



PRIME CONSULTANT SERVICES - TABER

CLEARVIEW LODGE PROJECT | TABER, ALBERTA

RFP #201-RFP-PROC

TOWN OF TABER

4730 50th Avenue
Taber, Alberta T1G 1N6
June 10, 2020



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1.1 INTRODUCTION LETTER

Vaughan Hoy Architecture (VHA) is pleased to be invited to submit a response to TDHF’s RFP for the Development Project- Clearview Lodge in Taber, Alberta. We have strategically assembled a strong project team of seasoned professional experience, and experience in Housing and Seniors Facilities, to provide you with expert design and engineering services.

VHA is currently working with TDHF as the client for an affordable housing project in Taber. That work demonstrates our professional alignment with TDHF mandates and visions.

In our experience solid relationships between team members and client are key to successful projects. For this project, our Team includes, VHA as the Prime Consultant / Masterplanning / Architecture / Interior Design Lead, 818 Studio for Landscape Architecture, Protostatix Engineering for Structural engineering, MR Engineering Ltd for Civil and Electrical engineering, ReNü Engineering for Mechanical engineering / Energy Efficiency / Net-Zero, Morrison Hershfield for Envelope and Building Code, Level Playing Field for Accessibility, and EcoAmmo for Sustainability opportunities as a ‘Value Add’ consultant. All our team members manage established firms with successful project experience in their portfolios.

VHA has prior working experience and history with each of Protostatix Engineering Consultants Inc, MR Engineering Ltd, ReNü Engineering, and 818 Studio.

We know that seniors (and their families) want to continue to stay in their communities where their roots are, especially as their living circumstances and support requirements change. We also know that there is a lack of available housing for a wide demographic of community members, especially seniors, in rural communities.

Established social networks and friendships, and connections to home, place and history, are critical to personal well being, health and longevity. The ability to maintain these social, familial and friendship connections has everything to do with the availability of specialized community housing for both independent and assisted living, and the ability to continue to reside in one’s community.

Clearview Lodge is currently a successful operational facility that has had additions and upgrades over the years, and these no longer meet current needs and standards. This brings a new opportunity to re-configure / consolidate / re-align program aspects so they are functional, brought to current standards, while expanding the ‘liveability’ aspects offered to the community.

Critical considerations are design options and construction processes that are suited to keeping a facility operational during the construction with minimum impact and disturbance to residents.

These are project design challenges that our team loves to embrace.

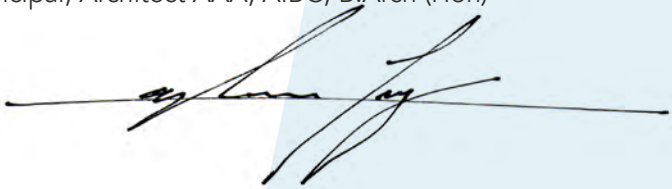
The most significant aspect of this project is the Phase 1 conceptual analysis. This is where the scope, ability, and extent to modify the existing Clearview Lodge will be analyzed and made evident. Doing the work of this phase appropriately will be the foundation for the success of this project.

Our team has a successful history in project work that looks broader, also closer, and thinking younger. We bring this mindset and spirit to all that we do. We look forward to the

opportunity to show you how we can meet your vision.

We have arranged our team members resumes so they accompany their corporate profiles for ease of your review. Our page count takes into consideration the resumes being subtracted from the overall page count, to maintain the limit of 30 pages.

Sincerely,
Vaughan Hoy
Principal, Architect AAA, AIBC, B.Arch (Hon)



We confirm receipt of the full RFP & Addendums #1 & #2.

2.0 TEAM ORGANIZATION + EXPERIENCE



2.1 ROLES + RESPONSIBILITIES

The planning, design and engineering team members for your project are:

- **Vaughan Hoy Architecture (VHA)** for team leadership, coordination, planning, architecture and interior design
- **818 Studio** for Landscape Architecture
- **Protostatix Consultants** for Structural Engineering
- **MR Engineering Ltd** for Civil and Electrical and
- **ReNü Engineering** for Mechanical / Energy Efficiency / + Energy Modelling with the value add of Net-Zero design
- **Morrison Hershfield** for Envelope + Building Code
- **EcoAmmo** for integrated sustainability ‘value add’ at concept initiation
- **Level Playing Field** for Accessibility and Universal Design



Vaughan Hoy Architecture (VHA) will act as the Prime Consultant providing prime contact for the TDHF Construction Manager and Client team, be the lead planning and design architect and coordinating professional for Architecture + Interior Design. VHA will provide coordination of architectural design and interior design, construction documents, and specifications in tandem with the overall consultant team members and their disciplines.

VHA monitors the design delivery schedule and deliverables for our design team and client, will facilitate and organize ongoing bi-weekly teleconference meetings and in person meetings as noted in our methodology.

VHA will also provide ongoing agency reviews with the Town of Taber Planning and Economic Development Department side by side with the Client Team.

VHA will work with Level Playing Field to ensure that project design integrates Accessibility incorporating Universal Design Principles as well as CPTED (Crime Prevention Through Environmental Design) as applicable.

The beauty of this team is that members have worked together on a variety of projects. VHA has working experience with 818 Studio on the Banff YWCA Courtyard project, Protostatix Engineering on a variety of projects, MR Engineering Ltd on Samson Cree Nation private projects, and with ReNü Engineering on Samson Cree Nation new signal family housing typologies that redefine indigenous community building initiatives.

ReNü Engineering and EcoAmmo have worked together on a number of significant high profile projects in Alberta.

Collectively we are aligned in our values, goals, and sense of community service.



818 Studio will provide design for landscape architecture in coordination with VHA and related disciplines to achieve a coherent design response that unites architecture and landscape in a powerful, contextual yet contemporary project concept that is sensitive to and reflects the TDHF’s vision and goals.

818 Studio brings a sensitive approach to landscape design to all their work they are involved in. They know the Clearview Lodge project type well, including the project environment and objectives associated with this facility type.

The 818 Studio team maintains a consistent overall design approach. They employ a process that is focused on investigation and communication; reviews of the existing site conditions, history, and issues surrounding the project. They work closely with design teams, the Client and invested stakeholders to ensure that all the issues surrounding the project are addressed in a complete, contemplative, and creative manner.

818 Studio has provided a full scope of design services through to build out and project close.



Protostatix Engineering Consultants is an established structural engineering firm with over 35 years of serving a wide range of clients regionally, in project types that include Institutional, Civic, Commercial, Education, Healthcare, Industrial, and many types of Affordable and specialized housing, Multi-Family housing and high rises, and Mixed-Use projects.

Protostatix is also proud of its long-standing relationship with the wood industry in Alberta and with its substantial portfolio of wood structures, which extends from our inception and continues to constitute a large percentage of our work to this day.

Protostatix's ability to design efficient, functional and cost-effective wood structure is one that they have honed over time along with their commercial, institutional and long-term care clients, and have allowed them to generate streamlined structural details and readily-constructible designs that greatly simplify building erection while being flexible enough to accommodate diverse occupant needs.

Protostatix's experience in wood is further abetted by ongoing familiarity with industry developments relating to materials (for example the use of mass timber, or glulams), as well as their non-wood experience, which allows them to incorporate flexible spaces inside of wood structures where larger spans, diverse loading requirements or more unconventional framing may be required, for example open worship spaces or amenity areas.

Protostatix's collective design history with wood structures, which at present is in excess of four million square feet, speaks for itself, as all of the structures that they have designed in their 35-year history continue to function, as intended, to this day.



MR Engineering Ltd will be our engineers for Civil and Electrical engineering for this project.

MR Engineering Ltd brings a powerful scope of engineering services in a small firm with these disciplines all under one roof. This gives our team responsive consultant access and discipline integration that is fast and reliable with easy points of contact.

MR Engineering Ltd has a wide range of project experience that includes multi-family residential, Commercial, Multi-plex recreation centres and community buildings, and civil and large infrastructure projects.



ReNü Engineering will provide Mechanical Engineering. The value-add benefit to the Client is the option to integrate energy efficiency in a number of formats, with the building being designed for Net-Zero. ReNü Engineering can maximize this benefit as part of mechanical design. In our experience with community projects in Alberta, sustainability at all levels including energy efficiency are becoming the norm. We know we can bring this value add component to the Clearview Lodge project. Energy efficiency and Net-Zero design is ReNü's focussed strength with an impressive roster of small and large projects to their credit. VHA and ReNü are currently working together on the development of Net-Zero options for new Indigenous community affordable housing projects in Alberta, aiming at creating a new sustainability paradigm.



ABOUT MORRISON HERSHFIELD

Morrison Hershfield is a market leading, employee-owned engineering firm contributing to the social wellbeing and economic prosperity of the communities we serve. We are anchored by exceptional technical and solution experts, thought leaders and high performing employees across North America. Our highly focused approach to the clients and markets we serve ensures that we deliver the value our clients demand. When our founders established this consulting practice in 1946, they set the highest standards of ethics, technical excellence and customer service. These high standards have become the hallmark of Morrison Hershfield. We continue to be guided by our values of integrity, accountability and mutual respect and believe in continuous improvement, quality and teamwork.

BUILDING ENVELOPE CONSULTING

Focused on the building envelope for more than 50 years, and with over 200 people focused on Building Science, we collaborate with owners, architects, contractors and manufacturers to create high performance building enclosures that are durable and energy efficient.

The building envelope can often be one of the most expensive components of the project. It affects numerous other aspects of the building's performance including energy usage, occupant comfort, durability, maintenance costs and mechanical equipment sizing. Having the right information to make early decisions and manage risk is critical.



EcoAmmo is our **value add** consultant for Sustainability Initiatives, and the option for possible LEED® Certification for your project. We know that by contemporary best practices, the Clearview Lodge could likely easily be a certified LEED® Silver addition through good design practices the team will bring to your project.

The allowance we have made to have EcoAmmo as part of our opening concept design stage, would provide you with an ability to understand your opportunities to incorporate contemporary sustainability practices that are scaled for your project and viable.

We know from our work in other rural communities that there is a desire and pressing need for community buildings to be more responsive with higher performance over the duration of their life cycle. This means reducing their carbon and operating foot print.

With considerable and diverse project experience, scale and scope, EcoAmmo can offer a range of opportunities to TDHF to truly embed lasting sustainability initiatives, scaled to the project and the clients budget and program. The approaches would include both options for certification as well as non-certified integrated sustainability features.



Level Playing Field is a leading accessibility firm, whose expertise is situated in providing innovative universal accessibility solutions for all urban environments. Their passion is deeply rooted in ALL people, and removing any barriers that create an uneven playing field. Their work stems from the belief that all future and existing environments should be accessible to everyone, including education, healthcare, residential, commercial, recreational, retail, festivals/events, and other spaces.

Level Playing Field will review and comment directly on our design work and drawings for each phase to ensure that we are maximizing accessibility in an integrated way as options develop.

They will also provide supporting narrative in our Schematic Design and Design Development reports to confirm compliance, opportunities, and shortfalls in the Accessibility services of the project. Given the demographic this project serves, a long range and lasting view of Accessibility and Universal Design is paramount.

CONTACT

VAUGHAN HOY ARCHITECTURE

VAUGHAN HOY, *PRINCIPAL*
11216 66th Street NW,
Edmonton, AB, T5B 1H3
T: 587-983-8600
E: vhoya@shaw.ca

818 STUDIO

RICK GENDRON, *PRINCIPAL*
1812 14A St SW
Calgary, AB, T2T 3W6
T: 403-244-8188
E: jori@818studio.ca

PROTOSTATIX CONSULTANTS

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Edmonton, AB, T6X 0W8
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E: altaf.hossain@mrengineering.ca

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MORRISON HERSHFIELD

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ECOAMMO

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2.2 ORGANIZATION CHART

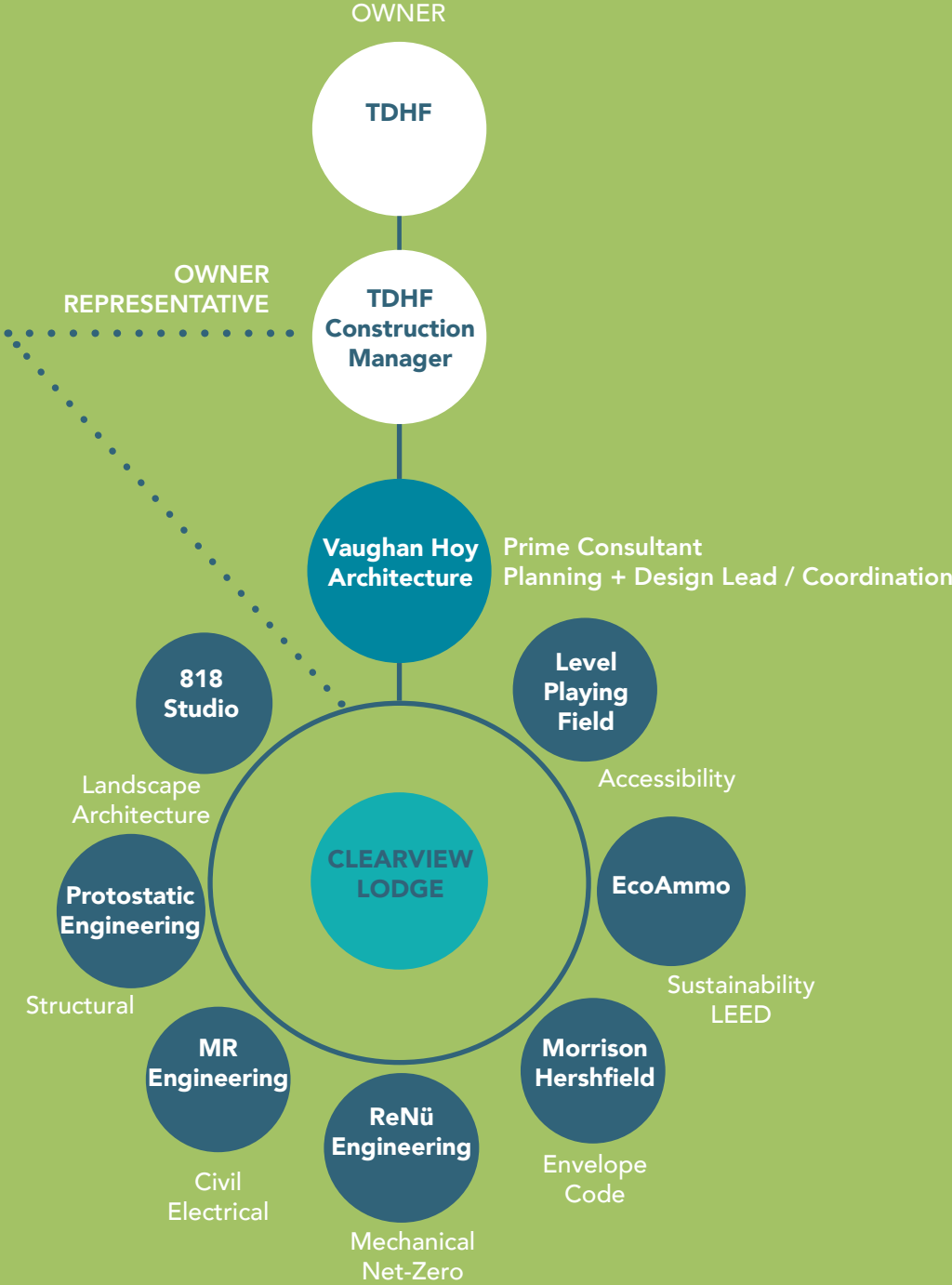
Our organizational chart indicates a collaborative organization with TDHF and the client’s Construction Manager.

