encouraging for Sputnik Architecture, a team that is passionate about the Riverwood House project because of the values they place on social environment and community wellbeing. According to Hargraves, Westland's values and perspective are passed on to the trades and people on site, who have also donated extra time and expertise to the project.

"This is a project that involves funding from all levels of government and private donations. A non-profit organization cares about how the money is being spent," says Hargraves. "And so, we need to work with a team that we trust very, very deeply."

Having tackled a major renovation project for the Travel Manitoba Visitor Information Centre and the business's corporate office located at The Forks, it is only natural that the team of Westland Construction and Sputnik Architecture would find favour working alongside each other again.

And while Sputnik appreciates many of Westland's key construction management characteristics, such as communication, project



organization and quality of built work, one innate trait rises above the rest.

"I would say the biggest factor is trust and trust is a commodity sometimes in short supply," Hargraves says, also adding that a level of understanding on projects that require extra engagement is also essential and something Sputnik and Westland see eye to eye on. "There's a kindredship which impacts how hard we work and how much energy and time we give to projects above and beyond what our contractual obligations are." 📍

## CELEBRATING OVER 40 YEARS; CELEBRATING THE FUTURE YESTERDAY, TODAY & TOMORROW

### YESTERDAY

This eye-catching **Sunova** building located at 2526 Main Street is a proud feather in Westland's cap. Along with the building's



beauty and functionality, Westland was able to deliver this project with LEED Silver certification while acting as Construction Manager. With the well-suited and reputable Prairie Architects involved as the prime Consultant, the team was able to deliver an attractive "green" building which the Client will enjoy for years to come.

### TODAY

Working closely with 1x1 Architecture Inc., Westland has been busy creating a more ergonomic and refreshed space at the



**Zorba's** Greek food kiosk at The Forks Market. Having key trade input right from project inception ensured this project was completed on time and on budget, all while working within the ever-busy Forks Market without disruption to their daily operations.

### TOMORROW

**Aqua Essence Swim Academy** is a very unique project we've just started. We will be bringing to fruition the Client's dream



of the very first indoor stainless steel pool within the province of Manitoba. The challenge of building this facility within an existing CRU space on Kenaston Blvd. is one that we are looking forward to and excited to carry out for our Client. This incredible facility will be open for use in 2022. 📍

### ABOUT US

Westland Construction Ltd. is a full-service General Contractor serving the institutional, commercial, and industrial sectors through new construction, civil support, and renovations.

### CONTACT US

Unit 1 - 475 Dovercourt Drive  
Winnipeg, MB R3Y 1G4

T: (204) 633-6272  
F: (204) 694-5484  
E: [info@westlandltd.net](mailto:info@westlandltd.net)  
[www.westlandconstructionltd.com](http://www.westlandconstructionltd.com)

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