



# BUILDINGS

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*The new Birds Hill  
Provincial Park shower  
and washroom facility.*



## PROJECT PROFILE

### CONCRETE SOLUTIONS FOR BIRDS HILL PROVINCIAL PARK

From floor to ceiling, from fixtures to soap dishes, from sinks to benches, everything in the new Birds Hill Provincial Park shower facility is made of concrete. Westland Construction was proud to serve as the General Contractor for this 3,800 sq ft building that features solar panels, sloped walls, a green roof, radiant in-floor heating, and a drain water heat exchanger. The building includes washrooms, 16 regular showers, two family showers, and two barrier-free showers. *continued on next page*



*continued from page 1* "It was an exciting project to work on," said Peter Grose, Westland Construction's CEO. "The walls are 28 feet high and have a rough-sawn timber finish. It's a striking v-shaped design that will impress park-goers. And it was a complex job. When you're pouring concrete on a job that dramatic and intricate, you only have one chance to get it right."

To get it right, Westland turned to Lafarge to ensure that the best possible concrete was used for the job. Lafarge recommended Agilia Architectural, a self-consolidating, fluid concrete.

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***When you're pouring concrete on a job that dramatic and intricate, you only have one chance to get it right.***

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"With Agilia, the guys at Westland were able to get the right type of pour for the angles, edges, and finishes they needed," said Dennis Giesbrecht of Lafarge. "It was no easy task and they did a marvellous job. The edge on the angled wedge wall is sharp enough to shave with. What

they did to get a wood finish with concrete required real precision and fine carpentry skills."

The facility, which opened in the spring of 2011, is expected to have a 50-year lifespan. As a concrete structure, it will easily withstand the wear and tear that comes with an annual park crowd of 750,000.

"We love it when a project like this comes along to stretch us," said Grose. "We really enjoy working with innovative designs, remarkable materials, skilled suppliers, and engaged clients." 





## THE GROSE REPORT

# THOUGHTS FROM WESTLAND'S CEO



Peter Grose

My relationship with Westland Construction has come a long way since the summer of 1989. I was still a teenager, and spent the summer sweating on construction sites for Norm Young, the boss back then. It was basic,

tough labour, but I worked hard, and quickly developed a respect for Norm and a passion for his company.

I worked the summers and part-time in the winters to put myself through school. I was studying business at the University of Manitoba and started to work toward my designation as a Chartered Accountant (CA). Then came the curve ball. Norm took

ill and turned his attention to the future of the company he launched in 1979. Norm came to me in the summer of 1995 and asked me to consider buying into the firm.

Norm was a decent man with remarkable business savvy and an outstanding reputation in the industry. He persuaded me to see the buy-in as a great opportunity. He was right. I put aside my CA studies, and instead earned my Certified Management Accounting designation while working full-time at Westland. I took a swing at that curve ball and haven't looked back.

After Norm passed on in 1996, his wife, Aurlie Young, served as the company President for a few years. It was an honour to be her partner, but she was ready to move on by 2003, so I bought her share of the company. Today, I am proud to be the firm's Senior Principal and even years after Norm's passing, I am still inspired by his shining example and see it as my responsibility to uphold Westland's reputation and commitment to excellence.

We believe in fairness at Westland, and we expect ourselves to maintain a professional, progressive attitude. Construction is a fast-paced, high-stakes industry. Our success is based on some key principles including attracting and keeping the best possible personnel, and never walking away from a job until it's done right.

We also believe in the importance of strong communication. I hope this first issue of "Building Up" gives you some insights into our company, our people, and our projects. We'll also be welcoming the thoughts of guest writers from the industry and I thank Ron Hambley of the Winnipeg Construction Association for being our first guest.

Thanks for taking some time to look at our first issue. From all of us at Westland Construction, have a stellar new year. 🍀

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

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## INDUSTRY INSIGHTS

# CONSTRUCTION SNAPSHOT... AND THE THINGS THAT KEEP US UP AT NIGHT

BY RONALD HAMBLEY, GUEST WRITER

Without question, there is a great deal of interest in the construction industry in Manitoba. From my perspective, the ICI sector (institutional, commercial, industrial) and engineering sector (bridges, power dams) have been extremely active in the past decade. In 1999, construction dollar volume in Manitoba, tracked by building permits, was \$900 million. That number will reach almost \$2.0 billion at the end of 2011. We have seen significant investments in infrastructure: the Red River Floodway Expansion Project, Winnipeg James Armstrong Richardson International Airport, the new water treatment

plant, new hospitals, recreational facilities, and retail complexes. The local construction industry has managed to complete this work, but not without challenges.

The busier our industry is, the more skilled people we need to meet the demand; there's a labour shortage and it's projected to continue well into the foreseeable future. In response, the industry has been actively involved in training and apprenticeship, advocating immigration programs, enhancing aboriginal participation, and promoting skilled trades as a viable career option for women, young people, and those looking for a career change.

Several other trends are evident in our industry, such as the heightened awareness of safety and health training. Construction safety programs have been a huge and expensive undertaking, but well worth the investment. Parallel to this is the attention being paid to green building practices. Many construction owners, including government,

have embraced LEED certification. LEED has many positive attributes, however, the Canada Green Building Council has been overwhelmed by the certification process, thus causing considerable delays, which frustrates construction companies and owners alike.

Industry strength and the demand for additional education—safety training in particular—encouraged WCA to seek larger premises and purchase a new building at 1447 Waverley. Westland Construction Ltd. is our General Contractor on this renovation project and we are pleased with the progress. On behalf of everyone at WCA and the Construction Safety *continued on next page*



Ronald Hambley

*continued from page 3* Association of Manitoba, I thank Westland's Peter Grose, Craig Hildebrandt, and Gerry Poirier, for their efforts in helping us create our new home.

In other matters, we have been engaged in a discussion with the design community about the inconsistent quality of document packages released for construction. It's a complicated issue related to high construction volumes, tight design schedules, tighter budgets, and the degree to which the design industry is stretched in the face of retirements and recruitment difficulties.

#### WESTLAND PERSONALITY

### DARRYL BERARD



Darryl Berard

When fans are cheering for the Winnipeg Blue Bombers at a new stadium in 2012 and beyond, they won't know much about the intricacies of the infrastructure that lies beneath them... like a 24-foot high concrete overflow chamber to capture water run-off.

The chamber's walls are 16 inches thick and the concrete slab at the bottom is half a metre thick. It's not a flashy part of the new stadium, but like the man who oversaw its construction, it's essential to keeping the place running smoothly.