VHA is the Prime consultant for Planning, Design, and Coordination of all the sub-consultant disciplines, and direct liason with the client team and client construction manager.

VHA facilitates a practice of connectedness with the consultant disciplines ensuring that our team has a collaborative communication loop. In all instances, formal direction for the technical team is channelled through VHA.

Our organizational chart also illustrates an elevated collaborative set of relationships between all the design team members. Each member has a respected voice and contribution to the overall development of the project. We have found that great ideas that become positive change agents can come from any team member, not necessarilly a specialty.

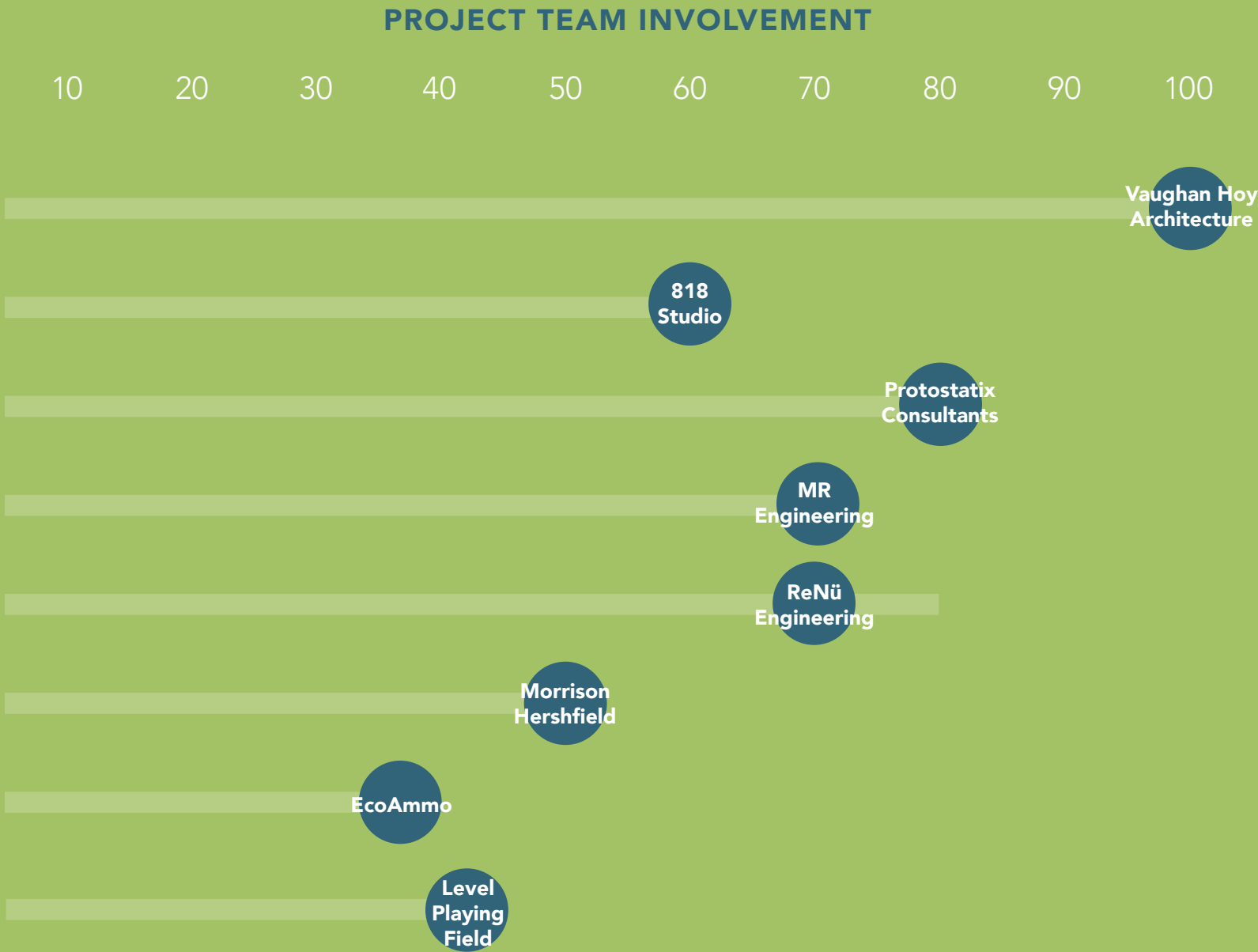
Our organization makes for a dynamic, productive, clear process. The client and client representative also is part of this collaborative and has working connection with the design team.



2.3 ALLOCATION OF PROJECT TEAM RESOURCES

This chart illustrates the general percent of involvement our team members play in the project. Resourcing will be updated in detail at the time of being commissioned, based upon more detailed client specifications.

Our resource allocation confirms significant commitment from the prime consultant Vaughan Hoy Architecture with senior project management personnel at 100%. Other disciplines represented all have their team leads at 100% commitment relative to discipline design phase involvement.



2.4 TEAM CORPORATE PROFILES + RESUMES

VAUGHAN HOY ARCHITECTURE

CORPORATE PROFILE - ARCHITECTURE & INTERIOR DESIGN

WHAT WE DO

Vaughan Hoy Architecture (VHA) is an Edmonton based studio providing complete architectural design, coordination, planning, interior space planning and design, program development, construction documents, construction administration services.

VHA also provides general consulting to clients in the early stages of contemplating their project(s), and advisory support for not-for-profit groups and communities in the process of strategic masterplanning pilot initiatives.

We are a design-centric practice. Our services emanate from the “tree canopy of design” Everything else - large or small, technical or delivery - stems from this umbrella. At its heart, our practice builds on both grass root and contemporary perspectives. We tailor our approach to best suit each client’s ambitions.

WHO WE ARE

Vaughan Hoy is the founding principal of VHA. He has led regional, national and international projects that vary dramatically in scope, scale and typology. Vaughan’s extensive design and delivery experience comes from his successful roles as Project, Associate and Principal Architect in mid to large size firms in BC and Alberta, and as principal of his previous firm - Rural + Urban Architecture.

Vaughan’s studio is dedicated to exemplary leadership of project and consultant teams, client service and relationships. At VHA, Vaughan has built a motivated team of long-time collaborators who collectively reflect the studio’s solid design principles. Each collaborator brings complimentary strengths to the studio practise. Together, we approach our work through joint commitment and respect for the world we have inherited, the opportunities we are given, and openness to the diversity of clients we encounter along our journey.

WHAT WE VALUE

We know that our environment, and how we live in and with it, needs our critical attention. We believe that today more than ever, approaches to architecture and design must consider environmental footprint, context, region, and the community that will inherit it, are the only way forward.

We design with intention toward continued stewardship of our world: honouring, history, and heritage, while also designing for living in a modified world. These are the keystone values of our practise.

From a practical studio perspective, this can range from having deeply connected conversations with you, our client - to introducing simple design moves that will make all the difference in your day to day interactions - to designing for the physical or spatial embodiment to your most private, intimate or poetic thoughts - to bringing our specialized knowledge (and sense of adventure) to capably support your new ventures in innovative, and uncharted waters.

- We work in a productive feedback loop wherein we communicate in detail to accurately address client goals.
- We bring exemplary design standards to every client and project.

- We leave whatever design situation that comes to us better than how we found it.
- We inform all our work with careful and crafted research, and integrate the best into our design work.
- We thrive in collaborative relationships. Collaborating, facilitating, and coordinating are the hallmarks of our many years of successful project work and enduring relationships at all levels.
- We foster a consistent team approach that builds on long working relationships with other professional consultants and specialties. These relationships give our work a 1 + 1 = 3 outcome. And it is these joint relationships that support us in being our clients 'trusted advisor'.
- We design in a perpetual state of 'inspiration'. We are grateful for the myriad of associations we have and continue to meet, who inform our studio and deepen our work.
- We believe in enduring work that is of its time and can live long into the future.

COMMUNITY INVOLVEMENT

Vaughan has had ongoing community involvement over his career. In 2018/19 he was the Chair for the National Advisory Committee to Alberta Rural Development Network during development of the new Sustainable Housing Initiative's (SHI) toolkit and guidelines for Affordable Housing projects.

Supporting community and charities is a constant in Vaughan's life values. He has been the co-chair and chair of the Edmonton Transit System Advisory Board to Council, the Mayor's Edmonton Winter City Strategy Task Force, volunteer chair of the Planning + Operations committee for Humanity Village in 2005/08 (a tsunami relief NGO), a member of Advisory Design Panels, volunteer building committee member to not-for-profits, and a sessional design instructor at Emily Carr Institute of Art + Design in Vancouver, B.C.

PROFESSIONAL EXPERIENCE (SYNOPTIC)

Polish Hall Grand Ballroom Renovation
Edmonton, Alberta

Samson Cree Nation Elders Village
Maskwacis, Alberta

Peavine Métis Settlement New Housing Project
Peavine, Alberta

YWCA Higher Ground Wellness Hub & Campus
Canmore, Alberta

YWCA Banff Courtyard Project
Banff, Alberta

Edmonton Civic Precinct Masterplan
Edmonton, Alberta

Edmonton Federal Building & Centennial Plaza
Alberta Legislature, Alberta

Alberta Hotel & Lodging Association Headquarters
Edmonton, Alberta

Taber Affordable Housing Masterplan + Design
Taber, Alberta

Borden Park Natural Swim Experience #1
Edmonton, Alberta

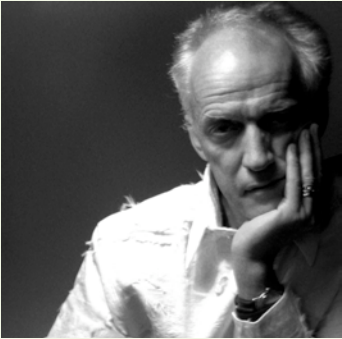
Doug Mitchell Thunderbird Arena
Vancouver

Michael Schumacher World Champion Tower & Civic Centre
Monaco

Westwood Plateau 9 Hole Golf Course and Training Academy
Vancouver

Douglas Island Township
Vancouver

Riverside Township
Nanaimo, BC



VAUGHAN HOY

PRINCIPAL, ARCHITECT
AAA, AIBC, B.ARCH (HON)

EDUCATION

University of British Columbia,
Bachelor of Architecture (Honours), Vancouver, BC

William van Alen Scholarship: N.Y., N.Y.-Travel and Study,
Greece; Completed studies at Mt. Athos Monastic Republic

Studies Abroad, Israel and Egypt: Bezalel Academy /
University of British Columbia

University of British Columbia, Second Year Arts,
Vancouver, BC

Vancouver Vocational Institute, Certificate of Architectural
and Structural Drafting, Vancouver, BC

Marconi Technical Center, Sacramento CA,
Certificate in Graphic Arts

PROFESSIONAL AFFILIATIONS

Alberta Association of Architects
British Columbia Institute of Architects

For full CV and Project Roster see: <https://www.vaughanhoyarchitecture.com/project-roster>

PROFESSIONAL EXPERIENCE

John is a seasoned senior architect and practitioner. He regularly collaborates with VHA on our projects and ongoing client work.

John supports VHA with his broad design delivery, technical, project management skills, knowledge and construction delivery and contract expertise.

As an architect John has worked on a variety of building types from libraries to university laboratories, and from schools to airports. He became a carpenter first, wanting to learn how to build residential architecture, and quickly realized that knowing how to build a house didn't necessarily mean he could design a great one. That passion drew him away from carpentry into the world of architectural design that still inspires him today.

His skills have expanded to focus on sustainability and enegy, and he is currently working towards certification as a Passive House Designer from the Passive House Institute in Germany.

John is also the Principal of Archeus Architecture + Design Inc. located on Salt Spring Island in the southern Gulf Islands of British Columbia. His practice builds upon his extensive construction and project managment background, draws on his training as a licensed carpenter and a shop instructor, and his considerable field work as an architect.

John and Vaughan have a personal and professional relationship spanning 30 years. John will be intimately involved with Vaughan and team in the technical development and design during the Design Development and Construction Documents phases of this project, and will provide other technical support, peer review and delivery advise to value add to our overall delivery process.

PROFESSIONAL EXPERIENCE (SYNOPTIC)

- Taber Affordable Housing Masterplan + Design**
Taber, Alberta

Samson Cree Nation Elders Village,
Maskwacis, Alberta

Peavine Métis Settlement New Housing Project
Peavine, Alberta

YWCA Higher Ground Wellness Hub & Campus
Canmore, Alberta

Salt Spring Island Public Library
Salt Spring Island, BC

Songhees Native Wellness Centre
Victoria, BC
- North Saanich Middle School**
Sidney, BC

Hamad International Airport
Doha, Qatar

Salalah International Airport
Salalah, Oman

Nanaimo Airport Terminal Expansion
Nanaimo, BC



JOHN DUNHAM
ARCHITECT AIBC, BA. BED.
B.ARCH

EDUCATION

- University of British Columbia,
Bachelor of Architecture, Vancouver, BC
Outstanding Achievement Award
- University of Toronto,
Bachelor of Education, Toronto, Ontario
- Bachelor of Arts,
University of Guelph, Guelph, Ontario
Deans Honour List
- Advanced Carpentry Certificate,
Conestoga College, Guelph, Ontario
President's Honour List

PROFESSIONAL AFFILIATIONS

- British Columbia Institute of Architects
- Canadian Passive House Institute West

PROFESSIONAL EXPERIENCE

Katherine has extensive experience that crosses a broad range of disciplines in art & architecture design, arts program direction and curation, arts community leadership and engagement, public art creation, and community consultation.

