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DCC recently awarded the largest contract in its history for the development of a single building to replace the aging infrastructure at CFS St. John's.

The contract, worth more than \$117 million was awarded to Bird Construction in May to build the facility, do site remediation and demolish the existing buildings (including removing and disposing of hazardous materials), all the while finding space for and relocating the station's staff for the duration.



The new building will be a four-storey, 28,000 m<sup>2</sup> multi-use facility housing vehicle maintenance garages, warehouse space, a gymnasium, medical unit and mess hall, as well as offices. It will replace 13 buildings on the existing nine hectare site in the Pleasantville area of east St. John's and is being designed and built to meet the LEED® Silver standard. A second project will involve improvements to the roads on and leading to the site, as well as construction of a Military Families Resource Centre.

The main project is complex, since it involves, as Fred Hart, Manager, Operations, St. John's puts it, "taking a whole base and putting it in one box." It will be made more challenging by the fact that the majority of construction materials will have to be brought into Newfoundland and that construction trades are in short supply there, due to a hot building market.

Another challenge was the contracting itself, says Contract Services Officer Andy Ruta, who managed the whole procurement. This is because the project was developed as a "draw-build" rather than the more traditional "design-build." Taking the former approach meant that many elements of the project were already decided on—including the footprint and look of the finished facility—but others, such as aspects of the electrical and mechanical systems, had to be designed by the Design-Builder prior to submitting their bid. This required a thorough understanding of the requirements.

The project is expected to be completed by November 2013. Currently, the contractor is moving on to the site, setting up fences, and construction trailers. Preparation of the swing space is under way, and Hart expects that station staff will start to move in the early fall.

Those who work and live on the station have been anticipating this project since at least 2006, Hart says. "Now that we're here and we're actually doing something, it's starting to feel real. The client is more than glad to see this going."

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On June 14, 2010 the Land Force Quebec Area Training Centre Headquarters (LFQA TC HQ) personnel moved to building 133 located on Rue Jean-Brillant in Valcartier. The HQ were relocated to make up for the lack of work space in the old Militia Training Support Centre (MTSC-2) offices located across from the Cadet Camp.

With a total area of 3,275 m<sup>2</sup>, the LFQA TC HQ includes offices, classrooms with a prototype Robotel system (computer classroom control and management system), conference rooms, and a lounge with a 300 occupant capacity.

The LFQA TC HQ is the very first building in the Valcartier Garrison to seek LEED (Leadership in Energy and Environmental Design) certification. "If it obtains the coveted 35 credits, it will achieve the Silver certification level," explains Jessica Parsons, a Construction Services coordinator at Defence Construction Canada.



**From the left:** Daniel Noreau (Construction Services Team Leader, CDC), WO Simon Harbour (Op Cie SVC, LFQA TC), Jessica Parsons (Coordinator, Construction Services, CDC), Capt Sylvain Caron (Support Coy 21/C, Cie Svc, LFQA TC), Claude Bédard, Directorate Construction Project Delivery, DND), MWO Stéphane Vallée (DSM, LFQA TC)

According to Parsons, "This new building is a perfect balance between environmental responsibility, efficient resource management, the comfort and well-being of its occupants, and economic development."

Considerable efforts were made to reduce the expected energy costs by 38% compared to the National Energy Code of Canada for Buildings (NECB). The lighting system, equipped with 48 light sensors, reduces consumption by 10%. A shade screen and solar shades block

the glaring light and reduce net heat gains in summer. In addition, a roof covered with white marble gravel reflects solar energy and minimizes net heat gains in summer.

Potable water consumption is reduced by 41% annually by saving 55,000 litres with dual-flush toilets, 165,000 litres with urinals and 235,000 litres with sinks with motion detector faucets. The HQ also has no irrigation system outside and its plants require very little water and maintenance. DND is not worried that water meters may someday be added!

Given that the military base is heated by a thermal power plant, the HQ collects the steam and saves on its heating bill. As well, the volatile organic compound-free paint does not emit any toxic products and improves air quality. About 15 employees will be able to use bike parking spots, showers and changing rooms. DND has also set aside 10% of the parking spots for car pooling.

The work, which started in February 2009, will cost more than \$10 million. "It costs a bit more up front to construct a LEED building, but in the long-term, the building will require less maintenance and will last longer," stated Ms. Parsons.

"DCC worked closely with the department, the general contractor and consultants. We want this project to become a beacon for change in the construction industry. In the end, we obtained the results we were seeking," she highlighted.

All that remains is for the Canada Green Building Council to verify, analyze and evaluate all the documentation compiled during this pilot project and determine whether or not the HQ does indeed deserve the LEED Silver certification plaque.

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With so much emphasis on sustainability these days, organizations such as the Department of National Defence (DND) and the Canadian Forces (CF) are under increasing pressure to conduct their training without harming the environment.

That can be a challenge when you consider that DND/CF maintains a significant amount of infrastructure across Canada, including approximately 21,000 buildings, 5,500 kilometres of roads, 3,000 kilometres of water, storm and sewer pipes and 2.25 million hectares of land (1 hectare = 10,000 square meters).

CFB Suffield, for example, spans more than 2,690 square kilometers in southeastern Alberta and is one of the largest live fire training areas in the western world. It is also home to more than 32 species that have been identified as either threatened or endangered under the federal *Species At Risk Act*.



