



BUILDINGS

The Oz at River and Bole, currently under construction.

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PROJECT PROFILE

THE OZ: VILLAGE CONDOMINIUMS NEARING COMPLETION

Much like the Emerald City was the showpiece in the mythical Land of Oz, Oz Condos will be a shining jewel in Osborne Village in a matter of a few months.

"It's a truly innovative condo building and we're proud to serve as builders," says Peter Grose, Westland Construction's CEO.

The complex, located at River and Bole, demanded some careful planning and innovative architecture to fit smartly on the property.

"The site was relatively tight so we needed to plan creatively," says Sasa Radulovic of 5468796 Architecture. *Continued on pg. 2*



Continued from pg. 1 "We created an interesting blend of one-storey and two-storey units and included two mezzanines. The end result is seven levels of living space organized on five storeys."

To make the project feasible and to guarantee owners maximum comfort, the plans minimized corridors and common areas and paid careful attention to the placement of stairs and elevators. With a modest footprint dedicated to common elements, the focus turned to developing units that are "less like apartments and more like houses," says Radulovic. The clever approach to the common elements makes the building 90% efficient, significantly higher than the efficiency of a more traditional condominium building.

Of the building's 25 units, five are on a single storey; the rest are multi-level. Radulovic is also proud of the fact that only two of the unit designs repeat themselves in Oz; 23 floor plans are unique. The units range in size from 800 to about 1,700 square feet.

Oz also features private and shared balconies and courtyards where owners can find community or privacy as they see fit. "When we came to market, we knew that the building had to be funky enough for the village," says Radulovic. "I think we've accomplished that while ensuring that the space provides a safe and comfortable living experience for owners."

"This is an exciting project from a construction perspective," adds Peter Grose. "All builders like to work on projects with innovative drawings and strategies. The Oz is all about quality with its steel and concrete infrastructure. I feel like we're working on something quite special."



ARCHITECTURAL CONSULTING:	5468796 Architecture
STRUCTURAL ENGINEERING:	Lavergne Draward & Associates Inc.
CIVIL ENGINEERING:	MEC Consulting
MECHANICAL ENGINEERING:	Ekistics Mechanical Consulting (2005) Limited
ELECTRICAL ENGINEERING:	Williams Engineering
GENERAL CONTRACTING:	Westland Construction

CELEBRATING OVER 30 YEARS; CELEBRATING THE FUTURE

DID YOU KNOW?

YESTERDAY



In 1995, Westland Construction completed a concrete restoration at **Seven Sisters Generating Station**, which comprised the removal and reinstallation of over 600 yards of concrete.

TODAY



Westland Construction is completing a renovation of the 130,000-square-foot **Otineka Mall** in The Pas, including a new wall system.

TOMORROW



By the end of the summer, Westland Construction will have completed the total renovation of an existing histology lab at **Red River College**.

THOUGHTS FROM WESTLAND'S CEO



Peter Grose

Benjamin Franklin said that the only two certainties in life are death and taxes. If Ben had been working in construction, he would have added contract changes to his list.

We see changes in virtually all of our projects, whether new construction or renovation. That's just the nature of the beast. Any number of factors can dictate a change in a project after it gets underway. Construction is a fluid exercise. Clients should expect changes and budget for them. As a general contractor, we need to be ready, too.

When changes occur, it's up to us to work with our partners to step back, revise, and

go forward with project integrity, desired deadlines, and cost control top of mind.

The keys to making successful changes and transitions in a way that suits all stakeholders are: (a) clearly identifying and recording the reasons for the changes, and then articulating and pricing out the decisions with the same rigour as the original plans; and (b) employing effective communication strategies to ensure that a project can resume seamlessly and that all partners understand the way forward.

Despite myths to the contrary, no one benefits from contract changes – not the owner of the building, not the project consultants, and certainly not the general contractor.

The best defense is a good offense – meaning the best strategy is to try and safeguard against changes in the first place by:

- having a complete set of drawings that have been expertly reviewed before construction;
- inviting users of the space to review the

logistical layout before construction;

- acquiring existing drawings or conducting full site reviews before new drawings are considered complete (for renovation projects);
- promoting thorough and effective coordination among architectural, structural, mechanical, electrical, and other consultants and partners; and
- having the general contractor act as a filter against exorbitant or unwarranted submissions from subcontractors.

At Westland, we care deeply about good process. It's re-inforced by our ISO certification and it's lived every day by our staff. Part of being driven by process is being resilient and effective when changes happen, and striving to educate our colleagues and clients on the contract change process. That's our goal. Ben Franklin himself would approve. 🚩

Peter Grose is the Chief Executive Officer of Westland Construction Ltd.