***I like team-building so all the players can meet challenges head on...***

Darryl Berard, Westland Construction's Vice-President, takes the lead on most of the company's civil projects, like the stadium chamber. He also manages major projects, like a new community centre under way in Île-des-Chênes.

"The best part about the work is the people," said Berard, who's been with the company for 10 years. "I like that feeling of working with everyone to get on the same wave length. I like team-building so all the players can

Less than complete construction documents result in expensive delays for owners. So while we move in and enjoy our new space, and the last of the construction dust settles, I offer the following advice: take the extra time up front to ensure your construction documents are as complete as possible and it will pay off in a smoother build for you and your General Contractor. 📄

*Ronald Hambley is the Executive Vice-President of the Winnipeg Construction Association.*

meet challenges head on and deliver the best possible end result for our clients."

Berard is all about teamwork. That focus comes from his easygoing nature and his attention to detail, all reinforced by a remarkable fastball career that started at the age of 12. He played senior fastball almost until the start of his Westland career and played in major tournaments in Fargo, Michigan, Wisconsin, and as far away as Argentina.



*The overflow chamber in progress: the walls are seven metres high and 16 inches thick.*

Berard learned about Westland over a decade ago from a neighbour and was immediately curious about the company. He applied to Westland enthusiastically after completing the 32-month certified engineering technologist (CET) program at Red River College. Today, he continues to work as the Chief Estimator and he spends more than half of his time as a Project Manager.

He takes great pride in the changes he's seen at Westland over the past 10 years. "Our staff has quadrupled in size," he says, "and we've become more versatile as a company. I'm very excited about the variety of projects we've been taking on." 📄

*Darryl Berard is Vice-President and Partner at Westland Construction Ltd.*

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*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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*The new TransCanada  
Centre in Île des  
Chênes, Manitoba.*

## PROJECT PROFILE

### **TRANSCANADA CENTRE: AT THE HEART OF COMMUNITY LIFE**

When you look at the new TransCanada Centre in Île des Chênes, Manitoba, you remember that the construction business is often about more than bricks and mortar. Sometimes construction is about changing the face of a community.

"People around here are excited," says Roger Perron, Economic Development Officer for the Community Development Corporation of Ritchot. "They come to events and they say, 'Wow!'"

The 18,000 square foot centre, located 10 minutes south of the Perimeter, opened its doors in October 2011. "We replaced a centre that was 70 years old," says Perron. "The old building was a former school and we had to put an addition on it. It had outlived its purpose."

*continued on next page*






*continued from page 1* The TransCanada Centre is a hub of activity. The social hall holds 500 people (twice as many as the old centre). The on-site daycare holds 94 kids, and soon the centre will be home to a medical clinic, a dentist's office, and a pharmacy. The centre also features a number of meeting rooms, a commercial kitchen, and hosts socials, weddings, trade shows, and other large events.

The building itself is an environmentally friendly gem on the prairie landscape. It's a LEED building, heated and cooled by an extensive geothermal system connected to the nearby arena and fire hall.

Perron was pleased to work with Westland on the project. "We had a good working relationship with Westland the whole way through," says Perron. "We discussed any hiccups along the way and came up with good solutions."

For Westland's Darryl Berard, the TransCanada Centre project was close to home...literally. Berard grew up in Île des Chênes and remembers the old community centre well.

"The new building is a huge step up!," says Berard. "It was a pleasure to work with the consultants from Genivar and working with Roger was great. He's level-headed and had a solid understanding of how things work. I'm really proud of this project." 

PRAIRIE DESIGN AWARDS

**WESTLAND: PART OF AN AWARD-WINNING TEAM**

Westland Construction is proud to share in a Prairie Design Award presented this spring. The Award of Merit in the "small projects" category recognized the innovative, environmentally friendly, 3,800 sq ft washroom/shower facility at Birds Hill Provincial Park. Congratulations to our partners!

<b>ARCHITECT:</b>	MMP Architects Inc.
<b>OWNER/CLIENT:</b>	Province of Manitoba
<b>STRUCTURAL ENGINEER:</b>	Wolfrom Engineering Ltd.
<b>MECHANICAL ENGINEER:</b>	Williams Engineering Canada
<b>ELECTRICAL ENGINEER:</b>	Williams Engineering Canada



## THE GROSE REPORT

# THOUGHTS FROM WESTLAND'S CEO



Peter Grose

Acronyms abound in business – combinations of letters that take on lives of their own. We monitor our KPIs, we stay on top of the latest R&D, we like to respond to interesting RFPs, and I'm pretty proud of my CMA.

And outside of work, that was quite the season in the NHL!

For Westland Construction, there's one particular acronym that is always top

of mind – ISO. Westland Construction is Winnipeg's only general contractor with ISO 9001:2008 certification.

***When you see ISO on our building, our trucks, our website – it means process. It means quality.***

The big question, of course, is what does that mean? ISO is the working acronym for the "International Organization for Standardization." When you see ISO on our building, our trucks, our website – it means process. It means quality. It's your guarantee that our systems are orderly and our methods are sound.

One of the keys to ISO certification is the audit. We conduct regular internal performance reviews and we go through

a rigorous external audit every year. The audits focus on documentation – ensuring that our procedural manuals are in order and that we are following them to a T.

I've always been a process guy. Good order is the essence of a well-run business. As Westland grew and grew, our ISO foundation helped me take off a few hats as I became increasingly confident that we could replicate excellence time after time without having to blaze new trails and fly by the seat of our pants. For our customers, it means consistency as we continue to grow. Order. Predictability. We can all sleep well at night.

That's pretty powerful for three little letters – ISO. 📄

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

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## CONSTRUCTION SERVICES ON DEMAND

# SIZE DOESN'T MATTER

When most people think of Westland Construction, they probably think of big projects and major renovations: warehouses,

hospitals, commercial buildings, community centres, and more. But there's more to Westland Construction than large construction projects. Thanks to our streamlined processes and staff expertise, we bring tremendous efficiencies and general contracting excellence to projects of all sizes. Whether

doing heavy civil work, constructing a large multi-unit building, or putting up a single wall, Westland builds a better way. We call it CSOD (Construction Services on Demand). Please contact us to learn more. 📄

## INDUSTRY INSIGHTS

# WINNIPEG IS KNOWN FOR ITS CONSERVATIVE NATURE...BUT IS THAT REALLY THE TRUTH?

BY SASA RADULOVIC, GUEST WRITER

Six out of nine Prairie Design Award winners this year were from Manitoba. While Alberta and Saskatchewan are recognized for their strong resource-driven economies, we find Manitoba sitting quietly, producing recognition-worthy architecture in a relatively conservative economic climate. We're proud to count ourselves among this year's winners. Westland Construction was also involved with a winning project.

