

BUILDING THE
FUTURE.
RENOVATING
THE PAST. >



WORKPLACE
DEVELOPMENT SERVICES
A BRANCH *of* SHARED SERVICES BC

Project Delivery **Works**

WDS works with clients to determine the most appropriate project delivery model. These models include Design-Bid-Build (DBB), Design-Build (DB), Construction Management (CM) and Public Private Partnerships (P3). In each approach relationships can vary between client, consultants and constructors – WDS provides advice adding value to the process of decision making and integrated design approaches. At project initiation, WDS focuses on the outcomes in consultation with the client and incorporates best practices to effectively manage all aspects of project delivery (scope, budget, schedule, change, procurement, communications, risk, human resources, quality and integration.)

WDS is committed to collaboration and adoption of a team approach resulting in faster delivery times, minimal disruptions to schedules, effective change processes, and less risk for all parties. For construction contracts, WDS tracks progress and reviews payments, monitors change requests and ensures effective project completion. It conducts post-project evaluations and follow-up within a year to address warranty issues.

Some of the most important everyday activities of government focus on the design, construction and maintenance of public buildings. The places in which we work, are cared for, educated, exercise civil freedoms and more, are all important to our lives as everyday citizens living in British Columbia. Workplace Development Services (WDS) is a part of government which helps to create these public spaces.

The mission of WDS is to support and represent owners in translating their program goals into facility solutions. WDS provides owners with a broad range of planning and construction advisory services, easily adapted to suit the demands of the most complex project.

We trust you will find this brochure insightful and look forward to the opportunity of working with you.

Gerald Gongos and Lorne Mack
WDS Directors of Capital Projects



Surrey Pretrial Services Centre - P3 Project Construction 2013



Maintaining the **vitality** of our
landmarks while providing
effective project management



Photo: Downtown Vancouver, BC
Project: Robson Square Revitalization Program



Workplace Development Services



Photo/Project: Squamish Lil'wat Cultural Centre

Workplace Development Services (WDS), a branch within Shared Services BC, provides strategic planning, design, construction and project management expertise to ministry and broader public sector clients.

WDS is led by a team of architects, engineers, quantity surveyors, and project management professionals with decades of hands-on experience in the design and construction industry. WDS helps clients translate their needs and program requirements into building solutions.

WDS incorporates Project Management Institute (PMI™) based project tools and processes to consistently manage the successful delivery of major capital projects. Team members are LEED® accredited professionals who are passionate about environmental stewardship and sustainability.

WDS has played a significant role in building and renovating many of British Columbia's public assets. WDS builds upon a strong foundation of professional public sector expertise, experience, and resources. With a successful track record in the delivery of innovative and sustainable major capital projects, WDS brings a dedicated team of professionals who set the pace for on-time and on-budget performance.