Katherine supports VHA with her broad design and space planning skills, research, technical support, cultural development and delivery, and her knowledge of specialty construction and technical issues related to civic cultural installations.

She is LEED © certified.

Katherine is a creative, collaborative and engaged team player, who has demonstrated the ability to bring depth, authenticity, and practical solutions matching the goals and aspirations of municipalities, developers and communities.

Her work comes from a great desire to live and work in places we love, that connect us, encourage dialogue, that have deep social value, and finally, are beautiful.

Katherine is the Prinicpal of Katherine Kerr Creative located in Edmonton. Her practice builds on her experience in corporate design firms as a graduate architect and senior designer on a range of private and cultural projects, as a working public artist, and as an arts and cultural manager and consultant.

Katherine and Vaughan have a personal and professional relationship spanning 30 years. Katherine supports VHA on a regular basis providing planning, research, writing and editing, design and graphic expertise. She will be involved in the early phases of this project providing space planning, interior design research, concept development input, and technical support.

PROFESSIONAL EXPERIENCE (SYNOPTIC)

Taber Affordable Housing
Masterplan + Design
Taber, Alberta

Samson Cree Nation Elders
Village,
Maskwacis, Alberta

Peavine Métis Settlement
New Housing Project
Peavine, Alberta

YWCA Higher Ground
Wellness Hub & Campus
Canmore, Alberta

Perkins Residence
South Cooking Lake,
Alberta

Saddleback Residence
Maskwacis, Alberta

Association of Science and
Engineering Technology
Professionals
Consultant-Language Style
Guide
Edmonton, Alberta

Edmonton Community
Development Company
Consultant-Funding
Reports + Arts Community
Engagement for
ArtsCommon 118
Edmonton, Alberta

Revery Architecture
Vancouver, British Columbia
Consultant-research
+ recommendations
for interior public art
installation

CONSULTING PROJECTS

CARFAC, Alberta
Consultant-Cultural Writer

STEPS INITIATIVE
Arts Program Consultant,
Ontario



KATHERINE
KERR
B.ARCH; BFA HONOURS

EDUCATION

University of British Columbia,
Bachelor of Architecture, Vancouver, BC

University of Toronto,
Studies Abroad - Paris, France

Bachelor of Fine Arts,
University of Guelph, Guelph, Ontario

Ontario College of Art
Fine Art & Environmental Design

PROFESSIONAL AFFILIATIONS

- Creative Cities Network Canada (CCNC)
- Alberta Public Art Network (APAN)
- Edmonton Design Committee



CORPORATE PROFILE - LANDSCAPE ARCHITECTURE

WE PROVIDE SOLUTIONS

818 studio ltd. is a collaborative landscape architecture, planning and design firm with boutique service and strong client focus. Our collaborative approach is important in our studio, and is shared with clients, consultant team members, stakeholders and contractors to ensure strong, collective ideas and a sense of group ownership in the finished product. We work to deliver visionary solutions balanced with practicality. Keenly sensitive to the quality and longevity of our projects, we incorporate a strong environmental ethic into all our designs. We primarily engage in the practice of landscape architecture, and also provide solutions for public engagement, masterplanning, 3D rendering, and project management.

CHARACTER

"Simply stated, we strive to be great people doing great work. At 818, we want to do cool stuff; and to do cool stuff you have to have great people; to have great people you need to provide a great place to work."

RICK GENDRON, FOUNDER

DIVERSITY

Our range of experience allows us to efficiently serve the needs of market-sensitive developers, provide outstanding urban spaces for municipal landowners, and be a creative partner for public art and similar uniquely scoped projects.

Our clients benefit from our ability to take success strategies from each project and share them across disciplines.

DYNAMIC AND INNOVATIVE DESIGN

Regardless of the size and scope of the project, our team maintains a consistent overall design approach. We employ a process that is focused on investigation and communication; reviews of the existing site conditions, history, and issues surrounding the project. We work closely with the design team, the Client and invested stakeholders to ensure that all the issues surrounding the project are addressed in a complete and creative manner. We distill the project into a set of manageable phases based on the goals and objectives set out from the start. We then engage the design team's diverse backgrounds and viewpoints to think creatively, always appropriate to the project and with a focus on creative solutions. This helps us understand the project's attributes, where we can arrive at a creative and best-fit outcome. As a collaborative undertaking with all project stakeholders, we like to think of this as an emphasis on ensuring the best outcome over any prescribed process.

DESIGNS THAT WORK

We prefer to just do it rather than talk about it. Instead of evangelizing about the benefits of sustainable design, conservation strategies, xeriscaping, and resource management, we just embed them as part of our commitment to responsible, modern design. But if you want more, we'll take you as far as you want to go.



RICK GENDRON

*B.E.S, M. LAND. ARCH.,
AALA, CSLA LANDSCAPE
ARCHITECT + PRINCIPAL*
project role: lead design +
project oversight

EDUCATION

University of Manitoba, Winnipeg MB Master of Landscape
Architecture, 1998

University of Manitoba, Winnipeg MB Bachelor of
Environmental Studies, 1991

PROFESSIONAL AFFILIATIONS

Alberta Association of Landscape Architects

Canadian Association of Landscape Architects

International Association for Public Participation - Canada

PROFESSIONAL EXPERIENCE

2005-Present, Principal 818 Studio, Calgary AB

1998-2005, Landscape Architect
Carson McCulloch Associates Ltd., Calgary AB

1998, Landscape Architect
Merlin E. Seamon Associates, Arkansas USA

1997, Community Planner Town of Gimli, Gimli MB

The founder of 818 studio Ltd., Rick is a registered Landscape Architect in the province of Alberta, holding a Bachelor of Environmental Studies and a Master's of Landscape Architecture, both from the University of Manitoba.

Rick has been involved in various facets of the landscape architecture and planning industry for over 20 years now. This extensive and varied service has provided Rick with excellent project management skills and practical understanding of the needs and requirements of our diverse clients.

Rick will be the lead designer and personally manage 818 studio's delivery of quality services and provide direct leadership to the 818 studio team.

WHITECOURT SPORTS PARKS MASTERPLAN (2016) WHITECOURT, AB

Landscape Architect and Project Manager

Prepared re-development options and masterplanning guidelines for 3 significant sports parks. Integrated 3 levels of soccer pitches, slo-pitch and fastball fields, as well as associated support facilities.

FOREST LAWN COMMUNITY PARK RENOVATION (2015) CALGARY, AB

Landscape Architect and Public Engagement Facilitation

Created conceptual site renovation options, facilitated community engagement process, and provided detailed drawings and construction coordination in collaboration with representatives from Antyx Community Arts, the Calgary Parks Foundation, the City of Calgary, and members of the Forest Lawn community.

PARKS CANADA ANIMAL OVERPASS + UNDERPASS EXHIBIT (2015), BANFF NATIONAL PARK, AB

Landscape Architect and Project Manager

Collaborated with Parks Canada on the design, detailing and

construction coordination of the site. Complete with interpretive panels, the exhibit illustrates the different types of animal crossings for the park, the exhibit allows users to completely interact with the site as they explore greatly reduced scale versions of the existing facilities.

CONNAUGHT PARK OFF LEASH DOG AREA (2015) CALGARY, AB, Landscape Architect and Project Manager, Created design solutions to retrofit an existing urban park in Calgary's Beltline area. Facilitated design charrette session with City project manager, created 3D renderings of proposed solutions, prepared tender drawings and provided construction administration.

REGIONAL MUNICIPALITY OF WOOD BUFFALO RURAL THICKWOOD TRAIL EXPANSION AND HANGINGSTONE TRAIL RESTORATION (2014) FORT MCMURRAY, AB, Landscape

Architect and Project Manager, Facilitated expansion and restoration for 6 kilometers of urban trails, including site analysis, conceptual and detailed designs, as well as project management during construction. Collaborated with the Engineering Department to implement aspects of the City's Active Transportation Plan.

CITY OF CALGARY NATURALIZATION RETROFIT GUIDELINES (2015) CALGARY, AB

Landscape Architect and Project Manager, Worked with Natural Areas staff to create illustrated guidelines for naturalization of existing park spaces throughout the city. Utilized guidelines on several trail sites within City of Calgary.

REGIONAL MUNICIPALITY OF WOOD BUFFALO RURAL PLACEMAKING INITIATIVES (2014) ANZAC, GREGOIRE LAKE, JANVIER + CONKLIN, AB, Landscape Architect and

Project Manager, and Public Engagement Facilitator Prepared placemaking solutions for 4 rural communities south of Fort McMurray, Alberta; lead conceptual design phase and worked closely with municipal team on public engagement sessions with Métis elders in each community.



JORI PINCOCK, MALA

B.ENV. D., M. LAND.ARCH

project role: project manager +
contract administration

EDUCATION

IAP2, Winnipeg, MB
Foundations in Public Engagement, 2019

University of Manitoba, Winnipeg, MB
Master of Landscape Architecture, 2015

University of Manitoba, Winnipeg, MB
Bachelor of Environmental Design, 2008

PROFESSIONAL AFFILIATIONS

Member of the Manitoba Association of Landscape Architects

PROFESSIONAL EXPERIENCE

2019 – Present, Landscape Designer 818 Studio, Calgary, AB

2017-2019, Landscape Designer / Architect David Wagner
Associates, Winnipeg, MB

2016-2017, Manager of Projects & Design Kindret
Landscaping, Winnipeg, MB

2015-2016, Landscape Architect Intern, LBLA, Winnipeg, MB

2011-2015, Project Coordinator, Engineering Richardson
International, Winnipeg, MB

Jori holds a Master of Landscape Architecture degree from the University of Manitoba. Her experience in project coordination has fostered strong communication skills, a collaborative work style, and an outcome-oriented mindset. She enjoys working with clients to bring a project from conception to completion.

Jori will be responsible for project management as well as consultant team coordination. Jori will collaborate on design development and prepare the development permit and construction document packages. She will be the primary point of contact with our office.

“Landscape architecture is a broad field of practice. The holistic nature of our work supports the creation of enticing, timeless places that enhance a sense of community for all”

FULTON GROVE NEIGHBOURHOOD CONCEPT DESIGN WINNIPEG, MB

project research, concept development, graphics

Analysis of conceptual neighbourhood master plan. Development of landscape concepts to facilitate active transportation as part of the transit-oriented development strategy. Developed concept renderings of the linear parkway and public open spaces. [work completed at david wagner associates]

ARMES / SAA ‘SI(L)ENCE COURTYARD’ WINNIPEG, MB

construction documents, contract administration

Collaborated with project designers and University of Manitoba stakeholders to support consensus building on design decisions. Provided construction documents and contract administration for project implementation. [work completed at david wagner associates]

30 UNIVERSITY MULTIFAMILY HOUSING WINNIPEG, MB

concept design, construction drawings

Engaged with multi-disciplinary team to coordinate design development, construction documents, and revised permitting requirements. [work completed at david wagner associates]

899 HOLMES ROAD INDUSTRIAL BUSINESS PARK RM OF WEST ST. PAUL, MB

site development schematics, design guidelines

Prepared conceptual design for industrial business park master plan in collaboration with engineers and planners. Prepared draft architectural and landscape design guidelines to correspond with zoning by-law. Developed schematic designs for typical lot developments to depict proposed design guidelines and zoning requirements for review by local administrators.

[work completed at david wagner associates]

BROOKSIDE CEMETERY FIELD OF HONOUR RESTORATION WINNIPEG, MB

schematic design, construction drawings

Worked with cemetery management to coordinate strategy for restoration of Field of Honour. Restoration included site analysis, detailed site grading plan, and an implementation strategy for drainage and structural components.

[work completed at david wagner associates]

CHALLENGER BASEBALL ‘FIELD OF DREAMS’ WINNIPEG, MB

feasibility review, concept design, implementation strategy

Concept design options and feasibility review with consultation from stakeholder group. Preparation of project proposal including concept plan, cost estimate, and implementation strategy [work completed at david wagner associates]

TRANS-CANADA TRAIL: TRAIL GAPS VARIOUS LOCATIONS, MB

project coordination

Worked with local trail organizations, provincial agencies, local municipalities, and the board of directors of Trails Manitoba to establish connectivity for key trail gaps within Manitoba. Established route options, ground-thruited routes, prepared cost estimates, project schedules, budget/ funding reviews, and construction documents for various trail gap projects. [work completed at little bluestem landscape architecture & design]



CORPORATE PROFILE - STRUCTURAL

With over 35 years of service and experience in Western, Northern and Central Canada, Protostatix Engineering Consultants has provided specialized structural engineering consulting services for a wide variety of commercial, residential, recreational, historical and institutional projects. As one of the largest single discipline firms in Alberta, Protostatix Engineering is able to offer personalized service across a variety of project types using a core of experienced personnel with both the technical as well as the practical experience necessary to meet or exceed project goals. Our team of 25 engineers, technologists, and professional staff share our belief that a strong, collaborative approach contributes to the overall success of each project. From our inception in 1981 as a one-man show composed of C.A. (Dino) Loutas, the company's founder, to our present size, Protostatix Engineering has always emphasized professional development and personal growth amongst its employees with an eye towards industry development, either as they relate to changing standards, the growth of information technology or developments in the industry. We feel that this constant development and improvement, along with a collaborative attitude, especially relating to personal interactions between ourselves and other team members in which constructive dialogue leads to appropriate design solutions have been key to our firm's expansion.

LOCATIONS

Protostatix employs 27 staff across two offices in Alberta. Our main office is located in Edmonton, and we have recently opened an office in Calgary's Beltline neighbourhood.

ENGINEERING WITH WOOD

Protostatix Engineering Consultants is proud of its long-standing relationship with the wood industry in Alberta and with its substantial portfolio of wood structures, which extends from our inception and continues to constitute a large percentage of our work to this day.

Our ability to design efficient, functional and cost-effective wood structure is one that we have honed over time with our commercial, institutional and long-term care clients and have allowed us to generate streamlined structural details and readily-constructible designs that greatly simplify building erection while being flexible enough to accommodate diverse occupant needs.

We feel that our experience in wood is further abetted by our ongoing familiarity with industry developments relating to materials (for example the use of mass timber, or glulams), as well as our non-wood experience, which allows us to incorporate flexible spaces inside of wood structures where larger spans, diverse loading requirements or more unconventional framing may be required, for example open worship spaces or amenity areas.

We feel that the results of our collective design history with wood structures, which at present is in excess of four million square feet, speaks for itself, as all of the structures that we have designed in our 35-year history continue to function, as intended, to this day.

KEY PERSONNEL

Our dedicated project team includes:

Dino Loutas, P.Eng., Principal in Charge

Jon Weiss, P.Eng., Structural Design Lead

Kaye Manaloto, CET, Senior Structural Technologist



DINO LOUTAS
P.ENG., B.SC.