We launched 5468796 Architecture Inc. in 2007 with the belief that developers and users would value design-driven projects in the city and the province. Although we were told that there was no room for design in what has long been considered a traditional architectural environment, we went out on a limb and discovered that Winnipeg was in fact hungry for change. We discovered a new breed of developers interested in innovative and unorthodox projects, as well as excited purchasers and end-users.

By way of example, we recently completed a condominium project that was recognized with a Governor General's Medal in Architecture. It was a modest budget and a 12-month build. The resulting three-storey, 10-unit block had buyers purchasing unfinished units with plumbing, heating, and

electricity. On the exterior, cantilevered projections expand rooms, create balconies and provide support for a wooden, vertical-slat privacy screen that wraps the building's exterior. It's different, and we're proud of it.



Sasa Radulovic

For the redevelopment of the Avenue and Hample Buildings, which sat empty on Portage Avenue for over 10 years, we were challenged to preserve each structure's historic character while still announcing the project's renewed presence on the street. Using *continued on next page continued from*

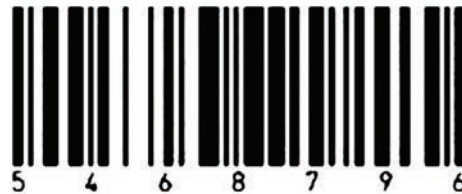
page 3 existing openings on the ground floor, the space was carved out to draw people in and expand the public area of the sidewalk, while chrome balconies project out from the residential windows overhead.

We're currently working with Peter Grose (from Westland), Craig Hildebrandt, and Dale Ducharme on OZ Condominiums, a 25-unit complex in Osborne Village. The project's innovative configuration allowed us to reduce the amount of circulation space, and create through-units, lofts, and two-storey units throughout the building. Buyers will be able to select the space that best showcases who they are.

We've discovered that every project has to be approached with fresh eyes, and that careful

consideration of all project aspects leads to innovation that can exceed expectations. We've learned that great design sells, and great projects can redefine the market. Good things happen when clients, consultants, and contractors work hard and aim together towards a shared goal. 🏡

*Sasa Radulovic is a Founding Partner of 5468796 Architecture Inc.*



#### WESTLAND PERSONALITY

### SHEENA BRAUN



*Sheena Braun*

As the Controller, Sheena Braun is responsible for the accounting side of Westland Construction, including processing financial statements, payroll, accounts payable, reconciliations, including any changes to contracts and subcontracts. To

subcontractors, she is often the voice on the end of the phone, answering questions and providing any help when needed.

***"I love it here! It's the best place I've ever worked."***

August will mark Sheena's eighth year with the company, but she's been working in the construction industry since she was 18 when she started out as an Accounting Clerk. "This industry is ever-changing and ever-growing. It's always a challenge and so diverse."

After many years working in accounting, Sheena wanted to pursue a different path. She graduated with a Bachelor of Science from the University of Manitoba, got married

and had her first of two children. She then decided that her future was to continue using her accounting skills and returned to the workforce where she started with Westland.

For Sheena, the best part about working at Westland is the people. "It's a very close-knit family environment. Everyone's willing to help each other, from getting coffee ready for meetings to the submission of time-sensitive tender documents. I love it here! It's the best place I've ever worked."

Coming to Westland in 2004, Sheena remembers joining the company when there were just five people in the office. Since then, the company has moved into a two-storey office building. And even though the company has more than tripled in size, they still keep the same work ethic and family environment they've always had. "Although we've gotten bigger, we're still the same people," she says.

One thing that hasn't changed is Sheena's dedication to what she does and her love of being part of the Westland team: "It's easy to be happy here. And when you have happy people, buildings go up easier and work goes more smoothly. I couldn't ask for a better working environment." 🏡

*Sheena Braun is the Controller at Westland Construction Ltd.*

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# BUILDING

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The new GoodLife Fitness  
location at 1600 Regent  
Avenue West.



## PROJECT PROFILE **1600 REGENT AVENUE WEST**

Gyms are popping up all over North America, and Winnipeg is no exception. And now, Westland Construction is in on the action.

In Spring 2012, Westland completed its construction work at 1600 Regent Avenue West, the home of a new GoodLife Fitness outlet scheduled to open in January 2013.

Westland was hired by a real estate investor from Edmonton, Alberta, who secured a long-term lease from GoodLife for the building. The property also includes an addition to house two retail units.

Westland worked on the base building, following the tenant's specifications.

"It was a great project to work on," says Westland Site Superintendent, Rene Mailhot. "It's a good-looking building. *Continued on pg. 2*



Continued from pg. 1 There's composite siding at the entrances and masonry around the building that goes three feet high. They really dressed it up."

The building is 19,608 square feet and the property also features a huge parking lot. It's a rock-solid facility that features structural steel, steel infill framing, and an exterior insulation and finish system (EIFS), explains Mailhot.

"We had a great team of consultants," he says. "We're very pleased with the end result." 📷

<b>ARCHITECT:</b>	David Goyer Architecture
<b>STRUCTURAL ENGINEERING:</b>	Beach Rocke Engineering
<b>CIVIL ENGINEERING:</b>	GA Pratt
<b>MECHANICAL ENGINEERING:</b>	BP Mechanical
<b>ELECTRICAL ENGINEERING:</b>	Sumitech Services
<b>GENERAL CONTRACTING:</b>	Westland Construction

CELEBRATING OVER 30 YEARS; CELEBRATING THE FUTURE

## DID YOU KNOW?

### YESTERDAY



Over the years, millions of visitors have visited Winnipeg's **Assiniboine Park Zoo** and its popular polar bear exhibit. In 1984, Westland Construction built the zoo's polar bear enclosure.

### TODAY



Construction is underway and over 40% of the units are sold at **OZ Condominiums** in Osborne Village. Westland is proud to be the builder of this innovative project, designed by Sasa Radulovic from 5468796 Architecture.

### TOMORROW



Photo Credit: Hilderman Thomas Frank Cram

A slice of Manitoba history is about to come to life again, and Westland Construction is proud to serve as Construction Managers. Over the coming months, the site of **Upper Fort Garry** near Broadway and Main will evolve into an exciting and beautiful redevelopment with green space, an interpretive centre, and more!



THE GROSE REPORT

## THOUGHTS FROM WESTLAND'S CEO



Peter Grose

There are different ways an owner can go about engaging a construction company. Our favourite approach just happens to be the method most likely to produce an on-time, on-budget, successful result.