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INDUSTRY INSIGHTS

MANITOBA'S LATEST SUSTAINABLE CREDIT UNIONS

GUEST WRITERS: MELISSA MCALISTER, BLAINE REPKO, DAMIEN FENEZ, LINDSAY OSTER, AND DUDLEY THOMPSON

With the recent LEED® Silver certification of two Sunova Credit Unions – one in Oakbank and one in Riverbend – it is clear that not only is sustainable design alive and well in Manitoba, but it is achievable with the right team.

Designed by Prairie Architects Inc. and built by Westland Construction Ltd., the new 7,500-sq ft buildings include geothermal systems,

radiant in-floor heating, passive cooling, and locally produced, durable, and recycled materials. The defining architectural feature is the dramatic undulating roof. Its supporting glulam structure is contained within an extensive curtain-walled atrium that exposes the interior natural light and wide views of the surrounding area. The lower volumes flanking the atrium are clad in Tyndall stone as well as a wood-textured fibre cement panel system.

The intent was to design and build a prototype building for Sunova that would not only conceptually embrace and reinforce the company's tag line, "bank brighter," but would also be an energy-efficient, healthy, and environmentally responsible building that could be replicated.

An essential framework for achieving the proposed mandate became the LEED® (Leadership in Energy and Environmental Design) rating system. The following are some of the highlights borne of this process:

- Water use reduced by 49% compared to typical building fixtures, with no permanent irrigation equipment needed for the site's drought-tolerant vegetation.
- Designed to maximize employee productivity and comfort and minimize energy consumption.
- Sunova achieved an energy cost savings of 45.9% compared to a baseline building designed with the Model National Energy Code for Buildings standards. *Continued on pg. 4*

Continued from pg. 3

- 94% of construction waste was diverted from the landfill and was either recycled or salvaged.
- Over 18% of new materials contained recycled content and 17% of new building materials used were extracted and manufactured locally.
- An Indoor Air Quality Management Plan was in effect during construction, which included measures to cover openings in ductwork, to maintain a clean worksite, and to protect the air quality of the building during construction.
- Over 90% of regularly occupied spaces receive natural daylight and over 90% of spaces have direct views to the outdoors.

WESTLAND PERSONALITY

CINDY HENDRICKSON



Cindy Hendrickson

She may not wield a hammer or operate heavy machinery, but that doesn't prevent Cindy Hendrickson from feeling a sense of pride when she drives by a Westland Construction job site or sees a Westland sign.

"I find that my eye gets drawn to buildings," explains the 11-year veteran of Westland. "It is so neat to see what you start with and what you end with. The projects make me proud, and so does the company's growth."

Hendrickson, officially known as a Project and Accounts Administrator, calls herself and colleague, Sue Young, "the paper people."

"We get the paper trail rolling," Hendrickson says. "And it's our duty to help ensure that office records and site records match each other."

The job, she says, involves a lot of "back and forth" to ensure seamless communication and proper management of project documents, including purchase orders, contracts, shop drawings, contract changes (RFIs, supplemental instructions/

Both locations, designed and built concurrently, opened in the summer of 2011 and received LEED® Silver Certification in April 2013. 🏡

*Owner: Sunova Credit Union
Architect: Prairie Architects Inc.
Interior Design: Susan Bulman
Structural Engineer: Wolfrom Engineering Ltd.
Mechanical Engineer: Faraci Engineering
Electrical Engineer: Williams Engineering
Landscape Design: Grass Knot Design
Civil Engineer: Genivar
Construction Manager and Contractor: Westland Construction Ltd.*

The authors are Principals at Prairie Architects, Inc.

clarifications, change directives, PCNs, and change orders), project schedules, and meeting minutes.

Prior to joining the Westland team, Hendrickson worked for a decade at a major insurance company and then moved north of Winnipeg to farm. Life changes inspired a move back to the city and the acceptance of an offer to work at Westland Construction. It's a decision she doesn't regret.

"This is a satisfying workplace," she says. "It's a very open and honest environment. We're growing, but it's still a very intimate place where we respect each other's opinions. When you have a good staff like we do, it's good for business."

She also says that the keen sense of organization that prevails at the company is good for business. "(CEO) Pete (Grose) has proven systems and processes in place for everything we do. Our clients like that."

When not working, Hendrickson can be found spending time with her 12-year-old son Luke, fishing, shopping, gardening, reading, working on a crossword puzzle, or taking in a baseball game. You might also find her relaxing on the family grain farm where she was raised, just a few minutes south of the Perimeter Highway. 🏡

Cindy Hendrickson is a Project and Accounts Administrator at Westland Construction.

Westland Construction is a full-service General Contractor serving the institutional, commercial, and industrial sectors through new construction, civil support, and renovations. We care about process and getting it right — for the buildings you see and the infrastructure you don't.

Westland Construction — building a better way for over 30 years.

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