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DEFENCE CONSTRUCTION CANADA

DCC At Work

The Client Services Newsletter of Defence Construction Canada

Building the Future at CFHA

To say there is a lot going on at the Canadian Forces Housing Agency (CFHA) recently is an understatement. CFHA's role is to provide housing services for military families, and DCC provides support to this agency in several ways.

According to Andrew Wisniowski, Program Support Officer (613) 990-1392, there are three main areas of activity. First, there is the ongoing recapitalization program that is making solid progress with ten major renovation projects going on across Canada.

New construction is planned at CFB Wainwright, and Wisniowski is managing the project on behalf of CFHA. "In this two-phase project, there will be a total of 60 new houses built. The first phase will see 30 houses completed in June 2006, with the remaining 30 to be finished in June 2007."

The Wainwright project is unique in that it uses a specialized contracting process developed to accommodate the project's tight timeline. DCC

designed a two-phase approach that permits the engagement of a developer and a designer in phase I to deliver cost estimates and design options for DND approval. If a project is given the green light by DND, the firm is then engaged to deliver the houses based on a negotiated maximum price. Otherwise, the contract is terminated.

According to Wisniowski, "Given the low risk associated with a project like this, and the need to make things happen quickly, we then proposed that the client use an abridged approvals process." This involved garnering effective project process approval in one step, with two opportunities, or "off ramps" as Wisniowski refers to them, for the client to stop the process if not happy with progress to that point.

The third area of activity at CFHA involves Shawn Helmerson, Project Support Officer (613) 998-5196. He is part of the team providing support to CFHA in developing a life cycle planning framework for

managing the CFHA housing portfolio. In February 2004, Treasury Board confirmed CFHA's status as a special operating agency and gave it the go ahead to plan and implement a multi-year, cross Canada program of housing renewal for the Canadian Forces. Until recently, CFHA focused on maintaining its existing facilities. Now, it has the opportunity to take a step back and review its entire portfolio, and consider its direction over the next twenty years.

The goal of the framework is to enable CFHA to manage its portfolio of 12,500 housing units more effectively over the long term. According to Helmerson, "The framework will enable CFHA to plan and budget for maintenance, renovations, new construction and necessary disposal of housing units, which in turn will translate into better living accommodations for the residents."

For more information on CFHA, visit the Web site www.cfha-alfc.forces.gc.ca.

Moving Air Traffic Monitoring Above Ground

The Sector Area Operations Centre (SAOC), pictured at right, will be the home of 300 military and civilian employees currently located in North Bay in an underground complex built in the early 1960s and designed to survive a nuclear blast. With the end of the Cold War and changes in military technology, it is time to bring the personnel above ground and in the SAOC.

The building's tenants will be divided into different groups; Military, NAV Canada personnel, and North Warning System Personnel. It is here at the SAOC that all air traffic in Canada will be monitored.



DCC managed the contract coordination, commissioning and quality auditing services for this project.

The SAOC is a two-story, 9700-square-foot, one-of-a-kind facility with a cost of \$22 million. Given the amount of sophisticated equipment being installed, large portions of the building use access flooring to run cable that feeds equipment racks.

For the extremely sensitive equipment, there is an electrostatic shielding enclosure. Throughout the building there are security walls constructed with steel sheets to protect secure areas and the building itself has an elaborate security system with access and intrusion control throughout. For more information about DCC's work on this project, contact Ryan Lawson (705) 474-0790.

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Recognizing Those Who Recognize the Client

**DCC
National
Award
Winners:**
Front row
(left to right):
**Michelle
McAuley,
Patricia
Isnor.**
Back row
(left to right):
**Scott Munn,
Donalda
McCormac,
Keith Dyer,
Harry Rohde,
Dave Long.**



EPC News

DCC is participating in a project expected to save CFB Kingston \$2.3 million annually in energy costs. The \$21-million, 10-year energy performance project began this summer and will cover as many as 175 buildings. This is one of the largest such projects DCC has been involved in with a proposed production schedule of 24 months. A large portion of the work will be subcontracted locally in Kingston.

The contract was won by Direct Energy Business Service (DEBS), whose proposed measures will pay for the total cost over a 10-year amortization schedule. The proposed scope includes major upgrades to the lighting, electrical, mechanical and energy management control systems, as well as the central heating plant.

"I worked with DND rep. Bob Caves on the RFP, and the remaining procurement process up to the contract award," says Rob Surgenor, Senior Contracting Officer (613-998-0058). "Now I provide a support service to the DCC site, so I am able to help DND with special needs, such as contract interpretation or needs for expert advice on site. And Elia Miller (705-541-5010 ext. 4779) is on-site, where he is the energy performance contract coordinator in Kingston. When construction is complete I can assist in verifying the contract delivers the expected savings."

DCC recently honoured several employees for their service, both to DCC and to its client, DND.

The President's Award, for example, honours longstanding exemplary service to the Corporation over a number of years that goes above and beyond the regular duties of the job.

There is no better example of this than Project Manager Harry Rohde. He capped a 27-year career at DCC with year-long stints in Bosnia and Kabul. In Bosnia, his knowledge of European construction, not to mention his knowledge of German, proved crucial in DCC's efforts to convert sites from generated to online power. And after that, he spent more than a year in Kabul, in non-traditional living and working conditions.

He shared the award with Keith Dyer, an exceptional employee with experience in working in Afghanistan and with the Canadian Forces Housing Agency (CFHA). Hans Gartner, Manager of Infrastructure Support Services, says that Keith "...was asked to visit, provide scopes of work, estimates and contract coordination for essential public relations projects for the reconstruction of schools and mosques." His dedication and detailed work in such a challenging environment enhanced DCC's reputation.

Patricia Isnor was selected for the Service Development Award, which celebrates "a notable contribution to the development and/or promotion of value-added services that benefit DND." In 2000, she became the Atlantic Region Environmental Project Manager, where she created environmental services delivered to the region's clients.

Dave Long was honoured with the Customer Service Award. Recently, he oversaw the multi-million-dollar construction of the new Joint Signals Regiment facility (JSR). Throughout his career with DCC, he has always kept the customer first, no matter who that customer happened to be.

"Dave's ability to remain focused and his genuine desire to make sure that the customer is satisfied with the end product has been evident throughout," notes Major K.F. Carr, Deputy Commanding Officer, JSR.

To win the Robert Graham Memorial Award, you must have made either a special contribution to a project or a contribution over an extended period of time in the field of site/workplace safety or environmental improvement/protection. This year's winner, Scott Munn, has an aggressive approach to health and safety. He was a main force behind a strategy that heightens awareness, promotes health and safety, and provides training to DCC contract coordinators and to other members of the team.

The Service Innovation Award honours a practice, process or use of technology is a unique, new concept, or one that fundamentally changed the way DCC does business to improve quality of service, cost effectiveness or response to clients' needs.

A team at the Ontario Regional Office led by Donalda McCormac and Michelle McAuley, for example, won for advancing the paperless office with a program called SentryFile, in which paper is scanned and filed in an electronic cabinet.