It's an approach called "Construction Management (CM)." Under CM, Westland in essence joins the client's team and assumes responsibility for overall management and construction. With CM as the delivery model, we get involved very early in the process. We can flag any potential issues in the drawings in this "pre-construction phase," thereby minimizing any surprises and sticker shock down the road. There is complete transparency from the moment we get involved. We don't just provide a single

number on a quotation; clients get to see all pricing that makes up the final estimated cost. And with 30-plus years of experience and an extensive network of trusted subcontractors, we can look at the needs of a specific project and know who to ask and what to ask. Subcontractors are all pre-qualified, and the client gets to review our recommendations and authorize the final selections.

### *"We know who to ask and what to ask."*

When we launch a CM project, we form a team consisting of a Project Estimator, a Project Manager, a Project Administrator, and a Site Superintendent. This team of Westlanders acts as an extension of the client's staff, and they work with an open-book policy and emphasize thorough communication. We take great pride in how easy we've made it for clients to get information. Through a password-protected FTP site, clients can access all project documentation at any time, including meeting minutes, drawings, schedules, and documentation about changes to contracts. The client will know

everything about the project at every step of the way, without having to do any of the heavy lifting.

The primary alternative to CM is the "hard bid" approach. Under this system, the construction company is simply hired to build. In a hard bid situation, the client has no way of knowing how the final estimate was reached. At the end of the day, they may not be getting competitive pricing, value, or the most suitable subcontractors for the job. And under a hard bid scenario, the client assumes more risk than under CM.

When it comes to CM, it's ultimately all about responsibility, transparency, and predictability. That's where we specialize. When you're spending big bucks to build a facility, the last thing you want is unpleasant surprises.

Best wishes from all of us at Westland for a terrific 2013. May the new year bring you lots of surprises... but only good ones. 🍀

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INDUSTRY INSIGHTS

## SHINING A LIGHT ON LANDSCAPE ARCHITECTURE

WITH CONSTANTINA DOUVRIS, MALA, CSLA  
HILDERMAN THOMAS FRANK CRAM

Landscape architecture is all about relationships. I'm not just talking about the relationships among landscape architects, building architects, contractors, owners, and other stakeholders – although those

relationships are indeed essential to the successful conception, planning, and execution of a project.

I'm also talking about the relationships amongst landscape, people, history, and place and all of the things that constitute the site's physical and cultural context. It's the marriage between natural settings and human creativity; the union of what grows and what's built.

As a landscape architect, it's my responsibility – and passion – to understand the socio-

cultural profile of a site. This is particularly essential as our firm, Hilderman Thomas Frank Cram, moves forward with Westland Construction and other partners in the development of Upper Fort Garry Heritage Park near Broadway and Main in Winnipeg. What a remarkable project this is! *Continued on pg. 4*



Constantina Douvris

*Continued from pg. 3* The remaining gate of Upper Fort Garry, standing since 1854, is a dominant cornerstone of our province's history. It is widely believed that goods were traded near the site as long as 3,000 years ago. The Fort was the home of the Hudson's Bay Company, a centre for the vibrant fur trade, and later the birthplace of the Red River Resistance. Throughout the development phase, we have discovered fascinating archaeological artifacts from this period.

As a landscape architect on the project, it's been important to embrace the history

of the site and celebrate it by planning a dynamic, meaningful, and relevant park that Winnipeggers will enjoy for many years. I am thrilled to be working on this nationally important site in the middle of downtown Winnipeg. 📍

*Constantina Douvris, MALA, CSLA, is an Associate at Hilderman Thomas Frank Cram. She has worked in Ottawa, Minneapolis, and Winnipeg. Her projects include urban design projects at the University of Winnipeg and harbourfront redevelopment work in Kenora.*

## WESTLAND PERSONALITY

### MARK LUMBARD



Mark Lumbard

About a quarter-century ago, Mark Lumbard had the good fortune to meet Norm Young, the founder of Westland Construction, at a time when Lumbard was trying to figure out what to do with his career. It was the mid-1980s, and Lumbard was

using his telecommunications hardware training to work on towers and microwave dishes – a field that provided more than its fair share of "near misses." A young Mark Lumbard was happy to accept Norm Young's offer of entry-level employment at Westland.

"I was just a young guy who needed a job. I was lucky to meet Norm," Lumbard recalls. "I realized that working on towers wasn't going to be a long-term thing."

He rose through the ranks at Westland, starting as a labourer, then working as an apprentice, finally earning his carpentry ticket in 1989. He headed out to Vancouver in 1990, and returned in 1993 to Winnipeg and to Westland where he eventually became a Site Superintendent.

It's a position that keeps him at the heart of any given project.

"It's demanding but exciting," says Lumbard. "The best thing is that I get to interact with a lot of different people."

As a Superintendent, Lumbard will usually only work on one project at a time. As this is being written, he's at Kildonan Park helping to renovate the Peguis Pavillion.

Lumbard says that he spends some of his day buried in documents – drawings, specifications, time records, daily reports, requests for information, and more – but the people more than make up for the paper pushing.

"I need to coordinate the trades and our own personnel, coordinate installations, and work with the Project Manager," he says. "There's a lot of complexity, but we're all working together to run a successful project. There's always a good sense of team."

Lumbard also runs safety programs on site, conducts weekly hazard inspections, and leads regular "toolbox talks" to share tips and ideas on a given project.

When not working, Mark and his wife Leigh Anne enjoy travelling, and Mark enjoys playing slo-pitch baseball and relaxing around the backyard pool with family and friends.

"I've been at Westland for 23 years," he says. "We're focused on efficiency and we're equipped with the tools we need to do our job well. And the people are great. It's a good place to work." 📍

*Mark Lumbard is a Site Superintendent with Westland Construction.*

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News & Knowledge from  
Westland Construction  
Issue 4 – Summer 2013

# 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*





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

"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." 



## THE GROSE REPORT

# 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.*

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# BUILDINGS

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*Grand Beach washroom's  
rammed earth wall.*

*Photo courtesy of MMP Architects.*

## PROJECT PROFILE

### **MODERN ENGINEERING MEETS A TRADITIONAL CONSTRUCTION METHOD**

You can't get much greener in construction than by using materials extracted from the ground within 500 metres of a project site.

Such was the case of the exceptional rammed earth wall on the beach side of the Grand Beach washrooms. The wall is made from nearby sand, gravel, and clay and is stabilized by mortar. Westland Construction was proud to serve as General Contractor on this exciting project. *Continued on pg. 2*



*Continued from pg. 1* Incorporating the rammed earth wall was the brainchild of Michael Acht, a former intern and now a Senior Architect with MMP Architects in Winnipeg.