EDUCATION

B.Sc., University of Manitoba, 1979
P.Eng. Awarded 1984

PROFESSIONAL EXPERIENCE

Member, Association of Professional Engineers and Geoscientists of Alberta, British Columbia

Member, Association of Professional Engineers of Saskatchewan,

Manitoba, Ontairo, Yukon, NWT/NU

BACKGROUND

As the founder of Protostatix Consultants, Dino’s more than thirty years of experience in structural engineering allows him to take a holistic view of each project and effectively map out the most efficient, cost-effective course of action and subsequent structural design. His extensive past experience with wood construction has allowed him to become intimately familiar with the unique requirements of these structures and to bring his experience to bear in their design.

As Principal in Charge, Dino’s role will be most pronounced in pre-design and schematic design phases of the project where he will provide meaningful feedback and commentary to any design issues encountered, while also providing viable alternatives where applicable. His involvement is stressed again during the final stages of contract document production where he will review all final drawings to ensure they meet not only our in-house standards but are clear and concise.

AFFORDABLE HOUSING PROJECT EXPERIENCE

Roozen Hospice - Edmonton, Alberta
2 storey residential
31,000 ft2
\$8 M
In progress

Careadon Seniors Residence - St. Albert, Alberta
6 storey residential + ground level commercial, 164 units
212,433 ft2
\$50 M
In progress

Cameron Walker Lakes, North & South - Edmonton, Alberta
\$24 M
Completed 2018

North
55 units
60, 278 ft2

South
122 units
129, 210 ft2

Dr. Turner Lodge - Fort Saskatchewan, Alberta
3 storey residential, 90 Units
82, 000 ft2
\$19.5 M
Completed 2015

ABOUT SOME OF THE PROJECTS

For project images see Section 2.5
Roozen Hospice - Edmonton, Alberta

The Roozen Family Hospice Centre will be a warm and family-friendly, end-of-life residence with 12 comfortable suites for individuals in the final stages of life who do not require acute medical care.

The Centre will also provide programming that helps support both the ill person and their loved ones, from diagnosis through to loss and bereavement.

Client: Synergy Projects



JON WEISS

P.ENG., B.SC.

EDUCATION

B.Sc., University of Alberta, 2007
P.Eng. Awarded 2012

PROFESSIONAL EXPERIENCE

Member, Association of Professional
Engineers and Geoscientists of
Alberta

BACKGROUND

Jon has been a member of Protostatix for 12 years. As one of the most senior engineers at Protostatix Engineering, Jon has a lengthy history of providing structural engineering design for new multi-family supportive housing and residential structures.

As structural discipline lead, Jon will actively contribute to the design team at all stages of the project, including providing comments and design options in the pre-design and design phases and oversight during building construction.

Simultaneously, he will also oversee the project team at Protostatix Engineering including providing design and review for project documents and coordinating regular review sets of drawings at predefined intervals.

AFFORDABLE HOUSING PROJECT EXPERIENCE

Dr. Turner Lodge - Fort Saskatchewan, Alberta

3 storey residential, 90 Units
82, 000 ft²
\$19.5 M
Completed 2015

Roozen Hospice - Edmonton, Alberta

2 storey residential
31,000 ft²
\$8 M
In progress

Cold Lake Lodge Redevelopment - Cold Lake, Alberta

2 storey residential, 61 Units
23, 648 ft²
\$12 M
Completed 2019

Careadon Seniors Residence - St. Albert, Alberta

6 storey residential + ground level commercial, 164 units
212,433 ft²
\$50 M
In progress

Fort McKay Seniors Residence Redesign - Fort McKay, Alberta

2 storey residential
16 units
40, 257 ft²
\$18 M
Completed 2017

ABOUT SOME OF THE PROJECTS

For project images see Section 2.5

Dr. Turner Lodge - Fort Saskatchewan, Alberta

The Dr. Turner Lodge was constructed as a replacement for an existing, aging facility which had been serving for over forty years. Protostatix Engineering provided structural engineering consulting services for the new four storey structure.

The new lodge features 90 units and approximately 82,000 square feet of space, complete with multiple activity and common areas, a dining room featuring a high ceiling with multiple clerestories as well as multiple support facilities, including a fully featured kitchen. Client: Heartland Housing



CORPORATE PROFILE - SURVEY/GEOTECHNICAL/CIVIL/ STRUCTURAL/ELECTRICAL/ MATERIALS TESTING - ENGINEERING

MR Engineering is a Canada-based company that is located in Edmonton, Alberta. Over the past seven years, we have been providing our experience and expertise for numerous projects all across the province. MR Engineering offers a breadth of multi-discipline professional services including design, engineering, procurement and support for all facets of the industry. Safety, creativity and sustainability are priorities in our everyday performance to cultivate design excellence and to set the highest of standards in meeting our customers' expectations.

Our corporate structure is tiered towards best serving the sectors of residential, commercial and industrial projects by effectively combining the expertise of each member within our multi-disciplinary team. At MR Engineering, we understand that rendering consulting service is a complex and continuous process. In order to tailor our services to the individual needs

of each client, our expert team integrates client and stakeholders participation as much as required throughout each cycle of the project. Since our inception in 2011, we expanded rapidly every year by consistently striving for excellence in providing the client with the most optimal and innovative results, regardless of the project size. In addition, our commitment to delivering projects on schedule and within the required budget has made us a reliable consulting partner. As a result, we have formed partnerships with several builders, landscapers, and renovation and construction companies.

CORPORATE ADVANTAGE

As a multi-disciplinary engineering consulting company, MR Engineering has a team of professionals specializing in a wide variety of relevant disciplines including architectural, structural, civil, mechanical, HVAC, electrical, environmental and geotechnical.

MR Engineering's project manager will maintain regular communication with VHA. In addition, we will be available to respond to any form of communication immediately and aid in setting up formal meetings.

MR Engineering recognizes the importance of a cost and time efficient approach in meeting the needs of the client and stakeholders. Therefore, we have assigned our most experienced senior engineers as the Consulting Project Manager. The Project Manager will work closely with the client to maintain schedule and budget for the project.



MD MIZANUR RAHMAN

**M.A.SC, P.ENG
(CIVIL / STRUCTURAL)**

Mr. Rahman is the CEO and the PRESIDENT of the Company. He is also the SENIOR STRUCTURAL ENGINEER at MR Engineering Ltd. Mr. Rahman is a Professional Engineer (P.Eng) practicing in many provinces in Canada which includes Alberta, British Columbia, Ontario, Saskatchewan and Manitoba. He will lead the Civil component of Clearview Lodge.

Mr. Rahman has over 20 years of experience in the field of CIVIL / STRUCTURAL where he was involved in Structural design of numerous commercial, industrial and residential buildings (Wood, Steel and Concrete)

His primary areas of expertise include:

Structural Design & Consultation
Project Management & Administration
Grading plan & Drainage design

Professional Affiliations:

Professional Engineer registered with APEGA, APEGBC, PEO, APEGS, APEGM Level I Welding Inspector

SUMMARIZED WORK EXPERIENCE

Holiday Inn Express Hotel in St. Albert, AB
(Civil, Survey, Geotechnical)

Walker Lake Commercial Plaza (Civil, Structural)
Car Corner (2 story car dealership)

Winterburn commercial-residential complex, Edmonton
Meadowlark Village Tower complex drainage system upgrade

Fort McMurray residential projects (multiple) damage
assessments due to fire

Fort Chipewyan Animal Control Center, funded by Municipality
of Wood Buffalo

Firebag Stage 3 funded by Suncor Energy (\$12 Billion Project)

ATR to AEPS project (TEC - \$117M) for CoSyn and
WorleyParsons

MLMR (Mildred Lake Mine Replacement) project (TIC - \$6.5
Billion) for Syncrude

Structural design for numerous commercial, industrial,
residential buildings (Wood, Masonry, Steel, Concrete)



**ZIAUR
RAHMAN**

ASSOCIATE, M.SC., P.ENG

Ziaur is a senior Electrical engineer at MR Engineering and will be the lead for Electrical engineering and design for this project. He will work closely with VHA on lighting design and building electrical systems, and manage all aspects of delivery of the electrical engineering discipline.

PROFESSIONAL EXPERIENCE

Electrical Engineer

Jan 2018 – Present MR Engineering Ltd.

Working as an electrical engineer. Provided consulting services for residential, commercial and industrial buildings.

- Design of lighting fixture, power and auxiliary layouts, fire alarm and security system for residential and commercial building
- Building assessment for electrical system
- Indoor and outdoor lighting design using AGi32
- Equipment specification, vendor drawing review, technical clarification, construction support
- Field visit for construction support

Consulting Electrical and Instrumentation Engineer

June 2015 – Dec 2017 Working as an engineering consultant. Provided consulting services for electrical and instrumentation controls engineering in oil and gas and building services.

Instrumentation and Controls/ Electrical/Project Engineer
Stantec Consulting Ltd., Edmonton, Sep 2012 – May 2015

EDUCATION

Master of Science (M.Sc.) in Electrical and Computer Engineering University of Arkansas, USA, August 2005
Bachelor of Science (B.Sc.) in Electrical and Electronic

Engineering Bangladesh University of Engineering and Technology, Bangladesh (BUET), April 2002

HIGHLIGHTS

Ten years of engineering and project management experience. Registered professional engineer in Alberta. M.Sc. in Electrical Engineering from University of Arkansas, USA. Electrical Engineer: Knowledgeable with:

- building codes
- residential, commercial and modular building
- indoor and outdoor lighting design and calculation
- life safety system
- fire and gas alarm and security system
- specified generator, VFD, MCC and UPS.

CORPORATE PROFILE - MECHANICAL/NET-ZERO ENGINEERING

We are licensed in BC, AB, YT, NT, and ON



MECHANICAL ENGINEERING

Comfortable, healthy, and energy efficient buildings require carefully selected and right-sized mechanical systems. Our design team focuses on the cold climate application of the following leading edge HVAC strategies:

- Condensing gas and biomass heating (hydronic + forced air)
- Heat pump heating and cooling (air source + ground source)
- Heat recovery ventilation

We provide general HVAC + Plumbing design services to the residential and commercial markets, with a focus on projects under 10 storeys. We can also provide design/build mechanical services as a part of the NüEnergy group of companies.



ENERGY OPTIMIZATION

We are passionate about creating low impact buildings with healthy and comfortable indoor environments. We offer energy modelling analysis that focuses on the integration of building envelope and mechanical system strategies to deliver cost effective high performance buildings. Our energy services include:

- NECB compliance energy modelling + load calculation using IES<VE>
- Envelope + HVAC system optimization based on life cycle cost/carbon analysis
- Deep Energy Retrofit design guidance
- Net Zero Energy and Off Grid design guidance
- Passive House design and certification support



ENERGY ASSESSMENTS

Good design isn't just for new buildings—our energy efficiency assessments help owners cut operating expenses and greenhouse gas emissions. We perform a thorough walkthrough with building operators and use tools like thermal imaging and energy modelling to identify excess energy use, and provide key information to inform upgrade decisions:

- Summary of existing equipment and comparison to modern equivalents
- Utility bill review with benchmarking against similar buildings
- Breakdown of energy end uses
- Recommended energy conservation measures with financial analysis
- Projected savings in energy, operating cost, and greenhouse gas emissions

Our assessments meet ASHRAE guidelines for level 1, 2, or 3 audits.

Stuart is a professional mechanical engineer with a master's degree in building science and holds certification as a Passive House Designer both internationally and in North America. He is a founder and director of Passive Buildings Canada, sits on the Passive House Institute US's technical committee, and is a voting member of the ASHRAE 227 Passive Building Standard Committee. Stuart is an accomplished technical designer and an experienced contributor to inter-disciplinary groups in a global setting, having consulted on over 500 high performance building projects across Canada. Stuart acted as the Senior Sustainability Engineer, Current Planning, for the City of Edmonton from 2013- 2015.

PROJECT EXPERIENCE

1st Net Zero Energy RCMP Detachment, Canada
(Fort St. John, BC – 2019)

1st Deep Energy Retrofit, Multi-family development (Sundance Housing Coop, Edmonton, AB – 2019)

2x First Multi-family projects in Blatchford Redevelopment (Edmonton, AB – 2019)

1st Net Zero Energy Alberta Social Housing Apartments (Morinville, AB – 2018)

Largest Multi-family Passive House in Canada
(Fort St. John, BC – 2017)

1st Net Zero Energy Mixed Use development in Alberta (RAH Westmount, Edmonton, AB – 2016)

1st Commercial Passive House in Alberta
(Townhall, Valleyview, AB – 2015)

1st Deep Energy Retrofit, Single Family Home in Alberta (Ritchie, Edmonton, AB – 2015)

1st Zero Carbon Garage Suite in Alberta (Carbon Busters, Edmonton, AB – 2014)

1st Deep Energy Retrofit, Heritage Building in Alberta (Alberta Block, Edmonton, AB – 2014)

1st NRCan Net Zero Energy home in Alberta
(Kennepohl, Edmonton, AB – 2014)

1st multi-family Passive House in BC
(BedfordRoadhouse, Nelson, BC - 2013)

1st Net Zero Energy Commercial building in Alberta (The Mosaic Centre - 2012)

1st Commercial Passive House in Quebec
(Le Belvedere, Wakefield, QC – 2012)

1st single family Passive House in Alberta
(Cottonwood, Fort Saskatchewan, AB - 2012)

4 single family Passive House projects in BC
(Surrey, Black Creek, Fort St. John, Fernie – 2011/2013)



**STUART
FIX**
PRINCIPAL,
P.ENG., LEED AP, CPHC

EDUCATION AND DESIGNATIONS

Licensed as a Professional Engineer in Alberta, British Columbia, Ontario, and Nova Scotia.

Designated Certified Passive House Consultant by the Passive House Institute United States (PHIUS)

Designated Certified Passive House Designer by Passive House Institute Germany (PHI)

Designated ASHRAE Associate, for 10 years

M.A.Sc. Building Science,
Ryerson University, Toronto, 2010

B.Sc. Mechanical Engineering,
University of Alberta, 2006



MORRISON HERSHFIELD

CORPORATE PROFILE - ENVELOPE & COMMISSIONING

ABOUT MORRISON HERSHFIELD

Morrison Hershfield is a market leading, employee-owned engineering firm contributing to the social wellbeing and economic prosperity of the communities we serve. We are anchored by exceptional technical and solution experts, thought leaders and high performing employees across North America. Our highly focused approach to the clients and markets we serve ensures that we deliver the value our clients demand. When our founders established this consulting practice in 1946, they set the highest standards of ethics, technical excellence and customer service. These high standards have become the hallmark of Morrison Hershfield. We continue to be guided by our values of integrity, accountability and mutual respect and believe in continuous improvement, quality and teamwork.

