



BUILDINGS

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PROJECT PROFILE

TEAMWORK IS THE 'GLUE' THAT BINDS US

Admiring the graceful curves of the lofty ceilings in the central atrium area of Sunova Credit Union's building located in Winnipeg's Riverbend, your eye is easily drawn to the beautiful wood beams that make this space possible. The same holds true of its twin in Oakbank, Manitoba. Peter Grose, President & CEO of Westland Construction, points out that these are not just ordinary wood beams. "What you are actually looking at are layers of carefully selected timbers joined by means of heat, pressure and adhesives. These glued laminates are typically called glulams."

Why was this specific material used?

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Sunova Credit Union - Winnipeg Riverbend



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With the slogan 'bank brighter', Sunova Credit Union was seeking an innovative design that would not only create a beautiful building in the community, but one that was also 'green'. Prairie Architects delivered these goals in their design by ensuring over 90% of regularly occupied spaces receive natural daylight, as well as by using a sustainable product like the timber in the glulam supported roof section. Once Westland completed the construction the result was a building that received LEED® Silver Certification.



Mark Lumbard, Westland's onsite project Superintendent, reminds us that, "Glulam is more than meets the eye. By bringing together multiple layers of material in the right way, you end up with a resulting product that is pound for pound stronger than steel with some significant advantages over concrete." Peter went on to relate that just like glulam,

when an owner and a team of professionals come together in the right way and with the right 'glue', obstacles can be overcome. This unified approach can produce equally beautiful and innovative solutions. One way to unite these parties together on the same side of the table is an approach called 'Construction Management'. "In this case," adds Peter, "Westland in essence joins the client's team and assumes responsibility for overall management and construction. Not surprisingly, this is the method most likely to produce an on-time, on-budget, and successful result."



As so often is the case when you bring the right professionals together as a team, the results can be graceful and soaring, which is just like the roofline of Sunova's Riverbend location in Winnipeg. 🏡

CELEBRATING OVER 35 YEARS; CELEBRATING THE FUTURE

DID YOU KNOW?

YESTERDAY



Photo courtesy of Douglas Little Photography

In 2014, Westland Construction completed interior renovations of the historic **Home Street Mennonite Church**. Long standing accessibility issues were resolved with the installation of a new elevator. Church members have also benefited from a completely renovated and expanded washroom facility. We were excited that this project received a Community Recognition Award as part of the 2015 ACCESS Awards.

TODAY



Westland Construction is putting the finishing touches on the **David and Ruth Asper Early Learning Centre** located on Grosvenor Avenue in Winnipeg. This unique renovation project saw what was formerly a fire station repurposed into a beautiful new daycare facility. The general exterior design was preserved by converting the two large overhead doors into very large windows providing an abundance of natural light.

TOMORROW



Westland Construction is looking forward to starting construction of the **24seven condominiums** project. The beautifully modern design includes a common space that adds to the community feel, making it right at home in the heart of Osborne Village. Six different suite floor plans range from 775 sq/ft to 1001 sq/ft. For more information on this exciting project visit <http://24sevencondos.com/>

THE GROSE REPORT

THOUGHTS FROM WESTLAND'S CEO



Peter Grose

About a year ago, Westland started down a new road of change and improvement. In search of a new home to accommodate our growing company, I partnered with Cliff Penner of

Ventura Developments to purchase the 20,000 sf/ft former home of FWS Construction at 475 Dovercourt. Westland and Ventura worked well as a team on the exciting Village Junction condominium project in Osborne Village, so I was certain we could take this space and turn it into something practical and beautiful.

Plans were set out and the renovation began in earnest as the building was divided into two tenant spaces – one for us and one for our new neighbour, Ventura Homes. I envisioned a new space that was not only good for business but also for our

staff. The new space includes individual offices for staff with eleven of the offices featuring an outside window, as well as a staff room with amenities like a full kitchen and pool table. Modern finishes are used throughout the space, and I am excited to introduce visitors to our boardroom – the centerpiece of our new office.



Norm Young founded Westland in 1979 at 1300 Border St. In 2007, after several years of sustained growth, and in desperate need of extra space, I moved the company a stone's throw away to 1641 Dublin Ave. Now, with our new home situated in the south-west part of Winnipeg, this has been the first major move for Westland and I am proud of the results. Westland officially opened the doors of our new office on November 1st (2015) and we celebrated with a Grand Opening on Feb 18th (2016). If you have not already seen our new home, why not drop by and see us at our new address Unit 1-475 Dovercourt

Drive (you can browse our archives display case to get a taste of Westland history or get a full tour of our new facilities).