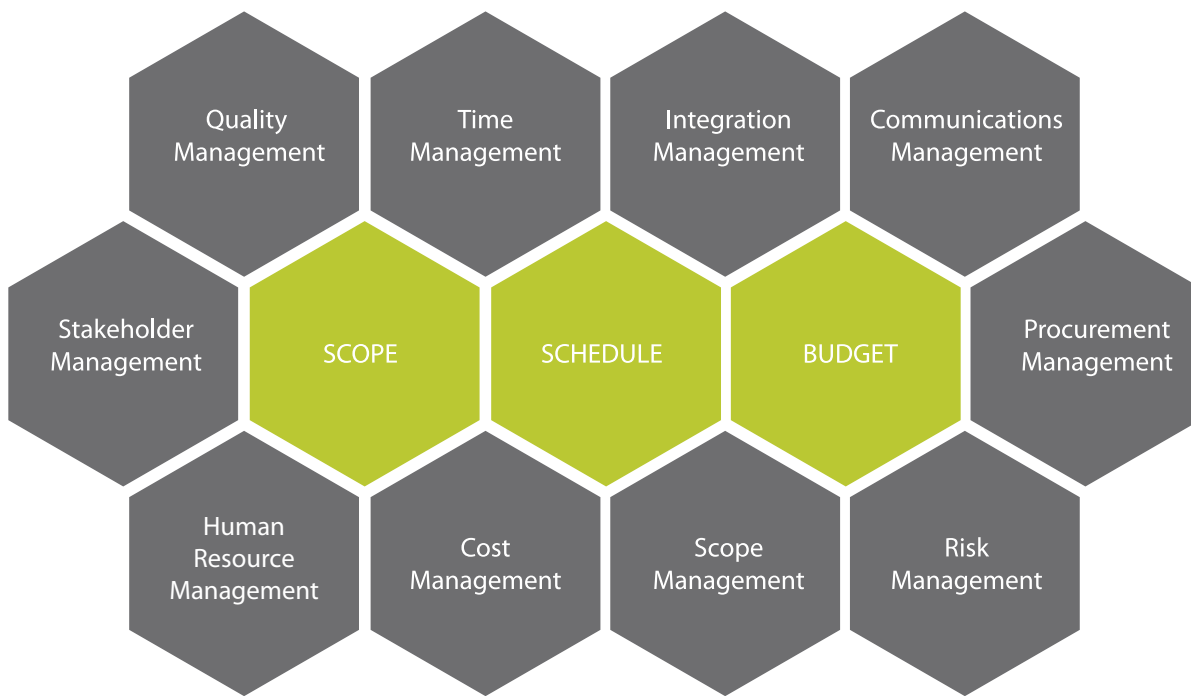


Photo/Project: Ministry of Social Development,
Surrey Regional Office

Service Offerings

Project Management Services

WDS offers complete project management services—from preliminary planning to project close-out. Clients benefit from a single point of contact with decades of knowledge earned through hands-on project delivery experience in virtually every aspect of designing, building, and completing a diverse range of facilities. Combined with a sensitivity to client needs, WDS' integrated service approach allows us to deliver effective solutions within scope, schedule, and budget.



Advisory Services

WDS provides forward-looking client advisory services required to optimize public sector vision, business priorities, and resources. Services are defined by strategic planning that incorporates best practices research and critical thinking, including: needs definition; business case development; options analysis; risk and financial analysis; multi-criteria evaluations; and initial concept studies leading to sustainable action plans. WDS' advisory services combine insights and experience to deliver optimal solutions.

Shared Services BC

WDS is a branch within Shared Services BC (SSBC). SSBC offers a variety of government and the broader public sector workplace services, including procurement of office equipment and furniture, leasing services, real estate portfolio advice, and property maintenance to name a few.

SSBC's expert resources are available to clients in all locations across BC, providing a full suite of services for workspace needs. As part of government with a proven track record, clients can rely on well developed processes taking advantage of SSBC's economies of scale.

Ministry and broader public sector clients can rely on SSBC to meet or exceed government requirements. SSBC adheres to government's responsibilities, goals and objectives for providing public goods and services:

- » Not for profit
- » Responsible to the taxpayers of BC
- » Invest for the future
- » Public trust
- » Stewardship
- » Enduring long-term view



Environmental Services

Environmental sustainability is an important focus for SSBC. WDS ensures compliance with environmental acts and regulations through third party review of the work, guaranteeing environmental interests are addressed carefully and effectively.



Photo: Surrey Pretrial Construction Site
Project: Surrey Pretrial Expansion

Delivering **high quality,**
sustainable projects while
providing **value**



Photo: Workplace Development Services Team

WDS Staff

WDS' mission is to support and represent owners to achieve their facility goals; providing a broad range of planning and construction advisory services, easily expanded to suit the demands of even the most complex project.

WDS' extensive professional experience translates into trusted advice and value for clients. WDS provides complete information, accurate reporting and competent project management throughout the life of all projects.

Development Managers

WDS Development Managers—architects, engineers, and quantity surveyors—provide outstanding strategic asset planning, development, and advisory services to government organizations and broader public sector clients.

Development Managers offer clients the benefit of many years of planning and construction experience managing complex and state-of-the-art projects for government and broader public sector clients. WDS proudly offers its clients a depth of service and talent suitable for any construction project—from “one-off” advisory studies to high-value multi-year, multi-phase public-private-partnership (P3) projects.

Building Technology Advisors

WDS Building Technology Advisors (BTA) – resident technical subject matter experts who support services provided by SSBC.

This multi-disciplinary team of professionals specializes in building systems, develops technical standards and provides strategic, independent, consistent and objective technical advice. This group provides advice based on best value/lowest life cycle cost, government policies, codes, standards and industry best practices.

BTAs draw from long term relationships with internal and external clients, a province-wide perspective on portfolio management and lessons learned through feedback from operations and maintenance, while considering facilities in an integrated multi-discipline approach.

WDS is an organization of accredited and experienced professionals. Development Managers and Building Technology Advisors are supported by Project Management Analysts, Coordinators, and Administrators who provide detailed cost tracking and project administration services using robust data systems, specifically designed for administration of large projects and portfolios.