"We were very excited about the idea," said Chris Daly, a Principal at MMP. "A rammed earth wall had never been done in Manitoba before. We had to do our due diligence to make sure that a wall like this could even work in our climate. The engineers studied it carefully to make sure it met the right performance specs."

Rammed earth walls are popular on the west coast and in the southwest United States, and of course they were common thousands of years ago before the era of modern construction.

"We wanted to show off how natural materials could be used," said Daly. "It's an interesting practice and this project was a good way to introduce it to the Manitoba marketplace."

The wall took about three months to build, considerably longer than the cinder block walls that comprise the rest of the structure. The natural materials had to be mechanically compressed and re-inforced by concrete as the wall went up just a few inches at a time.

In the end, it is 85 feet long, 16 feet high, and 16 inches thick. The expertise to erect a wall like this is not available in Manitoba yet, so some of the trades had to be brought in from Salt Spring Island, British Columbia.

"There was a major storm that did a lot of damage to the beach including ripping up sections of the boardwalk," said Daly. "The rammed earth wall was not affected at all. It's not just natural, it's durable." 📸



Photo courtesy of MMP Architects.

<b>ARCHITECTURAL CONSULTING:</b>	MMP Architects
<b>STRUCTURAL ENGINEERING:</b>	Wolfrom Engineering
<b>MECHANICAL &amp; ELECTRICAL ENGINEERING:</b>	Williams Engineering
<b>GENERAL CONTRACTING:</b>	Westland Construction

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## DID YOU KNOW?

### YESTERDAY



In 1984, historic **Ross House** was moved to its current location at Joe Zuken Heritage Park. Westland Construction was called in to renovate the building, which served as the first Post Office in Western Canada. It is one of the few surviving examples of Red River frame architecture in Winnipeg. Today, Ross House serves as a museum.

### TODAY



Westland Construction is hard at work with repairs at **Manitoba Hydro's Fish Hatchery in Grand Rapids**, including: concrete and mechanical repairs to external fish tanks; concrete repairs to the hatchery building bridge and balcony slab; rehabilitation of two pump houses; and several mechanical and electrical upgrades.

### TOMORROW



Westland Construction has been selected as the Construction Manager for **The Village Junction Condos** project at 369 Stradbrook Avenue. The 36-unit complex is now in the tendering phase. We look forward to working with owner/developer, Ventura Developments, and lead consultant, Prairie Architects. For more information about this exciting project, visit <http://villagejunction.ca/>.

## THE GROSE REPORT

# THOUGHTS FROM WESTLAND'S CEO



Peter Grose

There are probably some folks who think that construction guys put their feet up all winter as projects come to a standstill.

That's hardly the case. In fact, at Westland

Construction, we're as busy in the winter as we are the rest of the year. Certainly, indoor work proceeds without interruption, and we can obviously sit in heated rooms with hot coffee planning our next projects.

In fact, the winter months are an ideal time to start planning and budgeting a project. Planning, getting drawings, permits, and tendering all take time. Winter provides a

great opportunity for making progress on paperwork.

That all said, even outdoors, our crews are on the job.

Over the years, we have found that when timed right, working in the winter can save our clients time and money. For example, doing foundation work in the winter months means that we're heating a smaller, more defined space when we work. By the time we're ready to move up from the foundation to the interior of a building, the outdoor temperatures have become more moderate. This means that we don't have to try and heat open spaces. At the foundation, there is simply less air to heat.

The technology for heating foundations during winter builds has become pretty common, but it's a fact that Westland Construction was an early pioneer in the field. In 1982, our founder, Norm Young, filed a patent for a "Portable Construction Heating System." Norm's innovative system involved a series of hoses circulating a

glycol solution around a space to heat the area. Much safer and much more economical than a forced-air system.

With apologies to Bob and Doug McKenzie, Norm's system was known as "The Hoser" and variations of it are in wide use today.

---

***"...when timed right, working in the winter can save our clients time and money."***

---

So, when dreaming about your first or next project, talk to us about the potential of winter work before you draw conclusions about what a schedule might look like. What can happen with a chill in the air might surprise you.

**Good day, eh! 🇨🇦**

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

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## INDUSTRY INSIGHTS

# THE DOWNTOWN COMES ALIVE

How does a retired landscape architect spend his time? Well, if that landscape architect is Garry Hilderman, he spends his time working as, well, a landscape architect.

As a volunteer Board member with Friends of Upper Fort Garry, Hilderman is actively involved in the design work on the development of the UFG site which extends from Assiniboine Avenue to Broadway, and from Fort Street to Main Street.

For Hilderman, who owns a condo on Waterfront Drive, the UFG development is another sign that Winnipeg's downtown is experiencing an exciting revival.

"It used to be that all new development in Winnipeg was focused on adding new homes and buildings on raw prairie, around the previous developments," said Hilderman. "It was seen as easier to build outward than to look at infill development."

In the last couple of decades, said Hilderman, planners are starting to see the potential economic benefit of downtown development.

"When you build outward, you need to consider new infrastructure, from sewers to sidewalks to schools," he said. "When you build downtown, there is already an established infrastructure."

Hilderman thinks that Winnipeggers' attitudes started to change with the development of The Forks and Shaw Park. Attitudes have only improved with the addition of the new Manitoba Hydro building, the MTS Centre, and

the development of Red River College downtown.

Hilderman and his partner, Faye, love the downtown lifestyle. They walk to their favourite destinations and feel safe when doing so: "When we first moved, we felt like we were in a city we didn't know. It was like being on vacation!" With all the positives of downtown renewal, there are some cautions

*Continued on pg. 4*



*Garry Hilderman, C.M., B.L.A., M.L.A., MALA, FCSLA, enjoyed a 40-year career as a landscape architect. He retired six years ago from Hilderman Thomas Frank Cram.*



*Continued from pg. 3* from a construction perspective. "When you are working on an older property, there are certainly some unknowns," he explained. "There might be structures or other surprises underground that made sense in their day, but that might not be well documented. The same holds true from landscape architecture projects, like the spaces between buildings and larger initiatives like Upper Fort Garry."


The UFG site, explained Hilderman, presented a number of interesting archaeological surprises. Builders, contractors, architects, and others have to learn how to deal with the unexpected from a budget and schedule perspective.

"Westland has been great to work with on the

UFG project," said Hilderman. "They've helped us cope well with change and they've helped the whole team become more nimble and versatile."

Hilderman expects that the commercial and residential revitalization of the downtown will continue – in Winnipeg and elsewhere.