BUILDING ENVELOPE CONSULTING

Focused on the building envelope for more than 50 years, and with over 200 people focused on Building Science, we collaborate with owners, architects, contractors and manufacturers to create high performance building enclosures that are durable and energy efficient.

The building envelope can often be one of the most expensive components of the project. It affects numerous other aspects of the building's performance including energy usage, occupant comfort, durability, maintenance costs and mechanical equipment sizing. Having the right information to make early decisions and manage risk is critical.

Our clients benefit from the combined skills of our engineers, architects, technicians and project managers with diverse backgrounds in design and construction.

Project experience in all North American climate zones. New Construction and Rehabilitation of all types of buildings. Active involvement in R&D. Our technical findings have been integrated into codes and standards, such as ASHRAE and LEED®.

Strong consistency in our technical approach to the envelope, from person-to-person and project-to-project.

OUR APPROACH TO BUILDING ENVELOPE

We start with understanding our clients' performance objectives. Our holistic approach to roofing, cladding, glazing and waterproofing enables us to offer solutions that consider all aspects of the envelope, as well as the interfaces between building systems. We help project teams prevent issues associated with water penetration, air leakage, vapor diffusion and thermal performance across all climate zones of North America.

Additional services like energy simulation, condensation risk analysis and R-value calculations help inform the design. Our field review, water penetration testing and whole building air leakage testing, help confirm the construction quality. With our active involvement in R&D, our technical findings are integrated into codes and standards such as ASHRAE and LEED but also guide our recommendations as the design evolves. Our established ISO 9001 quality standards assure consistency in our technical approach from person-to-person and project-to-project, right across the continent team.

QUALITY CONTROL

The cornerstone of a quality organization is the consistent delivery of quality service. Morrison Hershfield maintains a

Quality Management System (QMS), certified and registered in accordance with ISO 9001:2015 international standards (Certificate No. 0013112-04).

We continually review and improve the effectiveness of this system and are committed to ensuring that our deliverables consistently satisfy the needs and requirements of our clients as defined in our scopes of work and agreements.

Our QMS applies to all activities and practices related to the provision of engineering and management services by all operational business units in Canada and the U.S. The system provides direction and guidance for the consistent, effective and efficient operation of the business for the benefit of our clients.

OUR BUILDING ENVELOPE TEAM

Morrison Hershfield's (MH's) careful selection of our staff means that you receive the top level of knowledge and service that the industry has to offer. Our employees come from a variety of institutional, municipal, industrial and commercial backgrounds, which gives us the ability to adapt to the complex and varied needs of our customers.

Our team has experience in the design and construction of building envelope systems for the local climate. We have worked with all the major general contractors and most sub-contractors in the region. We are familiar with local construction practices and the materials commonly available and typically used by the local trades. We also have the relationships required to function as an effective member of the project team.

Our Principals have amassed extensive experience providing trusted building envelope expertise for many landmark developments over the last decade.



JULIEN ST-PIERRE

P.ENG., LEED AP

PRINCIPAL, BUILDING
SCIENCE CONSULTANT

Julien's experience includes managing the design of the building envelope, for both new construction and rehabilitation projects, from conceptual design through to construction completion. He also specializes in diagnostic analysis of building envelope issues. He is engaged in focusing on envelope performance to improve overall energy efficiency of new buildings and rehabilitation projects. Julien prides himself on being a team player, focusing on providing solutions to meet the requirements of a broad range of stakeholders, balancing performance requirements, architectural aesthetic, constructability, and cost sensitivity.

TECHNICAL EXPERTISE

- Building envelope design, with focus on high rise and high performance design techniques.
- Building Envelope Commissioning, including envelope performance testing, design review, and field review, to reduce risk of design, installation, performance, and ongoing maintenance concerns.

EDUCATION

Bachelor of Civil Engineering, Dalhousie University, 2006

MEMBERSHIPS AND LICENSES

Association of Professional Engineers and Geoscientists of Alberta (APEGA)

LEED Accredited Professional

PROJECT EXPERIENCE

FEATURE PROJECTS

JW Marriott Edmonton ICE District & The Legends Private Residences, Edmonton (2019)

54-storey residential tower clad with unitized curtain wall systems including offshore IGU manufacturing. *ROLE:* Project Engineer.

Edmonton Conference Centre (formerly Shaw Conference Centre), Edmonton (ongoing). Replacement of sloped glazing assembly including frames and insulating glass units. *ROLE:* Project Manager and Project Engineer.

NEW CONSTRUCTION- RESIDENTIAL/MIXED USE HIGH RISE

The Clancey (ongoing) 29-storey luxury rental tower atop common parkade. Role: Project Manager and Project Engineer.

The SHIFT (ongoing) 38- and 35-storey luxury rental towers atop common parkade. Role: Project Manager and Project Engineer.

1932 by Bateman (ongoing). 15- and 18-storey condominium towers atop common podium. Role: Project Manager and Project Engineer.

Jasper and 108 (ongoing). 35- and 45-storey atop common podium. Role: Project Manager and Project Engineer.

Augustana, Edmonton (2017-ongoing). 30-storey residential rental tower. Role: Project Manager and Project Engineer.

MacLaren, Edmonton (2017-2019). 27-storey residential condominium tower utilizing window wall. Role: Project Manager and Project Engineer.

Symphony Tower, Edmonton (2017-2019)

27-storey luxury residential condominium tower utilizing unitized curtain wall. Role: Project Manager and Project Engineer.

The Hendrix, Edmonton (2015-2017) 32-storey tower utilizing window wall. Role: Project Engineer.

BUILDING ENVELOPE COMMISSIONING

Lewis Farms Recreation Centre, Edmonton, AB (ongoing) New recreation centre in west Edmonton including aquatic facility, gymnasium, and area. Role: Building envelope Commissioning.

HSBC Bank Place Rehabilitation Edmonton (2018-ongoing) Full rehabilitation of an 18-storey tower originally constructed in 1980. Project includes installation of new modern unitized curtain wall, new roof assembly, and renovation of the main floor. Role: Project Engineer, building envelope commissioning.

Morinville New 5-9 School, Morinville, AB (ongoing) New school. Role: Project Engineer, Building envelope Commissioning.

Drayton Valley Evergreen School, Drayton Valley, AB (ongoing) New school. Role: Project Engineer, Building envelope commissioning.

Spruce Grove Woodhaven School Spruce Grove, AB (ongoing) New school. Role: Project Engineer, Building envelope



DANA SCHERF

P.ENG.

PRINCIPAL, DIRECTOR
CODE + LIFE
SAFETY GROUP

Dana is a Senior Code Consultant and Director of the Code and Life Safety Group of Morrison Hershfield with over 21 years of experience in applying the Building and Fire Codes across Canada. She has extensive experience in interpretation and application of the Codes to new and existing buildings, development and negotiation of Alternative Solutions, resolving unusual fire protection construction issues, fire hazards analysis, and application of fire and smoke modelling to support design solutions. Dana has experience in providing Code consulting to public sector clients with high security needs, and in working with these clients to address their operational security needs while also meeting applicable Building and Fire Codes. She also works with developers and building owners to identify solutions to Code issues that will help achieve the design and vision while considering implications.

TECHNICAL EXPERTISE

- Application of Building and Fire Codes
- Fire Protection Engineering
- Development and negotiation of Alternative Solutions
- Application of Accessibility Standards

EDUCATION

- Bachelor of Engineering and Society (B.Eng.Soc.), Civil Engineering, McMaster University, Hamilton, Ontario (1997)

MEMBERSHIPS AND LICENSES

- Association of Professional Engineers and Geoscientists of Alberta (APEGA)
- Professional Engineers Ontario (PEO)

PROJECT EXPERIENCE

FEATURE PROJECTS

Lester B Pearson Building Major Renovation

(2018 to Present) Dana is the lead Code Consultant for the major renovation of a large federal government office complex occupied by Global Affairs Canada. Challenges include multiple stakeholders, retroactively applying high building provisions, application of both NBC and OBC, resolution of numerous exiting deficiencies while maintaining heritage features, and upgrading accessibility to exceed minimum Code provisions.

Carling Campus, Ottawa (2014 to present)

Dana is the Lead Code Consultant for this multi-building renovation project for a new federal tenant, that included both NBC and OBC analysis, egress and fire modeling for Alternative Solutions.

Trinity Hills Development, Blocks B and I, Calgary, Alberta

(2018 to present) Dana is leading the Code consulting team for this mixed use commercial and residential project, advising the design team and owner on key Code requirements and options to comply with 3 Alternative Solutions. Challenges included unusual site configurations and mid-rise wood construction.

South Park YMCA and Residential Development, Halifax

(2016 to present) Dana is the Code consultant for application of the Nova Scotia Building Code for this new high-rise residential development that includes a YMCA recreational complex, indoor and outdoor pools, and underground parking.

Strategic Group Residential Conversion Projects,

Edmonton and Calgary (2016 - present): Dana has been the lead Code Consultant for 4 projects converting office buildings to residential use. These projects have also included Alternative Solutions and detailed reporting for applications for building permits.

Northeast Transit Garage, Edmonton: Code consulting to support the concept design through construction for a 300 bus storage facility that includes a bus repair garage, an office block and underground parking.



CORPORATE PROFILE - SUSTAINABILITY + LEED CERTIFICATION

With over 13 years of green building advocacy, education, and facilitation experience, we provide an unbiased approach. We draw on our team's various areas of expertise and find the appropriate solution for any project. Our expertise and the expertise of our partners includes, but is not limited to, green building certification facilitation, Integrated Project Delivery (IPD) facilitation, green building education, building science, energy modelling and optimization, commissioning/retro-commissioning, inspections, staff engagement, operational audits, carbon monitoring/metering/reporting, policy writing, operational procedure & guideline development, and marketing.

EcoAmmo is a company that prides itself on customer service and continuous improvement. Continuous improvement and Lean philosophies are embedded in our company and all our employees are trained to eliminate waste wherever possible. The Lean approach describes 'waste' as inefficiencies in process. Our firm is unique in that we combine 'Lean and Green' removing barriers and costs in transitioning the industry to a more sustainable practice.

EcoAmmo is an industry leader and is at the forefront of emerging green building rating systems. Along with the various LEED rating systems and application guides, EcoAmmo has also worked with many others including WELL Building Standard, Living Building Challenge, Zero Carbon Building Standard, Passive House, Green Globes, BOMA BEST, BUILT GREEN, EnerGuide, and SunLiving. In 2009, EcoAmmo was chosen by the Canada Green Building Council to be one of 14 official LEED for Home Providers across Canada.

EcoAmmo was the first firm of its kind in Alberta, and one of only a handful in Canada, therefore EcoAmmo participated in numerous 'firsts' in our industry such as:

- The first LEED project in Alberta
- The first LEED neighbourhood developments in Alberta and British Columbia
- The first LEED Core & Shell project in Edmonton
- The first Green Globes projects in Edmonton
- The first Net Zero Energy commercial & residential projects in Alberta
- The first Living Building Challenge project in Alberta
- The first Integrated Project Delivery (IPD) project in Alberta
- The first LEED Platinum commercial & residential projects in Edmonton



KRISTIN TOLLOVSEN

*B.SC., LEED AP BD+C, LEED
GREEN RATER, WELL AP,
LEAN YELLOW BELT*

As a LEED and WELL AP with over seven years of industry experience, Kristin will be involved at the opening phase of this project. She will be responsible for providing you with an outline of sustainability opportunities and how these may enhance the performance and operation of your project, as well as how they can be integrated and delivered within the design team scope of work.

If TDHF choose to integrate viable sustainability initiatives into the Clearview Lodge project, then Kristin will develop a plan of scaled services tailored for your project, and additional service costs for EcoAmmo to fulfill the sustainability requirements.

LEED PROJECT EXPERIENCE

Since 2006, EcoAmmo has successfully facilitated green building projects and has extended its services to over 200 LEED certified projects across Canada. To highlight her varied LEED project experience, please see below:

Projects / LEED Rating System / Certification Level

Brewery District, Core & Shell 2009, Silver

StoneGate Buildings 6A & 6B, Core & Shell v4, Silver
Riverside Homes (500+ single-family development), Homes v1.
Certified

The priMED Mosaic Centre, New Construction 2009, Platinum

Ecole St. Joseph School, New Construction 2009, Gold

ACCREDITATION

2018 – WELL Accredited Professional
(Green Business Certification Inc.)

2018 – LEED for Homes Green Rater
(Green Business Certification Inc.)

2017 – NET ZERO Building Science Training

2015 – Introduction to Passive House Design + Construction
Training (Canada Passive House Institute)

2014 – LEED Accredited Professional Building Design +
Construction (Green Business Certification Inc.)

2014 – Lean Yellow Belt Training

2009 – Bachelor of Science in Life Science and Chemistry
(University of British Columbia)



CORPORATE PROFILE - ACCESSIBILITY

From our extensive project experience, we have a strong understanding of the built environment. Our lived experience is what sets us apart from our competitors and we are confident in our proven ability to champion accessibility into any project. Through research, design reviews, recommendations, and training, we promote the concept of barrier-free, Universal Design and a best-practice philosophy in construction, design, management and manufacturing disciplines.

At Level Playing Field, we believe we have a superb team, extensive experience and a genuine collaborative spirit to take on the exciting challenge of creating an inclusive built environment your team. Within your project we will deliver extensive consultation and highlight any gaps in accessibility that must be addressed to create a universally designed space. We will review design packages at any stage, from conceptual all the way through to construction/occupancy. We will work alongside your team to provide accessibility consulting services and recommendations based upon current national and international standards, ensuring accessibility is integrated in the design. Our analysis will include enhanced best practice with information regarding Barrier Free and Universal Design codes as well as bariatric design guidelines, considering the user experience for people of all ages and abilities—including those with hearing, vision, cognitive, intellectual, obesity and/or mobility limitations.



DARBY LEE YOUNG

FOUNDER, PRINCIPAL
ACCESSIBILITY STRATEGIST

Darby has over a decade of experience working as an accessibility strategist. She is an expert in Universal Design and international accessibility guidelines and standards. Darby has successfully contributed to the removal of barriers at municipal, provincial and national levels, ultimately establishing inclusive environments. Darby's expertise in Universal Design has developed throughout a wide range of public roles including her achievements as a competitive para-alpine skier. She is committed to contributing her unique lived-experience and various political appointments to passionately advocate for lasting inclusive environments that benefit everyone regardless of age or ability.