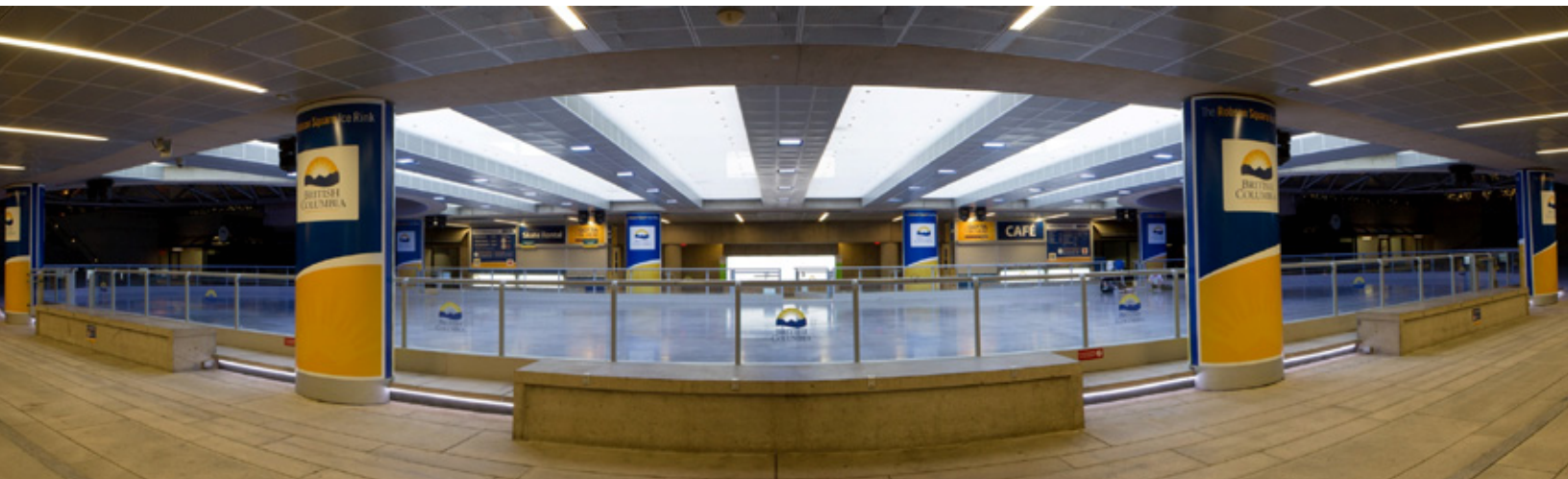


Photo: Vancouver Law Courts, Robson Square

Featured Projects



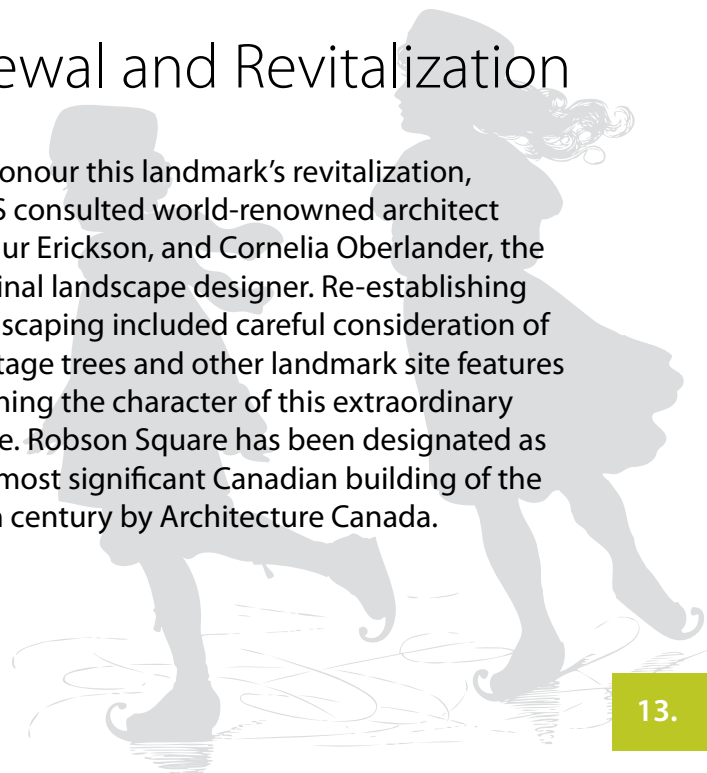
Iconic Robson Square covers three city blocks in the heart of Vancouver's vibrant downtown core and is synonymous with inviting green open spaces, accessible public services and amenities, public art, Vancouver culture, and eye-catching aesthetics.