Jason Allison, DCC Biological Services Practice Leader, performing a site specific Species at Risk Survey for an Environmental Assessment within CFB Suffield, July 2007. Photo taken by Jason Miller, Environmental Project Coordinator, DCC Suffield.

DCC is playing a vital role in helping DND/CF fulfill its mission of conducting operations and training while at the same time protecting the environment and creating a sustainable future. How? Through a robust program of environmental checks and balances conducted by approximately 120 DCC environmental professionals located across the country.

"Most construction projects or activities that DND wants to do across Canada will be assessed by a DCC environmental coordinator to determine any mitigation measures that may be necessary to make sure they can still do what they want to do with minimal impact on the environment," says Jason Allison, the Biological Services Practice Area Leader for DCC.

"DCC environmental coordinators work with DND to ensure that local wildlife and species are protected without hampering the need for the military to use land and water for training. DND has a large amount of natural or native habitat across Canada found within the ranges, so the



department needs to conduct sustainable activities to continue training while keeping the environment healthy and protecting wildlife at the same time. We help them do that.”

Among the mitigation projects Allison has assisted with include supporting the initial endangered Burrowing Owl population survey at CFB Suffield; providing advice on the building of temporary accommodation for the military during the Olympics without disturbing local bird populations; and advising on Scopes of Work for Ontario’s endangered Butternut Tree under the federal *Species At Risk Act*, to name a few.



A Brook Trout (*Salvelinus fontinalis*) found at the National Army Summer Cadet Training Centre during a Natural Resource Inventory for ASU Calgary and Supported Facilities, 2009. Photo taken by Jessica Sabell, Environmental Project Coordinator, DCC Edmonton.

On the administrative side, Allison and colleagues Sabrina Rock and Geneviève Marquette recently created the first Biological Source List for western Canada so that when an environmental issue arises DCC can quickly contract the right consultant for the job and get the project moving without delays.

For an organization whose mandate has traditionally revolved around construction rather than species at risk assessments, DCC is clearly able to extend its reach and provide a value-added service to its client capitalizing on the unique expertise of employees such as Allison.

“When I started with DCC in the west, I was only one of a very few in the region who had a wildlife and species at risk background. Most environmental professionals had contaminated sites, environmental assessments and soils background, so wildlife and species at risk specialists offered a different view to a lot of projects and different ways to help the client,” says Allison.

And in helping the client, Allison says, he has seen a positive impact on the environment that has been extremely rewarding for him both personally and professionally.

“It’s the reason I’m in the environmental field. I care about the environment and I care about the community, so to see my efforts actually affecting and helping the environment is very rewarding. When you recommend certain things to DND and they take your advice and you go back to a site and the birds are still there, the habitat is still there, it’s very rewarding.”

“We’re happy, the birds are happy and DND is happy because they still get the training done that needs to get done.”

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"Security of information is a key priority of the project," says Bevan. A component of this initiative is to apply new user criteria to those who need to access project information. "Access to any document is based on the need to know which is supported by sophisticated network security authorization policies." This will help ensure that documents are as secure as possible but will still allow information to be shared.

Already, the implementation of DCC's service line file structure has fostered collaboration across the Corporation. When this information management system is implemented, it will promote efficient access and increased security of information. There will no longer be confusion about versions and project teams will be able to share information and learn from each other. "The goal is to break down silos and make it easier for everyone to do their job—all of which will benefit DND", says Bevan, "through enhanced service, and time and cost savings."

Another benefit of this system is that DCC will be able to respond to access to information requests much more quickly than previously, including providing input to requests that DND receives about projects in which DCC is involved.

Looking down the road, DCC hopes to be able to provide DND clients with quick electronic access to project documents, such as mechanical drawings, and project management tools such as calendars, notices and discussion forums. Being able to launch a videoconference from a dedicated project site is also a possibility. DCC recognizes that this type of collaboration with our partners is another added efficiency.

Currently, document clean-up is under way and a supplier has been chosen to provide the system. Pilot tests will begin in early fall, with full rollout expected by the end of the year. In the next fiscal year, further functionality is expected to be added.

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The *Friends of DCC* Award highlights the contributions of persons or groups who have a recognized working relationship with DCC, who have collaborated on projects that have resulted in mutual success, and that demonstrate characteristics that make them a valuable partner. Col Baker and LCol Gergely were presented with this honour for their work to develop A4 CE Infra, which has grown into a resource that is respected and known for its innovation and accomplishments and has executed a very demanding construction program over the last three years.

The ceremony also included the presentation by Colonel Baker of the A4 CE Director's Coin to Lynda Lenfesty, DCC Manager, Business Operations, Western Region, as a token of appreciation for the collaboration between the two organizations. This was the first time the coin was presented to an individual outside of the military.



DCC President James Paul presents the *Friends of DCC* Award to Colonel Raymond Baker.  
Photo courtesy of DND, 17 Wing Imaging.

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*DCC at Work* is our Corporate Services newsletter, delivered bi-monthly to our public- and private-sector partners and the public at large. The articles in *DCC at Work* focus on service-delivery success stories, from the most complex projects to innovative ideas that save time and money.

To suggest story ideas or to comment on the newsletter, please contact [the Editor](#).

Look for the next issue of *DCC at Work* in October 2010.



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