AWARDS & DISTINCTIONS

- Fellowship "Darby" Shoe, John Fluevog, February 2020
- Canada's Top 40 Under 40, June 2018
- Kent Hehr Leadership Award, October 2017
- YW Sesquicentennial Project Honouree, October 2017
- Calgary Stampede Western Legacy Innovation Award, November 2016
- Calgary Herald Top 20 Compelling Calgarians, January 2016

APPOINTMENTS

- Premier's Council on the Status of Persons with Disabilities, 2015-Present
- City of Calgary Advisory Committee on Accessibility, 2011-2015

RELEVANT PROJECTS / ROLES

HEALTHCARE

2018 - Randy O'Dell House, Calgary, AB

Prime Accessibility Consultant for 4,000 sq. ft cancer care facility

2018 - Sturgeon Medical Centre, St. Albert, AB

Prime Accessibility Consultant for 40,000 sq. ft medical office

2019 - Centre for Child & Adolescent Mental Health, Calgary, AB

Prime Accessibility Consultant for 34,000 sq. ft care centre

COMMERCIAL / RETAIL

2018 - Tsuut'ina Nation TAZA Development, Tsuut'ina Nation, AB

Accessibility Consultant for \$5 billion, 55,000,000 sq. ft. project

2019 - Cadillac Fairview Masonville Kiosk, London, ON

Prime Accessibility Consultant for customer service kiosk design

2019 - BMO Expansion for Calgary Stampede, Calgary, AB

Prime Accessibility Consultant for 660,000 sq. ft expansion

RECREATION

2018 - Vecova Centre for Disability Services & Research, Calgary, AB

Prime Accessibility Consultant & RHFAC facilitator for facility

2019 - GH Dawe Community Centre Expansion, Red Deer, AB

Prime Accessibility Consultant for \$36,000,000 arena expansion

EDUCATION

2019 - U of C Mackimmie Complex Redevelopment, Calgary, AB

Prime Accessibility Consultant for 370,000 sq. ft redevelopment

2019 - University of Calgary Mathison Hall, Calgary, AB

Prime Accessibility Consultant for 107,600 sq. ft Hall addition

2019 - University of Calgary Scurfield Hall, Calgary, AB

Prime Accessibility Consultant for review of existing facility

2020 - Mount Royal University Space Standards, Calgary, AB

Prime Accessibility Consultant for the development of future space guidelines

PROVINCIAL

2018 - Alberta Parks Accessibility Guidelines

Accessibility Subconsultant in the development of province-wide parks guidelines

2018 - BC Parks Accessibility Auditing

Accessibility Consultant in a collaborative approach to auditing over 300 parks

2.4 REFERENCES



VAUGHAN HOY ARCHITECTURE

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Former Program Director – Housing
Alberta Rural Development Network, Edmonton Alberta
Project: YWCA Banff Courtyard Project, Banff, AB

DUNCAN FRASER

BES, MES, RPP, MCIP
Retired Senior Planner for the Downtown (2017)
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2.5 SIMILAR PROJECT EXPERIENCE



HILL TOP HOUSE LONG TERM CARE SQUAMISH, B.C.

(While Associate at Kasian Architecture, Interior Design + Planning)

- Integrated project with the Squamish General Hospital campus as a 52 + bed addition
- Offers an improvement and expansion of the complex care practice and optimizes operational delivery for the Squamish Hospital
- User groups were engaged in the process of planning and design
- Several design schemes were based on the information gained from the users during these sessions and synthesized into a final design
- Architectural approach reflects a regional and local vocabulary and aesthetic
- Constructed in wood and heavy timber this new facility creates a residential atmosphere for patients, staff and visitors
- Architecture fits into a surrounding alpine residential neighbourhood

key features/challenges

- mixed program of care regimes required segregation of security functions
- developing a medical facility in a residential character and materials while supporting operational and maintenance requirements

client
West Coast Health
completed 2007



YWCA HIGHER GROUND WELLNESS HUB + CAMPUS CANMORE, ALBERTA

- Family Wellness / Crisis facility: intake residences, transitional housing, long term affordable community rental housing, gathering Welcome Hall for various functions
- VHA is the prime architectural consultant for project masterplanning and architecture
- process consisted of masterplanning concepts for 2 potential sites in Canmore
- masterplans integrate significant park & recreational space, amenity spaces, areas for 5 expansion phases of affordable housing types
- Net-Zero buildings & residential units, and passive solar site design
- planning and architecture provides an integrated response for inclusion of Indigenous community
- planning integrates community gardens
- planning integrates adjunct social service office spaces for co-location, as well as medical support
- includes daycare and amenity park building for multi-purpose activities

key features/challenges

- Social Hub space with Wellcome Hall for functions + residential program
- create significant park space with apparent low density
- plan for expansion phases
- non-institutional program response / multi-function space
- arrangement of varied program functions in social hub space
- modular design planning for residential units

client
Banff YWCA

completion
ongoing / fundraising





SAMSON CREE NATION ELDERS VILLAGE

MASKWACIS, ALBERTA

- VHA is the prime architectural consultant for project masterplanning and architecture
- process consisted of mapping and assessing 18 sites for potential based on a broad range of criteria to be met and design driver goals
- VHA developed the preliminary facility program for the client
- includes multi-purpose Hall + Gathering spaces in Amenity building
- masterplans integrate significant park space, amenity space, areas for 2nd and 3rd phase expansions and potential cultural centre
- includes phased Elders Housing and community spaces
- sustainability initiatives such as Rain Water Harvesting for landscape irrigation and potable water, Net-Zero residential units, and passive solar site design developed as client options
- planning and architecture responses to specific cultural alignment requirements
- planning integrates community gardens
- planning integrates potential for multi-generational activities on site



key features/challenges

- maximize residential program
- create a park like rural density and landscape response
- create Amenity building as Social / Cultural Hub with multi-functional / purpose gathering hall spaces
- incorporate Cultural Centre Campus in masterplan
- plan for expansion phases
- non-institutional program response
- design planning for potential modular residential

client

Samson Cree Nation Residential Development

completion

ongoing / under consultation with Tribal Council and Community

VAUGHAN HOY
ARCHITECTURE



ALBERTA HOTEL & LODGING ASSOCIATION

EDMONTON, ALBERTA

(While Principal at Kasian Architecture, Interior Design + Planning)

- represent this provincial non-profit service organization and it's membership in a convivial gathering space with new support offices that reflect community gathering and hospitality
- economical, efficient, and space utilizing 15,000 sq.ft. building design
- create formal gathering hall for 200+ people
- provide large audience board room for membership meetings with support technology
- provide teaching & training classrooms
- create a publishing centre for association collateral production
- create exhibition spaces as part of the offices to exhibit historical content

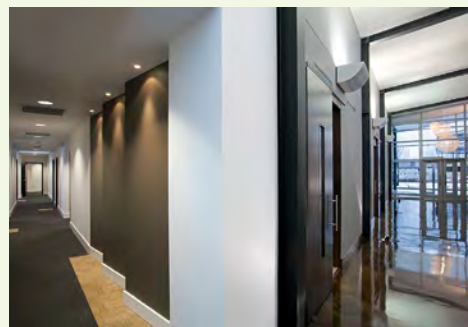
key features / challenges

- Welcome Hall as key social feature hub and multi-purpose space to reflect hotel hospitality
- extremely tight budget. Project was brought in under budget
- provide a fresh new design approach for client that exceeded their expectations

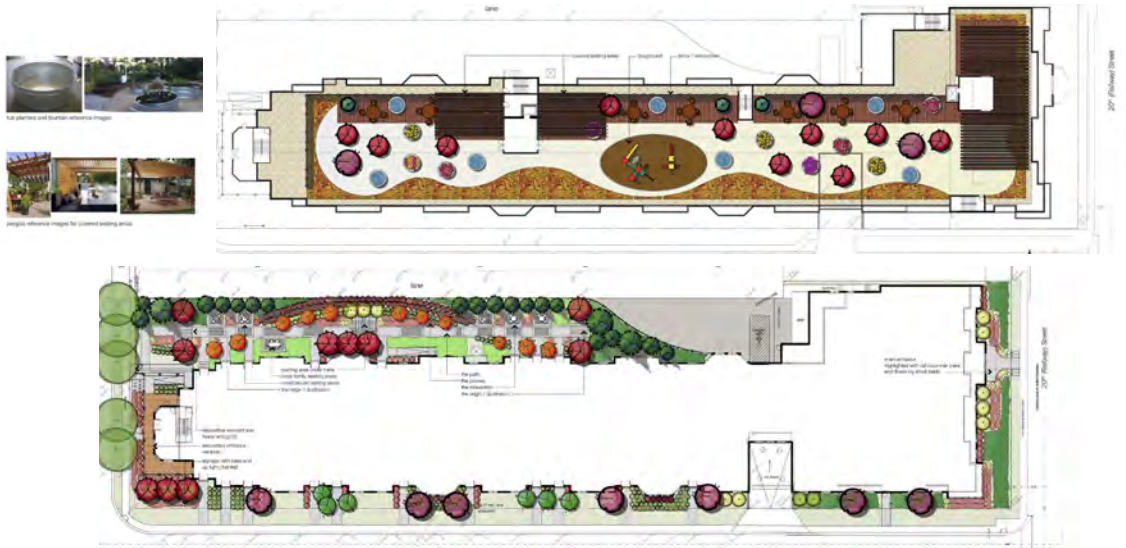
client

Alberta Hotel & Lodging Association

completed 2009



VAUGHAN HOY
ARCHITECTURE



DIDSBURY CARE CENTRE

Didsbury, Alberta

- conceptual design for outdoor spaces of a proposed palliative care centre
- main level design focused on providing ample visual relief to residents who were unable to go outside
- rooftop amenity space focused on community gathering opportunities
- rooftop design incorporated playground area for visiting families
- rooftop spaces allowed for both large group or family gatherings as well as smaller more intimate discussion areas
- design provided site amenities addressing all levels of mobility and accessibility

key features / challenges

- minimized outdoor maintenance
- utilize landscape to provide visual relief to indoor residents
- solid visual screen from emergency ambulance loading area

client

Rick Balbi Architecture

completion date

2014



17 AVE NW SENIORS HOUSING COMPLEX

Calgary, Alberta

- concept design for independent living seniors centre
- design focus was on two sunken courtyards separating buildings
- narrow courtyards caused wind concerns which were fixed by coniferous trees and shade canopies to reduce venturi effect
- the main outdoor amenity space flank the interior common areas for easy transition between indoors and out
- wide planters were designed adjacent to resident room windows to provide separate and privacy

key features / challenges

- reduced venturi effect
- ample hardscape to facilitate mobility
- drainage and runoff from lower level patio

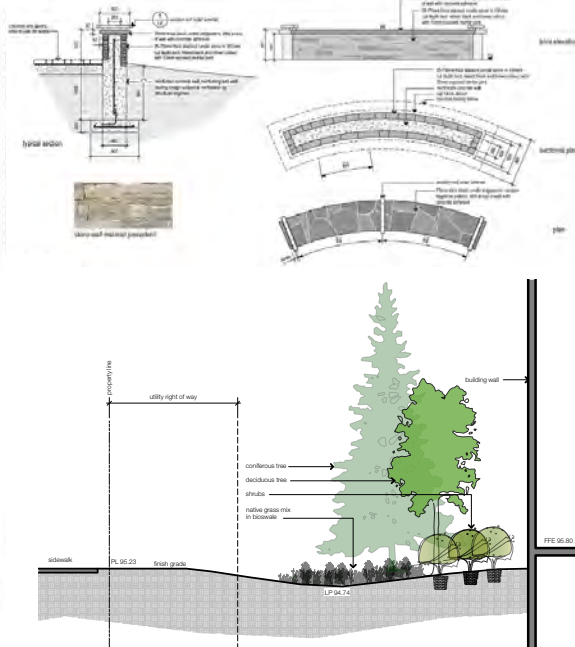
client

Rick Balbi Architecture

completion date

2018





key features / challenges

- sensory and healing gardens
- children's playground
- raised garden boxes

client

Hestia Developments

completion date

ongoing



SKYPOINTE SENIORS COMMUNITY DEVELOPMENT

Calgary, Alberta

- created interesting and high quality outdoor social space for resident seniors
- 818 studio offered services including conceptual design, development permit approvals, construction drawing package and contract administration
- integration of playground and seniors space for cross-generational interaction
- created sensory garden and healing garden areas within southeast courtyard space
- eastern edge provided public amenity and interest along adjacent street to integrate with the community
- intensive garden-like planting design including raised garden boxes for resident senior use

SOHO SENIORS FACILITY

Calgary, Alberta

- 818 studio offered services including development permit approvals, construction drawing package
- 818 inherited project at development permit stage and made revisions required for municipal approval
- provided feature drainage area over parkade roof to deal with challenging site grading and drainage issues
- circular looped pathway met needs of dementia patients through consistency and simplicity
- included raised garden boxes for senior residents use
- planting design offered diverse palette and colourful perennial blooms

key features / challenges

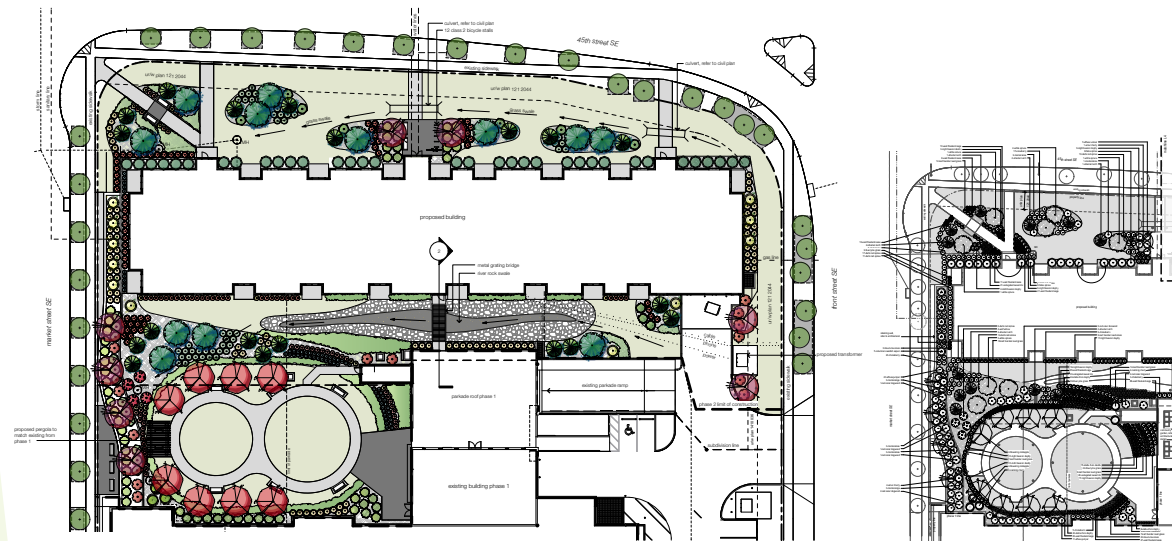
- site drainage
- perennial planting
- walking loop

client

Hestia Developments

completion date

2018





DR TURNER LODGE

FORT SASKATCHEWAN, AB

The Dr. Turner Lodge was constructed as a replacement for an existing, aging facility which had been serving for over forty years. Protostatix Engineering provided structural engineering consulting services for the new four storey structure. The new lodge features 90 units and approximately 82,000 square feet of space, complete with multiple activity and common areas, a dining room featuring a high ceiling with multiple clerestories as well as multiple support facilities, including a fully featured kitchen.