Robson Square Envelope Renewal and Revitalization

WDS managed and coordinated project delivery of a \$70+ million revitalization of Vancouver's Robson Square complex. The first phase began in August 2004 and required remediation of the envelope system, consisting of replacement of building membranes, structural caulking, aluminum and other metal casing and flashing systems. Envelope remediation set the stage for rehabilitation of the ice skating rink including installation of two domes over the public area. WDS oversaw the completion of the ice skating rink in time for the 2010 Winter Olympics, reintroducing Robson Square to the public.

To honour this landmark's revitalization, WDS consulted world-renowned architect Arthur Erickson, and Cornelia Oberlander, the original landscape designer. Re-establishing landscaping included careful consideration of heritage trees and other landmark site features defining the character of this extraordinary place. Robson Square has been designated as the most significant Canadian building of the 20th century by Architecture Canada.



Squamish Lil'wat Cultural Centre

The Squamish Lil'wat Cultural Centre is an excellent example of the service diversity and expertise WDS offers. The project involved a creative blend of finance, management and construction partners.

WDS proudly played a role in bringing this inspiring project to life by providing owner's advisory services, extensive financial stewardship and contract administrative services on behalf of the Squamish Lil'wat Nations.



The Squamish Lil'wat Cultural Centre is one of Whistler's best known landmarks. It projects an impressive and attractive arc of glass and warm lighting to the street, drawing in people and offering sweeping views from the inside. Behind the building, the Squamish Lil'wat Nations provide an opportunity to see a modern interpretation of a traditional First Nations longhouse and pit house.

CPR Steamship Terminal Building

The Provincial Capital Commission engaged WDS to provide owner's advisory services for the seismic upgrade and renovation of the CPR Steamship Terminal. WDS' advisory services covered all aspects of this landmark's preservation work from start to finish.

WDS effectively managed the consultant and contractor team to meet a tight project schedule ensuring the client received federal stimulus funding.

Francis Rattenbury

This landmark heritage building facing Victoria's busy Inner Harbour was designed by Francis Rattenbury, who also designed many of Victoria's heritage buildings, including the BC Legislative buildings, the Empress Hotel, and the federal customs building.



Visitor Centres provide a wide range of visitor services, including helpful travel information and accommodation reservations.

The Osoyoos visitor centre design was inspired partly by a First Nations pictograph. Its large curved roof is supported by large wooden posts and beams to reflect BC's rich wood resources.

The Peace Arch visitors' centre incorporates elements of a First Nations Semiahmoo winter dwelling. From the air, the footprint of the building is based on one of BC's Gulf Islands. Features include structural and decorative indigenous forest elements featuring BC tree species, mountains and rivers.



Osoyoos Visitor Centre



Peace Arch Visitor Centre

Visitor Centres

Working closely with Tourism BC from site selection through to the end of the construction warranty period, WDS provided owner's advisory and project management services ensuring successful development of BC visitor centres. These projects benefited from WDS development manager project supervision including design reviews, chairing integrated design team meetings, procurement of professionals and contractors, construction contract administration,

preparing and managing project budgets. WDS' effective management of these projects fulfilled each client's requirements and led to signature properties well-suited to serving and informing travellers about BC and its tourism opportunities.

The Peach Arch Visitor Centre is certified to LEED® Gold standards.

Ministry of Forests Regional Office

The Ministry of Forests Regional Office, located in Kamloops BC, was procured using a design-build methodology. WDS worked with stakeholders throughout the process including managing the project during construction and supervising the move of staff into the new premises.

This project enabled the ministry to consolidate staff from eight different locations into one facility.

The WDS team took a lead role in coordinating and managing a series of complex moves. No detail was too small in providing full workplace provisioning, including voice and data services, furniture inventory management, and building security services.

This LEED® Silver office building is comprised of 44,800 square feet and was constructed for the Ministry of Forests. The building serves as the ministry's regional office and accommodates 560 full time employees. The new regional office allows the ministry to serve twelve forest districts contained in two time zones, generating approximately \$125 million in annual forestry revenue.



Alouette Correctional Centre for Women

The Ministry of Justice has initiated a \$185 million upgrade of its provincial correctional facilities portfolio. Approximately 300 new cells are planned for this province-wide initiative, once complete.