"With lots of people living downtown, we can grow into a healthier community; our cash-starved municipal government can save money; and, from an individual perspective, it's a wonderful way to live," said Hilderman. "A strong downtown makes Winnipeg more attractive."

For more information about the Upper Fort Garry project, visit <http://www.upperfortgarry.com/>. 

## WESTLAND PERSONALITY

### CRAIG HILDEBRANDT



*Craig Hildebrandt*

"Every single day is different," said Craig Hildebrandt, a Westland Construction Project Manager of almost three years. "With the variety of projects I have, every day feels like a brand new ball game."

As a Project Manager, Hildebrandt describes

his job as an opportunity "to work with many different people to achieve a common goal – a great project that's on time and on budget."

At any given moment, Hildebrandt might be managing between five and seven projects, keeping an eye on the paperwork, working hand in hand with Site Superintendents, and addressing challenges before they turn into problems. He likes to visit every site at least once every couple of weeks during a build. "I like to think my management style is to be focused and calm," said Hildebrandt, who is certified as a carpenter under the Red Seal Program, recognizing excellence in the trades. "When there is a risk of a problem, I like to bring people together face-to-face to look for solutions."


Hildebrandt grew up on his family's dairy farm (later converted to a beef farm)

near Steinbach, and started working on construction jobs at the age of 13.

He moved into Winnipeg for university and earned his Bachelor of Science degree in civil engineering from the University of Manitoba. While at school, he worked at a residential/agricultural framing business on the side.

After graduating, he accepted a position at an engineering firm doing hydraulic modelling. "It was interesting, but being indoors on the computer all the time was driving me crazy," said Hildebrandt. So, he partnered with the framing company where he had previously worked, and ventured out to make the company his career.

After a couple years full time in the framing business, Hildebrandt had a number of discussions with Westland's Peter Grose, whom he had met while he attended university. Hildebrandt had been questioning whether he could enjoy a lifetime of framing, and "Pete made his case, and I guess I realized that what I really wanted all along was a management position in construction. I wanted the variety, the responsibility, and the challenge," said Hildebrandt. "I've ended up where I want to be."

When not managing construction projects, Craig might be found renovating his house, golfing, or fishing in and around Manitoba. 

*Craig Hildebrandt is a Project Manager at Westland Construction.*

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Issue 6 – June 2014

# BUILDINGS

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## PROJECT PROFILE

### HEALTHY BUILDINGS, HEALTHY PEOPLE

When Westland Construction Superintendent Wayne Brown takes on a renovation project at a hospital, he knows he isn't merely modifying spaces. He and his colleagues believe that they are helping to improve the healthcare system.

"It feels like an important contribution – absolutely," says Brown, a Westland staff member for seven years. "If I'm able to develop a space to accommodate a new piece of cancer treatment equipment, or set up a lab so research and testing can be done, that's pretty powerful." *Continued on pg. 2*

*Westland Construction built a reception desk and renovated offices at Victoria General Hospital.*



*Continued from pg. 1* That all said, renovation projects in hospitals – or any healthcare setting, for that matter – pose unique challenges.

"A hospital never shuts down. There are always patients around and important work going on," says Ernie Goetz, Assistant Director of Facility Management for Concordia Hospital. "The logistics can sometimes be very difficult."

For example, says Goetz, you can't simply shut down an elevator without planning for what would happen in the event of a "code blue" (a situation where a patient requires resuscitation or other immediate attention). "And if you're planning a construction project in an emergency room that will affect your capacity, there's a trickle-down effect throughout the Winnipeg Health Region. It takes a lot of planning and coordination."

For Wayne Brown, one of the keys to successful construction work in a healthcare setting is to manage the strict guidelines around infection prevention, which are mostly centred around dust mitigation. "We have to pay close attention to dust containment and air quality," says Brown. "These are live sites with vulnerable people around us."

Another key is flexibility. Brown has been in situations where the renovation project has to be shut down on short notice to accommodate a hospital's needs. Addressing those challenges means some off-hours work and some creative scheduling. "When you do a lot of hospital work, you learn the tricks of the trade and you learn to expect the unexpected," says Brown.

"I've had great experiences with Westland," says Goetz. "Their people are personable and approachable and they are great communicators. That's essential in a healthcare setting where the needs of the patients take absolute priority." 📷



A waiting room in Concordia Hospital's diagnostic imaging area. Westland Construction built the room and modified nearby office space in 2013.



A neuropharmacology lab at Health Sciences Centre, built from scratch by Westland Construction in 2008.

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## DID YOU KNOW?

### YESTERDAY



In 1987, at the site of the historic **ST. NORBERT TRAPPIST MONASTERY**, Westland Construction completed a major park renovation.

### TODAY



Westland Construction is currently working on the **PUBLIC WORKS OFFICE (MAINTENANCE AND STORAGE BUILDING)**, a three-phase project for the Rural Municipality of East St. Paul.

### TOMORROW



Starting in June 2014, Westland Construction will be renovating the downtown **YMCA-YWCA** to make way for a youth drop-in centre.

## THE GROSE REPORT

# THOUGHTS FROM WESTLAND'S CEO



Peter Grose

Noted speaker and business author Harvey Mackay once said: "Your workforce is your most valuable asset. The knowledge and skills they have represent the fuel that drives the engine of business

– and you can leverage that knowledge."

I can't think of a greater truth in the workplace, but as I look around Westland's offices and our jobsites, I'd like to take Mackay a step or two further. Knowledge and skills are essential, but there are two more factors that truly elevate the Westland workforce.

First, I see a tremendous work ethic – not just in terms of people working hard, but in terms of people doing the best job possible. We have a workforce that knows how to problem-solve and innovate, without ever compromising the integrity of the project. They wear their onsite challenges like badges of honour, and they take great pride in their ability to get the job done.

Second, I'm a bit biased of course, but I see a superb culture at Westland. Our staff members communicate well with each other as well as with clients and tradespeople; and you'll hear more than a few laughs during a typical work day. Even though they're here to work, our folks enjoy each other's company. You can see it at our annual holiday party, you see it at our annual golf tournament, and you see it at the end of a long week.

We're pretty proud of what we're building here. When staff members are motivated and engaged, the company thrives, and clients get unparalleled service and performance.

When I think of staff members who are motivated and engaged, the first name to pop to mind is Abe Penner, our long-time Site/General Superintendent who retired in November 2013 after about 30 years of service. In my early days at Westland when I was on jobsites, I worked for Abe in the field. He's a great man who led by example. Abe worked like a horse, had superior instincts, and made excellent decisions. He's featured on page 4 of this issue of *Building Up*.