Client: Heartland Housing **Completed 2015**



ROOZEN HOSPICE

EDMONTON, AB

The Roozen Family Hospice Centre will be a warm and family-friendly, end-of-life residence with 12 comfortable suites for individuals in the final stages of life who do not require acute medical care. The Centre will also provide programming that helps support both the ill person and their loved ones, from diagnosis through to loss and bereavement.

Client: Synergy Projects **In Progress**



BONNYLODGE SENIORS HOME - PHASE I

SHERWOOD PARK, AB

The Bonnylodge Phase I (and subsequent Phase II) expansion was the addition of three distinct structures onto an existing facility. The scope of work consisted of a new apartment expansion, core area and front entry structure, all composed of dimensional lumber walls, and engineered wood floor joists bearing onto cast-in-place footings below. The apartment portion of the structure also features a crawlspace and partial basement to facilitate an efficient layout of the mechanical systems required. The added core area features new common areas, dining spaces and activity rooms to help enhance the comfort of the facility's occupants.

Client: Alberta Housing Corporation **Completed 2015**



VEGREVILLE SENIORS HOUSING PROJECT

The lease of an existing building of Canadian Visa Processing Center in Vegreville was expired. The office building was proposed to convert to the Seniors Housing keeping the main structure the same.

Client: BM Holdings Ltd.



BLATCHFORD TOWNHOME PROJECT

City of Edmonton converted the old city center airport near downtown into Townhome Project so that the area will accommodate more people living close to Downtown.

Client: Mutty Homes



MR Engineering Scope:

- Drafting of Architectural Drawings
- Structural Engineering: Design Structural Supports for new Roof Top Units as required by HVAC
- Electrical Engineering: Alberta Building Code Review for seniors housing, design of lighting, power, fire alarm system, single line diagram, energy modeling etc.
- Mechanical/HVAC: Alberta Building Code Review for seniors housing, design of heating and air conditioning, size RTU unit, equipment list, energy modeling etc.



MR Engineering Scope:

- Structural Engineering: Design Structural Supports, foundation, tall wall and roof supports required by HVAC
- Electrical Engineering: Electrical design of lighting, power, fire alarm system, single line diagram, energy modeling etc.
- Mechanical/HVAC: design of heating and air conditioning, size RTU unit, equipment list, energy modeling etc.



BEACON HEIGHTS NZE APARTMENTS

Project Highlights

Client: Avid Architecture

Project Scope: Energy + Mechanical Design

Completion Date: 2021



50 UNIT PASSIVE HOUSE

Fort St. John, Bc

Project Highlights

Client: Western Canadian Property Group

Project Scope: Passive House Consulting + Hvac Design

Completion Date Fall: 2018



NZE PRESBYTERIAN CHURCH + RIGHT AT HOME TOWNHOMES

Edmonton, AB

Project Highlights

Client: Habitat Studio

Project Scope: Passive House + Mechanical Design

Completion Date October: 2017



URBAN GREEN COHOUSING

Edmonton, AB

Project Highlights

Client: Urban Green Cohousing Society

Project Scope: Energy + Mechanical Design



MORRISON HERSHFIELD

THE ARBOR AT AVENUE 83, EDMONTON, (2017)

4-storey wood-frame luxury condominium. Role: Project Manager and Project Engineer.



BELGRAVIA SQUARE, EDMONTON, (2018-2019)

4-storey steel and concrete frame, low energy use building. Role: Project Manager and Project Engineer



NÎPISÎY HOUSE, EDMONTON, AB (2017)

New student residence to house approximately 300 students at the U of A. Role: Project Manager, Project, Project Engineer, Technical Specialist.

THELMA CHALIFOUX HALL, EDMONTON, AB (2017)

New student residence at the University of Alberta campus, housing approximately 500 students. Role: Project Manager, Project, Engineer, Technical Specialist.





WILLOW SQUARE CONTINUING CARE CENTRE

LEED HEALTHCARE V4 – SILVER (TARGETING)

Location: Fort McMurray, Alberta

Completion Date: 2020

Role on Project: LEED Project Management (Prime & Contractor)

Description: The Government of Alberta is building a new continuing care centre which will be one of the first larger re-build projects after the Fort McMurray fires of 2016. The new facility will consist of 108 beds and 36-bed shelled space which will deliver various levels of supportive living, long-term care and palliative care as well as associated programs and services.



EDSON HEALTHCARE CENTRE

LEED HEALTHCARE 2009 – SILVER (TARGETING)

Location: Edson, Alberta

Completion Date: 2016

Role on Project: LEED Project Management (Contractor)

Description: The project provides services for acute care, emergency, inpatient, obstetrics, public health, mental health, home care and primary care through the Community Health and Wellness Clinic. Services are supported by pharmacy, rehabilitation, ultrasound, X-ray and laboratory which will benefit the residents of Edson and area.



MIKISEW CREE FIRST NATION ELDER CARE CENTRE

LEED HEALTHCARE 2009 – SILVER (TARGETING)

Location: Fort Chipewyan, Alberta

Completion Date: 2014

Owner: Mikisew Cree First Nation

Role on Project: LEED Project Management (Contractor)

Description: The project provides 12 long-term continuing care resident rooms for Elders within the community. With a cultural and activity centre, commercial kitchen, and exercise and rehabilitation areas, it will allow inter-generational programs, educational and training opportunities for the broader community.



LIVINGSTON HOMEOWNERS ASSOCIATION

CALGARY, ALBERTA

Client: Brookfield Residential

Architect: S2 Architecture

Role: Prime Accessibility Consultant

Size: ~36,000 sq. ft

Cost: n/a



UNIVERSITY DISTRICT BLOCK 23 & CENTRAL PARK

CALGARY, ALBERTA

Client: West Campus Development Trust

Architect: Gibbs Gage Architects

Role: Prime Accessibility Consultant

Size: Various

Cost: n/a



VECOVA CENTRE FOR DISABILITY SERVICES & RESEARCH

CALGARY, ALBERTA

Client: Vecova

Architect: GEC Architecture

Role: Prime Accessibility Consultant

Size: ~166,00 sq. ft

Cost: n/a

3.0 PROJECT COMPREHENSION

3.1 REQUIREMENTS + CHALLENGES

The renewal and programmatic update of Taber & District Housing Foundatin’s Clearview Lodge is an exciting, engaging, and ambitious opportunity. It will significantly elevate and enhance the service offering of the existing Clearview Lodge, and enhance the community offering and availability for assisted living accommodation for elders who want to stay in their community. The potential space modifications to support one bedroom self contained units will provide ‘Life Lease’ accomodation as potential, as greater liveability enhancements.

Located in the heart of this rural Albertan township, Tabers’s Clearview Lodge has been providing services to the community for over two decades. It provides senior citizens the ability to age in their community rather than moving to Lethbridge.

We understand this project to consist of the following key aspects:

Phase 1: A conceptual visioning and planning excercise that would investigate a range of expansion / re-organization options that integrate a new dwelling unit type into the existing facility replacing the existing small single bed units to more commodious current standards, and that would logically tie into the existing Clearview Lodge.

These design concept investigations would essentially maintain the current unit count of around 80 units, but provide a format of mixed unit types extending the ‘liveability’ experience within the facility and enhance market attraction.

This means that the current Lodge area may potentially double in square foot size to accomodate this new objective. In undertaking this renewal program, TDHF would extend the market reach of the Clearview Lodge offering independent living where seniors could transition as they age to assisted living, all in one place. The range of conceptual investigations and ensuing options may encompass;

- expansion wing(s) adjacent to one of the rear parking lot areas that is currently an open and unused lawn area
- potential of adding a second floor level to parts of the existing facility
- or combinations of both
- provide structural, mechanical, electrical, accessibility, and building code evaluations of each conceptual option for best functionality and least impact
- tie all new concepts into the atrium and common spaces, dining room and kitchen facilities, and circulation, providing enhanced functionality, living space qualities and serviceability, to residents
- re-locate / consolidate the business offices in closer proximity to the building entrance
- completely rework the existing facility forecourt and entry drop-off sequence to provide safe, fluid, accessible visitor parking, resident and visitor drop-off, and separated emergency response capability that does not currently exist or function well

- create additions / renovations that are visually architecturally seamless with the remaining existing architectural character of the facility mitigating the appearance of ‘phases of change’ in the overall facility architectural language
- options would be evaluated based upon criteria and Design Drivers developed with the TDHF Client Team
- in tandem with design evaluation, ‘order of magnitude’ costings would be conducted by the client’s Costing Consultant to ascertain the building construction cost which will assist in evaluation of the ‘best fit’ approach. This costing would then provide supporting information to TDHF to make funding applications.

Phase 2: This phase would encompass full design, construction documents, construction administration, and post-construction services delivered by the consultant team, to realize the preferred project option selected by the TDHF Client.

Project Delivery Schedule:

TDHF’s aspired project delivery schedule is as follows (see Section 4.0 Methodology for shedule ganntt chart):

PHASE:	COMPLETION DATE:
Schematic Design Drawings	July 30th, 2020
Schematic Design Report	August 27, 2020
Design Development -	September 29, 2020
Drawings and Specs	
Design Development Report	October 27, 2020
Construction Documents:	8 weeks after commencement
40% Review set + specs	(December 28, 2020)
70% Review set + specs	8 weeks after commencement (February 19, 2020)
100% Review set + specs	8 weeks after commencement (April 16, 2020)

3.2 PROPONENTS VALUE + ADVANTAGE



Our added value to your project scope is our current project work with TDHF on the Taber Affordable Housing Project. We have developed a strong, mutually respectful and energized working relationship with the client team. We respect TDHF’s intimate knowledge of their programs, facilities and operational knowledge, community service aspirations, vision and mission, and we listen carefully in the ongoing design dialogue with the client team where their knowledge is key, particularly as it needs to influence the opening concept phases.

We have proposed and developed a working method and engagement process with TDHF that moves fluidly through a series of collaborative steps, focussed upon the mission to ‘leave no stone unturned’ in the analysis of concept opportunities for the client’s project. To date our collective process is harnessing great synergy and we see great benefit in bringing these processes to the challenge of the Clearview Lodge Project.

Our value added process has the following elements, but will not be limited to only these features. The unique and particular circumstances of the Clearview Lodge Project will elicit additional process elements that require being developed that respond to this particular facility, and our collegiate team of design and engineering consultants will enrich our collective process and experience together.

Some of our significant working methods we have currently engaged TDHF in, and that we see particularly beneficial to the Clearview Lodge Project are:

- **Design Drivers:** The design drivers are conceived at the very outset with the client team, and guide the masterplanning concepts and site tests. Design drivers are overarching, essential and important qualities, character elements, functionality and vision statements, and cultural alignment qualities that are critical aspects that must be substantially met in the design work. The concepts are evaluated against the Design Drivers. Concepts that are capable of incorporating all the design drivers are ranked highest in potential for development.
- **Blue Sky Concept Visioning - Part 1:** in this opening process we ask the entire team to ‘suspend their disbelief’ in imagining and visualizing what the range of ideas could contain for the project. We have found that it is often easy for clients to become engrained in what they know over time about their facility. Temporarily suspending preconceptions at the outset of concept brain storming, can free up the ‘ideation’ process and reveal greater potential than initially imagined.
- **Precedent Research:** We use this tool to bring to the table research examples of both like and dissimilar projects that contain aspects of the Client’s ideas at many levels, from planning and program components, spaces, elements or features that may enhance the liveability experience, to architectural design response, scale, and materiality. We use precedent studies of built facility examples as a discussion tool at the beginning of the project to elicit input and dialogue amongst, and with, the client team and stakeholders, to focus our collective effort down to a common agreed upon set of principles and qualities.

3.2 PROPONENTS VALUE CONT.

- Program Refinement / Program Stacking Tests: Particularly important to this project, is the clear development through the concept phase of the space program and tests. While TDHF understands their general goals, refined program definition will be required in order to confirm TDHF's facility changes, construction value of the project, and ultimately the ability to apply for funding of the project and a supporting business / financial model. Program Refinement is a stage by stage process as we move through concepts and concept definition. It is also a stage that helps the client prioritize the parts of their project.

- Unit Typology Development: One of our value add benefits is that we have been developing for affordable housing clients, unit types that are capable of being modularized if circumstances such as construction impact, remote locations, or shortened construction times are of importance. We work to create unit types that are customized for each projects particularities, but in a manner that allows clients flexibility in deploying standard construction or in some cases benefits from modular construction. Providing local economic stimulus is important in communities, however in some cases, partial or complete modular construction alternatives are required for various reasons.

- Concept Definition - Part 2: In this secondary level of the concept phase, we bring more metric definition to the concepts from the Part 1 process. This method usually reveals which concepts actually 'hold up' under more dimensional quantification, and which concepts are inefficient and to be eliminated as an option.

- Evaluation of Concepts: In tandem with the Part 2 Concept Definition above, we help the client develop an evaluation matrix that facilitates ranking concepts and priorities, to essentially narrow down design to a 'preferred' direction / concept / option.

3.3 POTENTIAL RISKS + NEEDS

Our team sees a number of potential risk challenges to identify at the outset that are specific to this project. The conditions of the existing base building construction, mechanical and electrical systems, current fire and life safety elements, and consultant access to the complex during COVID-19 lock down, are key areas of risk.

Structure of Base Building:

Our structural team member Protostatix has experience in facility additions / renovations and renewals of this type, and knows that existing and vintage one storey buildings built in wood construction do not lend themselves to additions of another storey(s). An early assessment and evaluation of the base building structural system will be necessary at the outset to identify limitations, considerations, of any potential additions of a building storey, effects to mitigate of adjacent construction of an addition in proximity to existing base building areas, and structural stability aspects. Our consultant team will require TDHF to provide a full set of existing design documents, including specifications and prior geotechnical information, for the existing facility and its additions over time, that includes but limited to, documentation for structural, mechanical, electrical, and fire & life safety elements.