Alouette Correctional Centre for Women (ACCW) represents \$42 million of the ministry's upgrades and adds 104 "secure custody" beds to the existing medium and open custody beds at the facility. Using the latest Generation 3 or "G3" design and

operating features and principles, the facility is a key component in the ministry's initiative to meet demand for correctional facilities.

The project was delivered using design-build procurement, though larger projects such as the Surrey Pre-trial Centre, are procured through P3s.

WDS proudly managed all aspects of the project and looks forward to implementing the ministry's full capital plan.

A state-of-the-art building ACCW offers increased correctional capacity in British Columbia while providing a safe and sustainable operating and living environment for staff and inmates.

This expansion provides a first time opportunity to accommodate women of all three security classification levels (open, medium and secure) under one roof.





The construction specifications are performance based and allow proponents a great deal of opportunity to explore innovation. The design builder entity for this project utilized pre-cast concrete elements; both inmate cells and facility walls to deliver a building that was assembled on site in a matter of a few weeks. This has resulted in tremendous efficiencies both in the project delivery schedule as well as quality control.



Surrey Pretrial Services Centre

WDS has worked alongside Partnerships BC and the Ministry of Justice, Corrections Branch from preliminary budget and scope identification to construction and service commencement at the Surrey Pretrial Services Centre. This project is both a renovation to the existing facility as well as a 216 cell addition of a high security facility. It is a priority capital project with a construction budget of \$100 million that is being constructed using a Public Private Partnership design, build, finance and maintain model.

WDS has been responsible to procure and manage the Owner's Consultant team, coordinate

property leasing details and to participate and lead the Design and Construction matters during procurement and implementation phases. WDS has also played an instrumental role in coordinating building life cycle and maintenance scope within the project agreement as well as coordinating the details of the agreement with Shared Services Facilities Management Services. The thirty year maintenance concession begins in the fall of 2013 when substantial completion is achieved. The success of the project demonstrates WDS' ability to adapt to new ways of procurement and to ensuring the best value proposition for government and taxpayers is delivered.

WDS provides these important **services** and more:

PROJECT MANAGEMENT / COORDINATION OF CONSULTANTS

WDS successfully delivers innovative and sustainable major capital projects throughout BC. The branch brings together dedicated teams of professionals to consistently deliver *on time and on budget*. With a multi-disciplinary staff skilled in architecture, engineering, Project Management Institute (PMI™) and LEED® principles, WDS provides leadership for project teams, managing and coordinating professional consultants through all project stages.

STRATEGIC PLANNING

WDS provides skills and expertise in the provision of strategic planning services related to the optimization of resources integral to all organizations: human resources, information technology, real estate, finance and workplace infrastructure. Modelled on leading edge strategic planning principles, WDS' services follow the Province of BC's Capital Asset Management Framework. Strategic planning of real estate infrastructure takes on a high level portfolio approach to develop strategies designed to optimize portfolio objectives.

BUSINESS CASE DEVELOPMENT

WDS has experience in assisting with the preparation and development of business cases for Ministry of Finance and Treasury Board approvals. WDS has assisted with the writing of business cases on behalf of the Ministry of Justice for the application and approval of their 10-year capital plans and major capital projects.

PROCUREMENT

WDS takes a lead role in drafting terms of reference in Requests for Proposals by reviewing and recommending the most appropriate form of procurement and/or project delivery method for clients. In the public interest WDS manages all consultant agreements and construction contracts; it negotiates with consultants to ensure clients receive best value for services provided.

LEED®ing the way through a holistic approach

WDS incorporates value in all of its projects through following the guidelines expressed and certified by the Canada Green Building Council's Leadership in Energy and Environmental Design (LEED®) program. LEED® is intended to provide clients and building operators a framework for identifying and implementing practical and measurable green and high performance building design, construction, operations and maintenance solutions. LEED® promotes a holistic approach to sustainability by recognizing performance in areas of human and environmental health including site development, water efficiency, energy efficiency, material selection, and indoor environmental quality.

WDS has overseen the development of many projects which are LEED® certified. The Alouette Correctional Centre for Women (ACCW) is a project based on the integrated design approach (IDP) in which environmental awareness was incorporated from early planning stages and exemplifies the educational component of the program with the use of signage throughout the completed facility.



ENERGY

Reduced energy consumption is accomplished through the use of a high performance building envelope, designed to reduce heat loss in the winter and solar gain in the summer.

healthier, sustainable buildings and environments

Alouette Correctional Centre for Women (ACCW) LEED® signage



the Sky's the limit

Contact WDS today!

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