When I became CEO, I trusted Abe, sought his input, and encouraged others to follow his example. So, even though Abe is probably lazing at the cottage as I write this, the fact is, no one worked harder than Abe and his impact will be felt around here for a long, long time. 🍷

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

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## INDUSTRY INSIGHTS

# SUSTAINABLE DESIGN: GOING ABOVE AND BEYOND

In the last few years, the construction industry has seen an "explosion of acceptance" of green buildings and sustainable design, says Greg Hasiuk, Practice Leader at Number TEN Architectural Group.

"It has now become an industry standard for many of our clients and contractors," he says.

That wasn't always the case. As recently as five years ago, it wasn't always easy to get green products or even the information you needed to make sure your project was LEED-compliant. Launched in 2000, LEED (Leadership in Energy & Environmental Design) is a green

building certification program, designed to inspire architects, building owners, construction companies, and others to consider the environment when advancing a project.

Although it took some time to catch on, "LEED has been very successful in changing the industry," says Hasiuk. "It's been the hammer the industry needed to push stakeholders to a shared, standard vision. The market now accepts sustainability, perhaps even expects it."

As valuable as LEED is, says Hasiuk, advancing sustainable communities through construction is about changing our mindsets.

"What we talk about now is designing and building spaces that have real value for the owner and for the community, and that have a long future ahead of them," says Hasiuk. "We encourage people to ask why they are building what they are building, what its purpose is right

now, and what might it be used for next."

Case in point, Number TEN's offices are located in a 110-year-old bricks-and-mortar building in the Exchange District, east of Main. The solidly built flexibility of the original design allowed for its future use.

"We encourage our clients to consider 'future proofing' their projects so the building can easily adopt new technologies, like

*Continued on pg. 4*



*Greg Hasiuk, BES, M. Arch., MRAIC, MAA, SAA, LEEDAP, Practice Leader at Number TEN Architectural Group, Winnipeg*



*Continued from pg. 3* photovoltaic cells for solar power, in the future," says Hasiuk.

Another positive trend that Hasiuk notes is that businesses and organizations aren't assuming they have to build new. They are willing to look at repurposing older buildings. In Winnipeg, repurposing can sometimes make more sense than building something new through a cold winter.

"When you repurpose a space, you are reducing the project's carbon footprint, you are preventing sprawl, and you are turning what might be an eyesore or something neglected into something that benefits the community."

## WESTLAND PERSONALITY

### ABE PENNER



Abe Penner

After over 30 years in construction, Abe Penner's fingerprints are all over some of Manitoba's most important and iconic structures. Today, as a retiree, his fingerprints are mostly all over his steering wheel.

When Penner started at Westland in the early 1980s, the company was only three years old, still small, and just starting to make a mark in the marketplace. There were occasional seasonal layoffs and some slow times, but Penner's faith in original owner Norm Young and current CEO Peter Grose paid off.

"I enjoyed my work and the people I worked with," says the 68-year-old Penner, who looks at least a dozen years younger. "I always felt appreciated by Norm and by Pete... and I always like to remind Pete that he used to work onsite for me!"

As a Site Superintendent for most of his career and a General Superintendent when he returned to work after a short-lived retirement in 2008, Penner worked on some fascinating projects including the Jenpeg Generating Station, the original polar bear pit at the Assiniboine Park Zoo, the hospital in The Pas, the museum in Kenora, and dozens

of others. Cumulatively, he spent about half of his Westland tenure working on a variety of projects at Health Sciences Centre.

Improved technology has had a significant role to play in growing acceptance of sustainable design and construction. Materials and systems have come a long way, and so has energy modelling – now a critical part of sustainable design, originally funded through the now-defunct Commercial Building Incentive Program (CBIP).

But as impressive and important as the technology is, for Hasiuk, simplicity is a key to sustainability. "I like to rely upon passive mechanical systems and natural light like our ancestors did," says Hasiuk. "What's old is new again." 🏠

"I really enjoyed working at HSC," says Penner, who officially retired in November 2013. "Construction is above all a people business and I really liked working with those people."

Of all the war stories, Penner likes to talk about an early job at the Grace Hospital. He and his crew had to dig two 12-foot holes by hand for new piles. "We got to 12 feet and there was no hardpan so we had to keep digging," he recalls. "We dug one hole to 19 feet and the other to 21 feet. Three guys, a couple of shovels, a couple of pails, and a rope. And we still made the deadline."

That little tale sums up Abe Penner's career. You work hard until the job is done, you cooperate, you enjoy the rewards.

Today, that's what Penner is doing – enjoying the rewards. He and his wife Lois recently returned from a motor trip in their new Ford F150 to the southern U.S. (which included seeing a couple of Jets' road games). They sold their city home last year and moved to their winterized cottage in Lac du Bonnet. They've spent much of their winter on their snowmobiles, and they'll spend much of the summer building a garage. They drive to Morden monthly to visit with Penner's 96-year-old mother, and they enjoy spending time with their two kids and one grandson in the city.

"I've had too much to do to miss the daily grind of construction work yet," says Penner, "but I will certainly miss the people." 🏠

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News & Knowledge from  
Westland Construction  
Issue 7 – June 2015

# BUILDINGS

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## PROJECT PROFILE

### IT TAKES A VILLAGE

Early this summer, the doors will open at The Village Junction, a sparkling and dynamic condominium project in Osborne Village (on Stradbroke near Scott).

With remarkable appeal for millennials and boomers alike, the building has been entirely pre-sold.

"This is without a doubt one of the finest looking buildings in the Village," said Tim Comack, Vice-President of Development at Ventura Developments. "More than that, we've packed a lot of value into each unit."

*Continued on pg. 2*



*The 36 units in The Village Junction range from 730 to 990 square feet.*




Continued from pg. 1

The 36 units in the building range from 730 to 990 square feet. The units have double sinks, nine-foot ceilings, and STC 60 sound proofing for privacy. "I think we put mid-level units on the market at an entry-level price," said Comack. "I think every buyer is in the money even before they move in."

**"When your developer is that solid, there are no surprises when you're building."**

From the outside, the building can be described as modern and youthful. There are plenty of colours, cantilevered balconies, Hardie board, interesting masonry, and a fin that wraps around the building.

Craig Hildebrandt, Westland Construction's Project Manager on The Village Junction, raves about the design of the project and about the project team. "Prairie Architects' design wasn't just attractive, it was clean and efficient so construction went off without a hitch," said Hildebrandt. "As for Ventura, they are an extremely knowledgeable developer. They truly understand the construction side of the business and are really well organized with surveys and zoning and the entire paper trail. When your developer is that solid, there are no surprises when you're building."