Potential Code Upgrades Due to Addition: Morrison Hershfield will need to understand the existing complex and its additions over time, current Fire and Life Safety upgrades and existing conditions, in order to support the design team in the concept phase 1 and 2 components. With projects of this nature, there is always the possibility that a renovation / addition can trigger deeper Building Code upgrades as a requirement to be met as a condition of a new intervention.

Mechanical / Electrical Equipment Functionality + Efficiency: Operational ease, efficiency, and operating costs will be important impacts that come with any new addition / renovation. There is always the potential that a new system can not effectively tie into an existing system due to equipment age and system controls. This project will benefit if mechanical and electrical systems maintain their integrity across the existing building and new additions, however, TDHF may find that modifications to certain facets of the existing building systems will be required to maintain operational efficiency, particularly when adding new equipment with current energy efficiency standards.

COVID-19 and Restricted Consultant Access: Certainly not last and least, the current lock down situation of Clearview Lodge may severely impact the ability of members of our consultant team to access the facility for visual assessments and start-up facility site orientation, as well as ongoing visits.

We will require TDHF to develop a plan and protocol with our team that helps us gain access to the building for initial site reviews of existing conditions, equipment and systems, and program spaces, in order to start the Phase 1 work on a knowledgable basis of the existing complex.

All these aspects are currently unforeseen but may impact options and cost of the project.

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We have provided a high level, preliminary design delivery schedule to accompany our scope of work. This schedule follows TDHF's desired timeline. It should be noted, the COVID-19 impact will be an issue for construction and a facility that will be kept operational during construction.

TDHF - TABER DEVELOPMENT PROJECT Preliminary Design Delivery Schedule																																							
DESIGN PHASES		June 2020		July				August				September				October				November				December				January 2021	February	March	April								
		wk3	wk4	wk5	wk6	wk7	wk8	wk9	wk10	wk11	wk12	wk13	wk14	wk15	wk16	wk17	wk18	wk19	wk20	wk21	wk22	wk23	wk24	wk25	wk26	wk27	wk28	wk29	Jan30	Feb30		Apr46							
1.0 Pre-Design / Schematic Design																																							
RFP REVIEW AND AWARD																																							
Client / Design Team Service Contracts project start-up mtg @ Taber																																							
schematic design and concepts - architecture																																							
landscape architecture - concepts																																							
engineering - concept analysis against base bldg																																							
building code / envelope review of base bldg + concepts																																							
accessability analysis of concepts + base bldg																																							
sustainability analysis for opportunities																																							
class D cost estimate of concept options																																							
client review + selection of Preferred Option																																							
schematic design Report																																							
Client sign-off to next phase																																							
2.0 Design Development																																							
design development - architecture																																							
landscape architecture DD																																							
engineering DD																																							
building code / envelope updates																																							
accessability coordination of preferred option																																							
sustainability program (if initiatives are adopted)																																							
class C cost estimate																																							
design development Report																																							
Client Review / sign-off to next phase																																							
Development Permit Submission (Option)																																							
3.0 Construction Documents																																							
architecture CD's																																							
landscape architecture CD's																																							
engineering CD's																																							
building code / envelope updates																																							
accessability coordination + review																																							
sustainability updates + coordination																																							
working drawing review @ %40 complete - Dec 28, 2020																																							
class B cost estimate																																							
working drawing review @ %70 complete - Feb 19, 2021																																							
working drawing review @ 100% complete - April 16, 2021																																							
class A cost estimate																																							

A detailed design delivery schedule will be developed upon commissioning of the design team.

Project Start-Up is projected to occur at the beginning of July 2020. Our schedule will be adjusted according to actual timing.

4.1 PROJECT APPROACH

Our methodology is a wholistic roll-out of connected elements relative to detailed definition with TDHF upon commissioning. Based upon our successful experiences our methodology would look like the following:

Client / Design Team Service Contracts

We have provided a week for clarifying and finalizing the Owner and Consultant team service agreements with TDHF. this would include more detailed alignment of actual scope of work, identifying client, potential stakeholder consultations, in person meetings / reviews as well as regular bi-weekly teleconference meetings.

4.1.1 PRE-DESIGN / SCHEMATIC DESIGN (SD)

This phase focusses on looking thoroughly at the potential of the Clearview Lodge and site with you, and bringing to light a range of possible concept visions and program identification.

We do this by first developing with you and your team, a set of ‘Design Drivers’ for the project. These are high level real goals, aspirations, and community vision, for what your ideal of your project would be. Design drivers become the measuring stick by which each early step of this phase of the design process is evaluated. With each concept we ask ‘does this exhibit the inherent elements expressed in the design driver goals?’

This process has been remarkably productive in our work to date and enlightening for everyone involved in this stage. As part of informing the creation of your design drivers we will conduct precedent research. A powerful tool for confirming alignment, precedents help shape and compliment the design drivers and all the steps that come afterwards. TDHF is making a significant investment in your project. We focus on supporting you in reaching the right destination.

Our best project results come from asking our clients to

‘suspend their disbelief’ as we examine design options and opportunities that may not have been originally considered or anticipated. This iterative process illuminates a range of conceptual outcomes. It provides you with options from which to select a Client preferred direction. This phase consists of:

- site analysis and options
- development of design drivers with client team in workshop
- schematic concept options development and design
- concept option development and design documentation - architecture, landscape, interiors
- precedent studies related to the project program
- potential local agency review + consultation
- project scheduling and budgeting coordination with your Construction Manager
- owner supplied data coordination
- administration
- preliminary engineering analysis of concept options / documentation / coordination, to evaluate ‘best fit’ concepts and highlight real engineering challenges unique to a renovation and addition project such as this
- coordination of the class D costing (based on unit costs) and statement of probable construction costs with the Client’s costing consultant
- materials research and outline specifications
- Building Code + Envelope input
- review with client and construction manager the construction delivery options and impacts
- presentations / bi-weekly teleconference calls
- SD design report

SUSTAINABILITY OPPORTUNITIES

As part of this phase, EcoAmmo will engage with the Client and project team to:

- identify opportunities for sustainable measures that fit within the mandate of the owner organization

- outline how to focus sustainability efforts most appropriate to operational budgets while keeping budgets low
- identify how key trades / expertise can be brought on board early to lessen the chance that sustainability measures will be cut due to project budget overages
- provide guidance on any applicable green building rating systems / certifications the owner may wish to pursue

4.1.2 DESIGN DEVELOPMENT (DD)

At this point, the team has narrowed down their design focus to a Client preferred option which could also mean a general preferred direction that is a synthesis of elements from other options in the concept stage. In this period the team brings more definition and resolution to the preferred concept option. This phase includes:

- project administration
- development of Client preferred option for architecture / landscape / interior design / value-add elements (if carried forward)
- development of engineering based upon preferred option
- Building Code + Envelope input
- more detailed review + consultation with municipal agency
- refined materials selection and outline specifications
- updated class B costing and statement of probable construction costs
- combined SD and DD design report with all discipline content
- meetings or bi-weekly teleconference calls
- local agency review + consultation
- DD design report

4.1.3 CONTRACT DOCUMENTS (CD)

In this phase the design and engineering team are concentrating on detailed development of all building components, technical assemblies, and development of detailed specifications for each discipline. This detailed work is created in tandem with updated costing and any further ‘value-design’ that may be required to stay in line with the building budget.

- ongoing project administration
- Client decision on construction delivery - process has potential impacts on contract document preparation
- detailed development of building / landscape / interior design components, fixtures, finishes, and equipment
- Client supplied data coordination
- detailed development of engineering components and energy efficiency
- detailed specifications for all disciplines
- ongoing coordination with municipal departments
- meetings or bi-weekly teleconference calls
- updated class A costing

4.1.4 TENDERING

This phase is not yet determined

4.1.5 CONSTRUCTION ADMINISTRATION (CA)

This phase is not yet determined

4.2 SCHEDULE COMPLIANCE

VHA has established our design delivery schedule in collaboration with our consultant team. As such, as design professionals we work with, our team acknowledges compliance with this schedule outside of unforeseen issues arising. VHA maintains regular weekly in-house touch point meetings with our team to monitor both development of collateral for each stage and to monitor the schedule. These are documented.

Any potential forecast of scheduling issues are reviewed in the bi-weekly Client meetings with assessment solutions.

4.3 DELIVERY SEQUENCES

See section 4.1 above

4.4 DELIVERY SCHEDULE

See section 4.0 Design Schedule above

4.5 QUALITY ASSURANCE PROCESS

VHA uses a single, experienced point of contact, who is the Principal and Lead Designer, to direct our workflow and perform phased document checking. In addition we utilize a Peer Review process with our senior collaborators throughout the development of each phase of our work prior to issuance of documents, to also QA forecast the next steps of our work.

We leverage lessons learned to bear on new scopes, and the Principal is directly involved with ongoing Contract Administration of the project right to project close.

We promote a Collaborative QC/QA process with our Team members and ensure that our process is created specifically for this unique project, integrates how they work internally with ultimate coordination of their work, and that our whole process is in alignment with the Client and the Construction Managers contractual delivery process.

During each phase, through our bi-weekly Client / Design Team meetings, we add Hit List Items to a running Log that is distributed to team members for action and follow up.

4.6 DESIGN PHILOSOPHY

See in conjunction with Section 2.4 under VHA.

We understand that TDHF wants the new project work to integrate as seamlessly as possible with the look and feel of the existing Clearview Lodge.

We understand this logic and we will bring our experienced design sensitivity to this mandate. Although Clearview Lodge is not a ‘heritage’ building, it does have an aesthetic legacy that our team is requested to respect. We will do this based upon our working experience of additions to heritage buildings through a survey of the architectural elements on the entire facility, and an evaluation with the team and client on the best most likely character aspects to respond to through design.

We do know, that ‘new is new’ and therefore very difficult to create a patina of material age to match and blend to a building that has seasoned over time. However, we do know we can develop a like character of architectural features from our survey, that will integrate well with the building portions we are adding / renovating, or that remain.

4.7 COMMUNICATION PLAN

See in tandem with our Organization Chart Section 2.2 above.

Our team structure is organized in a collaborative wheel. However, someone has to chair and direct the process and responses required. VHA as the Prime Consultant is fulfilling this role with our team, and the client team. Our process allows direct contact and connection with and between our team, the Client, and CM, but all formal communications and documented items will flow through VHA back and forth between teams. This allows us to monitor work and progress, client directives or quiries, and manage responsibilities and process collateral.

VHA as a normal process, chairs all progress meetings and documents these through minutes of meeting with action lists. Key to this project is that the client will have a Construction Manager as part of the process from the outset.

In this light we would then want to enhance and integrate our communication process and protocols with the Construction Manager.

If appropriate we are open to building upon the CM's trusted method provided it reasonably aligns with the scale and scope of this project. In many projects a web based Project Portal is efficient as a method of distribution, tracking and retrieval of design and engineering content. This can be discussed at the time of commissioning with the Client and their preference.

4.8 RISK MITIGATION + MANAGEMENT

The design process through to Construction Documents is at its best when we are iteratively defining, identifying and planning, through the process of design, what may be project risks and how to mitigate this risk. Without a doubt, understanding early what the most beneficial construction delivery methodology (Insitu or modular) may be for you as a client and organization, is crucial.

We like to begin to identify risk issues in the latter half of Concept / Schematic Design where options are on the table. This helps to analyze the various merits of design options and their inherent long range risks. This process also aids reaching a preferred option. Similarly in Design Development, our risk identification becomes more detailed and specific to the beginning of site design, servicing, building, and building systems being contemplated, and the relative level of building and trade expertise available in your locale.

For Risk Identification we will develop a running Risk Log with our design team as a pre-emptive evaluative tool as we go into detailed design. This method assists in:

- providing management forecasting through early risk identification
- supports design through identifying building equipment / components and specification

during design for long term operational ease and effectiveness / available equipment supply for repairs / replacement

- supports construction delivery through pre-planning for site preparation, civil site work and foundations
- pre-planning for neighbourhood construction impact and noise, when we know when construction will begin.

4.9 PROJECT / QUALITY MANAGEMENT

Project / Quality Management go hand in hand with Quality Assurance. We deploy the same methods at this level throughout the design process. Part of providing Quality Management is understanding what the clients expectations are related to project quality and, what elements, aspects, levels of building performance and life cycle expectations are anticipated. These elements are identified early up front with all team disciplines and the Client as they directly impact our detailed design work and specifications that follow. Building life cycle expectations are critical as this impacts physical building elements being specified, and consequently directly impact building construction cost.

A critical aspect of QM in our experience, is construction delivery and appropriate building and equipment trades. Their capability and skills and experience must be in alignment with level of the project. And although all things construction will be the CM's perview to administer on behalf of the client, the design team specifies all aspects of the building and component performance and these must be met by appropriate quality trades. Unfortunately our team has seen experiences where building quality expectations are not matched with appropriate contractor and trade quality skill levels. Our consultant team will have direct input to the client in managing and ensuring that outcomes are matched with expectations.

An essential aspect of this ability is our team being able to review trade bids as they are tendered and evaluations of trade companies responding to tenders. All our team members are seasoned at this process. Another aspect of our work is utilizing the advantage of cost estimating in relation to life cycle forecasting to find the optimum level of project quality, and evaluate this against similar real world precedents that are successful. This is why we introduce precedent research at the beginning of Concept Design.

In respect to Project Quality, our methods described in Section 3.2 Proponents Value + Advantage are focussed upon defining with the Client, their expectatons of Project Quality that must be met through, and by, design. Our experience has been that client project quality aspirations undergo realignment through the design phases in direct response to the real issue of viable project budgets and costs. However, we also know that there is an optimum balance where good systems performance, good material performance and life cycles pay operational and maintenance dividends over time.

4.10 MAIN DESIGN CONSIDERATIONS

The overarching focus is that operational functionality, aesthetic quality, beauty, and physical comfort, supports, responds to, and enhances the positive liveability, health and wellbeing, of seniors lives in Clearview Lodge, and supports and enhances the daily work environment for the staff compliment in the delivery of assisted care services.

And that as much as possible, the environment is residential in character, de-institutionalized, as well as affordable. The fundamental core of this consideration harkens back to our introduction, that the project provides senior citizens in this community, the ability to age in their community in dignified supportive quality housing. A great architectural and environmental response complimented by great services is a solid foundation that moves toward this.



THANK YOU