Unit 1 - 475 Dovercourt Drive

While Westland and Ventura are clearly two separate and autonomous companies, I believe this joint venture goes to show the power of teamwork and partnership in getting things done. Today our relationship continues to flourish with the ground breaking on yet another project – the cutting edge 24seven condo project to be erected at 247 River Ave.

Relationships and teamwork are indeed the 'glue' that can bind us and benefit all.

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INDUSTRY INSIGHTS

THE LAST PLANNER STANDING

"Lean Construction" refers to the use of 'Lean' tools and principles (first pioneered in the manufacturing sector) within the more complex construction industry. Fundamental to Lean is the concept of eliminating any perceived waste and variation in construction processes.

Researchers Glenn Ballard and Greg Howell discovered that in traditionally managed construction projects only about 55% of tasks that were planned for an upcoming

week were actually completed and 70% of those projects finished over budget or behind schedule. In turn they wondered if they could develop an approach that would allow us to reliably get more planned tasks done every week. The result? The Last Planner® System (LPS).

There are 5 levels to the LPS. The first level is creating a master schedule. Level 2 is a phase pull plan that breaks the project into logically structured phases of work that are planned beginning with the finished project and working backward to the beginning. The third level is a look ahead plan that primarily focuses on tasks that begin 5-6 weeks out – enabling us to identify constraints to

those tasks before the task begins (no more last minute panicked phone calls looking for a drawing, tool or equipment). This look ahead plan feeds directly into the weekly work plan – level 4 – during which commitments are made by the people doing the work for the project and with each other.

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The final level is a review of our weekly plan results, as well as a review of why we didn't complete some tasks. This review results in an effort to solve the problems that contributed to the shortfall and to make immediate improvements to achieve better results week over week - a system of continuous improvement that Westland Construction likes to call 'Kaizen'.

As the percent of completed planned tasks increases, projects begin to finish on

WESTLAND PERSONALITY

JENS KESSLING

1982, a boy, age 12, walks home proudly with his first computer - a Commodore Vic-20. Now he is holding an iPhone with about 13 million times more memory - how far things have come! Jens Kessling fondly remembers this and so many other changes along the way - both in technology and in his life.

From exploring a career in engineering to working as a machinist, then on to the home renovation industry, working in finance and the stock market, to being Westland's Systems & Financial Analyst - how far things have come. What brought him to Westland Construction in 2004? Jens recalls "through a common friend, David Bennett, I learned that Pete needed some help expanding Westland's network infrastructure." So Jens's involvement with Westland's IT needs grew as Westland did. From consulting on the conversion from a simple file sharing environment to a true server environment, Jens quickly joined the Westland team and became solely focused on Westland's systems - IT, financial and otherwise.

"What I love about my role at Westland Construction is continuous learning, variety and challenge." Over the years, Jens has found himself wearing many hats. To help him get a rounded understanding of all that Westland does, Peter Grose had Jens start with developing written accounting procedures for the company. From here Jens then worked in the estimating department and on into project management. All of which helped him spearhead Westland achieving ISO 9001:2008 certification in January 2010.

schedule and on budget. When this percent hits 75%-80%, we begin to see under budget or ahead of schedule project performance. Westland Construction is one of the few organizations in Winnipeg that are leaders in the Lean Construction revolution.

James Johnston, is an advisor to the Lean Construction Institute of Canada with over 20 years of experience focusing on Lean thinking. He is the only Canadian Lean Construction Consultant and Trainer accredited by the Associated General Contractors of America.

How forward thinking is Westland? When Jens approached Peter about taking a short sabbatical so he and his wife, Kristin, could pursue some personal interests in Ecuador, South America, Peter was ready to think outside the box. "Can't you work remotely?", he asked. An innovative approach for a construction company!

How did things turn out? "With Westland's support, and in many cases patience, we have made a successful go of it here in Ecuador for over 5 years. Fortunately I also love to do troubleshooting which is not only a part of my role at Westland but has been critical to



*Jens and Kristin Kessling
Tungurahua volcano in background*

dealing with life in a foreign country. From unreliable internet to getting a driver's license where there doesn't seem to be any rules to the road - this has been a huge life learning experience."

Jens is now looking forward to his return to Winnipeg in the coming days. "I look forward to working in person with my teammates again in what looks like an exciting new office. I know that there is always going to be lots of opportunity for new and interesting things to challenge me with Westland."

Indeed, how far things have come.

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 35 years.

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