"We're very proud of the team we assembled," said Comack. "The staff at Westland demonstrates great problem-solving skills and the people are easy to work with. When the team is working well together, you can tell far in advance how extraordinary the results will be." 



Tim Comack: "We've packed a lot of value into each unit."



Craig Hildebrandt: "Construction went off without a hitch,"

CELEBRATING OVER 35 YEARS; CELEBRATING THE FUTURE

## DID YOU KNOW?

### YESTERDAY



In 1992, Westland Construction built the obstacle course for the **Canadian Forces base** located off the west Perimeter Highway, north of Assiniboia Downs.

### TODAY



Renovations of the **Bonivital Soccer Club**, designed by Number TEN Architectural Group, were completed in June 2015, in time for the club to serve as a practice facility for the Women's World Cup of Soccer held in Winnipeg.

### TOMORROW



We are working on an interior fit-up at the **The Kleysen Institute for Advanced Medicine** at Health Sciences Centre, constructing a radio-pharmaceutical lab which will create radioactive medical isotopes for a variety of treatments.

THE GROSE REPORT

## THOUGHTS FROM WESTLAND'S CEO



Peter Grose

In recent months, I've looked to the past and I've looked to the future. In both directions, I like what I see.

In January at the Westland Construction staff holiday party, I had a chance to reflect on the company's 35-year history. We shared some old photos and reflected on the early days – even before I joined the company in 1989. And we welcomed a very special guest – Aurlie Young. Aurlie is the former President of the company, and wife of our founder, the late Norm Young.

Visiting and reminiscing with Aurlie always reminds me of the principles upon which she and Norm built this business – hard work, integrity, and fairness. Norm ran Westland Construction like a family and there's no question in my mind that his approach to working with people contributed to his business success.

I do my best to follow his example and I like to think that Norm would be proud of how the company is performing today – and particularly proud of the move we are about to make. This fall, we will be closing our doors on Dublin and moving to a building on Dovercourt in southwest Winnipeg. We have purchased the property jointly with Cliff Penner, the President of The Ventura Group of Companies, an impressive developer with whom we've had the pleasure of working.

The move will help accommodate our growth and position us well for future opportunities – just like when Westland

moved from Border Street to Dublin Avenue about eight years ago.

As we look back, and as we look ahead, there is one important common thread that has run, and will continue to run, through this company's story – **people:** our customers, our staff, the trades, our partners, and others. We have surrounded ourselves with only the best.

Whether we're playing a game at a holiday party, or coming up with solutions to construction challenges around a boardroom table, or turning a hole in the ground into a remarkable building – our team is sensational and I'm grateful to be a part of it, and grateful to begin the next 35 years. 🍷

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

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INDUSTRY INSIGHTS

## DEDICATION IS THE NORM

When Aurlie Young visited Winnipeg this past January for Westland Construction's annual staff holiday party, it was a familiar scene. The same hotel as 35 years ago (the Viscount Gort, chosen deliberately for nostalgic reasons), the same style of placemats featuring staff pictures, and the same laughter and games.

"I even think the menu was the same," joked Young, now retired in British Columbia.

Aurlie Young is the former President of Westland Construction, and wife of the company's founder, the late Norm Young. Her

winter visit to Winnipeg was a chance for her to reflect on Norm and the early years.

Norm Young launched Westland Construction in 1979 after a number of years as a partner in Hanson Construction. "Norm's dad was a businessman and he always wanted Norm to have his own company," said Aurlie Young. (Westland wasn't Norm's only option at the time – he even considered opening up a drumming school in Hawaii.)

She says that Norm had a sharp business sense and a "very busy brain," but it was his sense of decency that stands out the most for her.

"Norm would take on some troubled kids and give them work – people struggling with addictions and mental illness," she said. "I remember that he even advanced one

particularly troubled employee a half-year's salary so he could get his life back together."

She also recalls a leader who was driven, ambitious, and a true perfectionist. "He was dedicated to getting things right and dedicated to excellence."

While Norm served as President, Aurlie was Vice-President and also did payroll. She also ran her own small business – Aurlie's Petite Fashions on Corydon and Lilac.

In 1995, Norm took ill with a form of cancer caused by exposure to asbestos, likely stemming from his years before construction when he was installing phone wiring. He died a year later, but lived life to the fullest during that year after his diagnosis. *Continued on pg. 4*



Continued from pg. 3

Aurlie became President after Norm died, and ultimately sold her shares to Peter Grose, a move she thinks Norm would have endorsed. "He liked Pete from the moment he met him in 1989," she said. "Pete was fit and eager to work – he showed up every day ready to give 110%."

By 2001, Peter Grose was President. "Norm knew that Pete would be a good person to buy and run the company."

Today, Aurlie Young and her husband are busy but retired in Coldstream, B.C. She has fond memories of her many years as part of the Westland family. In fact, she will always be part of the Westland family. 📷



Aurlie and Norm Young

#### WESTLAND PERSONALITY

### HUBERT VERRIER



Hubert Verrier

It took leaving his 20-year position at an elevator manufacturer for Hubert Verrier's career to rise to new heights.

"I liked my old job," said the St. Anne's-born Verrier. "But ever since I was a kid, I wanted to be a carpenter."

So, in 2008, when Verrier decided to make a move, a friend introduced him to Peter Grose at Westland Construction. Grose hired Verrier, who worked on getting his carpentry papers while working full-time at Westland. It was a process that took four years.

Today, a Site Superintendent, Verrier ironically practises very little carpentry on the job, but the knowledge comes in handy. "The carpentry skills help me make good decisions," he said. As a Site Super, Verrier's overall responsibility is to make sure the project is done on time. "I keep an eye on the budget and make sure that

the trades are here on schedule," he said. "I actually spend much of my time on the phone and on the computer."

The nature of the work means that Verrier only works on one project at a time. For now, he's onsite at The Village Junction condominium project in Osborne Village. Next up, he moves not too far away to a condo project on River and Mayfair. "I like new challenges and variety, and every project has something special about it," he said.

Verrier and his wife, Carole, have been married nearly 30 years and have two daughters – one just finishing university; the other just finishing high school.

In his free time, Verrier enjoys kayaking and camping. He and Carole have visited many of Manitoba's lakes. This summer they'll be camping at Child's Lake in Duck Mountain Provincial Park.

As much as Verrier enjoys his vacations, he doesn't feel the need to escape from work. "I like my job," he said. "I like meeting people, building things, and problem-solving. It's what I dreamt of doing." 📷

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